

**ADVERTISEMENT FOR QUALIFICATIONS/
INVITATION TO BID
Bid No. 2022-0005**

Selection of the Construction team for the Sealed Qualifications for the Project known as the **Spalding County Aquatics Center** will be a multi-step process.

Qualifications for the Project known as the **Spalding County Aquatics Center** will be received by Spalding County at 119 E. Solomon Street, Griffin, Georgia, 30223.

Qualifications Submittal Date & Time: Friday, March 11, 2022; 2:00 PM, local time

After receiving approval of qualifications, sealed bids from approved general contractors, including approved key subcontractors, will be received by Spalding County at 119 E. Solomon Street, Griffin, Georgia, 30223.

Bid Submittal Date & Time: Tuesday, April 12 2022; 2:00 PM, local time

at which time and place the bids will be publicly opened and read aloud. Bids received after the designated time will not be considered.

OWNER: The OWNER of the project is the Spalding County Government.

ARCHITECT: The ARCHITECT for the project is Lyman Davidson Dooley, Inc.

SITE ENGINEER: The SITE ENGINEER for the project is Paragon Consulting Group, Inc.

General Project Description:

The project consists of the construction of a 1-story, indoor aquatic center and associated site work located at the intersection of Rehoboth & Barrow roads in Griffin, Georgia. The project includes all work shown on the drawings and specifications to include, but not be limited to, the following items:

- A 20,750 sq. f.t indoor aquatic center with an 8-lane x 25-yard competition pool with a diving board and a 4-lane x 25-yard therapy/instructional pool. The building is a combination of pre-engineered metal building and traditional construction on concrete slab. The envelope consists of masonry veneer, cement board siding and storefront glass system with a TPO roof. The building is fully conditioned. The interior spaces include a lobby, office space, restrooms, locker rooms, classroom, lifeguard room, and various support spaces.
- Site development including grading, stormwater management infrastructure, utilities, site lighting, new paved parking with some curb & gutter, fencing, hardscape, and basic landscaping.

The project Bid Documents include Alternates, which modify the scope of work, and Unit Prices.

Request for Qualifications:

The selection process starts with the Request for Qualifications ("RFQ"). General contractors and their designated subcontractors listed in the following trades are required to submit Statements of Qualifications:

- a. General Contractors that will lead the construction team on the project.
- b. Swimming Pool Subcontractor.
- c. HVAC Subcontractor.
- d. Electrical Subcontractor.
- e. Painting Subcontractor.
- f. Pre-engineered metal building manufacturer.

Firms submitting qualifications will have them reviewed by a committee (using the pre-qualification evaluation criteria included as part of these documents) who shall review each Statement of Qualifications to confirm each firm meets the stated minimum qualifications for the Project. Subcontractors in trades not identified are not required to submit qualifications in order to bid on the project.

Invitation to Bid:

Firms receiving approval of their qualifications as general contractor and the indicated trades will be allowed to submit a bid for review as well as bidders in the remaining trades. The submitted bids will be evaluated and a recommendation will be made to award the project to the lowest responsive and responsible bidder including approved subcontractors in disciplines noted above.

Availability of Bidding Documents/Project Manual & Proof of Qualifications/Bonding:

Complete sets of documents must be obtained by prospective Bidders at the Issuing Office: Paragon Consulting Group, Inc., 350 Airport Road, Griffin, Georgia 30224, 770-412-7700.

In order to obtain a complete set of a hard copy of the Bidding Documents/Project Manual and be on record as an Official Prospective Bidder submit together with the Confirmation documents indicated below with a payment of **\$300.00**, of which 50% may be refunded if a potential contractor or subcontractor does not pass the qualification step and cannot bid on the project. Only those Official Prospective Bidders on record will be notified of Addendum. Digital versions of the Bidding Documents/Project Manual may be obtained for a non-refundable payment of **\$50.00**.

The OWNER is not obligated to consider a Bidder's proposal if Bidder is not on record with the Issuing Office as having received complete Bidding Documents/Project Manual from the Issuing Office.

Contractor Questions:

All questions must be submitted in writing. The last day/time for contractor questions is **Thursday, March 31, 2022 at 5:00 PM**. Questions after that date/time will not be addressed.

