

REQUEST FOR PROPOSAL

GENERAL CONTRACTOR / CONSTRUCTION MANAGEMENT SERVICES



PROJECT NAME

Bradley Central High School Science Wing

PROJECT LOCATION

1000 South Lee Highway
Cleveland, TN 37311

OWNER

Bradley County Schools
800 South Lee Highway
Cleveland, TN 37311

OWNER'S REPRESENTATIVE

Corbett Drew, Principal
Cornerstone Program Management Group, LLC
C (423) 710-0545
E cdrew@cpmgservices.com

ARCHITECT

Peter Ludman, Director of Design
Cope Associates, Inc.
865-694-9000
pludman@copearchitecture.com

ISSUE DATE December 9, 2025

RESPONSES DUE January 7, 2026

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I. INTRODUCTION

Bradley County Schools (hereafter referred to as “BCS”) is soliciting proposals from General Contractors to provide Construction Management Services for a new, twelve classroom addition (the “Project”) in Cleveland, TN. The intent of this solicitation is to identify, qualify, and evaluate general contractors (the “Respondents”) to bring on board the Project team as construction documents are finalized and permits are secured.

The delivery method for this project is commonly known as "Construction Manager at Risk" (CMAR). CMAR consists of a preconstruction phase and a construction phase.

Preconstruction responsibilities would commence upon selection and would include a thorough value engineering and constructability review. With fee and general conditions set in this proposal, our goal is to move forward through an open book process to a negotiated GMP with allowances for the construction services. During the preconstruction phase, the Construction Manager ("CM") will collaborate with the Architect on the design, constructability, cost, and schedule of the Project, and develop a Guaranteed Maximum Price (GMP) proposal to construct the Project.

Upon BCS’s acceptance of the GMP, BCS will issue a notice to proceed to the CM for the construction phase. If BCS and the CM do not agree upon a GMP, additional Value Analysis shall occur amongst the CM, Architect, and BCS. If these further Value Analysis efforts do not provide an agreeable GMP, BCS will not proceed with the construction phase of the Project with the selected CM.

II. PROJECT OVERVIEW

The Bradley County High School Science Wing project includes a new, twelve classroom addition that will also serve as a FEMA storm shelter. The classrooms include science classrooms as well as physical science, biology, and chemistry laboratories. The project also includes a connector to the existing building along with associated minor renovations, a concourse and other functions, and associated site work. The intended period of construction is twelve to fourteen months.

This project is funded in part by a federal grant and will require additional pay application review as well as require Davis Bacon Wage compliance.

During the project, the CM will work closely with the Architect and school personnel to ensure schedule constraints are met and the safety of students is always maintained as a top priority.

This is an example schedule and is subject to change. Input from the CM will be important with regards to GMP and bid dates especially.

CM proposals due	January 7, 2026
Notification of intent to interview	January 12, 2026
Expected dates of interviews	January 13-14, 2026
CM recommendation to board	January 15, 2026
50% construction documents to CM	January 16, 2026
First good-faith estimate due	February 18, 2026
Meet to review estimate	February 23, 2026
Construction Documents for Phase 1	March 31, 2026
GMP for Phase 1 due	April 28, 2026
Break ground	May 12, 2026
Construction complete	July 13, 2027

The form of agreement between the Owner and CM will be an *AIA A133-2019 – Standard Form of Agreement Between Owner and Construction Manager as Constructor* and *AIA 195 Amendment for GMP* with *AIA A201 General Conditions*. The contract will be administered by Cope Architecture. Additionally, Bradley County Schools has a designated representative.

The project will include liquidated damages as determined for the period of performance established at the time of the GMP.

The CM is required to post a bond of 10% of the value of the services to be provided plus the value of the work to be managed (TCA 62-6-129).

III. **SUBMITTAL REQUIREMENTS**

1. Letter of Intent clearly enumerating:
 - Company Name including associated DBA's and Type of Organization (LLC, Corp, etc.)
 - State of Tennessee General Contractor License Number, Class, and Limit
 - Point of Contact
 - Email Address
 - Physical Address
 - Phone Number

2. AIA A305 Statement of Qualifications

3. Resumes of Key Personnel

4. References: Client (1), Subcontractor (1), Financial (1)

5. Experience: Overview of at least 2 other projects of similar size / scope

6. Description of project management software to be utilized for the project

7. Letter from insurance provider stating general liability limits and experience rate modifier (EMR) for workman's compensation.

8. **Proposed Fixed Fee (%) and General Conditions (detailed breakdown for both preconstruction and construction phases)**
 - A. Rough order of magnitude of Project Cost based on Design Development set provided inclusive of fee, general conditions, cost of work, insurance, state, and local fees, permitting fees, testing and inspections, and performance bond.

 - B. Detail of cost items included in General Conditions versus included in project costs including, at a minimum, items listed on attachment.

 - C. Qualifications and Exclusions

Submittal Format:

Three (3) hard copies, 8 ½ x 11, with exhibits scaled legibly as well as an electronic copy on flash drive (PDF, not more than 10MB) sealed in an envelope with label as attached.

Bradley County Schools
Attn: BCHS Science Wing RFP's
800 S. Lee Highway, Cleveland, TN 37311

Owner will not reimburse General Contractors for costs associated with this RFP.

Please submit questions pertaining to the RFP and associated documents no later than December 29th, 2025 by 3:00 PM (EDT). Owner will be available by appointment to give access if you want to walk the project.

