**ATLANTA PUBLIC SCHOOLS**
**Facilities Services**
**1631 LaFrance Street**
**Atlanta, Georgia 30307**

**Advertisement**

**Request for Proposals**

**For**

**Construction Management at Risk Services for**
**Carver High School New School of Arts**
**Modification and Renovations**

**November 2, 2026**

**RFP Number: 2027-0001**

**Due Date:** **December 1, 2026**

**Time Due:** **11:00 a.m. ET**

**Atlanta Independent School System**
**2027-001 Carver High School New School of Arts Modification and Renovations**
**(CM at Risk)**

## ADVERTISEMENT FOR REQUEST FOR PROPOSALS

The Atlanta Independent School System is seeking a Construction Manager at Risk (CMAR) to provide preconstruction and construction services at Carver High School. The project includes renovations and site improvements.

A pre-proposal conference will be held at the address below on **Monday, November 9, 2026, at 1:00 p.m. ET and the site visit will be held immediately afterward at 1:30 p.m.**

Carver High School
55 McDonough Blvd., SE
Atlanta, GA 30315

**Attendance is not mandatory but is strongly encouraged**

The initial contract will be a lump sum contract for the provision of pre-construction services. The lump sum fee for the pre-construction services is set out in the Fee Sheet attached in Bonfire. The construction management percentage for general conditions and the percentage of fees for the construction phase will also be included in the initial contract. During the pre-construction services stage, the Construction Manager shall submit a Guaranteed Maximum Price (GMP) to APS for the Project in its entirety, and/or for phases or portions of the Project. If a GMP is accepted by APS, the contract shall be amended to add and incorporate the GMP into the contract (each a "GMP Amendment"). APS shall have no obligation to accept any GMP.

All questions or requests for clarification must be sent via Bonfire under Message – Opportunity Q & A: https://aps.bonfirehub.com/opportunities/258313 .

All addendums related to this solicitation will be posted on the Bonfire website at https://aps.bonfirehub.com/opportunities/258313 . The proposers are responsible for checking the Bonfire website for addendums, responses to proposal questions, or other communications related to this Request for Proposal.

Proposals shall be submitted online at https://aps.bonfirehub.com/opportunities/258313 . The Office of Procurement Services will only accept proposals submitted online. Proposal submissions are **due no later than 11:00 a.m. on Tuesday, December 1, 2026. ET.**

APS will ***only*** accept online submissions for this Request for Proposals. Proposals can be submitted online at: https://aps.bonfirehub.com/opportunities/258313.

Proposals submitted after the proposal submission close date will not be accepted. Note: Any proposal submitted in any other format (email, paper, fax, mail, etc.) will not be accepted for any reason.

If you cannot download these documents, contact the purchasing agent, Alicia White, at alicia.white@apsk12.org.

**TENTATIVE TIMELINE**

| | |
|---|---|
| 11/02/2026 | Release RFP to the marketplace |
| **11/09/2026** | **Pre-proposal conference, 1:00 p.m., ET** |
| **11/09/2026** | **Site Visit 1:30 p.m.** |
| 11/12/2026 | Deadline for written questions, 2 p.m. ET |
| 11/17/2026 | Response to questions to be posted to Bonfire. |
| **12/01/2026** | **RFP due online on Bonfire by 11:00 a.m., ET** |
| 12/02/2026 | Administrative Review |
| 12/07/2026 | Initial Shortlist Evaluation |
| TBD 2026 | Interview/Presentation (If applicable) |
| 01/04/2027 | Recommendation to the APS Board of Education (If applicable) |