Questions shall be submitted in writing by email to the following:

Dave McCauley, AIA

Lyman Davidson Dooley, Inc.

mccauleyd@lddi-atl.com

Jason Graham

Paragon Consulting Group

jgraham@pcgeng.com

Include the following in the Subject Line of the email:

Subject: Spalding Co. Aquatic Center – Bid Questions (Company Name)

Review of Bidding Documents:

Bidding Documents/Project Manual may be reviewed by appointment at the Issuing Office. Please call ahead to make an appointment:

Paragon Consulting Group, Inc.
350 Airport Road,
Griffin, Georgia 30224
770-412-7700

or, at the Architect's Office

Lyman Davidson Dooley, Inc.
1640 Powers Ferry Road
Marietta, GA 30067
770-850-8494

Documents will also be forwarded to the following for review by their subscribers:

Construction Market Data (www.cmdgroup.com);

Dodge Data & Analytics (www.construction.com);

ConstructConnect (www.constructconnect.com).

Pre-Qualification / Bid Meeting:

A mandatory Pre-Qualification meeting will be conducted for the project with prospective Bidders. The purpose of this meeting will be to provide those interested with an oral presentation of Spalding County's requirements and to allow for the presentation of questions. Attendance at the meeting is mandatory as important requirements will be discussed and attendance is part of the evaluation criteria. No other meeting is currently planned.

Location: Spalding County Administration Center
Room 108
119 E. Solomon St.
Griffin, GA 30233

Date: **Thursday, March 3, 2022**

Time: **9:30 AM**

Submission of Qualifications:

One (1) original copy of the qualifications package must be delivered to the Purchasing Department no later than the time and date specified.

Any qualification package received after stated time or delivered to department other than Purchasing will not be accepted or considered.

Submission of Bids:

One (1) original and two (2) copies of the complete bid package must be delivered to the Purchasing Department no later than the time and date specified.

Any bid received after stated time or delivered to department other than Purchasing will not be accepted or considered.

All Bids will remain subject to acceptance for ninety days after the day of the Bid opening, but OWNER may, in its sole discretion, release any Bid and return the Bid security prior to that date.

The Owner reserves the right to reject any or all Bids, to waive formalities and re-advertise.

Project Time:

Substantial Completion: **400 calendar days** from the date of Commencement (Notice to Proceed).

Final Completion: **450 calendar days** from the date of Commencement (Notice to Proceed).

Work by Owner:

The Contractor shall coordinate with the work of and scheduling of the Owners separate consultants and contractors. Work by the Owner may include but is not limited to the following:

1. Furnishings.
2. Voice/Data equipment and cabling installation.
3. Electronic security equipment and cabling installation.
4. Building signage.
5. Site lighting.

Bid Bond:

Each Bid must be accompanied by a Bid Bond completed on the attached Bid Bond Form with good and sufficient surety or sureties approved by the owner for faithful acceptance of the contract, payable to, in favor of, and for the protection of the OWNER in an amount equivalent to five (5%) of the total amount payable by the terms of the contract, in lieu thereof, in the form of a certified check, cashier's check, or cash in equal amount.

Performance & Payment Bond:

Performance and Payment Bonds, each in an amount at least equal to **110** percent of the contract amount, and a Certification of Insurance will be required.

Insurance:

A Certification of Insurance will be required from the apparent low bidder prior to award of the Contract.

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NOTICE TO BIDDERS:

TITLE VI OF THE CIVIL RIGHTS ACT OF 1964, AS APPLIED THROUGH THE CIVIL RIGHTS RESTORATION ACT OF 1987 - SPALDING COUNTY, 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 bidders 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 recipient 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 bids in response to this invitation and will not be discriminated against on the grounds of race, color, national origin, sex, age, handicap/disabled in consideration for an award.

AVISO A LOS LICITANTES:

TÍTULO VI DE LA LEY DE DERECHOS CIVILES DE 1964, TAL COMO SE APLICA A TRAVÉS DE LA LEY DE RESTAURACIÓN DE LOS DERECHOS CIVILES DE 1987 - SPALDING COUNTY, conforme título VI de la ley de derechos civiles de 1964, 42 U.S.C. 2000D 2000 d-4, modificada por la ley de restauración de derechos civiles de 1987, por la presente notifica a todos los licitadores que ninguna persona será por motivos de raza, color, origen nacional, sexo, edad y discapacidad/discapacidad, excluida de la participación en, ser negada los beneficios de , o de lo contrario sometidos a discriminación bajo cualquier programa o actividad llevada a cabo por el destinatario sin importar si aquellos programas, servicios y actividades son financiadas por el gobierno federal o no. Además, afirmativamente se asegurará que en cualquier contrato celebrado de conformidad con este anuncio, las empresas desfavorecidas como definido en 49 CFR parte 23 tendrán oportunidad de presentar ofertas en respuesta a esta invitación y que no se discrimine por motivos de raza, color, origen nacional, sexo, edad, discapacidad/discapacitados en consideración para un premio.

SPALDING COUNTY
DR. STEVE LEDBETTER, COUNTY MANAGER