

INVITATION TO BID

WEST HALL HIGH SCHOOL ADDITIONS AND RENOVATIONS

BID DATE & TIME: APRIL 14, 2020 at 2:00 PM

Carroll Daniel Construction Company (Construction Manager) invites qualified bidders to submit lump sum bids for **Bid Packages** associated with the WEST HALL HIGH SCHOOL ADDITIONS AND RENOVATIONS located at 5500 McEver Road, Oakwood, Georgia 30566. This project includes the additions and renovations to the West Hall High School.

Bids will be received by the Construction Manager UNTIL 2:00 PM, local time, on APRIL 14, 2020 at 330 Main Street, Gainesville, GA 30501.

Bids must be submitted on the Construction Manager's Proposal Form along with Bid Bond if required. Bids must be submitted per the requirements of the *Instructions to Bidders* and the appropriate Bid Package. Mail your sealed bid to the address designated above for receipt of bids, to the attention of Carroll Daniel Construction. Bids received after the time is called will not be accepted. Bidders may also submit via fax (770-534-3799) or via email. Faxes need to be clearly addressed for the project proposed and must be received before 2:00 pm. Emailed bids should be sent to bids@carrolldaniel.com and must have the word "Bid" and the "Project Name" in the subject bar. All emailed quotes must be received prior to 2:00 pm. BIDS WILL NOT BE ACCEPTED AFTER 2:00 PM.

No determination will be made as to the most responsive bidder until a thorough evaluation has been conducted by the Construction Manager and the Owner. Additional information may be requested of responsive bidders and may be used to help select the most qualified bidder. The Construction Manager and Owner reserve the right to accept or reject any or all bids and to waive technicalities.

Bid Packages

The following Bid Packages are available for bidding – Coordinate with Instructions to Bidders:

BP 02B	Fences & Gates	BP 09B	Resinous Flooring
BP 03A	Turnkey Concrete	BP 09C	Resilient Flooring & Carpet
BP 03B	Polished Concrete	BP 09D	Painting, Coating, & Sealants
BP 04	Turnkey Masonry	BP 10A	Visual Display Boards
BP 05	Structural Steel - <i>previously awarded</i>	BP 10B	Signage
BP 07A	Metal Roofing	BP 10C	Specialties & Accessories
BP 07B	TPO Roofing	BP 10D	Canopies – <i>previously awarded</i>
BP 08A	Doors, Frames, & Hardware - <i>previously awarded</i>	BP 12	Manufactured Casework
BP 08B	Glass & Glazing - <i>previously awarded</i>	BP 15A	Plumbing - <i>previously awarded</i>
BP 08C	Coiling Doors - <i>previously awarded</i>	BP 15B	HVAC & Controls - <i>previously awarded</i>
BP 09A	Gypsum Board Assemblies	BP 16	Electrical & Communications- <i>previously awarded</i>

List of Bidding Documents:

- Invitation to Bid (2 pages).
- Instructions to Bidders entitled "WEST HALL HIGH SCHOOL ADDITIONS AND RENOVATIONS" prepared by the Construction Manager.
- Bid Proposal Form entitled "WEST HALL HIGH SCHOOL ADDITIONS AND RENOVATIONS" prepared by the Construction Manager.
- Scope of Work Bid Packages, as listed above, prepared by the Construction Manager.
- Plans entitled "WEST HALL HIGH SCHOOL ADDITIONS AND RENOVATIONS" prepared by Robertson Loia Roof Architects & Engineers.

- Specifications entitled “WEST HALL HIGH SCHOOL ADDITIONS AND RENOVATIONS” prepared by Robertson Loia Roof Architects & Engineers.
- AIA Document A201™ -2017 General Conditions of the Contract for Construction, incorporated herein by reference.
- All addenda and clarifications issued prior to the date and time set for opening of bids.

Bidders are encouraged to prequalify as a subcontractor of Carroll Daniel Construction Company. This process is initiated by submitting company profile information to: <http://www.carrolldaniel.com/resources/isqft-application/>. A prequalification link will be generated to complete the prequalification request. Prequalification will be considered in subcontractor selection. It is also understood that with submission of bid, the bidder has inspected the site.

Bidding Documents will be available electronically from the Construction Manager. Requests for access to these documents should be directed to Mr. Todd Donaldson, Preconstruction Director, Carroll Daniel Construction Company (by phone at 770.536.3241 or via email to tdonaldson@carrolldaniel.com).