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**Attachments:**


| | |
|---|---|
| Attachment 1: | Solicitation Acknowledgement Form |
| Attachment 2: | Offeror Compliance Form |
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| | 6A. Contractor Affidavit under O.C.G.A. 13-10-91 (b)(1) |
| | 6B. Subcontractor Affidavit under O.C.G.A. 13-10-91 (b)(3); if applicable |
| | 6C. Affidavit of Exception |
| Attachment 7: | Joint Venture Affidavit |
| Attachment 8: | Contract Exceptions |
| Attachment 9: | No Influence and Non-Collusion Affidavit |
| Attachment 10: | Local Preference |

| | |
|---|---|
| Attachment A: | Offeror Reference Form |
| Attachment B: | Current and Future Workload Form |
| Attachment C: | Fee Sheet |

## 1. Purpose

The Atlanta Independent School System is seeking a Construction Manager at Risk (CMAR) to provide preconstruction and construction services for the renovations and modifications for a new school of arts at Carver High School.

The basic program for the project to be responded to may include but may not be limited to the items listed below.

## 2. Project Information

2.1. The intent of this effort is to select a Construction Manager at Risk (CM) and enter into the standard APS Construction Management at Risk Agreement with the successful Board-approved Construction Manager at Risk.

2.2. The planning and design for the project is underway. Currently, the construction documents are not yet complete. A project summary description, current facility inventory drawings, and proposed concept plans may be included for your use in this effort.

2.3. The APS Design Guidelines, APS Standard Specifications, APS Bulletins to Design and Construction Professionals, APS Capital Project Expectations, and APS standard Construction Management Agreement are located on the APS Web Site at this address: https://www.atlantapublicschools.us/page/32597. The construction Manager may obtain copies of these documents at your discretion and expense.

2.3.1 Construction Managers should familiarize themselves with the project description and the described and inferred project scope before submitting a proposal. The approach to the design management, construction, and schedule for this project should be established at your discretion, but must be constructed to expedite the start of the project by the estimated commencement and completion date shown in Section 2.6.

2.4. The Construction Manager's proposal must be based on the existing site conditions, experience as a Construction Manager at Risk, knowledge of Georgia K-12 construction projects, APS construction projects, APS Design Guidelines, and the APS Standard Specifications.

2.5. By submitting a proposal to this Request for Proposal, you acknowledge that the documents provided by APS and any documentation provided by you as part of your submittal to this RFP and accepted in writing by APS apply to this contract.

2.6. Project Tentative Timeline: This project is time sensitive. To complete the project on time, the vendor understands that the following schedule must be kept:

| **CMAR Schedule** | |
|---|---|
| Release CMR RFP | 11/02/2026 |
| Responses Due | 12/01/2026 |
| Evaluation / Shortlist Select | 12/07/2026 |
| **Interviews (If applicable)** | **TBD** |
| Board Approval/Award Initial Contract (Preconstruction Services) | 01/04/2027 |

| | |
|---|---|
| CMAR Sub Procurement period | 05-05/2027 |
| Final GMP Due to APS | 06/01/2027 |
| NTP for Construction | 06/20/2027 |
| Substantial Completion | 07/01/2028 |

2.7 This project **requires a General Contractor's license for the firm** (Qualifying Agent, **NOT** Limited Tier)

**3. Preconstruction Information and Services.** The Construction Manager shall perform the pre-construction services set out in Article 3 of the Construction Management At Risk Agreement, including but not limited to the following:

3.1 Preconstruction Services – General and Schematic Phase.

3.1.1 The Construction Manager shall review project requirements, educational specifications, on and off-site development, survey requirements, and preliminary budget, and make value engineering and constructability recommendations for revisions to APS in the form of a written report prior to final payment for this phase.

3.1.2 Where the project includes renovation or expansion of an existing Facility, the Construction Manager will assist the Construction Team in preparing an analysis package outlining the condition of the existing Facility, existing structure, existing finishes, existing equipment, code deficiencies, energy use, and life expectancy of other building systems by providing constructability, value engineering, and cost estimates recommendations. The package should contain the Construction Manager's recommendations, cost estimates, and preliminary schedules. Such information shall be provided to APS in the form of a written report prior to final payment for this phase.

