



**BOARD OF EDUCATION**

*Julia C. Bernath, President  
Kimberly Dove, Vice President  
Gail Dean • Linda McCain • Katie Reeves  
Katha Stuart • Franchesca Warren  
Mike Looney, Ed.D., Superintendent*

**DATE:** February 23, 2021

**TO:** All Contractors

**FROM:** Angela R. Young  
Executive Director  
FCS Capital Program Contracts

**RE:** RFP 416-21, Creekside High School Additions and Renovation

Please find Addendum No. 2 to the subject solicitation attached.

**Addendum No. 2**  
**RFP 416-21**  
**Creekside High School Additions and Renovation**

1. Addendum No. 2 has been issued for the above referenced project. Please contact the architect listed below:

CDH Partners, Inc.  
3330 Cumberland Blvd. SE, Suite 100  
Atlanta, GA 30339  
Attention: Carine Kroko  
Phone: (678) 784-3469  
Fax: (770) 424-0260  
[Carine.Kroko@cdhpartners.com](mailto:Carine.Kroko@cdhpartners.com)

2. All other terms and conditions remain the same.

**ADDENDUM #2 (02-23-2021)**

RE: RFP 416-21 CREEKSIDE HIGH SCHOOL ADDITIONS AND RENOVATION

FROM: OWNER: FULTON COUNTY BOARD OF  
EDUCATION CAPITAL PROGRAM  
CONTRACTS  
6201 Powers Ferry Road NW  
Atlanta, GA 30339

TO: ALL PROSPECTIVE OFFERORS:

This Addendum forms a part of the Contract Documents and modifies the Proposal Documents as noted below. Acknowledge receipt of the Addendum in the space provided on Document 00400 - Proposal Acceptance Form. Failure to do so may result in the proposal being deemed non-responsive. The Addendum consists of Three (3) written page and the documents cited below.

- A. CHANGES TO PROPOSAL REQUIREMENTS TABLE OF CONTENTS: **NONE**
- B. CHANGES TO PRIOR ADDENDUM: **NONE**
- C. CHANGES TO PROPOSAL DOCUMENTS:

DOCUMENT 004200 OFFEROR RESPONSE FORM

Delete the previous versions of DOCUMENT 004200 OFFEROR RESPONSE FORM in their entirety and replace with the new DOCUMENT 004200 issued with this Addendum.

- D. CHANGES TO CONDITIONS OF THE CONTRACT:

GENERAL REQUIREMENTS SECTION 013202 – OWNER-DETERMINED MILESTONES

Delete the previous versions of SECTION 013202 – OWNER-DETERMINED MILESTONES in their entirety and replace with the new SECTION 013202 issued with this Addendum.

E. CHANGES TO DRAWINGS

**1.01 CREEKSIDE HIGH SCHOOL**

1.01.1 SHEETS; T001, T002, D001, D113, LS01, AS01, AC01, A021, A113, A131, A132, A411, S001, S003, S501, S502, M101A, M113, P201, E201, E801 and E802

These sheets are re-issued and have been **revised** as shown by clouded outline indicated as Addendum #2, dated 02/23/2021, and are attached to this Addendum.

1.01.2 SHEETS; AC02 and A133.

These sheets have been added and are issued as Addendum #2, dated 02/23/2021, and are attached to this Addendum.

1.01.3 SHEETS C000, C100, 200, C210, C300, C310, C320, C400, C405, C410, C420, C430, C440, C500, C600, C610, C700, C710, C720, I100, 200 AND I300.

The NOT FOR CONSTRUCTION note has been removed from the title blocks and the signed stamp moved. These sheets are re-issued as Addendum #2, dated 02/23/2021, and are attached to this Addendum.

**1.02 LIBERTY POINT ELEMENTARY SCHOOL**

1.02.1 SHEETS; C100.

This sheet is re-issued and has been revised as shown by clouded outline indicated as Addendum #2, dated 02/23/2021, and are attached to this Addendum.

