



Procurement Services

**130 Trinity Avenue, S.W. 4th Floor
Atlanta, Georgia 30303**

Request for Proposal

For

**Design Build Services for Demolition Bundle at
West Atlanta School, Peterson Elementary
School, The Brewer Center, Anderson Park
Elementary School, and the Pryor Street lot**

July 01, 2026

RFP Number: 26-12182032-P-AB

Due Date: July 30, 2026

Time Due: 11:00 a.m. ET

ADVERTISEMENT FOR REQUEST FOR PROPOSALS

The Atlanta Independent School System (known as Atlanta Public Schools, or APS) is seeking a design-build contractor (referred to as the “Contractor”) for demolition and related work at West Atlanta School, The Brewer Center, Pryor Street Lot, Peterson Elementary School, and Anderson Park Elementary School and associated site improvements and leave each site in a stable, graded, vacant lot condition suitable for future development.

The selected design-build contractor will be required to deliver all services outlined in the standard APS design-build agreement across these five locations.

West Atlanta School 1335 Kimberly Rd SW Atlanta, GA 30331
The Brewer Center 2352 Bagwell Dr SW Atlanta, GA 30315
Pryor Street Lot 883 Pryor St SW Atlanta, GA 30315
Peterson Elementary School 1757 Mary Dell Atlanta, GA 30316
Anderson Park Elementary School 2050 Tiger Flowers Dr NW Atlanta, GA 30314

A pre-proposal conference **will be held at 1:00 p.m. on July 09, 2026, at the location below:**

**VDT Facility
1631 La France Street Northeast
Atlanta, GA 30307**

Attendance is not mandatory but is strongly encouraged.

All questions or requests for clarification must be sent via Bonfire under the Message - Opportunity Q&A section: <https://aps.bonfirehub.com/opportunities/240652>.

All addendums related to this solicitation will be posted on the Bonfire website at <https://aps.bonfirehub.com/opportunities/240652>. 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/240652>. The Office of Procurement Services will only accept proposals submitted online. 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. Proposal submissions are due no later than **Thursday, July 30, 2026, at 11:00 am**. Proposals submitted after the bid 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, Attlee Billings, at attlee.billings@apsk12.org.

PROJECT TIMELINE

07/01/2026	Release RFP to the marketplace
07/09/2026	Pre-Proposal conference, 1:00 p.m., ET
07/14/2026	Deadline for written questions, 2 p.m., ET
07/17/2026	Response to questions to be posted to Bonfire.
07/30/2026	RFP due online Bonfire by 11:00 a.m., ET
07/31/2026	Administrative Review
08/04/2026	Shortlist/Evaluation
TBD	Interview/Presentation (If applicable)
09/07/2026	Recommendation to the APS Board of Education

1.0 PURPOSE

The intent of this project is to demolish the existing buildings and associated site improvements; and leave each site in a stable, graded, vacant lot condition suitable for future development.

The Design-Build Contractor, hereafter referred to as the “Contractor”, shall provide all labor, supervision, engineering, permitting, demolition, disposal, grading, stabilization, restoration, and incidental work required to achieve the intended final condition.

The successful firm will be expected to provide all the services included in the standard APS design-build agreement at the following locations below. The sum of all site prices shall equal the Total Base Bid.

West Atlanta School 1335 Kimberly Rd SW Atlanta, GA 30331
The Brewer Center 2352 Bagwell Dr SW Atlanta, GA 30315
Pryor Street Lot 883 Pryor St SW Atlanta, GA 30315
Peterson Elementary School 757 Mary Dell Atlanta, GA 30316
Anderson Park Elementary School 2050 Tiger Flowers Dr NW Atlanta, GA 30314

DESIGN-BUILD REQUIREMENTS

The Contractor shall retain appropriately licensed Georgia design professionals necessary to prepare permit-ready demolition documents and obtain all required permits.

Design documents may be prepared and sealed by a Georgia-licensed Professional Engineer (PE) or Registered Architect (RA), as appropriate for the scope of work and permitting requirements. The Contractor shall be responsible for all surveys, utility investigations, engineering, permitting, and design services required to complete the Work.

