



Purchasing Department
140 Stonewall Avenue West, Ste 204
Fayetteville, GA 30214
Phone: 770-305-5420
www.fayettecountyga.gov

February 20, 2026

Subject: ITB 26050-B: Fayette Senior Center – Renovation & Construction

Gentlemen/Ladies:

Fayette County, Georgia invites you to submit a bid for renovation and expansion of the Café and Meals on Wheels program areas of the Fayette County Senior Services facility. You are invited to submit a bid in accordance with the information contained herein.

A **mandatory pre-bid conference** will be held at 2:00 p.m. on Tuesday, March 17, 2026, at 4 Center Drive, Fayetteville, GA 30214 to provide an opportunity for you to become more familiar with the project, and to ask questions. Companies that attend will be invited to submit bids.

Questions concerning this invitation to bid should be addressed to Sherry White in writing via email to PurchasingGroup@fayettecountyga.gov or fax to (770) 305-5208. Questions will be accepted until 2:00 p.m. on Thursday, March 19, 2026.

Purchasing Department office hours are Monday through Friday 8:00 a.m. to 5:00 p.m. The office telephone number is (770) 305-5420.

Please return your response to the following address:

Fayette County Purchasing Department
140 Stonewall Avenue West, Suite 204
Fayetteville, Georgia 30214

Bid Number: 26050-B

Bid Name: Fayette Senior Services Renovation - Construction

Your envelope *must* be sealed, and should show your company's name and address.

Bids will be received at the above address until 3:00 p.m. on Thursday, March 26, 2026, in the Purchasing Department, Suite 204. Bids will be opened at that time.

Bids must be signed to be considered. Late bids cannot be considered. Faxed bids or emailed bids cannot be considered.

If you download this invitation to bid from the county's web site, it will be your responsibility to check the web site for any addenda that might be issued for this solicitation. The county cannot be responsible for a vendor not receiving information provided in any addendum.

Thank you for participating in the solicitation process.

Sincerely,

A handwritten signature in blue ink, appearing to read "Ted L. Burgess", is written over a faint, circular watermark or stamp.

Ted L. Burgess
Director of Purchasing

Invitation to Bid #26050-B
Fayette Senior Services Renovation - Construction
GENERAL TERMS AND CONDITIONS

1. **Definitions:**
 - a. **Bidder:** A company or individual who submits a bid in response to this Invitation to Bid.
 - b. **Successful Bidder:** The company or individual that is awarded a contract.
 - c. **Contractor:** The Successful Bidder, upon execution of the contract.
 - d. **County:** Fayette County, Georgia.

2. **Bid is Offer to Contract:** Each bid constitutes an offer to become legally bound to a contract with the County, incorporating the invitation to bid and the bidder's bid. The binding offer includes compliance with all terms, conditions, special conditions, specifications, and requirements stated in the invitation to bid, except to the extent that a bidder takes written exception to such provisions, and the County agrees to the exception. All such terms, conditions, special conditions, specifications, and requirements will form the basis of the contract. The bidder should take care to answer all questions and provide all requested information, and to note any exceptions in the bid submission. Failure to observe any of the instructions or conditions in this invitation to bid may result in rejection of the bid.

3. **Binding Offer:** To allow sufficient time for a contract to be awarded, each bid shall constitute a firm offer that is binding for ninety (90) days from the date of the bid opening to the date of award.

4. **Bidder's Questions:** The County will post answers to questions and/or other information concerning the Invitation to Bid in the form of an addendum on the County's website at www.fayettecountyga.gov. It is the responsibility of the prospective bidder to check the website for any addenda issued for this invitation to bid.

5. **References:** Include with your bid a list of three (3) jobs that your company has done that are of the same or similar nature to the work described in this invitation to bid, on the form provided. Include all information as requested on the form.

6. **Bid Submission:** Submit your bid, along with any addenda issued by the County, in a *sealed* opaque envelope. Mail or deliver one (1) original bid, signed in ink by a company official authorized to make a legal and binding offer, and one (1) copy on a flash drive, to:

Fayette County Government
Purchasing Department
140 Stonewall Avenue West, Suite 204
Fayetteville, GA 30214

Bid Number: 26050-B
Bid Name: Fayette Senior Center – Renovation and Construction

Also show your company name on the envelope. You may submit sealed bids in person, by U.S. mail, or by a commercial carrier. Do not submit bids by facsimile, e-mail, or other electronic means. Once submitted, all bids become the property of Fayette County.