F. CHANGES TO SPECIFICATIONS:

**1. Section 116623; GYMNASIUM EQUIPMENT**

- Delete 1.02, A 1 & 2.
- Delete section 2.03
- Delete section 2.04

**2. Section 126600; TELESCOPING STANDS**

1.09 WARRANTY (Add section)

A. Manufacturer's standard warrant for telescopic equipment of the following durations:

- Structural component parts of understructure: 10 years from Date of Substantial Completion.
- Deck systems, seating, electrical, surface finishes: 5 years from Date of Substantial Completion.

2.03 COMPONENTS (Revise section)

A. Benches: Seats and skirts.

- Material: Molded polyethylene plastic with contour surfaces.
  - Color: As selected by Architect from manufacturer's standard.
- Bench Height: Not less than 16 inches or more than 18 inches.
- Bench Depth: 12 inches.

B. Wheelchair-Accessible Seating: Provide Flex Row seating

**3. Section 231113; HYDRONIC PIPING**

- 2.06, B: Change the sentence to read as follows: "Roof mounted air conditioning units shall have ASTM B88 type "L" hard drawn copper tube condensate lines."

G. OTHER CHANGES:

1.01 Response to Bid RFI

Refer to attached document for responses to Bid RFI received via email on 2/12/2021 and 2/22/2021 from Fulton County Schools.

END OF ADDENDUM NO. 1

**ADDENDUM # 2**

**Exhibit 1**

**DOCUMENT 004200  
OFFEROR RESPONSE FORM**

**Offeror Name:** \_\_\_\_\_

**1.01 PROPOSAL SUBMISSION INSTRUCTIONS**

Submit this form, in a sealed envelope, plainly showing Offeror's business license name and number, description of the Work and the proposal submission date; and deposit with **Fulton County Schools Capital Program Contracts** located at 6201 Powers Ferry Rd, NW, Atlanta, Georgia 30339.

- A. Offerors shall keep the Offer Acceptance Form intact and return all pages when submitting the PROPOSAL.
- B. Failure to submit the complete Offer Acceptance Form may invalidate the PROPOSAL.

**1.02 PROPOSAL DUE DATE: By: Tuesday, March 2, 2020, 2:30 p.m.**

**1.03 PROJECT IDENTIFICATION:**

- A. The undersigned is familiar with the terms of the Contract and the local conditions affecting performance of the Contract. The undersigned hereby proposes and agrees to serve as general contractor and to provide and furnish all material, labor, equipment, and services, including all scheduled allowances, necessary to complete the construction of the following Project, in accordance with the terms of the Contract Documents:

**Creekside High School Additions and Renovation– RFP 416-21**

**1.04 Offeror acknowledges receipt of the following Addendum/Addenda:**

Number Number Number Number Number Number Number Number Number Number Number

\_\_\_\_\_

**1.05 BASE OFFER (MUST BE FULLY COMPLETED BY OFFEROR)**

- A. Offeror will complete the Work in accordance with the Contract Documents for the following base OFFER amount.

- B. The base OFFER amount shall include **ALL** applicable State Sales and Use Taxes and shall exclude Federal Excise Taxes.
- C. The base OFFER for amount shall include all Contract Allowances. Use of Contract Allowances shall be as determined by Owner.
- D. Allowances:

**1. Specified Allowances:** Specified Allowances shall not be utilized for work indicated on the contract documents. These allowances shall be utilized for possible additional scope identified during construction. Contractor shall apply overhead and profit on change orders that utilize the specified allowances below. *Overhead and profit shall be in accordance with **General Conditions, Section 3, Part 2, - 3.2.9 Overhead and Profit.***

