



WILLIAMSON COUNTY GOVERNMENT

January 9, 2023

To Whom It May Concern:

Williamson County is accepting bids for a Phase 2 of the Bethesda Community Center, 4462 Bethesda Road, Thompson's Station, TN 37179. Minimum Bid specifications are enclosed. Please note any exceptions to the bid.

It is not the intent of Williamson County to favor one vendor; however, we do, from time to time, have to rely on vendors' help in writing specifications. We will accept all bids with exceptions noted, and all bids will be given equal consideration.

A pre-bid conference will be held on January 19, 2023, 2:00 p.m. at the project site. Bids will be opened February 2, 2023, 2:00 p.m. Bids must be submitted in a sealed envelope to the County Mayor's Office, 1320 West Main Street, Suite 125, Franklin, TN 37064. **Each envelope should be plainly marked: Phase 2 Bethesda Community Center, February 2, 2023, 2:00 p.m. Envelope must also include bidder's company name. IF THE SEALED PACKAGE IS NOT LABELED EXACTLY AS SPECIFIED ABOVE, THE BID WILL NOT BE OPENED.** A bid bond in the amount of 5% of the bid must also be included with the bid. An executed Contractor's Qualification Statement, Drug-Free Affidavit, Ethical Standards Affidavit, Iran Divestment Affidavit, Business Tax and License Affidavit, Fair Employment Affidavit, Israel Boycott Affidavit, and Immigration Attestation Affidavit must also be included with the bid.

Bidding shall be in accordance with the Tennessee General Contractor's License Law. Bidders on construction in the amount of \$25,000 or more must be a licensed contractor as required by the Contractor's License Act of 1976. Public Chapter #82 of the General Assembly of the State of Tennessee amended by Public Chapter #406, Public Acts 1977, and further amended by House Bill #2507 and approved May 10, 1994. **If your bid meets the above criteria, the envelope must contain your company's license number, expiration date, and classification, and license number, expiration date and classification of any subcontractors that will be used in the areas of electrical, mechanical, plumbing or HVAC. IF THE SEALED PACKAGE IS NOT LABELED EXACTLY AS SPECIFIED ABOVE, THE BID WILL NOT BE OPENED.**

Williamson County reserves the right to reject any and/or all proposals, to waive technicalities or informalities, and to accept any proposal deemed to be in the best interest of Williamson County. **No bid shall be valid unless signed.** No bid shall be accepted by FAX machine.

The successful bidder will be required to comply with contract, insurance and drug-free requirements, and to furnish Payment and Performance Bonds for 100% of the amount of the contract. Sample contracts are draft only and terms can change at the discretion of the County.

If you have any questions, please call C&I Design, (615) 599-2525.

Sincerely,

Leslie Mitchell, NIGP-CPP, CPPO, CPPB
Purchasing Agent



DOCUMENT 00130

ADVERTISEMENT FOR BIDS

Bids are invited for a General Contract for the Work of the following project.

OWNER:

WILLIAMSON COUNTY GOVERNMENT
1320 West Main Street
Franklin, Tennessee 37064

PROJECT:

PHASE 2: BETHESDA COMMUNITY CENTER
for
WILLIAMSON COUNTY GOVERNMENT
4662 Bethesda Road
Thompson's Station, Tennessee 37179

PROJECT DESCRIPTION:

The project consists of furnishing all labor, materials, services, and equipment for fabrication, delivery, and erection of all items of work related to Phase 2 of a multi-phase development on a 44.22 acre site for the Williamson County Government to be operated by the Williamson County Parks & Recreation Department. The Project Scope in Phase 1 is NOT included in this Scope of Work and is provided for clarity of coordination, and included the following:

- Grading of the site, stormwater systems, and installation of retaining walls as indicated on the Contract Documents shall be included in the Scope of Work for Phase 1. Portions of the site for Phase 3 shall be rough graded in Phase 1 in anticipation for construction of Phases 2 and 3. The design intent is for the parking areas to be pervious pavers with detention storage under the parking areas.
- Base course for the parking area indicated in the Contract Documents anticipating installation of pervious pavers in Phase 2 to minimize construction traffic on finished parking areas shall be included in Phase 1.
- The main entry drive into the site as indicated on the Contract Documents shall be included in Phase 1.
- The walking trails/service vehicle access around the fields and walking trail leading to a potential pedestrian bridge connection to the residential subdivision to the west of the proposed site as indicated on the Contract Documents. The pedestrian bridge shall be constructed under a separate agreement.
- Reinforced-concrete sidewalks as indicated on the Contract Documents.
- Site utilities including water, sewer, power, and communication conduits as indicated on the Contract Documents for Phase 1 shall be completed as part of Phase 1.
 - The water service for Phase 1 shall be included in the Scope of Work for this Project as indicated on the Contract Documents.
 - The wastewater system shall tie into and shall be served by the residential development directly to the west of the site. The portion of the wastewater system that is off site is being completed under a separate agreement with the Owner, and the sewer system shown in the Contract Documents is part of this Scope of Work and shall tie to the off-site system noted above. Coordination with the off-site utility construction shall be part of

this Scope of Work. Timing and installation of sewer lines under fields shall be coordinated with the Contractor performing the Scope of Work for the wastewater system being completed under a separate agreement.

- The power for the site shall also be completed under a separate agreement with the Owner. Timing and installation of power conduit and lines around fields and in the parking areas shall be coordinated with the Contractor performing the Scope of Work for the electrical system being completed under a separate agreement.
- Coordination with the Scope of Work being completed under separate agreements is necessary as part of the Scope of Work in Phase 1.
- Eight (8), artificial turf soccer fields as indicated in the Contract Documents shall be part of the Scope of Work for Phase 1.
- Sports field and parking lot lighting shall be completed under a separate agreement with the Owner during Phase 1. Coordinate with this Scope of Work is necessary as part of the Scope of Work in Phase 1.
- A soccer pavilion with a storage room shall also be included as part of the Scope of Work for Phase 1. The building systems will be constructed with reinforced-concrete slabs-on-grade with reinforced-concrete strip wall footings and reinforced-concrete spread column footings. The building superstructures will consist of CMU bearing/shear walls, steel columns and beams, and a pre-engineered, wood beam/truss roof structure. The exterior enclosure systems shall consist of manufactured stone veneer w/ advanced composite siding and shall also include painted, hollow metal doors and frames and a coiling, overhead garage door. Portions of the building shall also include load-bearing and non-load bearing CMU wall construction. The roofing systems shall consist of a standing seam metal roof system. The Scope of Work includes installation of heating and ventilation, water, and electrical serving the building. This Scope of Work shall also include a pedestrian bridge connecting to the proposed parking area. In addition, the project shall include interior construction, reinforced-concrete pads & sidewalks, and coordination/hook-up of/connection to owner-furnished/vendor-installed equipment.

The Project Scope in Phase 2 is included in this Scope of Work, is provided for clarity of coordination, and SHALL include the following:

- Rough and final grading of the portion of the site, stormwater systems, and installation of retaining walls associated with the pickleball and tennis courts as indicated on the Contract Documents shall be included in the Scope of Work for Phase 2.
- Paving and pervious pavers over the base course installed in the Phase 1 Scope of Work shall be included in the Scope of Work for Phase 2 for the parking area as indicated in the Contract Documents.
- The walking trails and associated pedestrian bridges around the pickleball and tennis courts tying into the walking trails installed as part of Phase 1 site as indicated on the Contract Documents.

- Reinforced-concrete sidewalks as indicated on the Contract Documents tying into reinforced-concrete sidewalks installed as part of the Phase 1 Scope of Work
- Site utilities including water, sewer, and power as indicated on the Contract Documents, extending from the termination points indicated in the Phase 1 Scope of Work, shall be completed as part of Phase 2.
 - The water service extending from the termination point indicated in Phase 1 serving the restroom building in Phase 2 shall be included in the Scope of Work for this Project as indicated on the Contract Documents.
 - The wastewater system tying into and being served by the residential development directly to the west of the site shall be extended to the restroom building included in the Phase 2 Scope of Work. The portion of the wastewater system that is off site is being completed under a separate agreement, and the sewer system shown in the Contract Documents is part of this Scope of Work and shall tie to the off-site system noted above. Coordination with the off-site utility construction shall be part of this Scope of Work. Timing and installation of sewer lines under fields is included in Phase 1 Scope of Work and shall be coordinated with the Contractor performing the Scope of Work for the wastewater system being completed under a separate agreement.
 - The power for the site shall also be completed under a separate agreement with the Owner. Timing and installation of power conduit and lines around courts and in the parking areas shall be coordinated with the Contractor performing the Scope of Work for the electrical system being completed under a separate agreement.
 - Coordination with the Scope of Work being completed under separate agreements is necessary as part of the Scope of Work in Phase 2.
- Six (6), post-tensioned concrete pickleball courts and four (4), post-tensioned concrete tennis courts as indicated in the Contract Documents shall be part of the Scope of Work for Phase 2.
- Sports field and parking lot lighting shall be completed under a separate agreement with the Owner during Phase 1. Sport court lighting shall be completed under a separate agreement with the Owner during Phase 2. Coordinate with these Scope's of Work is necessary as part of the Scope of Work in Phase 1.
- A restroom building with pavilion areas on each end and a storage building shall also be included as part of the Scope of Work for Phase 2. The building systems will be constructed with reinforced-concrete slabs-on-grade with reinforced-concrete strip wall footings and reinforced-concrete spread column footings. The building superstructures will consist of CMU bearing/shear walls, steel columns and beams, and a pre-engineered, wood beam/truss roof structure. The exterior enclosure systems shall consist of manufactured stone veneer w/ advanced composite siding and shall also include painted, hollow metal doors and frames and a coiling, overhead garage door. Portions of the building shall also include load-bearing

