<u>REQUEST FOR PROPOSALS</u>
HVAC, ELECTRICAL, ROOF AND RESTROOM RENOVATIONS TO: SOUTHEAST HIGH SCHOOL

THE WHITFIELD COUNTY, BOARD OF EDUCATION (the "Board"), pursuant to the provisions of O.C.G.A. § 36-91-1, *et. seq*., herein seeks competitive Proposals from general contractors for the construction of: "HVAC, Electrical, Roof and restroom Renovations to: Southeast High School", located at 1954 Riverbend Road, Dalton, GA 30721 (the "Project").

In general, the successful contractor will be required to remove and replace the existing roofing with new roofing and insulation along with new HVAC units and associated electrical work. The project also includes renovations to the existing restroom facilities. The requirements for construction of the Project, and the duties and responsibilities of the contractor whose Proposal is accepted ("Successful Contractor"), are set forth in the Contract Documents which include the Instructions to Proposers; the Contract for Construction and Incorporated General Conditions (the "Contract"); any supplementary and other conditions; the drawings; the specifications; and any addenda issued by the Architect.

Any contractor submitting a Proposals must procure a complete set of the Contract Documents from the Project Architect. Contractors shall obtain copies of the Contract Documents by contacting the Architect:

KRH Architects,
855 Abutment Road, Suite 4, Dalton, Ga. 30721
Ph 706-529-5895.

A non-refundable fee in the amount of **<u>$25.00</u>** is required for each set of the Contract Documents. Documents will be issued in PDF format. Payment must be made by company check, or cashier's check, issued by a responsible bank or trust company, payable to the Architect. The Architect will also make available the Proposal Form as well as the Contractor's Qualification Statement and Questionnaire, Subcontractor Listing and the Subcontractor's Qualification Statement and Questionnaire, all of which must be fully completed and submitted with any Proposal. All documents are available for inspection by the public at the Architect's office identified above. The Contract Documents require, among other things, the furnishing of all materials, labor, and equipment for construction of the Project. The Board reserves the right to make available other relevant documents or information concerning the Project.

Any Contractor who intends to submit a Proposal is required to attend a Pre-Proposal Meeting, which will be held on the 1st day of March 2021, at 10:00 a.m. at the project site. The meeting will take place in the Gymnasium Lobby located in the back of the school. Any contractor arriving more than ten (10) minutes late will not be permitted to attend.

A Proposal must strictly comply with all requirements set forth in the Instructions to Proposers. A Proposal must contain the completed Proposal Form which sets forth the Contractor's proposed lump sum contract price for full and complete construction of the Project in conformity with all requirements of the Contract Documents. A Proposal must also include a fully executed Bid Bond in the amount of five percent (5%) of the proposed lump sum contract price (exclusive of any alternates and unit prices) in the form required by the Instructions to Proposers. As noted above, any contractor submitting a Proposal must also complete and submit the required Contractor's Qualification Statement and Questionnaire, Subcontractor listing, and a completed Subcontractor's Qualification Statement and Questionnaire for the electrical, mechanical and roofing subcontractors. For any work requiring a specialty or professional license, only such licensed subcontractors may be submitted for consideration, and copies of all applicable licenses shall be attached to the Subcontractors' Qualification Statements and Questionnaires.

The Board in its evaluation of Proposals will rely upon a contractor's identification of proposed subcontractors.

NO SUBSTITUTION OF SUBCONTRACTORS IS ALLOWED, AND IN THE EVENT OF ANY ATTEMPTED SUBSTITUTION THE BOARD MAY, IN ITS SOLE DISCRETION, DISQUALIFY ANY PROPOSAL FROM CONSIDERATION OR CANCEL ANY CONTRACT AWARDED TO ANY SUCH CONTRACTOR.

Any contractor who intends to submit a Proposal is required to visit the Project Site and familiarize itself with the local conditions under which the required work is to be performed and include in its lump sum cost all necessary expenses required to perform and complete the Project.

In evaluating Proposals, the Board may seek additional information from any contractor concerning such contractor's Proposal or its qualifications to construct the Project.

The Board intends to award the construction contract to the responsible and responsive contractor whose Proposal is determined in writing to be the most advantageous to the Board, take into consideration the following evaluation factors which are listed in their order of relative importance:

A. The contractor's prior experience and references in constructing and completing similar projects on schedule and within budget including at least (2) two projects comparable in size and scope to this Project. For purposes of this factor, the Project should not be more than thirty percent (30%) greater in scope or cost than the similar projects identified by contractor. (25 Points)
B. The contractor's proposed lump sum contract price for full and complete construction of the Project in conformity with all requirements of the Contract Documents. (25 Points)
C. The qualifications and experience of the proposed, mechanical, electrical and roofing subcontractors. (20 Points)
D. The contractor's approach to the project. See Section 00020 (9). (20 Points)
E. The contractor's history of successfully constructing and completing projects without unnecessary contractual disputes, claims, arbitration, or litigation. (5 Points)
F. The completeness and accuracy of Proposals. (5 Points)

Proposals must be submitted to the Board, in is offices located at 1306 South Thornton Avenue, Dalton, Georgia 30720, no later than 2:00 p.m. on the 19 day of March 2021. The Board will receive such Proposals only at such time and place. A total of two (2) copies of the contractor's Proposal in bound notebooks are required from each Contractor. Any Proposal received after said time will not be accepted. At the discretion of the Board and in conformity with the applicable laws of the State of Georgia, the Board may afford contractors an opportunity for subsequent discussion, negotiation, and revision of Proposals. The Board reserves the right to reject any or all Proposals and to waive any technicalities or formalities.

Each Contractor is responsible for ensuring its Proposal complies with Georgia law, including but not limited to all state and local laws, rules, regulations, ordinances, and policies. Each Proposal must include an affidavit meeting all requirements of O.C.G.A. § 13-10-91, verifying compliance with applicable Federal work authorization program. The form for such affidavit is attached as an exhibit to the Instructions to Proposers.

Contractors understand and agree that the Proposal it submits to the Board for consideration shall remain open for acceptance by the Board and same shall be honored by the contractor, for a period of sixty (60) days from the date set forth hereinabove for the receipt of Proposals.

Any questions or comments concerning this Request for Proposals should be addressed in writing to the Architect at the address as set forth hereinabove.

Contractor must have minimum Worker's Compensation and General Liability Insurance in full force and effect and submit evidence of such insurance policy to the satisfaction of the Board. The Board will not consider any Proposal that is not accompanied by satisfactory evidence that the contractor holds any and all necessary or required Federal, State, or local licenses and/or permits. The Board's acceptance of any such evidence of the applicable insurance policy or licenses or permits does not alter or change a contractor's responsibility to comply with such specifications. Pursuant to O.C.G.A. § 13-10-91, all contractors and sub-contractors performing work within the State of Georgia in accordance with or related to a contract with a public employer must register and participate in a federal work authorization program. The contractor shall provide certification of such registration and participation in a Federal work authorization program to the Board. Each contractor shall submit with its Proposal a copy of its current Business License and/or Occupational Tax Certificate issued in the state in which the Contractor resides. If a contractor cannot provide such license, it will be required to obtain one from the City of Dalton / Whitfield County if it is awarded the construction contract for the Project.

WHITFIELD COUNTY, GEORGIA,
BOARD OF EDUCATION