

THE HOUSING AUTHORITY OF THE CITY OF THOMASTON
574 Triune Avenue
Thomaston, GA 30286

will receive bids for furnishing all labor, materials, equipment, and services required for:

INTERIOR RENOVATION OF DEVELOPMENT GA247001
CAPITAL FUND PROGRAM (CFP) PROJECT GA06P247501-22, 23 & 24
THOMASTON, GEORGIA

Sealed bids shall be received until **11:00 A.M.** Legally Prevailing Time, on **December 5, 2024** at the offices of the Owner. At that time all bids received will be publicly opened and read aloud. Proposals submitted by mail should be addressed to the Owner at the address set out above and plainly marked as indicated in the "Instructions to Bidders." All proposals submitted by mail will be collected at the above mentioned mailing address at 10:00 A.M. Legally Prevailing Time, on the day mentioned above and taken to the offices of the Owner. There they will be opened.

Information on this project may be obtained from the Architect's web site at www.brr-architects.com. The work for the above referenced project consists of, but is not limited to, the work herein described as follows:

On **November 18, 2024** at **11:00 AM** Legally Prevailing Time, a **MANDATORY** pre-bid conference for all general contractors will be conducted at the above offices of the Owner. Subcontractors, material suppliers and other interested parties may attend. The purpose of the conference is to review the project, the bidding requirements, to answer any questions and to give all bidders an opportunity to visit the sites and verify existing conditions. All bidders must attend this conference.

The work for the above referenced project consists of, but is not limited to:

1. Development GA247001: Work shall be performed to include renovation of Thirty-six (36) dwelling units as follows:
 - a. Work shall be performed in phases under one (1) general construction contract with twelve (12) dwelling units initially released to the General Contractor. Lead based paint and asbestos contaminated materials are suspected; the Owner shall perform lead and asbestos surveys to confirm presence or absence of such materials. Dwelling unit renovation in subsequent construction contracts will be performed under separate Delivery Orders and Construction Contracts as CFP funds become available.
 - i. Dwelling Unit renovation shall generally include:
 - 1) Upgrade electrical system to meet current code; replace all fixtures and devices.
 - 2) Replace furnaces and air conditioners, replace all registers and grills; clean and reuse existing ductwork.
 - 3) Replace plumbing fixtures; replace drain, waste, and vent piping; replace supply water piping.
 - 4) Replace all kitchen and bathroom cabinetry.
 - 5) Replace all flooring.
 - 6) Replace all bath accessories.
 - 7) Replace interior doors and hardware.
 - 8) Replace all gypsum board at walls and ceilings.
 - 9) Replace all trim and woodwork
 - 10) Replace exterior doors and screen doors.
 - 11) Replace windows and security screens.
 - 12) Replace all attic and wall insulation
 - 13) New interior paint

Electronic copies of all Bid Documents, including Drawings and Specifications may be obtained by prime contractors, subcontractors, or material suppliers, from the Architects website at biddoc@brr-architects.com . Prime Contractors wishing to submit a bid are requested to provide the Architect with a company name, street address, telephone number and a current E-mail address where addenda may be forwarded, to biddoc@brr-architects.com.

For construction and equipment contracts exceeding \$25,000 a bid guarantee equal to not less than 5% of the bid amount,

and complying with the requirements of Clause 9 of form HUD-5369, "Instructions to Bidders for Contracts - Public and Indian Housing Programs" as modified by the "Supplementary Instructions to Bidders" (both of which are contained in the Project Manual), shall be submitted with each bid. Bid Bonds must be executed on the form included in the Project Manual. The successful bidder will be required to furnish and pay for satisfactory assurance of contract completion in accordance with Clause 10 of the above referenced form HUD-5369 as modified.

Attention is called to the fact that not less than the minimum salaries and wages as set forth in the "General Conditions of the Contract for Construction - Public and Indian Housing" (form HUD-5370), "Supplementary General Conditions," and Section "Wage Determination" (all contained within the Project Manual), must be paid on this Project. All contractors shall provide Equal Opportunity Employment.

No bids may be withdrawn for a period of sixty (60) days subsequent to the opening of bids without the consent of the Owner.

The Owner reserves the right to reject any or all bids and to waive any informalities in the bidding.

THE HOUSING AUTHORITY OF THE CITY OF THOMASTON

Mrs. Patricia A. Allen
CEO

Date: November 1, 2024

END OF DOCUMENT 001100