- a. Include the lump sum amount of **\$255,000** to cover unforeseen infrastructure changes (such as relocation of existing conduits, sprinkler system appurtenances, and plumbing piping).
- b. Include the lump sum amount of **\$255,000** to cover changes caused by code interpretations by a Government Agency or local municipality.
- c. Include the lump sum amount of **\$255,000** to cover other unforeseen changes such as site work, hazardous materials, conditions uncovered by demolition, or structural issue.
- d. Include the lump sum amount of **\$50,000** to cover the cost to relocate main power feed and two Georgia Power light poles.
- e. Include the lump sum amount of **\$80,000** to cover the cost to replace recalled sprinkler heads in areas scheduled for ceiling replacement.
- f. Include the lump sum amount of **\$100,000** to cover the cost of irrigation system for practice field at Taylor Road Middle School.
- g. Include the lump sum amount of **\$85,000** to cover the cost of both testing and scope related with radio communication system requirements for first responders.
- h. Include the lump sum amount of **\$10,000** to cover costs to infill existing holes and penetrations above ceilings (work not already shown in the contract documents) at rated walls where ceilings are removed.
- i. Include the lump sum amount of **\$125,000** to cover the cost of cleaning and waxing floors (for work cleaning and waxing floors beyond what is indicated on the contract documents).

#### **LIBERTY POINT ES WATER LINE REPLACEMENT**

- a. Include the lump sum amount of **\$30,000** to cover other unforeseen changes such as site work, hazardous materials, conditions uncovered by demolition.

2. **Unit Cost Allowances:** Offeror shall complete the tables below with (B) Unit Cost (\$/Unit) which includes all costs, burdens, overhead, and profit such that if extra items are added to or deleted from the scope of Work, these prices shall be used to calculate the final value of the Project. These values shall remain in effect until the completion of the Project. The total of the Estimated Cost from these unit price allowances shall be included in the Base Offer for that project.

<i>Item</i>	<b>Description</b>	<b>Estimated Quantity</b>	<b>(B) Unit Cost (\$/unit)</b>	<b>(C) Estimated Cost (\$)</b>
<i>Creekside High School Additions and Renovation - Unit Cost Allowances: The unit price quantities indicated below do not represent scope shown on the contract documents, the cost of which are included in the base offer. These quantities are for possible additional scope identified during construction.</i>				
1.	Remove existing and install new (as specified) ACT ceiling panels into existing exposed ceiling grid.	2,000 SF		
2.	Remove existing ACT ceiling panels & existing exposed ceiling grid system and install new (as specified) ACT ceiling panels and exposed ceiling grid system.	2,000 SF		
3.	Provide material and labor for the removal and replacement of gypsum ceiling; include suspension system drywall, prep. and paint.	1,000 SF		
4.	Remove existing VCT and install new (as specified) VCT. Include all prep work required.	2,000 SF		
5.	Remove existing rubber base and install with new (as specified) rubber base.	400 LF		
6.	Remove existing non-conforming sprinkler head and replace new conforming sprinkler head. (Quantity 50 to 100)	1 each		



<b>Fill Material Onsite and / or Other Unsuitable Buried Materials</b>				
7.	Remove and haul offsite & replace with structural fill material from onsite source.	100 Cy		
8.	Remove and replace with structural fill from offsite source as directed by the Geotechnical Engineer.	300 Cy		
9.	Remove and blend with structural fill from offsite source as directed by the Geotechnical Engineer.	300 Cy		
10.	Remove and haul offsite.	300 Cy		
11.	Remove and replace with #57 Stone.	125 TONS		
12.	Remove and replace with Surge Stone.	125 TONS		
13.	Remove and replace with Graded Aggregate Base	125 TONS		
14.	Install Tensar TX-140 (or approved equal) geogrid Fabric	125 Sy		
<b>MASS ROCK EXCAVATION</b>				
15.	Remove and place onsite as approved by Owner	50 Cy		
16.	Remove and haul offsite.	50 Cy		
<b>TRENCE ROCK EXCAVATION</b>				
17.	Remove and place onsite as approved by Owner	50 Cy		
18.	Remove and haul offsite.	50 Cy		
<b>Subtotal Unit Cost Allowances = \$</b>				

