



CITY OF GRIFFIN, GEORGIA

REQUEST FOR PROPOSAL

RFP #16-019

For

DESIGN-BUILD HISTORIC OLD CITY HALL RENOVATION

For all questions about this RFP contact:

Cindy Fay, Procurement Analyst
cfay@cityofgriffin.com

Deadline:
Tuesday, July 19, 2016 at 2:00 P.M.

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CITY OF GRIFFIN, GEORGIA REQUEST FOR PROPOSAL SPECIFICATIONS for 16-019 DESIGN-BUILD HISTORIC OLD CITY HALL RENOVATION

1. SECTION I – GENERAL INFORMATION

Information in this section is proposal-specific. Any conflicting information stipulated in this section shall supersede the General Terms & Conditions noted in Sections II - V.

1.1. PURPOSE

The City of Griffin (City) is soliciting sealed proposals from qualified Design-Build Teams (DBT) to provide architectural design and construction services to design and renovate the historic Old City Hall located at 205 East Solomon Street, Griffin, GA. The City intends to award a contract that will incorporate all preliminary planning, design, computer generated renderings architectural drawings, pre-, actual, and post construction work until the renovation is completed, inspected and accepted by the City.

1.2. SCHEDULE & SUMMARY

This Request will be governed by the following schedule and criteria:

DATES

Release of Request	Friday, June 17, 2016
Pre-Conference/Site Meeting*	Yes, Thursday, June 23, 2016 @ 9AM <i>Location: On site @ 205 East Solomon Street, Griffin, GA. The building will be open and accessible from 9AM to 12PM.</i>
Questions due	Wednesday, June 29, 2016
Responses due	Tuesday, July 19, 2016 by 2:00 PM
Note: Cost submittal is to be sealed separately from the technical responses (all cost sheets may be included in the separate sealed envelope).	
# of Response Submittals Required	Five, <u>in addition</u> to one marked original and one electronic copy
Public opening	Yes
Bonds required	Yes, Performance / Payment will be required of the construction subcontract**
Professional Liability Insurance	Yes
Project manager	Kenwin Hayes, khayes@cityofgriffin.com

* The building will be opened for the entire period specified above for suppliers to have a detailed 'walk-through' at their leisure. This is the only period that the building is scheduled to be opened, but additional appointments can be made if needed.

** The resulting contract will require the construction contractor to provide performance and payment bonds, as defined in 3.8, at a rate of 110%.

1.3. SCOPE OF WORK

The City is soliciting sealed proposals from qualified Design-Build Teams (DBT) to provide architectural design and construction services to design and renovate the historic Old City Hall located at 205 East Solomon Street, Griffin, GA. The City intends to award a contract that will incorporate all preliminary planning, design, computer generated renderings architectural drawings, pre-, actual, and post construction work until the renovation is completed, inspected and accepted by the City. The City reserves the right to include additional project elements in the initial or subsequent professional services agreements as (in its sole discretion) deemed appropriate. The successful supplier will be required to retain and be responsible for all basic engineering disciplines such as mechanical, electrical, plumbing, fire protection, landscape architecture, civil engineering, and structural engineering as appropriate for the final Scope of Work negotiated. A more detailed listing is included in the Specifications and Response section.

1.4. PACKAGING/SUBMISSION REQUIREMENTS

The following information and/or documents MUST be included with the supplier's response and are to follow the format and order listed below:

- 1.4.1. Cover Page** (*form supplied on page 18*)
- 1.4.2. Introduction/Cover letter** – Cover letter is to be no longer than two (2) pages in length and signed by an authorized representative of the firm.
- 1.4.3. Table of Contents** must be labeled clearly and include the page number
- 1.4.4. Organization information, experience** – Provide the years of experience with DBT services; describe any significant awards receive for similar projects; list probable sub-contractors that may be used; list licenses of project team
- 1.4.5. References** – include details of the project, timespan of project period and original contract budget compared to total expended (*form supplied on pages 27-29*)
- 1.4.6. Project Approach** – Detail your project management plan, your firm's interpretation of the scope, method of approach, implementation schedule for services (design & construction) and provide information regarding innovative or alternative concepts that may enhance value and quality
 - 1.4.6.1. Design section must include a rendering of the façade and schedule outline of the steps taken to bring to completion
 - 1.4.6.2. List services to be provided by the DBT and by subcontractors
 - 1.4.6.3. List the individual team members that will be on this DBT project
 - 1.4.6.3.1. Include copies of the professional licenses of the project architect and engineer who will seal the required document
 - 1.4.6.4. List steps to be taken to ensure local subcontractor participation.
- 1.4.7. Disclosures & Bid Response Acknowledgement** (*supplied on page 23 and 24*)
- 1.4.8. Tax Compliance form** (*form supplied on page 30*)
- 1.4.9. Supplier Registration paperwork** – to be done online* (*response may be submitted, but no award can be made to a supplier that is not registered and compliant*)
- 1.4.10. Pricing Sheet** - **submit under separate cover** – all copies may be submitted in same cover (*form supplied on pages 25-26*)
 - 1.4.10.1. Include details of how the project management fee will be determined.

* If a complete and compliant registration has been submitted online, you may include a statement that you have a completed registration on file. Instructions and forms for registration may be found on the City's website under Resources. **The awarded supplier, along with the contractors, will be required to submit original E-Verify documents prior to contract.**

1.5. EVALUATION CRITERIA

It is imperative the submitted proposal fully address all aspects of the RFP. The proposal response must provide the City's evaluation team with clearly expressed information concerning the supplier's understanding of the City's specific requirements. All proposals received will be reviewed by the Procurement Agent to ensure that all administrative requirements of the RFP package have been met. All proposals that meet the administrative requirements will be turned over to the Evaluation Committee for further evaluation. The Evaluation Committee will review all proposals received and determine a ranking based on the information provided. As previously indicated, the Evaluation Committee may, in its sole discretion and in the course of its evaluation, arrange a site visit or request presentations/demonstrations with one or more of the selected suppliers. The City may request the finalists to address the Board of Commissioners. If a mutual agreement cannot be negotiated with the supplier of choice, the City will proceed with the next most-qualified supplier until a mutual agreement can be reached.

The basis of selection will be the best evaluated response suited for this project. Other considerations in addition to price will include, but are not limited to:

- Demonstration of overall project understanding and insights into local conditions and potential issues,
- Quality and clarity of the proposal and creativity/thoroughness in addressing the scope of work
- Experience: Qualifications of the firm and the personnel to be assigned to this project,
- Experience: Demonstration of overall project understanding and insights into local conditions and potential issues,
- References: Experience providing effective design, management (including changes in the field), and monitoring services on past projects,
- Ability to meet the City's specifications & provide the service on time and within budget
- Reasonable and competitive pricing
- Proven track record of cost controlling measures on similar projects
- Guarantees and warranties
- Value added services and/or options
- Financial solvency
- Responsiveness

Based on the City's evaluation, a list of suppliers will be compiled and ranked during the evaluation process. The highest ranked supplier will be invited for an interview to review the different aspects of the project. If a mutual agreement for the project is not reached, the evaluation team will move to the next highest ranked supplier and continue until a suitable agreement is reached. The City reserves the right to conduct site visits to assess installations similar to the one proposed.

1.5.1. SELECTION CRITERIA

The following categories will be graded and used for the selection of the successful supplier:

- Proposed Approach to Project *(including response to sec 8.6)* 25 %
- Overall cost of project 20 %
- Experience with previously completed historical renovations 15 %
- Architectural design fee 10 %
- History of previous DB projects final cost compared to original budget 10 %
- Ability to meet scope of work as required 10 %
- Usage of qualified local subcontractors 5 %
- History of previous DB projects final timeline compared to original schedule 5 %

The City reserves the right to accept the BEST-EVALUATED BID as deemed by the Evaluation Committee, which may or may not be the lowest monetary bid.



CITY OF GRIFFIN, GEORGIA REQUESTS FOR PROPOSAL GENERAL PROVISIONS

Sections II - V review the general terms and conditions. **Any RFP-specific information noted in Section I or in the Specifications & Response Section will take precedence.**

2. SECTION II – COMMUNICATION OF INFORMATION

All information, notices and addenda regarding this RFP shall be posted on the City's website. It is the Supplier's responsibility to check the site on a regular basis in order to confirm they have the most current information before submitting a response. Subsequent to the opening, all status notices will also be posted on the City's website.

