

**ROBERTSON LOIA ROOF**  
ARCHITECTS & ENGINEERS

**Addendum Number One**

New Cartersville Primary School

Cartersville, GA

*RLR Project No. 19356*

August 18, 2021

TO: Prospective Bidders

This addendum forms a part of the Contract Documents and modifies the Bidding Documents by additions, deletions, clarifications or corrections. Where a portion of the Bidding Documents is modified by this Addendum, the unaltered portions of the Bidding Documents shall remain in effect. Acknowledge receipt of this Addendum on the Bid Form. Failure to do so may subject the Bidder to disqualification.

This Addendum consists of One (1) item.

**CHANGES TO SPECIFICATIONS:**

ITEM NO 1:

Reference Specification Sections 00 20 13 REQUEST FOR COMPETATIVE SEALED PROPOSALS.

Revise as follows:

**Replace specification section 00 20 13 with attached revised specification section 00 20 13 R changing the proposal due date and time to: **Wednesday, September 8, 2021 at 2:00 PM.****

**END OF ADDENDUM No. 1**

**THE**

**CARTERSVILLE CITY BOARD OF EDUCATION**

**REQUEST**

**FOR**

**COMPETITIVE SEALED PROPOSALS**

**FOR CONSTRUCTION OF:**

**THE NEW CARTERSVILLE PRIMARY SCHOOL**

**CARTERSVILLE CITY SCHOOL DISTRICT**

**CARTERSVILLE, GEORGIA**

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**CARTERSVILLE CITY SCHOOL DISTRICT**  
**REQUEST**  
**FOR**  
**COMPETITIVE SEALED PROPOSALS**

**A. INVITATION TO PROPOSE**

The **Cartersville City Board of Education** is requesting proposals from interested and qualified Construction Firms for the construction of the **New Cartersville Primary School, Cartersville, Georgia**. The proposed budget is **\$42.9 Million**.

Construction work shall be coordinated with Cartersville City School District as directed by the school system's owner's representative following the competitive process. **Completion of construction shall be no later June 30, 2023.**

The Work of Project is defined by the Contract Documents and consists of the following:

1. Construction of a new 224,800 S.F. school.

Note: The design of the three drive entrances off of Carter Grove Blvd. are not included in the bid documents. However, an allowance for this work is to be included in the bid. Allowance amount is noted on the cost form and is to be included in the total bid amount. Drive entrance design will be issued at a later date and priced separately. Any unused allowance amount is to be credited back to the owner.

Note: As per the Geotech report included in the bid document project manual (specifications) some blast rock is anticipated in the vicinity of detention pond B and possibly elsewhere on site. An allowance amount is noted on the cost form. Rock unit rates on the cost form will be evaluated by the selection committee along with the project bid price and other criteria outlined in this RFP. Rock quantities blasted/handled will be quantified by a 3<sup>rd</sup> party inspector. Any unused allowance amount is to be credited back to the owner.

Note: Per City plan review comments, a water storage tank may be needed on site to meet fire hydrant and sprinkler flow requirements. An allowance amount is noted on the cost form. Any unused allowance amount is to be credited back to the owner.

Documents may be examined at iSqFt at [www.isqft.com](http://www.isqft.com), LDI at 3030 Business park Drive Suite A Norcross GA 30071 Ph. (770) 263-1010 website. <http://ldiline.com>. Additionally PDFs of documents will be provided at no cost via drop box if requested by email to: [BidQuestions@rlrpc.com](mailto:BidQuestions@rlrpc.com). Only complete sets will be provided for download.

Cartersville City School District (hereinafter referred to as School District) plans to select the most qualified Construction Firm to enter into a contract for the construction for the above referenced project.

The procedures for public works construction contracts as established by the Georgia Local Government Public Works Construction Law, O.C.G.A., 36-91-1 shall be followed. Final selection will be made in accordance with the policies and administrative directives of the School District and any other statutory provisions.

Contractor shall comply with and shall require all subcontractors to comply with all provisions of the "Georgia Security and Immigration Compliance Act", O.C.G.A. 13-10-91. Contractor shall complete the attached "Contractor Affidavit and Agreement" and submit with their proposal and, if applicable, shall require all subcontractors to complete the attached "Subcontractor Affidavit and Agreement". Subcontractor agreements may be submitted after contractor selection, but must be submitted prior to contract.

