



**CROPSEY &
ASSOC., INC.
ARCHITECTS**

ARCHITECTURE
PLANNING &
INTERIOR DESIGN

INVITATION TO BID

August 12, 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, August 28, 2024. Attendance at the meeting is not 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, September 18, 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, September 19, 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, September 18, 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 September 18, 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.

A handwritten signature in blue ink, appearing to read "Paul A. Cropsey", is written over the company name. The signature is fluid and cursive, with a large initial "P" and "C".

Paul A. Cropsey, A.I.A.

Cc: Kim Grist
David M. Luckie

SCOPE OF WORK

August 12, 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, September 18, 2024.

2l. Bids shall be opened in a public meeting at 4:05 PM on September 18, 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