

ADVERTISEMENT:

**REQUEST FOR PROPOSAL FOR
DESIGN BUILD SERVICES FOR FACILITY PROJECTS
FOR
Ninth District Opportunity, Inc.**

Ninth District Opportunity will receive proposals for Design/Build services for certain facility projects.

Copies of the RFP and current scope of projects are available by mailing or emailing a request for same to:

D/B RFP NDO
Attention: Kay Laws
Ninth District Opportunity
308 Spring Street, SE
Gainesville, Georgia 30501
Email: kay.laws@ndo.org

Ninth District Opportunity reserves the right to reject any and all proposals and to waive technicalities.

ISSUED March 14, 2022

- Sealed Bids Accepted from 03/14/2022 through 03/25/2022 at 1:00pm
- Mandatory Walk-thru: Friday, 03/18/2022 at 10:00am on site at E.E. Butler, email contact adrian.niles@gcssk12.net
- Deadline for Emailed Questions Only – kay.laws@ndo.org 03/23/2022 at 1:00pm
- Proposal Opening: 03/28/2022 at 3:00pm at a Closed Session
- Recommendation for Board Approval:

NINTH DISTRICT OPPORTUNITY, INC.

308 Spring Street, SE

Gainesville, GA 30501

**REQUEST FOR PROPOSAL
FOR
DESIGN/BUILD SERVICES**

INTRODUCTION

Ninth District Opportunity (NDO) desires to retain the services of a professional Construction Design/Build (D/B) firm for the design and construction of the facility projects described below. **Ninth District Opportunity shall have the right to terminate the relationship with the construction firm at any time without cause.**

1. Additions and Renovations to E.E. Butler Center

To qualify for consideration, a firm must be prepared 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 phases of the project.

The services to be performed by the D/B will have as their objective the efficient, economical, and timely design and delivery of the project, 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 and construction phase as well as design services in project design, planning, 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 NDO that the successful D/B will provide the required services per Attachment A. It is further the intent of NDO that the successful D/B will provide a Guaranteed Maximum Price (GMP) for the cost of the construction of the project.

1. Provide Performance and Material and Labor Payment Bonds in the amount of 100% of the GMP.
2. Individual Trade Contracts will be between the D/B and the Trade Contractors, subject to NDO approval.
3. The D/B will not perform any portion of the project with its own forces except as may be mutually agreed to by NDO and the D/B.
4. The D/B will be “at risk” in the proposed undertaking and will be responsible for completing the project within the GMP.
5. Should the final cost of the project be less than the GMP, all savings shall revert to NDO.
6. An agreed percentage of pay applications will be held in retention.
7. NDO shall have the authority to suspend or terminate performance of the project.
8. The D/B will share with NDO the calculations and assumptions on which the D/B’s proposed GMP is based.
9. The D/B will comply with E-Verify and must submit construction affidavit with proposal.
10. The requirements of this RFP and proposals submitted in response, as agreed to by the Board, shall be incorporated into the contract for services.
11. Respondents agree to waive any claims they have or may have against NDO, its employees, agents, members, representatives and legal counsel, arising out of or in connection with the: (1) administration, evaluation, recommendation or selection of any proposal or qualifications; (2) waiver of any representations under the proposal or documents; (3) approval or rejection of any proposal or qualifications; and (4) award of a contract.

LIST OF REPRESENTATIVE SERVICES TO BE PROVIDED BY THE D/B

Project Planning

The D/B is expected to work with NDO to plan the project to include:

1. Reviewing ideas and suggestions offered by NDO with regard to feasibility or constructability.
2. Evaluate designs with respect to constructability issues.
3. Evaluate value-engineering opportunities.

Bidding and Awarding Phase

1. Arrange bid packages.
2. Develop requirements to assure time, cost and quality control during construction.
3. Provide a provisional construction schedule.
4. Identify bidders and generate bidder interest.
5. Schedule and conduct pre bid conferences if needed.
6. Advertise and distribute bidding documents.
7. Monitor bidder activity.
8. Review and analyze bids and recommend awards.
9. Update schedule.

Construction Phase

1. Maintain on-site staff for construction activities.
2. Establish and maintain coordinating procedures.
3. Develop and maintain a detailed schedule including delivery, approvals, inspection, testing, construction and occupancy.

4. Conduct and record job meetings.
5. Prepare and submit change order documentation for from NDO.
6. Maintain a system for review and approval of shop drawings.
7. Maintain records and submit routine reports to NDO.
8. Maintain quality control and ensure conformity to contract documents.
9. Provide cost control through progress payment review and verification according to the approved schedule and contract amounts.
10. Coordination of post completion activities, including the assembly of guarantees, manuals and NDO's final acceptance.