7. **Bid Preparation Costs:** The bidder shall bear all costs associated with preparing the bid.
8. **Late Bids:** Bids not received in the Purchasing Department by the time and date of the scheduled bid opening will not be considered.
9. **More than One Bid:** Do not submit alternate bids or options, unless requested or authorized by the County in the Invitation to Bid. If a responder submits more than one bid without being requested or authorized to do so, the County may disqualify the bids from that responder, at the County's option.
10. **Bid Corrections or Withdrawals:** The bidder may correct a mistake, or withdraw a bid, before the bid opening by sending written notification to the Director of Purchasing. Bids may be withdrawn after the bid opening only with written authorization from the Director of Purchasing.
11. **Defects or Irregularities in Bids:** The County reserves the right to waive any defect or irregularity in any bid received. In case of a discrepancy between unit prices and extended prices, the unit price will govern unless the facts or other considerations indicate another basis for correction of the discrepancy.
12. **Prices Held Firm:** Prices bid shall be firm for the period of the contract, unless otherwise specified in the contract. All prices bid for commodities, supplies, equipment, or other products shall be quoted FOB Destination, Fayette County or job site.
13. **Bidder Substitutions:** Bidders offering substitutions or deviations from specifications stated in the invitation to bid, shall list such substitutions or deviations on the "Exceptions to Specifications" sheet provided, or on a separate sheet to be submitted with the bid. The absence of such list shall indicate that the bidder has taken no exception to the specifications. The evaluation of bids and the determination as to equality and acceptability of products or services offered shall be at the discretion of the County.
14. **Non-Collusion:** By responding to this Invitation to Bid, the bidder represents that the bid is not made in connection with any competing bidder, supplier, or service provider submitting a separate response to this invitation to bid, and is in all respects fair and without collusion or fraud.
15. **Bid Evaluation:** Award will be made to the lowest responsive, responsible bidder, taking into consideration payment terms, vendor qualifications and experience, quality, references, any exceptions listed, and/or other factors deemed relevant in making the award. The County may make such investigation as it deems necessary to determine the ability of the bidder to perform, and the bidder shall furnish to the County all information and data for this purpose as the County may request. The County reserves the right to reject any bid item, any bid, or

all bids, and to re-advertise for bids.

16. **Unbalanced Bid:** If the County determines that the apparent low bid is unbalanced, the County retains the right to negotiate with the apparent low bidder for the purpose of correcting the bid imbalance without changing the overall bid amount. If the apparent low bidder and the County cannot reach agreement, the County may deem the apparent low bid non-responsive. In such case, the County reserves the right to award to the next-lowest bidder, or to reject any and all bids and re-advertise the project.
17. **Payment Terms and Discounts:** The County's standard payment terms are Net 30. Any deviation from standard payment terms must be specified in the resulting contract, and both parties must agree on such deviation. Cash discounts offered will be a consideration in awarding the bid, but only if they give the County at least 15 days from receipt of invoice to pay. For taking discounts, time will be computed from the date of invoice acceptance by the County, or the date a correct invoice is received, whichever is the later date. Payment is deemed made, for the purpose of earning the discount, on the date of the check.
18. **Trade Secrets – Confidentiality:** If any person or entity submits a bid or proposal that contains trade secrets, an affidavit shall be included with the bid or proposal. The affidavit shall declare the specific included information which constitutes trade secrets. Any trade secrets must be either (1) placed in a separate envelope, clearly identified and marked as such, or (2) at a minimum, marked in the affidavit or an attached document explaining exactly where such information is, and otherwise marked, highlighted, or made plainly visible. See O.C.G.A. § 50-18-72 (A)(34).
19. **Trade Secrets – Internal Use:** In submitting a bid, the bidder agrees that the County may reveal any trade secret materials contained in the bid to all County staff and officials involved in the selection process, and to any outside consultant or other third parties who may assist in the selection process. The bidder agrees to hold harmless the County and each of its officers, employees, and agents from all costs, damages, and expenses incurred in connection with refusing to disclose any material which the bidder has designated as a trade secret.
20. **Ethics – Disclosure of Relationships:** Before a proposed contract in excess of \$10,000.00 is recommended for award to the Board of Commissioners or the County Administrator, or before the County renews, extends, or otherwise modifies a contract after it has been awarded, the Contractor must disclose certain relationships with any County Commissioner or County Official, or their spouse, mother, father, grandparent, brother, sister, son or daughter related by blood, adoption, or marriage (including in-laws). A relationship that must be reported exists if any of these individuals is a director, officer, partner, or employee, or has a substantial financial interest in the business, as described in Fayette County Ordinance Chapter 2, Article IV, Division 3 (Code of Ethics).

