



Hall County Government
FINANCIAL SERVICES

INVITATION FOR BID
IFB #027-44

For the provision of:

SINGLE-FAMILY HOME
REPAIR PROJECT

POST OFFICE DRAWER 1435
GAINESVILLE, GA 30503

t: 770.535.8270 | f: 770.531.6711

DIRECTOR
Wesley Geddings

Hall County, Georgia Board of Commissioners is seeking qualified contractor to provide all materials, labor, tools, equipment, permits, licenses, etc. for the repair of two (2) properties located in **Gainesville, GA** as per the Work Write-Up (herein "Services"). The County seeks to award contracts to perform all the services.

The County will make any extension of the bidding period by a formal written addendum and publicly posted on the County Website.

Date IFB Issued: October 18, 2023

Mandatory Pre-Bid Site Visit: By Appointment with Project Manager

Bidder's Questions Due Date: November 3, 2023, 10:00 A.M.

Bid Due Date: November 9, 2023, 2:00 P.M.

Project Manager: Sommer Green, email @ sgreen@hallcounty.org for appointments.

Bidding Process: Hall County (herein "County") is now accepting sealed bids for the provision of Services in the County's Purchasing Division, located on the fourth (4th) floor of the Hall County Government Center, 2875 Browns Bridge Road, Gainesville, GA 30504, November 9, 2023 until 2:00 p.m., EST.

Bidders must submit their **Bid** along with all completed mandatory documents, signed affidavits in hardcopy and also include on one (1) USB Flash Drive with all documents.

Proposal Documents: Bidders may download bid submittal documents via the County's Website at <https://www.hallcounty.org/Bids.aspx> then choose SINGLE-FAMILY HOME REPAIR PROJECT.

General Qualifications: Bidders must be in the regular business of providing similar services, be licensed, insured, and bonded if required to do so in the State of Georgia. A Bid bond is not required.

Bid Retention: Bidders may not withdraw their bid after the bid opening. Bids must be valid for one-hundred and twenty (120) calendar days. The County reserves the right to retain all bids submitted and use any idea(s) in a bid regardless of award. The County shall have the right to waive any informality or irregularity of immaterial deviation in any bid received. All forms and documents entitled 'Mandatory' must be completed and returned with the bid. Please sign Exhibit B - Contract.

Award Process: The County reserves the option to reject any or all bids, in whole or part, or to select any bidder, without liability on part of the County to the Bidder to complete the described Work. The County will award the contract(s) company to perform all work to the lowest cost, responsible and responsive bidder. Lead times and length of time to complete the services may also be a factor in award. The Bidder expressly understands that the County may reject bids for any reason. The County may take into consideration lead times in its decision to award.

1.0 SCOPE OF WORK

Single-family home repairs per following Work Write-Up prepared by certified home inspector. Cost Proposal Worksheet included as Exhibit C must be completed with all requested information. Specifications below are for one home and the second home will be similar in scope.

01 Miscellaneous:

1. Obtain all permits determined to be necessary by the local government permit office.
2. Provide temporary toilet facilities from job start until approval of permanent facilities.
3. After procuring all required permits, place a 30 cubic yard, roll-off dumpster without damaging the site. Collect construction debris using dust control methods.

02 Siding:

1. Replace missing or rotten trim with dimensional pine stock. Wrap all exposed trim with aluminum coil and install vented soffit (Right gable).
2. Replace damaged or rotten wood column at front left porch and steps going on to left side of front porch.
3. Cover ground with drop cloth. Scrape loose, cracked, peeling, blistered paint from exterior trim. Dispose of chips properly. Feather edges & dull gloss with sandpaper. Rinse trim with hose and let dry. Caulk all cracks. Spot prime and top coat with owner's choice of acrylic latex semi-gloss. Paint column and step repair to match existing paint.
4. Install 5", K- type, seamless, .027 gauge, white, aluminum gutter to service roof.
5. Install 5", square, seamless, .027 gauge, white, aluminum downspout. Strap at least 3' on center.

03 Windows/Doors:

1. Remove window components back to framing members with a minimum of damage to structure. Remove debris from site and haul to a legal landfill. Broom clean adjacent rooms (main floor).
2. Field measure, order and install a vinyl, single hung, double glazed, one-over-one window and jamb including screen, caulk, interior casing and exterior trim. Install half screen.
3. Install an aluminum combination storm and screen door with white baked enamel aluminum finish and top chain.

04 HVAC:

1. Detach and reset HVAC registers on main floor.

05 Electrical:

1. Inspect, test and repair existing wiring system throughout the structure. Install all necessary materials so that each existing outlet, fixture, motor, switch and circuit will operate properly and will conform to local housing code. Dispose of all defective and unnecessary wiring. Fish all wire and patch all tear out. This includes addition of smoke detectors (including one combo smoke/carbon monoxide per floor), GFCI protected outlets at wet locations, and detach and reset all light fixtures on main floor).
2. Allowance for lighting fixtures. This allowance is to be used if light fixtures that are detached and reset no longer function after disturbance.

