

INVITATION TO BID

October 4, 2024

All Bidders

RE: GSDA BRICK WALL REPAIR & COATING
GRIFFIN-SPALDING DEVELOPMENT AUTHORITY
109 E. SOLOMON STREET
GRIFFIN, GEORGIA 30224
A/E PROJECT No. 20640

Dear Bidder,

Pursuant to the “Georgia Local Government Public Works Contract Law”, O.C.G.A.-36-91-1, et seq., the Griffin-Spalding Development Authority invites you to bid on the GSDA BRICK WALL REPAIR & COATING project / contract described in the attached SCOPE OF WORK.

Bidders are required to review the existing conditions on site, at the Griffin-Spalding Development Authority (GSDA) building located at 109 E. Solomon Street, Griffin, Georgia. Bidders shall have the opportunity to review the existing conditions in a pre-bid meeting that will be held on site, at 4:00 PM on Wednesday, October 30, 2024. Attendance at the meeting is required.

Bids shall be based on a lump sum contract plus unit costs for work identified as such in the SCOPE OF WORK. Bids shall be for the entire project. Bids for portions of the project / scope of work or substitute products shall not be accepted. The total bid amount shall include all costs to the GSDA for this project.

Bids shall be submitted by 4:00 P.M., Wednesday, November 6, 2024. Emailed bids to both kim@gsda.net and paul.cropsey@cropseyassoc.com will be accepted provided, a sealed hard copy of the same bid is received by 4:00 P.M., Thursday, November 7, 2024. Hard copies of the bids with all required attachments, shall be submitted, in a properly labeled sealed envelope, to:

Ms. Kim Grist
Griffin-Spalding Development Authority
109 E. Solomon Street, Suite 100
P.O. Box 1009
Griffin, GA 30224

Bids shall be submitted on the accompanying bid form. In addition to the lump sum price, bids shall identify unit prices as required in the accompanying BID FORM.

Bids shall also include a copy of the bidder's current liability insurance policy, proof of worker's compensation insurance, and all other required attachments. The successful bidder shall be required to list GSDA as an "Additional Insured" on their liability insurance policy within ten (10) days of receiving the Notice To Proceed from GSDA.

There shall be a public bid opening for this project at 4:05 PM, Wednesday, November 6, 2024 in the main conference room located on the ground floor of the GSDA offices. Each bidder shall guarantee their bid amount for a period of sixty (60) calendar days after November 6, 2024. The GSDA may, in their sole discretion, release any Bid prior to that date. The GSDA may also terminate this bid process for any reason or no reason.

Commercial Surety Bonds in the form of Construction Performance Bond and a Construction Payment Bond, in an amount equal to one hundred percent (100%) of the construction amount / sum are required. Bonds shall be on Georgia form bonds for public works projects, pursuant to O.C.G.A.-13-10-1, et seq. O.C.G.A.-36-91-1, et seq. and shall incorporate by reference the total bid / contract amount.

The successful Bidder shall provide the required surety bonds within five (5) business days of signing an agreement with GSDA.

Should a Georgia Mechanic's Lien be filed against the project, bidder agrees to satisfy the lien by either direct payment or to purchase a Georgia Mechanic's Lien Release Bond within ten (10) days of the Georgia Mechanic's Lien being filed.

All bond sureties must have either a current certificate of authority to transact business in Georgia from the Georgia Insurance Commissioner or must be on the U.S. Dept. of Treasury's list of approved bond sureties.

Questions related to bidding should be either submitted in writing to the address provided above or emailed to both kim@gsda.net and paul.cropsey@cropseyassoc.com.

Sincerely,

CROPSEY & ASSOCIATES, INC.

Paul A. Cropsey, A.I.A.