and non-load bearing CMU wall construction. The roofing systems shall consist of a standing seam metal roof system. The Scope of Work includes installation of heating and ventilation, water, and electrical serving the building.

- A pedestrian bridge connecting to the proposed parking area. In addition, the project shall include interior construction, reinforced-concrete pads & sidewalks, and coordination/hook-up of/connection to owner-furnished/vendor-installed equipment.
- Four (4), 25'-0" x 34'-0" pavilions as shown in the Contract Documents. These pavilions shall be part of an Alternate to potentially be included in the Scope of Work for Phase 2.

TYPE OF PROJECT:

This project is for general construction with a lump-sum bid.

Document Examination and Procurement and Deposit Requirements:

DESIGNER:

C & I DESIGN, INC.

P.O. Box 1197

101 Southeast Parkway Court, Suite 120

Franklin, TN 37065

Phone: 615.599.2525; Fax: 615.599.7755

Points of Contact: Bryan Richter

Bidding documents may be examined at the offices of the architect or the plan rooms noted below:

PLAN ROOMS:

None

DEPOSIT:

\$0.00 to obtain one set for general contractors and sub-contractors [Deposits refundable to all except the successful bidders (also see Document 00201 – Instructions to Bidders)]. These shall include drawings, project manual, and a flash drive w/.pdf files.

Deposits may be in the form of certified check, company check, or money order made payable to Williamson County Government.

Bidders may obtain Bid Documents from the Designer in accordance with the Instructions to Bidders. See above for deposit requirements. The full amount of the deposit will be returned to all except the successful bidders upon return, in good condition, of the set(s) of Contract Documents within 15 days after the bid date. See Document 00201 – Instructions to Bidders for information on use, reproduction, and distribution of Contract Documents. Additional sets of Contract Documents for general contractors and sub-contractors bidding the project may be obtained for use during bidding at the direct cost of reproduction. Additional sets obtained for use during bidding shall also be returned to the Designer by all except the successful bidders upon completion of bidding. Failure to do this shall result in the forfeiture of the bidder's plan deposit(s). Bidders may also view Contract Documents at the designer's office Monday through Friday during regular business hours.

The successful contractor will be provided with five (5) complete sets of Contract Documents, for use in executing the work.

A Pre-Bid Conference will be held. Attendance is requested of all bidders. See below for details:

DATE/TIME:

Thursday, January 19, 2023 at 2:00 P.M.

LOCATION:

PROJECT SITE:

4662 Bethesda Road

Thompson's Station, Tennessee 37179

Bids will be received by the OWNER and DESIGNER at the following location:

ADDRESS for BID DELIVERY:

WILLIAMSON COUNTY MAYOR
1320 West Main Street, Suite 125
Franklin, Tennessee 37064

until **2:00 P.M. Local Time; Thursday, February 2, 2023.**

at which time and place bids will be publicly opened by the OWNER.

Bids sent by mail should be directed to the attention of:

POINT of CONTACT: Leslie Mitchell (see "Address for Bid Delivery" above)

BID SECURITY: Bid security in the form of a Bid Bond by the Bidder and a Surety Company licensed to do business in the State of Tennessee equal to five percent (5%) of the bid will be required. No bidder may withdraw his bid within 30 days after the actual date of the opening thereof. Bid security will be returned to all bidders upon award of the Contract for Construction or rejection of bids.