Documents are also available at the following plan rooms:

Gainesville Whiteprint
312 Bradford Street
Gainesville, Georgia 30501
770-536-8254

LDI
558 Old Norcross Road, Suite 205
Lawrenceville, Georgia 30046
770-237-9363

END OF DOCUMENT

INSTRUCTIONS TO BIDDERS

WEST HALL HIGH SCHOOL ADDITIONS AND RENOVATIONS Oakwood, Georgia

BID DATE: APRIL 14, 2020 at 2:00 PM

Project Information

Project Name & Location: WEST HALL HIGH SCHOOL ADDITIONS AND RENOVATIONS
5500 McEver Road
Oakwood, GA 30566

Construction Manager: Carroll Daniel Construction Company
P.O. Box 1438
Gainesville, GA 30503
770.536.3241 (Office)
770.534.3799 (Fax)

Owner: Hall County Schools
711 Green Street, Suite 100
Gainesville, Georgia 30505

Architect: Roberts Loia Roof Architects & Engineers
3460 Preston Ridge Road, Suite 275
Alpharetta, GA 30005

Bid Date, Time, & Location

Bids will be received by the Construction Manager **UNTIL 2:00 PM**, local time, on **APRIL 14, 2020** at the Construction Manager's office, 330 Main Street, Gainesville GA 30501. Refer to instructions below.

Bid Documents

- Invitation to Bid (2 pages).
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- Bid Proposal Form entitled "WEST HALL HIGH SCHOOL ADDITIONS AND RENOVATIONS" prepared by the Construction Manager.
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- AIA Document A201™ -2017 General Conditions of the Contract for Construction, incorporated herein by reference.
- All addenda and clarifications issued prior to the date and time set for opening of bids.

Bid Packages

The following Bid Packages are available for bidding:

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BP 05	Structural Steel - <i>previously awarded</i>	BP 10B	Signage
BP 07A	Metal Roofing	BP 10C	Specialties & Accessories
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BP 09A	Gypsum Board Assemblies	BP 16	Electrical & Communications - <i>previously awarded</i>

Instructions to Package Bidders

1. **Bids:** Bids must be submitted on the Bid Form addressed to Carroll Daniel Construction Company, 330 Main Street, Gainesville, GA 30501. Envelopes must be plainly marked with the name of the Project as shown in the Invitation to Bid and must include the corresponding number and description of the Bid Package being proposed. Any other document(s) required to be submitted must be enclosed with the bid in the envelope.

Bids must be submitted on the Construction Manager's Bid Form along with Bid Bond if required. Bids must be submitted per the requirements of the *Instructions To Bidders* and the appropriate Bid Package. Mail your sealed bid to the address designated above for receipt of bids, to the attention of Carroll Daniel Construction. Bids received after the time is called will not be accepted. Bidders may also submit via fax (770-534-3799) or via email. Faxes need to be clearly addressed for the project proposed and must be received before 2:00 pm. Emailed bids should be sent to bids@carrolldaniel.com and must have the word "Bid" and the "Project Name" in the subject bar. All mailed, hand delivered, faxed, or emailed quotes must be received prior to 2:00 pm. BIDS WILL NOT BE ACCEPTED AFTER 2:00 PM. Bid forms must be completed in their entirety. Bidders are to specify the Base Bid amount in both words and figures. In the event of a discrepancy between these amounts, the written amount shall govern.

Bidders submitting bids on more than one package must do so individually in the form and manner described above.

Bid may not be withdrawn for a period of sixty (60) days after the bid date.

2. **Documents:** Bid Documents are available as shown in the Invitation to Bid. The Bidding Documents will become part of the Contract Documents at award.
3. **Addenda & Clarifications:** It is the Bidder's responsibility to include all addendum(a) and clarification(s) issued prior to the time set for opening of bids in its bid.
4. **Communication & Interpretations:** All communication concerning the Project during the bidding process should be submitted in writing via email or fax to Mr. Todd Donaldson, Carroll Daniel Construction Company (email: tdonaldson@carrolldaniel.com; or fax: 770.534.3799). Email is the preferred method of communication. Interpretations of the meaning and/or intent of the documents will be issued by written addenda and/or clarifications. No oral interpretations will

be made. It is the Bidder's responsibility to check the project web pages and plan holder sites for the issuance of addenda and/or clarifications, and to include the same in its bid.

