



REQUEST FOR QUALIFICATIONS and PROPOSALS for
CONSTRUCTION MANAGEMENT SERVICES AT-RISK
for
RCPS CENTRAL OFFICE COMPLEX,
JH HOUSE ELEMENTARY SCHOOL REPLACEMENT FACILITY,
AND
SAFETY/SECURITY UPGRADES AT 9 SPECIFIC RCPS FACILITIES

INVITATION

Sealed qualifications and proposals from General Contractors for Construction Management At-Risk for the new construction/renovation work relative to 3 separate projects: the construction/renovation of old Pine Street Elementary School for the RCPS Central Office Complex (Project A), the construction of the JH House ES Replacement Facility (Project B), and the construction/renovation of Safety/Security Upgrades at 9 Specific RCPS Facilities (Project C) will be received by the Rockdale County Board of Education no later than **2:00 PM on April 30, 2019** at the following address:

**Rockdale County Public Schools (RCPS)
1062 North Street, Facilities Office
Conyers, GA 30012
Attn: Bruce Stuart**

A mandatory pre-proposal conference will be held on April 19, 2019 at 1:00PM. The meeting will be held in the Board Room, at the current Central Office of Rockdale County Public Schools, 954 N. Main Street, Conyers, GA, 30012

OWNER: **Rockdale County Board of Education**
954 N. Main Street
Conyers, Georgia 30012
Bruce Stuart, Exec. Director of Facilities
Phone: 770-860-4215

ARCHITECTS: **Lindsay, Pope, Brayfield, Clifford and Associates., Inc.** (Project A)
344 West Pike Street
Lawrenceville, Georgia 30046
Phone: 770-963-8989

Smallwood, Reynolds, Stewart, Stewart & Associates, Inc. Architects (Project B)
One Piedmont Center, Suite 303
3565 Piedmont Road
Atlanta, Georgia 30305
404-233-5453

Howard S. Baker and Associates (Project C)
1073 Milstead Ave.
Conyers, Georgia 30012
770-760-1122

A. SCOPE OF PROJECTS

The scope of work associated with this Request for Qualifications and Proposals (RFQ & RFP) is delivery of construction services for:

Project A:

The construction/renovation of the old Pine Street ES for the RCPS Central Office Complex, 960 Pine Street, Conyers, GA 30012 for the Rockdale County Board of Education (RCPS). At this time, it is anticipated that RCPS will contract with the selected firm for construction services for sitework and building construction. However, RCPS reserves the right to consider other contracting strategies at any time during this process.

Construction services will include all elements related to site and building for the construction/renovation of the RCPS Central Office Complex, a conversion of the old Pine Street ES facility. The project will consist of approximately 55,000 square feet of new two-story construction and 30,000 square feet of renovation. Work will include, but is not limited to, site and a portion of the building demolition, site work, concrete flatwork and foundations, structural steel, masonry, metal stud and gypboard walls, exterior finishes, roofing, doors, windows, hardware, interior finishes, specialties, cooler/freezer, kitchen equipment, plumbing, HVAC, fire protection, and electrical systems both power and low voltage. Schematic drawings of the floor plans for the project, a draft site improvement plan, and possibly exterior elevations will be provided to prospective contractors, prior to the required RFQ/RFP submittal date, upon request for same to the responsible Architect.

Project B:

The construction of the new JH House ES Replacement facility off Zingara Road in north Rockdale County for the Rockdale County Board of Education (RCPS). At this time, it is anticipated that RCPS will contract with the selected firm for construction services for sitework

and new building construction. However, RCPS reserves the right to consider other contracting strategies at any time during this process.

Construction services will include all elements related to site development and building construction for the new JH House ES Facility. The project will consist of construction of approximately 107,000 square feet of new single-story and two-story construction. Work will include, but is not limited to, demolition, site work, a septic system, possible blasting, concrete flatwork and foundations, structural steel, exterior and interior masonry or other materials, roofing, doors, windows, hardware, finishes, specialties, cooler/freezer, kitchen equipment, plumbing, HVAC, fire protection, and electrical systems both power and low voltage. Schematic drawings of the floor plans for the project, a draft site improvement plan, and possibly exterior elevations will be provided to prospective contractors, prior to the required RFQ/RFP submittal date, upon request for same to responsible Architect.

