WINTER CONSTRUCTION

INVITATION TO BID

Atlanta Public Schools Booker T. Washington HS Renovations (Phase 1, GMP1)
Bid Date and Time: November 17, 2026 at 2:00 PM

The Winter Construction Company ("TWCC") invites qualified bidders to submit lump sum bids for **Atlanta Public Schools Booker T. Washington HS Renovation (phase 1, GMP 1)** project.

Site Address: 45 Whitehouse Dr SW, Atlanta, GA 30314

Proposals are due no later than **2:00 PM on November 17, 2026,** in Building Connected

Bids must be submitted on the Construction Manager's Proposal Form
Bids must be submitted per the requirements of the Instructions to Bidders.
BIDS WILL NOT BE ACCEPTED AFTER 2:00 PM on November 17, 2026

No determination will be made as to the most responsive bidder until a thorough evaluation has been conducted by the Construction Manager and the Owner. Additional information may be requested of responsive bidders and may be used to help select the most qualified bidder. The Construction Manager and Owner reserve the right to accept or reject any or all bids and to waive technicalities.

List of Bidding Documents

1. Invitation to Bid
2. Instructions to Bidders titled Atlanta Public Schools Booker T. Washington HA Renovation (phase 1, GMP 1) prepared by TWCC
3. Bid Proposal Form (soon to be posted on Building Connected)
4. Schedule (soon to be posted on Building Connected)
5. Plans titled "Atlanta Public Schools Booker T. Washington HS Renovation & Site Improvements, Phase 1 – 100% Construction Documents" dated October 23, 2026 prepared by Lord, Aeck & Sargent Planning & Design Inc., Architect
6. Specifications titled "APS Booker T. Washington High School Renovation & Site Improvements, Phase 1 – 100% Construction Documents" dated October 23, 2026 prepared by Lord Aeck & Sargent Planning & Design Inc., Architect
7. All RFI responses, addenda and clarifications issued prior to bid date and time

All bidders must be prequalified as a subcontractor of Winter Construction prior to subcontract award. Use the link below to submit a request to prequalify: http://www.wintercompanies.com/AppCenter/91PreQual/PrequalRequest.aspx. An Invitation to prequalify will be sent via TradeTapp/Building Connected once we receive your request.

Winter Construction manages all aspects of the bidding process in Building Connected. Request to access bid documents should be directed to Krupali Dave, Sr. Preconstruction Manager, at kdave@winter-construction.com; 470-352-0596.

A Virtual Pre-Bid Meeting will be held at **5:30 PM on November 2, 2026.**

Use the Microsoft Teams link below to join the virtual pre-bid meeting.

Microsoft Teams

https://teams.microsoft.com/meet/2244617399351977?p=65Mj6UZI89cCnOkpCD

We strongly encourage all Minority-Owned, Women-Owned, and Veteran-Owned subcontractors to attend our virtual pre-bid meeting and participate in the bidding process. If you are unfamiliar with Winter Construction or the CMAR process, we will gladly answer any questions you may have and assist you in the process during the meeting.

END OF INVITATION TO BID

INSTRUCTIONS TO BIDDERS

Atlanta Public Schools Booker T. Washington HS Renovations (Phase 1, GMP1)
Bid Date and Time: November 17, 2026 at 2:00 PM

Project Information

Project Name & Location: Booker T. Washington High School Renovations located at 45 Whitehouse Dr SW, Atlanta, GA 30314

Construction Manager (CM):	The Winter Construction Company 5616 Peachtree Road, Suite 100 Atlanta, GA 30341 404-588-3300 (Office)
Owner:	Atlanta Public Schools 130 Trinity Ave, SW Atlanta, GA 30303
Architect:	Lord Aeck Sargent Architect 1175 Peachtree Street NE 100 Colony Square, Suite 2400 Atlanta, GA 30361
Bid Date, Time & Location	November 17, 2026, 2:00 PM in Building Connected

Bids to be submitted no later than **2:00 PM on November 17, 2026** in Building Connected. Refer to instructions below.