2.1. RESTRICTIONS ON COMMUNICATIONS WITH STAFF

All questions about this RFP must be submitted in the following format:

Company Name

- Question

Citation of relevant section of the RFP

All questions regarding specification/technical issues must be in writing to the Project Manager for this RFP (with a 'cc' to Procurement). The Project Manager, contact email and deadline for questions is noted in section 1.2.

All questions regarding administrative issues must be in writing to the Procurement Analyst:

Address: Cindy Fay
Procurement Analyst
City of Griffin
P. O. Box T, Griffin, GA 30224

Email: cfay@cityofgriffin.com

No questions other than written will be accepted. No response other than written will be binding upon the City. Questions will be combined into one list of questions and responses and will be posted on the City's website as an addendum.

From the issue date of this request until an award has either been made or deemed closed for other reasons, institutions or individuals providing submissions are not permitted to communicate with members of the commission, the evaluation team or City employees, other than Procurement, with regard to the purpose or intent of this document. The exception to this is the submission of written technical questions to the project manager. The City reserves the right to reject the submission of the offending Supplier if this provision is violated.

Any updates or changes to this and related documents will be posted on the City's website (<https://vrapp.vendorregistry.com/Bids/View/BidsList?BuyerId=52b8c206-866a-4ed2-b7b8-bef7db8a901b>) or by selecting "Resources" and then "Bid Opportunities" from the City home page. **It is the Supplier's responsibility to refer to the website for any addenda or other pertinent information before responding to this RFP request.**

2.2. PUBLIC DISCLOSURE AND PROPRIETARY INFORMATION

All RFP and any other public record with respect to solicitation shall be subject to public inspection, upon request, after the posting of the Notice of Intent to Award (NOIA) or Notice of Award (NOA). This is being done in order to protect

the integrity of the procurement process unless otherwise required by law. For any Open Records requests, the City may assess fees for the costs of producing these public records as permitted by the Georgia Open Records Act. Exceptions to the availability of information include 1) bona fide trade secrets meeting confidentiality requirements that have been properly marked and documented; 2) matters involving individual safety as determined by the City; 3) company financial information requested by the City to determine supplier responsibility; and 4) other constitutional protections. All documents that are to be proprietary and confidential are to be clearly marked as such. Information received in response to this request will become the property of the City and will not be returned. If a proposer feels that any information is confidential or proprietary in nature, the proposer must prominently mark and initial such information as "PROPRIETARY INFORMATION". The City will not release or divulge such information to third parties without the consent of the Proposer unless required to do so by applicable law or order a court of competent jurisdiction.

3. SECTION III –OVERVIEW AND PROCEDURES

Sections II - V review the general terms and conditions. **Any RFP-specific information noted in Section I or in the Specifications & Response Section will take precedence.**

3.1. COMPANY BACKGROUND & EXPERIENCE

Suppliers that have not contracted with the city in the past 2 years must provide a list of clients for whom similar services, as detailed in this RFP, have been provided during the past 3-4 years. References must be for the organization or person submitting the response. Subcontractor's references are not acceptable.

The list must include:

Dates of service

Name of contact person

Title of contact person

Phone number of contact person

The Supplier will also disclose any services terminated by the client(s) and the reason(s) for termination.

Failure to provide this information will disqualify the submission response.

3.2. REFERENCES

References should be for historical projects of similar size and scope. Details regarding these references are noted in the Specifications and on the Reference page.

3.3. RFP REQUIREMENTS

3.3.1. SPECIAL CONDITIONS

By submitting a response, Suppliers certify that their proposals are made without collusion or fraud and they have not offered or received any inducements in connection with their proposals. They further agree that this solicitation and any resulting contract shall be governed in all respects by the laws of the State of Georgia and they shall comply with applicable federal, state and local laws and regulations. Any contracts or leases resulting from the award of a RFP are to be for a period of not more than one year, with four renewal options for a total period not to exceed five years. Any exceptions to this policy must be noted and agreed to by both parties in writing, prior to the issuance of the Notice of Award. Pricing must remain firm for the duration of the initial term of the resulting contract; failure to hold firm pricing for the initial contract will be considered as sufficient cause for termination.

The City reserves the right to reduce or increase the scope of the project if the lowest responsible and responsive Supplier's submittal is not in line with the budgeted amount for the project. The City, at its sole discretion, reserves the right to increase or decrease the scope of work to facilitate an award. This scope reduction will be enacted only if it is in the best interest of the City and constitutes no guarantee of scope.

The City also reserves the right to add to the contract any future work or purchased goods, with the agreement of the supplier, at prices offered in this awarded response. This option will be enacted during the contract or within six months subsequent to the end of the contract, if in the best interest of the City and with the agreement of both parties.

3.3.2. RESPONSES

In responding to a RFP, ALL item numbers with appropriate formatting must show some type of acknowledgment in order for the response to be properly evaluated. Failure to respond to all specification criteria items when requested may be deemed as sufficient reason to reject a submission. If response forms are not provided for all specification

detail items, any non-compliance must be clearly marked, detailed and included with the response submittal. Any items not identified shall be deemed as in compliance. Suppliers must: 1) complete any/all required forms; 2) indicate any disagreement on each mandatory requirement and, if requested, provide additional information on how the specifications will be exceeded or not met; and 3) provide complete and detailed responses to any and all non-mandatory requirement that can be fulfilled.

If determined to be in the City's best interests, a Best and Final Offer (BAFO) may be requested. A BAFO may be requested when:

- The prices for all responsive and responsible submittals exceed budget;
- No single responsive and responsible submittal meets all requirements;
- When all responses are unclear or deficient in one of more areas;
- When the grading scores of two or more submittals require additional evaluation;
- At the discretion of the evaluation team to clarify submittals or to negotiate costs or other deliverables.

3.3.3. PACKAGING OF SUBMITTAL RESPONSE

Submissions must be by the following method:

No e-mail, fax or scanned submissions will be accepted. Hard copies are to be submitted in a sealed package containing an unbound original and the number of copies specified in Section I. The sealed package must be labeled on the outside with the form on page 2 or as follows:

(Supplier Name)
RFP # (RFP Number)
(RFP Title)

Supplier response to this bid must consist of the following documents in addition to any bid-specific information requested:

- **Pricing**
- **Schedule of proposed work (when applicable),**
- **Completion Schedule (when applicable),**
- **Supplier Registration is to be completed online, with with a W9 and Supplier Affidavit to be uploaded**
 - *The City cannot award to a supplier that is not registered,*
- **Tax Compliance form (required if over \$99,000) (supplied if required),**
- **Reference list of a minimum of three (3) references (supplied).**

3.3.4. SUBMISSION OF RFP RESPONSE

The original and specified copies of the response must be delivered to the Procurement Department no later than **the time and date specified in Section I. Any response received after stated time or delivered to department other than Procurement will not be accepted. The City of Griffin will not be responsible for any responses not received by the Procurement Department prior to the deadline.**

Responses must be submitted to:

City of Griffin
Attention: Cindy Fay, Procurement Analyst
P. O. Box T, Griffin, GA 30224

Or delivered to:

Attention: Cindy Fay, Procurement Analyst
100 S Hill Street, 3rd Floor
Griffin, GA 30223

***Note: Notify Procurement via email (cfay@cityofgriffin.com) if submittal is mailed via Post Office (USPS).**

3.3.5. ALTERNATE DOCUMENTS

Documents prepared by the City must be used for the submission of the RFP Response. Alternate document forms or forms that deviate from the requirements of this solicitation may not be considered. Suppliers shall not insert in their

submission any written statement which will have the effect of making any material change or changes in the Scope of Services or in any contract between the parties covering the subject matter thereof.

3.3.6. ADDITIONAL INFORMATION/ADDENDA

The City will issue responses to inquiries and any other corrections or amendments it deems necessary in written addenda issued prior to the opening date. Suppliers should not rely on any representations, statements, or explanations other than those made in this Request for Proposal and its' addendums. Where there appears to be a conflict between the RFP and any addenda issued, the last addendum issued will prevail. It is the Supplier's responsibility to check for addendums (under Bid Opportunities) on the City's website.

Suppliers must acknowledge any issued addenda. Response submittals which fail to acknowledge the Supplier's receipt of any addendum will result in the rejection of the response submittal if the addendum contains information which substantively changes the City's requirements.

