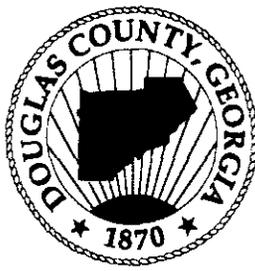


BILL C. PEACOCK
Director - Purchasing



DOUGLAS COUNTY BOARD OF COMMISSIONERS
PURCHASING DEPARTMENT

8700 Hospital Drive • Douglasville, GA 30134
Telephone (770) 920-7247 • Fax (770) 920-7219

June 15, 2016

Subject: Douglas County, Georgia, Board of Commissioners
Invitation to Bid – Exterior Glass/Window Cleaning and Restoration
– Douglas County Courthouse
Solicitation No. 16-012

Dear Ladies/Gentlemen:

Enclosed please find the Douglas County Board of Commissioners, Invitation to Bid, covering Exterior Glass/Window Cleaning and Restoration for the Douglas County Courthouse, Douglas County Georgia.

The bid opening will be held on **Friday, July 8, 2016 at 2:00 p.m. ET**, at the Douglas County Courthouse, 3rd floor, Purchasing Department Conference Room, 8700 Hospital Drive, Douglasville, GA 30134. All bids must be received by 2:00 p.m. to be a part of the bid opening. You are invited to attend, or submit your Bid prior to the deadline as stated in the attachments. Each response should be marked: **“Sealed Bid – Exterior Glass/Window Cleaning and Restoration – Douglas County Courthouse, Solicitation No. 16-012, 7/08/2016”**.

Thanking you in advance for your interest and looking forward to your participation.

Sincerely,

Bill C. Peacock
Purchasing Director

Attachments

**Douglas County Board of Commissioners
Purchasing Department
Invitation to Bid**

**Exterior Glass/Window Cleaning and Restoration
for the
Douglas County Courthouse
SOLICITATION 16-012**

The Douglas County Board of Commissioners is seeking bids from qualified and experienced firms to conduct exterior glass/window cleaning and restoration of the Douglas Courthouse located at 8700 Hospital Drive Douglasville, GA 30134. Firms should have experience in window cleaning and restoration of exterior buildings.

All interested firms are to provide **one (1) unbound original and three (3) copies** of their bids to supply all equipment, materials, supplies, labor and insurance necessary to conduct all work as required, and in accordance with the information contained herein.

All information for interested bidders may be obtained at the office of the Douglas County Purchasing Director, (770.920.7247), located on the third floor of the Douglas County Courthouse, at 8700 Hospital Drive, Douglasville, Georgia, or on the Douglas County website, www.celebratedouglascounty.com under the Purchasing Department.

Sealed bids in response to this Invitation to Bid must be sent to:

**Douglas County Board of Commissioners
Bill Peacock, Purchasing Director
8700 Hospital Drive
Douglasville, Georgia 30134**

Bids may be mailed or hand delivered to the Purchasing Director's Office no later than **2:00 p.m., July 8, 2016**, so they may be included in a **formal bid opening** at the Douglas County Courthouse. Each response should be marked on the outside of the envelope with: **"Sealed Bid – Exterior Glass/Window Cleaning and Restoration, Douglas County Courthouse, Solicitation No. 16-012, 7/08/2016"**.

Douglas County reserves the right to waive any informalities, to reject any and all bids, to evaluate bids, to accept portions of any bids and to accept any bid, which in its opinion, may be in the best interest of the County. The County reserves the right to add to or delete from the contract after the contract has been awarded.

No bid will be received or accepted after the above specified date and time of the bid opening. Bids submitted after the designated date and time will be deemed invalid and returned unopened to the bidder. No bid may be withdrawn within ninety (90) days after the bid opening and all bids shall remain firm during this period.

Scope of Work:

- Clean and refinish exterior windows, aluminum mullion, and trim of all dirt, debris, environmental stains, etching, mineral deposits, and any other visible blemishes on the glass and trim.
- Apply sealer to exterior sill and 3' vertical masonry or pre-cast casing area adjacent to windows.
- The work area for this project includes all exterior windows of the Douglas County Courthouse including mullion, aluminum trim, and immediate surrounding masonry which may be pre-cast concrete or brick & mortar.
- It is the responsibility of each bidder to visit the courthouse to visually inspect and fully inform himself/herself of the existing conditions, the amount and size of windows, the total surface area of the windows to be cleaned and determine the amount and type of materials, equipment, and labor required to complete the project.
- The method of providing an acceptable and satisfactory finished product shall be left to the contractor as both chemical and mechanical applications may be deemed necessary.
- The contractor will be required to furnish all necessary labor, equipment, tools, and materials for cleaning and restoring all windows, mullion, and trim at the Douglas County Courthouse.
- The contractor shall furnish all resources (i.e. supervision, labor, materials, supplies, chemicals, tools, and equipment including but not limited to, lifts, lighting, barricades, signage, and fixed improvements on the job site) that are necessary to fulfill all the requirements described in this document.
- Several water hose bibs are available on the exterior walls of the courthouse but it is the contractor's responsibility to provide a means to get the water to the work area.
- Contractor may use any available outside power sources but it may be necessary to provide their own power in some areas.
- *Windows are "clean" when all affected surfaces are without stains, streaks, film or mineral deposits, and have a uniform bright appearance.
*(See last item under "Qualifications")
- Windows shall be cleaned in such a manner as to cause minimal amount of inconvenience and/or disturbance to building patrons.
- All cleaning products used as well as the work method shall be subject to inspection and approval of the Courthouse Facilities Manager.
- No cleaning solutions shall be used that create such an odor as to be offensive to patrons using the courthouse.
- Location of materials and equipment storage, vehicle parking, and staging areas shall be established after acceptance of proposal.
- Access to the building shall be restrictive; however, access will be made available to the contractor for the purpose of performing the work and for employee personal relief.

Performance Requirements:

- All work shall be performed in a professional, courteous workman-like manner using quality equipment and materials, all of which must be maintained and operated with the highest standards.
- Cleaning solutions and methods of cleaning shall not be harmful to either the surfaces being cleaned or surrounding surfaces and landscaping.
- The contractor shall provide all barricades and other safety equipment as necessary.
- Equipment and supplies must be safely secured when not in use.
- The contractor shall take all necessary measures to prevent damage to any areas of the building or property while performing work. Should damage occur as a result of the contractor's work, the contractor is responsible for the repair and/or replacement of the damaged area. Otherwise, the county shall repair and/or replace the damaged area and charge the contractor or deduct the amount from the contractor's payment.
- Contractor shall store his materials, supplies, and equipment in a neat and orderly manner so as not to unduly interfere with the progress of his work or building patrons.
- Contractor and its employees are expected to respond to the public in a respectable and courteous manner.

Qualifications:

Companies may establish their qualifications and ability to perform under this contract by:

- Having a minimum of three (3) years of experience performing this service on a comparable scale.
- Provide references for similar work performed.
- Possess equipment and resources sufficient to perform and satisfy the terms of this contract.
- ***No bid will be considered without contractor first cleaning and restoring a window at ground level (to be determined by the County) to demonstrate their ability to perform the work at courthouse management's expected standards. If contract is awarded, this will be the minimum accepted standard for all windows cleaned and restored under this contract.**

**Douglas County Board of Commissioners
Purchasing Department
Invitation to Bid
Exterior Glass/Window Cleaning and Restoration – Douglas County Courthouse
Solicitation 16-012**

BID FORM

1. Work to be performed:

- Clean and refinish exterior windows, aluminum mullion and trim of all dirt, debris, environmental stains, etching, mineral deposits and any other visible blemishes on the glass and trim.
- Apply sealer to exterior sill and 3' vertical masonry or pre-cat casing area adjacent to windows.
- Furnish all necessary labor, equipment, tools and materials for cleaning and restoring all windows, mullion and trim at the Douglas County Courthouse.

As specified by this Invitation to Bid document.

Total Price Bid Amount: \$ _____

Company Name: _____

Address: _____

City: _____ State: _____ Zip: _____

Printed Name and Signature of Authorized Representative:

Title: _____ Date: _____

Telephone/Fax No.: _____

Email Address: _____

Federal Tax I.D. Number: _____

GENERAL CONDITIONS

PURPOSE

1. The purpose and intention of this invitation to bid issued by the Douglas County Purchasing Department is to afford all suppliers an equal opportunity to bid on all operating supplies, services, equipment, maintenance and repairs that are listed in the accompanying documents.

SPECIFICATIONS

2. Whenever standard Douglas County specifications are specified in any invitation to bid, or request for proposal, all bidders must comply with these specifications. Specifications other than standard specifications are to be considered as setting a standard of quality suitable to permit competition and at the same time protect the integrity of the purchasing process. It is the overall intent of the specifications to insure that the minimum needs of the County are met.

Brand or trade names used herein are intended to establish quality standards, and are not intended to limit or eliminate competition.

The County does reserve the right to specify that particular specifications be strictly adhered to, and brand or trade names not be substituted.

PURCHASING POLICY

3. All bidders are hereby put on notice that, in all purchasing and related activities, the Douglas County Purchasing Department shall pursue a policy of securing the greatest possible economy consistent with grades of quality of supplies and services that are adapted to the purpose for which they are required.