If such relationship exists between your company and any individual mentioned above, relevant information must be presented in the form of a written letter to the Director of

Purchasing. You must include the letter with any bid, proposal, or price quote you submit to the Purchasing Department.

In the event that a Contractor fails to comply with this requirement, the County will take action as appropriate to the situation, which may include actions up to and including rejection of the bid or offer, cancellation of the contract in question, or debarment or suspension from award of a County contract for a period of up to three years.

21. **Contract Execution & Notice to Proceed:** After the Board of Commissioners makes an award, all required documents are received by the County, and the contract is fully executed with signature of both parties, the County will issue a written Notice to Proceed. The County shall not be liable for payment of any work done or any costs incurred by any bidder prior to the County issuing the Notice to Proceed.
22. **Unavailability of Funds:** This contract will terminate immediately and absolutely at such time as appropriated and otherwise unobligated funds are no longer available to satisfy the obligations of the County under the contract.
23. **Insurance:** The Successful Bidder shall procure and maintain the following insurance, to be in effect throughout the term of the contract, in at least the amounts and limits as follows:
 - a. **General Liability Insurance:** \$1,000,000 combined single limit per occurrence, including bodily and personal injury, destruction of property, and contractual liability.
 - b. **Automobile Liability Insurance:** \$1,000,000 combined single limit each occurrence, including bodily injury and property damage liability.
 - c. **Worker's Compensation & Employer's Liability Insurance:** Workers Compensation as required by Georgia statute.
 - d. **Builder's "All Risk" Insurance:** In the event the Contractor is performing construction services under the contract, Contractor shall procure and maintain "all-risk" builder's insurance, providing coverage for the work performed under the contract, and the materials, equipment or other items incorporated therein, while the same are located at the construction site, stored off-site, or at the place of manufacture. The policy limit shall be at least 100% of the value of the contract, including any additional costs which are normally insured under such policy.

Before a contract with the Successful Bidder is executed, the Successful Bidder shall provide Certificates of Insurance for all required coverage. The Successful Bidder can provide the Certificate of Insurance after award of the contract, but must be provided prior to execution of the contract document by both parties. The certificate shall list an additional insured as follows:

Fayette County, Georgia
140 Stonewall Avenue West
Fayetteville, GA 30214

24. **Bid Bond:** Bidder shall include a bid bond with your bid, equal to five percent (5%) of the total amount bid. Bid bonds shall be provided by a surety which appear on the U.S. Treasury's list of approved bond sureties (Circular 570).
25. **Performance and Payment Bonds:** Prior to execution of a contract, the Successful Bidder shall submit performance and payment bonds each equal to 100 percent of the contract value, provided by a surety which appears on the U.S. Treasury's list of approved bond sureties (Circular 570).
26. **Building Permits:** Work performed for the County requiring building permits by licensed Contractors will not have permit fees assessed, although any re-inspection fees for disapproved inspections will be the responsibility of the Contractor prior to final inspections and the Certificate of Occupancy or Certificate of Completion being issued.
27. **Unauthorized Performance:** The County will not compensate the Contractor for work performed unless the work is authorized under the contract, as initially executed or as amended.
28. **Assignment of Contract:** Assignment of any contract resulting from this Invitation to Bid will not be authorized, except with express written authorization from the County.
29. **Indemnification:** The Contractor shall indemnify and save the County and all its officers, agents and employees harmless from all suits, actions, or other claims of any character, name and description brought for or on account of any damages, losses, or expenses to the extent caused by or resulting from the negligence, recklessness, or intentionally wrongful conduct of the Contractor or other persons employed or utilized by the Contractor in the performance of the contract. The Contractor shall pay any judgment with cost which may be obtained against the County growing out of such damages, losses, or expenses.
30. **Severability:** The invalidity of one or more of the phrases, sentences, clauses or sections contained in the contract shall not affect the validity of the remaining portion of the contract. If any provision of the contract is held to be unenforceable, then both parties shall be relieved of all obligations arising under such provision to the extent that the provision is unenforceable. In such case, the contract shall be deemed amended to the extent necessary to make it enforceable while preserving its intent.
31. **Delivery Failures:** If the Contractor fails to deliver contracted goods or services within the time specified in the contract, or fails to replace rejected items in a timely manner, the County shall have authority to make open-market purchases of comparable goods or services. The County shall have the right to invoice the Contractor for any excess expenses incurred, or deduct such amount from monies owed the Contractor. Such purchases shall be

deducted from contracted quantities.