5. Bid Security: Reference Bid Packages for bonding requirements.
6. Payment and Performance Bonds: Reference Bid Packages for bonding requirements.
7. Award of Bid Packages:
The Construction Manager reserves the right to award Bid Packages on whatever basis is in the interest of the Construction Manager and the Owner, and to accept or reject any or all bids and to waive technicalities and informalities. Attaching qualifications and/or exceptions to the CM bid form will be considered non-responsive and bid will be rejected.
8. Form of Agreement: The form of agreement will be the Construction Manager's standard subcontract form. This subcontract is available for review upon written request.
9. Insurance Requirements: Subcontractors are required to purchase and maintain insurance coverage in accordance with the Contract Documents, but in no case less than that required by law.
10. Progress Payment: Construction Manager will pay the Subcontractor for the performance of its work after payment is received from the Owner, subject to additions and deductions for changes as provided in the Contract Documents and deductions, set offs, retainage, damages, and/or abatements of the Owner. Unless specified otherwise, requests for progress payments are to be submitted monthly no later than the 25th day of the month on the Construction Manager's standard "Subcontractor Application for Payment" form, including any supporting documentation required by the Construction Manager.
11. Final Payment: Final payment will be made when the work described in the Subcontract is fully completed and performed in accordance with the Contract Documents, and upon written acceptance from the Architect and Owner, and Contractor has received payment for such work from the Owner.
12. Georgia Security and Immigration Compliance Act (O.C.G.A. § 13-10-90): Subcontractors are required to be in full compliance with all applicable state and federal security and immigration laws as a condition to bid and perform work on this project. Evidence of this compliance will be required as a condition of award.

General Package Requirements

1. By submitting a proposal, the Bidder warrants that it has fully examined the Bid Documents and conducted a thorough inspection of the site and is fully informed as to the nature of the work and all conditions relating to its completion. Further, Subcontractor warrants that any and all special precautions required to complete the work and ensure existing items to remain are protected are included in its pricing.
2. Subcontractor shall be bound to the Construction Manager by the terms of the Contract Documents and the Subcontract, and Subcontractor shall assume toward the Construction Manager all obligations and responsibilities that the Construction Manager, by those documents, assumes toward the Owner, as applicable to the Subcontract.
3. Subcontractor shall comply with all federal, state, and local laws, ordinances, and regulations applicable to the project. Subcontractor shall give adequate notices relating to its work and its

inspections to the proper authorities having jurisdiction and shall secure and pay for all necessary licenses and permits, and shall pay all other fees, required to carry out the work as described in the Contract Documents.

4. Subcontractor shall comply with all federal, state, and local tax laws, social security laws, unemployment compensation laws, and workmen's compensation laws as applicable to the performance of Subcontractor's work.
5. Subcontractor shall not discriminate against any employee or applicant for employment because of race, creed, color, or national origin.
6. Subcontractor shall comply with all federal, state, and local laws, ordinances, and regulations concerning pollution and contamination, and shall be responsible for all penalties, fees, and clean up expense(s) resulting from improper handling of or exposure to materials deemed to be hazardous in any way and related to the Subcontractor's scope of work.
7. After award, and upon receipt of the Subcontract Documents, Subcontractor agrees to execute and return the Construction Manager's subcontract, including all supporting documentation required, within two (2) days. Further, the Subcontractor agrees to commence work when requested and in accordance with the project schedule.
8. Unless specifically stated otherwise in the body of the Subcontract, all shop drawings, brochures, samples, and other submittals required by the Contract Documents and the Construction Manager for the work must be submitted for review within two (2) weeks after receipt of the Subcontract.
9. Unless specifically stated otherwise in the body of the Subcontract, all close-out documents, O&M Manuals, and other submittals required by the Contract Documents or the Construction Manager for the Subcontractor's work must be submitted within two (2) weeks after notice from the Construction Manager.
10. By submitting its Bid, the Bidder acknowledges that time is of the essence with regard to progress of the work and agrees to adhere to the progress schedule which will be continuously updated by Construction Manager. This is a fast track project.
11. Bidder agrees to meet and consult with the Construction Manager concerning value engineering options, cost analysis, scheduling, and coordination as required on the project prior to and after award.
12. Subcontractor shall comply with all statutory and contractual safety requirements applicable to its work and all safety requirements initiated by the Construction Manager. Subcontractor shall report any injury to the Subcontractor's employees or subcontractors at the project site to the Construction Manager within 3 days of the injury.
13. Compliance with the Construction Manager's safety plan is a requirement of the work.
14. Subcontractor will not sub-let, assign, or transfer the Subcontract or any part thereof, or assign any payment to other parties, without the written consent of the Construction Manager.
15. Subcontractor shall include all mobilizations necessary to complete the work in accordance with the Construction Manager's schedule.