Owner anticipates evaluating these proposals and choosing a General Contractor which, in the Owner's sole discretion, is best qualified and will best service the interests of the Project. Owner reserves the right to waive informalities or irregularities and to reject any and all bids. Owner further reserves the right to suspend services at any point prior to the establishment, full execution, and issuance of Notice to Proceed under the terms of a GMP contract.

IV. CM SCOPE OF SERVICES

The work to be performed by the CM is specified in the AIA contract and amendment for both pre-construction and construction services. In submitting a response to this solicitation, the Respondent represents that it is qualified and capable to provide all the requirements of the contract. The following is a brief overview of the services the CM will be required to perform, if awarded both the preconstruction phase and the construction phase:

1. Review progress documents provided by Architect and establish detailed good faith estimate and GMP. Estimates will need to be provided and maintained throughout the project including use of allowances and contingency.
2. Provide continuous cost management to assure the design is within the budgeted cost estimate.
3. Participate in the review of the design and provide constructability reviews and analysis. Offer suggestions to improve the quality of the Project and advise on selection of materials.
4. Provide construction planning, phasing, and scheduling during design review and through construction completion.
5. Develop and maintain a Project schedule that incorporates all tasks and approvals of all involved parties necessary to complete the Project within the contract durations.
6. Incorporate integrated project management practices into the Project.
7. Provide quality assurance.
8. Supervise and direct ALL self-performed and trade contractor work.
9. Provide cost estimating and value analysis. Reconcile CM cost estimates with Architect's cost estimates.
10. Coordinate the Work with Owner to complete Project in accordance with Owner's objectives of cost, schedule, and quality.
11. Define self-performed work. Self-performance must fall within state defined limits.
12. Coordinate with and provide information as required to regulatory agencies. Schedule and monitor required agency approvals.
13. Develop trade contractor interest in the Project
14. Prequalify trade contractors.
15. Develop trade contractor Bid Packages and receive bids in a manner compliant with State requirements.

16. Maintain a safe, clean, professional job site at all times during construction.
17. Review the constructability of the construction documents and ensure that trade bid packages include a complete scope of work.
18. Submit a Guaranteed Maximum Price proposal.
19. Manage and administer the Project construction phase to achieve construction completion within the contract time and budget and with high quality workmanship.
20. Provide Owner with all operations & maintenance manuals, warranty documents, milestone dates, and inspections.

In accordance with T.C.A. § 49-2-203(a)(3)(C)(ii)-(iv);

- The CM will be limited in the amount of work that may be self-performed. In instances where bids have been solicited twice with good faith and no response was received, the CM may perform the work at a price agreed upon with the Owner and Architect.
- Bids must be solicited with 10-day public notice and sealed bids must be opened publicly.

V. EVALUATION CRITERIA

Proposals will be reviewed and contract will be awarded based on Bradley County Schools’ best assessment and consideration of qualifications and relevant experience; company background and references; fixed fee and general conditions; potential for value added to the project; quality of proposal, presentation and / or interview; and responsiveness going forward.

Based on T.C.A., the primary criteria for evaluation be assessed based on the following:

- Construction Manager’s qualifications and experience
- Qualified personnel
- Fees and costs

Evaluation criteria will be weighted as follows:

- Qualifications, experience, references, and responsiveness 50%
- Qualified personnel, quality of presentation, and interview 35%
- Fees, general conditions, and potential for value added 15%

VI. ATTACHMENTS

1. AIA A133-2019 – Standard Form of Agreement Between Owner and Construction Manager as Constructor and AIA A195 GMP Amendment
2. Design Development Project Manual
 - 2.1. AIA A201-2017 General Conditions of the Contract for Construction
 - 2.2. Supplemental General Conditions
 - 2.3. Compliance Affidavits
3. Geotechnical Report
4. Survey
5. Design Development Drawings

VII. ADDITIONAL INFORMATION

To register as an interested party, send point of contact name, email address, and company name to eerland@copearchitecture.com.

Submit Requests for Information (RFI) to:

Emilee Erland
Construction Administration Coordinator
Cope Architecture
eerland@copearchitecture.com

Only RFI's from qualified CMs will be accepted. RFI's from trade contractors will be ignored. Respondents must comply with the requirements of the State of Tennessee and must be appropriately licensed as a contractor in the State of Tennessee.

The Owner reserves the right to reject any and all proposals, to waive informalities, or to reject non-conforming, non-responsive, or conditional proposals. The work included in this RFP will be performed at a School with students present. The Respondent, trade contractors, and all personnel on site will be required to comply with the following (Compliance Affidavits in Attachments for reference only):

- Conflict of Interest Disclosure
- Title VI of the Civil Rights Act of 1864, Non-Discrimination
- Drug Free Workplace
- Non-Collusion Requirements
- Federal Immigration and Nationality Act
- Tennessee Criminal History Records Check

The CM will be required to submit affidavits to attest to compliance with the above upon award of contract.

RFP responses must be valid for 30 days from submittal. Upon evaluation, the architect and Owner's Representatives will make recommendation to the Bradley County School Board. The school board must approve award to proceed with the contract.

Only materials provided in conjunction with this RFP by the architect will be considered provisions of the RFP. Use of information obtained from other sources shall constitute an acceptance of risk by the respondent. Answers to RFI's will be issued to all qualified, registered parties. Receipt of questions will be acknowledged. Responsibility to verify receipt shall remain with the Respondent.

END OF DOCUMENT