



PEACE Academy
1954 Candler Rd.
Decatur, GA 30032
<https://peaceacademycharter.org/>



REQUEST FOR PROPOSAL FOR CONSTRUCTION MANAGEMENT SERVICES

PEACE Academy desires to retain the services of a professional Construction Management (CM)/Contracting firm to manage the expansion of certain sections of the existing 21,167 SF PEACE Academy facility. The hard cost of the project should not exceed \$2,000,000 including CM fees.

To qualify for this project, firms must show expertise, resources, and personnel experience in project planning, cost management, project control, pre-construction and construction techniques, value engineering, scheduling, and quality assurance.

The Construction Manager (CM) will ensure the project is delivered efficiently, economically, and on time. They will manage construction within the given timeframe and budget while meeting quality standards. Services will include collaborating with the school and architect on planning, arranging proposal packages, awarding trade contracts, and managing construction until the project is occupied.

Firms must demonstrate their ability to successfully complete similar projects under a fast-track timeline.

Before construction starts, the CM must provide a Guaranteed Maximum Price (GMP) for review and approval.

The CM is responsible for completing the project on schedule and within budget.

MISSION AND BACKGROUND

PEACE Academy is an inclusive community of students, families, educators, and community members who celebrate the rich heritage, people, and cultures of the African Diaspora and have a holistic understanding of our impact on this world. By conscientiously participating in activities that widen our perspectives and foster positive self-awareness, we are prepared to lead within our communities.

- Our student population is economically and racially diverse, consistently challenged academically, and exposed to new critical thinking experiences, and their culture and heritage are celebrated daily through curriculum choices and school experiences.
- Our anti-racist staff members demonstrate excellence in their teaching abilities and profound love for our students and their identities. Our teachers intentionally employ student-affirming instructional choices and restorative justice approaches to school culture.

- Our families and the community are cornerstones of our foundation and we provide several opportunities for them to get involved, seek development, and partner to make informed decisions around their children's experiences.

PROJECT DESCRIPTION

PEACE requires construction services for the project which will entail the expansion of certain sections of the existing 21,167 SF PEACE Academy facility. The facility currently serves grades K - 3 and will be expanded to add grades 4 - 8. PEACE is preliminarily estimating a base hard cost budget of about \$2M, and an elective or add-alternate hard cost budget of \$250K; the estimated build-out for new space is 21,167 sf. (For Review: Permit Construction Documents 2002)

- Note that the above budget numbers are merely directional and that PEACE will require any selected construction services team to actively participate in value engineering exercises that will serve to preserve and promote the quality and scope of the Project.

In light of PEACE's ongoing 135-student occupancy of its existing facility, PEACE is planning on a phased delivery of the renovation and new construction. PEACE plans on commencing targeted construction activity throughout the year over breaks, or during times that allow for minimal interruptions during the school year. The full project delivery is needed by the Summer of 2025. In aiming to take advantage of staging opportunities created by periods of facility vacancy, PEACE anticipates intensive construction activity in the summer months, specifically in June and July of 2025.

CRITICAL DATES

Future Work as it relates to this Bid.

- 11/13/2024 Solicit bids for RFP for CM
- 12/5/2024 from 9 am Optional Site Walk
- 12/6/2024 Questions due from CM Bidder
- 12/12/24 CM bids due
- 12/16/24 Interview CM Bidder finalist if needed
- 12/19/24 Award CM
- Immediately following the award Contract CM
- Immediately following the award Rough ROM Pricing
- 1/31/25 GMP Pricing from CM
- 4/10/25 Permits for Renovation
- 5/5 - 5/9 PEACE Testing Week. No construction
- 7/5 Move In Date

The architect has already begun designs for the renovation of the expansion of certain sections of the existing 21,167 SF PEACE Academy facility and is expected to have the plans submitted for permitting as soon as the permits are cleared for the project.

SCOPE AND STYLE OF SERVICES TO BE PERFORMED

In issuing the RFP PEACE Academy intends 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 PEACE Academy that the successful CM will provide a GMP for the cost of construction of the projects and include a Guaranteed Delivery Date (GDD). PEACE Academy also requires that the successful CM accept the following stipulations:

1. Provide performance and material and labor payment bonds in the amount of 100% of the GMP pursuant to O.C.G.A. 36-91-40, et. seq.
2. Inclusion of a Bid-Bond with the proposal pursuant to O.C.G.A. 36-91-50, et. seq.
3. Individual trade contracts will be between the CM and trade contractors, subject to PEACE Academy approval.
4. The CM will not perform any portion of the project with its forces except as may be mutually agreed to by the school and the CM.
5. The CM will be "at risk" in the proposed undertaking and will be responsible for completing the project within the GMP.
6. Should the final cost of the project be less than the GMP, all savings shall revert to PEACE Academy.
7. An agreed 10% of pay applications will be held in retention.
8. PEACE Academy shall have the authority to suspend, terminate, or supplement the performance of the project.
9. The Construction Manager will share with PEACE Academy the calculations and assumptions on which the CM's proposed GMP is based.

