



Butts County Georgia
Request for Proposals for the Construction and/or Retrofitting of Buildings

Butts County Georgia is seeking proposals from qualified contractors for the replacement of two auxiliary structures and the modification/renovation of one additional auxiliary structure, all hereinafter referred to as buildings and designated by number. All buildings are located within the Daughtry Park Recreational Complex in the City of Jackson. Construction is anticipated to begin immediately after proposals are evaluated, a contractor is selected and a notice to proceed is granted.

Pre-Bid Meeting to be held Monday, December 5th, 2016

A pre-bid meeting will be held at 1:00 PM on Monday, December 5th, 2016 in Classroom A of the Ernest Biles Youth Center, located at 576 Ernest Biles Drive. All potential responders are strongly encouraged to attend. Multiple personnel engaged with the process of procurement, construction, and facility usage will be available to explain the timeline required for each structure, to address comments or answer questions. An opportunity to visit and make notes on the locations where facilities either exist currently or will be constructed will be afforded to all of those attending this meeting. There will be no other scheduled site visits and this will be the only time that county staff will be able to meet with potential responders. Realizing this project is under a very tight budget, the County is open to designs/construction methods that will create added value for this project without compromising quality, integrity and longevity of the finished product.

The selected company will function as the General Contractor for all phases of work associated with this project unless otherwise stated. It is anticipated that this shall be a turnkey project overall with the General Contractor responsible for securing and utilizing subcontractors as the needs of the project dictate.

Overview of Individual Projects

Building I (Baseball Complex)

This building currently is a two-story design building with a brick veneer extending approximately 3 feet from the foundation up. The remaining exterior walls consist of wood board covered with gray vinyl siding. This building will be completely demolished and removed by County workforces prior to the pre-bid meeting. The replacement building would function as a concession stand with room for staff. It will require plumbing and electrical which is already available to the site through the previous building. The replacement building will be one story in size and will utilize the existing footprint of the current structure. The general materials utilized shall be concrete split-block (similar to the existing soccer complex concession stand) with a metal roof using similar colors to that of other structures within the park. A more detailed list of requirements is included in Appendix A of this Request for Proposals.

Building II (E-Building)

This building currently is a two-story design, constructed completely out of wood, which has been damaged considerably by termite infestation. The replacement building would be utilized for electrical and storage only. Because this building is a power hub for many of the existing fields and service areas of the park, including other auxiliary buildings, it will require expertise in electrical systems; strict adherence to construction timelines to avoid impacting programs that will begin in February and other factors that will be covered in greater detail during the pre-bid meeting. The contractor shall be responsible for the demolition of and removal of the building and concrete pad from the site. The replacement building will be one story in size and will utilize the existing location but will be larger, as identified in the specifications. Materials shall be of the same type as outlined for use in Building I above. This building is considered the highest priority because of the functions it services.

Building III (T-Ball)

This building currently is a two-story design constructed of concrete block and wood. It is expected that the upper level floor would be removed while retaining the lower level floor. The lower level would then be refurbished and roofed similarly to the other structures with a pitched roof. The intended purpose for this building would be concessions, restrooms and storage. It is anticipated that the existing footprint would remain virtually the same as the existing building. It will require plumbing and electrical, which is already available to the existing building. This is lowest priority of the three buildings.

Building Design

It is anticipated that the two new buildings shall be of concrete split-block construction with a gabled metal roof in similar colors to that of other newer facilities in the park. Submitted proposals shall reflect pricing that will include all labor and materials. The selected contractor shall complete all manufacturers warranty registration. The County will provide for reconnection of all utilities. The selected contractor will apply for all permits necessary and the county will waive all fees. All construction methods, floor plans and final installation must meet all requirements of the Americans With Disabilities Act. Additional requirements are listed in Appendix A.

Warranty Period

The contractor shall provide a two-year warranty against any leaks, and/or defects in workmanship, with said warranty to begin upon approval of the final inspection and acceptance of the buildings. Said warranty shall be exclusive of any available manufacturer's warranties, which may be lesser or greater than the construction warranty. For purposes of the warranty, each building shall be exclusive of the other; in other words, one building and its acceptance shall not have bearing upon any of the other buildings and their acceptance. Contractor is responsible for all labor and materials used to correct defects during this warranty period. All materials, where applicable, shall be pre-treated to prevent insect infestation and damage.

