



February 2nd, 2024

**REQUEST FOR PROPOSAL
FOR
Summer Construction Work**

**ATLANTA CLASSICAL ACADEMY
FULTON COUNTY, GEORGIA**

Atlanta Classical Academy (ACA), an Atlanta, GA, public school located at 3260 Northside Dr. NW, Atlanta, GA 30305, is soliciting proposals from interested firms for a summer renovation project. For further details, please visit atlantaclassical.org/rfp

I. Project Description

ACA seeks to partner with a construction company to accomplish the following summer work items:

South Building -

- Installation of new lockers to be purchased by ACA. Removal and disposal of most existing lockers (estimated 120) will be necessary.
- Painting the entire Middle School Hallway including all classrooms (6) and offices(1)/bathrooms (2). Approximately 9,000 square feet.
- Expanding the current office and installing fixed wood shelving over a 10 ft. span along the newly built wall expanded into the existing classroom (future science lab).
- Installation of LVT flooring throughout the entire floor, approx 7200 sq ft (not bathrooms).
- Full demolition of existing 2 bathrooms and remodel to include all new partitions, fixtures, plumbing, etc. 4 toilets and a urinal along with 4 sinks. Install ceramic floor tile (approx 220sq ft) in the bathrooms.
- Project supervision and dumpsters.
- Full deep clean of the entire floor upon construction finishing.
- Demolition of the existing “library” classroom for the new Middle School Science Lab.
 - Install all lab furniture, desks, cabinets, wall cabinets, chairs, science equipment, etc. to be purchased by ACA.
 - Plumbing to 4 sinks and electrical outlets increased to support teacher desk and new IT equipment (to be installed after completion of this project)
- In Summary:
 - Paint entire floor
 - New flooring entire floor
 - Build a new science lab with ACA-purchased furniture
 - Install new lockers with ACA-purchased lockers
 - Expand and remodel Asst. Principal’s office
 - Demo and remodel 2 student bathrooms
 - Junk removal from demo work and lockers

For all work, any moving of furniture is to be handled by the construction company. Personal items of employees will be stored or removed before work commences.

II. Project Timeline

The general sequencing of the project is as follows:

The goal is to start work on Saturday, June 1st, 2024, and to complete all work related to this project by no later than Saturday, August 3rd, 2024.

III. Submission Instructions

Please submit a comprehensive response to this RFP no later than March 4th, 2024 at 3 pm.

A non-mandatory, pre-bid site visit will be held at Atlanta Classical Academy on Tuesday, February 13th from 11:30-1:30. Prospective bidders can take the specific measurements needed to accomplish the job and become familiar with the campus. Bidders interested in attending this meeting should forward their intentions to Mr. David Rosenzweig (drosenzweig@atlantaclassical.org).

IV. Award of Contract

Any contracts awarded according to the RFP will be awarded based on the bids or offers which are responsive to the RFP and are most advantageous to ACA concerning price, quality, customer service, ability to complete the job on the required timeline, references from similar projects, demonstrate continuous business operations and financial stability for not less than 5 years, and other factors that ACA may consider.

ACA reserves the right to reject any proposals received as a result of this RFP.

Interested parties and inquiries should be directed to Mr. David Rosenzweig (email drosenzweig@atlantaclassical.org or call (404) 369-3500).

Responses to vendor questions will be posted online.

To be considered, all RFPs must be submitted via email to drosenzweig@atlantaclassical.org or turned in at the front office (attn: David Rosenzweig) no later than **March 4th, 2024 at 3:00 PM.**

V. Insurance Requirements

At a minimum, the selected firm(s) must carry the following insurance for the entire period of the awarded contract and must name ACA as an Additional Insured.

A. Commercial General Liability Insurance (including Liability assumed under an Insured Contract, Independent Contractors) in the following limits:

1. General Aggregate \$2,000,000
2. Products/Complete Operations Aggregate \$2,000,000
3. Each Occurrence \$1,000,000
4. Personal/Advertising Injury \$1,000,000
5. Damage to Premise Rented to You \$50,000
6. Medical Payments of \$5,000

The policy shall be endorsed to amend the general aggregate limit to apply separately to this project with form ISO CG2503 (11/85) or equivalent.

B. Builders Risk or Installation Floater to cover materials and labor for contractor's work and any such policies shall waive rights of subrogation in favor of ACA. All policy deductibles are to be the responsibility

of the Contractor for all damages resulting from the work of the Contractor. Subcontractors shall determine for themselves the adequacy of their coverage for damage to materials, equipment, and their work.

C. Umbrella Excess Liability in the following limits:

1. Each Occurrence \$5,000,000
2. General Aggregate \$5,000,000
3. Products/Completed Operations Aggregate \$5,000,000

D. Worker's Compensation in the following limits:

1. Workers' Compensation Statutory
2. Employers Liability Each Accident \$1,000,000
3. Employers Liability Policy Limit – Disease \$1,000,000
4. Employers Liability Each Employee – Disease \$1,000,000

A Waiver of Subrogation in ACA's favor concerning injuries/illness to vendor's employees is required.

E. Commercial Automobile Liability (including owned, non-owned, and hired vehicles) in the following limits: Bodily Injury/Property Damage (CSL, Each Incident) \$1,000,000.

Such coverage shall remain in effect for the term of the contract and any extension thereof. ACA shall be named as an additional insured on all coverages (except for Worker's Compensation) for the length of the contract. All policies will be on a primary basis, non-contributory with any other insurance coverages carried by ACA. All liability policies must provide cross-liability coverage as would be achieved under the standard ISO separation of insureds clause. Liability coverages must be provided on an occurrence policy form only. Claims made policy form insurance will not be acceptable. Each insurance company must be rated not less than A-, VII by A.M. Best. All policies shall be endorsed for 30 days' written notice of cancellation to ACA, except 10 days' notice for non-payment of premium. The contractor shall in writing notify at least 30 days in advance of any material change, cancellation, or non-renewal of any required insurance, and failure to provide written notice shall entitle ACA to withhold any payments due. Furthermore, issuance of written notice shall not relieve the subcontractor of its obligation under this Agreement. The Contractor shall maintain all of the above insurance at all times until final completion of the work, including completed operations general liability and umbrella liability which shall be maintained for three years after completion of the work, and include ACA as additional insured during this period.

Maintenance of insurance by the Contractor shall in no way be interpreted as relieving the Contractor of any responsibility and shall not in any manner limit or qualify the liability and obligation of the Contractor whatsoever. The Contractor may carry at its own expense such additional coverage as it deems necessary.

The Contractor shall require all of its subcontractors unless otherwise approved by ACA, to also carry insurance equal in kind and amount for workers' compensation, commercial general liability, and business automobile, or at other limits and amounts as required by ACA.

VI. Bond Requirements

In accordance with Georgia law, all bidders must provide a Bid Bond of at least 5% of the total amount payable on the contract (OCGA 36-91-50), and Performance and Payment Bonds (OCGA 36-91-70 and 36-91-90), for the total amount payable under contract and which will increase if contract increases.

Atlanta Classical Academy ensures equal opportunity for all applicants without regard to race, color, religion, sex, sexual orientation, national origin, disability, veteran status, or other legally protected characteristics.