1. Bids: Bids must be submitted in **Building Connected** on the Construction Manager's Proposal Form. Bids must be submitted per the requirements of the Instructions to Bidders.

Bidders may also submit via email to kdave@winter-construciton.com and must have the word "Bid" and the "Project Name" in the subject bar.

All quotes must be received no later than 2:00 PM on November 17, 2026. **BIDS WILL NOT BE ACCEPTED AFTER 2:00 PM ON NOVEMBER 17, 2026.**

Bid forms must be completed in their entirety. Bidders are to specify the Base Bid amount in both words and figures. In the event of a discrepancy between these amounts, the amount written in words shall govern.

Bidders submitting bids on more than one package must do so individually in the form and manner described above.

Each bid may not be withdrawn for a period of sixty (60) days after the bid date.

2. Documents: Bid Documents are available as shown in the Invitation to Bid. The Bidding Documents will become part of the Contract Documents at award.

3. Addenda/Clarification: It is each Bidder's responsibility to include all addendum(a) and clarification(s) issued prior to bid date and time.

4. Communication & Interpretations: All communication concerning the Project during the bidding process should be submitted to **Krupali Dave, Sr. Preconstruction Manager, via email to kdave@winter-construction.com**. Interpretation of the meaning or intent of the documents will be issued by written addendum(a), clarification(s), or both. No oral interpretations will be made. It is the Bidder's responsibility to check the project web pages and plan holder sites for the issuance of addendum(a) and clarification(s) on the project, and to include the same in its bid.

5. Bid Security: Bid Bonds are required for the following Packages: Not Required. The Bid Bond must be executed by a surety company licensed to do business in the State of Georgia and listed in the Department of Treasury Circular 570, latest revision, and on a form acceptable to the Construction Manager. Said Bid Bond must be accompanied by a Certificate of Power of Attorney demonstrating that the party executing the bond is authorized to do so by the surety company.

6. Performance and Payment Bonds: Not Required.

7. Award of Bid Packages: The Construction Manager reserves the right to award Bid Packages on whatever basis is in the interest of the Construction Manager and the Owner, and to accept or reject any or all bids and to waive technicalities and informalities. Attaching qualification(s) or exception(s) to the CM bid form will be considered non-responsive and the bid will be rejected.

8. Form of Agreement: The form of Agreement will be the Construction Manager's standard subcontract form. This sample subcontract has been posted on Building Connected.

9. Insurance Requirements: Subcontractors are required to purchase and maintain insurance coverage in accordance with the Contract Documents, but in no case less than that required by

law and the sample Certificate of Liability Insurance included in the sample subcontract posted on Building Connected.

10. Progress Payment: Construction Manager will pay the Subcontractor for the performance of its work after payment is received from the Owner, subject to additions and deductions for changes as provided in the Contract Documents and deductions, set offs, retainage, damages, and/or abatements of the Owner. Unless specified otherwise, requests for progress payments are to be submitted monthly no later than the 25th day of the month on the Construction Manager's standard "Subcontractor Application for Payment" form, including any supporting documentation required by the Construction Manager.

11. Final Payment: Final payment will be made when the work described in the subcontract is fully completed and performed in accordance with the Contract Documents, and upon written acceptance from the Architect and Owner, and Contractor has received payment for such work from the Owner.

12. Georgia Security and Immigration Compliance Act (O.C.G.A. § 13-10-90): Subcontractors are required to be in full compliance with all applicable state and federal security and immigration laws as a condition to bid and perform work on this project. Evidence of this compliance will be required as a condition of award.

General Package Requirements:

1. By submitting a proposal, the Bidder warrants that it has fully examined the Bid Documents and conducted a thorough inspection of the site and is fully informed as to the nature of the work and all conditions relating to its completion. Further, Subcontractor warrants that all special precautions required to complete the work and ensure existing items to remain are protected are included in its pricing.

