DATE:          October 1, 2021

TO:            All Contractors

FROM:          Angela R. Young
               Executive Director
               FCS Capital Program Contracts

RE:            RFP 401-22, Alpharetta High School Renovation

Please find Addendum No. 1 to the subject solicitation attached.
Addendum No. 1  
RFP 401-22  
Alpharetta High School Renovation

1. Addendum No. 1 has been issued for the above referenced project. Please contact the architect listed below:

   CDH Partners, Inc  
   3330 Cumberland Blvg. SE, Suite 100  
   Atlanta, GA 30339  
   Attention: Heli Shah  
   Phone: (678) 784-3491  
   Fax: (770) 424-0260  
   heli.shah@cdhpartners.com

2. All other terms and conditions remain the same.
B. Schedule Performance

(1) Document your schedule management techniques for managing this Project and implementing recovery plans when applicable. Where appropriate, please provide a relevant example of your company’s successful schedule management techniques.

(2) Describe the steps that the Offeror will take to support the timely delivery of major building components including the mechanical and electrical equipment. Include information related to the submission of submittals and shop drawings. Provide information on the estimated delivery schedule for major building components including mechanical and electrical equipment and indicate the steps that may be required to increase the likelihood of achieving the substantial completion date.

(3) Provide qualifications of project scheduler.

2.6 SECTION III - TECHNICAL CAPABILITIES

(PAGE LIMIT: 10 DOUBLE-SIDED or 20 SINGLE-SIDED NOT INCLUDING MAPS or DIAGRAMS)

A. Project Approach:

(1) Identify the most significant challenges that this project presents and explain your approach for overcoming these challenges.

(2) In this section, the Offeror shall describe how their people, systems, processes, and culture will achieve high-level project metrics that are important to FCS and result in a positive project outcome. *(The metrics that are important include, but are not limited to, timely project delivery, efficient coordination and control of subcontractors, positive team member interaction, efficient change order pricing and management, expeditious completion of punch-list items, and prompt submission of turnover packages.)* Where possible, information shall be specific to this Project.

B. Capabilities:

(1) Describe in detail your current or past experience in providing construction services for projects with similar (i.e., within 30 percent of) this Project’s size and complexity. Provide references (contact names, and phone numbers for the Owner and Architect) for three (3) projects of similar size and nature to this Project that were completed within the last five (5) years and preferably include members from the proposed project team.

(2) Provide an outline of the organization that will be employed. Include a description of their roles and provide resumes outlining the qualifications of each key staff member who will be assigned to the Project. The resumes should include at least three relevant projects which include the project descriptions, costs, and durations. Indicate the percentage of time each key staff member will be committed to this project.
Include specifically: Team member(s) that will provide the administrative support (and percentage of time committed to this project).

(3) Identify the major subcontractors (i.e. subcontract value of over $100,000) that will be utilized on the Project. Describe the extent of the Offeror’s prior relationship with these major subcontractors and describe the abilities of these subcontractors to meet the Project requirements. Note that the selection committee may contact listed subcontractors to ascertain the extent and quality of the relationship between the Offeror and proposed subcontractor(s). Describe the work that will be self-performed and how that will benefit the Project.

(4) Provide your OSHA Safety Recordable Incidence Rates and Experience Modification Rate (EMR) for the last three (3) years.

(5) High quality projects and excellent contractor responses are FCS priorities. Describe your approach to avoid having quality issues, correction of non-conforming work, and response and follow up to legitimate warranty calls.

(6) Describe the steps and measures the Offeror will take to reduce unauthorized access to the Project (e.g. construction fencing). Identify laydown and/or staging areas to be used during the Project. Describe the steps and measures the Offeror will take to protect furnishing, fixtures and equipment that remain in the facility during construction. Offeror is required to provide a site logistics plan to identify ingress/egress routes, material laydown areas, construction trailer location, temporary fencing, and other pertinent site information.

2.7 SECTION IV - BUSINESS STABILITY
(NO PAGE LIMIT)

A. Financial Status - Describe the financial status of the firm and provide two (2) audited financial statements (income statements and balance sheets) for the most recent two (2) accounting years.

B. Previous Default - Indicate if the Offeror has ever defaulted on a contract or been denied a proposal due to non-responsibility to perform. If so, provide the facts and circumstances.

C. Bonding & Insurance – Provide the names of your insurance provider and bonding company with appropriate contact information. Include evidence that they will provide the coverages required for this Project.

2.8 OFFER GUARANTEE

A. Offeror shall attach to the offer, an offer guarantee, if required herein, in the form of a certified or cashier’s check or an offer bond as set forth in Document 004313 – Offer Security Form. If Offeror intends to submit a bond (commonly known as a bid bond), Offeror shall utilize a security form, supplied by Owner as denoted in
1.01 PROPOSAL SUBMISSION INSTRUCTIONS

Submit this form, in a sealed envelope, plainly showing Offeror’s business license name and number, description of the Work and the proposal submission date; and deposit with Fulton County Schools Capital Program Contracts located at 6201 Powers Ferry Rd, NW, Atlanta, Georgia 30339.

