FACILITIES SERVICES
1631 LAFRANCE STREET
ATLANTA, GEORGIA 30307

JERE J. SMITH III, AIA
DIRECTOR OF CAPITAL IMPROVEMENTS
(404) 802-3736
FAX (404) 802-3897
jersmith@atlanta.k12.ga.us

May 9, 2019

Approved APS Construction Managers

Re: Request for Proposals for
Grady High School
Additions and Renovations Project

Ladies and Gentlemen,

The Atlanta Public Schools, Facilities Services Department, Construction Management Team invites you to submit a Construction Management at Risk (CM) Proposal for the **Grady High School Additions and Renovations Project**. The intent of this effort is to establish the conditional project assignment for a Construction Manager and enter into the standard APS Construction Management Agreement with the successful Board approved Construction Manager.

The architect for the project is Cooper Carry, Architects. The planning and design for the project is underway. At this time the construction documents are not yet complete. A project summary description, current facility inventory drawings and proposed concept plans are included for your use in this effort.

The APS Design Guidelines, APS Standard Specifications, APS Bulletins to Design and Construction Professionals, APS Capital Project Expectations and APS standard Construction Management Agreement are located on the APS Web Site at this address: http://www.atlantapublicschools.us//site/Default.aspx?PageID=21562. You may obtain copies of these documents at your discretion and expense.

You should familiarize yourself with the project conditions, requirements, the project description and the described and inferred project scope before making your proposal. Your approach to the design management, construction and schedule for this project should be established at your discretion but must be crafted in such a way to expedite start of construction by January 2, 2020 and complete not later than July 1, 2021.

Your proposal for this project should be based on the information provided, the existing site conditions, your experience as a Construction Manager at Risk, your knowledge of K-12 construction projects, APS construction projects, the APS Design Guidelines and the APS Standard Specifications and your prior commitment to the Atlanta Public Schools as an approved Construction Manager at Risk.

For school system directory information, dial 404-802-3500. The Atlanta Public School System does not discriminate on the basis of race, color, religion, sex, age, national origin, disability, veteran status, marital status, or sexual orientation in any of its employment practices, educational programs, services or activities. For additional information about nondiscrimination provisions, please contact the Office of Internal Resolution, 130 Trinty Avenue, S.W., Atlanta, Georgia, 404-802-2362.

Re: Request for Proposals for
Grady High School
Additions and Renovations Project

Your Construction Management at Risk (CM) proposal must include the following items:

1) Your history of completing similar complex renovation, addition and re-use projects on schedule and within specified budget.
2) Your current workload with APS and others, proposed manpower and potential ability to complete this project.
3) Your provisions for quality control and approach to controlling and correcting deficiencies.
4) Your ability to timely close out a project and response to warranty requests.
5) Your discussion and proposed approach to the project based the APS schedule that includes design completion, permitting, construction phasing, identification of potential project impediments and proposed solutions, proposed logistics plan, temporary facilities, security, furnishing, close-out, etc.
6) The resumes of personnel assigned to the project and their potential ability to satisfactorily complete the project.
7) The resume of the Site Superintendent and their potential ability to satisfactorily complete the project.
8) Your proposed costs for your General Conditions and Fee for the project.
9) Your unqualified statement of agreement to execute the standard APS Construction Management Agreement as written with no changes.

Your proposal must be for a “total project”, based on the standards cited above, and must represent the “highest intent” or “worst case” as inferred by the documents. It is expected that you will execute the APS standard Construction Management Agreement as written with no amendments and perform the entire scope of the project inferred and described including all of the duties described by the for an amount not to exceed the Stated Cost Limitation which is anticipated to become the accepted Guaranteed Maximum Price (GMP). We expect that the delivery method and costs that you present will result in the best value for the Atlanta Public Schools.

Note that APS may direct that this project be packaged, advertised and publicly bid according to the Atlanta Public Schools and the Georgia DOE processes and requirements. In order for us to give any serious consideration to your proposal, your approach, schedule, GC and Fee proposal must be thorough, complete and represent your binding commitment to Atlanta Public Schools to complete the project for the Stated Cost Limitation which will become your contract amount. Formal contract award will be based on your GMP and will be contingent on available funding and the approval of the Atlanta Board of Education (Board).

Your Construction Management at Risk (CM) proposal will be reviewed and evaluated based on the following criteria:

1) Your history of completing similar complex renovation, addition and re-use projects on schedule and within specified budget.
2) Your current workload with APS and others, proposed manpower and potential ability to complete this project.

3) Your provisions for quality control and your approach to controlling and correcting deficiencies.
4) Your ability to timely close out a project and response to warranty requests.
5) Your discussion and proposed approach to the project based the APS schedule that includes design completion, permitting, construction phasing, identification of potential project impediments and proposed solutions, proposed logistics plan, temporary facilities, security, furnishing, close-out, etc.
6) The resumes of personnel assigned to the project and their potential ability to satisfactorily complete the project.
7) The resume of the Site Superintendent and their potential ability to satisfactorily complete the project.
8) Your proposed costs for your General Conditions and Fee for the project.
9) Your unqualified statement of agreement to execute the standard APS Construction Management Agreement as written with no changes.

A review and evaluation of your proposal will only be for the purpose of determining qualifications for conditional assignment to a project. The Atlanta Public Schools Construction Management Team reserves the right to reject any and all proposals. Conditionally assigned Construction Managers will be expected to perform all pricing, value engineering, design participation and document constructability reviews at various intervals consistent with the Atlanta Public Schools Construction Management Team standard policies, procedures and standard APS Construction Management Agreement.

Three (3) paper copies and one (1) electronic copy of your proposal should be submitted to the offices of the Atlanta Public Schools, Facilities Services Center, 1631 LaFrance Street, Atlanta, Georgia 30307, by 2:00 pm, Tuesday, June 11, 2019. A pre-proposal briefing will be held at the offices of the Atlanta Public Schools, Facilities Services Center, 1631 LaFrance Street, Atlanta, Georgia 30307, at 10:00 am, Thursday, May 16, 2019.

Please do not contact the principal or any school administrator directly. If you have any questions contact the APS Project Manager is Danny Gutlay, at 404 802-3721. If you have any additional questions please contact me at 404 802-3736. Thank you for your interest and participation in the APS Capital Improvement Program.

Sincerely,

Jere J. Smith III, AIA
Director of Capital Improvements

xc: Alvah Hardy, Danny Gutlay, Cherrie Wutke

Atlanta Public Schools

Facilities Services Department May 9, 2019

Construction Management Team

Grady High School – Additions and Renovations Project

The successful construction manager will be expected to provide all services included in the standard APS Contract for Construction Management services for additions and renovations at the following school.

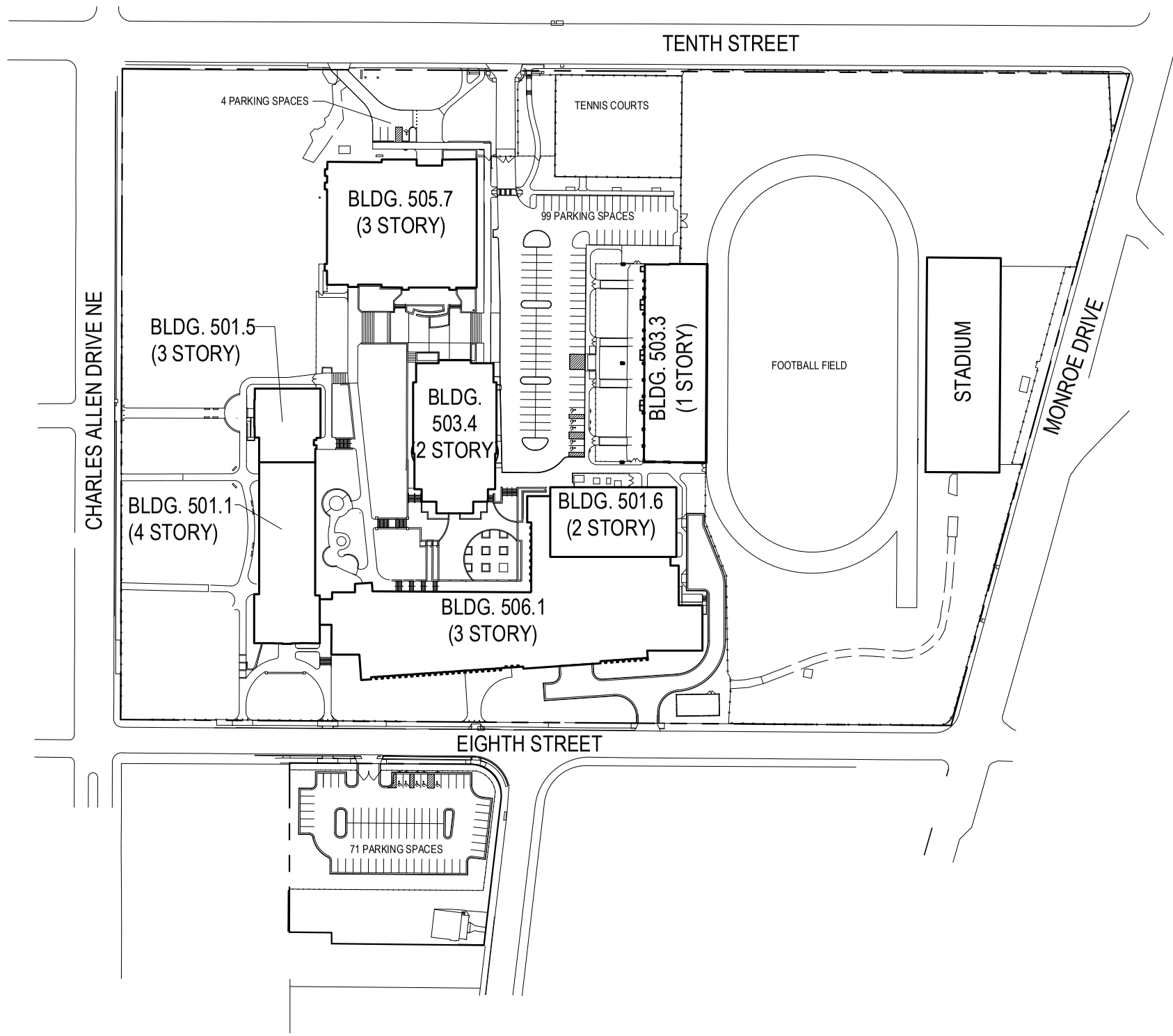
Grady High School
929 Charles Allen Drive, NE
Atlanta, Georgia 30309