16. Subcontractor is required to attend, and participate in, periodic project progress, coordination, and Owner's meetings as requested by the Construction Manager. These Meetings shall be attended by a representative of Subcontractor authorized to make any required decisions on behalf of Subcontractor.
17. Upon request, Subcontractor shall furnish periodic progress reports of the work, including the progress, transportation, and delivery of materials or equipment that may be in the course of preparation or manufacture.
18. Subcontractor agrees to schedule and coordinate its work to not conflict or interfere with the work of others.
19. Subcontractor agrees that all work shall be done subject to the final approval of the Construction Manager, Architect, and Owner, or their authorized agents, and that their decision shall be final, if within the terms of the Contract Documents.
20. Subcontractor shall guarantee its work against all defects of materials and workmanship as called for in the Contract Documents, or if no guarantee is called for, then for a period of one year from the date of partial or total acceptance of the Subcontractor's work by the Construction Manager, Architect, and Owner.

General Package Code of Conduct Requirements

1. The Bidder, through the submission of its Bid, warrants its understanding that the work will be completed on an occupied and active public-school campus. Further, the Bidder agrees to comply with all local, state, and federal laws, regulations, ordinances, rules, and requirements applicable to conducting work on a public-school campus.
2. All Subcontractors, including their employees and agents for whom they are legally responsible, are strictly forbidden from interacting or communicating with any student, faculty, staff, parent, or pedestrian on the school campus at any time. The Construction Manager will follow a ZERO TOLERANCE POLICY in this regard. Any person who violates this policy will be permanently removed from the site and subject to any applicable legal ramifications.
3. Subcontractors, including their employees and agents for whom they are legally responsible, are strictly forbidden from bringing weapons, alcohol, or controlled substances onto the school campus, including those areas designated as "Drug Free/Weapon Free" by the Board of Education, at any time. Any person who violates this policy will be permanently removed from the site and subject to any applicable legal ramifications.
4. Subcontractor will exercise extreme caution at all times during the prosecution of its work on site.
5. Construction personnel must be readily identifiable from non-construction personnel while on site. Attire shall conform to OSHA requirements and be appropriate for wear on a public-school campus.
6. Construction personnel must follow school system policy regarding the use of tobacco while on campus.
7. Swearing is unprofessional and should not take place in the presence of any student, faculty, staff member, parent, owner representative, or other person on campus sensitive to the same.

8. Site will be kept clean of all food debris. Any person witnessed littering will subject his or her associated company to cleanup expenses. Once construction reaches a point deemed appropriate by Construction Manager, food and drinks will no longer be allowed in the building.

General Package Work Requirements

1. Subcontractor shall have a full-time, competent supervisor, who is acceptable to the Construction Manager, on site at all times. This supervisor shall not be replaced without the consent of the Construction Manager.
2. At no time will work interrupt school activities or utilities. In the event of a conflict, the school schedule will prevail and construction activities will alter or cease as needed.
3. The following temporary facilities and services will be available on site for the use of all trade contractors: temporary toilets. All other temporary facilities, utilities, dumpsters, equipment, etc. required by a Subcontractor to complete its Bid Package Scope of Work shall be furnished by and paid for in full by that Subcontractor.
4. For purposes of this Work, "hazardous substance" shall mean any contaminant, waste, substance, or other material that poses a risk of violating any local, state, or federal law, regulation, or ordinance, or is deemed environmentally hazardous, toxic, or harmful by any local, state, or federal environmental protection or other agency, including, without limitation, asbestos, polychlorinated biphenyls, petroleum products, flammable explosives, radioactive materials, and infectious substances. Subcontractor shall not bring any hazardous substance to the jobsite and hereby agrees to fully defend, indemnify, and hold Construction Manager and Owner harmless from and against any and all liability, claims, losses, penalties, costs, expenses, damages, and causes of action suffered or incurred by Construction Manager, Owner, or both, resulting in any manner whatsoever, directly or indirectly, from the presence of any hazardous substance as a result of the actions of Subcontractor. If Subcontractor encounters any material on the jobsite reasonably believed to be a hazardous substance, Subcontractor shall immediately notify Construction Manager. Subcontractor shall not disturb material believed to be a hazardous substance.
5. Subcontractor agrees to take necessary precautions to properly protect its work and that of other trades at all times. Any work, finished or otherwise, damaged by the Subcontractor will be corrected immediately by the Subcontractor at its own expense.
6. Subcontractor is responsible for keeping the building and premises clean of debris arising out of its Bid Package Scope of Work at all times, including removal of the same from the site. This includes both daily and final clean-up. Burn barrels are prohibited on the site.
7. Testing is by the Owner. Subcontractor is responsible for the cost of re-testing of non-conforming work.
8. Damaged fire-proofing and insulation shall be replaced at the expense of the Subcontractor responsible for the damage.
9. Subcontractor is responsible for replacing or restoring any exterior disturbed areas.
10. Subcontractor shall be responsible for all sleeves, fire-safing, and fire-caulking at all wall, floor, and roof penetrations, if any, made in conjunction with its work.