Project C:

The renovation required to provide Safety/Security Improvements at 9 Specific RCPS Facilities (Sims ES, Hightower Trail ES, Shoal Creek ES, Magnet at RCHS, Salem HS, Memorial MS, Rockdale Career Academy, General Ray Davis MS, and Heritage HS) for the Rockdale County Board of Education (RCPS). At this time, it is anticipated that RCPS will contract with the selected firm for construction services for sitework and new building construction. However, RCPS reserves the right to consider other contracting strategies at any time during this process.

Construction services will include all elements related to modification of existing school facilities to create Security Vestibules and other misc. crowd control and safety improvements near the entrances/common areas for the 9 specific school facilities. Work will include, but is not limited to, selective demolition, some small amounts of exterior site improvements/changes, some structural steel, exterior and interior storefront, misc. casework, misc. finishes, misc. power and low voltage work, and hardware. A draft drawing outlining the work for the each of the facilities in this project will be provided to prospective contractors, prior to the required RFQ/RFP submittal date, upon request for same to the responsible Architect.

During the course of the execution of the Construction Manager at Risk contract, each of the 3 projects will be addressed separately on a stand-alone basis as far as management, procurement, billing, etc.

The construction manager will prepare bid packages/quotes for the entire work. Competitive bids will be received at a public opening by the Construction Manager, Owner, and respective Architect for each construction package at the successful contractor's offices, or other agreed upon location.

B. SCOPE OF SERVICES

The Construction Management services shall include a Pre-construction Design Phase, Bidding and Award Phase, Construction Phase, and a Warranty Phase. Any costs associated with these phases of services will be covered by the Proposal Fee and/or General Conditions fee. The CM will provide comprehensive administration and

management of all aspects of the construction of the project and will work in concert with the Owner and the respective A/E towards the successful completion of the project(s) on schedule, at or less than budgeted costs, meeting or exceeding standards stipulated by the construction documents, and in adherence with standards required by local authorities and other agencies having jurisdiction.

The CM, either through in-house staff, or Owner/A/E approved outside consultant/contractors, will serve as a construction manager/contractor and provide all construction services and respective activities as appropriate and necessary.

The services described in this Request are representative of the services that will be required. The Architect's Schematic Design Drawing(s) are available upon request as noted.

Construction Management Services to be Provided

Pre-Construction Design Phase Services

Pre-Construction Design Phase Services shall include, but not be limited to the following:

- Validate preliminary construction budget in regard to the approved program.
- Evaluate the design during development; providing analysis of alternate construction methods and materials for potential quality, cost and schedule enhancements.
- Evaluate construction documents for constructability, maintainability, potential problems, errors and compliance with the construction budget.
- Document design and document evaluation process.
- Develop a construction schedule, coordinating activities to accomplish the completion of the project by the earliest date possible within the stipulated construction budget.
- Provide cost estimating, cost management, value analysis, value engineering and peer review.
- Provide cost estimating for alternative means, methods, materials or configurations of the design, construction within specific trades, specific systems and individual construction packages.
- Develop a construction budget to be maintained throughout design and construction.

Bidding and Award Phase Services

Bidding and Award Phase Services shall include, but not be limited to the following:

- Provide input on division of construction activities into separate bid packages.
- Pre-qualification of potential contractors and vendors.
- Provide a provisional construction schedule (CPM) for issuance with bid packages.
- Develop bidding requirements necessary to assure time, cost, and quality control during construction.
- Advertise and distribute bidding documents.
- Schedule and conduct pre-bid conferences in conjunction with the Owner/ Architect.
- Monitor bidder activity to insure adequate contractor and vendor participation.
- Receive and analyze bids for presentation to the project team.

- Verify adherence of bids with construction budget.
- Contract with successful bidders for construction.
- Establish final GMP upon substantial completion of documents.