Responses must be received by the Cartersville City Board of Education in the Board Office at 15 Nelson St., Cartersville, Georgia, 30120 on or before **2:00 p.m. Eastern Standard Time on September 8, 2021**

After which time and date they will no longer be accepted. Late responses will be returned unopened and will not be considered. To be accepted, all responses must be submitted in a sealed package marked "**Request for Competitive Sealed Proposals for New Cartersville Primary School, Cartersville, Georgia**".

Six (6) copies of each proposal must be forwarded or delivered to:

If delivered:

**Mr. Richard Dyke**  
**Chief Financial Officer**  
**Cartersville City School District**  
**15 Nelson St.**  
**Cartersville, Georgia 30120**

if mailed:

**Mr. Richard Dyke**  
**Chief Financial Officer**  
**Cartersville City School District**  
**PO Box 3310**  
**Cartersville, Georgia 30120**

Oral or telegraphic (including FAX) responses are not acceptable.

Please direct all questions regarding this RFP and the program it represents to:

Mr. Ken Paige  
 Owner's Representative  
 Cartersville City School District  
 15 Nelson St.  
 Cartersville, Georgia 30120  
 770-382-5880 [KPaige@cartersvilleschools.org](mailto:KPaige@cartersvilleschools.org)

The **Mandatory prebid** meeting will be held in the parking lot of the Cartersville City Schools Central Office located at 15 Nelson Street Cartersville, GA 30120 on **August 26, 2021 @ 2:00 PM**. Immediately following the meeting, an opportunity to visit the project site will be provided. Interested proposers are encouraged to only send one representative to this meeting to limit the number of visitors to the board office.

Additional site visits to inspect the site can be arranged by contacting Mr. Ken Paige with Cartersville City School District at 770-382-5880. It is the responsibility of the respondent to arrange and conduct any site visits necessary to familiarize themselves with existing conditions.

Proposals will be publicly opened, logged, and the base bid amount on the cost form and any alternates will be read aloud shortly after **2:00 PM on 9/8/2021**. in the board room of the Cartersville City Schools Central office located at 15 Nelson Street Cartersville, GA 30120. Proposers may send one representative to witness the reading and opening.

The School District reserves the right to select or reject any and all responses as a result of this Request for Proposal. The School District is not liable for any costs incurred by any person or firm responding to this Request for Proposal.

## **B. GENERAL INFORMATION**

### **1. Proposal Format:**

Proposals must be submitted in the format outlined in this document. Prior to actual evaluation, each Proposal will be reviewed to determine whether or not it is complete. Proposals that do not contain the information requested will not be considered.

Respondents shall use the prescribed format to clearly indicate their experience and qualifications.

### **2. Responsibility**

The selected firm will be required to assume total responsibility for all services offered in his/her proposal. The selected firm will be considered the prime contractor and the sole point of contact with regard to all contractual matters.

### **3. Required Bonds and Insurance**

The firm shall provide the school system with the required bonds listed below.

**Bid Security:** A Bid Bond shall be included in the construction bid envelope. The Bid Bond shall be payable to Cartersville City School District in the amount of Five Percent (5%) of the proposal amount.

**Performance and Labor & Material Payment Bonds:** The accepted proposer (contractor) shall furnish a proper Performance Bond and Labor & Material Payment Bond covering the full amount of the Contract Price as security for the faithful performance of all work under the Contract and payment of all charges in connection therewith. The cost of these bonds shall be included in the contractor's proposal.

To adequately protect the interests of the school system, the successful respondent shall procure, and maintain in effect during the life of the agreement, the following insurance coverages:

1. **Workers Compensation:**
  - a. Coverage A: State Statutory
  - b. Coverage B: Employers Liability:  
\$500,000.00 Each Accident  
\$500,000.00 Disease Policy Limit  
\$500,000.00 Disease Each Employee
2. **Comprehensive General Liability (including Premises-Operations; Independent**

Contractors Protective; Products and Completed Operations; Broad Form Property Damage; X-C/U Explosion, Collapse and Underground Coverage):