3.3.7. PROPOSAL PRICING, ERRORS AND OMISSIONS

3.3.7.1. In the event there is a discrepancy between a unit price submitted and the extended price, the unit price will prevail.

3.3.7.2. All corrections, changes or erasures to the proposal submission are to be initialed in ink.

3.3.8. WITHDRAWAL OF RESPONSE

A Supplier may withdraw his response before the submittal deadline without prejudice to the Supplier by submitting a written request of withdrawal to the Procurement Analyst.

3.3.9. LATE SUBMITTAL, LATE MODIFICATIONS & LATE WITHDRAWALS

Response submittals received after the RFP opening date and time will not be accepted. Modifications to responses received after the opening date will not be considered. The City assumes no responsibility for the premature opening of a submittal not properly addressed and identified or not delivered to the proper designation.

3.3.10. MINIMUM ACCEPTANCE PERIOD

Responses shall be valid and may not be withdrawn for a minimum period of 90 days from the date specified for receipt. Suppliers will be asked for an 'expiration date' for their response, when exceptions are appropriate. This does not impact the contract price once awarded.

3.3.11. DISQUALIFICATION OF RESPONSES OR SUPPLIERS

Suppliers may be disqualified from participation in the RFP process for reasons which include, but are not limited to the following:

- 3.3.11.1. Evidence of collusion;
- 3.3.11.2. Attempting to manipulate the submittal pricing for its' own benefit (i.e. pricing resulting in a failure of the City's ability to enforce the Contract or impose the remedies intended following breach by Supplier);
- 3.3.11.3. Being in arrears on any of its existing contracts with the City or in litigation with the City or having defaulted on a previous contract with the City;
- 3.3.11.4. Being in arrears on taxes owed to the State of Georgia;
- 3.3.11.5. Poor, defective or otherwise unsatisfactory performance of work for the City or any other party on prior projects which, in the City's judgment and sole discretion, raises other party on prior projects which, in the City's judgment and sole discretion, raises party on prior projects which, in the City's judgment and sole discretion, raises doubts as to Supplier's ability to properly perform the work;
- 3.3.11.6. Any offering of gifts, unauthorized compensation or other unethical actions to City employees with respect to interest in any business activity; or
- 3.3.11.7. Any other cause which, in the City's judgment and sole discretion, is sufficient to justify disqualification of the Supplier or the rejection of their submittal;

3.3.12. REJECTION/CANCELLATION/AWARD

The City reserves the right to:

- a) reject any and all submittals received outside the time/place stated in the notice;

- b) reject any submittals which show omissions, irregularities, alteration of forms or unsolicited responses;
- c) waive any minor technicalities of form, or formalities of the responses without prejudice to other responses;
- d) reject any or all responses or any part thereof;
- e) obtain clarification on any point in a respondent submittal or obtain additional information;
- f) accept the proposal that is in the best interest of the City, regardless of whether it is the lowest submission;
- g) award the proposals received on the basis of individual items or on the entire list of items.

The City also reserves the right to cancel this RFP at any time and will not be liable for any cost/losses incurred by the Supplier throughout this process.

Where applicable, the City reserves the right to make multiple awards or to award a contract by individual line items or alternatives, by group of line items or alternatives, or to make an aggregate award, whichever is deemed most advantageous to the City. If the City determines that an aggregate award to one Supplier is not in the City's best interest, "all or none" offers will be rejected.

3.3.13. COST INCURRED BY SUPPLIERS

All expenses involved with the preparation and submission of the response submittals to the City, or any work performed in connection therewith, are the responsibility of the Supplier(s).

3.3.14. RFP OPENING

All RFP responses will be opened on the pre-determined opening date. The response submittal details and related documents will not be reviewed at the opening; they will be turned over to an evaluation committee. No announcements or awards will be made or implied at this time. The Status field on the City's website will be updated following any change in the RFP process. Refer to section 2.1 for details regarding this Status. **Any RFP-specific exceptions to the 'non-public opening' will be noted in the Schedule (section 1.2).**

3.3.15. AWARD OF CONTRACT

Award will be made to the responsible Supplier whose submittal is responsive to the terms of this Request for proposal and is most advantageous to the City. The quality of the articles to be supplied, their conformity with the specifications, their suitability to the requirements of the City, the delivery terms and other criteria, as well as price, will be taken into consideration in making the award. The resulting contract shall not be binding upon the City nor should any action be started until it has been executed by both parties and a copy of the fully executed contract has been delivered to the successful Supplier. The City reserves the option to prepare and negotiate its own contract, giving due consideration to the stipulations of the supplier's proposed contract and associated legal documents.

3.4. INSPECTION AND ACCEPTANCE OF EQUIPMENT (FOR PURCHASE)

Where applicable, all items offered that are to be purchased must be completely new, free from defects and operate as intended unless otherwise specified in writing. Discontinued, remanufactured or demonstrator items will not be accepted unless specifically requested. The manufacturer's standard warranty shall be identified and copies of the warranties are to be presented upon request. In addition, all items supplied shall comply with all Federal and State regulations, applicable and effective on the date of acceptance. All items must meet or exceed all existing Federal, State and Local health, safety, lighting, emissions and noise standards.

The City reserves the right to inspect and test any equipment being offered prior to making any award. The City may also request a demonstration or site visit for evaluation purposes. The equipment delivered under this RFP shall remain the property of the seller until a physical inspection of the equipment is made and accepted by the City. In the event that the equipment supplied to the City is found to be defective or does not conform to the City's specifications, the City reserves the right to cancel the order upon written notice to the seller and to return the equipment to the seller at the seller's expense.

3.5. STATEMENT OF EXPERIENCE AND QUALIFICATIONS

The Supplier may be required, upon request, to prove to the satisfaction of the City that he/she has the skill and experience and the necessary facilities and ample financial resources to perform the contract(s) in a satisfactory manner and within the required time. If the available evidence of competency of any Supplier is not satisfactory, the response of such Supplier may be rejected. The City reserves the right to request clarifications of any response or to conduct discussions for the purpose of clarification. Any clarifications made as a result of these discussions are to be provided in writing.

3.6. NON-COLLUSION AFFIDAVIT

By submitting a response, the Supplier represents and warrants that such response is genuine and real and not made in the interest or on behalf of any person not therein named. It is further warranted that the Supplier has not directly or indirectly solicited any other Supplier to put in a sham submittal, or any potential Supplier to refrain from submitting and that the Supplier has not in any manner sought by collusion to secure any advantage over any other Supplier. By submitting a response, the Supplier represents and warrants that no official or employee of City has, in any manner, an interest directly or indirectly in the RFP or in the contract which may be made under it, or in any expected profits to arise therefrom. It is further warranted that the Supplier is independent of the City.

3.7. HOLD HARMLESS AND INDEMNIFICATION

The Supplier agrees, insofar as it legally may, to indemnify and hold harmless the City, its officers, employees and agents from and against all loss, costs, and expenses, including attorneys' fees, claims, suits and judgments in connection with injury to or death of any person or persons or loss of or damage to property resulting from any and all operations performed by Supplier, its officers, employees, and agents under any of the terms of this contract.

3.8. BID BONDS (Bid, Performance, Payment)

For any proposal as required and noted in Section 1 of this document, a one hundred ten percent (110%) Performance bond and a one hundred percent (100%) Payment bond shall be furnished payable to, in favor of, and for the protection of the City. When Bid bonds are required, they must be in a sum equal to five percent (5%) of the total amount of the Supplier's response and may be in the form of a surety issued bond or cashier's check made payable to the City of Griffin. Bid bonds are returned to the unsuccessful Suppliers when the Notice of Award has been issued or contract has been executed. When bonding is required, failure to submit appropriate bonding will result in automatic rejection of the response. Performance and/or Payment bonds must be presented within ten (10) days of the Notice of Intent to Award or prior to the award of contract, whichever is later. Surety companies executing bonds must appear on the Treasury Department's most current publication (Circular 570 as amended) and be authorized to do business in Georgia. Unless otherwise specified, bonds shall be in effect for a period of one year from the completion of the project. The bond amounts shall be increased as the contract amount is increased. No alternative securities are currently accepted in lieu of performance or payment surety bonds.

3.9. AWARD AND RESULTING CONTRACT

Award will be made to the responsible Supplier whose submittal is responsive to the terms of this RFP and is most advantageous to the City. The quality of the articles to be supplied, their conformity with the specifications, their suitability to the requirements of the City, the delivery terms and other criteria, as well as price, will be taken into consideration in making the award.

