



**August 15, 2018**

**REQUEST FOR PROPOSALS (RFP)**

**ATTENTION INTERESTED RESPONDENTS**

The McPherson Implementing Local Redevelopment Authority ("Fort Mac LRA) is seeking Proposals from qualified respondents to provide Design Build Services for the Rehabilitation of Sixteen (16) Buildings comprised of Thirty-Two (32) units plus Two (2) Single Family Houses. Please see **Exhibit "A"** attached for the full Scope of Work (SOW).

A Mandatory Pre-Proposal Conference will be held at **10:00 AM** on **August 27<sup>th</sup>** at the offices of Fort Mac LRA, 1794 Walker Avenue, S.W., Building 250, Atlanta, Georgia 30310. The purpose of the Pre-Proposal Conference is to provide respondents with detailed information regarding the project and to address questions and concerns. All questions not addressed publicly at the Pre-Proposal Conference are to be submitted in writing to Robert Mosby, Controller, via email to [rmosby@fortmaclra.com](mailto:rmosby@fortmaclra.com). The last date to submit questions is **August 29<sup>th</sup>**. Written responses will be provided to all respondents that attended the conference no later than **2:00 PM** via broadcast email, posting to Fort Mac LRA website, or other means which Fort Mac LRA determines best ensures access to all attendees.

All interested respondents are required to attend the Pre-Proposal Conference.

**NOTE:** Fort Mac LRA will not accept proposals from any individual, firm and team that does not have at least one member attend the Pre-Proposal meeting.

Your response to this Request for Proposals must be received by Fort Mac LRA at 1794 Walker Avenue, S.W., Atlanta, Georgia 30310 **no later than 2:00 pm (EDT) on September 7, 2018.**

**Absolutely no proposals will be accepted after 2:00 P.M. (EDT) on September 7, 2018.**

## **SPONSOR BACKGROUD**

Fort McPherson became the first permanent Army installation in the southeast in 1885. Most recently, Fort McPherson served as the Headquarters of the U.S. Army Forces Command, First U.S. Army Central, the U.S. Army Reserve Command and the Southeast Installation Management.

Fort McPherson, located within the city limits of Atlanta, in Fulton County, Georgia, was closed under the Base Realignment and Closure Act (BRAC) of 2005. The base closure and redevelopment process is affected by many federal, real property and environmental laws and regulations along with volumes of implementing guidance requirements of the Department of Defense. The base ceased operations in September 2011.

With the closing of the base, the McPherson Planning Local Redevelopment Authority (the "MPLRA") was formed to assume, on behalf of the City of Atlanta, its neighboring cities and communities, Fulton County and the State of Georgia, the responsibility and authority for preparing a redevelopment plan for the property. In 2009, Fort Mac LRA was created in order to implement the planning conducted by the Fort Mac LRA by the enactment of the "McPherson Implementing Local Redevelopment Authority Act" by the Georgia Legislature (the "MILRA Act") and commenced its operations pursuant to an activating order of the Governor of the State of Georgia. You may review a copy of the Fort Mac LRA Act by visiting [www.fortmaclra.com](http://www.fortmaclra.com).

## **SPONSOR MISSION**

To design and construct The Rehabilitation of 32 Townhouse style Housing Units as shown in Exhibit "B" and 2 Single Family Units shown in **Exhibits "B"** attached. All Designs must meet industry standards and meet all applicable local, state and federal codes including the City of Atlanta standards.

