

SECTION 00 91 13

ADDENDA NO. 1

PART 1 - GENERAL

1.1 SCOPE

- A. This Addendum is issued pursuant to Article 1.1.1 of the AIA General Conditions of the Contract for Construction (A201) in connection with revision of plans and specifications which have been previously issued.
- B. When construction is not under contract, all instructions contained herein shall be reflected in the contract sum and this Addendum will be made a part of the Contract Documents, if, as, and when a Contract is awarded.
- C. This Addendum forms a part of the Contract Documents and modifies the original Bidding Documents dated 22 June 2023. Receipt of this Addendum must be acknowledged in the space provided on the Bid Form. Failure to do so may subject the Bidder to disqualification.
- D. This Addendum consists of 13 page(s) and 0 drawing(s).

1.2 CHANGES TO THE PRIOR ADDENDA

- A. N/A

1.3 CHANGES TO THE BIDDING REQUIREMENTS

- A. N/A

1.4 CHANGES TO THE CONDITIONS OF THE CONTRACT

- A. N/A

1.5 CHANGES TO THE PROJECT SPECIFICATIONS

- A. Replace the following Sections with Revised Sections dated 07/10/23:
 - 1. 00 01 10 "Table of Contents"
 - 2. 00 11 13 "Request for Proposals ("RFPS")"
 - 3. 04 20 00 "Master Project Schedule"
- B. Add the following new Sections dated 07/10/23 to the Project Manual:
 - 1. 00 91 13 "Addenda No. 1"

1.6 CHANGES TO THE PROJECT DRAWINGS

- A. Replace the following Drawings with Revised Drawings dated 07/10/23:
 - 1. N/A

- B. Add the following new Drawings dated 07/10/23:
 - 1. N/A

1.7 CLARIFICATIONS AND CONTRACTOR QUESTIONS

- A. N/A

END OF SECTION

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Cherokee County School
District
2022.N.19.01**



07.10.2023

**SECTION 001113
REQUEST FOR PROPOSALS ("RFPS")**

THE CHEROKEE COUNTY, GEORGIA, BOARD OF EDUCATION (the "Owner"), under the provisions of O.C.G.A. § 36-91-1, et. seq. herein seeks competitive sealed Proposals from General Contractors (GCs) for the construction of the Creekland MS Classroom Addition and Creekview HS Classroom Addition - Auxiliary Gym (the "Project").

Proposals will be received through the Bonfire Interactive Portal ("Bonfire"), until 2:00 p.m. on the 17th day of August 2023 for General Contractor Services for RFP No. 2022.N.19.01 for the Creekland MS Classroom Addition and Creekview HS Classroom Addition - Auxiliary Gym project. The Owner shall not consider late Proposals. Proposals received after said time will not be accepted. Paper copies, emails, and/or faxes of Proposals will not be accepted.

SCOPE OF SERVICES

To provide GC services for the construction (site, building, and systems) of the Owner's Construction of the Project as specified per the Proposal Documents.

The requirements for this Project, and the duties and responsibilities of the GC whose Proposal is accepted, are outlined in the Contract Documents which include the Instructions to Proposers; Contract for Construction and Incorporated General Conditions (the "Contract"); supplementary and other conditions; the drawings; the specifications; and, any addenda issued by the Architect. The Contract Documents require, among other things, the furnishing of all materials, labor, and equipment for the construction of the Project. The Owner reserves the right to make available other relevant documents or information concerning the Project.

RFP documents will be available Thursday, June 22, 2023, and may be obtained through the Bonfire Interactive Portal at www.cherokeek12.net.

MANDATORY PRE-PROPOSAL CONFERENCE WITH SITE VISIT

A mandatory Pre-Proposal Conference, in conjunction with a site visit, will be held at 01:30 p.m. local time on Thursday, July 06, 2023. The Pre-Proposal Conference will be conducted at the Cherokee County School District Support Services Office, 200 Mountain Brook Ct, Canton, GA 30115.