Item	Description	Estimated Quantity	(B) Unit Cost (\$/unit)	(C) Estimated Cost (\$)
<i>Liberty Point ES Water Line Replacement - Unit Cost Allowances: The unit price quantities indicated below do not represent scope shown on the contract documents, the cost of which are included in the base offer. These quantities are for possible additional scope identified during construction.</i>				
1.	Remove and haul of existing asphalt paving and GAB, install new heavy duty asphalt paving	300 s.y.		
2.	Till 2" clean topsoil into existing soil, Install new Bermuda sod	2,000 s.f.		
3.	Haul off and replacement of unsuitable soils	200 c.y.		
<b>Subtotal Unit Cost Allowances = \$</b>				

**100 Base Offer:**

**1. CREEKSIDE HIGH SCHOOL ADDITIONS AND RENOVATION**

(Note: Total Base Offer Amount shall include ALL Allowances associated with Creekside High School Additions and Renovation listed in item D above and include overhead and profit.)

BASE OFFER AMOUNT (In Words):

\_\_\_\_\_

BASE OFFER AMOUNT (Figures):

\$ \_\_\_\_\_

**2. LIBERTY POINT ES WATER LINE REPLACEMENT** (Note: Total Base Offer Amount shall include ALL Allowances associated with Liberty Point ES Water Line Replacement Project listed in item D above and include overhead and profit.)

BASE OFFER AMOUNT (In Words):

\_\_\_\_\_

BASE OFFER AMOUNT (Figures):

\$ \_\_\_\_\_

The Offeror proposes to fully and completely construct the Project in conformity with all requirements of the Contract Documents and furnish all necessary labor, material and equipment for such construction, and furthermore, to fully, completely, and strictly perform all obligations of the Contractor as set forth in the Contract Documents, for the lump sum contract price of:

TOTAL BASE OFFER AMOUNT for items 1 + 2 Combined (In Words):

\_\_\_\_\_

TOTAL BASE OFFER AMOUNT for items 1 + 2 Combined (Figures):

\$ \_\_\_\_\_

**101 ALTERNATES (MUST BE FULLY COMPLETED BY OFFEROR)**

**Alternate #1:** Creekside High School - Notes D-27a & 27a, replace plumbing fixtures in students and teachers' restrooms as noted on sheets A131, A132 and A133.

\_\_\_\_\_

(Use Words)

\$ \_\_\_\_\_

(Use Words)

**Alternate #2:** Creekside High School - Replace doors and door hardware as noted in door schedules on sheets A022.

\_\_\_\_\_

(Use Words)

\$ \_\_\_\_\_

(Use Words)

**Alternate #3: Creekside High School** - Notes D-14 on D001 & note 14 on AC01, demo existing quarry tiles and provide new epoxy flooring in restrooms as noted on sheets A132 & A133. in locker rooms, sand existing epoxy flooring and provide new.

\_\_\_\_\_  
(Use Words)

\$ \_\_\_\_\_  
(Use Words)

**Alternate #4: Creekside High School** - Note D-26a on D001 & note 26 on AC01. demo existing casework and provide new as shown on sheets A113 and A116. replace existing casework as noted on sheet A001, floor plan sheets and elevation sheets.

\_\_\_\_\_  
(Use Words)

\$ \_\_\_\_\_  
(Use Words)

**Alternate #5: Creekside High School** - At existing classrooms, provide new locks with security indicator at all existing classroom doors. Refer to door schedules on sheets A022, A023 and A024 and door hardware spec 087100 for locations and quantity.