- a. General Aggregate: \$2,000,000.00
  - b. Products/Completed & Operations Aggregate: \$2,000,000.00
  - c. Each Occurrence: \$1,000,000.00
  - d. Personal & Advertising Injury: \$1,000,000.00
  - e. Fire Damage - Any One Fire: \$100,000.00
3. Comprehensive Automobile Liability:  
Combined Single Limits: \$1,000,000.00
4. Umbrella Excess Liability:
- a. General Aggregate: \$1,000,000.00
  - b. Products/Completed & Operations Aggregate: \$1,000,000.00
  - c. Each Occurrence: \$1,000,000.00
  - d. Personal & Advertising Injury: \$1,000,000.00
  - e. Completed Value/Builders Risk including interests of the Owner, Contractor, Subcontractors and Sub-subcontractors and covering the entire project including materials stored off site and materials in transit.

**4. Taxes, Fees, Code Compliance and Licensing:**

The firm shall be responsible for the payment of any required taxes or fees associated with the contract. The firm shall also be responsible for compliance with all applicable codes and statutes. All installation and construction work shall be done by sub-contractors licensed in the State of Georgia.

**5. Payment:**

Contractor shall submit monthly payment applications using AIA G702 and AIA G703 Continuation Sheets in addition to Georgia State Department of Education DE Form 0263, Revised June 2010. "Certificate of the Contractor or His Duly Authorized Representative",

**6. References and Proprietary Information:**

Submission of a response authorizes the school system to make inquiries concerning the respondent and its officers to any persons or forms deemed appropriate by the school system.

**7. Inquiries:**

Questions that arise prior to the proposal submittal date shall be submitted in writing to both the school system and the architect.



## **C. SELECTION PROCESS**

### **Phase I - Proposal Evaluation**

Interested firms responding to this Request for Competitive Sealed Proposals must provide the information required to meet the criteria contained in “Response Format and Contents”. The evaluation committee will evaluate submittals and choose the most highly qualified firm, and may invite them to participate in Phase II of the selection process. The following criteria will be considered in choosing the most highly qualified contractor:

1. Firm History, Stability & Capability
2. Financial Stability
3. K-12 Experience, Past Performance, & Current Workload
4. Local Participation
5. Project Personnel Qualifications
6. Project Schedule
7. Base Cost

### **Phase II – Optional Interviews**

The firm or firms chosen as a result of the Phase I evaluation process may, at the sole discretion of the evaluation committee, be asked to participate in oral interviews. Following these interviews, the evaluation committee will recommend a firm to the Board of Education for review and approval.

### **Negotiation and Signing of Contract**

Upon completion of Phase II and the determination that the project is feasible and acceptable to Cartersville City Schools, a modified AIA A101-2017 contract and associated modified AIA general conditions will be executed between the selected firm and the School District.

## **D. RESPONSE FORMAT AND CONTENTS**

Responses must be submitted in the format outlined in this section. Each response will be reviewed to determine if it is complete prior to actual evaluation and opening of proposal. Failure to provide accurate, up-to-date responses to any and all portions of the RFP may result in disqualification without prejudice. The school system reserves the right to eliminate from further consideration any responses that are deemed to be substantially or materially unresponsive to the requests for information contained in this section. The intent of the school system is that all responses follow the same format in order to evaluate each response fairly. The school system may, during the course of the evaluation process, request additional information to supplement and/or clarify the information provided.

Proposals will be evaluated in light of the material and substantiating evidence presented in the proposal, and not on the basis of what is inferred.

Each respondent shall provide the school system with six (6) copies of his/her proposal. Begin each section and subsection as described herein on a separate page. Number the pages in each section consecutively. Each page shall have the name of the respondent indicated clearly across the bottom of each page.

### **1. Cover Letter**

Each proposal shall include a one-page cover letter at the beginning of the proposal. The cover letter shall include a project title, firm information (including name, address, telephone and fax number), names and telephone and fax numbers of persons authorized to provide any clarifications required.

### **2. Overview:**

*Complete the attached 1a.*

### **3. Financial Information:**

1. Provide one copy, in a separate sealed envelope marked "**FINANCIAL INFORMATION**", of a reviewed and/or audited financial statement, balance sheet and income statement for the firm prepared by a certified public accountant. The financial statement must be within 6 months of year end, but in no case more than 18 months old.
2. List your firm's annual billings for the past 3 years.
3. Provide a compliance letter from your bonding company showing consent to provide 100% Performance and Payment Bonds for your services as a general contractor.