EXISTING CONDITIONS

The project sites included in this solicitation are vacant and have been unoccupied for extended periods, except for Brewer School, which is currently occupied and in the process of

being vacated. Contractors should anticipate conditions typical of vacant institutional facilities, including but not limited to:

- Vandalism and unauthorized entry
- Missing or damaged building systems
- Missing equipment and fixtures
- Water intrusion and deterioration
- Accumulated debris and miscellaneous contents
- Damaged doors, windows, ceilings, flooring, and finishes

Many building systems and components have been removed, damaged, or rendered inoperable due to age, vacancy, vandalism, prior salvage activities, or unauthorized entry.

Photographs provided by APS are representative of existing conditions but are not intended to document every area or condition within the facilities.

BREWER SITE SPECIAL CONDITIONS

- Brewer School is currently occupied and is in the process of being vacated.
- APS intends to include Brewer within the Project scope; however, Brewer will not be available for demolition at Notice to Proceed and may be released separately from the remaining project sites following completion of occupant relocation and hazardous materials abatement.
- Contractors shall anticipate that demolition activities at Brewer may occur later than the other project sites. APS reserves the right to modify the timing of Brewer site turnover based upon operational requirements, occupancy status, and completion of abatement activities.

HAZARDOUS MATERIALS ABATEMENT

- Hazardous materials abatement, including asbestos-containing materials (ACM) and other identified hazardous materials, will be performed by APS under a separate contract.
- The Contractor shall not include hazardous materials abatement within its base proposal.
- APS intends to deliver each site substantially free of identified hazardous materials and associated abatement debris prior to turnover for demolition activities.
- If previously unknown hazardous materials are encountered during demolition activities, the Contractor shall immediately cease work in the affected area and notify APS. APS will evaluate the condition and determine the appropriate corrective action. The Contractor shall not disturb, remove, or dispose of suspected hazardous materials without authorization from APS.

EXISTING CONTENTS AND BUILDING CLEANOUT

- As part of the abatement process, APS's abatement contractor may remove furniture, fixtures, debris, flooring, and other materials as necessary to access and remove hazardous materials.

- APS intends to deliver each site substantially free of hazardous materials and associated abatement debris. However, APS does not anticipate that all furniture, miscellaneous contents, or non-hazardous debris will be removed prior to turnover.
- The Contractor shall include removal and disposal of any remaining furniture, contents, debris, and non-hazardous materials necessary to complete demolition and achieve the required final site condition.

The project's basic scope may include, but is not limited to, the following items.

2.0 SCOPE OF WORK/DEMOLITION

The Contractor shall:

- 2.1.** Disconnect and remove active utility services feeding the buildings, including but not limited to:
 - Electrical
 - Water
 - Sanitary sewer
 - Natural gas
 - Communications
 - Internet and data services
- 2.2.** Cap utilities or provide shutoffs at safe locations as indicated in approved permit documents.
- 2.3.** Demolish and remove all buildings, foundations, and associated structures.
- 2.4.** Remove site improvements necessary to achieve the intended vacant lot condition, including:
 - Sidewalks
 - Slabs
 - Ramps
 - Handrails
 - Curbs and gutters
 - Playgrounds and play equipment
 - Safety surfacing
 - Basketball courts
 - Athletic courts
 - Site lighting
 - Signage
 - Flagpoles
 - Parking lots and paved drives are not required to support features designated to remain
- 2.5.** Remove and legally dispose of demolition materials off-site, except where reuse is specifically permitted herein.

2.6 LIMITS OF DEMOLITION

- 2.6.1 Major retaining walls, perimeter fencing, public infrastructure, and other site features specifically identified by APS to remain shall be protected and preserved.
- 2.6.2 The Contractor shall verify existing conditions and identify proposed demolition limits within permit documents submitted to APS for review and approval.

