

INVITATION TO BID
PINE STREET ELEMENTARY SCHOOL RENOVATIONS AND MODIFICATIONS
960 Pine Street
Conyers, Georgia 30012

This project consists of the renovations and modifications to the existing buildings on the Pine Street ES campus. The scope consists of and is not limited to ceiling replacement, door and door hardware upgrades, space modifications, floor finish upgrades, HVAC equipment upgrades, fire sprinkler upgrades, plumbing upgrades, roofing replacement, canopy additions, etc., in compliance with plans and specifications. Site work will include upgraded electrical service, new fire and domestic water lines, a new vault, etc.

Sealed proposals will be received by the Rockdale County Board of Education at the Buildings and Grounds Department Conference Room located at 1062 North Street, Conyers, Georgia 30012 until **2:00 P.M.**, prevailing time on **Tuesday, March 13, 2012.** **FAXED BIDS WILL NOT BE ACCEPTED AND PHONES WILL NOT BE AVAILABLE**

At the time and place noted above, the proposals for the project will be publicly opened and read aloud. The Contractor submitting a Bid is not required to be present at the bid opening for the Bid to be considered.

All interested Bidders must submit the latest AIA Document A305, Contractor's Qualification Statement, to be evaluated by the Architect and Owner for approval, along with Bid deposit prior to issuing plans and specifications. Applications for documents, together with a non-refundable deposit of **\$ 200.00 per set**, and the Contractor's completed, current, job specific AIA Qualification Statement A305 and a current Audited/Reviewed financial statement (both less than 1 year old), should be filed promptly with the Architect, Lindsay, Pope, Brayfield, Clifford & Assoc. (Attn: Becky Pope) (770) 407-5700). An electronic version can be submitted via email to **biddocs@lpbatlanta.com**. Bidding material will be forwarded as soon as possible, following receipt of deposit, review of the AIA A305 document and approval as a pre-qualified Bidder. **Note:** An AIA A305 document will be considered "Non-Responsive" if paragraph 3.4 and 3.5 are not complete with projects listed containing current contacts for Owners and Architects along with current telephone numbers. A305 must be submitted no later than 24 hours prior to Pre-Bid Conference. Bidders who do not submit A305 will be subject to disqualification. The AIA A305 must show the Contractor's experience in completion similar size and scope projects, within the same time limits established for this project. **The qualification statement for this project must include a minimum of two (2) K-12 educational construction projects in the state of Georgia within the last 5-years with a construction value of \$2.5 million or more and should reflect an average of at least \$5 million of construction work performed annually over the last 5-years. The projects must be documented with appropriate back up data which will be reviewed. Qualifying contractor should demonstrate they have a permanent office located within 150 miles of Rockdale County, Georgia.** References from past clients and projects must be included and will be verified. AIA A305, paragraph 3.6 must be completed with information requested for key individuals of the Contractor's organization, including proposed Superintendents and Project Managers with experience in K-12 construction.

AS PART OF THE PREQUALIFICATION PROCESS, A MANDATORY PRE-BID CONFERENCE WILL BE HELD ON TUESDAY, MARCH 6, 2012 AT 2:45 PM AT THE FOLLOWING LOCATION:

**Pine Street Elementary School
960 Pine Street
Conyers, Georgia 30012**

No new Bidders will be added following the Pre-Bid Conference. Representative at Pre-Bid shall be Project Manager or Estimator directly responsible for the Bidding of this project. Any Bidder may be required, at the discretion of the Owner, to furnish evidence satisfactory to the Owner that his proposed subcontractors have sufficient means and experience in the types of work called for to assure completion of the Contract in a satisfactory manner. Failure to attend the Pre-Bid Conference will result in disqualification. Any Bidder that is disqualified may respond to the Owner in writing within 20 days of the Notice of Disqualification as to why the Bidder feels that the disqualification is unfounded. The written appeal from the disqualified Bidder will not change the decision already made on this project. However, a favorable appeal may open the way for the Bidder in question to Bid future Rockdale County

Board of Education projects.