The resulting contract shall not be binding upon the City nor should any action be started until it has been executed by both parties and a copy of the fully executed contract has been delivered to the successful Supplier. Specifications noted in this RFP shall be incorporated into the resulting contract. The City reserves the option to prepare and negotiate its own contract, giving due consideration to the stipulations of the supplier's proposed contract and associated legal documents.

4. SECTION IV – OTHER GENERAL SPECIFICATIONS

Sections II - V review the general terms and conditions. **Any RFP-specific information noted in Section I or in the Specifications & Response Section will take precedence.**

4.1. LIQUIDATED DAMAGES

Pursuant to O.C.G.A. § 36-91-24, it is understood that the Notice-to-Proceed and the time for completion of the work as specified are ESSENTIAL conditions of any resulting contract and that the performance and completion of this work within the specified time is vital to the City's economic interests. If the Supplier neglects, fails or refuses to complete the work within the mutually agreed time specified, the City may impose liquidated damages for each day of non-compliance past the scheduled completion date. Unless otherwise specified in Section I of this document or in the resulting contract, liquidated damages may be assessed at a rate of 1% per day of non-compliance.

4.2. FORCE MAJEURE

The City and Supplier will be excused from the performance of their respective obligations under this Contract when and to the extent that their performance is delayed or prevented by any circumstances beyond their control including

but not limited to, fire, flood, explosion, strikes or other labor disputes, act of God or public emergency, war, riot, order/act of any governmental authority, provided that:

- 4.2.1.** The non-performing party gives the other party prompt written notice within three (3) business days describing the particulars of the Force Majeure including, but not limited to, the nature of the occurrence and its expected duration, and continues to furnish timely reports with respect thereto during the period of the Force Majeure;
- 4.2.2.** The excuse of performance is of no greater scope and of no longer duration than is required by the Force Majeure;
- 4.2.3.** No obligations of either party that arose before the Force Majeure causing the excuse of performance are excused as a result of the Force Majeure;
- 4.2.4.** The non-performing party uses its best efforts to remedy its inability to perform. Economic hardship of the Provider will not constitute Force Majeure. The term of the Provider shall be extended by a period equal to that during which either party's performance is suspended under this Section.

The provisions of this section shall not preclude the City from canceling or terminating any resulting award (or any order for any goods or services included herein), or from revising the scope of the Work, as otherwise permitted under this RFP.

4.3. SUPPLIER'S INVOICE

4.3.1. The Supplier shall prepare and submit invoices to the attention of the project manager at: City of Griffin, Attn: *(insert project manager name)*, PO Box T, Griffin, GA 30224. A proper invoice must include the items below:

- (a) Name and address of the Supplier.
- (b) Invoice date and invoice number. (The Supplier should date invoices as close as possible to the date of the mailing or transmission.)
- (c) Purchase order number for supplies delivered or work completed.
- (d) Description, quantity, unit of measure, unit price, and extended price of supplies delivered.
- (e) Shipping and payment terms (e.g., shipment number and date of shipment, discount for prompt payment terms).
- (f) Name and address to which payment is to be sent.
- (g) Name (where practicable), title, phone number, and mailing address of person to notify in the event of a defective invoice.
- (h) Any other information or documentation required by the contract (e.g., evidence of shipment).

4.3.2. A summary invoice shall be provided for all deliveries made during a billing period, identifying the delivery tickets covered therein, stating their total dollar value. A summary invoice shall be supported by receipt copies of the delivery tickets. Delivery tickets or sales slips shall contain:

- (a) Name of supplier
- (b) Purchase Order number
- (c) Ship to Department and Address
- (d) Description, Quantity, unit price, and extension of each item.
- (e) Date of delivery or shipment.

4.4. TAX LIABILITY

The City is exempt from sales tax under Georgia law. The successful Supplier will be provided with the City's Sales and Use Tax Certificate of Exemption number upon request. No purchase made by an entity or supplier is qualified to be exempt other than those made directly by the City.

4.5. PAYMENT

Payment will be made for deliverables satisfactorily executed and accepted by the City; standard terms are net 30.

4.6. ESTIMATED QUANTITIES

Any quantities of items specified in the Schedule are estimates only and are not purchased by this contract. If the City's requirements do not result in orders in the quantities described as "estimated", that fact shall not constitute the basis for an equitable price adjustment. Delivery shall be made only as authorized by orders issued in accordance with the Ordering clause. Subject to any limitations in the Order clause or elsewhere in this contract, the Supplier shall furnish to the City all items specified in the Schedule & Summary and called for by orders issued in accordance with the Ordering clause.

4.7. ASSIGNMENT OR NOVATION OF CONTRACT

The Supplier shall not assign or transfer, whether by Assignment or Novation, any of its rights, duties, benefits, obligations, liabilities, or responsibilities under the Contract without the written consent of the City; provided, however, that assignments to banks, trust companies or other financial institutions for the purpose of securing a bond may be made without the consent of the City.

4.8. TERMINATION FOR CAUSE

The City reserves the right to terminate the resulting contract, in whole or in part, for failure to comply with any provisions of the contract as outlined by providing a written notice to the Supplier at least thirty (30) days before the effective date of termination. The Supplier will not be relieved of any outstanding responsibilities or unfinished obligations under this contract. Receipt of items by the delivery date is critical to the terms of this contract. The City considers late delivery of contract items as reasonable cause to terminate the contract.

Prior to termination, a Cure Notice will be issued by the City. The Notice will identify the problems and deadlines that need to be met to remedy the problems to avoid termination for default. If the Supplier does not respond with an acceptable action plan to remedy the default or commence to remedy the default within a period of five (5) business days (or such longer period as the City may authorize in writing) after the issuance of notice, the City may issue termination for cause.

The Supplier also has a right to terminate this contract for cause by providing a written notice of intent to terminate at least thirty (30) days prior to the effective date of the contract termination.

4.9. TERMINATION FOR CONVENIENCE

The City reserves the right to terminate the resulting contract, in whole or in part, in the event the City determines that such termination is in the best interest of the City, such as an unforeseen project cancellation. Any such termination shall be effected by the delivery of a notice specifying the extent to which performance of work under the contract is termination and the date upon which the termination becomes effective. The City will be responsible for payment of deliverables satisfactorily executed according to industry standards or proven loss with respect to materials, etc.

4.10. TERMINATION FOR FUND APPROPRIATION

The City may unilaterally terminate this Agreement due to a lack of funding at any time by written notice to the Supplier. In the event of the City's termination of the resulting contract for fund appropriation, the Supplier will be paid for those services actually performed. Partially completed performance of the Agreement will be compensated based upon a signed statement of completion to be submitted by the Service Provider which shall itemize each element of performance

4.11. CHANGES

All work and materials furnished for this project shall be made in conformance with the contract documents. Changes in the scope of work or the terms and conditions of this contract may be made only by written agreement of the parties. Changes that involve an alteration to the payment amounts shall not commence until approved by the City and a Change Order has been issued.

4.12. REPORTING DISPUTES

The Supplier shall report any contract disputes and/or problems to the Procurement Analyst, both verbally and in writing within 48 hours of their occurrence.

5. SECTION V –INSURANCE REQUIREMENTS

Sections II - V review the general terms and conditions. **Any RFP-specific information noted in Section I or in the Specifications & Response Section will take precedence.**

Prior to commencing work, the Supplier shall procure and maintain at their own cost and expense for the duration of the agreement the following insurance against claims for injuries to person or damages to property which may arise from or in connection with the performance of the work or services hereunder by the Supplier, his agents, representatives, employees or Subcontractors. The cost of such insurance shall be included in the response submittal. A Certificate of Insurance (COI) and any other documents required by the City must be submitted to the City prior to the commencement of any work. In the event of failure to supply the required documentation, the City shall have the right to recover any costs or damages incurred.

The City of Griffin, its agents, elected officials, and employees shall be included as additionally named insured with respect to all liability policies herein except the professional liability coverage and worker's compensation which shall be indicated on all applicable certificates of insurance. The insurance Certificates indicated above shall carry a written notice of change or cancellation and shall be submitted in a reasonable period prior to the execution of any work under this contract. It shall be the responsibility of the Supplier to provide similar insurance for each subcontractor, or to provide evidence that each subcontractor carries his own insurance in like amounts, prior to the time such subcontractor proceeds to perform under the contract. The Supplier's insurance policy shall be primary for the additional insured, and not excess over any policy held by the additional insured.

