

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
September 18, 2018

Subject: Douglas County, Georgia, Board of Commissioners
Invitation to Bid – Office Space Demolition and Renovation – Douglas County
Courthouse
Solicitation No. 18-017

Dear Ladies/Gentlemen:

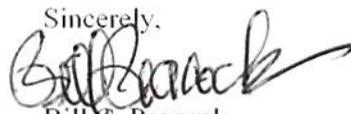
Enclosed please find the Douglas County Board of Commissioners, Invitation to Bid, covering the demolition and renovation of certain office space within the Douglas County Courthouse.

Your sealed bid, one (1) original unbound and four (4) bound copies, in response to this invitation are **due October 19, 2018 no later than 2:00 pm ET. The Bid Opening will be held on October 19, 2018 at 2:00 pm ET** at the Douglas County Courthouse, Purchasing Department Bid Opening Room, Third Floor, 8700 Hospital Drive, Douglasville, Georgia 30134. You are invited to attend, or submit your Bid prior to the deadline as stated in the attachments. Each Bid should be marked on the outside of the envelope with: **“SEALED BID FOR OFFICE SPACE DEMOLITION AND RENOVATION – DOUGLAS COUNTY COURTHOUSE Solicitation 18-017”**.

Sealed bids in response to this Invitation will be received by:

Douglas County Purchasing Department
Mr. Bill Peacock, Purchasing Director
8700 Hospital Drive, 3rd Floor
Douglasville, Georgia 30134

Thank you in advance for your interest and we look forward to your participation.

Sincerely,

Bill C. Peacock
Purchasing Director

Attachments
web site: CelebrateDouglasCounty.com

e-mail: bpeacock@co.douglas.ga.us

Persons With Hearing Or Speech Disabilities Who Need To Contact Douglas County May Place Their Call Through The Georgia Relay Center At (800) 255-0056 (Text Telephone) Or (800) 255-0135 (Voice Telephone).

Douglas County Board of Commissioners
Invitation to Bid
Office Space Demolition and Renovation - Douglas County Courthouse
Solicitation 18-017
September 18, 2018

Notice is hereby given that the Douglas County Board of Commissioners will accept sealed bids for the demolition and renovation of certain office space within the Douglas County Courthouse. Bids should be submitted to the Douglas County Purchasing Office located on the third floor of the Douglas County Courthouse - 8700 Hospital Drive, Douglasville, Georgia 30134. Bids shall be due **no later than 2:00 p.m., Eastern Daylight Time, Friday, October 19, 2018**. Bids shall be evaluated based on the price and the requirements and criteria set forth herein. The contract shall be awarded to the lowest responsible and responsive bidder whose bid meets the requirements and criteria set forth in this invitation for bid.

Bidding documents can be found on the Douglas County website, www.celebratedouglascounty.com, under the Purchasing Department.

All **questions** concerning this Invitation to Bid must be submitted in writing, (email is preferred but fax and mail may also be used) to the Purchasing Director no later than **5:00 PM, October 5, 2018**. Phoned questions shall not be accepted. Responses shall be issued in the form of written addenda only.

Questions regarding this Invitation to Bid are to be delivered to:

Bill Peacock, Purchasing Director
Douglas County Board of Commissioners
8700 Hospital Drive
Douglasville, GA 30134
bpeacock@co.douglas.ga.us, Phone: 770-920-7247 or Fax: 770-920-7219

The Douglas County Board of Commissioners does not discriminate on the basis of disability in the admission or access to its programs or activities. Any requests for reasonable accommodations required by individuals to fully participate in any open meeting, program or activity of these entities, related to this bid, should be directed to Bill Peacock, Purchasing Director, 770-920-7247. The written Bid Documents supersede any prior verbal or written communications between the parties.

You are invited to attend or submit your Bid prior to the deadline. Each response should be marked on the envelope with: **“SEALED BID FOR OFFICE SPACE DEMOLITION AND RENOVATION - DOUGLAS COUNTY COURTHOUSE Solicitation 18-017”**. Bids may be mailed or personally delivered to the Purchasing Department.