## **RFP AND SELECTION TIMELINE**

• <b>RFP Advertised</b>	<b>August 15, 2018</b>
• <b>Pre-Proposal Conference</b>	<b>August 27, 2018</b>
• <b>Deadline for Questions</b>	<b>August 29, 2018</b>
• <b>Response to Questions</b>	<b>August 30, 2018</b>
• <b>Proposal Due Date</b>	<b>September 7, 2018</b>
• <b>Notification of Award</b>	<b>September 10, 2018</b>

## SUBMITTAL REQUIREMENTS

### A. Cover Letter, Narrative, Disclosure Statement and Good Standing Certification

1. Owner's name(s), address, telephone number(s) and email addresses(s) of the Respondent. Please include this information for the design/engineering firm and the construction firm. Please designate lead contact person and provide the appropriate contact information.
2. Narrative demonstrating the Respondent's understanding of the scope of the Project and how the Respondent will accomplish the scope.
3. A disclosure statement listing all potential conflicts of interest related to this Project for both design/engineering firm and construction firm. This disclosure statement must be addressed specifically in your response, even if no conflict exists.
4. A certification that the design/engineering firm and the construction firm (and any other sub consultants) are in good standing with the City of Atlanta, Fulton County, State of Georgia and the U.S. Federal Government.

### B. Experience

1. Provide a company resume that includes the history of the company, experience with projects of this size and quality during the past three (3) years. Include photos, brief description of the project, and a statement of the scope of work your firm completed.
2. Provide a list of projects that have been completed on which the design/engineering team and construction team have worked. Provide project details including, but not limited to, scope, duration and construction value.
3. Provide three profiles of past projects of similar work with contact information for references.

### C. Design/Construction Approach

1. Respondent should include a short narrative, no longer than two (2) pages describing its design approach to this project, the subsequent construction approach, and how this process will be managed including a focus on quality control.
2. Provide a project schedule including all major milestones and deliverables. Delineate clearly any critical path responsibilities and timeframes for MILRA and include assumptions for external workflow/review impacts such as permitting and agency reviews. **Note: Time is of the essence for this project.**

### D. Fee Estimate

Price proposal should be based in a **Gross Maximum Price** format and should include:

1. Fee Estimate should provide separate pricing for individual elements such as design and construction documents, permitting, construction, project management, fees, etc. Respondent should include a complete line item budget.

Additional Submittals. Proposals must include, **for both the design/engineer and construction firm**, the following information to be considered responsive:

1. Provide your company's Safety Coefficient and Plan.
2. Certificate of Insurance for General Liability in the amount of \$2 million.
3. Professional Liability insurance in the amount of \$2 million with a \$5 million aggregate.
4. Name of Workers Compensation Insurance Provider with statutory limits.
5. List three professional references with complete name, address, email address and telephone number.
6. Certification that Respondent can provide builder risk insurance.

### **SUBMISSION FORMAT**

Respondent should submit four (4) hard copies and one (1) copy electronically on a USB drive of their complete proposal response. **All submissions must be received no later than 2:00 p.m. (EDT), September 7, 2018.** Every effort should be made to make proposals as clear and concise as possible. Responses to this RFP should be submitted to the address below. Electronic submittals will not be accepted.

Please address submittal to: Fort Mac LRA  
1794 Walker Avenue, S.W.  
Atlanta, Georgia 30310  
Attention: Robert Mosby, Controller

### **FORT MAC LRA POLICY ON COMMUNICATIONS AND CONTACT**

Respondents are required to conduct the preparation of their applications with professional integrity and free of lobbying activities. Respondents and their respective agents and Design Build Contractors are not permitted to contact or communicate with, directly or indirectly, any member of the Fort Mac LRA Board and Staff after the issuance of this RFP except as specifically permitted herein or approved in advance by Fort Mac LRA. Any verified allegation that a Respondent or team member, or an agent or Design Build Contractor of the foregoing has made such contact or attempted to influence the evaluation, ranking, and/or selection of Respondents is cause for Fort Mac LRA to disqualify the Respondent and its team member from further consideration.

### **RESPONSE REQUIREMENTS AND DBE PARTICIPATION**

Fort Mac LRA encourages all participating Respondents to promote opportunities for diverse businesses, including Female Business Enterprises ("FBE"), Minority Business Enterprises ("MBE") and Small Business Enterprises ("SBEs" and together with FBEs and MBEs, "DBEs") to compete for business as Design Build Contractors, sub-Design Build Contractors and/or suppliers. Goals are based on the Scope of

Work and general availability of firms with the requisite experience and capacity to perform the work. The goal for the Project has been set at 30%. Design Build Contractors are encouraged to involve DBEs in all aspects of the work. Respondent should include a DBE participation plan.