The information described below sets forth minimum amounts and coverage and is not to be construed in any way as a limitation on the Supplier's liability.

5.1. STANDARD INSURANCE REQUIREMENTS

5.1.1. The City reserves the right to require higher insurance limits on any contract, provided notice of such requirement is stated in the solicitation.

5.1.2. *Commercial General Liability Insurance* - \$1,000,000 limit per person, \$2,000,000 per occurrence for property damage and bodily injury. The Supplier should indicate in the proposal and on the insurance certificate that the coverage provided is occurrence based.

The City of Griffin shall be named as "additional insured" as its interest may appear and "waiver of subrogation granted". The insurance shall include coverage for the following:

- Premise/Operations
- Explosion, Collapse and Underground Property Damage Hazard (only when applicable to the project)
- Products/Completed Operations
- Contractual
- Independent Suppliers
- Broad Form Property Damage
- Personal Injury

5.1.3. *Automobile Insurance* - \$1,000,000 limit per person or \$2,000,000 combined single limit for property damage and personal injury.

- Owned/Leased Autos
- Non-owned Autos
- Hired Autos

5.1.4. *Umbrella Coverage*

5.1.4.1. *Workers' Compensation and Employers' Insurance* -- with benefits and monetary limits as set forth by Title 34, Chapter 9 of the O.C.G.A. Workers' Compensation coverage is required as a condition of performing work or services for the City whether or not the Supplier is otherwise required by law to provide such coverage. The Supplier shall supply the City with proof of compliance with the Workers' Compensation Act while performing work for the City by way of a COI. This proof must be received by the City **prior to** the commencement of work. If the Supplier

does not meet the requirement for workers' compensation coverage, the certificate of insurance shall state that the supplier waives subrogation in regard to workers' compensation.

- 5.1.4.2. *Professional Liability/Errors & Omissions Insurance* - \$2,000,000 or as per project (ultimate loss value per occurrence). Primarily E&O insurance is designed to protect the professional advice providers (i.e. consultants, financial services) or professional service-providing professionals (i.e. medical providers, lawyers).

5.2. OTHER INSURANCE PROVISIONS

5.2.1. All Coverage

- 5.2.1.1. Each insurance policy required by this clause shall be endorsed to state that coverage shall not be suspended, voided, canceled, reduced in coverage or in limits except after thirty (30) days prior written notice has been given to the City.
- 5.2.1.2. If the Supplier, for any reason, fails to maintain insurance coverage which is required pursuant to this Agreement, the same shall be deemed a material breach of contract. City, at its sole option, may terminate this Agreement and obtain damages from the Supplier resulting from said breach.
- 5.2.1.3. Alternatively, the City may purchase such required insurance coverage (but has no special obligation to do so), and without further notice to the Supplier, the City may deduct from sums due to the Supplier any premium costs advanced by City for such insurance.

5.2.2. Commercial General Liability and Automobile Liability Coverage

- 5.2.2.1. The City, members of its City Commission, boards, commissions and committees, officers, agents, employees and volunteers are to be covered as insured as respects: liability arising out of activities performed by or on behalf of the Supplier; products and completed operations of the Supplier; premises owned, leased or used by the Supplier or premises on which the Supplier is performing services on behalf of the City. The coverage shall contain no special limitations on the scope of protection afforded to the City, members of the City Commission, boards, commissions and committees, officers, agents, employees and volunteers.
- 5.2.2.2. The Supplier's insurance coverage shall be primary insurance as respects the City, members of its City Commission, boards, commissions and committees, officers, agents, employees and volunteers. Any insurance or self-insurance maintained by the City, members of its City Commission, boards, commissions and committees, officers, agents, employees and volunteers shall be excess of the Supplier's insurance and shall not contribute with it.
- 5.2.2.3. Any failure to comply with reporting provisions of the policies shall not affect coverage provided to the City, members of its City Commission, boards, commissions and committees, officers, agents, employees and volunteers.
- 5.2.2.4. Coverage shall state that Supplier's insurance shall apply separately to each insured against to whom a claim is made or suit is brought, except with respect to the limits of the insurer's liability.

5.2.3. Workers' Compensation and Employers' Liability and Property Coverage

The insurer shall agree to waive all rights of subrogation against the City, member of its' City Commission, boards, commissions and committees, officers, agents, employees and volunteers for losses arising from activities and operations of the Supplier in the performance of services under this Agreement (*see 5.1.4.1*).

5.2.4. Deductibles and Self-Insured Retention

Any deductibles or self-insured retentions must be declared to the City.

5.2.5. Acceptability of Insurer

Insurance is to be placed with Georgia admitted 'A' rated carriers or better by A.M. Best's rating service.

5.2.6. Verification of Coverage

Supplier shall furnish the City with certificates of insurance and with original endorsements affecting coverage required by this clause. The certificates and endorsements for each policy are to be signed by a person authorized by that insurer to bind coverage on its behalf. The certificates and endorsements are to be received and approved by the City before work commences.

5.2.7. Subcontractors

Subcontractors must also be insured under the policies of insurance required herein.

6. REQUIRED IMMIGRATION/ENTITLEMENT AFFIDAVITS FOR GEORGIA

For the successful Suppliers contracting for physical labor or providing services with the City:

6.1. SUPPLIER AFFIDAVIT

6.1.1. Pursuant to the Georgia Security and Immigration Compliance Act of 2006, the Supplier understands and agrees that compliance with the requirements of O.C.G.A. § 13-10-91 and Georgia Department of Labor Rule 300-10-1-.02 are conditions of this Agreement. The Supplier further agrees that such compliance shall be attested by the Supplier through execution of the supplier affidavit required by Georgia Department of Labor Rule 300-10-1-.07, or a substantially similar supplier affidavit. The Supplier's fully executed affidavit is attached hereto as an Exhibit and is incorporated into this Agreement by reference herein.

6.2. SUBCONTRACTORS

6.2.1. The Supplier understands and agrees that, in the event the Supplier employs or contracts with any subcontractor or subcontractors in connection with this Agreement, the Supplier shall:

6.2.1.1. Be responsible to the City for the acts and omissions of a sub-contractor or persons employed by said sub-contractor to the same extent that the Supplier is liable to the City.

6.2.1.2. Secure from each such subcontractor an indication of the employee number category as identified in O.C.G.A. § 13-10-91 that is applicable to the subcontractor;

6.2.1.3. Secure from each such subcontractor an attestation of the subcontractor's compliance with O.C.G.A. § 13-10-91 and Georgia Department of Labor Rule 300-10-1-.02 by causing each such subcontractor to execute the subcontractor affidavit required by Georgia Department of Labor Rule 300-10-1-.08, or a substantially similar subcontractor affidavit. The Supplier further understands and agrees that the Supplier shall require the executed subcontractor affidavit to become a part of the agreement between the Supplier and each such subcontractor. The Supplier agrees to maintain records of each subcontractor attestation required hereunder for inspection by the Department at any time."

7. TITLE VI –as applied through the Civil Rights Restoration Act of 1987

The CITY OF GRIFFIN, GEORGIA, in accordance with Title VI of the Civil Rights Act of 1964, 42 U.S.C. 2000d to 2000d-4, as amended by The Civil Rights Restoration Act of 1987, hereby notifies all suppliers that no person shall on the grounds of race, color, national origin, sex, age, and handicap/disability, be excluded from participation in, be denied the benefits of, or be otherwise subjected to discrimination under any program or activity conducted by the CITY regardless of whether those programs, services, and activities are federally-funded or not. Further, it will affirmatively ensure that in any contract entered into pursuant to this advertisement, disadvantaged business enterprises as defined at 49 CFR Part 23 will be afforded full opportunity to submit in response to this request and will not be discriminated against on the grounds of race, color, national origin, sex, age, handicap/disabled in consideration for an award.