Douglas County reserves the right to waive any informality, to reject any and all Bids, to evaluate Bids, to accept portions or 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 or to delete from the contract after the contract has been awarded.

No bids may be withdrawn within ninety (90) days after the Bid opening and all Bids shall remain firm during this period.

General Notes

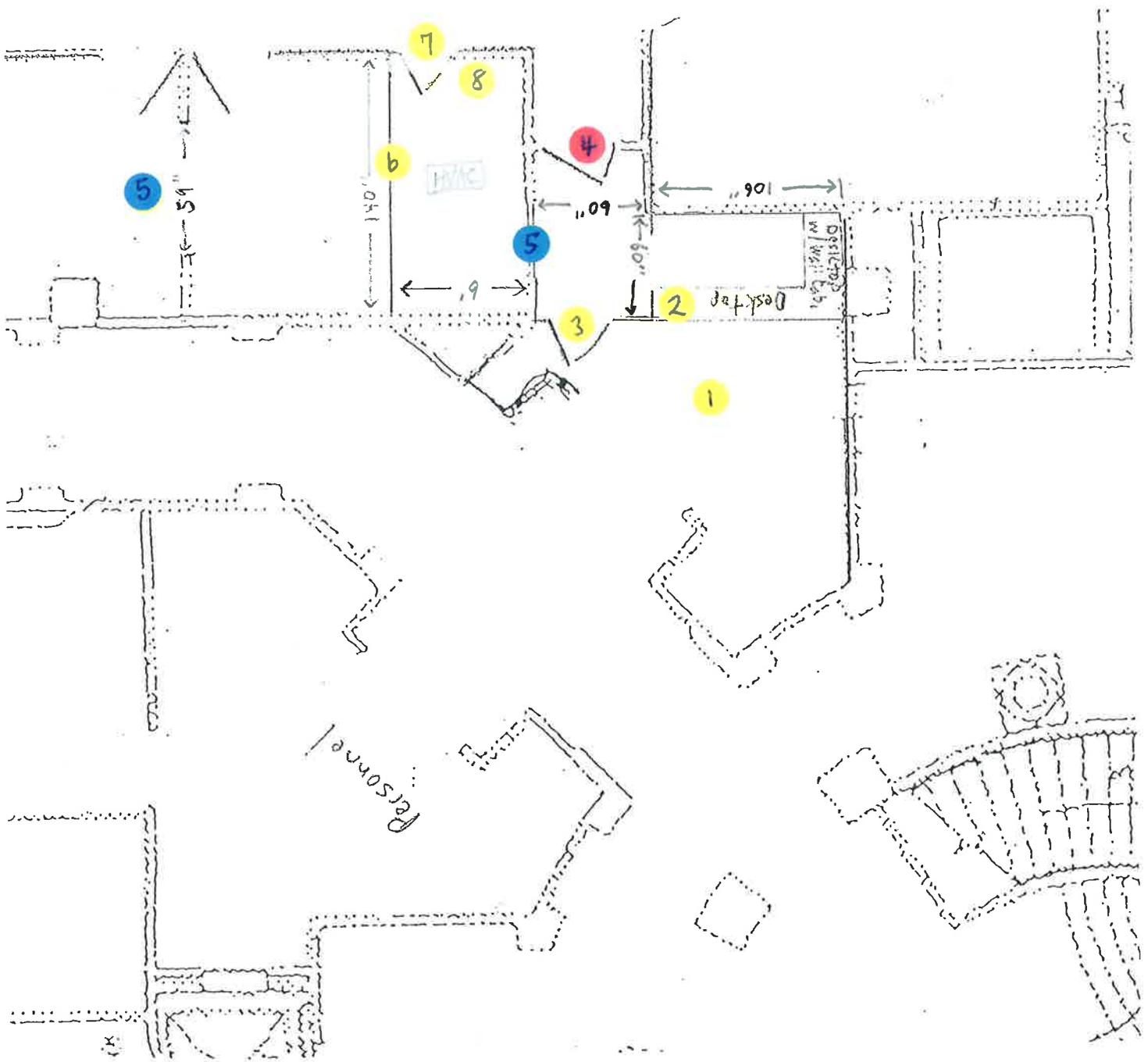
1. All dimensions shown on floor plans may not be exact and need to be verified by contractor
2. Refer to notes and floor plans for A, B, & C for details
3. Price to include patching and painting all new and existing walls to county's specs
4. All new doors need to match existing doors in quality and finish. Contractor may reuse any existing doors or frames being removed.
5. Door lock/passage hardware to be furnished by county and installed by contractor. Any new door hinges or closers are to be provided and installed by contractor. All card access doors need to have door closer.
6. New card access door frames need to be prepped for electric strike per specs provided by Mitec.
7. Contractor is responsible for providing adequate light fixtures, properly located light switches, power outlets, and adequate HVAC supply registers. Contractor may use any existing items but must provide any additional items required.
8. Contractor must determine and provide for adequate and properly installed fire sprinkler heads to adhere to local and state fire code.
9. Voice/data to be provided and installed by county
10. Carpet, LVT, and cove base to be installed by county upon completion of project
11. Contractor is responsible for surveying existing conditions & location of walls, ceiling, ceiling grid, plumbing, electrical, lighting, etc and providing a price to furnish a finished product for county use.
12. Contractor is asked to design/build reception area, breakroom galley/kitchenette, and ADA compliant restroom and include drawings, sketches, or layouts of these areas with as much detail as possible for the county to accurately and fairly compare pricing and products.
13. Work may be conducted during the week at normal business hours but there may be times when the contractor is asked to perform extremely noisy work or door staining/finishing after hours because of odor/fumes.

