

**ADVERTISEMENT:**

**REQUEST FOR PROPOSALS  
FOR CONSTRUCTION MANAGEMENT AT-RISK,  
FOR FACILITY AND INFRASTRUCTURE PROJECTS  
FOR THE PIKE COUNTY SCHOOL DISTRICT**

The Pike County School District will receive proposals until May 17th, 2024, at 2:00 pm for Construction Management At-Risk services related to Sports Complex Upgrades to the High School Track, High School Football Stadium, Refurbishing or Replacing the Transportation Bus Barn, Expanding the Bathrooms at Athletic Facilities, and Improving Road Infrastructures and Parking Campus Wide.

Copies of the RFP are available by email or mailing a request for the RFP to: Mick Rawls, Director of Facilities and Maintenance  
[rawlsw@pike.k12.ga.us](mailto:rawlsw@pike.k12.ga.us)

- **Bid advertised Monday April 15<sup>th</sup>.**
- **Questions due by April 30<sup>th</sup>.**
- **Proposals must be received by 2:00 P.M, May 17<sup>th</sup>, 2024.**

**The Pike County School District reserves the right to reject any and all proposals and waive any technicalities at their discretion.**

Pike County Board of Education, Zebulon Georgia  
REQUEST FOR QUALIFICATIONS  
FOR  
CONSTRUCTION MANAGEMENT SERVICES

**INTRODUCTION**

The Pike County School District will receive proposals until May 17th, 2024, at 2:00 pm for Construction Management At-Risk services related to Sports Complex Upgrades to the High School Track, High School Football Stadium, Refurbishing or Replacing the Transportation Bus Barn, Expanding the Bathrooms at Athletic Facilities, and Improving Road Infrastructures and Parking campus wide.

**The Pike County School District shall have the right to terminate the relationship with the Construction Management firm at any time without cause.**

To qualify for consideration, a firm must be prepared to provide the expertise, resources and personnel experience in project planning, cost management, project control, preconstruction and construction techniques, value-engineering analysis, scheduling and quality assurance throughout the planning and construction phases of the projects.

The services to be performed by the CM will have, as their objective, efficient, economical, and timely delivery by managing the construction of the project within the time and cost limitations and within established quality requirements. The services to be performed during the pre-construction phase and construction phase include working with owner and architect in project planning, arrangement of bid packages, bidding and award of the trade contracts and management of construction until occupancy is achieved.

## **SCOPE AND STYLE OF SERVICES TO BE PERFORMED**

In issuing the Request for proposal, it is the intent of The Pike County School District that the successful CM will provide the required services for a fixed fee to be mutually agreed upon by the parties. It is further the intent of The Pike County School District that the successful CM will provide a Guaranteed Maximum Price (GMP) for the cost of the construction of the projects to include a Guaranteed Delivery Date (GDD). The Pike County School District also intends that the successful CM accept the following stipulations:

1. Provide Performance and Material and Labor Payment Bond in the amount of 100% of the GMP.
2. Individual Trade Contracts will be between the CM and the Trade Contractors, subject to The Pike County School District approval.
3. The CM will be "at-risk" in the proposed undertaking and will be responsible for completing the project within the GMP.
4. Should the final cost of the project be less than the GMP, ALL savings shall revert to The Pike County School District.
5. A percentage of pay applications will be held in retention according to state law.
6. The Pike County School District shall have the authority to suspend or terminate performance of the project.

## **LIST OF REPRESENTATIVE SERVICES TO BE PROVIDED BY THE CM**

### **Project Planning**

The CM is expected to work with the owner to plan the project to include:

1. Reviewing ideas and suggestions offered by the owner with regard to feasibility or constructability.
2. Evaluate designs with respect to constructability issues.
3. Evaluate value-engineering opportunities.

### **Bidding and Awarding Phase**

1. Arrange bid packages.
2. Develop requirements to assure time, cost and quality control during construction.
3. Provide a provisional construction schedule for issuance with the bid package.
4. Identify bidders and generate interest.
5. Schedule and conduct pre-bid conferences in conjunction with the architect and representatives from The Pike County Board of Education.

6. Advertise and distribute bidding documents.
7. Monitor bidder activity.
8. Review and analyze bids and recommend awards.
9. Update schedule.

### **Construction Phase**

1. Maintain on-site staff for construction management.
2. Establish and maintain coordinating procedures.
3. Develop and maintain a detailed schedule including delivery, approvals, inspection, testing, construction and occupancy.
4. Conduct and record job meetings.
5. Prepare and submit change order documentation for approval of the architect and The Pike County Board of Education.
6. Maintain a system for review and approval of shop drawings.
7. Maintain records and submit routine reports to architect and The Pike County School District.
8. Maintain quality control and ensure conformity to contract documents.
9. Provide cost control through progress payment review and verification according to the approved schedule and contract amounts.
10. Coordination of post completion activities, including the assembly of guarantees, manuals and the owner's final acceptance.
11. The awarded contract service will provide three standard hard copy sets of all "As Built" plans, and one digital copy on a thumb drive on completed projects.

### **Required Insurance**

1. The Contract Services shall furnish to the Pike County School System a Certificate of Insurance showing compliance with the limitations listed herein. The Certificate of Insurance must be sent to the Pike County School System prior to commencement of work. All Auto, General Liability and Umbrella policies shall name Pike County School System as an Additional insured. Property policies should name Pike County School System as Loss Payee, as their interest may appear. No insurance will be acceptable unless written by a company licensed by the State Insurance Department to do business in Pike County, Georgia and have a Best Guide financial Rating of A or better.
2. The Contract Services agrees to comply with the provisions of worker's compensation laws of the State of Georgia. A certificate from an insurance company showing issuance of worker's compensation coverage for the State of Georgia of a certificate from Georgia Worker's Compensation Board showing proof of ability to compensate directly shall be submitted to the Pike County School system prior to beginning the work.

