



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

Advertisement

Request for Proposals

For

**Construction Management at Risk Services for New
A.D. Williams Elementary School**

July 2, 2026

RFP Number: 26- 040226-54-P-AW

Due Date: July 31, 2026

Time Due: 11:00 a.m. ET

Atlanta Independent School System
26- 040226-54-P-AW New A.D. Williams Elementary School Construction
(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 New A.D. Williams Elementary School. The project includes new construction to accommodate Grades K-5, including 900 seats, classrooms, a media center, a kitchen/cafeteria, a gymnasium, and other auxiliary spaces.

A Pre-Proposal conference will be held at the address below on **Thursday July 9, 2026, at 9:00 a.m. ET., and the site visit(s) will be held immediately afterwards.**

A.D. Williams Elementary School
1154 James Jackson Pkwy., NW
Atlanta, GA 30318

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/238643>.

All addendums related to this solicitation will be posted on the Bonfire website at <https://aps.bonfirehub.com/opportunities/238643>. 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/238643>. The Office of Procurement Services will only accept proposals submitted online. Proposal submissions are **due no later than 11:00 a.m. on Friday, July 31, 2026. ET.**

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APS will **only** accept online submissions for this Request for Proposals. Proposals can be submitted online at: <https://aps.bonfirehub.com/opportunities/238643>. 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 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.

PROJECT TIMELINE

07/02/2026	Release RFP to the marketplace
07/09/2026	Pre-proposal conference, 9:00 a.m., ET
07/09/2026	Site visit, 9:30 a.m.
07/14/2026	Deadline for written questions, 2 p.m. ET
07/17/2026	Response to questions to be posted to Bonfire.
07/31/2026	RFP due online on Bonfire by 11:00 a.m., ET
08/01/2026	Administrative Review
08/04/2026	Shortlist Evaluation
TBD	Interview/Presentation (If applicable)
09/07/2026	Recommendation to the APS Board of Education (If applicable)

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1. Purpose

The Atlanta Independent School System is seeking a Construction Manager at Risk (CMAR) to provide preconstruction and construction services for the New A.D. Williams Elementary 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.

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- 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	07/02/2026
Responses Due	07/31/2026
Evaluation / Shortlist Select	08/04/2026
Interviews (If applicable)	TBD-2026
Board Approval/Award Initial Contract (Preconstruction Services)	09/07/2026

CMAR Sub Procurement period		12/1/2026 - 12/31/2026
Final GMP Due to APS		3/1/2027
NTP for Construction	Early release package	1/31/2027
Substantial Completion		6/30/2028

- 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 Agreement, including but not limited to the following:

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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 the 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 the 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

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- 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's review of 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.

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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 subcontracts is subject to the written approval of APS. The

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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 Construction of a new school facility to accommodate Grades K-5 with 900 seats.
- 3.5.2 Facility to include classrooms, media center, kitchen/cafeteria, gymnasium and other auxiliary spaces per GaDOE guidelines.
- 3.5.3 Parking and sitework.

Total Stated Cost Limitation (SCL) is \$50,000,000

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:

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[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](#).