Cc: Kim Grist
David M. Luckie

SCOPE OF WORK

October 4, 2024

RE: GSDA BRICK WALL REPAIR & COATING
GRIFFIN-SPALDING DEVELOPMENT AUTHORITY
109 E. SOLOMON STREET
GRIFFIN, GEORGIA 30224
A/E PROJECT No. 20640

1. The Work includes repairing, repointing, cleaning and coating of the East and West brick exterior walls of the Griffin-Spalding Development Authority building located at 109 E. Solomon Street, Griffin, Georgia 30224. The brick surface of the two walls combined is approximately 5,800 SQ FT. The highest portions of the walls are approximately 27'-0" tall. A goal of this project is to repair the brickwork in a manner that results in the repair work blending in with / matching the original brick work. The Work shall include, but, not be limited to the following:
 - 1a. Removing and replacing all bricks upon which the face of the brick is missing, damaged or deteriorated. The adjoining bricks shall not be damaged in this process. Low strength, Type "O" mortar or lime mortar shall be used.
 - 1b. Preparing a small (16" wide x 8" high) sample area, on the existing wall, showing that the color of the new mortar, the raking of the mortar joints and the replacement brick will match the existing wall.
 - 1c. Repointing joints where the mortar is missing or is soft and absorbing water. Repointing includes removing and replacing $\frac{3}{4}$ " to 1" of mortar with low strength mortar. Repointing shall be done in a manner that does not damage the brick.
 - 1d. Repairing any cracks or openings in the brick walls.
 - 1e. Hand washing both entire brick walls with a soft brush and garden hose water pressure. Pressure washing the walls will damage the brick.
 - 1f. Letting the repaired and cleaned masonry set for ten days prior to coating it.
 - 1g. Coating both entire brick walls with one good coating of Sure Klean Weather Seal Blok-Guard & Graffiti Control 9. Using a garden sprayer and roller to apply the coating should prevent the coating from traveling too far and getting on to other surfaces / downspouts / cars.
 - 1h. Re-caulking the perimeter of all 15 rectangular windows, the singular round window, the glazed main entrance and the two single leaf metal doors.

- 1i. Bids shall be based on replacing 450 brick.
- 1j. Bids shall be based on repointing 25% of the mortar joints.
- 1k. Bids shall include the cost of all labor, supervision, materials, scaffolding, barricades, warning signals, temporary toilet, administrative expenses, providing public access to the main entrance of the building and protecting all adjoining surfaces, materials and objects as well as the hardscape and landscaping in the adjoining park.
2. General requirements shall include, but, not be limited to the following:
 - 2a. Installing all products / systems in accordance with their manufacturer's written instructions, recommended details and written recommendations.
 - 2b. All Work, especially repointing operations, being performed only by craftspeople experienced in their tasks / operations.
 - 2c. Protecting all adjoining surfaces and areas and activities.
 - 2d. Promptly disposing of all waste products off site and at no cost to GSDA.
 - 2e. Providing public access to the main entrance to the GSDA building throughout the construction period. Construction workers shall not enter the building nor use its facilities.
 - 2f. Performing all work in a manner that minimizes impact on the daily operations of the GSDA and the neighboring businesses.
 - 2g. Bidders shall provide all material, labor, supervision, equipment, licenses, Insurance, bonds and permits needed to perform the Work in accordance with the provisions noted herein and in the INVITATION TO BID.
 - 2h. Prior to bidding, Bidders shall review the Work Areas on site to become familiar with the existing conditions.
 - 2i. Bidders shall provide all supplemental documents noted in the INVITATION TO BID.
 - 2j. Bids shall be addressed to and sent or delivered to:
Ms. Kim grist
Griffin-Spalding Development Authority
109 E. Solomon Street
P.O. Box 1009
Griffin, Georgia 30224

2k. Bids are due by 4:00 PM, November 6, 2024.

2l. Bids shall be opened in a public meeting at 4:05 PM on November 6, 2024.

2m. Successful Bidder shall start work within thirty (30) calendar days of receiving Notice To Proceed from GSDA or its representative.

2n. Successful Bidder shall provide Surety Bonds as noted in the INVITATION TO BID.

Questions related to bidding should be either submitted in writing or emailed to paul.cropsey@cropseyassoc.com. Questions will be answered by email.

Sincerely,

CROPSEY & ASSOCIATES, INC.

Paul A. Cropsey, A.I.A.

Cc: Kim Grist
David M. Luckie

BID FORM

PROJECT IDENTIFICATION: GSDA WALL REPAIR AND COATING
GRIFFIN-SPALDING DEVELOPMENT AUTHORITY
109 E. SOLOMON STREET
GRIFFIN, GEORGIA 30224
PROJECT No. 20640

THIS BID IS SUBMITTED TO: GRIFFIN-SPALDING DEVELOPMENT AUTHORITY
109 E. SOLOMON STREET, SUITE 100
P.O. BOX 1009
GRIFFIN, GEORGIA 30223 (30224)

1. The undersigned BIDDER PROPOSES AND AGREES, IF THIS BID is accepted, to enter into an Agreement with the GSDA to complete all Work as specified or indicated in the SCOPE OF WORK for the Contract Price and within the Contract Time indicated in this Bid.