3. It shall be stated on every policy or certificate of insurance, as the case may be, that “The insurance company agrees that Policy Number (*insert #*) shall not be cancelled, changed, or allowed to lapse until thirty (30) days after the Pike County School System has received written notice.”
4. The Contract Services further shall maintain such other insurance (with limits as shown below) that shall protect the vendor and Pike County School System from any claims for property damage or personal injury, including death, which may arise out of operations under this contract, and the vendor shall furnish the Pike County School System certificates and policies of such insurance as shown below.
5. Below is listed the insurance coverage which must be procured by the vendor at his own expense. The Contract Services agrees to follow instructions indicated in each case:
  - Comprehensive General Liability Insurance – Personal injury, including death, with limits of \$1,000,000 for each person and \$2,000,000 for each occurrence.
  - Property Damage – limits of \$100,000 for each accident and \$300,000 for the aggregate.
  - Auto Liability – including Owner, hired, and non-owned vehicles with limits of Bodily injury, including death limits of \$1,000,000 for each person and \$1,000,000 for each occurrence, and Property damage limits of \$1,000,000 for each occurrence.
  - Umbrella Excess Liability Insurance: Vendor shall carry umbrella excess liability including Auto, General Liability and Professional Liability in the amount of \$1,000,000 over existing primary insurance and over self-insured hazards.
  - Environment Impairment Liability and/or Pollution Liability - \$1,000,000 per occurrence.
  - Worker’s Compensation: As required by law.

All the above policies must be occurrence based. The Pike County School System shall be named as an additional insured on all policies. The policies shall contain a provision that the coverage provided by said policies shall be primary to any insurance maintained by the School System. Said insurance shall in fact be primary to any insurance maintained by the School System.

## **EVALUATION CRITERIA**

To be considered for acceptance, the proposals shall contain the following information to be presented as set out in the format and sequence shown.

### **Letter of Interest (5%)**

### **Firm History & Information (20%)**

- List contact information for your company's Corporate Headquarters as well as its Managing Office proposed for this program. Briefly describe your firm history (revenue, type of projects you build), its officers and executive management. Furnish an organizational chart for your entire firm's managing office, indicating the levels of responsibility and specific positions within the company.

### **Relevant K-12 CM-at-Risk Experience (25%)**

- Provide a list of all K-12 educational projects performed under a CM-at-Risk contract in the past ten (10) years. Specifically identify the four (4) most recent completed Construction Management at Risk projects on the list and provide the following information:
  - Provide a brief project description including dates services were provided.
  - Provide the Guaranteed Maximum Price (GMP).
  - Provide a list of all Change Orders (List all change orders including amounts and a brief description of each).
  - Schedule Performance (List proposed project schedule and actual project schedule).
  - Provide a brief description of the safety performance during the project.
  - Provide Owner and Design Professional Contact Information.

### **Project Approach (30%)**

- Provide a brief outline and description of your firm's approach for a program of this nature. Include resumes of Key Personnel assigned to this project, including Project Director, Project Manager, Superintendent and Preconstruction Manager.

### **Bonding Information (5%)**

- Provide the name, address, telephone number and contact for your surety and bonding agent.

- List your total bonding capacity and the total value of all projects currently under construction.

### **Financial Information (5%)**

- Provide information about the company in sufficient detail to allow its financial strength and credit worthiness to be evaluated.

### **Claims History (5%)**

- List all litigations, arbitrations, and mediations in which the firm has been involved in the past five (5) years. This involves claims for more than \$50,000 made by an owner against the firm or by the firm against the owner and indicate the disposition of each such claim, the name of the owner and the nature of the claim.

### **Current Projects (5%)**

- List all major projects with which the firm is currently involved and identify the firm's role on the project (e.g. contractor, construction manager).

## **SELECTION OF CM**

The services being sought under the RFP are considered professional in nature. Consequently, the evaluation of the proposals will be based upon consideration of the demonstrated qualifications and capabilities of the proposers which will result in an award that is in the best interest of The Pike County School District.

After evaluations, Pike County School District will identify the CM firm it will recommend based on scoring associated from information contained within their proposal. Fees, general conditions and reimbursables will be negotiated with the selected firm. If negotiations fail, the second ranked firm will be considered. The Pike County School District reserves the right to accept or reject any and all proposals in response to this RFP.

## **RECIPT AND CONTENT OF PROPOSALS**

Proposals will be received until 2 p.m., May 17th, 2024. To be accepted, all proposals are to be submitted, in sealed packages marked "Response to CM RFP".

Proposals must be sent by U.S. Mail, courier service such as Federal Express or United Parcel Service or hand delivered. No proposals will be accepted via fax transmission regardless of the time of delivery. Three (3) copies of the proposal should be sent or delivered to:

CM RFP  
Attention: Mick Rawls  
16 Jackson Street  
Zebulon, Georgia 30295

Questions concerning the RFP should be emailed to Mick Rawls, Director of Facilities and Maintenance, [rawlsw@pike.k12.ga.us](mailto:rawlsw@pike.k12.ga.us)

END OF RFP



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**End of RFP for CM-at-Risk**