3.2 **Preconstruction Services – Design Phase**

3.2.1 The Construction Manager will be required to attend all project-related meetings and include a summary of the meeting in its monthly report to APS.

3.2.2 The Construction Manager will periodically review all contract documents for constructability and help ensure compliance with all applicable laws, rules, codes, design standards, and ordinances. The Construction Manager shall immediately notify APS of any non-compliant contract document.

Such information shall be provided to APS in the form of a

written report in the format as noted herein before final payment for this phase.

3.3 **Preconstruction Services – Construction Documents Phases**

3.3.1 The Construction Manager shall prepare detailed cost estimates and recommendations for APS at the S.D. (Schematic Design), D.D. (Design Development), and C.D. (80% and 100% Construction Documents) phases of the project. Such information shall be provided to APS in the form of a written report before final payment for each phase.

3.3.2 The Construction Manager shall review all contract documents for the new and existing buildings and/or building sites and provide value engineering recommendations to minimize APS's capital outlay and maximize APS's operational resources. Such information shall be provided to APS in the form of a written report before final payment for this phase.

3.3.3 The Construction Manager will review all contract documents, all new and existing buildings' conditions, and the building site to ensure proper coordination, constructability, clarity, and completeness, and to minimize conflict, errors, omissions, and unforeseen conditions. The Construction Manager shall strive to eliminate change orders due to errors, omissions, and unforeseen conditions. The Construction Manager agrees specifically that no change orders shall be requested by the Construction Manager or considered by APS for reasons that were or should have reasonably been known by the Construction Manager involving unforeseen conditions, conflicts, or questions of clarity in the contract documents, or between the contract documents and the existing conditions, utilities, and unforeseen underground conditions.

3.3.4 After the Construction Manager reviews the plans and

specifications, except only as to specific matters as may be identified by appropriate written comments pursuant to this section, the Construction Manager, shall notify APS in writing that the plans and specifications are consistent, practical, feasible and constructible and that the work described in the plans and specifications for the various bidding packages is constructible within the scheduled construction time.

3.3.5 APS may select certain projects for expediting using fast-track construction. When this option is exercised, in writing, by APS, it shall be implemented per the Construction Manager's recommendation once approved by APS.

## 3.4 Preconstruction Services – Bidding and Award Phase

3.4.1 Upon obtaining all necessary approval of the Construction Documents, including a Building Permit as required by the local governing authorities and APS approval of the latest Statement of Probable Construction Cost, the Construction Manager shall obtain bids and commence awarding construction contracts. The Construction Manager will have the drawings and specifications printed, or provided electronically for bidding purposes, through its open Agreements with printing firms.

3.4.2 The Construction Manager shall prepare and issue the bid packages to cover the scope of the Work for this contract.

3.4.3 The Construction Manager, in coordination with APS, shall schedule pre- bid conferences as required and issue a written summary of the conference(s).

3.4.4 The Construction Manager shall also make recommendations to APS for award to the lowest, most responsive, and most responsible bidder on the respective construction contracts. A recommendation for award to other than the lowest bidder shall be justified in writing. The Construction Manager will disclose any related party relationship with a bidding subcontractor in writing prior to the award of contracts. For the purposes of this

agreement, a related party relationship shall constitute any instance of common ownership, common management, or an ownership stake in the bidding subcontractor. The Construction Manager is required to present the bid tabulation summary and all supporting bid day documentation to APS after the bid opening. The referenced documentation as well as the awarding of any subcontractors is subject to the written approval of APS. The Construction Manager is not authorized to enter into any subcontract agreements without first obtaining written approval for each subcontractor.

3.4.5 Guaranteed Maximum Price (GMP): Upon completion of the design phase (e.g., when the construction documents are 80-100% complete) and bidding, the Construction Manager shall present to APS the GMP for APS's review and approval.