The Atlanta Public Schools seeks to improve the function and appearance of the Grady High School facility. The basic program for the project to be responded to may include but may not be limited to the items listed below. Some changes to the classroom layout, function or relationship to other spaces or changes to the building infrastructure or major systems may be added as the planning process moves forward.

- Classroom and support space addition
- Roofing replacement
- Upgrades to and reorganization of classrooms, support and administrative spaces to best support the educational programs
- Door, window and hardware upgrades
- Electrical, HVAC and plumbing upgrades
- Exterior and interior finish upgrades
- Data, voice, video upgrades
- Life Safety systems upgrades
- Interior and exterior signage upgrades
- CCTV, security and access control upgrades
- Furniture and casework upgrades
- Site upgrades including traffic and parking improvements
- Improved identity of main / public entry and bus / carpool entry
- Improved bus, carpool drop-off and pedestrian access and flow
- Improved ADA accessibility
- Elevator improvements
- Landscaping and hardscape improvements
- New monument sign
- Students will remain on site for the project duration
- The installation of temporary classroom and support facilities will be necessary and included in the project scope.
- Construction Budget is approximately $34,000,000
- See the most recent Needs Assessment Report at the link noted below

https://www.atlantapublicschools.us/cms/lib/GA01000924/Centricity/Domain/4657/Grady%20High%20School.pdf

GADOE SQUARE FOOTAGE	
EXTERIOR:	140,639 SF
INTERIOR:	253,095 SF



SITE PLAN

0 75' 150' 300'

SCALE: 1"=150'

NORTH

ATLANTA PUBLIC SCHOOLS

Making A Difference

Atlanta Public Schools
Facilities
Service Center
1631LaFrance Street, N.E.
Atlanta, Georgia 30307

Facility:

GRADY HIGH SCHOOL

929 Charles Allen Dr., NE
Atlanta, Georgia 30309

Georgia DOE Facility Number:

4560

IUs:	68
FTE:	1275
Site Area:	19.5 Acres
Total Building Area:	253,095 s.f.

DOE Building Number:	Date Occupied
501.1	1924
503.4	1938
503.3	1949
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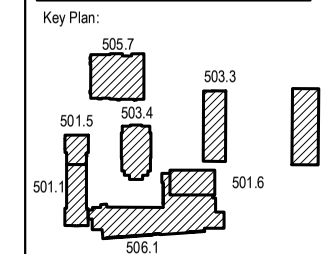
Key Plan:



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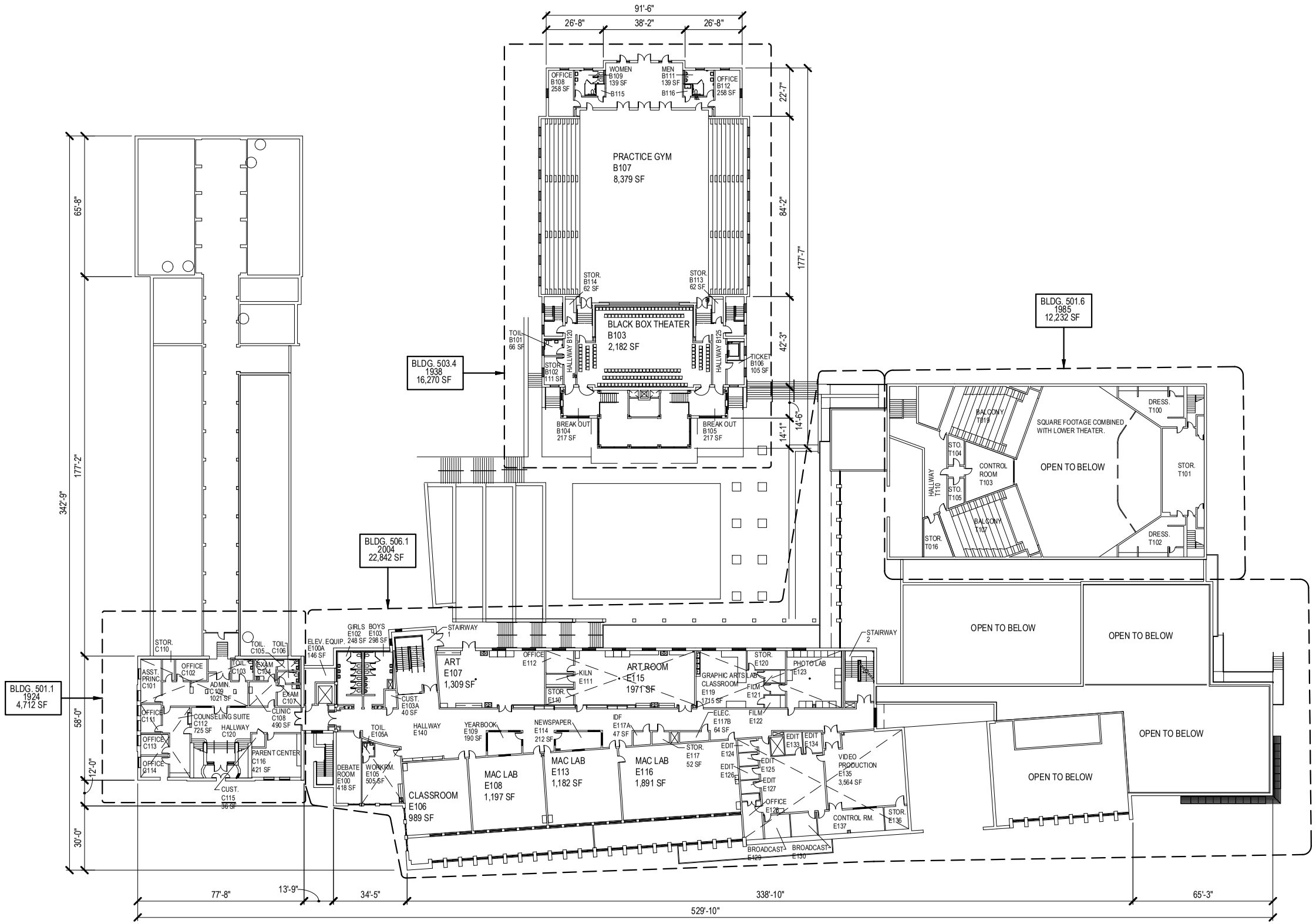

FIRST FLOOR PLAN - CLASSROOM

NORTH

0 25' 50' 100'

SCALE: 1"=50'

ATLANTA PUBLIC SCHOOLS

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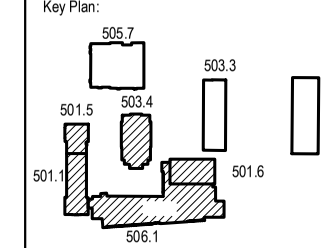

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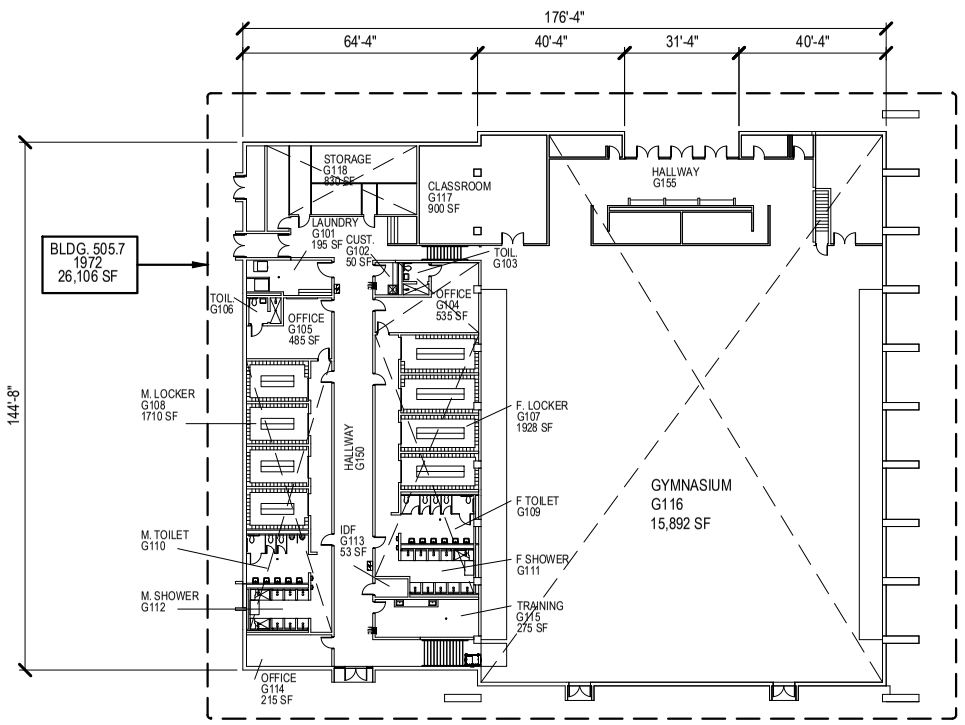