***Please separate and use the following pages with your response submittal.
Additional pages may be used as needed. Thank you for your interest and
participation in this opportunity.***



**CITY OF GRIFFIN, GEORGIA
REQUEST FOR PROPOSAL**

**SPECIFICATIONS AND
RESPONSE SUBMITTAL COVER**

RFP #16-019

For

DESIGN-BUILD HISTORIC OLD CITY HALL RENOVATION

Submitted by:

Name of Company:

Mailing Address:

City/State/Zip:

Phone (including area code):

E-mail:

**Submittal Deadline:
Tuesday, July 19, 2016 at 2:00 P.M.**



SPECIFICATIONS & RESPONSE
16-019
DESIGN-BUILD HISTORIC OLD CITY HALL RENOVATION

8. SECTION VIII: REQUIREMENTS AND SPECIFICATIONS

OVERVIEW

The City is soliciting sealed proposals from qualified Design-Build Teams (DBT) to provide architectural design and construction services to design and renovate the historic Old City Hall located at 205 East Solomon Street, Griffin, GA. The City intends to award a contract that will incorporate all preliminary planning, design, computer generated renderings architectural drawings, pre-, actual, and post construction work until the renovation is completed, inspected and accepted by the City. The City reserves the right to include additional project elements in the initial or subsequent professional services agreements as (in its sole discretion) deemed appropriate. The successful supplier will be required to retain and be responsible for all basic engineering disciplines such as mechanical, electrical, plumbing, fire protection, landscape architecture, civil engineering, and structural engineering as appropriate for the final Scope of Work negotiated. The City will welcome and consider any professional recommendations.

The historic Old City Hall is approximately 16,000 sq.ft. and located at 205 East Solomon Street, Griffin, GA. This building is a recognized historic building and work is to follow the Secretary of the Interior's Standards for the Rehabilitation of Historic Properties (where applicable by architect). An existing conditions report was completed by a historic preservation consultant in spring of 2015 and made available during the RFQC process. Contact Procurement if another copy is needed.

The basic space needs and ideas for the facility have been generally established but need to be further developed. This being the case, the DBT will generally be working with a carefully selected committee to develop the schematic plans for this project. Suppliers are advised to thoroughly review the existing conditions, lead based test, asbestos, and structural inspection reports. In addition, the respondents will have the ability to visit the site again with their respected consultants/team for further investigation and clarification. The date and time the building will be open is noted in item 1.2, Schedule. If an additional time is needed, it may be scheduled with the City's project manager.

The successful supplier will be responsible for:

- 8.1.** The budget for this project is not to exceed a Maximum Price of \$3,100,000 all-inclusive (construction, professional fees, contingencies, etc) for the approximately 16,000 sq.ft. historic structure. This price shall remain fixed and firm during the term of the contract, except for any change order or variation that may be approved. These work orders must meet the prior approval and written authorization of the City's project manager;
- 8.2.** The City will be using the design-build method of project delivery for this project and envisions the following will occur as a result of this process;
 - 8.2.1.** The City intends to enter into a single contract with a DBT that is architect lead and includes a contractor and design engineers;
 - 8.2.2.** The DBT will work with the City's project manager to prepare the design program and preliminary floor plans, building elevations, etc for City review and approval;
 - 8.2.3.** During the design phase, the DBT will meet frequently with the City's project manager and/or evaluation team for approval of the design as it progresses;
 - 8.2.4.** The DBT is responsible for managing the permitting process, preconstruction and construction schedule and managing and coordinating the project delivery process
 - 8.2.5.** The DBT will work with the City's project manager on fixture and equipment acquisition.
- 8.3.** The quality of all material must meet the highest applicable standards, and must be installed using the best practices of the construction industry. Used or re-purposed material and equipment shall not be used in the

construction of this facility, unless otherwise specified;

8.4. The City has assigned a point of contact who will be responsible for day to day oversight, review and resolution of requests for information (RFI), change order requests (COR) and review and approval of any pay applications;

8.4.1. All change orders and deviations to plan must be approved in writing prior to proceeding;

8.5. The supplier shall summarize how each of the below tasks will be undertaken and specific elements that will need to be addressed to accomplish those tasks:

8.5.1. There will be some demolition work needed, the extent of which is not known until a thorough check has been done.

8.5.2. Repair roof against leaks;

8.5.3. Repair/replace wood floors throughout as needed;

8.5.4. Asbestos & lead abatement;

8.5.5. Repair existing staircases and balusters;

8.5.6. Remove plaster and install sheetrock throughout as needed;

8.5.7. Repair/replace sprinkler system throughout as needed;

8.5.8. Install elevator;

8.5.9. Replace and install HVAC;

8.5.10. Remove non-historic walls that are noted and identified in the existing conditions report;

8.5.11. Add kitchen & storage area on 2nd floor;

8.5.12. Paint & stain interior;

8.5.13. Repair/replace windows and transoms;

8.5.14. Modify fire bay doors back to original dimensions;

8.5.15. Remove communications tower;

8.5.16. Modify existing restrooms and/or add additional restrooms as deemed most suitable;

8.5.17. Install new electrical & plumbing throughout as needed;

8.5.18. Lighting & plumbing fixtures throughout as needed;

8.5.19. Remove partition wall in courtroom;

8.5.20. Repair/replace subfloor & trusses throughout as needed;

8.5.21. FF&E (*see 8.2.5*)

8.5.21.1. Furniture: Supply a design layout of what is needed; cost submittal will include furnishings as a separate line item;

8.5.21.2. Fixtures: Replace fixtures throughout as needed;

8.5.21.3. Kitchen Equipment: The kitchen equipment currently being used at the Welcome Center is to be transferred and used in the kitchen if at all possible. Assess the current equipment to determine what can be moved and used. Items that need to be purchased new for the kitchen need to be listed separately;

8.5.21.4. HVAC equipment: *see item 8.5.9;*

8.5.22. Remove aluminum awning at entrance;

8.5.23. Repair/replace drainage system & internal downspouts;

8.5.24. Exterior pressure clean (low);

8.5.25. Repair damaged cornice around roof perimeter;

8.5.26. Clean terrazzo floor on first level;

8.5.27. Remove drop ceiling throughout;

8.5.28. Repair/replace doors and hardware throughout;

8.5.29. Create an appropriate transition between fire bay doors and 6th Street;

8.5.30. Create an appropriate accessible and open transition between Historic City Hall and Solomon Park.

- 8.6.** In addition to the specific tasks above, using a separate section and noting the item number, the following questions are to be addressed in the response:
- 8.6.1.** The initial RFQ stated, "This building is a recognized historic building and all work must follow the Secretary of the Interior's Standards for the rehabilitation of Historic Properties." During the interviews there appeared to be varied ideas on what this should entail. The City tried to make it clear that it was not our intent to recreate the facility exactly like it was originally designed and constructed, using exact building materials, etc. However, we do want to ensure that we meet the basic guidelines that should be followed when renovating a historic building of this type, as well as improving energy efficiency and ease of maintenance for the future. That being the case, to what extent do you feel will be required to meet the basic guidelines and standards? Considering the building was originally constructed with two facades and the building common areas of a higher standard, could this potentially help to delineate such requirements? To what extent of historic preservation would you recommend for the interior finishes (ceilings, doors, floors, lights, walls, etc.) in the different areas?
 - 8.6.2.** The City feels that as a minimum, the south and west facades, need to be restored to their original appearance. Do you see any problems with such efforts? What are your recommendations for restoring the original bay openings and doors at the fire department area (west side)? What are your recommendations on the extent of the standards noted in item 8.6.1 that need to be followed to adequately restore these facades? Would you recommend restoring the existing windows or replacing? If replacing, what type window would you replace them with?
 - 8.6.3.** Based on the standards mentioned in items 8.6.2, what are your recommendations with regard to replacing the cupola? Since there is a tight budget for this project, could provisions at the roof be made to possibly allow for it to be added at a later date if price becomes an issue? The pricing sheet has been structured for the cupola to be included, but itemized in the event it is not completed with the current work. The City reserves the right to have the cupola added at a later date if needed.
 - 8.6.4.** The building originally had a twin staircase in the stair hall; however one of the staircases was removed. The City wants this to be replaced with a like design and material. In doing so, could the stairwell built onto the north façade of the building be removed? What would be the recommendations for the stairwells?
 - 8.6.5.** The City is aware that locations may shift during the design efforts. What are your initial thoughts on the recommended location(s) for the needed elevator?
 - 8.6.6.** Considering the current consensus is to use the old fire department area as a multi-purpose space or possibly a restaurant, the restroom capacity must be increased; there is also a desire to open up the space to the east and possibly the north to provide a better transition to the future park. With the limited space on the main level for the needed offices, incorporating an elevator and possibly another staircase, where would you recommend placing the needed toilets? Considering kitchen space and other potential space requirements for a restaurant, do you think that is even a feasible/recommended option? With the desire to open up the fire department area, provide an appealing transition to the park and to improve the view of the building from the park, provide ideas and renderings as to how this can be accomplished.
 - 8.6.7.** Would you recommend removing the addition at the east of the building? If not, what are your thoughts for a possible use? What are your recommendations for the reuse of the basement that fits within your understanding of how the building will be used?
 - 8.6.8.** The City discussed the possibility of the old theater area upstairs being set up for a multi-purpose/assembly space. Additionally, there are offices that have been added and reconfigured over the years. What is your recommendation for the best use of this space and how must it be configured to provide for a reasonable and useable flow during varied uses? Provide a rendering of your initial thoughts and ideas. Would you recommend removing or restoring the old balcony area? What use(s) would be complimentary to the space?
 - 8.6.9.** Would you recommend expediting a contract to abate asbestos and lead, and to perform selective demolition efforts? Provide your recommendations for phasing the various design and work efforts, including estimated time frames for each.
 - 8.6.10.** During the interview process, it was noted that the City would like for this project to further highlight the historic fabric of Downtown Griffin and to possibly increase the potential of the adjacent park. Now that you have had additional time to reflect on those ideas, provide any suggestions and possible solutions in that regard.