Construction Phase Services

Construction Phase Services shall include, but may not be limited to the following:

- Develop requirements for safety, quality assurance, and schedule adherence.
- Maintain on-site staff for construction management.
- Maintain a system for tracking the timely submittal, review and approval of shop drawings.
- Coordinate, conduct, and document regular construction meetings on site, with one meeting a month being in the Owner's office.
- Prepare and submit change order documentation for approval of the Architect and the Owner.
- Maintain on-site records and submit progress reports to Architect and the Owner.
- Maintain quality control and ensure conformity to contract documents.
- Administration of the construction contract and reconciliation with construction budget.
- Develop and maintain a detailed design and construction schedule (CPM) indicating methods and sequencing of construction activities and milestones necessary for completion of the project by the targeted date.
- Documentation of activities associated with the administration, management and construction of the project.
- Monthly invoicing of all work in place and approval of all subcontractor and vendor payment requests.
- Develop record documents for presentation to the Owner upon project completion

Warranty Phase Services

Warranty Phase Services shall include, but may not be limited to the following:

- Resolution of remaining "punch-list" items.
- Coordinate post-completion activities, including, but not limited to, the assembly of guarantees, manuals, closeout documents, training, and Owner's final acceptance.
- Monitor, coordinate and resolve all warranty complaints to the satisfaction of the Owner during the one-year general warranty period, and any extended warranty periods.

B. PROJECT TIMELINE

RFQ and RFP

Issue RFQ and RFP	April 1, 2019
Mandatory Pre-Proposal Conference	April 19, 2019 @ 1:00 pm
Final questions due	April 23, 2019 before 11:00 am
Final Addenda issued	April 25, 2019 by 2:00 pm
RFP and RFQ Responses due	April 30, 2019 by 2:00 pm
Interviews	May 6, 2019

*RCPS CENTRAL OFFICE COMPLEX, JH HOUSE ES REPLACEMENT, AND SAFETY/SECURITY UPGRADES
AT 9 SPECIFIC RCPS FACILITIES*

Construction Management Services At-Risk Qualifications and Proposal

Final Selection	May 7, 2019
Board Approval	May 16, 2019
Contract Date	May 17, 2019

Project “C” Safety/Security Upgrades at 9 Specific RCPS

Facilities

Issue documents to CM	May 17, 2019
Begin renovation work	June 1, 2019
Final completion	July 20, 2019

Project “B” JH House ES Replacement

Issue Demolition /Site Work Bid Documents to CM	August 1, 2019
CM Issuance of Demolition/Site Work Bid Documents	September 3, 2019
CM Receive Demolition/Site Work Bids	October 1, 2019
Start Demolition/Site Work Construction	October 14, 2019
Issue Building Bid Documents to CM	October 1, 2019
CM Receive Building Bids	November 1, 2019
Start Building Construction	December 2, 2019
Substantial Completion	November 15, 2020
Final Completion	December 15, 2020

Project “A” RCPS Central Office Complex

Issue Demolition /Site Work Bid Documents to CM	September 3, 2019
CM Issuance of Demolition/Site Work Bid Documents	September 16, 2019
CM Receive Demolition/Site Work Bids	October 1, 2019
Start Demolition/Site Work Construction	October 14, 2019
Issue Building Bid Documents to CM	October 14, 2019
CM Receive Building Bids	November 15, 2019
Start Building Construction	December 16, 2019
Substantial Completion	November 15, 2020
Final Completion	December 15, 2020

C. CONTRACT DOCUMENTS

The architectural and engineering contract documents for both projects are in progress. Project A’s Schematic Design documents are prepared by the Architect, Lindsay, Pope, Brayfield, Clifford, and Assoc. Inc. The Schematic floor plans will be available by contacting Becky Pope at BPope@lpmatlanta.com. Project B’s Schematic Design documents are prepared by the Architect, Smallwood, Reynolds, Stewart, Stewart & Associates. The Schematic floor plans will be available by contacting Jeff Miller at jmiller@srssa.com. Project C’s Schematic Design documents are prepared by the Howard S. Baker and Associates. The Schematic floor plans will be available by contacting Howard Baker at howard@hsbassoc.com. Only firms attending the Pre-Proposal Conference will be eligible to submit an RFQ/RFP.