3.5 **Scope of Work / Construction Services** (if amended later through Final GMP, **attachment A**) **Contractor Must Complete the Following**

3.5.1 Renovate and modify buildings on the Carver HS campus to accommodate a new School of Arts. The Architect will assist with development of a building program to accommodate all necessary functions needed to support this use. It has not yet been determined whether the school will support grade 9 through 12, or grade 6 through 12 programs.

3.5.2 Renovate existing Carver High School. Campus to remain occupied during renovation.

3.5.3 Renovate existing Leete Hall to meet all historic preservation requirements.

3.5.4 The existing gymnasium building will remain but may be considered as a future site for a new approximately 550-seat Performing Arts Theatre including a fly system, a motorized orchestra pit and state-of-the-art acoustics.

3.5.5 A smaller 'Black Box' theatre will be included in the program for seating capacity of approximately 150 seats for more smaller and more intimate productions.

3.5.6 Additional parking and other site improvements.

**Total Stated Cost Limitation (SCL) is $30,000,000**

**4. Owner's Project Management Software**

4.1 The awarded Construction Manager shall be required to use the Owner's project management software. One (1) license will be distributed to the Construction Manager at a cost to the Owner, which will allow access to the project management software for the Project. Usage of this license will be provided throughout the duration of the Project. Based on availability, additional licenses may be provided as needed.

4.2 This Project will utilize a project management and collaboration system for all project documentation. Applicable team members of the Construction Manager (to include subcontractors as determined by the Owner) will be invited and are required to create a username (email) and password for the project management software if they do not already have one. The Construction Manager will be expected to obtain drawings, sketches, RFIs, meeting minutes, coordination drawings, change information, etc. via this application. The Construction Manager will notify subcontractors as relevant items are added. It will be the responsibility of the Construction Manager to regularly check and review updated documents as they are added. Applicable team members of the Construction Manager are required to complete a free, one-hour Subcontractor training certification course for the project management software within two (2) weeks following the execution of this Agreement. There will be no cost to the Construction Manager for the use of the Owner's project management software.

4.3 It is recommended that the Construction Manager provide mobile iOS or Android devices with the project management software App installed to at least one individual on-site to provide real-time access to currently posted drawings, Specifications, RFIs, Submittals, project documents, as well as any deficient observations or Punch List items. Providing mobile access will improve communication, efficiency, and productivity for all parties.

## 5. General Requirements

5.1 All work conducted must be in accordance with all local, state, and federal guidelines.

5.2 Minority/Women-Owned Business Enterprises (MWBE) Outreach Efforts

It is the policy of the owner to promote the utilization of women, minorities, and small business enterprises in all phases of the design, development, construction, and maintenance of the Project. While the owner does not impose any quotas regarding their utilization, the awarded Construction Manager shall take all steps established by the contract documents or otherwise reasonably requested by the owner to satisfy the Owner that they have made their "best efforts" to be involved in the work as many companies or firms owned by women, minorities and small business enterprises as practicable, provided they are qualified to conduct the work.

When the Construction Managers are ready to begin the GMP process, they must work with the Owner's Supplier Diversity office to provide an advertisement that will be made available via the Georgia Procurement Registry for thirty (30) days.

The following organizations may provide relevant resources to the awarded Construction Manager:
National Association of Minority Contractors Georgia Minority Development Council National Association of Women in Construction:
https://www.nawicatlanta.org/

For further information regarding the Owner's policy, please click the the following link: APS Supplier Diversity.

## SUBMISSION REQUIREMENTS AND EVALUATION CRITERIA

### 6.0 SUBMISSION REQUIREMENTS

6.1 Proposal shall be submitted online via the following link: https://aps.bonfirehub.com/opportunities/258313

6.2 **ALL** fields listed on the **SOLICITATION ACKNOWLEDGMENT FORM** **MUST** be completed. Failure to sign, answer all questions, or submit all forms listed in the administrative forms- attachment 1-10 and attachments A and B may result in your Proposal being deemed non-responsive.