8.6.11. We have often encountered unknowns in renovation projects that have to be addressed during the design and/or construction phase. Considering the state of this facility and the historic nature of the project there is the possibility of additional items that we are not normally accustomed to. That being the case, what percent would you recommend as a contingency for this projects?

8.6.12. On a separate sheet, provide your thoughts, including pros and cons, for utilizing an Architect-led Design-Build delivery method. Is your organization currently set up to perform in this manner? Do you feel another delivery method would be as good or better option? State the delivery option you feel would provide the best outcome at the most reasonable cost. Detail how you would proceed with such efforts. Specify the standard percentage, percentage range of the project cost or standard fee you would charge to undertake such efforts.

8.7. Proposals shall include all services for a turnkey project, with the exception of furniture:

8.7.1. Design section must include a rendering of the façade, a floor plan and schedule outline of the steps taken to bring to completion

8.7.2. List services to be provided by the DBT and by subcontractors

8.7.3. List the individual team members that will be on this DBT project

8.8. Submit a proposed schedule in outline form with key deliverables which details the steps that will be taken to bring the project to completion. Assume a Notice to Proceed will be issued shortly after contract.

8.9. The proposal must be signed by an official of the lead firm for the Design-build team that is authorized to bind the firms into a contract. The proposal shall include a statement that the proposal is valid and firm for ninety (90) days from the date of submission and that the vendor understands and agrees to the terms and conditions of this RFP.



SUPPLIER DISCLOSURES

Respond with a YES or NO for each of the items below. On a separate sheet, detail the circumstances for any item with a YES response and attach to this sheet as part of your submittal. Reference to 'Supplier' denotes the organization submitting the response as well as the principal representing the organization.

- ___1 **Conflict of interest.** A Conflict of Interest exists when personal interests interfere in any way with the best interest of the City. This can arise if any employee, agent of the City or their families will receive a monetary or other type of benefit based on the award of this project or if any supplier has an unfair competitive advantage over other suppliers. A conflict is also perceived if any previous history would make it impossible for the supplier to objectively fulfill the obligations associated with this project. Is there any known conflict of interest with the City or any employee or agent of the City?
- ___2 **Collusion.** Collusion Supplier affirms that this response submittal has not been prepared in collusion with any other supplier and the contents of the submission has not been communicated with other potential suppliers or with any agent of the City.
- ___3 **Debarment.** Supplier certifies that neither it or its subcontractors is presently debarred, suspended, proposed for debarment, declared ineligible, or otherwise excluded from doing business with any government agency. Has the Supplier been deemed ineligible from participating in any business with any government agency in the past five (5) years?
- ___4 **Litigation.** Within the past five (5) years, has the Supplier been the subject of or party to any civil or criminal proceedings or investigations based on wrongful death, fraud, theft, breach of contract, safety, misrepresentation or any other conduct? Include any recent litigation or investigations involving subcontractors used.
- ___5 **Financial stability.** Financial stability demonstrates that the Supplier has the resources to complete and the ability to remain in business for the duration of the subsequent contract. Has any petition of bankruptcy, orders or judgment been filed against the supplier in the past five (5) years?
- ___6 **Liquidated Damages.** Liquidated Damages are types of compensation designed to reimburse the project owner (City) for certain problems or delays associated with a project; it serves as protection to both parties in the form of 'contract completion insurance'. Has the Supplier been assessed any liquidated damages or defaulted on any project with a government agency in the past five (5) years?
- ___7 **OSHA.** Has the Supplier been cited for any OSHA violations in the past five (5) years?

SUPPLIER ACKNOWLEDGEMENTS

The Supplier has examined, carefully studied and hereby acknowledges the Specifications and any Addenda and agrees to provide the required services in accordance with this proposal. **The Supplier agrees to all specification items listed unless specifically noted on the Exceptions page.** The Supplier further certifies that they are not currently debarred from submitting proposals by any agency of the State of Georgia or the federal government.

Specifications Acknowledgement _____

Addendum No. _____ dated _____ Acknowledgement _____

Addendum No. _____ dated _____ Acknowledgement _____

Addendum No. _____ dated _____ Acknowledgement _____

Suppliers must acknowledge the Specifications and any issued addenda. Bids which fail to acknowledge the Supplier's receipt of any addendum will result in the rejection of the bid if the addendum contained information which substantively changes the City's requirements.

ADDITIONAL ACKNOWLEDGEMENTS *(please initial)*

- _____ **Resources.** We agree that we have the resources needed for the satisfactory completion of the project.
- _____ **Exceptions.** All deviations and exceptions to this RFP must be expressly stated in writing and attached as an Exception page. The absence of any exceptions assures the City of their full agreement and compliance with all specifications, terms and conditions, requirements and obligations of this RFP.
- _____ **Occupational Tax License.** If a City of Griffin Occupational Tax License is needed in order to fulfill the project, we will obtain such license prior to the confirmation of contract.
- _____ **Insurance.** We understand the insurance requirements noted and are prepared to supply the required insurance endorsements for these requirements prior to the confirmation of contract.
- _____ **Terms and Conditions.** The specifications, as well as the terms and conditions of this Request for Proposal shall be deemed as incorporated as an integral part of the final contract.

BID RESPONSE SIGNATURE

Please indicate organization type: ___ Individual ___ Partnership ___ Corporation

I am registered (and compliant) with the City's online registration system: ___ Yes ___ Not yet
The City cannot award to a supplier that is not registered and compliant.

NAME OF COMPANY: _____

MAILING ADDRESS: _____

CITY /STATE/ZIP: _____

PHONE (including area code): _____

E-MAIL: _____

AUTHORIZED SIGNATURE

TITLE

NAME (PRINTED)

TITLE (PRINTED)

RESPONDING WITH 'NO BID'

Our company has elected to submit a 'NO BID' response for the following reason: _____

AUTHORIZED SIGNATURE

TITLE

NAME (PRINTED)

TITLE (PRINTED)

If you elect to submit a 'No Bid', you may email this page to cfay@cityofgriffin.com or fax to 678-692-0402 at any time prior to deadline.

FAILURE TO RETURN THIS PAGE AS PART OF YOUR SUBMITTAL MAY RESULT IN A REJECTION.

RFP 16-019

PRICE SUBMITTAL: DESIGN-BUILD HISTORIC OLD CITY HALL RENOVATION

Company Name _____ Pricing Valid Through _____

TO BE SEALED SEPARATELY (ALL COST SHEETS MAY BE GROUPED TOGETHER)

PRICE STRUCTURE – Complete the following and include associated information specifics for the cost quoted (pricing must be submitted on this form; additional pages may be used as needed), not to exceed \$3,100,000.