Schedule of Work

1. The construction phase involves completing the WEST HALL HIGH SCHOOL ADDITIONS AND RENOVATIONS project per the Construction Manager's Schedule.

END OF DOCUMENT



BID PROPOSAL FORM

PROJECT: WEST HALL HIGH SCHOOL ADDITIONS AND RENOVATIONS

BID DATE: APRIL 14, 2020 at 2:00 PM LOCAL TIME

To: Carroll Daniel Construction Company Date: _____
330 Main Street, Gainesville, GA 30501
770-536-3241 (O) / 770-534-3799 (F)

RE: Bid Package Number _____ Description _____

From: _____
Company Name

Addenda

The following Addenda are acknowledged in submission of this bid:

Number _____, Dated _____; Number _____, Dated _____;
Number _____, Dated _____; Number _____, Dated _____;
Number _____, Dated _____; Number _____, Dated _____;

Package Bid

Gentlemen:

The undersigned Contractor, having become thoroughly familiar with the Contract Documents and all conditions affecting the work, and having conducted a thorough inspection of the site and all of its particulars, hereby proposes and agrees to fully perform the work required in the referenced Bid Package within the time stipulated for the same including, but not limited to, furnishing all labor, materials, tools, equipment, freight, taxes, insurance, and supervision to complete the work in accordance with the Contract Documents for the lump sum amount of:

A. **BASE BID:** \$ _____
(\$ _____ Dollars)

B. **ALTERNATE(S):** (ADD / DEDUCT) \$ _____
(\$ _____ Dollars)

Subcontractor Prequalification Form

Instructions: Bidders are encouraged to prequalify as a subcontractor of Carroll Daniel Construction Company. This process is initiated by submitting company profile information to: <http://www.carrolldaniel.com/resources/isqft-application/>. A subsequent prequalification link will be generated to complete the prequalification request. *Prequalification will be considered in subcontractor selection.* Elaboration of the requested information or additional information deemed to be useful for evaluation of your firm’s capabilities may be attached to the electronic form. Your completed qualification form will be maintained in strict confidence and utilized by Carroll Daniel Construction Co. only as a basis for determining bid sources. Some (Carroll Daniel Construction Co.) projects may require more current information and the resubmission of this form by your firm.

Other Provisions

1. The Undersigned, for and in consideration of the sum of \$1.00, the receipt of which is hereby acknowledged, agrees that this proposal may not be revoked or withdrawn after the time set for the opening of bids, but is an irrevocable offer that shall remain open for acceptance for a period of sixty (60) days following the time set for the opening of bids.
2. The Undersigned agrees to fully execute and return the Construction Manager’s Subcontract, along with all required supporting documentation, within three (3) days upon receipt of a formal notice of acceptance (Notice of Award) from the Construction Manager.
3. A Bid Bond (if applicable to the Bid Package) in the amount of _____ Dollars (\$_____), representing five percent (5%) of the Base Bid, is attached as bid security and shall become the property of the Construction Manager as a proper measure of liquidated damages for the delay and additional cost caused the Construction Manager in the event the Bidder fails to fully execute and return the Subcontract and Performance and Payment Bonds (if required by the Bid Package) within the time set forth for receipt of the same.
4. The Undersigned agrees to commence work within three (3) days after receipt of a Notice to Proceed from the Construction Manager and to fully complete the work in the time frame scheduled.
5. Davis Bacon Act wage rate is not required for this project.

Certification

By signing this Bid on behalf of the Bidder, the individual signatory below represents and warrants that he or she, acting alone, has full power and authority to sign on behalf of the Bidder and to fully bind Bidder to the terms and conditions of the Bid and the proposed subcontract.

Respectfully Submitted,

Signature: _____

Print Name: _____

Title: _____

Subcontractor Name: _____

Address: _____

Federal ID # _____

Phone Number: _____

Cell Number: _____

Email Address: _____

Date: _____

END OF FORM