\_\_\_\_\_  
(Use Words)

\$ \_\_\_\_\_  
(Use Words)

**OWNER RESERVES THE RIGHT TO REJECT ANY AND ALL PROPOSALS.**

PROPOSAL DATE: \_\_\_\_\_, 20\_\_\_\_\_

By: \_\_\_\_\_  
(Firm Name as it appears on Business License)

\_\_\_\_\_  
(Signature of person authorized to sign Proposal)

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**(Print Name of person authorized to sign Proposal)**

Business Address:

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Phone No. \_\_\_\_\_

Fax No. \_\_\_\_\_

Federal Tax ID: \_\_\_\_\_

Email Address: \_\_\_\_\_

END OF DOCUMENT

**ADDENDUM #2**

SECTION 013202 – OWNER-DETERMINED MILESTONES

PART 1 - GENERAL

1.1 SUMMARY

*This Section is an appendix to Section 013200 "Construction Progress Documentation" and indicates Owner-determined Milestones for the Project.*

1.2 DEFINITIONS

*Milestones, and Owner-determined Milestones, are defined in Section 013200 "Construction Progress Documentation."*

1.3 OWNER-DETERMINED MILESTONES

*The following schedule identifies construction Milestones that the Owner either expects (for those items indicated as "expected") or requires the Contractor to achieve by the Milestone deadlines specified in the schedule, and includes any daily liquidated damages amounts associated with failure to complete individual Milestones by the deadlines. The Offeror's proposal may propose changes to these Milestone deadlines for consideration by Owner in Owner's sole judgment. A final version of this Owner Determined Milestone Schedule, which shall include any changes accepted by Owner, will be included as an exhibit to the Construction Agreement.*

*Any work in the existing building that is scheduled to be performed during the school year must be reviewed and approved by the Program Manager and the School Principal. Fulton County Schools will work in good faith with Contractor to enable to the Contractor to proceed with their work plan as envisioned, however some modification of the Contractor's work plan may be required to accommodate the needs of the school.*

Milestone	Description	Schedule	Liquidated Damages
No. 1	NOTICE OF INTENT TO AWARD (NOI): Owner to issue to Contractor the Notice of Intent to Award after anticipated School Board Approval. After receipt of the notice, Contractor shall submit to Owner the required bonds and insurance within five (5) days.	April 21, 2021 (expected)	
No. 2	NOTICE TO PROCEED (NTP): Owner shall issue NTP to Contractor after Contractor transmits the required bonds and insurance in accordance with Articles 1.27 and 2.2 of the General Conditions.	April 30, 2021 (expected)	
No. 3	PRE-CONSTRUCTION CONFERENCE: Owner's Rep. will facilitate the kick-off meeting. Contractor shall have their Project Manager and Superintendent as well as representatives from key subcontractors requiring permit inspections at this and subsequent meetings as needed.	May 5, 2021	

No. 4	START EROSION CONTROL	May 7, 2021	
No. 5	SUBMITTAL AND SHOP DRAWING SCHEDULE COMPLETE: Contractor shall provide a detailed Submittal and Shop Drawing Schedule that meets all the requirements outlined in Division 01 Sections 013300 - <i>Submittal Procedures</i> and 013103 - <i>Project Controls Tools, and General Conditions Section 2.2.3.</i>	May 14, 2021	
No. 6	PRELIMINARY CONSTRUCTION SCHEDULE COMPLETE: Contractor shall provide preliminary construction schedule that meets all the requirements outlined in Section 013200 <i>Construction Progress Documentation.</i>	May 18, 2021	
No. 7	DETAILED SCHEDULE COMPLETE: Contractor shall provide a detailed construction schedule that meets all the requirements outlined in Division 01 Sections 013200 <i>CONSTRUCTION PROGRESS DOCUMENTATION.</i>	May 28, 2021	\$100 / Day
<b>PHASE 1</b>			
No. 8	START UTILITY RELOCATION	June 1, 2021	
	START SUMMER #1 INTERIOR RENOVATION <b>(CONTRACTORS OPTION)</b>		
	START BUILDING PADS FOR PHYSICAL EDUCATION AND BLACK BOX THEATER / ARTS LABS ADDITIONS		
	START LIBERTY POINT WATER LINE REPLACEMENT		
No. 9	COMPLETE UTILITY RELOCATION	July 27, 2021	\$500 / Day
No. 10	COMPLETE SUMMER #1 RENOVATION	July 27, 2021	\$500 / Day
No. 11	COMPLETE BUILDING PAD FOR PHYSICAL EDUCATION ADDITION: GEOTECH REQUIREMENTS: Subgrade shall be compacted per contract documents and have been tested, approved, and documented by letter by the project Geotechnical Engineer. SURVEY REQUIREMENTS: Subgrade of the building slab has been brought to proper elevation in accordance with the contract documents. Subgrade elevation(s) and the location of the building's corners are properly located per the contract documents. (See Section 017300 EXECUTION 3.3 E)	July 27, 2021	\$1,000 / Day
No. 12	COMPLETE BUILDING PAD FOR BLACK BOX THEATER / ARTS LABS ADDITION: Geotech and Survey Requirements shall be as stated in Item No. 11 (above).	July 27, 2021	\$1,000 / Day