32. **Substitution of Contracted Items:** The Contractor shall be obligated to deliver products awarded in this contract in accordance with terms and conditions specified herein. If the Contractor is unable to deliver the products under the contract, it shall be the Contractor's responsibility to obtain prior approval of the ordering agency to deliver an acceptable substitute at the same price quoted in the Contractor's original bid. In the event the Contractor consistently needs to substitute or refuses to substitute products, the County reserves the right to terminate the contract or invoke the "Delivery Failures" clause stated herein.
33. **Termination for Cause:** The County may terminate the contract for cause by sending written notice to the Contractor of the Contractor's default in the performance of any term of this agreement. As appropriate, the County will compensate the Contractor for completed performance, and for any partially completed performance as determined by the County to be adequately performed. Termination shall be without prejudice to any of the County's rights or remedies by law.
34. **Termination for Convenience:** The County may terminate the contract for its convenience at any time with 10 days' written notice to the Contractor. In the event of termination for convenience, the County will pay the Contractor for services performed. The County will compensate partially completed performance based upon a signed statement of completion submitted by the Contractor, which shall itemize each element of performance completed.
35. **Force Majeure:** Neither party shall be deemed to be in breach of the contract to the extent that performance of its obligations is delayed, restricted, or prevented by reason of any act of God, natural disaster, act of government, or any other act or condition beyond the reasonable control of the party in question.
36. **Governing Law:** This agreement shall be governed in accordance with the laws of the State of Georgia. The parties agree to submit to the jurisdiction in Georgia, and further agree that any cause of action arising under this agreement shall be required to be brought in the appropriate venue in Fayette County, Georgia.
37. **Open Records Act:** In the event that the Contractor receives, and responds to, a request for information as provided in Georgia's Open Records Act (O.C.G.A. § 50-18-70 *et seq.*), the Contractor shall promptly provide the County the same information provided to the initiator of the request for information. Contractor shall email such information to the county's Custodian of Records at tsmith@fayettecountyga.gov.

**Fayette County, Georgia
Checklist of Documents to Return**

(Please return this checklist and the documents listed below with your submittal)

ITB 26050-B: Fayette Senior Center – Renovation and Construction

Company Information – *{form provided}* _____

Contractor Affidavit under O.C.G.A. § 13-10-91(b)(1) *{form provided}* _____

Bid Bond* _____

Base Bid Summary* *{form provided}* _____

Bid Form* *{form provided}* _____

Exceptions to Specifications, if any *{form provided}* _____

References *{form provided}* _____

Addenda Acknowledgement *{form provided}* _____

Schedule of Phasing Requirements (Introduction, 2nd paragraph) _____

Georgia-issued General Contractor or Qualifier Agent License _____

***FAILURE TO INCLUDE THESE ITEMS WITH YOUR BID WOULD BE CONSIDERED A MATERIAL DEVIATION FROM THE SOLICITATION, AND WILL RESULT IN DISQUALIFICATION**

COMPANY NAME: _____

COMPANY INFORMATION
ITB #26050-B: Fayette Senior Center – Renovation and Construction

A. COMPANY

Company Name: _____

Physical Address: _____

Mailing Address (if different): _____

Website (if applicable): _____

B. AUTHORIZED REPRESENTATIVE

Signature: _____

Printed or Typed Name: _____

Title: _____

E-mail Address: _____

Phone Number: _____

C. PROJECT CONTACT PERSON

Name: _____

Title: _____

E-mail Address: _____

Phone Number: _____

REFERENCES

ITB #26050-B: Fayette Senior Center – Renovation and Construction

Please list three (3) references for current or recent customers who can verify the quality of service your company provides. Projects of similar size and scope are preferable.

1. Government/Company Name _____

City & State _____

Work or Service Provided _____

Approximate Completion Date _____

Contact Person and Title _____

Phone _____ Email _____

2. Government/Company Name _____

City & State _____

Work or Service Provided _____

Approximate Completion Date _____

Contact Person and Title _____

Phone _____ Email _____

3. Government/Company Name _____

City & State _____

Work or Service Provided _____

Approximate Completion Date _____

Contact Person and Title _____

Phone _____ Email _____

COMPANY NAME _____

Contractor Affidavit under O.C.G.A. § 13-10-91(b)(1)

The undersigned contractor ("Contractor") executes this Affidavit to comply with O.C.G.A § 13-10-91 related to any contract to which Contractor is a party that is subject to O.C.G.A. § 13-10-91 and hereby verifies its compliance with O.C.G.A. § 13-10-91, attesting as follows:

- a) The Contractor has registered with, is authorized to use and uses the federal work authorization program commonly known as E-Verify, or any subsequent replacement program;
- b) The Contractor will continue to use the federal work authorization program throughout the contract period, including any renewal or extension thereof;
- c) The Contractor will notify the public employer in the event the Contractor ceases to utilize the federal work authorization program during the contract period, including renewals or extensions thereof;
- d) The Contractor understands that ceasing to utilize the federal work authorization program constitutes a material breach of Contract;
- e) The Contractor will contract for the performance of services in satisfaction of such contract only with subcontractors who present an affidavit to the Contractor with the information required by O.C.G.A. § 13-10-91(a), (b), and (c);
- f) The Contractor acknowledges and agrees that this Affidavit shall be incorporated into any contract(s) subject to the provisions of O.C.G.A. § 13-10-91 for the project listed below to which Contractor is a party after the date hereof without further action or consent by Contractor; and
- g) Contractor acknowledges its responsibility to submit copies of any affidavits, drivers' licenses, and identification cards required pursuant to O.C.G.A. § 13-10-91 to the public employer within five business days of receipt.

Federal Work Authorization User Identification Number

Date of Authorization

Name of Contractor

26050-B FSC Renovation & Construction
Name of Project

Fayette County, Georgia
Name of Public Employer

I hereby declare under penalty of perjury that the foregoing is true and correct.

Executed on _____, _____, 2026 in _____ (city), _____ (state).

Signature of Authorized Officer or Agent

Printed Name and Title of Authorized Officer or Agent

SUBSCRIBED AND SWORN BEFORE ME
ON THIS THE _____ DAY OF _____, 2026.

NOTARY PUBLIC
My Commission Expires: _____

BID DOCUMENTS FOR:

FAYETTE SENIOR CENTER RENOVATION & CONSTRUCTION

4 CENTER DRIVE
FAYETTEVILLE, GA 30214

PREPARED BY:

PROJECT MANAGER:

MORGAN MILL CONSULTING LLC
MORGAN HOUSE, 1410 ROSCOE RD
NEWNAN, GA 30263
P 404.392.5791

ARCHITECT:

JEFFERSON BROWNE ARCHITECTURE.
150 HUDDLESTON ROAD, SUITE 1000,
PEACHTREE CITY, GA 30269
P 770.632.9545



INTRODUCTION

Invitation to Bid 26050-B: Fayette Senior Center – Renovation and Construction

DEADLINE: 3:00p.m., March 26, 2026

An Invitation to Bid is hereby extended to the qualified contractors licensed in the State of Georgia for the Fayette Senior Services Interior Alterations and Addition, including all specified equipment, finishes, materials, accessories, and labor. Responders shall include with their bid a copy of their Georgia State-issued General Contractor Individual or Qualifier Agent license.

All work shall be done in accordance with the bid documents including future addenda if any, which will be made available to all bidders. Addenda will be held on file at the Fayette County Purchasing Department.

All questions and requests for information (RFI) correspondence shall be in written form addressed only from the General Contractor and directed to Sherry White at the Fayette County Purchasing Department by 2:00 p.m., March 19, 2026.

Emails are required and shall be addressed to:

Sherry White at swhite@fayettecountyga.gov

The proposed contract includes, in the Order of Precedence:

- a) The County's Invitation to Bid documents which include the General Terms and Conditions and all Addenda.
- b) AIA A101-2017 Standard Form of Agreement Between Owner and Contractor where the basis of payment is a Stipulated Sum.
- c) AIA A201-2017 General Conditions of the Contract for Construction.

The contract, if awarded, will be an AIA A101-2017 Standard Form of Agreement Between Owner and Contractor where the basis of payment is a Stipulated Sum, with the AIA A201-2017 General Conditions. All bids shall be a fixed price and detailed as required in the Bid Form. The Contractor shall provide the required form of contract and pay all associated costs.

The scope of work will consist of all work indicated or addressed in the construction documents. If you have any questions regarding this scope of work, please notify Fayette County Purchasing Department prior to the final RFI date notated above.

Bidder shall comply with the following:

- The contractor acknowledges that time is of the essence in completion of the work of this contract. The public interest requires that the contract work be

completed by the number of calendar days stated in your "Base Bid Summary" to minimize interference with services, ensure public safety, and reduce administrative oversight costs.