14. Permit and inspections will be required but no fees will be charged. The county will assist in the permit application however, it is up to the contractor to satisfy and adhere to county's permits & inspection procedure and follow all codes.

Notes for A 1 (entrance) and A 2 (offices)

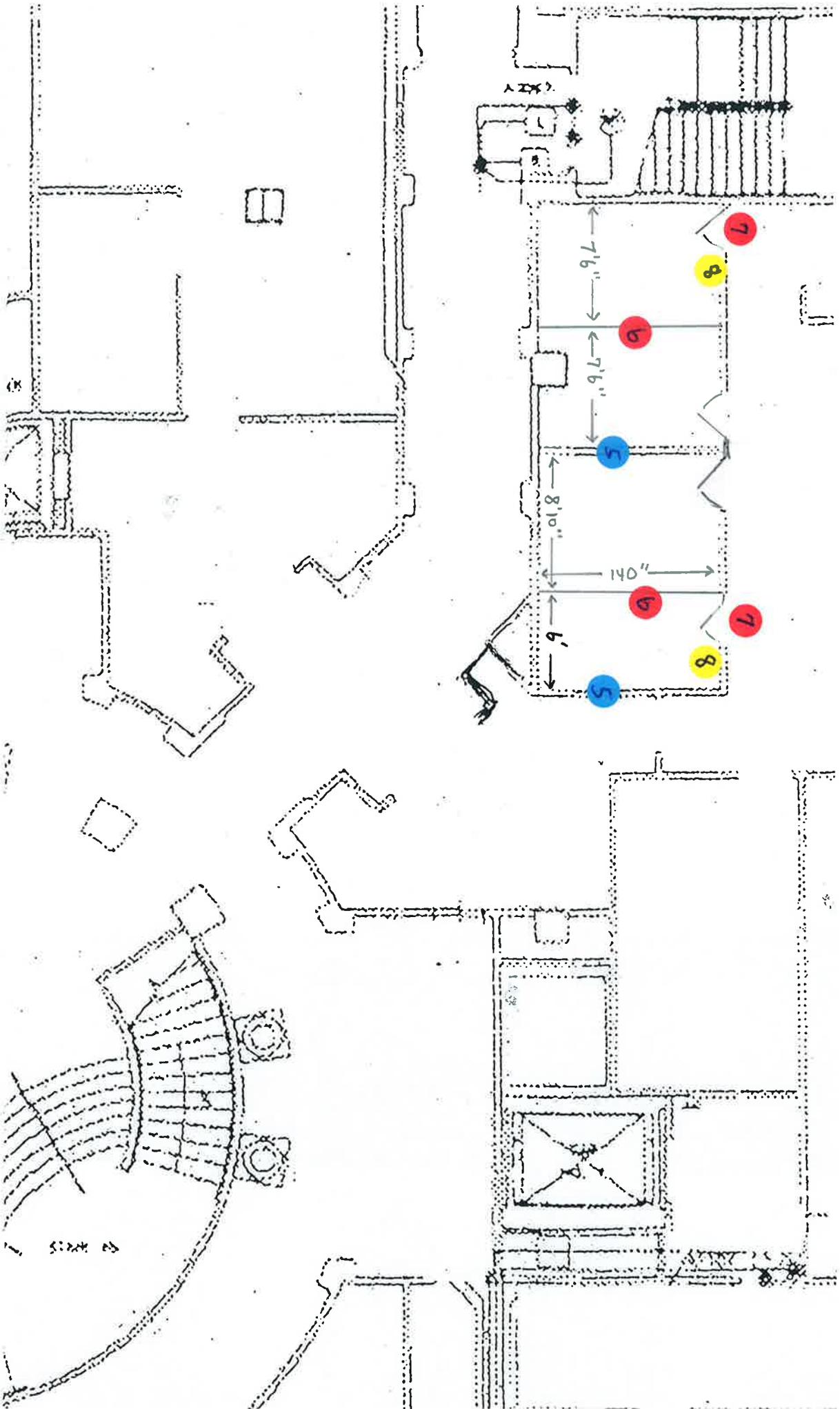
1. Demo existing half-wall
2. Install work station / reception desk with glass enclosure
 - Glass enclosure to include speaker and pass thru slot for papers
 - Work station to have file drawers, base and wall cabinets
3. Install card access door next to reception desk
4. Install card reader on existing door behind reception desk*
5. Enclose two 59" case openings (see 5 on drawings)
6. Construct two 140" walls (see 6 on drawings)
7. Install two RH doors / frames
8. Install 2 light switches and rework fixtures
9. Install 2 HVAC supply registers and rework existing registers