Contract, if awarded, will be on stipulated sum basis. Bids may not be withdrawn for period of sixty (60) days after the receipt of Bids. Bids shall be accompanied by Bid Bond payable to Rockdale County Board of Education in an amount equal to five percent of the Base Bid. **NO PERSONAL, COMPANY, OR CASHIER CHECKS WILL BE ACCEPTED.** The Bond shall be executed by a Surety Company licensed to do business in the State of Georgia, be listed on "Department of Treasury" Circular 570, and have an A.M. Best Company rating of Minimum Class "A", with financial size of VI or better. Bid Bond shall be accompanied by letter stating the company's current rating. Provide Attorney-In-Fact who executes required Bonds on behalf of surety and attached certified and current copy of his Power of Attorney.

Performance and Payment Bonds, each in an amount equal to 100 percent of Contract Sum, will be required of successful Bidder, as well as from successful Drywall/Acoustical, Roofing Subcontractors Mechanical/HVAC, Plumbing, Electrical, and Fire Protection subcontractors.

The Owner's standard bond forms for P&P Bonds will be used and they are included in the Contract Documents. These Bonds shall be executed by a Surety Company licensed to do business in the State of Georgia, be listed on "Department of Treasury" Circular 570, and have an A.M. Best Company rating of Minimum Class "A", with financial size of VI or better. These Bonds shall also be accompanied by letter stating the company's current rating. Provide Attorney-In-Fact who executes required Bonds on behalf of Surety and attach certified and current copy of his Power of Attorney. Bonds will be verified by Owner prior to final execution of Contract. This project is being Bid and awarded in compliance with O.C.G.A. Title 36, Chapter 91. Any protest of the Bid process must be filed with the Office of the Executive Director of Facilities & Transportation, 1062 North Street, Conyers, Georgia 30012 no later than 72 hours prior to the established Bid time. Any protest of the Bid results must be filed with the Office of the Executive Director of Facilities & Transportation, 1062 North Street, Conyers, Georgia 30012 no later than 72 hours after the actual time of the Bid opening.

Copies of Bidding Documents are posted in the Office of Executive Director of Facilities & Transportation, 1062 North Street, Conyers, Georgia 30012, the office of the Architect, Lindsay, Pope, Brayfield, Clifford & Assoc. (Attn: Becky Pope) (770) 407-5700, and the following plan rooms:

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| A. | AGC Builders Exchange Plan Room Repro Products 4485 South Atlanta Road Smyrna, GA 30080 678-298-4130 678-298-1917 (FAX) | B. | AGC Plan Room c/o Gainesville Whiteprint 312 Bradford Street Gainesville, GA 30501 770-536-8254 770-534-3174 (FAX) |
| C. | LDI 558 Old Norcross Road, Suite 105 Lawrenceville, GA 30046 770-237-9363 770-237-2464 (FAX) | D. | McGraw-Hill Online Plan Room at http://www.construction.com/ ProjectCenter/ |
| E. | Reed Construction Data 30 Technology Parkway S., Suite100 Norcross, GA 30092 770-849-6432 770-849-6473 (FAX) | | |

Upon approval, Bidding Documents may be obtained electronically from the Architect by E-mail request to ***biddocs@lpbatlanta.com***. Bidders will be given access to the Architect's ftp site where Drawings and Specifications may be downloaded at no charge. Plans may also be accessed by Subcontractors or Material Suppliers.

Permitting of this project will be completed by the time of the Pre-Construction Conference, and it will be the responsibility of the successful Contractor to apply to obtain those Permits from the City of Conyers. The Owner will be prepared to issue a Notice to Proceed after the Pre-Construction meeting, provided the low Bidder has submitted all Bonds, Insurance Forms and the properly executed Owner/Contractor Agreement, and all are in compliance with the Contract Document requirements. Successful bidder and subcontractors will be required to provide all documentation required by O.C.G.A. 13-10-91.

Fees: The Owner will pay for all Building Impact Fees, Sewer Impact Fees and Water Tap Fees. Costs

for Water Meter Fees, temporary water, gas, telephone, power services and Permit Inspection Fees shall be paid for by the Contractor. The Owner will pay for utility costs starting on the date of Substantial Completion. Refer to specifications for clarity.

The above description is an advertisement for the submission of Bids which are to be considered as offers for performance of work by the submitting party. The Owner reserves the right to accept or reject any or all Bids and to waive technicalities.

OWNER: ROCKDALE COUNTY BOARD OF EDUCATION
SAMUEL T. KING, Ed.D.
SUPERINTENDENT