- The contractor must give a proposed schedule with a date or time of Substantial Completion. A \$300.00 per day charge for liquidated damages will be assessed beginning at 12:00 midnight of this date and until an inspection giving Substantial Completion is confirmed. Please note that there may be an extension of time allowed for existing structural issues discovered during demolition or for changes to the scope of work as instructed by the owner. All decisions are at the discretion of the owner.

The county and the contractor agree that (a) the damages to the county and the public arising from a delay in completion are difficult or impossible to accurately estimate due to the intangible nature of public inconvenience, and extended mobilization of county inspection staff, (b) the parties intend for this sum to constitute liquidated damages, and specifically do not intend for this sum to function as a penalty, and (c) the daily sum is a reasonable pre-estimate of the probable loss to the county based on the scope of the project.

- A complete Bid will include a completed breakdown of costs on the form provided. This form may be recreated by the Bidder to facilitate the provision of this information. All line items must be included. The numbers on this sheet must match the base bid amount submitted.
- As per AIA A101 (2017) clause 5.1.7 a retainage of 5% will be held with each application for payment. Retainage will be released upon receiving a certificate of occupation.
- Once the contract has been awarded all Change Orders will be handled on a basis of time and material plus a set overhead and profit percentage. This percentage will be 7.5% for the portion of the work self-performed by the General Contractor or 5% for the portion of the work performed by a sub-contractor. All deductive change orders will be cost of work plus the above percentages, unless approved by the architect. The Project Manager must approve all labor and wage rates, unit prices and rental and equipment usage rates. All change orders shall be approved by the project manager and signed by the County Administrator.

ADDENDA ACKNOWLEDGEMENT
Invitation to Bid 26050-B: Fayette Senior Center – Renovation and Construction

Use form below for future addenda as they occur.

The receipt of the following addendum or addenda is acknowledged:

Addendum Number: _____ Date: _____

ADDENDUM RECEIPT:

WITNESSED: _____

DESCRIPTION OF WORKS AND DRAWING LIST
Invitation to Bid 26050-B: Fayette Senior Center – Renovations and Construction

INTRODUCTION

The Fayette Senior Center is located at 4 Center Drive, Fayetteville GA 30214. The Senior Center project will consist of the alterations and expansion to the existing kitchen and associated areas and a multi-purpose addition which will adjoin to the existing dining area. This project will expand the kitchen and food delivery services (Meals on Wheels) by adding a new dry store area, a new freezer and cooler which will free up space for an enhanced food delivery service. The addition out on to the patio will create two multi-purpose rooms and additional storage.

As the Senior Center will be operational throughout the project, it will be necessary to split the project into two Phases to allow the Senior Center and Meals on Wheels operations to continue. Phase 1 will be the new multi-purpose addition and new dry store. Phase 2 will be the new freezer and cooler and Meals on Wheels pick-up area. All bidders should include a detailed schedule showing the phasing requirements and should allow for all necessary temporary works and protection of existing areas.

DESCRIPTION OF WORKS

The works consist of, but are not limited to, the following major items. All bidders should refer to the detailed drawings for the full scope of works and in particular the General Specifications A-901 - A-906, and the Structural, Mechanical, Electrical and Plumbing Specifications on S-001, M-001, E-001 and P-001:

DEMOLITION & ALTERATIONS:

Removal of external canopy over patio, brick wall surrounding the patio, sidewalks, partial removal of CMU wall around HVAC yard, concrete patio area, including safe removal of mechanical and electrical fixtures, adjusting and removing sprinkler systems. Demolition of internal walls, suspended ceilings, existing entrance doors, removal of internal fixtures and fittings.

EXTERNAL WALLS, ROOF, WINDOWS, & DOORS:

Provide a new brick multi-purpose extension as shown on A-104. New pre-engineered wood trusses to match the existing roof line and to span the new addition and to create an additional covered walkway. Match the existing asphalt roof shingles on the new addition. Provide new full-height storefront windows and doors as noted on A-602, including various new hollow metal and solid core doors to the kitchen addition and internally.

INTERNALLY:

A new internal layout to the kitchen will provide a new kitchen storage area and new walk-in freezer and coolers for meal delivery. Please note that the kitchen will need to remain fully operational throughout the construction period. The new Multi-Purpose rooms and storage area will adjoin the existing dining room – the dining room will need to remain fully operational during construction.

MEP:

The existing HVAC system may need some adjustment of supply vents and return air vents. New Fan Coil Units to the Multi-Purpose rooms. New lighting and power to multi-purpose room and storage area as shown on the electrical drawings. Install power for new walk-in freezer and cooler. Adjustment of existing sprinkler systems to suit and provide new sprinkler layout to the new additions (Sub-contractor design).