**SELECTION CRITERIA**

The selection will be based on the qualifications of the Respondent as presented in the information submitted. However, Fort Mac LRA reserves the right to call references provided in the submittal and to require phone or personal interviews with firms requiring additional evaluation.

The following criteria will be used for the evaluation:

- Price Proposal for services defined in the RFP and related attachments.
- Complete submittal of required documents outlined above.
- Related experience of the firm and the team with similar projects.
- Utilization of local business with local being defined as in the Greater Atlanta Area with special emphasis on the adjacent communities.
- Inclusion of DBE participation goals.

All proposals received will be scored based on the scoring system outline below:

<b>Criteria</b>	<b>Points</b>
Experience/Approach to Scope	<b>40</b>
Fee Proposal	<b>40</b>
DBE	<b>10</b>
References	<b>10</b>
<b>Total</b>	<b>100</b>

**We will evaluate Bonding capacity as required.**

**EVALUATION**

Responses to this RFP will be evaluated, scored and the selected firm notified within in ten (10) days of submittal. Fort Mac LRA reserves the right, in its sole discretion, to reject or accept any submittal it considers to be non-responsive. Fort Mac LRA also reserves the right to amend or withdraw this RFP for any reason. Should Fort Mac LRA fail to reach agreement with any respondent initially selected, Fort Mac LRA reserves the right to commence negotiations with the next highest ranked respondent. Fort Mac LRA shall select the firm or team it considers best qualified and as providing the best value to Fort Mac LRA in its sole discretion.

Fort Mac LRA is an equal opportunity employer and will select a respondent without regard to age, disability, religion, creed or belief, political affiliation, race, sex or ethnicity.

**OPEN GOVERNMENT LAWS**

All proposers/respondents should obtain and thoroughly familiarize themselves with the Georgia Open Records Act (O.C.G.A. § 50-18-70, et seq.) and Georgia Open Meetings Act (O.C.G.A. § 50-14-1, et seq.) (collectively, the "Open Government Laws") applicable to the issue of confidentiality and public

information. MILRA will not advise a proposer/respondent as to the nature or content of documents entitled to protection from disclosure under the Open Government Laws, as to the interpretation of such laws, or as to definition of "proprietary." Each Respondent shall be solely responsible for all determinations made by it under applicable laws. Each Respondent is advised to contact its own legal counsel concerning the effect of applicable Open Government Laws to that proposer's/respondents own ci

## EXHIBIT "A"

### Scope of work for General Contractor and Architect

The selected contractor should review all existing project information including maps, previous survey(s), design documents and any other information available or provided by Fort Mac LRA that may assist the contractor with this project. The design parameters and scope items listed below are not intended to be an exhaustive list. Contractor will be fully responsible for meeting all trade standards and all applicable local, state, and federal codes and laws.

- Must meet and collaborate with the architect to understand all plans and specifications of the project.
- To secure all required permits, including but not limited to, building permits(s), renovation permit(s).
- Perform construction according to plans and specifications provided by the project architect.
- To provide all materials and labor for the rehabilitation, construction and demolition (if needed).
- Architect manage all work to be sure it is completed with quality workmanship.
- Provide and manage the project schedule to assure the project is completed on time.
- Develop and manage the project budget to assure that the project is completed within or below established budget.
- Provide a safety plan for the development to include all contractor's personnel and sub-contractor's personnel.
- Manage all sub-contractors, including tasks, pay requests and securing lien releases as phases of work are completed.
- Architect assure the project adheres to all City of Atlanta codes, and building regulations.
- Attend all Development team meeting to respond to all requests for information (RFI) in a timely manner.
- Evaluate the project and advise owner and team of ideas of more efficient ways to accomplish aspects of the development.
- Provide all materials and labor for the rehabilitation, construction and demolition (if needed).
- Architect and General Contractor must be licensed in the State of Georgia as a fully licensed architect in good standing and have the ability and authority to provide stamped, certified drawings acceptable to the City of Atlanta, Building Permitting Department.
- Inspect all existing units cover in the RFP and all "as built" documents to gain a thorough understanding of the current conditions.
- Create all schematic, design development and permit ready construction drawings for the rehabilitation of all units in the project. Assure that all designs and plans adhere to life, safety and fire protection issues.
- Assist GC with securing all required permits, including but not limited to, building permit(s) site disturbance permits(s), renovation/ rehabilitation permits(s).
- Participate in any meetings with the City of Atlanta regarding the project when requested.
- Participate in weekly development team meetings when requested.
- Architect must review all work to periodically to be sure it complies with the plans, specs, and workmanship provided.