D. SEALED COMPETITIVE PROPOSALS

This procurement is being conducted as a competitive sealed proposal in accordance with State of Georgia Code Sections 36-91-20 and 36-91-21. Proposals will be received and evaluated accordingly.

E. SELECTION PROCESS and SELECTION CRITERIA

Responses to this Request will be reviewed by the RCPS selection committee, scored, and a selected number of firms with the highest scores will be invited to interview. The number of firms that will be invited is expected to be no less than three, but no more than four. Interviews will last for a maximum of one and one-half hours; they are tentatively scheduled for May 6, 2019.

F. EVALUATION OF PROPOSALS

The following evaluation factors and relative weights will be used to rate each proposal for qualifications. The selection committee will rate each firm according to the points listed below. The numerical value will be totaled to achieve the total rating of qualifications of each Proposal.

- | | |
|------------------------------|----|
| 1. Firm History & Capability | 10 |
| 2. Relevant Experience | 25 |
| 3. Project Personnel | 25 |
| 4. Financial Information | 5 |
| 5. Project Approach | 20 |
| 6. Fee Proposal | 15 |

G. ORAL INTERVIEW / PRESENTATION

After reviewing, evaluating, and rating the information submitted in the evaluation of proposals, the owner will allow three (max. of four) of the highest ranked firms an opportunity to participate in the oral interviews/presentations.

After each “short listed” firm’s presentation and interview, the selection committee will rate each firm to achieve the total rating according to the points listed below.

- | | |
|-----------------------------------|----|
| 1. Methodology Presented | 40 |
| 2. Committee’s Overall Impression | 40 |
| 3. Fee Proposal | 20 |

H. REQUIREMENTS FOR PROPOSALS

Proposals should be provided in the following order, with each section clearly identified:

1. Firm History and Capability

Provide the following basic company information (please limit to two pages):

- a) Address of corporate and branch offices. State which office location would be responsible for the management of this project. Responsible office must be within a 150 mile radius of Rockdale County.
- b) Form of ownership and number of years in business (corporate and responsible branch office). Office performing the work shall have been in existence for no less than 5 years.
- c) Number of employees by professional discipline and location
- d) Litigation history for the past five years
- e) Safety record and experience ratings for the past five years
- f) Organizational chart of the company indicating structure and depth of resources

2. Relevant Experience

Each Offeror shall submit three (3) public school projects of \$10,000,000 - \$20,000,000 construction value completed by the Contractor in the last 5 years (more recent projects will be given more consideration than older projects). Each selected project should be similar in size, budget and scope to the JH House Elementary School Replacement project. Projects should also be representative of team member experience. Offerors that have not completed three (3) \$10,000,000 - \$20,000,000 school system construction projects should submit the three (3) most similar projects. For each project, the following information shall be submitted:

- a) Name of the project
- b) Telephone number, fax number and e-mail of the representative of the architect in charge of construction contract administration
- c) Name, telephone number, fax number and e-mail of the representative of the Owner
- d) Square Foot Area of the project
- e) Construction cost of the project
- f) Schedule Information including contract execution date and substantial completion
- g) Contract Delivery Method
- h) Proposed team members that participated on each project and their respective roles

Each Offeror shall also list all projects in excess of \$7,500,000 that the proposer has completed in the last five years. For each project, the following information shall be submitted:

- a) Name and description of the project
- b) Telephone number, fax number and e-mail of the representative of the architect in charge of construction contract administration
- c) Name, telephone number, fax number and e-mail of the representative of the Owner
- d) Proposed team members that participated on each project and their respective roles

Each Offeror shall list all projects currently under contract, including value and size.

