

**REQUEST FOR PROPOSALS
CONSTRUCTION MANAGEMENT AT RISK
FOR**



ACADEMIC BUILDING PROJECT

ADDENDUM #1

01/11/2019

This Addendum modifies the Advertisement for Request for Proposals for Construction Management At Risk Services for the FAST's New Academic Building Project. Unless specifically modified by this Addendum, the previously issued documents remain unchanged and in the event of a conflict between this Addendum and previously issued documents, this Addendum shall prevail.

1. Refer to **Attachments**

2. **Questions and Answers:**

Q1: Is the Cost Proposal to be in a separate envelope?

R1: No, it should be placed in your Proposal in the order indicated in the RFP

Q2: Would you like the Qualifications and Proposal sections to be in separate notebooks or can they be combined in one notebook?

R2: No, please place them in one separated by Tabs

ATTACHMENTS:

1. Mandatory Pre-Proposal Conference Meeting Notes
2. Mandatory Pre-Proposal Conference Sign in Sheets
3. Mandatory Pre-Proposal Conference Business Cards for POC

END OF ADDENDUM #1

Pre-Proposal Conference | RFP #18-001

Meeting date: January 7, 2019

Meeting time: 4 pm – 5 pm

Meeting location: *Fulton Academy of Science and Technology Cafeteria*

Meeting called by	Jeff Prine, Ascension Program Management.	Attendees Sign-In Sheets
Type of meeting	CM At Risk Prep-Proposal	
Facilitator	Jeff Prine, APM, LLC	
Note taker	Sonya Tablada	
Timekeeper	N/A	

AGENDA TOPICS

Time allotted | 4:00 pm – 5 pm | Presenter J. Prine

Introduction: Jeff Prine – APM, LLC

Please make sure you have signed in on the sign in sheets and the point of contact check in with Felicia to show picture ID.

Today our goal is to review the Request for proposal and related required documents. In this Pre-Submission Conference, you will learn more about the specific submission requirements, evaluation methodology and selection process, attachments, qualifications, and scope of work.

Section I - Request for Proposals, Overview & Procedures

Purpose and Program Description

The Fulton Academy of Science and Technology (FAST) has embarked upon a Bond Capital Improvement Program to add a new building for their growing needs. The building will accommodate approximately 400 students, grades 5-8.

Scope

The general scope of services includes the complete CM Pre-Construction services, cost management, schedule management, low voltage design and interacting with the design team. The construction will be completed in packages to allow for phased submissions and a more expedient project delivery. It is the objective of FASST to have their project completed for as low a cost as practical without sacrificing the Owner’s requirements, Design Standards, and/or long term operating/life cycle costs.

1. RFP Timetable

- The RFP was posted to the Georgia Procurement as FAST websites on December 20,
- Mandatory Pre-Proposal conference January 6, 2019
- Submission questions due January 2, 2019 at noon
- Submission deadline Friday, January 18, 2019 at 11 am (deliver to FAST reception)
- Evaluations January 21-25, 2019
- Short list TBD
- Interview candidates January 30, 2019
- Contract Award by FAST Board – week of February 4

2. Submission

- One original, six copies, and a flash drive of your proposal in a sealed envelope.
- Make sure you have a cover sheet on top of your proposal, identify it by RFP-18-001.
- Label the outside envelope as RFQ#18-001 – Construction Management at Risk for FAST Capital Improvement Project – Academic Building.
- You may hand deliver the proposal any time between the hours of 8 am and 4 pm, Monday-Friday except those holidays as posted on the school calendar, **but no later than Friday, January 18, 2019 at 11:00 am EST.**
- If you are using a courier service, make sure the courier delivery date is for January 18 by 11am. Anything after the time and date requirement will not be considered. Any additional information will be sent to the point of contacts.
- FAST and its Board of Directors has the option to reject submission packages and they reserve that right. Any calls occurred by you is at your own risk. The minority business policy is stated. FAST does not discriminate against the bases of race, color, sex, national origin, disability, age, and marital status, sexual orientation or gender identity.
- Please do not contact the FAST staff. All questions must be submitted to **Jeff Prine; Ascension Program Management at jprine@ascension-pm.com.**

3. RFP Documents Attachments:

- A. General Scope of Work
- B. Academic Building Scope of Work
- C. Acknowledgement of Addendum Form
- D. Reference Survey Form
- E. Project Schedule
- F. Construction Management Contract
- G. Contractor Security and Immigration Compliance Affidavit

Section II----Proposal Requirements

Should not exceed fifty (50) typed pages. Font no less than 10 points and may utilize double side.