- Provide any changes to the design in a timely manner to keep the project on schedule, in order to assure the project is completed on time.
- Regularly evaluate the project and advise owner and development team of ideas of more efficient ways to accomplish aspects of the development.
- Provide all design, and rehab drawings and documents for permitted construction.
- Assist with the development of a project budget and the schedule.

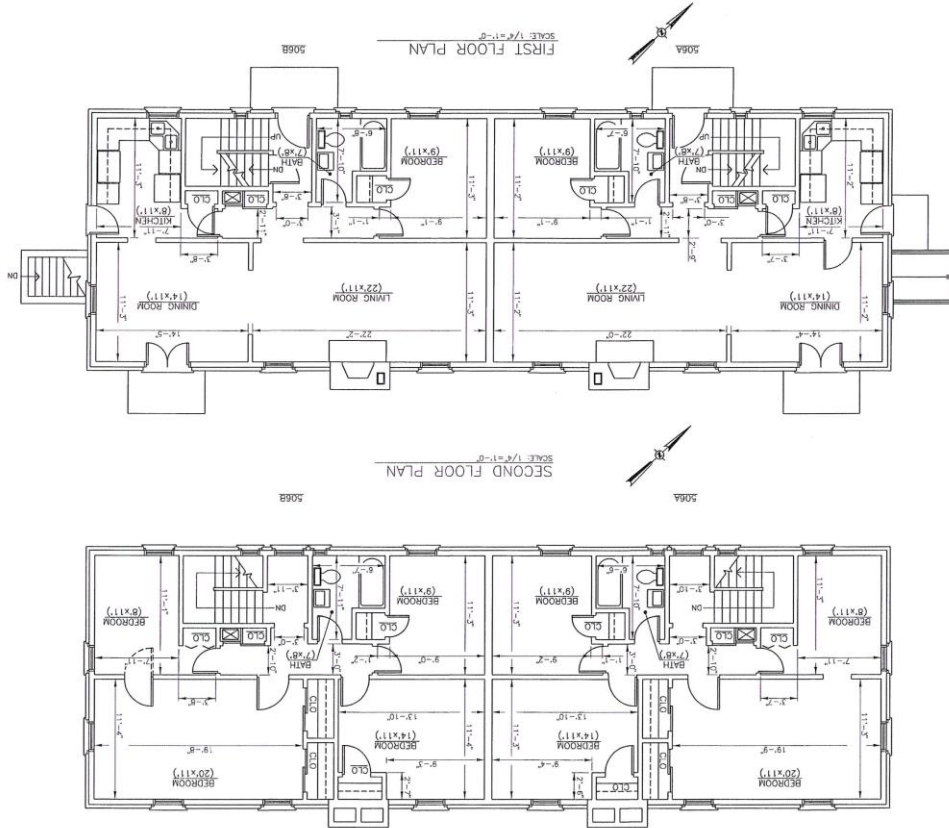
The selected contractor should review existing project information, including as built floor plans and any other information developed by Fort Mac LRA that may assist the selected contractor with this project. The design parameters and scope items listed below are not intended to be an exhaustive list. Proposer will be fully responsible for meeting all trade standards and all applicable local, state and federal codes and laws

The selected Design-Builder will be responsible for administration and management of all design and construction activities, including reviewing the quality of the design, the quality of the work in place, and assisting Fort Mac LRA in the consideration of proposed changes (if any). Standard construction administration documents including, but not limited to shop drawing approvals, RFI responses, payment application approvals, and field inspection reports as well as inspection punch list and closeout documents will be provided by Design-Builder.