06 Plumbing:

1. Install a 5-foot, Sterling 4-piece fiberglass tub and shower unit (or equivalent) complete with lever operated pop up drain and overflow, PVC waste, single lever shower diverter, shower rod and Delta 6122 water saving shower head.
2. Install a 33-in x 22-in x 5-in double bowl, stainless steel, self rimming kitchen sink including a steel, metal body faucet with a 15-year drip-free warranty, trap, supply lines, and shut-off valves.

07 Kitchen Cabinet:

1. Repair base cabinet around sink area and touch up paint as needed.

08 Interior:

1. Hang, tape and 3 coat finish 3/8-inch drywall over main floor ceiling. Apply a 3/8-inch bead of adhesive to framing member and screw or nail 8-inches on center. Wet sand ready for paint.
2. Apply knockdown texture ceiling on main floor.
3. Demo tub/shower unit by removing minimal amount of drywall and without damaging floor coverings.
4. Provide a sum to address interior trim needs that may be identified as work progresses.

5. Cut back defective gypsum to expose half of the studs on each side of the hole. Cut and tightly fit drywall patch. Glue and nail or screw patch. Apply tape and three (3) coats of compound feathered out at least 8-inches. Wet sand ready for paint. Drywall repair around tub/shower).
6. Match existing paint and touch up areas affected by electrical, plumbing, and mechanical work in interior areas and paint ceiling.

09 Flooring (Kitchen, Living Room, Hallway and Bathroom):

1. Dispose of existing flooring. Measure area of kitchen, living room, hallway and bathroom to confirm size. Install A&A Surfaces "Woodland Moses Lake 12-MIL x 7-inch x 48-inch" vinyl planks (or equivalent) with underlayment, molding, metal edge strips in openings, shoe molding, etc. per manufacturer's recommendations. Owner to choose from in stock colors.

10 Exterior:

1. Remove deteriorated rear porch. Construct 6-inch x 6-inch treated posts, 2-inch x 10-inch joists with 5/4-inch decking board flooring to support child-proof wood railing and 6-inch x 6-inch posts for roof. Construct roof structure with 2-inch x 8-inch rafters, 1/2-inch plywood deck, and tin roof. Structural lumber and deck shall be preservative treated.
2. Remove tin roof over right side carport to expose rotten roof framing. Replace all rotten roof framing and install tin roof. Reuse any pieces of tin roof that are salvageable.

11 Post Construction:

1. Scrape old and new paint from glass with a razor blade without scratching glass. Clean both sides of prime and any storm window to eliminate all smears and dirt.
2. Remove all foreign material without damage to the original surface. Leave adjoining surfaces free of spills, splatters and marks. Floors shall be vacuumed or wet mopped. Glass and mirrors shall be cleaned and left without paint or film. Yards shall be raked and free of all nails, glass, and paint chips.

2.0 SUBMISSION OF BIDS

- 2.01 Complete and include all the Mandatory Exhibit Documents shown below in 2.03. Failure to include any of the mandatory documents listed may result in disqualification. All responses must be in writing.
- 2.02 Bidders must submit their response in a sealed envelope clearly marked with "**INVITATION FOR BID #027-44**" on the outside. The submittal must be signed. Faxed or emailed bids are not accepted.
- 2.03 Follow these instructions carefully. Complete and return the following Mandatory Documents included in your bid envelope.

Exhibit A – Bid Response Sheet and Bid Form
Exhibit B – Signed Contract
Exhibit C – Project 1 Mandatory Cost Proposal Worksheet
Exhibit C – Project 2 Mandatory Cost Proposal Worksheet
Exhibit D – Mandatory W-9 Form
Exhibit E – E-Verify Affidavit
Exhibit F – Ethics Affidavit
Exhibit G – Mandatory Questions
Copy of Business License
Certificate of Insurance
Copy of general contractors license

- 2.04 Bidders are responsible to review and comply any Addenda regarding this IFB posted on the County Website.
- 2.05 All bids must be submitted in a sealed envelope.
- 2.06 N/A
- 2.07 Any exceptions to specifications must be in writing and enclosed in the bid response.
- 2.08 Include the company's Certificate of Insurance in the Bid Response.
- 2.09 Bids openings are open to the public and bidders may attend but are not required to do so.
- 2.10 All bids, supporting materials and correspondence relating to this IFB become property of Hall County when received.
- 2.11 Bidder bears all responsibility for expenses incurred in responding to this IFB and such to be borne exclusively by the proposer.
- 2.12 Bidders may submit bids to the following address by the deadline date and time.

Deliver Bids in person or by FedEx/UPS/USPS or Courier to:

Cheryl Wright
Issuing Officer
Hall County Government Center
Purchasing Division - 4th Floor,
2875 Browns Bridge Road,
Gainesville, Georgia 30504

Or by Mailing to:

Cheryl Wright
Issuing Officer
Purchasing Division - 4th Floor
P.O. Drawer 1435
Gainesville, GA. 30503

NOTICE! Bidders are responsible for delivering their bids to the Purchasing Department on the 4th Floor of the Hall County Government Center before 2:00 P.M. on the due date provided. Bids delivered to the lobby area, receptionist or the mail room may be delayed and thus may not be evaluated if arriving after 2:00 P.M.

If you desire to submit a "NO BID", response then please indicate by checking here:

_____ No Bid.

Please list reason for no bid below.