2. Subcontractor shall be bound to the Construction Manager by the terms of the Contract Documents and the subcontract, and assume toward the Construction Manager all obligations and responsibilities that the Construction Manager, by those documents, assumes toward the Owner, as applicable to the subcontract.

3. Subcontractor shall: (1) comply with all federal, state, and local laws and ordinances applicable to the building(s) or structure(s); (2) comply with and give adequate notices relating to the work and its inspections to the proper authorities; and (3) secure and pay for all necessary licenses, permits, and fees required to carry on the work as described in the Contract Documents.

4. Subcontractor shall comply with all federal, state, and local tax laws, social security laws, unemployment compensation laws, and workmen's compensation laws applicable to the performance of the subcontracted work.

5. Subcontractor shall not discriminate against any employee or applicant for employment because of race, creed, color, or national origin.



6. Subcontractor shall comply with federal, state, and local regulations concerning pollution and contamination, and shall be responsible for all penalties, fees, and clean-up expense(s) resulting from improper handling of or exposure to materials deemed to be hazardous in any way and related to the Subcontractor's scope of work.

7. After award, and upon receipt of the subcontract documents, Subcontractor agrees to execute and return the Construction Manager's subcontract, including all supporting documentation required, within two (2) days. A copy of Construction Manager's standard subcontract is posted on Building Connected. Further, the Subcontractor agrees to commence work when requested and in accordance with the project schedule.

8. Unless specifically stated otherwise in the body of the subcontract, all shop drawings, brochures, samples, and other submittals required by the Contract Documents and the Construction Manager for the work must be submitted for review within two (2) weeks after receipt of the subcontract.

9. Unless specifically stated otherwise in the body of the subcontract, all close-out documents, O&M Manuals, and other submittals required by the Contract Documents and the Construction Manager for the work must be submitted for review within two (2) weeks after notice from Construction Manager.

10. By submitting its Bid, the Bidder acknowledges that time is of the essence regarding progress of the work and agrees to adhere to the progress schedule, which will be continuously updated by Construction Manager. This is a fast-track project.

11. Bidder agrees to meet and consult with the Construction Manager concerning value engineering options, cost analysis, scheduling, and coordination required on the project prior to and after award as necessary.

12. Subcontractor shall comply with all statutory and contractual safety requirements applicable to its work or initiated by the Construction Manager and shall report within 24 hours to the Construction Manager any injury to the Subcontractor's employees at the project site.

13. Compliance with the Construction Manager's safety plan is a requirement of the work.

14. Subcontractor will not sub-let, assign, or transfer the subcontract, or any part thereof, or assign any payment, to another party or other parties without the written consent of the Construction Manager.

15. Subcontractor shall include all mobilizations necessary to complete the work in accordance with the CM's schedule.

16. Subcontractor is required to attend, and participate in, periodic project progress, coordination, and Owner's meetings as requested by the Construction Manager. These meetings shall be attended by a representative of Subcontractor authorized to make any



required decisions on behalf of Subcontractor.

17. Upon request, Subcontractor will furnish periodic progress reports of the work, including the progress, transportation, and delivery of materials and equipment that may be in the course of preparation or manufacture.

18. Subcontractor agrees to schedule and coordinate its work so as not to conflict or interfere with the work of others.

19. Subcontractor agrees that all work shall be done subject to the final approval of the Construction Manager, Architect, and Owner, or their authorized agents, and that their decision shall be final, if within the terms of the Contract Documents.

20. Subcontractor shall guarantee its work against all defects of material(s), workmanship, or both as called for in the Contract Documents, or if no guarantee is called for, then for a period of one year from the date of partial or total acceptance of the Subcontractor's work by the Construction Manager, Architect, and Owner.

General Package Code of Conduct Requirements:

1. Bidder agrees to comply with all local, state, and federal requirements for conducting work on a public-school campus.