6.3 APS will not consider any proposal received online after the due date. APS will only accept online submissions for this RFP. Proposals can be submitted online at: https://aps.bonfirehub.com/opportunities/258313 . Proposals must be submitted under the "Proposals" tab in Bonfire. A proposal that is timely submitted in Bonfire but not submitted under the "Proposals" tab may be determined as non-compliant and rejected. Proposals submitted after the proposal close date will not be accepted. Note: Any proposal submitted in any other format (email, paper, fax, mail, etc.) will not be accepted for any reason.

6.4 Proposals cannot be withdrawn after they have been submitted online unless the offeror requests in writing to the Executive Director of Procurement Services prior to the time set for receiving bids, or unless the Executive Director of Procurement Improvement Services fails to accept or reject the bids within one hundred and twenty (120) days after the date fixed for receiving said proposals.

6.5 Proposals that contain irregularities of any kind and/or do not comply fully with the requirements stated in the solicitation documents may be rejected at the discretion of the Executive Director of Procurement Services. APS shall not be liable for any costs associated with or incurred by the offeror in conjunction with the preparation of solicitation responses.

6.6 APS reserves the right to waive any minor informality or error in the solicitation or offeror's proposal which will not adversely affect competition.

6.7 By submitting a response the offeror certifies that this proposal is made without prior understanding, agreement, or connection with any corporation, company, or person submitting a bid for the same service and is in all respects fair and without collusion or fraud; that collusive pricing is understood to be a violation of state and federal law and can result in fines, prison sentences, and civil damage awards.

6.8 It is further agreed that the offeror agrees to abide by all conditions of the solicitation, notice of award, and/or purchase order(s) of APS and that the person signing this bid is duly authorized to bid on behalf of the offeror.

6.9 Failure to provide an online submission with the correct information listed may result in the rejection of the proposal. If further information is required to demonstrate responsibility such as providing copies of licenses or permits, APS reserves the right to notify the offeror in writing and give five (5) days from notification to supply such information.

6.10 The offeror shall submit an online proposal with a response that fully answers each question listed on the online submission. Failure to answer all questions may result in the proposal being deemed non-responsive.

**The offeror must reference each section as listed below**.

**7.0 Proposal Requirements**

7.1 Company History, Qualifications, and Experience

7.1.1 Please provide your firm's history of completing construction projects with similar scopes, schedules, and costs on schedule, within the budget, and with the specified quality.

7.1.2 Please present your firm's current workload, proposed manpower, and potential ability to satisfactorily complete the project.

**7.2 Methodology and Approach**

7.2.1 Please provide your suitability of the proposed project team, including the Site Superintendent, including availability.

7.2.2 Please provide your firm's approach to the project based on the APS schedule, including design completion, permitting, construction phasing, etc.

7.2.3 Please provide your proposed CPM schedule for the project broken down by phases including design, permitting, construction, furnishing and closeout, etc.

7.2.4 Please provide your plan for minority subcontractor outreach and prequalification.

7.2.5 Please provide your proposed efforts to obtain comprehensive bid coverage.

## 8.0 Percentage Of Fees

8.1 Submit the Percentage of Fees and GCs on the bid table attached in Bonfire under public documents. The Fee sheet is for informational purposes when formulating the percentage Fees and GCs. submit percentages.

## 9.0 Mandatory Submittals

9.1 Proposals MUST include the signed:

9.1.1 No Influence and Non-Collusion Affidavit,

9.1.2 E-Verify Affidavit.

9.1.3 Submit a copy or other proof of your general contractor's license.

## 10.0 Payment and performance bonds; insurance

10.1 If the proposal or any part of the proposal is accepted and a contract awarded, the contractor shall within the required time enter into a written contract and furnish Payment and performance bond(s) as required by the contract and specifications, or the call for proposals, or by law, in the amount of at least the total amount payable by the terms of the contract with a surety acceptable to Owner.