SELECTION OF CM

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

Selection criteria to be considered in the evaluation include:

- Qualifications of the persons designated to form the proposer's staff for the services required under the RFP.
- Experience working on construction projects with charter school organizations that were delivered on time and on budget.
- Experience working with charter school projects with compressed timelines that were delivered on time and on budget.
- Demonstrate successful experience relating to construction management services for a minimum of 3 similar projects (fast-tracked, summer school renovation projects, etc.)
- References from at least two (2) different charter schools for whom the proposer has performed renovation work.
- Demonstrate a record of support for and involvement with and commit to aggressively soliciting bids from Minority and Women Business Enterprises.
- Experience working on Georgia projects.
- Experience with value engineering approach demonstrating the ability to meet budget requirements.
- Demonstrate continuous business operations for not less than five (5) years.
- Provide qualifications to conduct business in the State of Georgia and demonstrate the ability to maintain a permanent office in the Atlanta metropolitan area for the duration of the project.
- Demonstrate successful experience in providing construction management services under a CM at Risk/GMP form of contract.

- Demonstrate bonding capacity for 100% of the total estimated construction value of the project.
- Demonstrate other intangibles that best demonstrate the proposer’s ability to provide services to PEACE Academy.
- CM fee proposal

Evaluations and selection will be performed by a committee. Following completion of the initial evaluations, if deemed necessary by the committee, a shortlist of candidates may be invited for an interview with the Evaluation Committee. The anticipated date for the interview is scheduled for 12/16/24 to 12/18/24.

After evaluation, the committee will identify the CM firm it will recommend based on the information contained in the proposal, reference analysis, and interviews if required. The committee will base its final selection on what it considers to be most advantageous to the school. Final fees, general conditions, and reimbursables will be negotiated with the selected firm upon selection. If negotiations fail, the second-ranked firm will be considered. PEACE Academy reserves the right to accept or reject any proposals in response to this RFP.

RECEIPT AND CONTENT OF PROPOSALS

Proposals will be received until 2 p.m., 12/12/24. To be accepted, all proposals are to be submitted, in sealed packages marked “Response to PEACE Academy CM RFP 2024” to 1954 Candler Rd, Decatur, GA 30032 and also must be sent via email with the subject line “Response to PEACE Academy CM RFP 2024”. No proposals will be accepted via fax transmission regardless of the time of delivery.

Questions concerning this RFP shall be emailed to Cameron Quick of the Facility Resource Center at frcteam@gacharters.org by no later than 2:00 PM ET 12/6/2024, with the following subject line: “PEACE Academy RFP Questions/Clarification Request”.

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

1. Firm History and Information
 - a. Briefly describe your firm, its officers, and executive management. Furnish an organizational chart for your firm specifically indicating and providing resumes for those who will be involved in this program.
2. Related School Experience
 - a. Provide a list of all charter school projects (at least 3) completed in the past five (5) years by your firm and completed on a fast-track schedule. Further, specifically, identify the three (3) most recently completed construction management at-risk projects. Provide references from at least two (2) different charter schools for whom the proposer has performed work. Also, indicate your experience working on school projects that are actively occupied by students.
3. Current/Recent Projects
 - a. List all projects that the firm is currently involved in and/or recently completed that are comparable to the project. Identify the firm’s role on the project (contractor, CM, etc.) and list the budget and timeline for completion.
4. Project Approach
 - a. Provide a brief outline and description of your firm’s approach to a project of this nature.
5. Timeline
 - a. Provide an anticipated timeline for project completion.
6. Bonding information
 - a. Provide the name, address, telephone number, and contact for your surety and bonding

agent.

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

7. Claims History

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

8. Lawsuit Status

- a. List all litigations, arbitrations, and mediations in which the firm has been involved in the past five (5) years.

9. Historical Safety Violations

- a. Provide any historical safety violations in which the firm has been involved in.

10. Saving Reversions

- a. Provide the firm's approach to savings reversions.

11. CM proposal Fee

- a. Complete the CM Fee Proposal as provided in Exhibit A.

EXHIBIT A - CM FEE PROPOSAL

CM's Fee: Provide a breakdown of all proposed construction management fees beyond direct subcontractor costs, including general conditions, reimbursable/general allowances, contingencies, etc. with the definitions of each. Provide fee breakdown for projects \$2MM and above to represent the project size included in this RFP. The CM fee should be reflected in the schedule outlined in the bid.

BASIS OF FEE:

Basis of Fee: The CM's fee is the amount, established by and agreed to by both parties, which is the full amount of compensation due to the CM as gross profit, and for all expenses of the Project not included and identified as a Cost of the Work, provided that the CM performs all the requirements of the Contract Documents within the time limits established.

A. Preconstruction Fee:

Preconstruction Fee: For the preconstruction consulting services provided by the CM/GC, the owner shall pay the CM a preconstruction fee:

	Total
Preconstruction Fee (fixed fee)	

B. Construction Fee:

Construction Fee. Representing the Gross profit for the construction services provided by CM, the owner shall pay the CM/GC a construction fee.

	Total
Construction Fee (percentage)	

CM'S EXPENSES AND OVERHEAD COSTS (Preconstruction and Construction):

The CM's Overhead Costs. The maximum amount for the CM's preconstruction costs and expenses and construction overhead costs is inclusive of all direct and incidental expenses as described in Attachments A and Attachments B.

Maximum Preconstruction Costs and Expenses (from attachment A. Do not include the Pre-construction fee in this amount)	\$
Maximum Construction Overhead Costs (from attachment B. Do not include the pre-construction fee in this amount).	\$

EXHIBIT A - ATTACHMENT "A" BREAKDOWN

[Exhibit A Breakdown Spreadsheet](#)