2. Subcontractors, including their employees and agents for whom they are legally responsible, are strictly forbidden from interacting or communicating with any student, faculty, staff, parent, or pedestrian on the school campus at any time. The Construction Manager will follow a ZERO TOLERANCE POLICY in this regard. Any person(s) found in violation of this policy will be permanently removed from the site and subject to any applicable legal ramifications.

3. Subcontractors, including their employees and agents for whom they are legally responsible, are strictly forbidden from bringing weapons, alcohol, or controlled substances onto the school campus, including those areas designated as “Drug Free/Weapon Free” by the applicable Board of Education, at any time. Any person(s) found in violation of this policy will be permanently removed from the site and subject to any applicable legal ramifications.

4. Subcontractor shall always exercise extreme caution during its work on site.

5. Construction personnel must be readily identifiable from non-construction personnel while on site. Attire shall conform to OSHA requirements and be appropriate for a public-school campus.

6. Construction personnel must follow school system policy regarding the use of tobacco while on campus.

7. Swearing is unprofessional and should not take place in the presence of any student, faculty, staff member, parent, Owner representative, or other person on campus sensitive to the same.

8. The site shall be kept clean of all food debris. Any person(s) witnessed littering will subject his or her associated company to cleanup expenses. Once construction reaches the point deemed appropriate by Construction Manager, food and drinks will no longer be allowed in the building.

General Package Work Requirements:

1. Subcontractor shall have a full-time, competent supervisor, who is acceptable to Construction Manager, on site at all times. This supervisor will not be replaced without the consent of Construction Manager.

2. At no time will work interrupt school activities or utilities. In the event of a conflict, the school schedule will prevail, and construction activities will alter or cease as needed.

3. The following temporary facilities and services will be available on site for the use of all trade contractors: temporary toilets. All other temporary facilities, utilities, dumpsters, equipment, etc. required by Subcontractor to complete its scope of work shall be furnished and paid for in full by Subcontractor.

4. For purposes of this Work, "hazardous substance" shall mean any contaminant, waste, substance, or other material that poses a risk of violating any local, state, or federal law, regulation, or ordinance, or is deemed environmentally hazardous, toxic, or harmful by any local, state, or federal environmental protection or other agency, including, without limitation, asbestos, polychlorinated biphenyls, petroleum products, flammable explosives, radioactive materials, and infectious substances. Subcontractor shall not bring any hazardous substance to the jobsite and hereby agrees to fully defend, indemnify, and hold Construction Manager and Owner harmless from and against any and all liability, claims, losses, penalties, costs, expenses, damages, and causes of action suffered or incurred by Construction Manager, Owner, or both, resulting in any manner whatsoever, directly or indirectly, from the presence of any hazardous substance as a result of the actions of Subcontractor. If Subcontractor encounters any material on the jobsite reasonably believed to be a hazardous substance, Subcontractor shall immediately notify Construction Manager. Subcontractor shall not disturb material believed to be a hazardous substance.

5. Subcontractor shall take all precautions necessary to protect its work and that of other trades at all times. Any work, finished or otherwise, damaged by the Subcontractor shall be corrected immediately by the Subcontractor at its own expense.

6. Subcontractor is responsible for always keeping the building and premises clean of debris arising out of its work, including removal of the same from the site. This includes both daily and final clean-up. Burn barrels are prohibited on the site.

7. Testing is by the Owner. Subcontractor is responsible for the cost of re-testing of non-conforming work.

8. Damaged fireproofing or insulation shall be replaced at the expense of the Subcontractor responsible for the damage.

9. Subcontractor is responsible for replacing or restoring any exterior area(s) it disturbs.

10. Subcontractor shall be responsible for all sleeves, fire-safing, and fire-caulking at all wall and roof penetrations, if any, made in conjunction with its work.

END OF INSTRUCTIONS TO BIDDERS