*card access company



A-1
Entrance

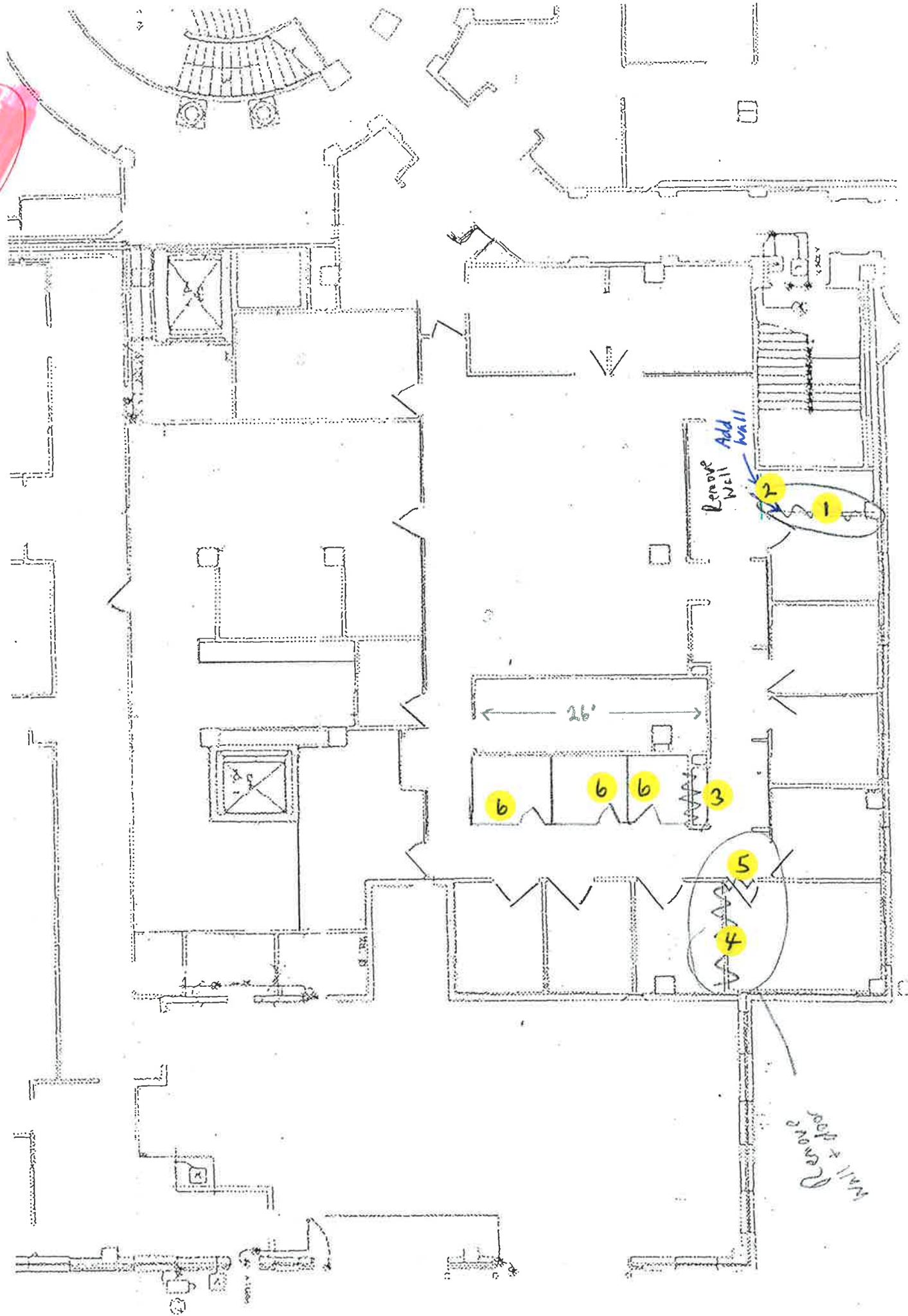
A-2
Offices



Notes for B

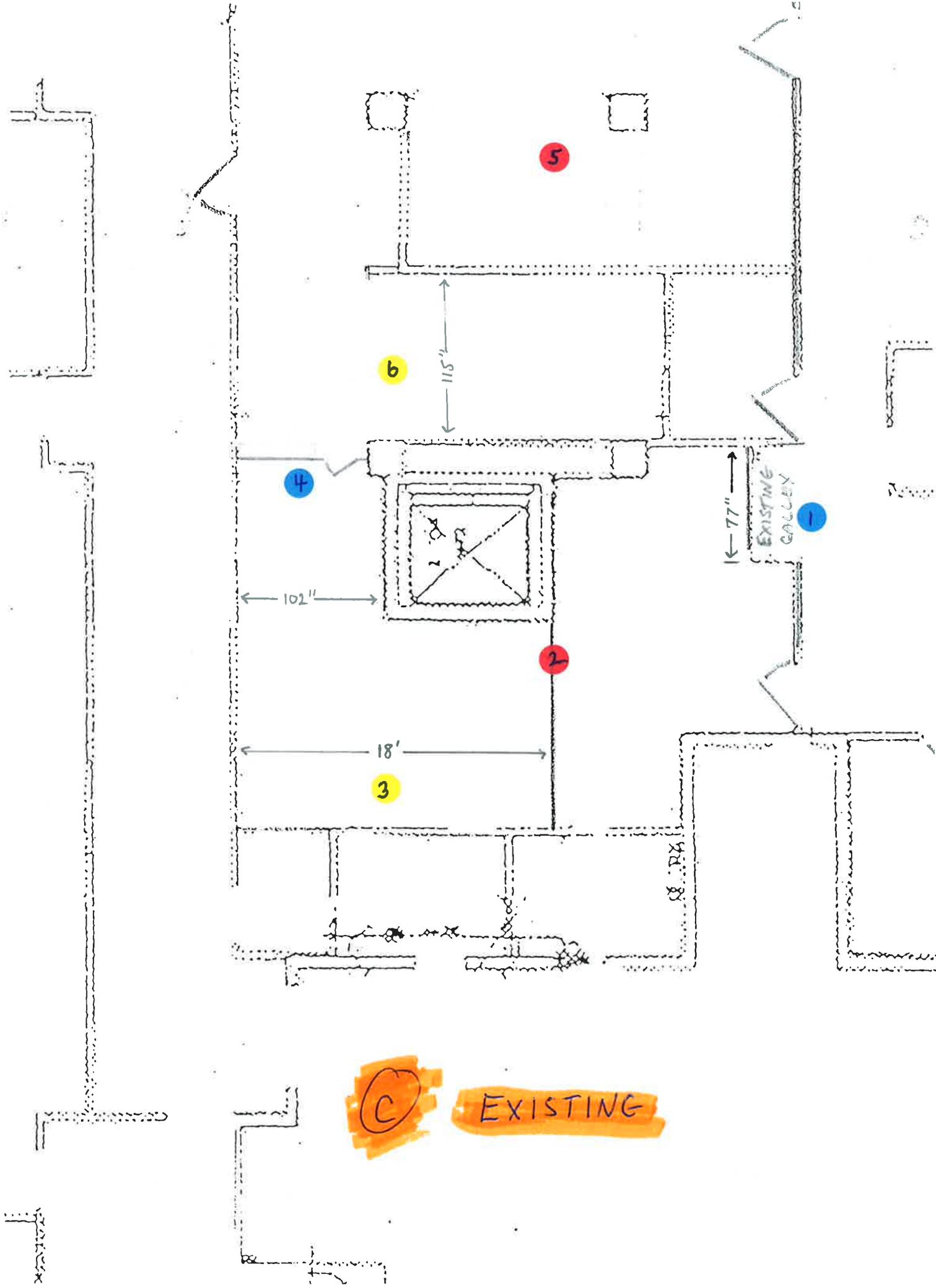
1. Demo 126" wall
2. Build 52" wall
3. Demo 75" wall and build 75" wall
4. Demo 12" wall
5. Remove door / frame, enclose and rework light switch
6. Create 3 office: construct three 8' partitions, install three doors, light switches and fixtures, fire sprinklers, HVAC and power