A. Qualifications Section

Submissions must include:

1. Cover Letter & Statement of Interest----Why your firm or team is interested in the CSD Bond Capital Improvement Project?
2. Firm Description and Information----Basic information about your firm.
3. Firm Financial Information
 - a. Utilization Rate
 - b. Net Labor Multiplier
 - c. Revenue Factor
 - d. Overhead Rate
 - e. Average Collection Period
 - f. Bonding
4. Firm Current Legal Status
5. Firm Relevant Project Experience
6. Firm References- Minimum of 2 references
7. CM Personnel Capability

B. Proposal Section

1. Understanding of the project - Statement of firms understanding of the project. Pre-Construction/Design approach, Schedule approach, Sustainability, Quality Management
2. CM Assigned Personnel Capability - Specific team assignment, Key personnel for this project, Organizational Chart
3. Additional Services—any services that might be required to complete the project
4. Computer Capabilities—building modeling, internet, software, budgeting any other software
5. Current Project Assignments - Identify all current projects and completion dates
6. Statement –Why the proposing firm or team should be selected? Very important to include something that was not stated previously.

C. Pricing Section

CM Pre-Construction Phase Compensation

Construction Phase Compensation Budget approximately \$8,000,000 includes Pre-Construction and General Conditions

Section III – Evaluation and Selection Process

As mentioned earlier there will be a selection committee. The committee is made up of myself and members of CSD. We will review the proposals and evaluate. The criteria will be based on a point system. The evaluation criteria are as follow:

Major Category

1. Cover Letter/Statement
2. Firm Description
3. Firm Financial Information
4. Legal Status
5. Relevant Project Experience
6. References
7. Personnel Capability

Proposal

1. Proposal
2. Additional Services
3. Computer Capabilities
4. Current Project Assignments
5. Firm Statement
6. Submittal Responsiveness

Fee Schedule

Section IV

Contract Requirements

- A. Form of Agreement
- B. Terms of Payment and Cost Control
- C. Insurance and Bonds
- D. Performance and Payment Bonds
- E. Hold Harmless and Indemnification

Section V – ATTACHMENTS

- H. General Scope of Work
- I. Academic Building Scope of Work
- J. Acknowledgement of Addendum Form
- K. Reference Survey Form
- L. Project Schedule
- M. Construction Management Contract
- N. Contractor Security and Immigration Compliance Affidavit

Q & A PERIOD

No questions were presented during the conference.

After the meeting, David Yuhas of Parrish Construction came into the room and said that several people were talking about the 50 page maximum. Did this mean 50 pieces of paper and could they print front and back for a total of 100 pages?

An email was issued on Wednesday, January 9 to all attendees stating:

The only question which came up (after most of you had departed) was regarding the 50 page limit for your proposals.

You may submit a maximum of 50 pages of paper but they can be printed two-sided. The total limit is 100 pages which includes what can be submitted electronically.

Any additional questions submitted by the deadline date of noon Friday 1/11, will be posted via formal addendum.

Meeting adjourned time: 4:40 p.m.



**VAN WINKLE
CONSTRUCTION**

Willie E. Russell
Senior Construction Director

1731 Commerce Dr. NW, Ste 110
Atlanta, GA 30318
WillieRussell@vanwinkleco.com
404-351-9500 ext. 229 phone
404-351-1409 fax
404-605-8976 direct
404-605-8976 cell

www.VanWinkleCo.com



COOPER & CO.
GENERAL CONTRACTORS, INC.



Todd Davis

Director of Preconstruction
770-888-2650 off
404-285-4041 cell
bids@coopergc.com
tdavis@coopergc.com

304 Tribble Gap Rd., Suite 100
Cumming, GA 30040
www.coopergc.com

Built with integrity since 1967.