10.2 If the proposal or any part of the proposal is accepted and a contract awarded, the contractor shall furnish current insurance certificates for the coverage and on the terms and conditions required by the contract. The insurance certificates shall be provided to APS within five (5) days of the contractor’s receipt of the Intent to Award.

## 11.0 Evaluation

11.1 To be eligible for consideration, proposals shall be presented in accordance with the instructions of this solicitation and within the timeframe specified. It shall be the responsibility of the awarded contractor to meet all specifications and guidelines set forth herein.

11.2 APS reserves the right during the evaluation process to contact offerors who submit Proposals and request additional information or clarification necessary to complete the evaluation.

11.3 After the closing date and time, Procurement Services will conduct an administrative review of all proposals received to determine responsiveness. Proposals that are deemed to be responsive will be submitted to the evaluation committee for review. Proposals that are deemed to be non-responsive will not be evaluated or considered for the award.

11.4 APS will evaluate all proposals and reserves the right to develop a competitive range for consideration. The competitive range is defined as a group for competitive negotiation, as determined during the evaluation process, composed of only those proposals with higher point scores that are considered to have a reasonable chance of being selected for an award and who are, therefore, chosen for additional discussions and negotiations. Proposals not in the competitive range are given no further consideration.

11.5 Proposals will be evaluated on the following criteria:

| **Evaluation Criteria** | **Points** |
|---|---|
| **Company Qualification and Experience** | **25** |
| Please provide your firm's history of completing new construction projects with similar scopes, schedules, and costs on schedule, within the budget, and with the quality specified. | 20 |
| The firm's current workload with APS and others proposed manpower, and potential ability to complete the project | 5 |
| **Methodology and Approach** | **55** |
| Suitability of the proposed project team including the Site Superintendent and availability | 15 |
| The proposed approach to the project includes a phasing plan, potential impacts, proposed solutions, logistics plan, temporary facilities, security, and project completion | 15 |

| | |
|---|---|
| The proposed CPM schedule for the project is broken down into phases including design, permitting, construction, furnishing, close-out, etc. | 10 |
| Your plan for MWBE subcontractor outreach and pre-qualification | 5 |
| Proposed efforts to obtain comprehensive bid coverage | 10 |
| **Percentage of Fees (Fees and GCs)** | **20** |
| **TOTAL** | **100** |

11.6 The formula for evaluating fees is as follows:
Lowest sum of fee percentage and general conditions percentage / the sum of the fee percentage and general conditions percentage of the proposal being evaluated = pricing/fee score.

11.7 If a contract is not awarded based on the initial evaluation, the evaluating committee may afford the "responsible Offerors" an opportunity for discussions/interviews, negotiations and revisions of their proposals. See O.C.G.A. § 36-91-21(c)(2). A "responsible Offeror" is one whose proposal meets the criteria proposed and whose proposal is reasonably susceptible of being selected for contract award. A proposal is "reasonably susceptible of being selected for contract award" if it is within the "competitive range" established by the evaluation committee. Offerors determined to be in the competitive range will be deemed to be "responsible Offerors," may be asked to engage in discussions, negotiations, and revisions and may be asked to provide a Best and Final Offer (BAFO).

11.8 APS reserves the right to negotiate terms and conditions, scope of work, price, and/or non-price terms and conditions with responsible Offeror(s) to meet the needs of APS. APS also reserves the right to make an award based on the initial evaluation.

11.9 Negotiations may be:

11.9.1 Concurrent, which may be conducted concurrently with the responsible offerors.

11.9.2 Exclusive, which may be conducted with the offeror whose proposal is the Highest rated overall.

11.10 An award, if made, will be given to the responsible and responsive Offeror whose proposal is determined to be the most advantageous to APS, taking into consideration the evaluation factors outlined in this RFP.