2. BIDDER accepts all the terms and conditions noted in both the INVITATION TO BID and the SCOPE OF WORK documents, without limitation. This Bid will remain firm for sixty (60) days after November 6, 2024. BIDDER will enter into a written agreement with the GSDA within ten days of being offered an Agreement for signature.

3. In submitting this Bid, bidder represents that:

(a) BIDDER has examined the INVITATION TO BID and SCOPE OF WORK documents and of the following Addenda thereto:

Addendum No. _____

Dated: _____

Addendum No. _____

Dated: _____

(b) BIDDER has examined the site and locality where the Work is to be performed, the legal requirements (federal, state and local laws, ordinances, rules and regulations) and the conditions affecting cost, progress or performance of the Work, handling and storage of equipment and materials at the place(s) where the work is to be executed.

(c) This Bid is genuine and not made in the interest of or on behalf of any undisclosed person, firm or corporation and is not submitted in conformity with any agreement or rules of any group, association, organization or corporation; BIDDER has not directly or indirectly induced or solicited any other Bidder to submit a false or sham Bid; BIDDER has not solicited or induced any person, firm or a corporation to refrain from bidding; and BIDDER has not sought by collusion to obtain for itself any advantage over any other Bidder or over OWNER;

(d) BIDDER confirms that they have attached a copy of their certificate of liability insurance,

proof of workers compensation insurance, and all other required attachments.

(e) BIDDER agrees to provide Surety Bonds as noted in the INVITATION TO BID.

(f) BIDDER agrees to provide Georgia Mechanic's Lien Release Bond under the conditions noted in the INVITATION TO BID.

4. BIDDER will complete the Work for the following amounts:

BID SCHEDULE

Base Bid:

Lump Sum Contract Price: _____

_____dollars

(use words)

(\$ _____)

UNIT PRICES

Should work in the following categories be required adjustment will be made to the Contract Sum at the following unit prices, which shall include all general conditions expenses, including overhead, profit, taxes, bond adjustments, labor burdens, etc.

UNIT PRICE

ITEM NO.	SCHEDULED ITEM	ESTIMATED QUANTITY	UNIT OF MEASURE	UNIT PRICE
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ADDITION

1. Replacement of bricks: _____ Per brick \$ _____

2. Repointing of mortar joints: _____ Lin. Ft. \$ _____

CHANGE ORDERS AND PRE-ORDERED PRODUCTS

BIDDERS mark-up (overhead and profit) for Change Order Work and/or for Owner Pre-ordered Products should any develop during the project shall be _____%

(_____percent).

5. BIDDER agrees that the Work shall be Substantially Completed within _____

_____ (_____) calendar days after Contractor's receipt of the Notice to Proceed.

6. BIDDER agrees that the GSDA shall occupy the building and conduct normal operations during the Wall Repair, Repointing, Cleaning & Coating work.

7. Communication to the Bidder concerning this Bid shall be addressed to:

Bidder's Representative

8. BIDDER has given ARCHITECT written notice of all conflicts, errors, or discrepancies that they have discovered in the SCOPE OF WORK document and / or in their on-site review of the existing conditions and the written resolution if any thereof by the ARCHITECT is acceptable to BIDDER.

9. BIDDER acknowledges the fact that the GSDA has the right to accept or reject any and all proposals with or without cause or reason.

Bid submitted on _____, 2024.

If BIDDER is:

An Individual

By _____ (SEAL)
(Individuals' Name)

doing business as _____

Business address: _____

Phone No.: _____

A Partnership

By _____ (SEAL)
(Firm Name)

(General Partner)

Business address: _____

Phone No.: _____

A Corporation

By _____
(Corporation name)

(State of incorporation)

By _____
(Name of person authorized to sign for Bidder/Signature)

(Title) (Corporate Seal)

Attest: _____
(Secretary)

Bidder's Business address: _____

Phone No.: _____

END OF BID FORM