SELECTION OF D/B

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

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. Responses from at least three (3) references for whom the proposer has performed services;
3. Composition and qualifications of the persons designated to form the proposer's staff for the services required under the RFP.

Evaluations will be performed by NDO. Following completion of the initial evaluations NDO will select the best qualified D/B Firm.

After evaluations, the committee will identify the D/B firm it will recommend based on information contained in the proposal, reference analysis and interviews, if required. Fees, general conditions and reimbursables will be negotiated with the selected firm. If negotiations fail the second ranked firm will be considered. NDO 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 beginning March 14, 2022 through March 25, 2022 at 1:00pm. To be accepted, all proposals are to be submitted, in sealed packages marked "Response to D/B RFP". 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. **Seven (7)** copies of the proposal should be sent or delivered to:

D/B RFP NDO
Attention: Kay Laws
Ninth District Opportunity
308 Spring Street, SE
Gainesville, Georgia 30501
Email: kay.laws@ndo.org

Questions concerning the RFP should be EMAILED to Kay Laws at kay.laws@ndo.org

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 & Information

Briefly describe your firm, its officers and executive management. Furnish an organizational chart for your firm specifically indicating those who will be involved in this program.

2. Related Experience

Provide a list of all projects completed in the past (5) years within 50 miles of Hall County and specifically identify the four (4) most recent completed Design/Build construction projects on the list.

3. Project Approach

Provide a brief outline and description of your firm's approach for a program of this nature.

4. Bonding Information

- Provide the name, address, telephone number and contact for your surety and bonding agent.
- List your total bonding capacity and the total value of all projects currently under construction.

5. Financial Information

Provide information about the company in sufficient detail to allow its financial strength and credit worthiness to be evaluated.

6. Claims History

List all litigations, arbitrations and mediations in which the firm has been involved in the past five (5) years. This involves claims for more than \$50,000 made by an owner against the firm or by the firm against the owner and indicates the disposition of each such claim, the name of the owner and the nature of the claim.

7. Current Projects

List all major projects with which the firm is currently involved and identify the firm's role on the project (e.g. general contractor, construction manager).

SEQUENCE OF EVENTS

To be scheduled with D/B Firm and NDO.

Attachment A

E. E. Butler Renovation Project

Main/Upper Level

Doors

- Replace all doors and hardware (Interior/ Exterior)
- Exterior doors with card readers

Hallways

- Paint
- LVT flooring (remove VCT)
- New Ceiling tile and grid
- New light fixers (LED)

Classrooms (A and B – 684 sq. ft. each, C – 768 sq. ft.)

- Paint
- LVT flooring (remove VCT)
- New Ceiling tile and grid
- New light fixtures (LED)

Restrooms

- Total renovation
- New fixtures
- New partitions
- New Ceiling Tile and grid
- New light fixtures (LED)
- New Ceramic tile flooring

Concession Area (119 sq. ft.)

- New countertops
- New casework
- New Ceiling tile and grid
- Paint

Lower Level:

Doors

- Replace all doors and hardware (Interior/ Exterior)

- Exterior doors with card readers

Lower Level (cont.)

Gymnasium

- Gym floor – New flooring (#2 pine)
- New graphics (graphic layout to be provided)
- 4 retractable goals (2 main court, 2 side court) to include goals and backboards
- Remove/demo existing bleachers
- Install new plastic bleachers, 3 sections
- Paint entire gymnasium
- Replace gym windows
- Replace Gym Lighting (LED)

Storage Rooms (A – 343 sq. ft., B – 308 sq. ft.)

- Total Renovation
- Paint walls
- Lighting (LED)
- Polish Concrete floors

Mechanical Room (283 sq. ft.)

- Paint walls
- Lighting (LED)
- Polish Concrete Floor

Existing men's/women's locker rooms, restrooms and shower areas

- Demo existing areas
- Convert to men's/women's restrooms (Center) of Room, bleacher wall
- Build conference room (463 sq. ft.) adjacent to restrooms
- Conference room to include carpet tile flooring, and window.
- Create office suite consisting of 5 offices on back wall, (Lighting, walls, Carpet Tile, Ceiling Tile and grid, etc.)
- Create adequate storage space

Existing storage/boiler room

- Create new reception area
- New carpet tile/flooring
- New ceiling tile and grid
- New lighting (LED)
- Paint Walls

End of RFP for D/B