



08/20/2025

TO: All Potential Bidders

SUBJECT: 115, 121, and 123 N. Front Street Renovations

Bid Ref. #25-065

Bid Opening Date & Time: August 28, 2025 @ 2:30 p.m. **UPDATED DATE**

ADDENDUM NO. 8

The items contained in this addendum are added to and/or deleted from and become part of the Bid Documents, Project Manual, Drawings and other proposal documents for the above-referenced Invitation to Bid. Bidders **must acknowledge receipt** of the Addendum on the Bid Form and also on the Addendum Acknowledgement Form, which is a required Appendix to the Bid Form, when the bids are submitted.

DELETE

Bids will be received until 2:30 PM on Thursday, August 21, 2025.

ADD

Bids will be received until 2:30 PM on Thursday, August 28, 2025.

End of Addendum 8

Ricky Gladney
Ricky Gladney, Buyer

CC: Lequrica Gaskins, ADICA Director
Don Gray, City of Albany Facilities Director
Tripp Swilley, City of Albany Facilities Deputy Director
David Maschke, Architect
All Design Team Project Engineers
All Known Bidders

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8/18/2025

TO: All Potential Bidders

SUBJECT: 115, 121, and 123 N. Front Street Renovations

Bid Ref. #25-065

Bid Opening Date & Time: August 21, 2025 @ 2:30 p.m.

ADDENDUM NO. 7

The items contained in this addendum are added to and/or deleted from and become part of the Bid Documents, Project Manual, Drawings and other proposal documents for the above-referenced Invitation to Bid. Bidders **must acknowledge receipt** of the Addendum on the Bid Form and also on the Addendum Acknowledgement Form, which is a required Appendix to the Bid Form, when the bids are submitted.

PROJECT MANUAL:

ITEM 7-1: 115, 121, 123 N. Front Street Renovations

A. SECTION 10800 TOILET AND CUSTODIAL ACCESSORIES

1. Page 10800-5, 3.b. Paper Towel Dispenser (PTD)
 - i. At sub-paragraph iv. Product, sub-sub-paragraph b,
 1. **DELETE**: "No substitutions."
 2. **ADD**: "Equal products by ASI, Bobrick, or Bradley are acceptable."

DRAWINGS:

ARCHITECTURAL DRAWINGS:

Item 7-2: 115 N. Front Street Project, Sheet A5.1 INTERIOR SLAB DETAILS, MISCELLANEOUS

- A. DELETE:** Detail D INTERIOR EXISTING SLAB/NEW SLAB BUTT JOINT (BJ).

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Item 7-3: 121 N. Front Street Project, Sheet A5.1 INTERIOR SLAB, DETAILS, MISCELLANEOUS

- A. At Detail D INTERIOR EXISTING SLAB/NEW SLAB BUTT JOINT (BJ) at Note 6:
 - a. **CHANGE:** Note 6 to read: "3/8" OR 1/2" DIAMETER X10" L SMOOTH ROD AT 24" OC. NOTE: ENDS SHALL BE CUT SMOOTH, NO DEFORMATION OR BURRS."

Item 7-4: 121 N. Front Street Project, Sheet A5.1 INTERIOR SLAB, DETAILS, MISCELLANEOUS

- A. At 121 N. Front Street NEW SLAB PLAN for trenching requirements at existing slab, see Addendum 6, Item 6-15, Question 2 (Q2).

PLUMBING & MECHANICAL DRAWINGS:

Item 7-5: 115 N. Front Street Project, Sheets SP3 & SP4 SPECIFICATIONS

- A. At Section 15400 Plumbing
 - a. Sheet SP4, at paragraph 2.01.B.1, delete entirely and substitute the following paragraph:

"Above floor domestic water piping shall be Type "L" hard drawn copper tubing with wrought copper or brass fittings. Disinfect all domestic water piping after installation."
 - b. At paragraph 2.01.B.3, Dumpster water piping to dumpster pad, omit entirely.

Item 7-6: 121 N. Front Street Project, Sheets SP3 SPECIFICATIONS

- A. At Section 15400 Plumbing
 - a. At paragraph 2.01.B.1, delete entirely and substitute the following paragraph:

"Above floor domestic water piping shall be Type "L" hard drawn copper tubing with wrought copper or brass fittings. Disinfect all domestic water piping after installation."
 - b. At paragraph 2.01.B.3, Dumpster water piping to dumpster pad, omit entirely.