FIRST FLOOR PLAN - GYMNASIUM

0 25' 50' 100'

SCALE: 1"=50'

NORTH

ATLANTA PUBLIC SCHOOLS

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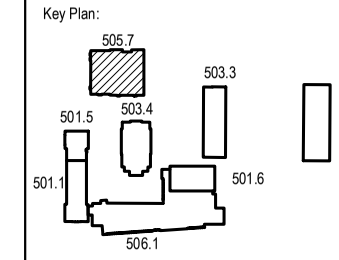

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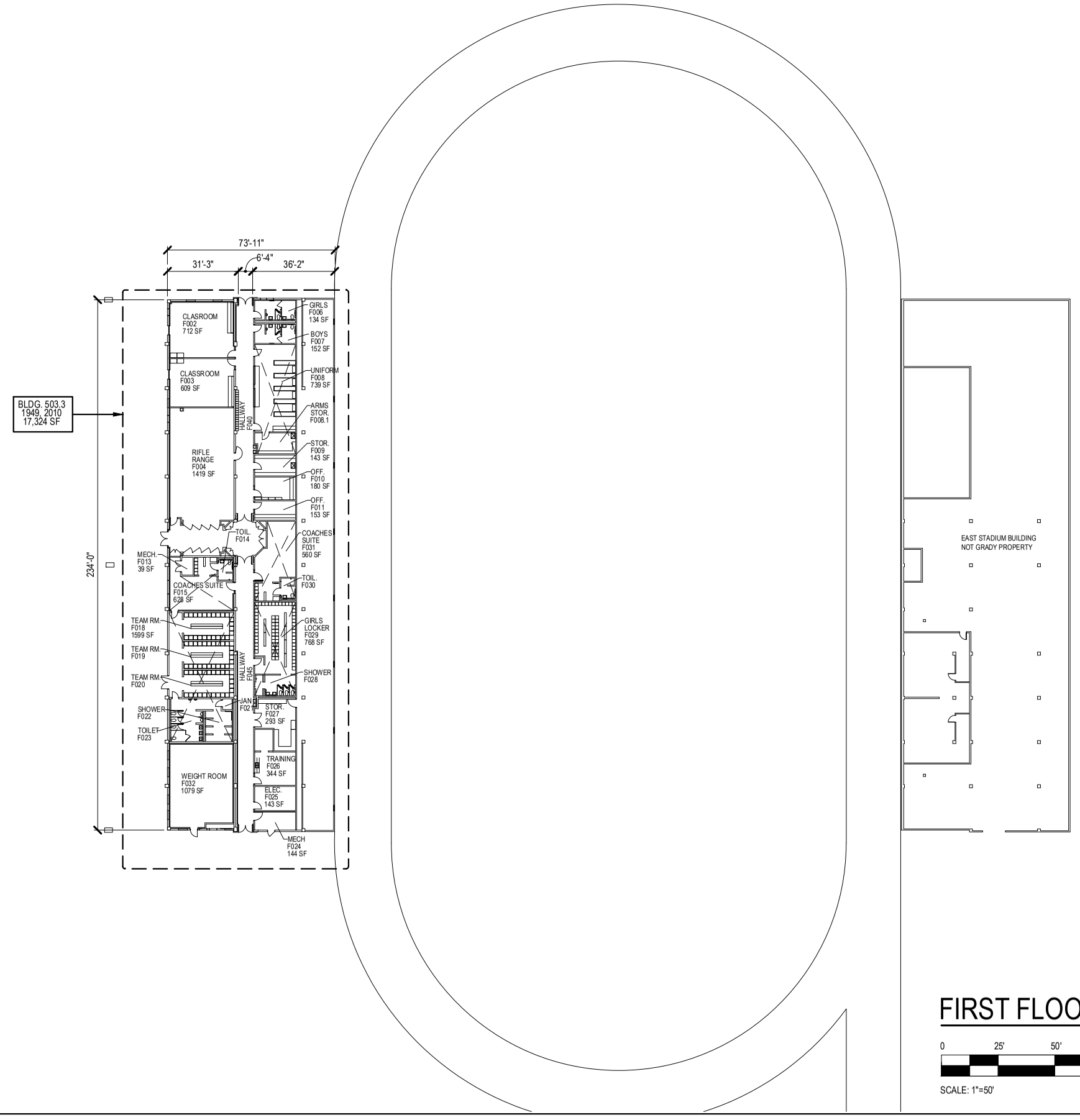

FIRST FLOOR PLAN - STADIUM

0 25' 50' 100'

SCALE: 1"=50'

NORTH

ATLANTA PUBLIC SCHOOLS

Making A Difference

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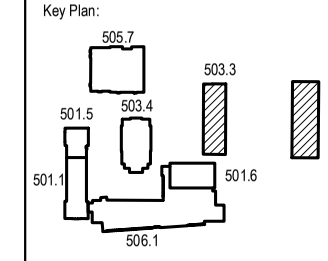

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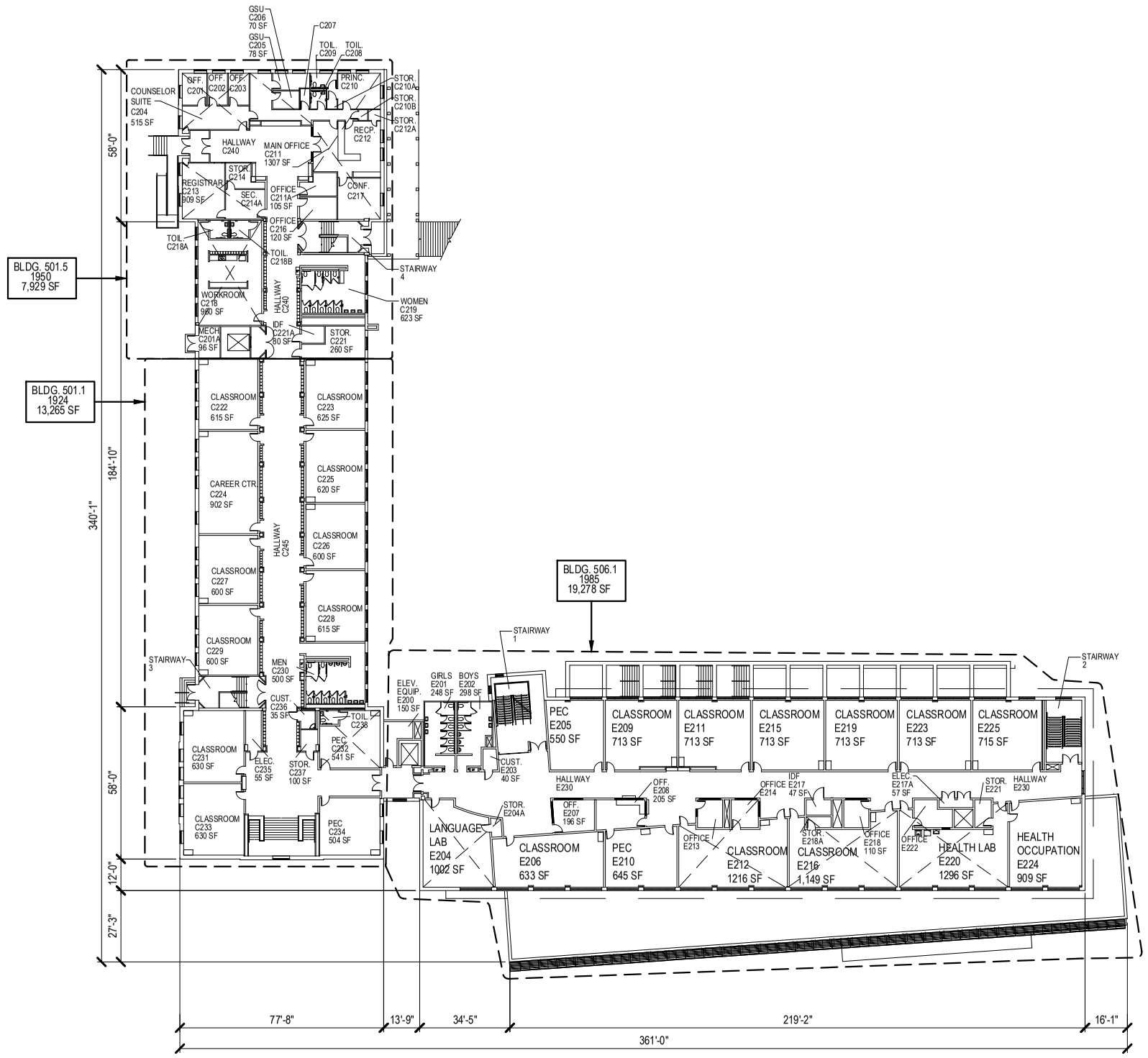