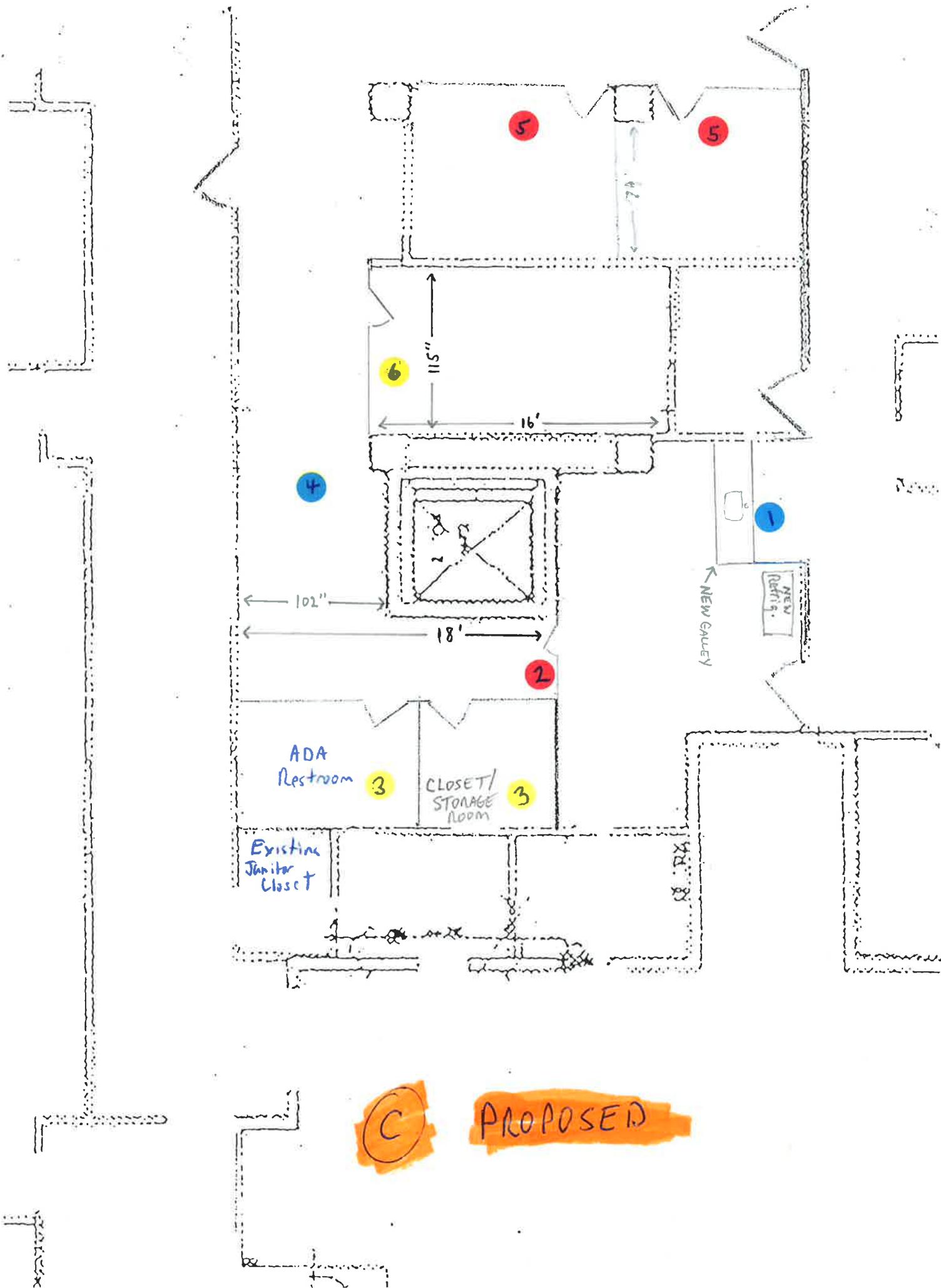
B



Notes for C Breakroom, Restroom and Offices (existing and proposed)

1. Demo existing galley and install new one inside breakroom. Provide water line for new refrigerator (see 1 on drawings)
2. Install new door / frame from breakroom to restroom area. This will be card reader door (see details regarding card readers) (see 2 on drawings)
3. Design and install one ADA restroom and storage closet. Include layout and dimensions. Include toilet, sink, all required plumbing and hardware, GFI outlet, mirror, etc. Water and sewer access from adjacent janitor closet. Install toilet exhaust vent and tie into building's existing exhaust system. Install box and pull string for fire strobe to be installed by County. Floor covering provided by flooring contractor.
4. Demo door and wall to area where restrooms are located (see 4 on drawings)
5. Install wall and 2 doors to create 2 offices. Rework light fixtures, provide wall switches, HVAC, etc. (see 5 on drawings)
6. Install wall and door to create office, 115" opening and light switch





BID FORM

Solicitation 18-017

Office Space Demolition and Renovation - Douglas County Courthouse

Company Submitting Bid: _____

Address: _____

Contact Person: _____

Office Telephone: _____ **Fax:** _____

Email: _____

Total Material Cost: \$ _____

Labor Cost: \$ _____

Total Lump Sum \$ _____

Printed name & title of person submitting Bid:

Signature of person submitting Bid:

Date: _____

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. Destination, Douglasville, 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.

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 loses, 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.

AFFIDAVIT VERIFYING STATUS FOR COUNTY PUBLIC BENEFIT APPLICATION-

21. The SAVE program is a federal program that is designed to check the immigration status of aliens who are applying for federal, state, or local public benefits. Although, this federal program is voluntary for most governments, it is mandatory in Georgia because OCGA 50-36-1 requires all levels of government to participate in this program. When an alien applies for a public benefit through our county government, he or she is now required to sign an affidavit stating that they are either a U.S. citizen, legal permanent resident or a qualified alien. If they check that they are not a U.S. citizen, the county must process their alien registration number through the SAVE system to ensure they are legally in the country and thus qualified to receive the public benefit for which they have applied. This affidavit is 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.