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Item 7-7: Questions & Answers

Q1: In the plumbing specs for both 115-121 Section 2.01 B-1, it says the water (line) that is exposed is to be K copper in the service dept area, but I do not see a service dept area on the drawings. I see in both units where the water line rises up and is supported off the wall running towards the front of the building, is this exposed piping?

Answer: See Addendum Items 7-5 and 7-6 above.

Q2: In the plumbing specs for both 115-121 Section 2.01 B-3, it says a galvanized water line should go to the dumpster but I do not see that on the drawings anywhere?

Answer: See Addendum Items 7-5 and 7-6 above.

Q3: At Bldg 121 the sanitary line going through the Meeting Room, Sheet P2.1, will we need to include removing the existing floor for that portion of the line? It doesn't appear to be being removed on the drawings?

Answer: The Drawings do not show the required trenching for Plumbing or Electrical items that are to be routed below or in the existing slabs. The Drawings only show existing slabs to be removed and/or new slabs required. See Addendum 6, Item 6-15 Question Q2 for more detailed requirements.

Q4: 115 North Front Street: Per the Drawings, the top of the new floor slab is to be established by the Contractor and the Architect after field elevation shots are taken (see 115, Sheet A5.1, NEW FLOOR PLAN, NOTE Q). How will the new front exterior Entry Ramp length be determined?

Answer: Bidders shall quote the front entry ramp, landing, steps and all associated railings based on Drawings A1.0, A1.1, A1.2 and A1.3. See Sheet A1.1 for horizontal dimensions of ramp, landing, steps and associated railings. The horizontal dimensions shall be field checked against the actual field elevation shots of the top of the new floor slab at Door 100 and the existing concrete sidewalk elevations. If the actual required ramp length and associated ramp railing lengths are 6" longer or more than the dimensions shown on Sheet A1.1, then the cost for the additional length (over 6") shall be adjusted by Change Order, per the General Conditions.

Q5: 123 North Front Street: Per the Drawings, after the top of the existing floor slab and field elevation shots are taken (see 123, Sheet A1.0, EXISTING PLAN/DEMOLITION PLAN, NOTE 8), how will the new front exterior Entry Ramp length be determined?

Answer: Bidders shall quote the front entry ramp, landing, steps and all associated railings based on Drawings A1.0, A.2.0, A3.0 and A4.0. NOTE: On Sheet A1.0, the ALTERNATE PLAN SOUTH END in the lower left-hand corner of the Sheet was deleted by prior Addendum 6, Item 6-12. See Sheet A2.0 for horizontal dimensions of ramp, landing, steps and associated railings. The horizontal dimensions shall be field checked against the actual field elevation shots of the top of the existing floor slab at the front doors and

FINANCE

the existing concrete sidewalk elevations. The Contractor and Architect shall review the Elevation Shots and the ramp and associated railing lengths determined/confirmed. If the actual required ramp length and associated ramp railing lengths are 6" longer or more than the dimensions shown on Sheet A2.0, then the cost for the additional length (over 6") shall be adjusted by Change Order, per the General Conditions.

End of Addendum 7

Ricky Gladney
Ricky Gladney, Buyer

Attachments: None

https://www.dropbox.com/scl/fo/l0r3zgsylhh5zuosihud1/AMIt_Xw94LYYqv5SvcStSzA?rlkey=lky42408oqlgaarcqvgbjcsqb&st=nhehu73n&dl=0

CC: Lequrica Gaskins, ADICA Director
Don Gray, City of Albany Facilities Director
Tripp Swilley, City of Albany Facilities Deputy Director
David Maschke, Architect
All Design Team Project Engineers
All Known Bidders

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8/18/2025

TO: All Potential Bidders

SUBJECT: 115, 121, and 123 N. Front Street Renovations

Bid Ref. #25-065

Bid Opening Date & Time: August 21, 2025 @ 2:30 p.m.

ADDENDUM NO. 6

The items contained in this addendum are added to and/or deleted from and become part of the Bid Documents, Project Manual, Drawings and other proposal documents for the above-referenced Invitation to Bid. Bidders **must acknowledge receipt** of the Addendum on the Bid Form and also on the Addendum Acknowledgement Form, which is a required Appendix to the Bid Form, when the bids are submitted.