SECOND FLOOR PLAN - CLASSROOM

0 25' 50' 100'

SCALE: 1"=50'

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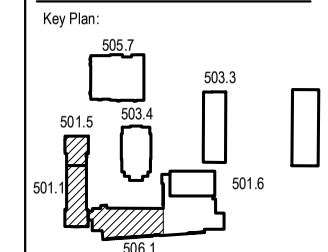

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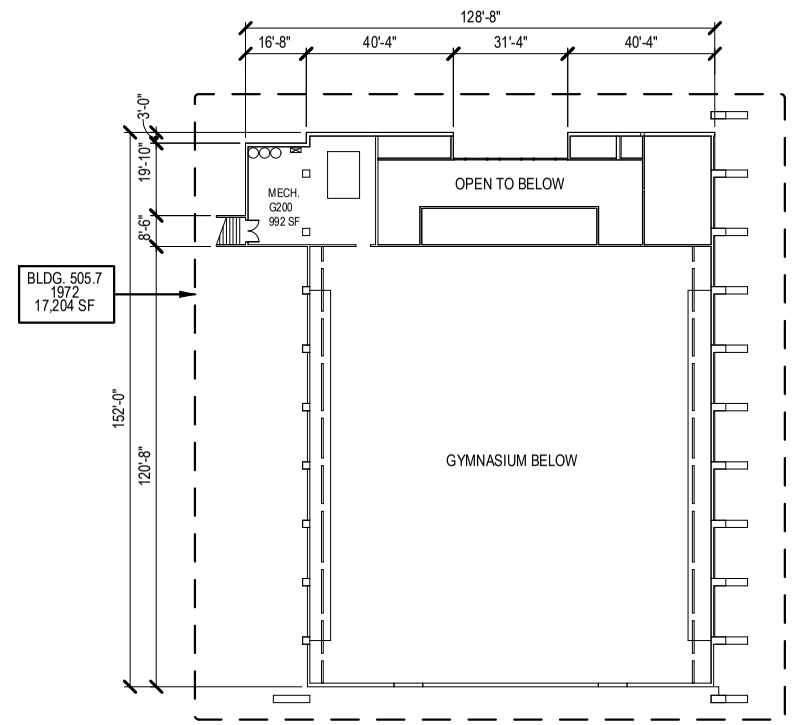

SECOND FLOOR PLAN - GYMNASIUM

0 25' 50' 100'

SCALE: 1"=50'

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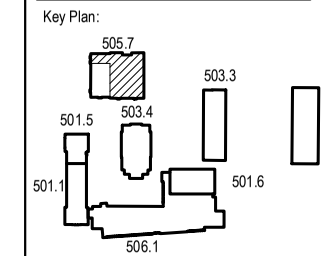

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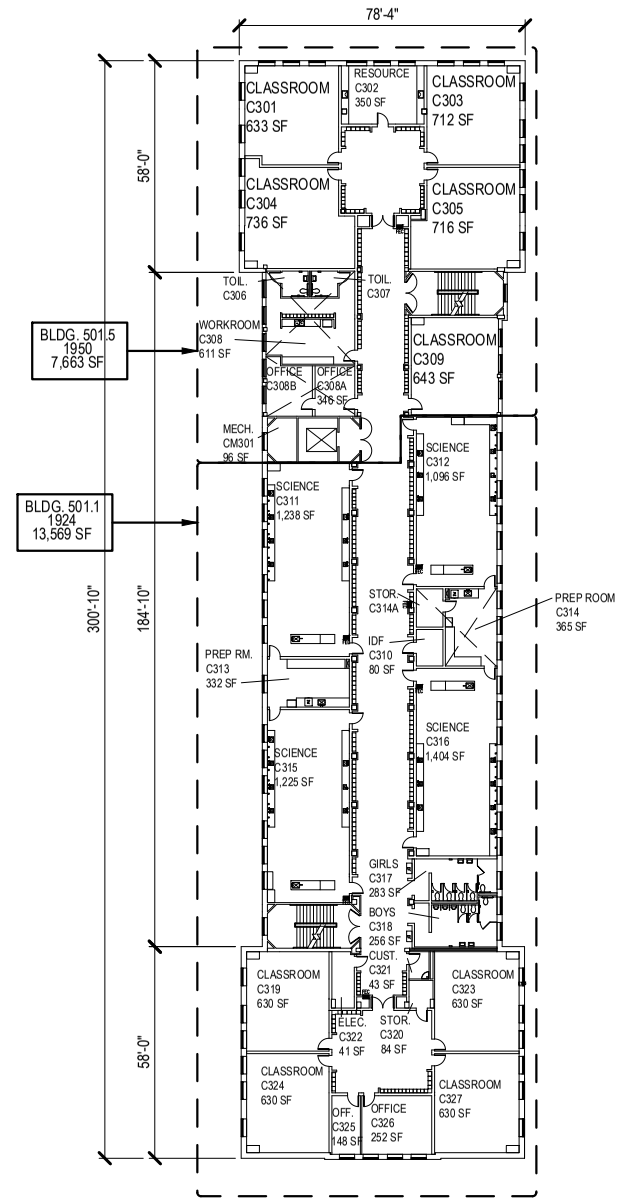

THIRD FLOOR PLAN

0 25' 50' 100'

SCALE: 1"=50'

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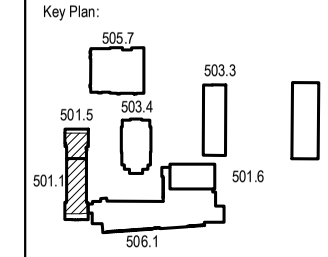

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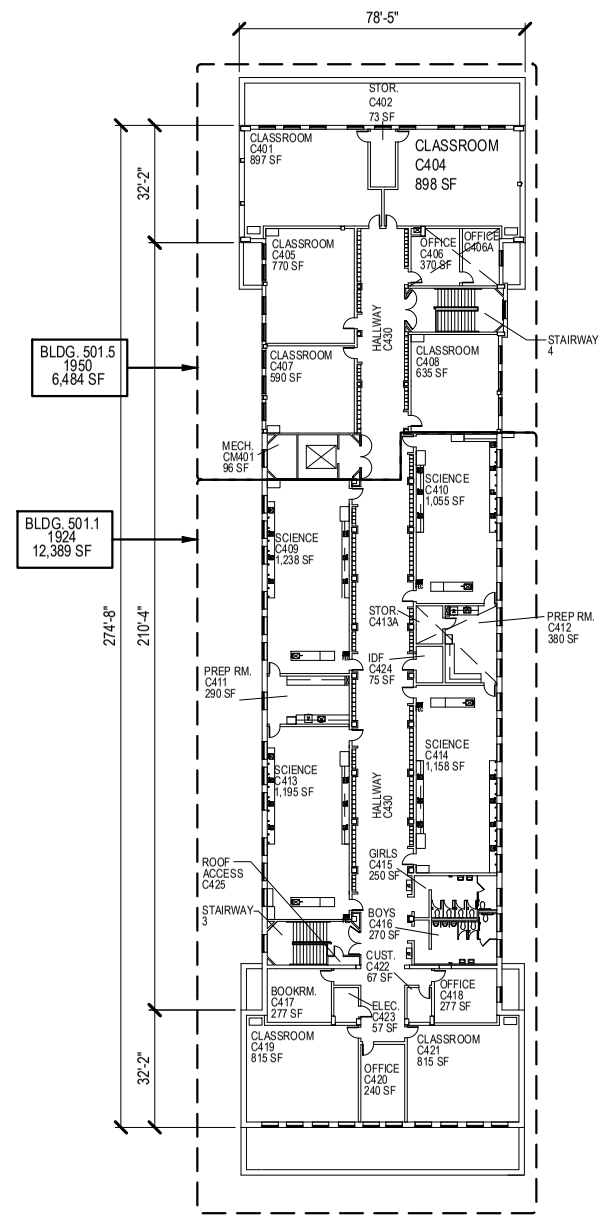

FOURTH FLOOR PLAN

0 25' 50' 100'

SCALE: 1"=50'

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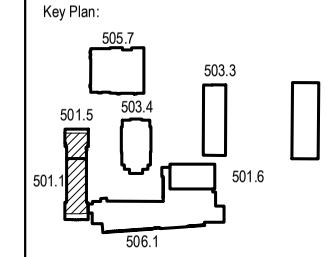