- a) Name and description of the project
- b) Telephone number, fax number and e-mail of the representative of the architect in charge of construction contract administration
- c) Name, telephone number, fax number and e-mail of the representative of the Owner
- d) Proposed team members are participating on each project and their respective roles

3. Project Personnel

- a) Organizational chart of the team with titles and roles of key team members
- b) Resumes of each key team member indicating relevant experience. At a minimum, positions should include Executive in charge, Preconstruction services manager, Construction Project Manager, Chief Estimator, and Construction Superintendent(s) (Should your company be selected as a finalist, the individuals submitted as your key team members will be expected to participate in the selection committee interviews.)
- c) Current and planned availability for each proposed team member, percentage of time each will spend on the project, and length of commitment for each.

4. Financial Information

- a) Bonding Company Information
Provide contact information for your bonding company, a letter from the surety indicating bonding capacity, and the A.M. Best rating for the surety. Inability to bond the project will mean disqualification of respondents.
- b) Insurance
Provide a current certificate of insurance detailing the firm's present coverage and limits. Insurance agent shall certify that you are licensed to perform business in the State of Georgia. The certificate of insurance should be addressed to RCPS and be dated within 30 days of the proposal date.
- c) Provide last 3 fiscal years of financial statements and current Dunn & Bradstreet report. If you want your financial information to remain confidential, please mark "confidential".

5. Project Approach

- a) Preconstruction Services
Provide a brief description of your approach to managing preconstruction services for this project. Your description should include the following at a minimum:
 - a) Examples of successful management tools and techniques
 - b) Process for budgeting and estimating costs
 - c) Examples of input your team has provided on other projects during preconstruction that enhanced budget, quality and/or schedule
 - d) Schedule development and adherence
 - e) Process for establishing the GMP
 - f) Any issues of special concern for this project

b) Construction Services

Provide a brief description of your approach to managing construction services for this project to insure that the project will be completed on time within the prescribed budget and quality levels. Your description should include the following at a minimum:

- a) Role of home office
- b) Budget Control
- c) Quality Control
- d) Schedule Control
- e) Project Accounting
- f) Safety
- g) Change management
- h) Subcontractor procurement

c) Demonstrated Ability to meet this Project Schedule

The proposers should include a detailed Project Schedule which clearly shows the steps necessary to accomplish the substantial completion on schedule. This schedule should accompany the Proposal. Substantial completion is to be achieved on or before July 15, 2019 for Project "C", and November 15, 2020 for Projects "A" and "C". A project schedule and completed project examples which demonstrate the Offerors' ability to complete Project "A" and Project "B" within a 14 month construction period are requested.

6. Fee Proposal

Offerors shall submit proposed fee in a sealed envelope at the time of the submission. The lowest cost proposal will receive the highest score and the highest cost proposal the lowest score.

The construction manager shall be compensated for the cost of the work plus a fee. The fee shall be based on the scope of work included in the schematic documents and an owner budget numbers of \$13,500,000 for Project "A", \$21,000,000 for Project "B", and \$550,000 for Project "C", all of which include a 2% owner contingency as well as all costs and construction manager's fees and general conditions costs associated with the construction. The proposal shall also state a not-to-exceed percentage for general conditions. General Conditions may be negotiable prior to contract execution. The proposal should include a list of all items to be included/covered under the General Conditions fee. This RFQ/RFP includes a schedule of the minimum items (for each project) the Owner considers to be a part of general conditions. Part of the contract documents will be the Owner's standard General Conditions, and they will be provided to all valid proposers prior to submission of Proposals. It should be noted that the Owner acknowledges they are dealing with existing sites which may have unforeseen conditions or requirements by outside agencies which may delay the noted completion dates. Due to that knowledge, the proposal form has provisions for the Proposers to provide a percentage increase in the general conditions fee on a per month should the Owner delay any of the respective completion dates. Note also that no Reimbursables will be allowed.

The Owner reserves the right to reject any and all proposals and to waive technicalities and formalities, and to award the contract in the best interest of the Owner. The Owner will evaluate each proposal, interview the short-listed firms, make a final evaluation of the evaluation factors and make a contract award decision prior to disclosing the contents of the proposals in accordance with Georgia State law. The Owner expects to execute the following attached documents with the successful offeror:

AIA Document A133, "Standard Form of Agreement Between Owner and Construction Manager as Constructor".