PROJECT MANUAL:

ITEM 6-1: 115, 121, 123 N. Front Street Renovations

A. ADD: SECTION 06190 WOOD ROOF TRUSSES (121 Only)

1. This new additional specification section (attached) applies only to the 121 North Front Street Renovation Project.

DRAWINGS:

ARCHITECTURAL DRAWINGS:

Item 6-2: 115 N. Front Street Project, Sheet C COVER

- A. At boxed CODE ANALYSIS, APPLICABLE REGULATORY CODES, **ADD:** New Note 11.
- B. At LIST OF DRAWINGS, ARCHITECTURAL: **ADD:** Revisions to List of Drawings.

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Item 6-3: 115 N. Front Street Project, Sheet A4.0 FINISH SCHEDULE, BUILDING INSULATION SCHEDULE, PARTIAL LARGE-SCALE PLAN

- A. At FINISH SCHEDULE, Space 101 Sales Floor **ADD:** Remark "15"
- B. At FINISH SCHEDULE, Space 105 Restroom Unisex H/C **ADD:** Remark "14"
- C. At FINISH SCHEDULE, REMARKS NUMBERED NOTES: **ADD:** NOTES 14 and 15.

Item 6-4: 115 N. Front Street Project, Sheet A6.0 EXISTING ROOF TRUSSES, NOTES

- A. **ADD:** Sheet A6.0.

Item 6-5: 115 N. Front Street Project, Sheet A6.1 TRUSS REPAIRS, DETAILS

- A. **ADD:** Sheet A6.1.

Item 6-6: 121 N. Front Street Project, Sheet C COVER

- A. At boxed CODE ANALYSIS, APPLICABLE REGULATORY CODES, **ADD:** New Note 11.
- B. At LIST OF DRAWINGS, ARCHITECTURAL: **ADD:** Revisions to List of Drawings.

Item 6-7: 121 N. Front Street Project, Sheet A2.0 EXISTING FLOOR PLAN and A2.1 DEMOLITION FLOOR PLAN, DEMOLITION NOTES

- A. Following the rains last week, puddles were found in six locations in 121. See the "Known Roof Leak Legend" in the lower left-hand corner of each sheet. Two "Small" puddles were found in Conference Room 105, one "Medium" puddle was found in Lobby 101 and 1 "Small", 1 "Medium" and 1 "Large" puddle were found in Meeting Room 108. See the attached updated Sheets A2.0 and A2.1 for locations of the six puddles.

Item 6-8: 121 N. Front Street Project, Sheet A4.0 FINISH SCHEDULE, BUILDING INSULATION SCHEDULE, PARTIAL LARGE-SCALE PLANS

- A. At FINISH SCHEDULE, Space 103 Restroom Unisex H/C **ADD:** Remark "14"
- B. At FINISH SCHEDULE, Space 104 Restroom Unisex **ADD:** Remark "15"
- C. At FINISH SCHEDULE, Space 111 Catering Kitchen **ADD:** Remark "16"
- D. At FINISH SCHEDULE, REMARKS NUMBERED NOTES: **ADD:** NOTES 14, 15 and 16.
- E. At 1/A4.0 LARGE-SCALE PLAN **ADD:**
 - a. At Exit Hall 109 **ADD:** "Up 3 EQ R." and Stair Direction Arrow.

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- b. **ADD:** Concrete infill slab where existing ramp is to be removed. Also see Addendum Item 6-9, 121 Sheet A5.1.

Item 6-9: 121 N. Front Street Project, Sheet A5.1 INTERIOR SLAB DETAILS, SLAB PLAN

- A. At NEW SLAB PLAN **ADD:**
 - a. Slab Revision in Meeting Room 108
 - b. Slab Revisions in Conference Room 105, Storage 106 and AV Storage 107.
 - c. At NEW SLAB GENERAL NOTES, **ADD** Note "R."

Item 6-10: 121 N. Front Street Project, Sheet A6.0 NEW ROOF TRUSSES, DETAILS

- A. **ADD:** Sheet A6.0.

Item 6-11: 121 N. Front Street Project, Sheet A6.1 HIGH WALL SECTION, TRUSS DETAILS

- A. **ADD:** Sheet A6.1.