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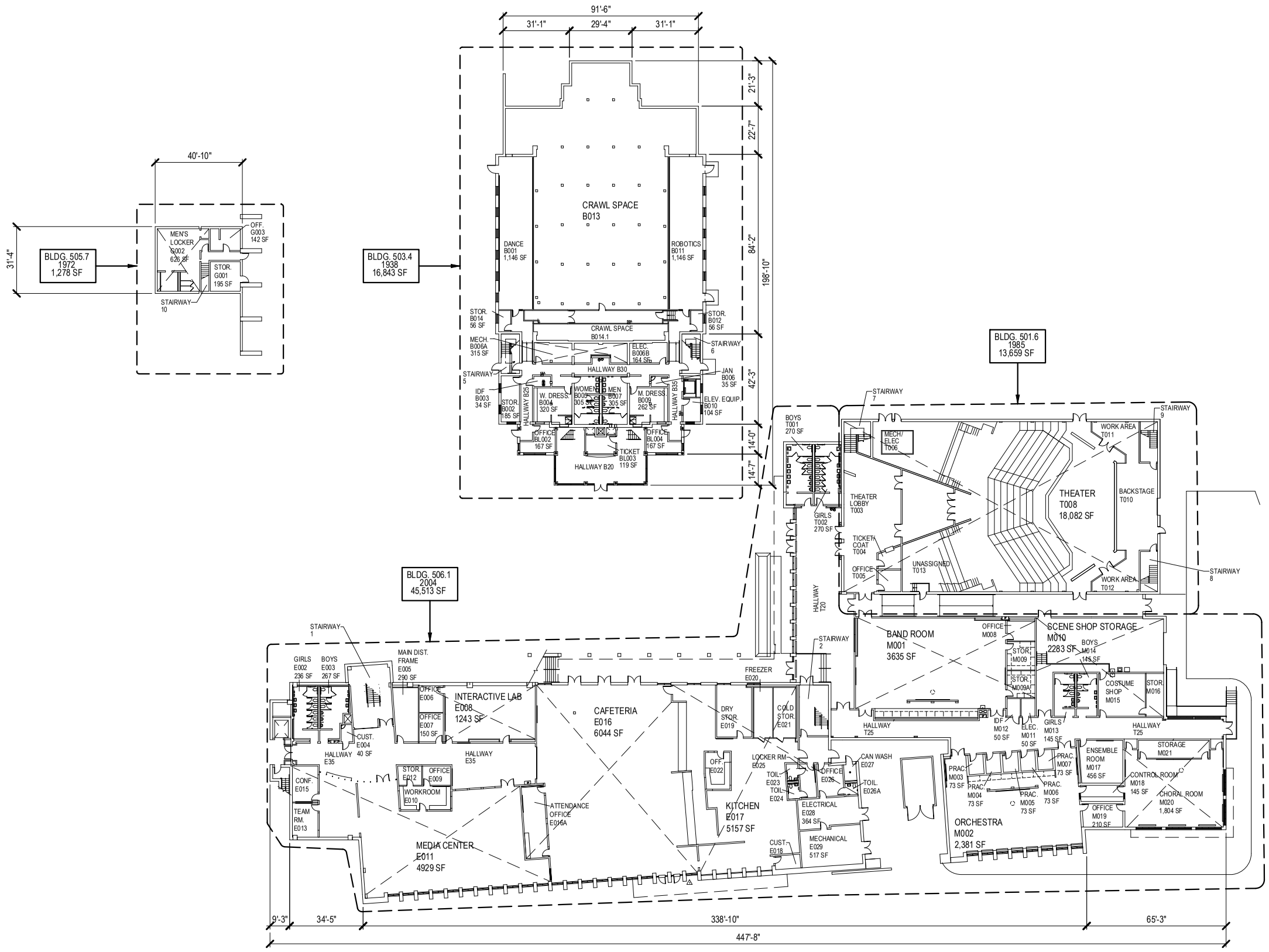

GROUND FLOOR PLAN

0 25' 50' 100'

SCALE: 1"=50'

NORTH

ATLANTA PUBLIC SCHOOLS

Making A Difference

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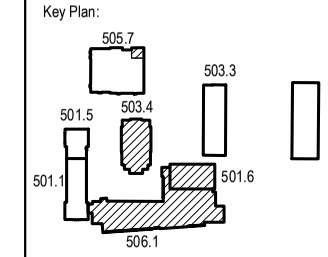

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Sheet Title:

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Sheet Number:

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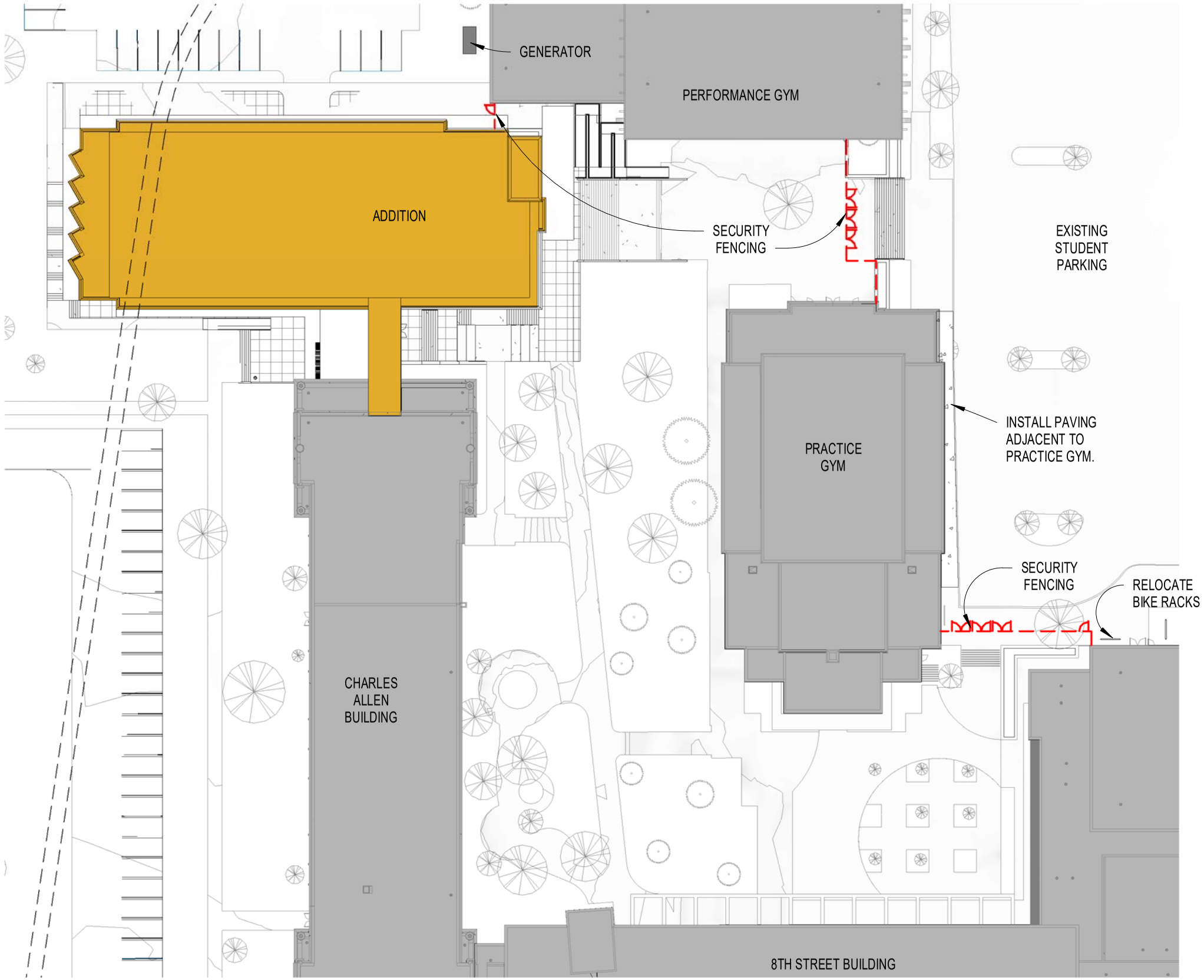