4. Each respondent shall provide a certificate of insurance detailing their firm's present coverage and limits. Insurance agent shall certify that they are licensed to perform business in the State of Georgia.
5. The certificate of insurance should be addressed to Cartersville City Schools and dated within 30 days of RFP due date.
6. Provide your firm's current bonding rate.
8. Has the firm ever failed to complete, or been removed from any project it has been awarded?

**4. Project Approach: (Provide the following items in the order listed)**

- A. **Relevant Experience (*Label in Proposal as Attachment 2a*):**  
Provide a one-page summary of your relevant experience with this building type that distinguishes your firm from other contractors.
- B. **Relevant K-12 Projects (*Label in Proposal as Attachment 3a*):**  
List all similar projects completed under the firm name in the last five (5) years. Begin list with any projects completed for Cartersville City School District. Include at a minimum the Project Name, Facility Type, Building Size, Scope of Work Performed, Project Cost, and any relevant change orders.
- C. **Current Work Load (*Label in Proposal as Attachment 4a*):**  
Provide a one-page description of your current on-going work load with tentative start and completion dates.
- D. **Schedule Control (*Label in Proposal as Attachment 5a*):**  
Provide a one-page description of your approach to schedule control and specific methods/techniques that you intend to utilize in this project. Include a detailed project schedule and CPM time line showing the necessary activities and schedule for implementation of this project.
- E. **Quality Assurance/Control (*Label in Proposal as Attachment 6a*):**  
Provide a one-page description of any formal program that your firm utilizes to ensure quality.
- F. **Project Management (*Label in Proposal as Attachment 7a*):**  
Each respondent shall list the members of their team and call tree. A one-page resume including education, experience and any other pertinent information shall be included for each team member assigned to this project.
- G. **Project Staffing (*Label in Proposal as Attachment 8a*):**  
Each respondent shall attach a one-page project staffing plan. The plan shall include:  
1) Initial staffing showing the percentage of time each staff member is to be assigned to the project team

2) Project organization chart showing a graphic representation of the participants listed as members of the project team and their responsibilities in the program.

H. Cost Form:

Provide **six copies** of the cost form (**attachment 9a**) which includes: Base Cost, 5% owner contingency, Allowances, Alternates, Unit Prices, 5% Bid Bonds, Contractor Affidavit, and list of Major Subcontractors to be used on this project.

*Complete attachment 9a.*

*5% owner contingency to be used at the sole discretion of the owner. Any unused owner contingency or allowance remaining at the end of the project is to be credited back to the owner.*

## **E. Evaluation Guideline for Competitive Sealed Proposals**

### **PURPOSE:**

To evaluate, score and recommend the most qualified proposer who is capable of providing the best value to the owner. The committee approach for evaluating proposals provides opportunities for discussion of the listed criteria and expedites the selection process.

### **F. EVALUATION CRITERIA:**

A contract will be awarded on the basis of the highest score obtained by the Review Committee from evaluating the Proposer's qualifications **and** using the criteria established in the Request for Proposal.

#### **1. Firm History and Capability: 10 points**

This category should be a measure of the firm's stability and consistency, not just a measure of how long the firm has been in business. It should also measure the firms' ability to professionally staff, manage and report on the project.

Questions which could be asked:

How long has the firm been in business under the current management team?

Do the resumes of senior management reflect academic and field accomplishments?

What is the firm's current workload and will that workload affect the project

#### **2. Financial Stability: 10 points**

Provide financial information in a separate sealed envelope. This category should be a measure of the proposers financial strength and ability to fund the systems needed to manage the project.

Has the firm maintained sufficient reserves to complete the project? A higher Current Ratio (Current Assets/Current Liabilities) shows a company's relative strength for short-term liquidity. Ratios in the Commercial Construction industry typically range from 1.3 to 1.5.

Does the firm have excessive debt-equity positions? This is also a good indicator. Debt-to-equity ratios tend to be from 1.5 to 2.2. A higher ratio means a company has used more debt to generate revenues and maintain their business.

