

## REQUEST FOR PROPOSALS - PICKENS COUNTY COURTHOUSE

Robert P. Jones, Sole Commissioner of Pickens County (the "Owner"), pursuant to the provisions of O.C.G.A. § 36-91-1, et. seq., herein seeks competitive proposals from general contractors for the construction of a Judicial Center Addition and Renovation of the Existing Courthouse located at the Existing Courthouse, 50 North Main Street, Jasper, Georgia 30143 (The "Project").

The requirements for construction of the Project, and the duties and responsibilities of the contractor whose Proposal is accepted, are set forth in the Contract Documents which include the Instructions to Proposers; Contract for Construction and Incorporated General Conditions (the "Contract"); supplementary and other conditions; the drawings; the specifications; and, any addenda issued by the Architect. Contractors interested in submitting Proposals must obtain copies of the Contract Documents by contacting the Project Architect, JKH Architects, 121 West Crawford Street, Dalton, GA 30720, 706-278-4242. A non-refundable price in the amount of \$300.00 is required for each set of the Contract Documents. Payment must be made by company check, treasurer's check, or cashier's check, issued by a responsible bank or trust company, payable to the Architect. Any contractor submitting a Proposal must procure a complete set of the Contract Documents from the Project Architect. Contractor's not receiving Contract Documents from the Architect will not be considered. The Architect will also make available the Proposal Form as well as the Contractor's Qualification Statement which must be fully completed and submitted with any Proposal. The Contract Documents require, among other things, the furnishing of all materials, labor and equipment for construction of the Project. The Commissioner reserves the right to make available other relevant documents or information concerning the Project.

Any Proposal submitted in response to this Request should comply strictly with all requirements set forth in the Instructions to Proposers. Any such Proposal must contain the completed Proposal Form setting forth the contractor's proposed lump sum contract price for full and complete construction of the Project in conformity with all requirements of the Contract Documents. Any Proposal must include a fully executed Bid Bond in the amount of five percent (5%) of the proposed lump sum contract price (exclusive of any alternates and unit prices) in the form required by the Instructions to Proposers. As noted above, any contractor submitting a Proposal must also complete and submit the required Contractor's Qualification Statement and Questionnaire. For any work requiring a specialty or professional license, only licensed subcontractors may be submitted for consideration. If a contractor desires to substitute a proposed subcontractor for one originally submitted with its Proposal, it must notify the Architect in writing on or before the date established at the pre-proposal meeting for receipt of such notice. EXCEPT AS PROVIDED HEREIN, NO SUBSTITUTION OF SUBCONTRACTORS IS ALLOWED, AND IN THE EVENT OF ANY ATTEMPTED SUBSTITUTION AFTER THE DATE DESIGNATED AT THE PRE-PROPOSAL MEETING, THE COMMISSIONER MAY, IN HIS SOLE DISCRETION, DISQUALIFY ANY PROPOSAL FROM CONSIDERATION OR CANCEL ANY CONTRACT AWARDED TO ANY SUCH CONTRACTOR. See Instructions to Proposers for the date contractor will submit their subcontractor listing.

A mandatory Pre-Proposal Conference will be held at the Pickens County Administrative Center located at The Pickens County Administration Center, 1266 East Church Street, Jasper, Georgia 30143 on February 17, 2012 at 1:00 PM local time.

In evaluating Proposals, the Owner may seek additional information from any contractor concerning such contractor's Proposal or its proposed subcontractors' qualifications to construct the Project. The Commissioner intends to award the construction contract to the responsible and responsive contractor whose Proposal is determined in writing to be the most advantageous to the Owner, taking into consideration the following evaluation factors which are listed in their order of relative importance:

- (A) The reputation of the contractor for integrity.
- (B) The contractor's prior experience in constructing similar projects on schedule and within budget including at least two projects comparable in size and scope to this Project. (Include both Historic preservation and New Judicial Center Projects only)
- (C) The contractor's proposed lump sum contract price for full and complete construction of the Project in conformity with all requirements of the Contract Documents.
- (D) The qualifications and experience of those personnel whom the contractor will assign to the Project.
- (E) The qualifications, experience, and reputation of the proposed subcontractors.
- (F) The contractor's history of successfully constructing projects without unnecessary contractual disputes, claims, arbitration or litigation.
- (G) The completeness and accuracy of the proposal.
- (H) Incorporation of local suppliers, vendors and subcontractors into the construction team.

Proposals submitted for this project are subject to all construction related procurement requirements contained in the contract documents. All Proposals must be on bid form provided by the architect, have all attachments required in Section 00020 - "Instructions to Proposers", properly signed, and submitted in a sealed envelope. Proposals must be received at the Commissioner's Office at The Pickens County Administration Center, 1266 East Church Street, Jasper, Georgia 30143 no later than 2:00 p.m. on the February 28, 2012. A total of 5 proposals in bound notebooks are required. The Commissioner will receive such Proposals at such time and place. Proposals received after said time will not be accepted. At the discretion of the Commissioner, and in conformity with the applicable provisions of Georgia Law, the Commissioner may afford contractors an opportunity for subsequent discussion, negotiation, and revision of Proposals. The Owner reserves the right to reject any or all Proposals and to waive any technicalities or formalities.

Pursuant to the provisions of O.C.G.A. § 36-91-1; et. seq., the owner will complete the review and evaluation of all proposals and publicly announce the award upon completion of the evaluation. All records will become public record documents and made available at that time. Any Proposal submitted in response to this Request shall remain open for acceptance by the Owner, and same shall be honored by the contractor, for a period of sixty (60) days from the date set forth hereinabove for the receipt of Proposals.

Any questions or comments concerning this Request for Proposals should be addressed in writing to the Architect at the address set forth hereinabove.

Robert P. Jones, Sole Commissioner  
Pickens County, Georgia

26 JAN 2012