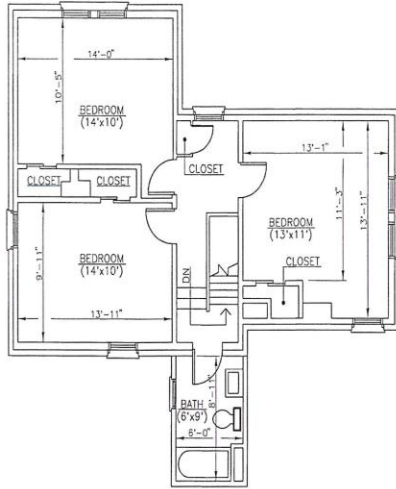


**EXHIBIT "B"**  
**Typical Townhouse Floor Plan**

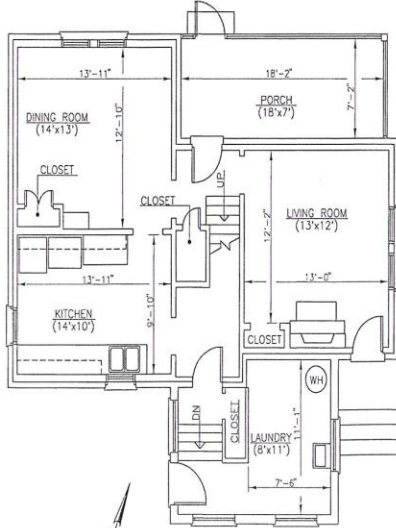
BUILD



**EXHIBIT "C"**  
**SPHI and SFH2**



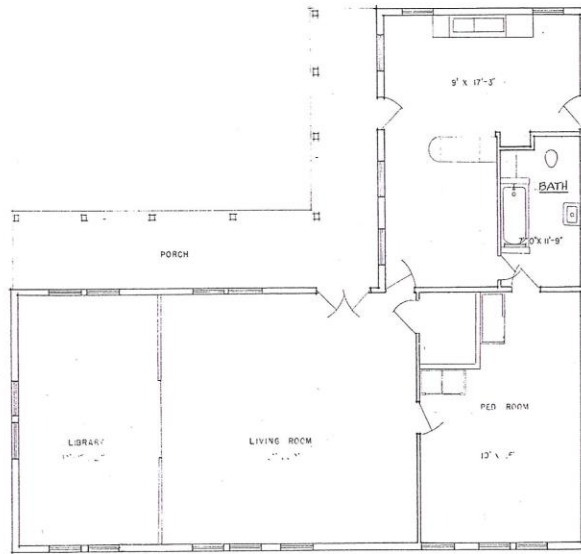
SECOND FLOOR PLAN  
SCALE: 1/4"=1'-0"



FIRST FLOOR PLAN  
SCALE: 1/4"=1'-0"

BUILT

# EXHIBIT "D" Single Family House



FLOOR PLAN  
SCALE  $\frac{1}{8}'' = 1'-0''$

NO.	REVISION	BY

REPAIR BATHROOMS  
BUILDING 512  
FORT MCPHERSON

DIRECTORATE OF ENGINEERING AND HOUSING  
Fort McPherson, Georgia

SCALE AS SHOWN	DOC. NO. EHS 144-77	DATE 12 8 52
RECOMMENDED	REVIEWED	DATE
<i>[Signature]</i>	<i>[Signature]</i>	<i>[Date]</i>

DESIGNED BY: *[Signature]* DRAWN BY: *[Signature]*  
CHECKED BY: *[Signature]* APPROVED BY: *[Signature]*  
PROJECT: **2343** SHEET **1** OF **2**