**3. K-12 Experience, Past Performance & Current Workload: 20 points**

This category should measure both qualitatively and quantitatively the relevant projects previously awarded to the proposer.

"K-12" might be defined as *K-12 school projects completed in the State of Georgia.*

Information to be provided in this section:

Did the firm act as a "team member" during construction?

Were the projects completed on time and within budget?

Were problems resolved promptly and to the owner's satisfaction?

Were change orders handled satisfactorily?

Does the contractor's current workload allow for successful completion of this project?

**4. Local Participation: 10 points**

This category should be a measure of the firm's proximity to the project site as well the proximity of the major subcontractors.

Questions which could be asked:

What is the firm's distance from the project site?

How far away are the major subcontractors from the site?

**5. Project Personnel Qualifications: 10 points**

This category should measure the proposed Project Manager and Superintendent's experience level and how well they worked with the owner and architect on previous jobs. Provide confirmation that project superintendent will be on site during each day of work. Include a call tree with position and phone number for the project team members starting with project superintendent up to the executive level.

Questions which could be asked:

What are the years of experience and how many jobs have been completed for each?

How well did they coordinate and communicate with other team members?

**6. Project Schedule: 15 points**

In school construction, project scheduling is of paramount importance.

**Completion of the project shall be no later June 30, 2023.**

This category should not only compare each firm's estimate of time to complete this project, but should be linked to their track record of estimate versus actual time on previous jobs as demonstrated in their proposal. It should also compare each firm's systems and methodology for time line management.

A complete project schedule, including the critical path of the project, shall be provided that includes all phases of the project including submittals, equipment lead time, project phasing, project close out, etc..

Questions which could be asked:

What is the firm's history of meeting scheduled openings?

Did work on previous project progress in a logical and orderly manner?

What type of systems does the proposer have in place for time line management?

7. **Cost: 25 points**

**Attachment 1a****OVERVIEW**

Company Name:

Address:

City/State/Zip:

Telephone:

Fax:

Contact Person:

Branch Office for the Project if Applicable:

Address:

City/State/Zip:

Telephone:

Fax:

Company Officers:

Number of years doing business under this name?

Number of permanent employees?

Have you ever defaulted on a contract?

If so, explain

Have you ever been involved in litigation or arbitration with an Owner?

If so, on a separate sheet, explain describing each instance and the resolution thereof.

What is your firm's current bonding capacity and bonding rate?

Attachment 9a

COST FORM

SUBMITTED TO: Mr. Richard Dyke, Chief Financial Officer, Cartersville City Schools

A. I have received and reviewed the Bid Documents dated \_\_\_\_\_ and titled:

NEW CARTERSVILLE PRIMARY SCHOOL

I have received Addenda # \_\_\_ thru # \_\_\_ and have included their provisions in my bid.

B. I have examined both the Bid Documents and the Project Site.

C. In submitting this bid I agree:

- 1. To hold by bid open until thirty (30) days after bid opening.
2. To accept the provisions of the Instructions to Bidders.
3. To execute a Contract, if awarded, on the basis of this bid and to furnish Performance and Payment Bonds.
4. To accomplish the work in accordance with the Contract Documents.
5. To include a rock allowance in the below listed base bid sum of \$300,000.
6. To include a site entrance allowance for the 3 site entrances in the below listed base bid sum of \$500,000
7. To include a fire line water storage tank and foundation allowance in the below listed bid sum of \$400,000.
8. To include a 5% owner contingency in the below listed base bid sum. (5% owner contingency amount included below \$ \_\_\_\_\_)
9. To construct the New Cartersville Primary School for the individual project base bid sum of \_\_\_\_\_ dollars (\$ \_\_\_\_\_) and to complete all work in \_\_\_\_\_ consecutive calendar days.