PROJECT N° 20180083 | 05/14/2019

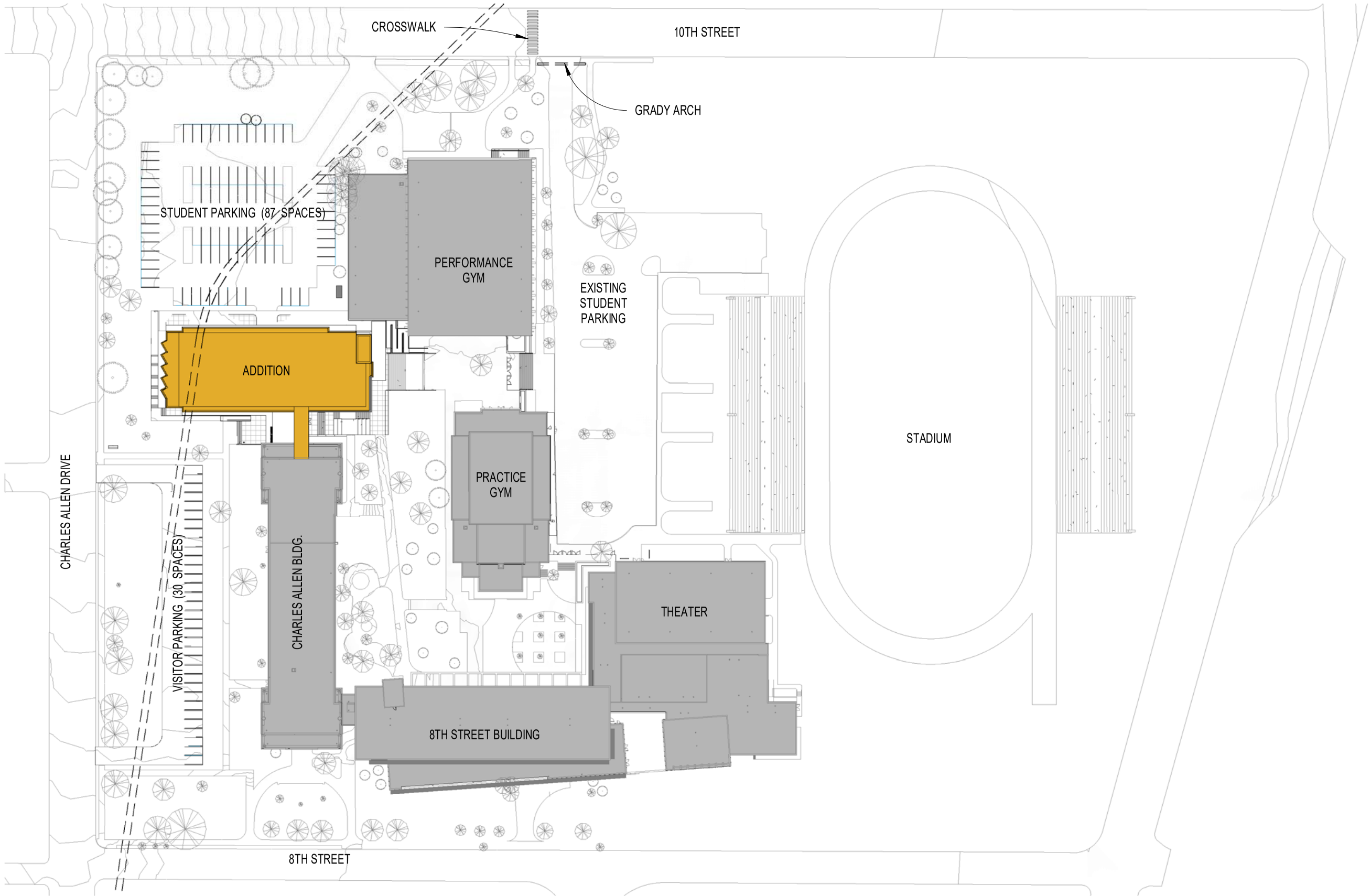
SITE DETAILS

GRADY HIGH SCHOOL ADDITION + RENOVATION

929 CHARLES ALLEN DR. NE
ATLANTA, GA 30309

COOPER CARRY

© 2019 COOPER CARRY, Inc.,191 Peachtree Street NE, Suite 2400, Atlanta, Georgia 30303 Tel. 404-237-2000 Fax 404-237-0276



PROJECT N° 20180083 | 05/14/2019

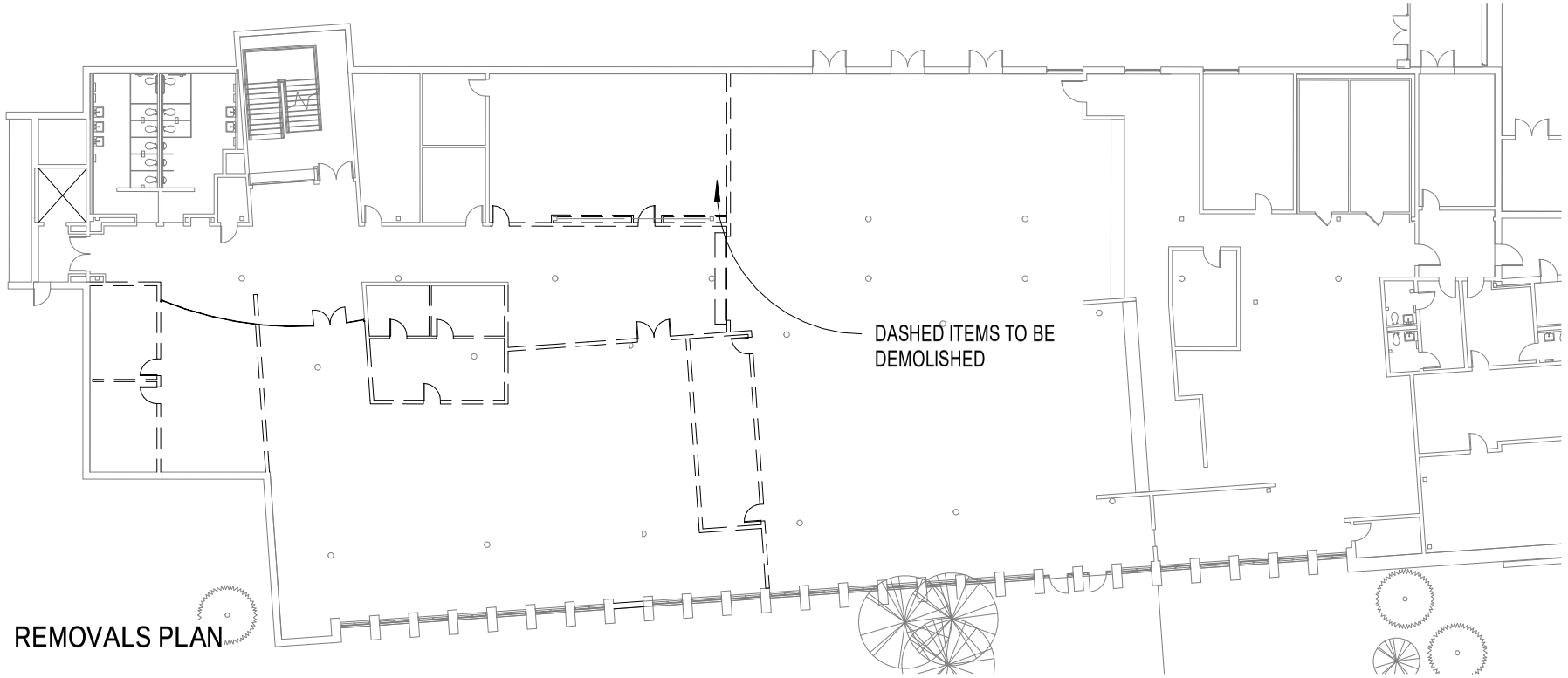
SITE PLAN

GRADY HIGH SCHOOL ADDITION + RENOVATION

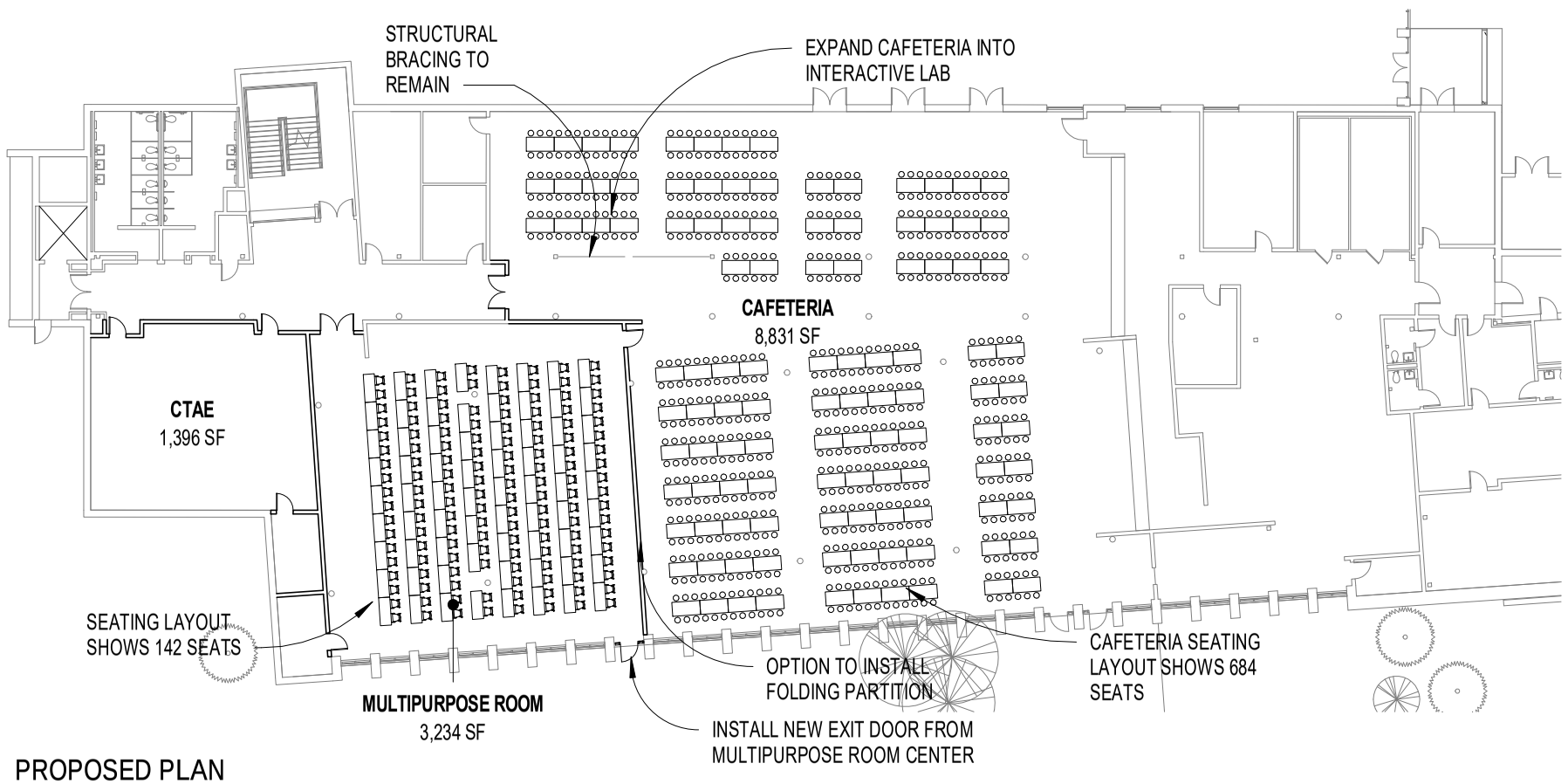
929 CHARLES ALLEN DR. NE
ATLANTA, GA 30309