AWARD OF CONTRACT

4. The award of all contracts will be made in conformity with the above purchasing policy. Douglas County reserves the right to award items separately, grouped or on an "all or none" basis and to reject any or all bids and waive all informalities.

PRICING

5. All prices should be quoted in the unit of measure as required and shall be firm until bid is awarded unless otherwise specified.

CANCELLATION OF CONTRACT

6. In any of the following cases the Purchasing Department has the right to cancel any contract entered into under these Purchasing Rules and Regulations;

- a. Breach of Contract;
- b. In the event the contractor fails to furnish a satisfactory performance bond within the time specified, when such bond is required;
- c. Failure of the contractor to make delivery within the time specified in the contract;
- d. In the event any commodity of equipment is rejected for failure to meet specifications, non-conformity with sample or the items are not in good condition when delivered;
- e. Wherever the contractor is guilty of misrepresentation; i.e., misbranding of food or drugs;
- f. Wherever the contract was obtained by fraud, collusion, conspiracy or other unlawful means, or the contract conflicts with any statutory and constitutional provision of the State of Georgia or the United States; or
- g. Wherever Douglas County deems that a cancellation is in the best interest of the County provided that the Vendor be notified of such cancellation prior to production and/or shipment.

PERFORMANCE BONDS

7. Douglas County reserves the right to require a performance bond on all awards over \$1,000.00.

NON PERFORMANCE

8. In the event contractor fails to perform in accordance with the specifications, the contractor will be deemed to be in default. The Purchasing authority shall notify the contractor verbally and in writing of incidence of nonperformance. If the contractor fails to perform in accordance with the contract specifications, within five (5) days after notice, as provided herein, the Purchasing Manager shall take appropriate action including but not limited to contract cancellation, collection proceedings, suspension or disbarment.

SUBSTITUTIONS

9. If bidding other than specified in the bid proposal, state brand, model number and submit illustrations and descriptive literature with bid in order that quality, suitability, and compliance with the specifications may be determined. Failure to do so may cause your bid to be disqualified.

DISCOUNTS

10. Discounts will be considered when making an award.

QUANTITIES

11. Douglas County reserves the right to increase or decrease the quantity as necessary at the same prices and terms stated in sellers bid proposal.

DELIVERY

12. All deliveries shall be F.O.B. Douglas County, Georgia. If the vendor fails to make delivery within a satisfactory time, Douglas County reserves the right to cancel the item and to purchase elsewhere charging the re-procurement costs, i.e., increase in price, cost of handling (if any), to the original vendor making the unsatisfactory, late or non-delivery cause for cancellation.

PAYMENT

13. Payments will not be made in advance. Payments will be made after satisfactory delivery and acceptance by Douglas County for goods and/or services based on the actual quantities installed and unit prices submitted on the Bid Form. This supersedes any Payment/Unit Price included in the bid documents and specifications.

BID RESPONSE

14. Bids should be submitted on the forms provided for this purpose and should be filled out with ink or typewritten and signed in ink. Do not erase, correct or white over any prices or figures necessary for the completion of this bid proposal. If any corrections are necessary, each one should be initialed. Failure to comply with these requirements may cause your bid to be disqualified.

CONTRACTUAL SERVICES

15. At the option of Douglas County and acceptance by the contractor this contract may be extended for two (2) additional twelve (12) month periods not to exceed 36 months at the same terms and prices.

INSURANCE

16. For general contracting exposure.

A) INSURANCE REQUIREMENTS

Contractor shall procure and maintain for the duration of the contract, insurance against claims for injuries to persons or damages to property that may arise from or in connection with performance of the Work hereunder by the Contractor, his agents, representatives, employees, or subcontractors.

MINIMUM LIMITS OF INSURANCE

Contractor shall maintain limits no less than:

1. The Contractor and Subcontractors shall secure and maintain during the life of this contract Worker's Compensation Insurance for all of their employees employed at the site of any Douglas County project, at statutory limits. The Employer's Liability shall have limits not less than \$500,000.
2. Comprehensive General Liability Insurance – shall be in limits no less than \$1,000,000 combined single limit per occurrence for aggregate or property damage. Property damage insurance shall be in broad form including complete operations.
3. Automobile liability coverage for owned, non-owned and hired. Such insurance shall be in limits no less than \$1,000,000 combined single limit per occurrence.
4. Professional liability shall be in limits no less than \$2,000,000 each claim made, and annual aggregate of \$3,000,000

B) OTHER INSURANCE PROVISIONS

1. General Liability, and Automobile Liability insurance

- A. The Owner and its officers, officials, employees and volunteers are to be covered as additional insured's with regards to any liability arising out of activities performed by or on behalf of the Contractor.
- B. Any failure to comply with reporting provisions of the policies shall not affect coverage provided to the Owner and its officers, officials employees or volunteers.
- C. The Contractor is responsible for insuring its own property and equipment.