Exhibit A to AIA Document A133, "Guaranteed Maximum Price Amendment".

Submissions shall be submitted with 10 bound copies and one electronic copy on a CD in PDF format: Submittals must be confirmed to have been received by, no later than 2:00 P.M. on April 30, 2019 at the following address:

**Rockdale County Board of Education
Facilities Department
1062 North Street
Conyers, GA 30012**

J. QUESTIONS ABOUT THE REQUEST

Questions about this Request/Projects will be welcomed via E-mails through April 23, 2019, received by 11:00 AM. Any questions should be emailed to all four of the following individuals: to Lindsay, Pope, Brayfield, Clifford and Assoc. Inc., the attention of Becky Pope, BPope@lpbatlanta.com; to Smallwood, Reynolds, Stewart, Stewart & Associates, the attention of Jeff Miller, jmiller@srssa.com; to Howard S. Baker and Associates, the attention of Howard Baker, howard@hsbassoc.com; the Owner, to the attention of Bruce Stuart, bstuart@rockdale.k12.ga.us. The most appropriate individual will respond to the questions, and all the questions and answers will be compiled in a final addendum to be issued to all prospective proposers attending the mandatory Pre-Proposal Meeting. Written responses to questions will be distributed via addendum by April 25, 2019, 2:00 PM. It is the responsibility of each respondent to provide a contact person who will receive any addenda and distribute them to their respective teams.

K. MANDATORY SUBMITTALS

All of the following mandatory submittals must be included in all responses to this Request. Responses that do not include these documents will be considered non-responsive and will not receive further consideration.

1. Acknowledgement of Addenda

Responses to this Request shall include acknowledgment of receipt of addenda (if any) in their sealed proposal.

2. Non-Collusion Affidavit

Responses to this Request must include the signed Non-Collusion Affidavit.

L. USE OF SUBMISSIONS and COMPENSATION

All qualifications and accompanying materials will become the property of RCPS and will not be returned. Neither reimbursement nor compensation will be made to Offerors for submissions.

Dr. Terry Oatts, Superintendent
Rockdale County Public Schools

Rebecca (Becky) Pope, AIA, Principal
Lindsay, Pope, Brayfield, Clifford and Assoc. Inc

Jeff Miller, AIA, Associate
Smallwood, Reynolds, Stewart, Stewart & Assoc. Inc.

Howard S. Baker, President
Howard S. Baker and Assoc.

Bruce R. Stuart, Exec. Director of Facilities
Rockdale County Public Schools



ROCKDALE COUNTY BOARD OF EDUCATION

REQUEST for
CONSTRUCTION MANAGEMENT SERVICES AT-RISK for
RCPS CENTRAL OFFICE COMPLEX,
JH HOUSE ELEMENTARY SCHOOL REPLACEMENT FACILITY,
AND
SAFETY/SECURITY UPGRADES AT 9 SPECIFIC RCPS FACILITIES

ACKNOWLEDGEMENT of ADDENDA

The undersigned hereby acknowledges receipt of the following Addenda: *[Insert the number and date of each Addendum; if none, insert "None"]*.

[COMPANY NAME]

[NAME AND TITLE OF AUTHORIZED INDIVIDUAL]

[SIGNATURE]

[DATE]



ROCKDALE COUNTY BOARD OF EDUCATION

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AND
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NON – COLLUSION AFFIDAVIT

COMPLIANCE WITH LAWS OF GEORGIA

The undersigned hereby certifies that this proposal is in compliance with O.C.G.A. 36-91-21(e)

[SUBMITTING COMPANY NAME]

[AUTHORIZED INDIVIDUAL NAME AND TITLE]

[SIGNATURE]

[DATE]