D. In submitting this bid I further agree to the following unit prices for the work indicated:

- 1. To excavate alluvial deposits under slab, waste off-site and replace with crushed #57 stone obtained off-site for the unit price of (\$ \_\_\_\_\_) per cubic yard.
3. To excavate alluvial deposits under wall footings, waste off-site and replace with crushed #57 stone obtained off-site for the unit price of (\$ \_\_\_\_\_) per cubic yard.
4. To excavate trench rock, waste on-site and replace with suitable compacted fill obtained off-site for the unit price of (\$ \_\_\_\_\_) per cubic yard.
5. To blast and excavate blast rock and waste on site for the unit price of (\$ \_\_\_\_\_) per cubic yard.
6. To provide and install fill dirt obtained off-site for the unit price of (\$ \_\_\_\_\_) per cubic yard.
7. To provide and install additional Type C silt fence for the unit price of (\$ \_\_\_\_\_) per linear foot.
8. To provide and install additional permanent grassing (Bermuda sod) as specified for the unit price of (\$ \_\_\_\_\_) per square foot.



- 9. To provide and install additional two (2) foot high by eight (8) foot long check dam with two (2) inch to ten (10) inch stone for the unit price of (\$ \_\_\_\_\_) each.
- 10. To provide and install additional staked, hay bale check dam for the unit price of (\$ \_\_\_\_\_) per bale.
- 11. To provide and machine place additional rip-rap for the unit price of (\$ \_\_\_\_\_) per ton.
- 12. To provide and install heavy duty asphalt paving as defined on sheet C-1 paving symbol legend for the unit price of (\$ \_\_\_\_\_) per square yard.
- 13. To provide and install concrete curb and gutter as defined in detail CSP-CCG on Sheet C6.1 for the unit price of (\$ \_\_\_\_\_) per linear foot.

E. In submitting this bid, I further agree to adjust the base bid price upon acceptance of selected alternates as listed below:

1. **Alternate # 1: Basis of design Food Service and Storage Equipment:**

Add (\$ \_\_\_\_\_)

2. **Alternate # 2: Basis of design LVT flooring:**

Add (\$ \_\_\_\_\_)

F. I have attached the required Contractor Affidavit and Agreement demonstrating compliance with O.C.G.A. 13-10-91, Georgia Security and Immigration Compliance Act and affidavits verifying compliance with provisions of O.C.G.A. 50-36-1, Verification of Lawful Presence Within United States.

G. I will contract with the listed subcontractors for the work categories described below:

- 1. Grading: \_\_\_\_\_
- 2. Plumbing: \_\_\_\_\_
- 3. HVAC: \_\_\_\_\_
- 4. Electrical: \_\_\_\_\_

H. I have attached the required Bid Bond:

- 1. By: \_\_\_\_\_
- 2. Signed: \_\_\_\_\_
- 3. Title: \_\_\_\_\_
- 4. Date: \_\_\_\_\_
- 5. Company \_\_\_\_\_
- 6. Address: \_\_\_\_\_

**Attachment 10a**

**Contractor Affidavit under O.C.G.A. § 13-10-91(b)(1)**

By executing this affidavit, the undersigned contractor verifies its compliance with O.C.G.A. § 13-10-91, stating affirmatively that the individual, firm or corporation which is engaged in the physical performance of services on behalf of the Cartersville City School System has registered with, is authorized to use and uses the federal work authorization program commonly known as E-Verify, or any subsequent replacement program, in accordance with the applicable provisions and deadlines established in O.C.G.A. § 13-10-91. Furthermore, the undersigned contractor will continue to use the federal work authorization program throughout the contract period and the undersigned contractor will contract for the physical performance of services in satisfaction of such contract only with subcontractors who present an affidavit to the contractor with the information required by O.C.G.A. § 13-10-91(b). Contractor hereby attests that its federal work authorization user identification number and date of authorization are as follows:

Federal Work Authorization User Identification Number

\_\_\_\_\_  
Date of Authorization

\_\_\_\_\_  
Name of Contractor

\_\_\_\_\_  
Name of Project

\_\_\_\_\_  
Name of Public Employer

I hereby declare under penalty of perjury that the foregoing is true and correct.

Executed on \_\_\_\_\_, \_\_, 20\_\_ in \_\_\_\_\_ (city), \_\_\_\_\_ (state).

\_\_\_\_\_  
Signature of Authorized Officer or Agent

\_\_\_\_\_  
Printed Name and Title of Authorized Officer or Agent

SUBSCRIBED AND SWORN BEFORE ME  
ON THIS THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_.

\_\_\_\_\_  
NOTARY PUBLIC

My Commission Expires:

\_\_\_\_\_