Specifications: Please see Appendix A for more detailed requirements.

Insurance Minimum Requirements

The awarded responder shall furnish and keep in full force, at its own cost and expense, the following insurance during the term of this contract.

1. Worker's Compensation/employers liability insurance: the contractor shall take out and maintain during the life of this contract, employers liability and workers compensation insurance for all of their employees employed at the site of the work, and in the case any work is sublet, the contractor shall require the subcontractor similarly to provide workers compensation insurance for all of the latters employees, unless such employees are covered by the protection afforded by the contractor.
2. Commercial general liability at minimum combined single limit of \$1 million per occurrence and \$2 million general aggregate for bodily injury and for property damages, which coverage shall include products/completed operations at \$1 million per occurrence.
3. Commercial automobile liability at minimum combined single limit of \$300,000 per occurrence for bodily injury and property damage, including owned and non-owned and hired vehicle coverage.

All insurance must be written on forms filed with an approved by the Georgia insurance commission. Certificates of insurance shall be prepared and executed by the insurance company or its authorized agent.

The awarded responder shall furnish, at their own expense to the county, a certificate of liability insurance listing the county as an "Additional Insured" via endorsement. The required insurance must contain a provision that at least 30 days' prior notice of cancellation, non-renewal, or material change of said insurance shall be submitted to the county, by the insurance company. The county reserves the right to full, certified copies of all

required insurance policies when requested in writing. Insurance will be required prior to purchase order(s) being issued.

Return Complete Packet to the County by Friday, December 9th, 2016 by 2PM.

The completed proposal shall be submitted in a sealed envelope, clearly marked "Request for Proposal: Recreation Complex Buildings" and shall be address to the attention of Michael Brewer, Director of Government Relations. Received bids shall be date and time stamped. It is the sole responsibility of the responder to have the packet at the designated location prior to the deadline date and time. Electronic submissions will not be accepted and late responses will be cause for rejection.

Formal Bid Opening on Friday, December 9th, 2016 at 2:30 PM

A formal opening of all submitted bids/proposals shall be conducted at 2:30 PM in the C. Wayne King Auditorium of the Butts County Administration Building on Friday, December 9th, 2016. Bids shall be opened, recorded and announced. No decision on awarding of a contractor shall be made at that time.

It is understood that Butts County, Georgia reserves the right to reject any or all products, services and/or qualification for any or all products and/or services covered in the solicitation and to waive informalities or defects or to accept such qualifications as it shall deem to be in the best interest of the County.

If less than three responses are received, the county reserves the right, if it chooses to, to extend the opening date as it deems to be in the best interest of the county. Each selected responder will receive a purchase order as prices quoted per the awarded contract.

Should the awarded responder not be able to respond, the county reserves the right to offer service to the next available responder. The bid terms and conditions reference any and all indemnification language that is required, and not stated to the fullest extent of the law. The county has the sole last and final determination to determine awards not limited to delivery time, price and responder.

Appendix A: Additional Details and Requirements

- All work is to done in compliance with current city, county, state and federal codes.
- All wiring is to be in conduit.
- All panels, switches, outlets, etc. are to be certified (NEMA, UL)
- All lighting fixtures that are supplied or replaced are to use LED bulbs. All lighting levels to meet established standards for work areas.
- GFI's are to installed, where required by code.
- All wiring and rerouting of wiring is to be done in order to minimize outage time for the park.
- All outside (exterior) supply or distribution wiring shall be underground and in conduit. No direct burial cable to be used.
- Contractor is responsible for requesting locates.
- Contractor is responsible for coordinating all work with City of Jackson Electric Department
- All work is to be inspected by the county inspector.
- All connections, circuits and systems are to be tested and verified before turning over to Butts County.
- Any trenching, boring or repair work due to these is contractor's responsibility.
- All work is to be warranted by contractor and subcontractors for 2 (two) years from date of acceptance by Butts County.
- All work must be accepted and signed off on by Director of Facility Maintenance for Butts County.