EXTERNAL WORKS:

New covered walkway. Repairs to existing patio after the addition of the Multi-Purpose rooms, including rebuilding / making good the existing wall and paving slabs. Checking the existing guttering and rainwater pipes work in connection with the new additions. Repairing or replacing the brick HVAC enclosure.

DRAWING LIST:

SHEET	ARCHITECTURAL	SHEET	STRUCTURAL
A-001	COVER INDEX SHEET	S-001	GENERAL NOTES
A-002	GENERAL NOTES AND COMCHECK	S-002	SPECIAL INSPECTIONS
A-003	ADA ACCESSIBILITY	S-101	SLAN AND FOUNDATION PLAN
A-004	SCHEMATIC ARCHITECTURAL SITE PLAN	S-102	ROOF FRAMING PLAN
A-100	PARTIAL LIFE SAFTEY PLAN KITCHEN & ADDITION	S-201	FOUNDATION SECTIONS AND DETAILS
A-101	DEMOLITION PLAN – KITCHEN EXPANSION	S-301	SECTIONS AND DETAILS
A-101.1	DEMOLITION PLAN – BUILDING ADDITION	S-302	SECTIONS AND DETAILS
A-102	ANNOTATED FLOOR PLAN – KITCHEN AREA		
A-103	ANNOTATED FLOOR PLAN – BUILDING ADDT	SHEET	MECHANICAL
A-104	DIMENSIONED & BRICK PLAN – BUILDING ADDITION	M-001	GENERAL
A-105	REFLECTED CEILING PLAN – KITCHEN AREA	M-002	DETAILS AND SCHEDULES
A-106	REFLECTED CEILING PLAN – BUILDING ADDTN	M-101	FLOOR PLAN – KITCHEN ALTERATION/ADDITION
A-107	ROOF PLAN	M-102	FLOOR PLAN – ADDITION
A-301	EXTERIOR ELEVATIONS		
A-401	OVERALL SECTIONS – BUILDING ADDITION	SHEET	ELECTRICAL
A-402	WALL SECTIONS – ADDITION AND DETAILS	E-001	GENERAL
A-403	WALL SECTIONS AND ELEVATIONS – KITCHEN EXPANSION	E-002	SCHEDULES AND ONE LINE DIAGRAM
A-601	CEILING DETAILS	E-003	COMPLIANCE REPORT
A-602	DOOR AND STOREFRONT SCHEDULES & DETAILS	E-101	FLOOR PLAN – KITCHEN ALTERATION/ ADDITION - POWER
A-901	GENERAL SPECIFICATIONS	E-102	FLOOR PLAN – KITCHEN ALTERATION/ ADDITION – LIGHTING

A-902	GENERAL SPECIFICATIONS		E-103	FLOOR PLAN – ADDITION – POWER
A-903	GENERAL SPECIFICATIONS		E-104	FLOOR PLAN – ADDITION - LIGHTING
A-904	GENERAL SPECIFICATIONS			
A-905	GENERAL SPECIFICATIONS		SHEET	PLUMBING
A-906	GENERAL SPECIFICATIONS		P-001	GENERAL
			P-100	DEMO PLAN
			P-102	FLOOR PLAN – ALTERATION/ ADDITION & DRAINS AT ADDITION

BASE BID SUMMARY

Invitation to Bid 26050-B: Fayette Senior Center – Renovation & Construction

NOTE: YOUR BID PACKAGE MUST INCLUDE THIS BASE BID SUMMARY AND THE ENCLOSED LINE-ITEMED BID FORM WHEN SUBMITTED, IN ORDER TO BE RESPONSIVE.

This Bid Submitted by: _____

Address: _____

Telephone: _____

Email: _____

DATE: _____

Dear Sir or Madam:

The undersigned Bidder declares that they have read and understood the Architectural drawings dated 10/13/25 and the Bid Documents, for the above listed work as prepared by Morgan Mill Consulting LLC, of Newnan, Georgia. The undersigned Bidder further declares that they have examined the site of work and informed themselves fully in regard to all conditions pertaining to the place where the work is to be done.

The undersigned Bidder declares that he/she shall furnish all permits, work, services, and materials, including equipment and accessories, called for or implied in the above-mentioned Construction Documents and that he will accept as complete compensation therefore the sum of

_____ DOLLARS (\$ _____)

which is hereinafter referred to as the Base Bid. No partial bids will be accepted.

