

ADVERTISEMENT:

**REQUEST FOR PROPOSAL
FOR
CONSTRUCTION MANAGEMENT
SERVICES
FOR
SCINTILLA CHARTER ACADEMY
PROJECTS OF

GYM EXPANSION
AND
ATHLETIC FACILITIES EXPANSION**

The Scintilla Charter Academy will receive proposals on
Wednesday, November 13, 2024, at 2:00 pm for Construction Management Services for:
Gym Expansion and Athletic Facilities Expansion

Copies of the RFP are available at www.scintillacharteracademy.com

The Scintilla Charter Academy reserves the right to reject any and all proposals and to waive technicalities.

SCINTILLA CHARTER ACADEMY

VALDOSTA, GEORGIA

REQUEST FOR PROPOSALS FOR CONSTRUCTION MANAGEMENT SERVICES

INTRODUCTION

1. The Scintilla Charter Academy (SCA) is requesting written Proposals from qualified construction firms to provide professional Construction Management Services for the Budgeting, Design, and Construction Phase(s) on the two proposed Projects:

Gym Expansion and Athletic Facilities Expansion

2. It is the intention of the SCA to employ the Construction Firm to provide the expertise, resources, and personnel experience in project planning, cost management, project control, pre-construction and construction techniques, value-engineering analysis, scheduling, and quality assurance throughout the planning and construction phase(s) of the project(s).
3. The services to be performed by the CM will have as their objective the efficient, economical, and timely delivery of the project by managing the construction of the project within the time and cost limitations and within established quality requirements. The services will be performed during the pre-construction phase(s) and construction phase(s) including working with the owner and architect in project planning, design, 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 RFP, it is the intent of SCA that the successful CM will provide the required services for a fixed fee to be mutually agreed upon by the parties. Further, the intent of SCA is that the successful CM will provide a Guaranteed Maximum Price (GMP) for the cost of the construction of the project(s), including a Guaranteed Delivery Date (GDD). SCA also intends 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 for the **Gym Expansion and Athletic Facilities Expansion**
2. Individual Trade Contracts will be between the CM and the Trade Contractors, subject to SCA approval.
3. The CM will not perform any portion of the project with its own forces except as may be mutually agreed to by the owner and the CM.
4. The CM will be “at risk” in the proposed undertaking and will be responsible for completing the project within the GMP(s).
5. If the project's final cost is less than the GMP(s), all savings will revert to SCA.
6. An agreed percentage of pay applications will be held in retention.
7. SCA shall have the authority to suspend or terminate the performance of the project.
8. The Construction Manager will share with SCA the calculations and assumptions on which the CM’s proposed GMP(s) is/are based.

LIST OF REPRESENTATIVE SERVICES TO BE PROVIDED BY THE CM

PRECONSTRUCTION PHASE SERVICES

Pre-Design

The Construction Manager shall schedule meetings with the Owner to discuss items such as:

- Project list
- Order of project priority
- Project programming
- Requirements for space planning and interior design
- Budget considerations
- Aesthetic objectives
- Timeline

Schematic Design & Design Development

The Construction Manager will work to prepare preliminary plans and schematic elevations for the Owner to review and provide feedback. Plans will be revised per the Owner feedback as needed and an updated design package will be provided for approval.

As the Schematic Design and Design Development progresses, the Construction Manager shall prepare and update an estimate of the Cost of the Work with increasing details and refinement, review project constructability, and a construction schedule.

Construction Documents

The Construction Manager will prepare working drawings for use in construction permitting and execution of the Work.

The Construction Manager will prepare the final project budget based on the construction documents.

CONSTRUCTION PHASE SERVICES

The Construction Manager will oversee the process of:

- obtaining qualified companies or individuals to perform work,
- obtaining qualified bids from companies or individuals on the various projects for the Owner.

The construction manager shall serve as the general contractor for various projects.

INSURANCE

The Construction Manager agrees to carry workman's compensation and general liability insurance and require all sub-contractors to carry workman's compensation and general liability insurance.

SELECTION OF CM

The services sought under the RFP are considered professional in nature. Consequently, the proposals will be evaluated based on the proposers' demonstrated qualifications and capabilities, resulting in an award that is in the best interest of SCA.

Factors to be considered in the evaluation include:

1. The capability of the proposer to deliver the services in an efficient and timely manner;

2. The proposed fee for Construction Management Services.
3. Responses from at least three (3) references for whom the proposer has performed services;
4. Qualifications of the person(s) providing services;
5. The firm should stress previous experience, staff, and the involvement of local participation on this project.
6. Firms must have all necessary, valid, and current licenses to do business in the State of Georgia

Evaluations of the RFP will be performed by an Evaluation committee that will make recommendations to the SCA. The committee reserves the right to select from the RFP submittal or it may decide to hear in-person presentations. Following completion of the initial evaluations, if deemed necessary by the committee, up to three firms best qualified may be granted an opportunity to appear before the SCA or Evaluation Committee to make an oral presentation and submit to an interview.

After evaluations, the Evaluation Committee will identify the CM firm it will recommend based on information contained in the proposal, reference analysis, and interviews, if required. Fees, general conditions, and reimbursables will be further negotiated with the selected firm if applicable. If negotiations fail to end in an executed agreement the second-ranked firm will be considered. SCA reserves the right to accept or reject any and all proposals in response to this RFP.

RECEIPT AND CONTENT OF PROPOSALS

Proposals will be received until 2:00 p.m. on Wednesday, November 13th, 2024. To be accepted, all proposals must be submitted in sealed packages marked “Response to CM RFP—Gym Expansion and Athletic Facilities for Scintilla Charter Academy.”

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 time of delivery. **Three (3)** copies of the proposal should be sent or delivered to:

CM RFP
Attention: Mandy Brewington
Scintilla Charter Academy
2171 East Park Avenue
Valdosta, GA 31603

Questions concerning the RFP should be emailed to Mandy Brewington at mbrewington@scintillacharteracademy.com no later than 5:00 p.m. on Wednesday, November 6, 2024.

Responses to questions will be posted no later than 5:00 pm on Friday, November 8, 2024, on the school website, www.scintillacharteracademy.com

To be considered for acceptance, the proposals shall contain the following minimum information: Firm History and Information, Related Experience, Project Approach, Current Projects, and Proposed Fee.

SEQUENCE OF EVENTS

A tentative schedule and sequence of events to be followed with respect to this RFP is shown below:

October 30, 2024	Release Request for Qualifications - Advertise
November 6, 2024	Deadline for questions
November 8, 2024	Deadline for responses to questions
November 13, 2024	Receipt of RFP submissions by SCA
November 18, 2024	Evaluation by Committee Completed
TBD	If Requested, Presentations by and interviews of the three highest-ranked firms
TBD	Firm Selected by SCA

End of RFP for Construction Management Services