ANDY WEISBRODT, LEED AP
Vice President of Business Development

office 616.538.1900
cell 989.264.9902
aweisbrodt@boumaconstruction.com

4101 Roger B Chaffee Blvd SE
Grand Rapids, MI 49548-3443
boumaconstruction.com

Balfour Beatty

Roger Watson

Vice President

D: (678) 921-6843
C: (404) 787-5393
rwatson@balfourbeattyus.com

600 Galleria Pkwy.
Suite 1500
Atlanta, GA 30339

Balfour Beatty
Construction

Ana Maria Taroco, LEED® AP BD+C
Sr. Project Manager

c.404.867.1242
ataroco@balfourbeattyus.com
t.678.921.6800 f.678.921.6801
600 Galleria Parkway
Suite 1500
Atlanta, GA 30339



CARROLL DANIEL
CONSTRUCTION

Alan Schuetze
Business Development

aschuetze@carrolldaniel.com
P. 770.536.3241 | C. 770.530.5384
F. 770.534.3799

P.O. Box 1438
Gainesville, GA 30503
carrolldaniel.com



Matt Gaskin
Project Manager

Archer Western
2410 Paces Ferry Rd SE
Suite # 600
Atlanta, Georgia 30339
Tel: 404.926.0735
Cell: 256.513.3257
www.walshgroup.com
mgaskin@walshgroup.com

PARRISH
CONSTRUCTION GROUP

DAVE YUHAS
DIRECTOR OF BUSINESS
DEVELOPMENT - ROSWELL

O 678 382 0712
M 404 388 0268
dyuhas@parrishconstruction.com

675 Mansell Road Suite 230
Roswell GA 30076



Real. Reliable.

parrishconstruction.com



Charles Cofer, LEED AP, CPE
Director of Preconstruction Services

1760 Peachtree Street NW
Suite 100
Atlanta, GA 30309
phone 404.591.6727
fax 404.591.6722
cell 404.797.7131
charlesc@sgcontractinginc.com
www.sgcontractinginc.com

PARRISH
CONSTRUCTION GROUP

RACHAEL McLELLAN
ADMINISTRATIVE ASSISTANT

O 678 382 0712
M 478 244 4122
rmcclellan@parrishconstruction.com

675 Mansell Road Suite 230
Roswell GA 30076



Real. Reliable.

parrishconstruction.com

Hogan

5075 Avalon Ridge Parkway
Norcross, GA 30071

Robert Cofer

Vice President-

rcofer@hoganconstructiongroup.com

T: 770.242.8588

F: 770.242.7741

C: 404.414.2249

EVERGREEN
CONSTRUCTION

Matthew Eadie

Assistant Preconstruction Manager

3200 Cobb Galleria Pkwy

Suite 240

Atlanta, GA 30339

m 201.219.4313

o 678.244.6526

meadie@evergreencorp.com

www.evergreencorp.com

PRE PROPOSAL CONFERENCE SIGN-IN SHEET

Project: FAST School – CM at Risk Services	Meeting Date: January 7, 2019 – 4:00 PM
Facilitator: Ascension Program Management	Place/Room: School cafeteria

Name	Title	Company	Phone	E-Mail
Willie Russell		Van Winkle	41623-5517	willie.Russell@VanWinkle.co
TODD DAVIS	PRE-CON DIRECTOR	COOPER & COMPANY	71888-2650	BDOS@COOPERGC.COM
ANA MARIA TABO	SPM	Balfour Beatty	404867-1242	ataroco@balfourbeattyus.com
MATT GASKIN	PM	Archer west MATT EADIE	256-513-3257	mgaskin@welshgroup.com
Charles Cofer	PRECON DIR.	SG Contracting	404-797-7131	charlesc@sgcontractinginc.com
Andy Weisbrodt	VP Bus Dev	Benma Construction	616-401-0594	aweisbrodt@benmaconstruction.com
Roger Watson	VP	Balfour Beatty	(404)787-5393	rwatson@balfourbeattyus.com
ALAN SCHUETZE	BD	CARROLL DANIEL CONSI.	770-530-5384	ASCHUETZE@CARROLLDANIEL.COM
DAVID YUHAS	BD	PARRISH CONSTRUCTION	404-399-0268	dyuhas@parrishconstructiongroup.com
Rachael (McLellan) McLellan	MKTG	Parrish	878-382-0712	rmclellan@parrishconstruction.com
Robert Cofer	V. President	Hogan Const. Group	404-414-2249	rcofer@hoganconstructiongroup.com
MATT EADIE	PRECON MANAGER	EVERGREEN CORP	210-219-1835	MEADIE@EVERGREENCORP.COM

PRE PROPOSAL CONFERENCE SIGN-IN SHEET

Project: FAST School – CM at Risk Services	Meeting Date: January 7, 2019 – 4:00 PM
Facilitator: Ascension Program Management	Place/Room: School cafeteria

Name	Title	Company	Phone	E-Mail
Troy Harris	Director	Jameson	678 230 5022	troyharris1969@gmail.com