Number of days from Commencement of the work to Substantial completion:

_____ consecutive calendar days

The undersigned Bidder further declares that, if awarded the Contract, he shall begin all work associated with the project within the constraints set forth by the owner at the location listed above by 30 consecutive calendar days from the date of issuance of Notice to Proceed.

If this bid is accepted and the undersigned Bidder should fail to enter into the contract, as fore stated, within seven (7) days from the date of mailing to him a letter of written notice, at the address herein, noting that the contract is ready for signature, the Owner may, at his option, declare that the Bidder has abandoned the Contract and this bid and its acceptance is null and void.

The undersigned Bidder hereby agrees that his bid shall not be withdrawn within ninety (90) days from the time set for the receipt of the Bid Package.

The undersigned Bidder hereunder acknowledges the receipt of all Addenda listed on the previous pages labeled under the heading ADDENDA ACKNOWLEDGMENT.

The undersigned proposer further states that:

*****All work, materials, building components and labor are in strict compliance and accordance with the Construction Documents listed, unless stated on the attached page labeled EXCEPTIONS TO SPECIFICATIONS/*****

THIS SIGNATURE VALIDATES ALL BID NUMBERS ABOVE.

SIGNED: _____ TITLE: _____

DATE: _____

COMPANY:

ADDRESS:

END OF BID FORM

**Bid 26050-B: Fayette Senior Center - Renovations and Construction
BID FORM**

TO BE INCLUDED WITH YOUR BID PACKAGE

Project: FAYETTE SENIOR CENTER - RENOVATIONS AND CONSTRUCTION

Address: 4 CENTER DRIVE, FAYETTEVILLE, GA 30214

Square Feet: New additions 2,380SF, new walkway addtion 214SF

Number of Calendar
Days from
Commencement to
Substantial
Completion: _____ Days

Contractor: _____

Address: _____

Contact: _____

Email: _____

Phone: _____

Construction Cost		
		Bid Amount
BASE BID		
General Conditions		
101	Permits (BY OWNER)	
102	Mobilization and Field Office	
103	Performance Bond / 100% Material Payment Bond	
104	Project Insurance	
105	Payroll Taxes & Benefits	
106	Job Supervision	
107	Field Eng. / Layout / Staking / Testing / Special Inspections	
108	Equipment	
109	Expendables / Job Trailer / Toilets / Misc. Expenses	
110	Construction Utilities (Temporary)	
111	Construction Project Signage Allowance	
112	General Clean-up & Disposal	
	Sub Total - General Conditions	
Building Construction		
Division 02	EXISTING CONDITIONS	
	Selective Demolition	
Division 03	CONCRETE	
	Cast-in-place concrete & patching	
Division 05	METALS	
	Metal Fabrications	
	Decorative Metals	
Division 06	WOOD, PLASTICS & COMPOSITES	
	Rough Carpentry	
	Finish & Miscellaneous Carpentry	

		Bid Amount
	Architectural wood casework	
	Solid Surfacing Fabrications	
Division 07	THERMAL & MOISTURE PROTECTION	
	Roofing, thermal insulation, sheet metal flashing & sealants	
Division 08	OPENINGS	
	Metal Doors & Frames, flush wood doors	
	Aluminum Framed Entrances & Storefronts	
	Door Hardware, Automatic Door Openers	
	Glazing & film	
Division 09	FINISHES	
	Metal stud partitions	
	Suspended Ceilings	
	Ceramic tiling, laminate flooring, resilient tile & carpet tile & base	
	Wall coverings,, Accoustic insulation and Painting	
Division 10	SPECIALTIES	
	Signage	
	Fire Extinguishers and Accessories	
	Equipment and Appliances	
	Entrance Floor mats	
Division 21	Fire Suppression	
	Sprinklers and alterations	
Division 22	PLUMBING	
	Piping & accessories	
	Storm water alterations	
Division 23	HEATING VENTILATION & AIRCONDITIONING	
	Mechanical, insultation & Ductwork	
	Heat Pumps, Fan Coil Units, Ductless Split systems	
Division 26	ELECTRICAL	
	Electrical distribution and Power	
	Lighting control and fixtures	
	Low Voltage wiring	
	Fire Alarms	
	Sub Total - Building Construction	
Allowances		
	Allowance for unspecified external works & landscaping	\$20,000
	Allowance for structural alterations	\$15,000
	Allowance for Mechanical & Electrical alterations to exis	\$15,000
	Allowance for sprinkler alterations & tie in to existing	\$10,000
	Allowance for Low Voltage wiring installations & equipm	\$20,000
	Contingency Allowance	\$20,000
	Sub Total - Allowances	\$100,000.00
	Total Bid	