SCHEDULE FOR SELECTION (dates are subject to change)

Mandatory Pre-Proposal Conference	July 06, 2023, @ 01:30 p.m.
Mandatory Site Visit	July 06, 2023, @ 01:30 p.m.
Final Questions Due	August 02, 2023, not later than 2:00 p.m.
Final Addendum Issued (if necessary)	August 04, 2023, not later than 2:00 p.m.
Proposals Due	September 13 , 2023, not later than 2:00 p.m.
Anticipated Board Review and Approval	October 19 , 2023

**Creekland MS Classroom
Addition and Creekview HS
Classroom Addition - Auxiliary
Gym
Cherokee County School
District
2022.N.19.01**



07.10.2023

Any Proposal submitted in response to this RFP should strictly comply with all requirements outlined in the Instructions to Proposers - Section 002116. Any such Proposal must contain the completed Proposal Form - Section 004213 setting forth the GC's proposed lump sum contract price for the complete construction of the Project in conformity with all requirements of the Contract Documents. Any Proposal must include a fully executed Bid Bond - Section 004313 in the amount of five percent (5%) of the proposed lump sum contract price (exclusive of any alternates and unit prices) in the exact form referenced. As noted above, any contractor submitting a Proposal must also complete and submit the required General Contractors Checklist and Certification - Section 002118.30, along with all referenced Owner's Standard Forms. For any work requiring a specialty or professional license, only licensed subcontractors may be submitted for consideration.

In evaluating Proposals, the Owner may seek additional information from any Contractor concerning such GC's Proposal to construct the Project. Additionally, the Owner at its discretion, and in conformity with the applicable provisions of Georgia Law, the Owner may afford GCs an opportunity for subsequent discussion, negotiation, and revision of Proposals. The Owner reserves the right to reject any Proposals and to waive technicalities and informalities.

The Owner intends to award the Contract to the responsible and responsive GC whose Proposal is determined in writing to be the most advantageous to the Owner, taking into consideration the following evaluation factors which are outlined in the Instructions to Proposers, Item P – Contract Award.

Except as expressly provided in, or permitted by, the Proposal Documents, from the date of issuance of the RFP until the final Board action of approval of Contract Award, the GC submitting a Proposal shall not initiate any communication or discussion concerning the Project, the RFP or the GC's Proposal or any part thereof with any employee, agent, or representative of the Owner. Any violation of this restriction may result in the rejection of the GC's Proposal.

END OF SECTION 001113

SECTION 003113.16
MASTER PROJECT SCHEDULE

- 1) If all dates for Items 1 through 5 are maintained, then the dates for Items 6 through 11 become the fixed Construction Schedule.

If any dates of Items 1 through 5 advance forward, then all subsequent dates for Items 6 through 11 shall advance by the same number of days that Item 3 is advanced from the schedule reflected below.

Except as provided above, the scheduled dates for the project shall be strictly adhered to and are the last acceptable dates unless they are modified by mutual consent of the Owner and the General Contractor by written change order. All dates shall be indicated on the GC's construction schedule. All dates indicate midnight of the date scheduled unless otherwise stipulated.

- 2) Schedule:

Activity	Start Date
1. Advertise for Request for Proposals	June 22, 2023
2. Pre-Proposal Meeting	July 06, 2023
3. Final Questions Due	August 02, 2023
4. Final Addendum	August 04, 2023
5. Proposals Due	<u>September 13</u> , 2023
6. Request for Best and Final Offer (Owner's Option)	TBD (if applicable)
7. Board Approval	<u>October 19</u> , 2023
8. Award Contract/Notice of Award	<u>October 19</u> , 2023
9. Pre-Construction Meeting	<u>October 27</u> , 2023
10. Receipt of Insurance/Bonds	<u>October 27</u> , 2023
11. Contract Execution	<u>October 27</u> , 2023
12. Notice to Proceed	<u>October 27</u> , 2023
13. Start of Construction	<u>November 01</u> , 2023
14. Substantial Completion	April 25, 2025
15. Final Completion	July 18, 2025
16. Final Documentation	July 18, 2025

END OF SECTION 003113.16

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SECTION 00 91 13

ADDENDA NO. 1

PART 1 - GENERAL

1.1 SCOPE

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1.2 CHANGES TO THE PRIOR ADDENDA

- A. N/A

1.3 CHANGES TO THE BIDDING REQUIREMENTS

- A. N/A

1.4 CHANGES TO THE CONDITIONS OF THE CONTRACT

- A. N/A

1.5 CHANGES TO THE PROJECT SPECIFICATIONS

- A. Replace the following Sections with Revised Sections dated 07/10/23:
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- B. Add the following new Sections dated 07/10/23 to the Project Manual:
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1.6 CHANGES TO THE PROJECT DRAWINGS