ROCKDALE COUNTY BOARD OF EDUCATION

REQUEST for
CONSTRUCTION MANAGEMENT SERVICES AT-RISK for
RCPS CENTRAL OFFICE COMPLEX,
JH HOUSE ELEMENTARY SCHOOL REPLACEMENT FACILITY,
AND
SAFETY/SECURITY UPGRADES AT 9 SPECIFIC RCPS FACILITIES

PROPOSAL FORM

DATE: April 30, 2019

TO: Dr. Terry Oatts, Superintendent
Rockdale County Board of Education
954 North Main Street
Conyers, GA 30012

Proposer's name and address _____

State of Georgia GC License Number _____

Acknowledgement of Addenda _____ thru _____

The undersigned proposes to furnish and deliver all Construction Management At-Risk Construction Services for the scope of work associated with this Request for Qualifications and Proposals, for the RCPS Central Office Complex, at 960 Pine Street, Conyers, GA 30012, JH House Elementary School Replacement Facility on Zingara Road, Conyers, GA 30012, and Safety/Security Upgrades at 9 Specific

RCPS Facilities (identified in proposal request) for the Rockdale County Board of Education, for the following:

RCPS CENTRAL OFFICE COMPLEX:

A Construction Manager's Fee of _____ % (_____ Percent)
of the Cost of the Final GMP, and General Conditions shall not exceed _____ %
(_____ Percent).

A per month percent increase of General Conditions, should the Owner make the decision to delay a completion date beyond dates noted in this RFQ/RFP, not to exceed _____ %
(_____ Percent).

JH HOUSE ELEMENTARY SCHOOL REPLACEMENT FACILITY:

A Construction Manager's Fee of _____ % (_____ Percent)
of the Cost of the Final GMP, and General Conditions shall not exceed _____ %
(_____ Percent).

A per month percent increase of General Conditions, should the Owner make the decision to delay a completion date beyond dates noted in this RFQ/RFP, not to exceed _____ %
(_____ Percent).

SAFETY/SECURITY UPGRADES AT 9 SPECIFIC RCPS FACILITIES:

A Construction Manager's Fee of _____ % (_____ Percent)
of the Cost of the Final GMP, and General Conditions shall not exceed _____ %
(_____ Percent).

A per month percent increase of General Conditions, should the Owner make the decision to delay a completion date beyond dates noted in this RFQ/RFP, not to exceed _____ %
(_____ Percent).

Attach the breakdowns for fees for each of these projects to this proposal.

The total Contract Sum, including Construction Manager's Fees and General Conditions, shall not exceed \$35,050,000.

[SUBMITTING COMPANY NAME]

[AUTHORIZED INDIVIDUAL NAME AND TITLE]

[SIGNATURE]

[DATE]

[CORPORATE SEAL]

RCPS CENTRAL OFFICE COMPLEX				
ITEM NO.	DESCRIPTIONS OF WORK	%		SCHEDULED VALUE
1	CONSTRUCTION MANAGER'S FEE			
2	CM PAYMENT & PERFORMANCE BONDS			
3	INSURANCE			
	Liability Insurance			
	Builder's risk			
4	GENERAL CONDITIONS			
A.	Salaries - project management & supervision			
B.	Bus. License, AGC Fee, OSHA			
C.	Mobilization			
D.	Travel			
E.	Schedule			
F.	Surveying/ Layout			
G.	Job Office			
H.	Storage trailers			
I.	Temporary Utilities-power, water, toilets, tel, internet			
J.	Computers, Phones, fax, copier			
K.	Small Tools			
L.	Tractor			
M.	Gas & Oil			
N.	Dumpster & Truck Fees			
O.	Misc. Office Expense			
P.	Scaffolding & Platform			
Q.	Temporary fencing			
R.	Security & Safety, Fire Protection			
S.	Periodic Cleanup			
T.	Final Cleaning			
U.	Partnering Meetings			
V.	Temporary Heat			
W.	Drinking Water			
X.	Weather Protection			
Y.	Punchlist			
Z.	Blueprints/Document Reproduction			
AA.	Aerial Photographs			
BB.	Job Sign			
CC.	12 Month Warranty			
DD.	Subcontractor Bonds/Insurance			
	ADDITIONAL GENERAL CONDITIONS INCLUDED			
EE.				
FF.				
GG.				
HH.				
	TOTAL GENERAL CONDITIONS %			
	TOTAL			
TOTAL GENERAL CONDITONS EQUAL LINES 2 - 4				
SCHEDULED VALUE EQUALS % TIMES BUDGET				

