

SECTION 001100 – INVITATION TO BID

THE HOUSING AUTHORITY OF THE CITY OF LOUISVILLE
570 Wallace Street; P.O. Box 628
Waynesboro, Georgia 30830

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

Renovation of Development GA06P157001 & 002
Multiple Capital Fund Projects
Louisville, Georgia

Sealed bids shall be received until **10:00 A.M.**, Legally Prevailing Time, on **April 7, 2026** 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 **9:00 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:

Development GA06P157001 including two (2) apartments in (2) different buildings at two different sites: Removal of interior doors and hardware leaving frames and hinges for metal door frame locations, removal of interior doors, frames, and hardware for doors in 2X wall framed locations; removal of exterior door hardware, removal of screen door and hardware; removal of all cabinetry; removal of indicated wall framing and finishes, removal of all flooring finishes, and removal of indicated ceiling finishes; removal of attic insulation; removal of plumbing fixtures; removal of electrical service, devices and fixtures, and select wiring. Provide new attic separation walls; provide new interior doors and hardware, and select frames; provide new exterior door hardware, provide new screen door and hardware; provide new wall finishes as indicated; provide new ceiling finishes as indicated; provide all new floor finishes; provide new attic insulation, provide new plumbing fixtures ; provide new heating registers; and provide new electrical service, devices and fixtures, and select wiring.

Development GA06P157002 including one (1) apartment in (1) building at one site: Removal of interior and exterior doors, frames and hardware; removal of screen doors; frames and hardware; removal of shelving and closet rods; removal of all cabinetry; removal of all wall, ceiling, and floor finishes; removal of wall and attic insulation, removal of plumbing fixtures; removal of heating registers; and removal of electrical service, wiring, devices and fixtures. Provide new attic separation walls; provide new interior and exterior doors, frames and hardware; provide new wall, ceiling, and floor finishes; provide new wall and attic insulation, provide new plumbing fixtures; provide new heating registers; and provide new electrical service, wiring, devices and fixtures.

Proposed forms of Bidding Documents, including Drawings and Specifications, are on file at the office of the Architect:

Bradfield, Richards, Rhodes & Associates, Architects, Inc.
211 Perimeter Center Parkway; Suite 1070
Atlanta, Georgia 30346
Phone: (678) 990-5656

and the Owner.

Copies of the documents may be obtained by prime contractors, subcontractors, or material suppliers, from the Architect. Sets of documents may be obtained for a **NON-REFUNDABLE CHARGE** of \$ 130 per set. The

document charge shall be submitted in the form of a Company Check, Certified Check, Cashier's Check or Money Order made payable to the Architect. Checks shall be drawn on a financial institution insured by the Federal Deposit Insurance Corporation (FDIC). No documents will be issued by the Architect until the document charge has been received and no partial sets will be issued. To allow for reproduction and delivery, anyone desiring to pick up a set of bid documents from the Architect's office must call Architect's office a minimum of 24 hours in advance to place the order. Requests for documents shall be accompanied by a street address, telephone number and shall identify the purchaser as a prime contractor, subcontractor, or material supplier. Also, provide the current E-mail address where addenda may be forwarded.

Electronic copies of all Bid Documents, including Drawings and Specifications may be obtained by prime contractors, subcontractors, or material suppliers, from the Architect at the email address 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 LOUISVILLE

Brent Meeks, Executive Director

Date: **March 2, 2026**

END OF SECTION 001100