A. Replace the following Drawings with Revised Drawings dated 07/10/23:

1. N/A

B. Add the following new Drawings dated 07/10/23:

1. N/A

1.7 CLARIFICATIONS AND CONTRACTOR QUESTIONS

A. N/A

END OF SECTION

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23 55 43	Wall and Ceiling Heaters
23 72 00	Packaged Energy Recovery Ventilation Units
23 73 13	Modular Indoor Air-Handling Units
23 73 14	Fan Coil Units
23 81 26	Ductless Split System Heat Pump Units
23 81 27	Split-System Air-Conditioners
23 81 30	Rooftop Units

DIVISION 25 - INTEGRATED AUTOMATION

Not Used

DIVISION 26 - ELECTRICAL

26 05 00	Common Work Results for Electrical
26 05 19	Low-voltage Electrical Power Conductors and Cables
26 05 26	Grounding and Bonding for Electrical Systems
26 05 29	Hangers and Supports for Electrical Systems
26 05 33	Raceway and Boxes for Electrical Systems
26 05 53	Identification for Electrical Systems
26 05 73.13	Short-Circuit Studies
26 05 73.19	Arc-Flash Hazard Analysis
26 09 23	Lighting Control Devices
26 09 24	Broadcast Video Studio Lighting
26 22 00	Low-voltage Transformers
26 24 16	Panelboards
26 27 26	Wiring Devices
26 28 13	Fuses
26 28 16	Enclosed Switches and Circuit Breakers
26 51 00	Interior Lighting
26 53 19	Emergency Responder Radio Antenna Repeater System

DIVISION 27 – COMMUNICATIONS

- 27 32 25 Supervised Network Intercom and Paging System
- 27 52 02 Auxiliary Gym Sound Systems

DIVISION 28 - ELECTRONIC SAFETY AND SECURITY

- 28 31 11 Digital, Addressable Fire-Alarm System

SITE AND INFRASTRUCTURE SUBGROUP

DIVISION 31 - EARTHWORK

- 31 11 11 Site Clearing and Demolition
- 31 23 00 Earthwork
- 31 23 15 Rock Removal
- 31 25 00 Erosion, Siltation, and Dust Control
- 31 31 16 Termite Control

DIVISION 32 - EXTERIOR IMPROVEMENTS

- 32 13 13 Concrete Paving, Sidewalks, and Curbs & Gutters
- 32 13 16 Asphalt Concrete Paving
- 32 31 13 Chain Link Fences and Gates
- 32 90 00 Landscape Work
- 32 92 10 Finishing Lawn and Landscape Areas

DIVISION 33 - UTILITIES

- 33 11 16 Site Water Distribution & Fire Protection
- 33 33 13 Site Sanitary Sewer Construction
- 33 41 16 Storm Drainage

END OF TABLE OF CONTENTS

**Creekland MS Classroom
Addition and Creekview HS
Classroom Addition - Auxiliary
Gym
Cherokee County School
District
2022.N.19.01**



07.10.2023

**SECTION 001113
REQUEST FOR PROPOSALS ("RFPS")**

THE CHEROKEE COUNTY, GEORGIA, BOARD OF EDUCATION (the "Owner"), under the provisions of O.C.G.A. § 36-91-1, et. seq. herein seeks competitive sealed Proposals from General Contractors (GCs) for the construction of the Creekland MS Classroom Addition and Creekview HS Classroom Addition - Auxiliary Gym (the "Project").

Proposals will be received through the Bonfire Interactive Portal ("Bonfire"), until 2:00 p.m. on the 17th day of August 2023 for General Contractor Services for RFP No. 2022.N.19.01 for the Creekland MS Classroom Addition and Creekview HS Classroom Addition - Auxiliary Gym project. The Owner shall not consider late Proposals. Proposals received after said time will not be accepted. Paper copies, emails, and/or faxes of Proposals will not be accepted.

SCOPE OF SERVICES

To provide GC services for the construction (site, building, and systems) of the Owner's Construction of the Project as specified per the Proposal Documents.

The requirements for this Project, and the duties and responsibilities of the GC whose Proposal is accepted, are outlined in the Contract Documents which include the Instructions to Proposers; Contract for Construction and Incorporated General Conditions (the "Contract"); supplementary and other conditions; the drawings; the specifications; and, any addenda issued by the Architect. The Contract Documents require, among other things, the furnishing of all materials, labor, and equipment for the construction of the Project. The Owner reserves the right to make available other relevant documents or information concerning the Project.

RFP documents will be available Thursday, June 22, 2023, and may be obtained through the Bonfire Interactive Portal at www.cherokeek12.net.