No. 13	COMPLETE LIBERTY POINT WATER LINE REPLACEMENT	July 27, 2021	\$250 / Day
No. 14	<b>BLACK BOX THEATER / ARTS LABS ADDITION: COMPLETE CONSTRUCTION OF FOUNDATIONS, ROUGH IN, AND FIRST FLOOR SLAB. ALL SUBSEQUENT CONSTRUCTION ON THIS ADDITION TO BE DELAYED UNTIL MARCH 15, 2022.</b>	September 15, 2021	
<b>PHASE 2</b>			
No. 15	DRY-IN OF PHYSICAL EDUCATION ADDITION: Establishment of "Dry-in" Condition: "Dry-In" means that the building shell has been completed sufficiently to keep out wind, rain, or the weather in general, thus assuring that weather-sensitive materials or work can begin indoors without those materials suffering weather damage by rain, wind, or snow. Roof must be completed and building openings must be completed or secured with rigid material. Dry in condition shall verified and documented by letter by Architect.	November 1, 2021	\$1,250 / Day
No. 16	SUMMER #1 RENOVATION PUNCHLIST COMPLETE	November 29, 2021	\$100 / Day
No. 17	<b>SUBSTANTIAL COMPLETION</b> OF PHYSICAL EDUCATION ADDITION	March 1, 2022	\$1,250 / Day
<b>PHASE 3</b>			
No. 18	<b>RE-COMMENCEMENT OF THE CONSTRUCTION OF BLACK BOX THEATER / ARTS LABS ADDITION – except for demolition of the exterior wall at general art LAB 120 &amp; 3D ART LAB 130 and completion of the remaining work required for the completion of ART LAB 120 &amp; 3D ART LAB 130</b>	March 15, 2022	
No. 19	COMPLETE PUNCHLIST FOR PHYSICAL EDUCATION ADDITION	May 1, 2022	\$100 / Day
No. 20	<b>COMMENCE DEMOLITION OF THE EXTERIOR WALL AT GENERAL ART LAB 120 &amp; 3D ART LAB 130 and completion of the remaining work required for the completion of ART LAB 120 &amp; 3D ART LAB 130</b> START SUMMER #2 RENOVATION	June 1, 2022	\$250 / Day
No. 21	DRY-IN OF BLACK BOX THEATER / ARTS LABS ADDITION: Requirements for Establishment of "Dry-in" Condition shall be as stated in Item No. 15 (above).	June 15, 2022	\$1,250 / Day
No. 22	<b>SUBSTANTIAL COMPLETION</b> OF EXISTING BUILDING RENOVATION & PARKING LOT	July 27, 2022	\$2,500 / Day
No. 23	<b>SUBSTANTIAL COMPLETION</b> OF BLACK BOX THEATER / ARTS LABS ADDITION	August 27, 2022	\$1,250 / Day
No. 24	COMPLETE PUNCHLIST BLACK BOX THEATER / ARTS LABS ADDITIONS	October 27, 2022	\$100 / Day



No. 25	SUMMER #2 RENOVATION & PARKING LOT: PUNCHLIST COMPLETE	October 27, 2022	\$100 / Day
No. 26	CLOSEOUT & FINAL COMPLETION	December 31, 2022	\$100 / Day

END OF SECTION