The schedule must show a categorical breakout of the pricing (i.e. Design, Pre-Construction, Construction, Post-Construction, Interior Finishing, etc), with any alternates or options clearly identified. It must be detailed to show the cost of work, the DBT fee and all other fees included in the Guaranteed Maximum price for the project:

Description – detail fully	Cost
Schematic Design: _____	\$ _____
Design Development: _____	\$ _____
Pre-Construction: _____	\$ _____
Construction Documents: _____	\$ _____
DBT/Project Mgmt fee (<i>note how determined – flat fee, percentage, etc</i>): _____	\$ _____
Construction: _____	\$ _____
Cupola (<i>specify amount to be deducted should replacement be scheduled for later</i>): see 8.6.3	\$ ()
Stairwell (<i>specify amount to be deducted if the stairwell is scheduled to be done later</i>): see 8.6.4	\$ ()
Contingency fees (detail): _____	\$ _____
Other fees (detail): _____	\$ _____
Other fees (detail): _____	\$ _____

GUARANTEED MAXIMUM PRICE: _____ \$ _____

Furniture allowance (*attach sheet of items to pricing page*): see 8.5.20 _____ \$ _____

Estimated time for completion: _____

List any/all exceptions to specified requirements: _____

The City reserves the right to accept the BEST-EVALUATED RESPONSE as deemed by the Evaluation Committee, which may or may not be the lowest monetary submittal.

COMPLETED BY:

Company Name: _____

Contact Person: _____

(Signature)

(Printed Name)

FAILURE TO RETURN THIS PAGE AS PART OF YOUR SUBMITTAL MAY RESULT IN REJECTION OF THE RESPONSE. THIS FORM MUST BE COMPLETED FOR EACH SUBMITTAL EVEN IF YOU ARE CONSIDERED TO BE A CURRENT SUPPLIER.

REFERENCES

The City of Griffin requests a minimum of three references where work of a similar size and scope has been completed within the past 3-4 years.

Each Reference must be listed on a separate sheet and include photographs which visually demonstrate your work.

REFERENCE 1:

Company Name: _____

Contact Person: _____

Contact Telephone: _____ Contact E-mail: _____

Description of Project *(include square footage)*: _____

Date project began: _____ Date project completed: _____

Original contract amount: \$ _____ Total cost of completed project: \$ _____

Number of Change Orders: _____ Total Change Order Amount: \$ _____

Was the project completed on time for the design phase? *(specify any overages)* _____

Was the project completed on time for the construction phase? *(specify any overages)* _____

Were any bonds for the project called? _____

Was there any litigation associated with the project? _____

Was there any extenuating circumstances associated with the project? If so, detail. _____

COMPLETED BY:

Company Name: _____

Contact Person: _____

(Signature)

(Printed Name)

FAILURE TO RETURN THIS PAGE AS PART OF YOUR SUBMITTAL MAY RESULT IN REJECTION OF THE RESPONSE. THIS FORM MUST BE COMPLETED FOR EACH SUBMITTAL EVEN IF YOU ARE CONSIDERED TO BE A CURRENT SUPPLIER.

REFERENCES

The City of Griffin requests a minimum of three references where work of a similar size and scope has been completed within the past 3-4 years.

Each Reference must be listed on a separate sheet and include photographs which visually demonstrate your work.

REFERENCE 2:

Company Name: _____

Contact Person: _____

Contact Telephone: _____ Contact E-mail: _____

Description of Project *(include square footage)*: _____

Date project began: _____ Date project completed: _____

Original contract amount: \$ _____ Total cost of completed project: \$ _____

Number of Change Orders: _____ Total Change Order Amount: \$ _____

Was the project completed on time for the design phase? *(specify any overages)* _____

Was the project completed on time for the construction phase? *(specify any overages)* _____

Were any bonds for the project called? _____

Was there any litigation associated with the project? _____

Was there any extenuating circumstances associated with the project? If so, detail. _____

COMPLETED BY:

Company Name: _____

Contact Person: _____

(Signature)

(Printed Name)

FAILURE TO RETURN THIS PAGE AS PART OF YOUR SUBMITTAL MAY RESULT IN REJECTION OF THE RESPONSE. THIS FORM MUST BE COMPLETED FOR EACH SUBMITTAL EVEN IF YOU ARE CONSIDERED TO BE A CURRENT SUPPLIER.

REFERENCES

The City of Griffin requests a minimum of three references where work of a similar size and scope has been completed within the past 3-4 years.

Each Reference must be listed on a separate sheet and include photographs which visually demonstrate your work.

REFERENCE 3:

Company Name: _____

Contact Person: _____

Contact Telephone: _____ Contact E-mail: _____

Description of Project *(include square footage)*: _____

Date project began: _____ Date project completed: _____

Original contract amount: \$ _____ Total cost of completed project: \$ _____

Number of Change Orders: _____ Total Change Order Amount: \$ _____

Was the project completed on time for the design phase? *(specify any overages)* _____

Was the project completed on time for the construction phase? *(specify any overages)* _____

Were any bonds for the project called? _____

Was there any litigation associated with the project? _____

Was there any extenuating circumstances associated with the project? If so, detail. _____

COMPLETED BY:

Company Name: _____

Contact Person: _____

(Signature)

(Printed Name)



TAX COMPLIANCE FORM*

**Must be completed for all submittals with an aggregate total of more than \$99,000.00.*

INSTRUCTIONS TO SUPPLIERS

Please complete the following information:

- Supplier's Name: _____
- Physical Location Address: _____

- Federal Identification Number (FEI): _____
- Have you ever been registered in the State of Georgia? _____
- If so, please provide the following information, if applicable:
 - State Taxpayer Identification Number (STI): _____
 - Sales and Use Tax Number: _____
 - Withholding Tax Number: _____
- What type of service will you perform? _____
- Will you sell any tangible personal property or goods? _____
- Supplier's Affiliate's Name: _____
 - FEI: _____
 - STI: _____
 - Sales and Use Tax Number: _____
 - Withholding Tax Number: _____

If there is more than one affiliate, please attach a separate sheet listing the information above.

- Person responsible for handling supplier's tax issues (such as the CFO, the company tax officer, etc.):
 - Name: _____
 - Telephone Number: _____
 - E-mail Address: _____

NOTICE TO SUPPLIER:

In the event the supplier is considered for contract award, the information provided on this form will be submitted to the Georgia Department of Revenue ("DOR") for a determination as to whether the supplier is a "prohibited source" (as defined by O.C.G.A. §50-5-82) or whether there are any other outstanding tax issues. MISSING, INCOMPLETE, OR ERRONEOUS DATA MAY DELAY OR PROHIBIT VERIFICATION OF YOUR ELIGIBILITY FOR CONTRACT AWARD. NO PROHIBITED SOURCE MAY RECEIVE CONTRACT AWARD; THEREFORE, YOU ARE STRONGLY ENCOURAGED TO CHECK YOUR TAX STATUS NOW AND RESOLVE ANY OUTSTANDING TAX LIABILITIES AND/OR MISSING TAX RETURNS.



SUPPLIER REGISTRATION

Supplier Registration with the City Of Griffin consists of the following:

The City of Griffin now has online self-service registration, via Vendor Registry. In order to be registered as a City of Griffin supplier, you must access the registration via the City's site. This will give you the opportunity to keep your information accurate and current. It also permits unlimited NIGP commodity codes, allowing for notifications based on your specific business criteria. In addition to the visibility to the City, this service will allow for other agencies in our area to have visibility of your company and it will allow you to have visibility of opportunities from other agencies in our area. There is no charge for this basic service, but you do have the option to automatically expand your visibility to other areas for a small fee to Vendor Registry at any time.

TO REGISTER:

- ✓ Please visit our website at www.cityofgriffin.com
- ✓ Select "Resources"
- ✓ Select "Register my Business with the City"
- ✓ Complete your registration by following the instructions provided
 - Two documents (forms available on City's website) will be required to be **uploaded online** before your registration is complete. They are:
 - **Supplier Affidavit** – This document is also referred to as the E-Verify affidavit and has been updated to reflect new laws that have recently gone into effect. An E-Verify (EV) number is REQUIRED by the State of Georgia (OCGA § 13-10-91) if you provide labor or services to the City that is valued in excess of \$2,499.99. In addition to the EV number and signature, the affidavit must be notarized. If you are a sole proprietor or your company provides only products, simply initial the statement that applies to your situation and sign. **There is no need to notarize the affidavit unless you provide your EV number.**
 - **W-9** – This document supplies the Employer Identification Number (EIN) or the Social Security (SS) number of the supplier.

Note: *If you have problems getting registered, Vendor Registry is available to answer questions and help get you registered; they can be reached toll-free at (865) 777-4337. The City is also available to help.*

If you are registered on Vendor Registry with another agency other than City of Griffin, you can 'piggyback' off of your existing profile to create a profile for Griffin. Contact Vendor Registry or our Procurement office for help in creating this new record.