MANDATORY PRE-PROPOSAL CONFERENCE WITH SITE VISIT

A mandatory Pre-Proposal Conference, in conjunction with a site visit, will be held at 01:30 p.m. local time on Thursday, July 06, 2023. The Pre-Proposal Conference will be conducted at the Cherokee County School District Support Services Office, 200 Mountain Brook Ct, Canton, GA 30115.

SCHEDULE FOR SELECTION (dates are subject to change)

Mandatory Pre-Proposal Conference	July 06, 2023, @ 01:30 p.m.
Mandatory Site Visit	July 06, 2023, @ 01:30 p.m.
Final Questions Due	August 02, 2023, not later than 2:00 p.m.
Final Addendum Issued (if necessary)	August 04, 2023, not later than 2:00 p.m.
Proposals Due	<u>September 13</u> , 2023, not later than 2:00 p.m.
Anticipated Board Review and Approval	<u>October 19</u> , 2023

**Creekland MS Classroom
Addition and Creekview HS
Classroom Addition - Auxiliary
Gym
Cherokee County School
District
2022.N.19.01**



07.10.2023

Any Proposal submitted in response to this RFP should strictly comply with all requirements outlined in the Instructions to Proposers - Section 002116. Any such Proposal must contain the completed Proposal Form - Section 004213 setting forth the GC's proposed lump sum contract price for the complete construction of the Project in conformity with all requirements of the Contract Documents. Any Proposal must include a fully executed Bid Bond - Section 004313 in the amount of five percent (5%) of the proposed lump sum contract price (exclusive of any alternates and unit prices) in the exact form referenced. As noted above, any contractor submitting a Proposal must also complete and submit the required General Contractors Checklist and Certification - Section 002118.30, along with all referenced Owner's Standard Forms. For any work requiring a specialty or professional license, only licensed subcontractors may be submitted for consideration.

In evaluating Proposals, the Owner may seek additional information from any Contractor concerning such GC's Proposal to construct the Project. Additionally, the Owner at its discretion, and in conformity with the applicable provisions of Georgia Law, the Owner may afford GCs an opportunity for subsequent discussion, negotiation, and revision of Proposals. The Owner reserves the right to reject any Proposals and to waive technicalities and informalities.

The Owner intends to award the Contract to the responsible and responsive GC whose Proposal is determined in writing to be the most advantageous to the Owner, taking into consideration the following evaluation factors which are outlined in the Instructions to Proposers, Item P – Contract Award.

Except as expressly provided in, or permitted by, the Proposal Documents, from the date of issuance of the RFP until the final Board action of approval of Contract Award, the GC submitting a Proposal shall not initiate any communication or discussion concerning the Project, the RFP or the GC's Proposal or any part thereof with any employee, agent, or representative of the Owner. Any violation of this restriction may result in the rejection of the GC's Proposal.

END OF SECTION 001113

**SECTION 003113.16
MASTER PROJECT SCHEDULE**

- 1) If all dates for Items 1 through 5 are maintained, then the dates for Items 6 through 11 become the fixed Construction Schedule.

If any dates of Items 1 through 5 advance forward, then all subsequent dates for Items 6 through 11 shall advance by the same number of days that Item 3 is advanced from the schedule reflected below.

Except as provided above, the scheduled dates for the project shall be strictly adhered to and are the last acceptable dates unless they are modified by mutual consent of the Owner and the General Contractor by written change order. All dates shall be indicated on the GC's construction schedule. All dates indicate midnight of the date scheduled unless otherwise stipulated.

- 2) Schedule:

Activity	Start Date
1. Advertise for Request for Proposals	June 22, 2023
2. Pre-Proposal Meeting	July 06, 2023
3. Final Questions Due	August 02, 2023
4. Final Addendum	August 04, 2023
5. Proposals Due	<u>September 13</u> , 2023
6. Request for Best and Final Offer (Owner's Option)	TBD (if applicable)
7. Board Approval	<u>October 19</u> , 2023
8. Award Contract/Notice of Award	<u>October 19</u> , 2023
9. Pre-Construction Meeting	<u>October 27</u> , 2023
10. Receipt of Insurance/Bonds	<u>October 27</u> , 2023
11. Contract Execution	<u>October 27</u> , 2023
12. Notice to Proceed	<u>October 27</u> , 2023
13. Start of Construction	<u>November 01</u> , 2023
14. Substantial Completion	April 25, 2025
15. Final Completion	July 18, 2025
16. Final Documentation	July 18, 2025

END OF SECTION 003113.16

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