2. Workers' Compensation and Employers Liability Coverage. The insurer shall agree to waive all rights of subrogation against Douglas County and its officers, officials, employees and volunteers for losses arising from the work performed by the Contractor for the Owner.

3. All Coverages: Each insurance policy required by this clause shall be endorsed to state that coverage shall not be suspended, voided, canceled by either party, reduced in coverage or in limits except after ninety (90) days' prior written notice by certified mail, return receipt requested, has been given to the Owner, Douglas County, Georgia, in care of the Douglas County Purchasing Department.

C) ACCEPTABILITY.

Insurance is to be placed with insurers with a Best's rating of no less than A:VIII, or otherwise acceptable to the Owner.

D) VERIFICATION OF COVERAGE.

Contractor shall furnish Douglas County with certificates of insurance and with original endorsements effecting coverage required by this clause. These certificates and endorsements for each insurance 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 Owner before any work commences. Douglas County further reserves the right to require complete, certified copies of all required insurance policies at any time.

E) SUBCONTRACTORS

Contractor shall include all subcontractors as insured under its insurance or shall ensure that subcontractors have met the insurance requirements of this agreement. Douglas County may request evidence of subcontractor's insurance at any time.

LOCAL PREFERENCE

17. Douglas County Board of Commissioners has approved the utilization of a local county preference to the Douglas County Code of Ordinance. The local preference may be used and allows for a local firm to be awarded the bid when not the lowest bidder, if the lowest bid is within 3% of the local company's bid amount, except for construction services, and road project expected to exceed \$20,000, which will be subject to Georgia State law. If all bidders are local firms, this section does not apply.

INDEMNIFICATION AND GENERAL CONSTRUCTION TERMS

18. The contractor hereby agrees to protect, defend, indemnify and hold the county and its merit and contract employees, agents and officers free and harmless from any and all losses, claims, liens, demands and causes of action of every kind and character including, but not limited to, the amounts of judgments, penalties, interests, court costs, legal fees and all other expenses incurred by the county arising in favor of any party.

Contractor agrees to investigate, handle, respond to, provide defense for and defend any such claims, demand or suit at the sole expense of the contractor. Contractor also agrees to bear all other costs and expenses related, thereto, even if the claim or claims alleged are groundless, false or fraudulent. This provision is not intended to create any cause of action in favor of any third party against contractor or the county or to enlarge in any way the contractor's liability but is intended solely to provide indemnification of the county from liability for property damage, property loss, personal injury, bodily injury or death to the contractors, the contractor's employees or any third persons or property arising from the contractor's performance hereunder.

The contractor agrees to keep informed and comply with all Federal, State, and local laws, policies, regulations, ordinances and codes, but not limited to, the contractor's duty to provide a safe work environment and road conditions for the contractor's employees, subcontractors, county employees and third parties. This provision confers all safety responsibility, to include but not limited to, knowledge of the latest edition of the Manual on Uniform Traffic Control Devices (MUTCD), Standard Highway Signs (SHS), Utility Accommodation Policy and Standards Manual, safety management, human resource management, and traffic management as it relates to all methods and forms of employee hiring and retention, safety signage, fall prevention, warning devices, safety barricades, safety fencing, work zone flaggers, scaffolding, motorist and pedestrian road and sidewalk detour direction and all other regulated safety requirements for the duration of The Work as is necessary to provide for the health and safety of the Contractor's employees, subcontractors, county employees, pedestrians, motorists and all third parties. Where and when applicable, warning devices shall be placed prior to the commencement of any road improvement work on any roads and shall remain in place until the conclusion of all Work.

GEORGIA SECURITY AND IMMIGRATION ACT OF 2006

19. As of July 1, 2007, all contracts with Douglas County must have a certification from the Contractor that they comply with the Georgia Security and Immigration Act of 2006. This requires all those individuals, firms, contractors, consultants, etc., contracting with the County to execute the Contractor Affidavit and Agreement. If subcontractors are engaged, they are required to execute the Subcontractor Affidavit. These affidavits are available to download from the Douglas County Purchasing Department website, located at www.celebratedouglascounty.com, or may be attached for your convenience in compliance with this requirement.

DISPUTE RESOLUTION

20. The jurisdiction and venue of any dispute arising out of this agreement shall lie with in the Superior Court of Douglas County, Georgia, and the governing law shall be the law of the state of Georgia.