GUARANTY BOND: A Guaranty Bond in the form of a Performance/Labor and Material Bond in an amount equal to one hundred percent (100%) of the bid contract sum will be required, and the cost shall be included in the bid.

TENNESSEE CONTRACTOR'S LICENSE LAW: Bidding shall be in accordance with the Tennessee General Contractor's License Law. Bidders on construction in the amount of \$25,000.00 or more must be a licensed contractor as required by the Contractor's Licensing Act of 1976, Public Chapter #82 of the General Assembly of the State of Tennessee amended by Public Chapter #406, Public Acts 1977, and further amended by House Bill #2507 and approved May 10, 1994.

BIDDING ENVELOPE REQUIREMENTS: On the face of the bidding envelope, the bidder shall present the following information:

- The Project Name
- The Bidder's Name, Address, License Number, and License Date of Expiration
- The Date and Time of the Bid Opening
- The Name, Address, License Number (if applicable), and License Date of Expiration for each subcontractor as required by state law.

Without this information on the face of the envelope, the bid will not be opened by the Architect.

DRUG-FREE WORKPLACE AFFIDAVIT: Bidding shall be in accordance with the Tennessee Code Annotated 50-9-113. All bidders **must** submit a completed Drug-Free Workplace Affidavit with his/her bid. Any bid not accompanied by a signed and notarized Drug-Free Workplace Affidavit will not be accepted. A copy of the Drug-Free Workplace Affidavit is included in the Project Manual (Document 00402 – Drug-Free Workplace Affidavit).

ETHICAL STANDARDS AFFIDAVIT: Bidding shall be in accordance with the Tennessee Code Annotated 50-9-113. All bidders **must** submit a completed Ethical Standards Affidavit with his/her bid. Any bid not accompanied by a signed and notarized Ethical Standards Affidavit will not be accepted. A copy of the Ethical Standards Affidavit is included in the Project Manual (Document 00403 – Ethical Standards Affidavit).

BUSINESS TAX AND LICENSE AFFIDAVIT: Bidding shall be in accordance with the Tennessee Code Annotated 50-9-113. All bidders **must** submit a completed Business Tax and License Affidavit with his/her bid. Any bid not accompanied by a signed and notarized Business Tax and License Affidavit will not be accepted. A copy of the Business Tax and License Affidavit is in the Project Manual (Document 00404 – Business tax and License Affidavit).

CERTIFICATION OF COMPLIANCE WITH THE IRAN DIVESTMENT ACT: Bidding shall be in accordance with the Tennessee Code Annotated 12-12-101. All bidders **must** submit a completed Certification of Compliance with the Iran Divestment Act with his/her bid. Any bid not accompanied by a signed and notarized Certification of Compliance with the Iran Divestment Act will not be accepted. A copy of the

Certification of Compliance with the Iran Divestment Act is in the Project Manual (Document 00405 – Certification of Compliance with the Iran Divestment Act).

FAIR EMPLOYMENT PRACTICES AFFIDAVIT: All bidders **must** submit a completed Fair Employment Practices Affidavit with his/her bid. Any bid not accompanied by a signed and notarized Fair Employment Practices Affidavit will not be accepted. A copy of the Fair Employment Practices Affidavit is in the Project Manual (Document 00406 – Fair Employment Practices Affidavit).

IMMIGRATION ATTESTATION & IMMIGRATION COMPLIANCE ACT AFFIDAVIT: All bidders **must** submit a completed Immigration Attestation & Immigration Compliance Act Affidavit with his/her bid. Any bid not accompanied by a signed and notarized Immigration Attestation & Immigration Compliance Act Affidavit will not be accepted. A copy of the Fair Employment Practices Affidavit is in the Project Manual (Document 00407 – Immigration Attestation & Immigration Compliance Act Affidavit).

CONTRACTOR'S QUALIFICATION STATEMENT: All bidders **must** submit a completed Contractor's Qualification Statement as defined by Document 00408 – Contractor's Qualification Statement with his/her bid. Any bid not accompanied by a signed and notarized Contractor's Qualification Statement will not be accepted.

The Owner reserves the right to waive formalities and to reject bids.

END OF DOCUMENT 00130 – ADVERTISEMENT FOR BIDS