2.7 TREES AND LANDSCAPING

- 2.7.1 Tree removal shall be minimized to the extent practical.
- 2.7.2 The Contractor shall comply with all applicable local ordinances and permitting requirements related to tree removal and tree mitigation.

2.8 SITE BALANCING AND FILL

- 2.8.1 The Contractor may balance the site following demolition.
- 2.8.2 Suitable concrete and masonry materials may be crushed and reused below grade, subject to approval by the Contractor's design professional.
- 2.8.3 The burial of trash, organics, metals, hazardous materials, or unsuitable debris is prohibited.
- 2.3.4 The final site shall be left in a stable, graded condition consistent with a typical Vacant lot and suitable for routine maintenance.
- 2.8.5 The Contractor's design professional shall establish appropriate fill placement, compaction, and stabilization requirements.

2.9 FENCING

- 2.9.1 Existing perimeter fencing generally shall remain unless specifically indicated otherwise within approved demolition plans.
- 2.9.2 Interior fencing not required to maintain perimeter security may be removed.
- 2.9.3 The Contractor shall maintain a secure perimeter around each site during construction and shall repair any fencing damaged by its operations.
- 2.9.4 Where perimeter fencing is incomplete, the Contractor shall provide temporary fencing necessary to maintain site security during construction.

2.10 SITE ACCESS AND SECURITY

- 2.10.1 APS will coordinate access to each site following Notice to Proceed.
- 2.10.2 APS Security conducts periodic patrols of vacant properties; however, APS does not provide dedicated construction security.
- 2.10.3 The Contractor shall be responsible for securing its work, equipment, materials, and operations.
- 2.10.4 All vendors shall comply with APS access requirements and applicable background check and badging requirements or otherwise obtain authorization from APS.

2.11 RESTORATION

Following demolition activities, the Contractor shall:

- Grade disturbed areas
- Stabilize exposed soils

- Apply hydroseeding to disturbed areas
- Leave the site in a stable, maintainable vacant lot condition

3.0 PRICING REQUIREMENTS (Lump Sum)

3.1 The Contractor shall provide separate lump sum pricing for each site as follows:

- Anderson Park
- Brewer
- Peterson
- Pryor Street
- West Atlanta

The sum of all site prices shall equal the total lump sum price.

3.2 Alternate Pricing Requirements

3.2.1 Alternate costs must be submitted separately and should not be included within the lump sum amount.

3.2.2 Alternates are to be clearly identified and itemized to allow for evaluation and potential selection at the Owner's discretion.

3.2.3 The Owner reserves the right to accept or reject any or all alternate pricing as part of the final contract award.

Alternate no. 1 – Brewer perimeter fencing

- Provide a separate add alternate for installation of new perimeter fencing at the Brewer site sufficient to establish a continuous secure perimeter around the property.
- Alternate pricing shall include all labor, materials, posts, gates, hardware, and incidentals required for a complete installation.

Alternate no. 2 – Peterson perimeter fence extension

- Provide a separate Add Alternate for extension of the existing perimeter fence at the Peterson site to fully enclose the front parking lot and canopy area.
- Alternate pricing shall include all labor, materials, posts, gates, hardware, and incidentals required for a complete installation.
- Alternate costs must be submitted separately and should not be included within the lump sum amount.
- Alternates are to be clearly identified and itemized to allow for evaluation and potential selection at the Owner's discretion.
- The Owner reserves the right to accept or reject any or all alternate pricing as part of the final contract award.