COOPER CARRY

© 2019 COOPER CARRY, Inc.,191 Peachtree Street NE, Suite 2400, Atlanta, Georgia 30303 Tel. 404-237-2000 Fax 404-237-0276



REMOVALS PLAN



PROPOSED PLAN

PROJECT N° 20180083 | 05/14/2019

EX. GROUND FL.- 8TH ST. BLDG.

8 15 30 60

GRADY HIGH SCHOOL ADDITION + RENOVATION

929 CHARLES ALLEN DR. NE
ATLANTA, GA 30309

COOPER CARRY

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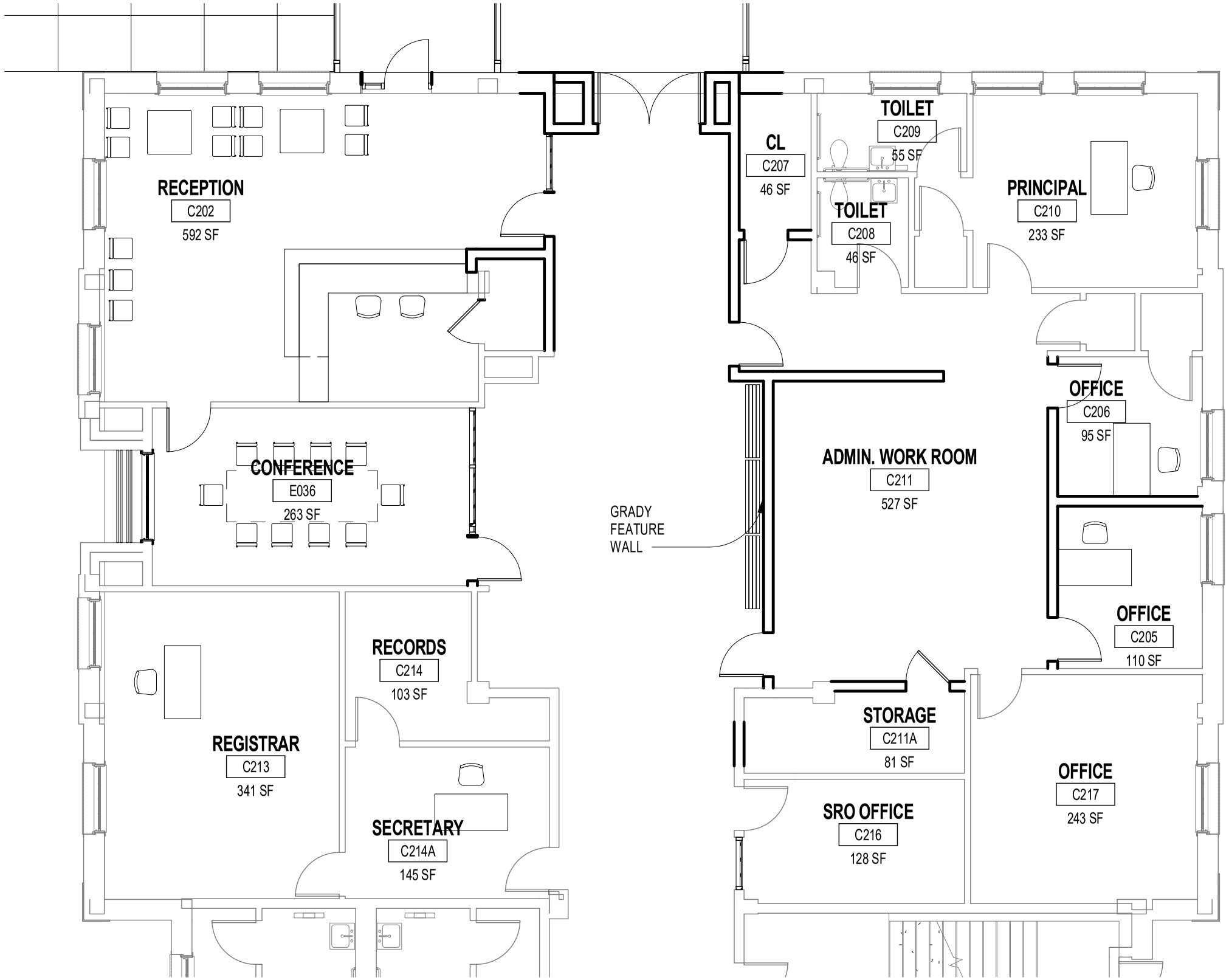

PROJECT N° 20180083 | 05/14/2019

ADMIN RENOVATION

13 25 50 100

GRADY HIGH SCHOOL ADDITION + RENOVATION

929 CHARLES ALLEN DR. NE
ATLANTA, GA 30309

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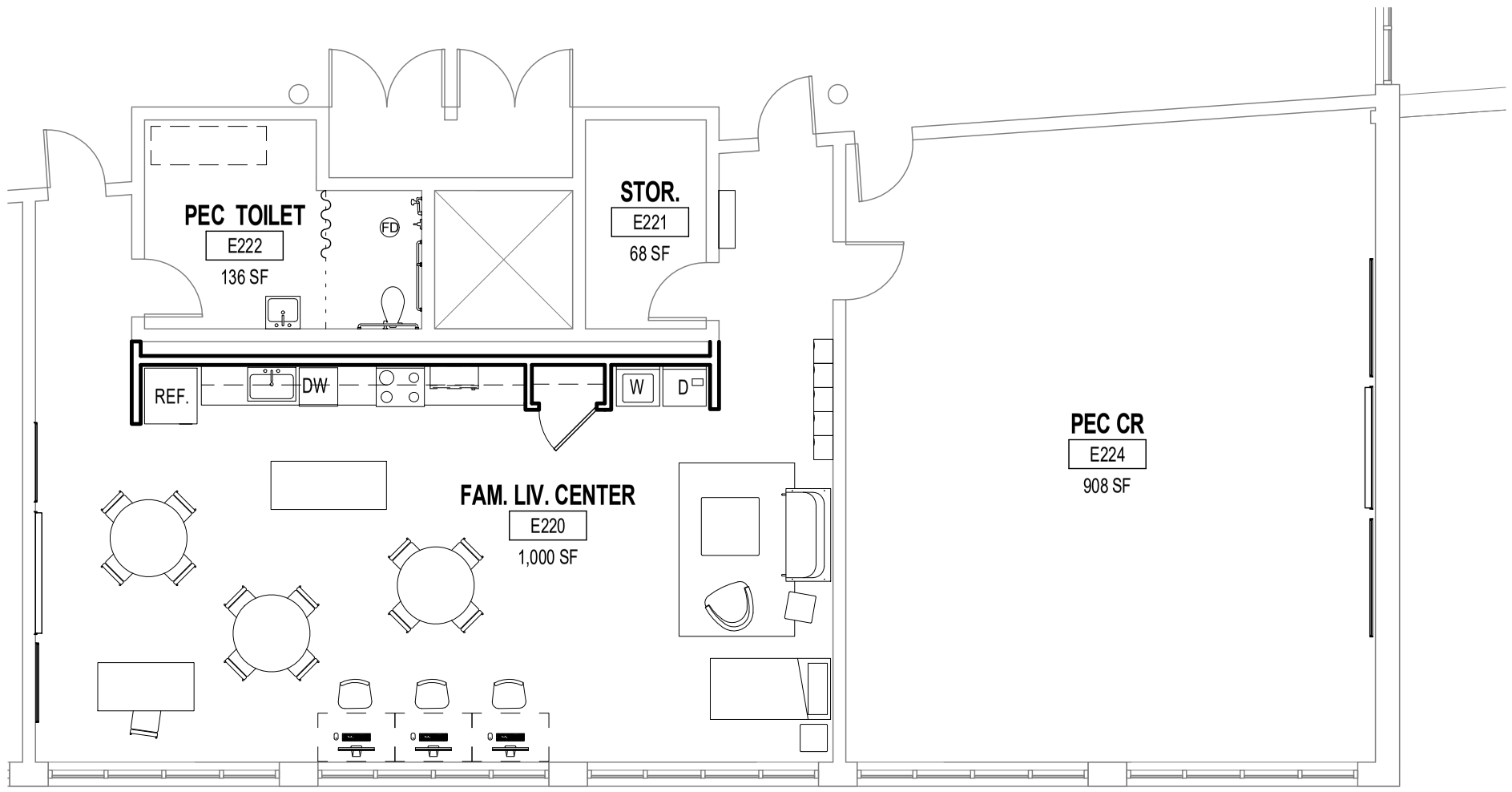