A. Offerors shall keep the Offer Acceptance Form intact and return all pages when submitting the PROPOSAL.

B. Failure to submit the complete Offer Acceptance Form may invalidate the PROPOSAL.

1.02 PROPOSAL DUE DATE: By: Tuesday October 26, 2021, 2:30 p.m.

1.03 PROJECT IDENTIFICATION:

A. The undersigned is familiar with the terms of the Contract and the local conditions affecting performance of the Contract. The undersigned hereby proposes and agrees to serve as general contractor and to provide and furnish all material, labor, equipment, and services, including all scheduled allowances, necessary to complete the construction of the following Project, in accordance with the terms of the Contract Documents:

ALPHARETTA HIGH SCHOOL RENOVATION
RFP 401-22

1.04 Offeror acknowledges receipt of the following Addendum/Addenda:

Number Number Number Number Number Number Number Number Number Number Number Number

1.05 BASE OFFER (MUST BE FULLY COMPLETED BY OFFEROR)

A. Offeror will complete the Work in accordance with the Contract Documents for the following base OFFER amount.
B. The base OFFER amount shall include **ALL** applicable State Sales and Use Taxes and shall exclude Federal Excise Taxes.

C. The base OFFER for amount shall include all Contract Allowances. Use of Contract Allowances shall be as determined by Owner.

D. Allowances:

1. **Specified Allowances:** Specified Allowances shall not be utilized for work that is indicated on the contract documents. These allowances shall be utilized for possible additional scope identified during construction. Contractor shall apply overhead and profit on change orders that utilize the specified allowances below. *Overhead and profit shall be in accordance with General Conditions, Section 3, Part 2, - 3.2.9 Overhead and Profit.*

**ALPHARETTA HIGH SCHOOL**

a. Include the lump sum amount of **$30,000** to cover unforeseen infrastructure changes (such as relocation of existing conduits, sprinkler system appurtenances, and plumbing piping).

b. Include the lump sum amount of **$30,000** to cover unforeseen changes caused by code interpretations by a Government Agency or local municipality.

c. Include the lump sum amount of **$35,000** to cover other unforeseen changes to site & utility work, hazardous materials, conditions uncovered by demolition, or structural issue.

d. Include the lump sum amount of **$30,000** to cover the cost of possible upgrades to the fitness lab and fitness center flooring as directed by owner.

e. Include the lump sum amount of **$125,000** to cover the cost of new dimmer switches in the auditorium (as directed by owner).

Include the lump sum amount of **$600,000** to cover the cost of new dimmer switches and LED lighting in the auditorium. (As directed by owner.)

2. **Unit Cost Allowances:** Offeror shall complete the tables below with (B) Unit Cost ($/Unit) which includes all costs, burdens, overhead, and profit such that if extra items are added to or deleted from the scope of Work, these prices shall be used to calculate the final value of the Project. These values shall remain in effect until the completion of the Project. The total of the Estimated Cost from these unit price allowances shall be included in the Base Offer for that project.
<table>
<thead>
<tr>
<th>Item</th>
<th>Description</th>
<th>Estimated Quantity</th>
</tr>
</thead>
<tbody>
<tr>
<td>1.</td>
<td>Remove existing and install new (as specified) ACT ceiling panels into existing exposed ceiling grid.</td>
<td>1,000 SF</td>
</tr>
<tr>
<td>2.</td>
<td>Remove existing ACT ceiling panels &amp; existing exposed ceiling grid system and install new (as specified) ACT ceiling panels and exposed ceiling grid system.</td>
<td>1,000 SF</td>
</tr>
<tr>
<td>3.</td>
<td>Provide material and labor for the removal and replacement of gypsum ceiling; include suspension system drywall, prep. and paint.</td>
<td>1,000 SF</td>
</tr>
<tr>
<td>4.</td>
<td>Remove existing VCT and install new (as specified) VCT. Include all prep work required.</td>
<td>1,000 SF</td>
</tr>
<tr>
<td>5.</td>
<td>Remove existing rubber base and install with new (as specified) rubber base.</td>
<td>400 LF</td>
</tr>
</tbody>
</table>

**Alpharetta High School Renovation** - Unit Cost Allowances: The unit price quantities indicated below do not represent scope shown on the contract documents, the cost of which are included in the base offer. These quantities are for possible additional scope identified during construction.

**Subtotal Unit Cost Allowances = $**
100 Base Offer:

The Offeror proposes to fully and completely construct the Project in conformity with all requirements of the Contract Documents and furnish all necessary labor, material and equipment for such construction, and furthermore, to fully, completely, and strictly perform all obligations of the Contractor as set forth in the Contract Documents, for the lump sum contract price of:

(In Words):

_______________________________________________________________

(Figures):

$
_____________________________

101 ALTERNATES (MUST BE FULLY COMPLETED BY OFFEROR)

None.

OWNER RESERVES THE RIGHT TO REJECT ANY AND ALL PROPOSALS.

PROPOSAL DATE: ________________________________________________, 20_________

By: ___________________________________________________________________

(Firm Name as it appears on Business License)

________________________________________

(Signature of person authorized to sign Proposal)

________________________________________

(Print Name of person authorized to sign Proposal)
Business Address:

______________________________________________________________________

______________________________________________________________________

Phone No.____________________________________________________________

Fax No.________________________________________________________________

Federal Tax ID:  _________________________________________________________

Email Address:  _________________________________________________________

END OF DOCUMENT