

**COWETA COUNTY SCHOOL SYSTEM  
REQUEST FOR PROPOSAL**

**FOR**

**SECURITY UPGRADES TO:**

**ATKINSON, JEFFERSON PARKWAY, NEWNAN CROSSING, POPLAR ROAD, RUTH HILL,  
THOMAS CROSSROADS, WILLIS ROAD, WELCH, AND WHITE OAK  
ELEMENTARY SCHOOLS**

**AND**

**ARNALL, EAST COWETA, LEE, MADRAS, AND SMOKEY ROAD MIDDLE SCHOOLS**

The Coweta County School System is requesting a proposal from interested and qualified Construction Management Firms for the Security Upgrades to: Atkinson, Jefferson Parkway, Newnan Crossing, Poplar Road, Ruth Hill, Thomas Crossroads, Willis Road, Welch, and White Oak Elementary Schools and Arnall, East Coweta, Lee, Madras, and Smokey Road Middle Schools. The approximate total anticipated budget for all phases in this project is **\$1,600,000.00**.

A **mandatory** pre proposal conference will be held on **March 20, 2018 at 2:00 PM** at the PLC room at the Central Office at 167 Werz Industrial Blvd., Newnan, GA 30263. Proposals submitted from CM's that do not attend the conference will **NOT** be accepted.

The Coweta County School System plans to select the most qualified Construction Management Firm (hereinafter referred to as CM) to enter into a CM at Risk contract for the construction for the above referenced project. The proposed fee to be submitted as a part of the CM Proposal will include "Overhead and Profit" to be awarded as a **percentage** and "General Conditions" awarded on a **fixed fee**.

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, construction phase and post construction phase including working with the owner in estimating, value engineering, arrangements of bid packages, bidding and award of the trade contracts, and management of construction until occupancy is achieved, and implementing the one (1) year warranty and one (1) year warranty inspection.

The procedures for public works construction contracts as established by the Georgia Local Government Public Works Construction Law, O.C.G.A., 36-91-1 shall be followed. Final selection will be made in accordance with the policies and administrative directives of the School System and any other statutory provisions.

Responses must be received by Coweta County School System at **170 Werz Industrial Blvd.; Newnan, GA; 30263** on or before **12:00 Noon** on **April 9, 2018**. After which time and date they will no longer be accepted. Late responses will be returned unopened and will not be considered. To be accepted, all responses must be submitted in a sealed package marked "**Security Upgrades to: 14 Elementary and Middle Schools- CM at Risk Services**". Six (6) copies of each proposal must be forwarded or delivered to:

**Mr. Ronnie Cheek  
COWETA COUNTY SCHOOL SYSTEM  
Operations Center  
170 Werz Industrial Dr.  
Newnan, GA 30263**

Oral or telegraphic (including FAX) responses are not acceptable.

**Project selection timeline:**

Advertise for CM @ Risk	<b>Tuesday, March 6, 2018</b>
Mandatory Preproposal Conference	<b>Tuesday, March 20, 2018 @ 2:00 PM</b>
CM @ Risk Proposals Due	<b>Tuesday, April 9, 2018 @ 12:00 Noon</b>
CCSS BOE Approval of C.M. @ Risk Contract	<b>Tuesday, April 10, 2018</b>
CCSS BOE Approval of C.M. G.M.P. Contract	<b>Tuesday, May 8, 2018</b>

Proposal documents may be obtained at no charge from the architect's office:

SOUTHERN A&E, LLC  
7951 Troon Circle  
Austell, GA 30168  
(770) 819-7777

Proposal documents will not be sent to plan rooms.

**GENERAL INFORMATION**

Please direct all questions regarding this Proposal Request and the program it represents to:

Mr. Ronnie Cheek  
COWETA COUNTY SCHOOL SYSTEM  
170 Werz Industrial Dr.  
Newnan, Georgia 30263  
Ph: 770-254-2750 ext. 203  
Fax: 770-304-5939  
Email: [ronnie.cheek@cowetaschools.net](mailto:ronnie.cheek@cowetaschools.net)

Mr. Greg Schillinger  
Southern A&E, LLC  
7951 Troon Circle  
Austell, GA 30168  
Ph: 770-819-7777  
Fax: 770-819-7770  
Email: [gschillinger@southernae.com](mailto:gschillinger@southernae.com)

No questions other than written will be accepted, and no response other than written will be binding upon Coweta County School System.

Site visits to inspect the site and/or facilities can be arranged by appointment with Mr. Ronnie Cheek, Director of Facilities. It is the responsibility of the respondent to arrange and conduct any site visits necessary to familiarize themselves with existing conditions.

Coweta County School System reserves the right to amend this RFP prior to the proposal due date. All amendments and additional information will be e-mailed to proposers of record and posted to the Coweta County School System's website, [www.cowetaschools.org](http://www.cowetaschools.org). Proposers should check this web page frequently for new information.

Submission of a proposal authorizes Coweta County School System to make inquiries concerning the proposer and its officers, agents, and representatives to any persons or firms deemed appropriate by Coweta County School System.

Proposals are subject to the Georgia Open Records Act. Coweta County School System cannot protect proprietary data submitted in proposals.

Submission of proposals indicates Respondent's acceptance of the evaluation technique and Respondent's recognition that some subjective judgments must be made by Coweta County School System during the determination of ranking order and award.

Coweta County School System reserves the right to waive any formalities and to select or reject any and all responses as a result of this Request for Proposal. The school system is not liable for any costs incurred by any person or firm responding to this Request for Proposal.