PROJECT N° 20180083 | 05/14/2019

RENOVATION - 8TH ST. BLDG. - FAMILY LIVING CENTER

GRADY HIGH SCHOOL ADDITION + RENOVATION
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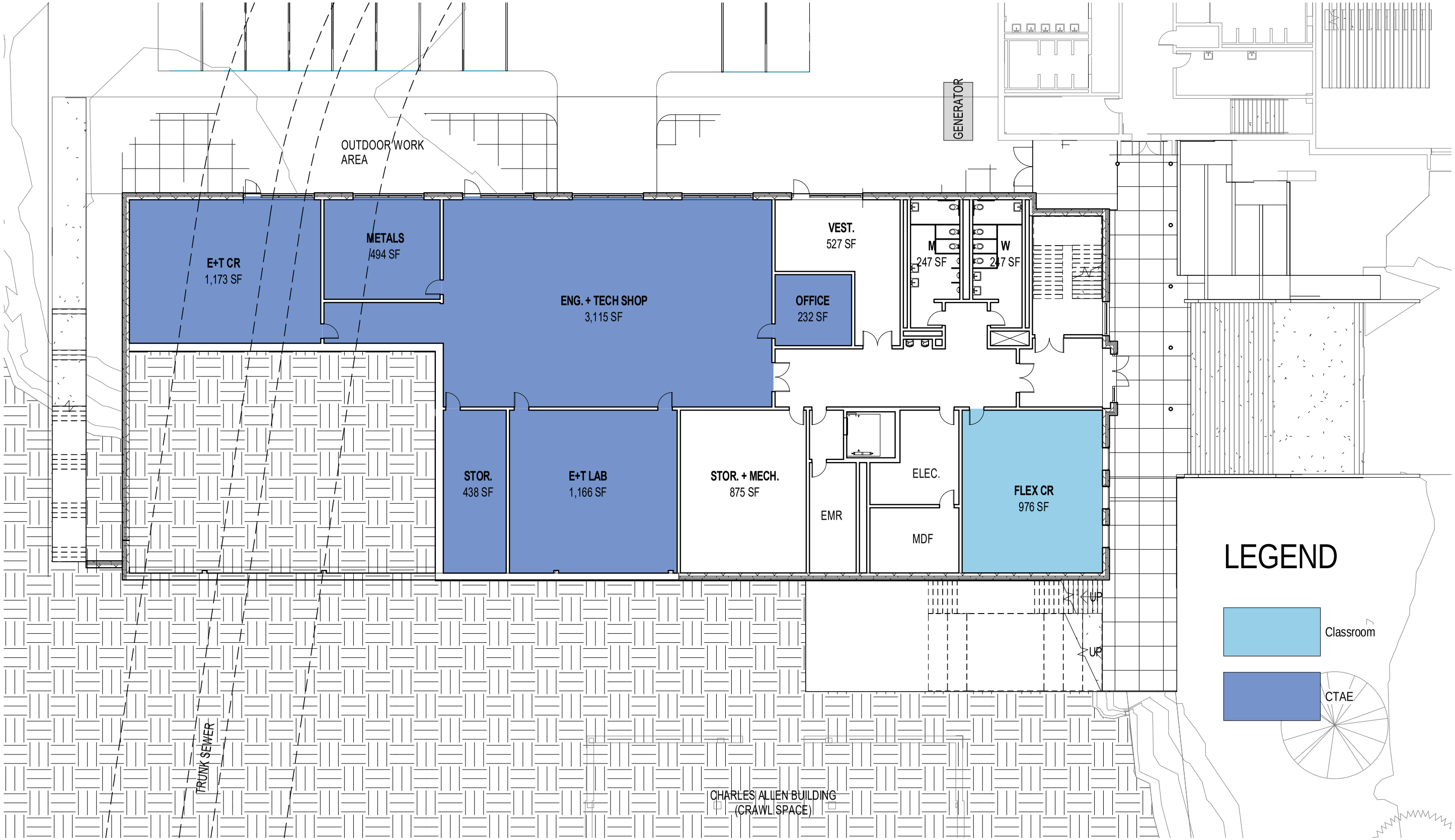

PROJECT N° 20180083 | 10/24/18

ADDITION - GROUND FLOOR PLAN

5 10 20 40

GRADY HIGH SCHOOL ADDITION + RENOVATION

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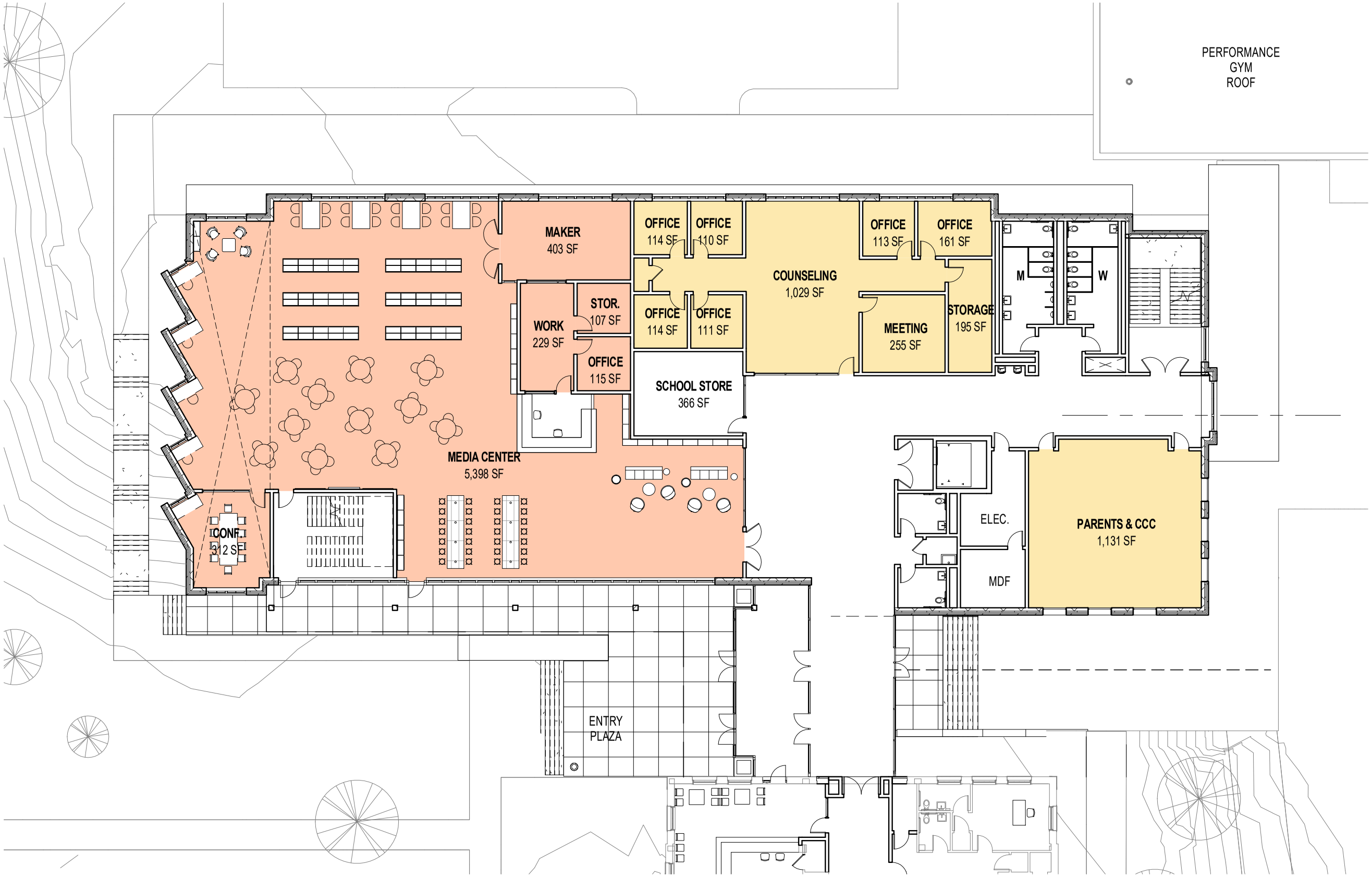

LEGEND

Admin + Office

Media Center

PROJECT N° 20180083 | 10/24/18

ADDITION 2ND FLOOR PLAN

8 15 30 60

GRADY HIGH SCHOOL ADDITION + RENOVATION

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LEGEND

Admin + Office

Classroom - SOCS

PROJECT N° 20180083 | 10/24/18

ADDITION THIRD FLOOR PLAN

8 15 30 60

GRADY HIGH SCHOOL ADDITION + RENOVATION

929 CHARLES ALLEN DR. NE
ATLANTA, GA 30309

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PROJECT N° 20180083 | 03/12/2019

ADDITION 4TH FLOOR PLAN

5 10 20 40

GRADY HIGH SCHOOL ADDITION + RENOVATION
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