JH HOUSE ELEMENTARY SCHOOL REPLACEMENT FACILITY				
ITEM NO.	DESCRIPTIONS OF WORK	%		SCHEDULED VALUE
1	CONSTRUCTION MANAGER'S FEE			
2	CM PAYMENT & PERFORMANCE BONDS			
3	INSURANCE			
	Liability Insurance			
	Builder's risk			
4	GENERAL CONDITIONS			
A.	Salaries - project management & supervision			
B.	Bus. License, AGC Fee, OSHA			
C.	Mobilization			
D.	Travel			
E.	Schedule			
F.	Surveying/ Layout			
G.	Job Office			
H.	Storage trailers			
I.	Temporary Utilities-power, water, toilets, tel, internet			
J.	Computers, Phones, fax, copier			
K.	Small Tools			
L.	Tractor			
M.	Gas & Oil			
N.	Dumpster & Truck Fees			
O.	Misc. Office Expense			
P.	Scaffolding & Platform			
Q.	Temporary fencing			
R.	Security & Safety, Fire Protection			
S.	Periodic Cleanup			
T.	Final Cleaning			
U.	Partnering Meetings			
V.	Temporary Heat			
W.	Drinking Water			
X.	Weather Protection			
Y.	Punchlist			
Z.	Blueprints/Document Reproduction			
AA.	Aerial Photographs			
BB.	Job Sign			
CC.	12 Month Warranty			
DD.	Subcontractor Bonds/Insurance			
	ADDITIONAL GENERAL CONDITIONS INCLUDED			
EE.				
FF.				
GG.				
HH.				
	TOTAL GENERAL CONDITIONS %			
	TOTAL			
TOTAL GENERAL CONDITONS EQUAL LINES 2 - 4				
SCHEDULED VALUE EQUALS % TIMES BUDGET				

SAFETY/SECURITY UPGRADES AT 9 SPECIFIC RCPS FACILITIES				
ITEM NO.	DESCRIPTIONS OF WORK	%		SCHEDULED VALUE
1	CONSTRUCTION MANAGER'S FEE			
2	CM PAYMENT & PERFORMANCE BONDS			
3	INSURANCE			
	Liability Insurance			
	Builder's risk			
4	GENERAL CONDITIONS			
A.	Salaries - project management & supervision			
B.	Bus. License, AGC Fee, OSHA			
C.	Mobilization			
D.	Travel			
E.	Schedule			
F.	Surveying/ Layout			
G.	Job Office			
H.	Storage trailers			
I.	Temporary Utilities-power, water, toilets, tel, internet			
J.	Computers, Phones, fax, copier			
K.	Small Tools			
L.	Tractor			
M.	Gas & Oil			
N.	Dumpster & Truck Fees			
O.	Misc. Office Expense			
P.	Scaffolding & Platform			
Q.	Temporary fencing			
R.	Security & Safety, Fire Protection			
S.	Periodic Cleanup			
T.	Final Cleaning			
U.	Partnering Meetings			
V.	Temporary Heat			
W.	Drinking Water			
X.	Weather Protection			
Y.	Punchlist			
Z.	Blueprints/Document Reproduction			
AA.	Aerial Photographs			
BB.	Job Sign			
CC.	12 Month Warranty			
DD.	Subcontractor Bonds/Insurance			
	ADDITIONAL GENERAL CONDITIONS INCLUDED			
EE.				
FF.				
GG.				
HH.				
	TOTAL GENERAL CONDITIONS %			
	TOTAL			
TOTAL GENERAL CONDITONS EQUAL LINES 2 - 4				
SCHEDULED VALUE EQUALS % TIMES BUDGET				