

**DOUGLAS COUNTY BOARD OF COMMISSIONERS**  
**SENIOR CENTER – LITHIA SPRINGS**  
**REQUEST FOR PROPOSALS**  
**SOLICITATION NUMBER 19-020**  
**SEPTEMBER 17, 2019**

Notice is hereby given that the Douglas County Board of Commissioners will accept sealed bids for the Construction of a new Senior Center located on Groovers Lake Road adjacent to the Douglas County Fire Station #1 in Lithia Springs, Georgia. 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, October 25, 2019.** 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 bids.

A Pre-bid Conference will be held in the Purchasing Department conference room in the Douglas County Courthouse, 8700 Hospital Drive, Douglasville, GA 30134, at 10:00 a.m. on Friday, October 4, 2019. Attendance is encouraged but is not mandatory. Questions can be submitted up until October 10<sup>th</sup> and answers/Final Addendum will be issued by October 17th.

Documents are available for download on the Architect's FTP site. To obtain a Username and password, send an inquiry to [info@carterwatkins.com](mailto:info@carterwatkins.com). Documents will also be posted in the Purchasing Department for review only. No documents will be mailed. Any questions regarding the bid documents should be emailed to [info@carterwatkins.com](mailto:info@carterwatkins.com). Addendum may be issued during the bidding period. All bidders are responsible to check the Architect's FTP site for addenda.

Both a Performance and a Payment Bond will be required in an amount equal to 100% of the Contract Price in a form to be provided by the County. Additionally, a 12-month Maintenance Bond will be required from an approved Surety. Proof of General Liability Insurance and Workman's Compensation Insurance will be required with the Douglas County Commission listed as an additional insured. All bids must be accompanied by a Bid Bond or Certified Funds in the amount of 5% of the Bid Amount.

Douglas County, in accordance with Title VI of the Civil Rights Act of 1964 and related statutes and regulations, hereby notifies all bidders that it will affirmatively ensure that in regards to any contract entered into pursuant to this advertisement, minority business enterprises will be afforded full opportunity to submit bids in response to this invitation and will not be discriminated against on the grounds of race, color, sex, or national origin in consideration for an award. The General Contractor and all Sub-contractors shall insure that employees and employment applicants are not discriminated against because of race, color, creed, sex, or national origin.

Bidders shall submit a price AND shall have to submit information demonstrating it can meet the following requirements and criteria:

1. That the bidder has completed a minimum of five similar commercial or government projects.
2. That the bidder has been in business as a contractor in the same form for a minimum of five years, or is part of a Joint Venture (JV) with a contractor who meets the requirements.
3. That the specific project superintendent who works on the job has experience as a project manager or superintendent on similar commercial or government projects.
4. That the bidder is current on all property tax owed to Douglas County. No contract will be awarded to a delinquent bidder.

This Douglas County Board of Commissioners has a Disadvantage Business Enterprise (DBE) goal of no less than fifteen (15) percent participation.

Bids may not be withdrawn for a period of 90 days after time has been called on the date of bid opening. The Commission reserves the right to reject any and all bids and to waive any technicalities or irregularities and to award the bid based on the highest and best interests of the County. This project will exceed \$100,000 and therefore this project will be subject

to the Public Works Construction Law, OCGA Sec. 36-91-1 et seq.

**Note: No Bidders are to contact anyone with the Douglas County at any time during the Bidding Process. All questions are to be directed to the Architect, via email, at the address provided above. Any breach of this requirement will result in Bidder's disqualification.**