

**SECTION 00021  
REQUEST FOR PROPOSALS  
RFP 09-18**

The project is to be constructed in multiple stages so that the existing school may remain operational. Preliminarily, Cobb County School District is providing temporary modular classrooms to replace the classrooms in the existing classroom (5010) and auxiliary gymnasium (5020) buildings. This work is to be completed under a separate contract in Spring 2018. Stage 1A of these documents includes the enabling work required to make the campus functional during the Stage 1B construction. Stage 1A (Summer 2018) consists of site work required for access to the temporary modular classrooms, construction of a temporary attendance/ guidance office, site modifications for bus and car access, and utility/ systems modifications required to keep remaining buildings functional. Stage 1B includes the demolition of the existing classroom (5010) and auxiliary gymnasium (5020) buildings; construction of the new classroom building designed to house Administration, General and Science Classrooms, and CTAE; construction of a separate Automotive Technology and Construction Technology wing; and modifications to the student drop-off/ visitor parking area at the Favor Road entrance. Stage 1C (Summer 2019) includes partial renovation of the existing Media Center and construction of a temporary wall; and ADA upgrades to the existing Baseball Field Facilities/ site area. Stage 1D (Summer 2020) involves additional renovations to the existing Media Center, including removal of temporary wall; modifications and finish material replacement in Building 5110; and painting of all existing buildings to remain. The final stage of work, Stage 2, includes the demolition of the existing Science Classroom Building (5031) and the CTAE Building (5041); then construction of a new Competition Gymnasium. The total build-out will leave the school at 106 Instructional Units and an FTE of 2062.

Sealed proposals are requested by Cobb County School District from General Contractors (**a GC license is required and no other license will be acceptable**) for construction of:

**SCHOOL: Osborne High School Rebuild**  
**PROJECT NO.: 9002**  
**PROPOSAL NO.: RFP 09-18**

Proposals will be received by the Cobb County School District, Procurement Services Department at 6975 Cobb International Blvd. Kennesaw, Georgia 30152 until:

**3:00 PM, ET, March 15, 2018**

At which time and place the proposals will be received. Proposals will be time and date stamped upon receipt at Cobb County School District Procurement Services Department. The exact time of receipt is determined by the date/time stamp. Proposals received late will not be considered.

**A pre-proposal conference will be held at Osborne High School, 2415 Favor Road, Marietta, GA 30060 on Thursday, February 22, 2018 at 10:00 AM ET.**

**Attendance at this pre-proposal conference is mandatory in order to submit a proposal.**

All proposals accepted must be in sealed envelopes marked with your company name and **“Osborne High School Rebuild, RFP 09-18.”** For mailing purposes, please address your proposal to CCSD, Procurement Services Department, 6975 Cobb International Blvd., Kennesaw, Georgia 30152, **Attn: Chris McSpadden.**

Proposal Documents may be reviewed at the Office of the Architect and at the CCSD Procurement Services Dept.

**INSTRUCTIONS TO OFFERORS**

**In order to be eligible to respond to this RFP, Contractors must pre-qualify as outlined in CCSD Board Administrative Rule FGC-R, which is available on the CCSD website, [www.cobbk12.org](http://www.cobbk12.org) by selecting "Board" link then "Policies and Rules" link. The deadline for submitting pre-qualification requirements for this project is 2:00 PM ET, March 5, 2018.** Contractors must provide proof of previous job experience within 30% of the cost of this project. CCSD will consider the submittal and respond within five (5) days if the submittal is not accepted.

Contractor's Qualification statements should be addressed to: CCSD, Procurement Services Department, 6975 Cobb International Blvd., Kennesaw, Georgia 30152. Attn: **Chris McSpadden** or via email to: [chris.mcspadden@cobbk12.org](mailto:chris.mcspadden@cobbk12.org).

**For Inquiries Regarding the Proposal Documents:**

All communications concerning these documents must be submitted in writing to the Cobb County School District (CCSD) Procurement Services Department either by email, facsimile, or U.S. mail. Email is the preferred method of communication. Email correspondence is to be directed to **Chris McSpadden** at: [chris.mcspadden@cobbk12.org](mailto:chris.mcspadden@cobbk12.org). Fax correspondence is to be sent to 770 426 3371. Correspondence sent by U.S. mail is to be sent to CCSD Procurement Services Department., 6975 Cobb International Blvd., Kennesaw, Georgia 30152, Attn: **Chris McSpadden**.

Only written inquiries received via email, fax, or U.S. mail by **2:00 PM ET, March 5, 2018** will be considered. Responses to all written inquiries will be posted to the Current Solicitations page on the Cobb County School District website at <http://www.cobbk12.org/centraloffice/Purchasing/CurrentSolicitations.aspx>

Proposal documents will be issued by:

<b>The Architect:</b>	<b>CGLS Architects, Inc.</b> <b>Teri Huling</b> <b>2500 Cumberland Pkwy, Suite 350</b> <b>Atlanta, GA 30339</b>
<b>Phone:</b>	<b>770-874-7374</b>
<b>Email:</b>	<b><a href="mailto:teri@cgl architects.com">teri@cgl architects.com</a></b>

to all interested parties upon receipt of a request accompanied by a non-refundable check made payable to the issuing party above in the amount of:

**\$500.00 per set – hard copy**  
**\$25.00 per set – electronic documents in PDF format**

Proposal documents will be shipped postpaid, as soon as possible.

Contract, if awarded, will be on the basis stated in the **Instructions to Offerors**. No proposal may be withdrawn for a period of 60 days after proposal opening.

Proposals must be accompanied by a bid bond made payable to the Cobb County School District, in the amount equal to 5 percent of the proposal price. (Certified Checks Not Acceptable.) The successful offeror will be required to furnish a Performance Bond and a Payment Bond acceptable to the Cobb County School District in an amount equal to 100 percent of the contract price and executed by a Surety Company licensed to do business in the State of Georgia and listed in the Department of the Treasury Circular 570, latest edition. **The Surety Company shall have an A.M. Best Company minimum rating of "A-" with a financial size of VII "7" or better.** Bonds must be accompanied by letter stating bonding company's current rating for verification prior to acceptance by the Owner and execution of the formal Owner/Contractor agreement. **Additionally, CCSD requests that all responses be submitted in electronic form via flash/thumb drive or CD. PDF format is acceptable unless otherwise stated.**

Bonding of Subcontractors: Include in the Base Proposal, Performance and Labor and Materials Payment Bonds, each in 100% of the subcontract sum, for each Subcontractor having a contract of \$50,000.00 or more for Roofing, HVAC, Plumbing, Sprinkler System and Electrical Work as required by the General Conditions.

Contractor and Subcontractors shall require the Attorney-in-Fact who executes bonds on behalf of sureties to attach a certified, current copy of his Power of Attorney.

Cobb County School District reserves the right to award the project on whatever basis is in the interest of the Owner and to accept or reject any or all proposals and to waive technicalities and informalities.

BY: Cobb County School District  
David Odom, CPPO  
Director of Procurement Services

DATE: February 14, 2018

**END OF SECTION**