Demolition Bundle-Design/Build Schedule	
Release RFP	07/01/2026
Responses Due	07/30/2026
Evaluation / Select	08/04/2026
Board Approval/Award Contract	09/07/2026
Contract execution – Initial Contract	09/24/2026
Notice To Proceed	09/25/2026
Substantial Completion (West Atlanta, Peterson, Anderson Park, Pryor Street)	01/31/2027
Substantial Completion (Brewer)	TBD

4.0 OWNER’S PROJECT MANAGEMENT SOFTWARE

- 4.1. The awarded design-build contractor shall be required to use the Owner’s project management software. One (1) license will be distributed to the design-build contractor, at a cost to the owner, allowing access to the project management software for the Project. Using this license will be provided throughout 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 design-build contractor (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 design-build contractor will be expected to obtain drawings, sketches, RFIs, meeting minutes, coordination drawings, change information, etc. via this application. The design-build contractor will notify subcontractors as relevant items are added. It will be the responsibility of the design-build contractor to regularly check and review updated documents as they are added. Applicable team members of the design-build contractor 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 design-build contractor for the use of the owner’s project management software.
- 4.3 It is recommended that the design-build contractor provides 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.

5.0 GENERAL REQUIREMENTS

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

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 Design Builder 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 Design-Build Contractor is ready to begin the 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 Design Builder 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 following link: [APS Supplier Diversity](#).

The Design-Builder will be responsible for entering subcontractor payment information into B2G Now, the district’s Supplier Diversity software. Design Builder may review information regarding B2G by clicking the link below:

[B2GNOW](#).

5.3. The terms and conditions contained in this solicitation and the APS Design Build Agreement Owner-Contractor Stipulated Sum (the “Agreement”) comprise the contract terms and conditions proposed by APS. APS does not intend to make changes to those terms and conditions, unless necessary to clarify the scope of work and/or technical requirements. In order for any exceptions to be considered by APS, you must submit your exception request as a question through the Bonfire System by the question due date as noted in the Scope of Work.

- 5.4. Design-build Contractor Conduct
 - 5.4.1. Design-build contractor employees and subcontractors are expected to exhibit professional, courteous conduct and an appropriate appearance at all times. Any conduct or appearance deemed inappropriate by an APS representative will be grounds for removal from APS property.
 - 5.4.2. The design-build contractor employees and subcontractors are to be respectful to faculty, students, and visitors; these employees and subcontractors are prohibited from fraternizing with these groups. Flirtatious behavior, soliciting monies, names, addresses, and other such inquiries will cause the employee and/or subcontractor to be removed from the premises.
 - 5.4.3. Radios or audible music are not allowed at worksites.
 - 5.4.4. The design-build contractor shall assign the required staff to each location to be serviced.
- 5.5. Lost/Damaged APS property
 - 5.5.1. The Contractor shall be responsible for repairing or replacing, to the satisfaction of APS, any damage caused by any willful or negligent act of its employees or subcontractors. The Contractor is also liable for any theft proven to be either committed by its employees or subcontractors or made possible by the willful or negligent action of its employees or subcontractors.
 - 5.5.2. If APS incurs any costs due to illegal or inappropriate conduct by the contractor employees or subcontractors, the Contractor will reimburse APS for such costs, said costs shall include but are not limited to the following:
 - a. Re-keying or restoring of locks; service charges levied by a security alarm, law enforcement agencies, or security companies in response to false alarms;
 - b. Payments to law enforcement agencies or security companies for investigations of conduct that prove an employee's or subcontractor's inappropriate or illegal conduct;
 - c. Replacement costs of items missing or damaged, due to employee's or subcontractor's conduct.
 - 5.5.3. APS reserves the right (in its sole discretion) to remove the Contractor from the site based on the severity of the acts committed by the Contractor staff, employees, or subcontractors.
- 5.6. Additional APS Requirements for working on APS property.

- 5.6.1. Standard business hours are 7:00 a.m. EST to 5:00 p.m. EST unless otherwise indicated herein.
- 5.6.2. No work shall be performed in an area where children are present or maybe later in the day unless otherwise indicated herein.
- 5.6.3. All areas of work shall be left in a clean condition, and all debris shall be removed daily and upon completion of service.
- 5.6.4. APS is a tobacco-free environment. Tobacco use is prohibited on all APS properties.
- 5.6.5. All contractors working at any APS property must complete at the Contractor's expense an APS fingerprint background check.
- 5.6.6. Upon receiving a successful result of the fingerprint background check, the contractor employee or subcontractor will receive an APS badge, which must always be worn on APS properties.