Item 6-12: 123 N. Front Street Project, Sheet A1.0 EXISTING SIDEWALK/DEMOLITION PLAN, RENOVATION/NEW ENTRY PLAN

- A. In the lower left-hand corner of Sheet A1.0, **DELETE** the Drawing and associated Notes entitled "ALTERNATE PLAN: SOUTH END".

PLUMBING & MECHANICAL DRAWINGS:

Item 6-13: 115 N. Front Street Project

A. Sheet P2.1

- 1. At Numbered Notes – Plumbing, note 12 (NOTE: Also see Addendum 4, Item 4-3, Questions Q6 and Q7).
 - a. Replace with the following:

"NEW WATER METER, 20.0 GPM DEMAND. METER AND TAP CONNECTION TO BE PROVIDED AND INSTALLED BY THE CITY. THE CONTRACTOR IS RESPONSIBLE FOR METER COST AND ALL COSTS ASSOCIATED WITH TAP AND INSTALLATION. CONTACT CITY OF ALBANY, GEORGIA UTILITIES DEPARTMENT FOR INFORMATION ON FEES."

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2. At sanitary sewer plan, at indicated sewer connection points outside building, add the following note:

“SEWER TAPS SHALL BE PROVIDED AND INSTALLED BY THE CITY. CONTRACTOR IS RESPONSIBLE FOR SEWER TAP COSTS AND ALL COSTS ASSOCIATED WITH TAP AND INSTALLATION. CONTACT CITY OF ALBANY, GEORGIA UTILITIES DEPARTMENT FOR INFORMATION ON FEES.”

B. Sheet P4.1

1. At Plumbing Fixture Schedule

- a. At fixture P2, add note as follows:

“LAV SHIELD SHALL BE CUSTOM SELECTED TO PROPERLY FIT ASSOCIATED LAVATORY.”

C. Sheet M2.1

1. At Keyed Notes-HVAC

- a. Add note 31 as follows:

“31. CONDENSATE DRY WELL. COORDINATE WITH ARCHITECT FOR FINAL LOCATION.”

D. Sheet M2.2

1. At HVAC Piping Plan, add the following note:

“ALL REFRIGERANT PIPING SHALL BE ACR HARD DRAWN COPPER WITH BRAZED JOINTS EXCEPT AT EQUIPMENT CONNECTIONS. CONNECTIONS TO AHU AND HP UNITS SHALL BE FLARED FITTINGS PER EQUIPMENT MANUFACTURER REQUIREMENTS. COORDINATE WITH SPECIFICATION SECTION 15030.”

E. Sheet M4.2

1. At Indoor Unit Schedule

- a. At note 6, change the words “blue diamond maxiblue X87 pump” to the following:

“ASPEN MINI CONDENSATE PUMP.”

F. Sheet M4.3

1. At Indoor Unit Schedule

- a. At note 5, change the words “blue diamond maxiblue X87 pump” to the following:

“ASPEN MINI CONDENSATE PUMP.”

G. Sheets SP1 and SP2

1. At Section 15030 Refrigerant Piping and Condensate Drains

- a. At paragraph 2.05, add the following sub-paragraph:

F I N A N C E

“F. PROVIDE PRE-INSULATED BALL VALVES FOR ISOLATION, AT EACH BRANCH RUN OF PIPING TO EACH AHU.”

b. At paragraph 3.03, sub-paragraph O:

Change Division numbers 23 and 26 to 15 and 16 respectively.

c. At paragraph 3.03, sub-paragraph S:

Omit sub-paragraphs 1, 2 and 3 completely and add the following:

“CHARGE SYSTEM PER ASSOCIATED MANUFACTURER REQUIREMENTS.”

d. At paragraph 3.08:

Omit sub-paragraphs B-H and add sentence as follows to sub-paragraph A:

“AND ACCORDING TO EQUIPMENT MANUFACTURER’S REQUIREMENTS.”

e. At paragraph 3.9, sub-paragraph A: Omit entirely and add the following:

“ADJUST SYSTEM PER MANUFACTURER’S REQUIREMENTS”

H. Sheet SP2

1. At Section 15260 Piping Insulation

a. At paragraph 3.2, sub-paragraphs M, N & P: Omit entirely

I. Sheet SP3

1. At Section 15290 Ductwork Insulation

a. At paragraph 2.6, sub-paragraph A, change the word “insulation” to Liner”

b. At paragraph 3.2, sub-paragraph F:

At description for extent of liner in Supply and Return Ducts, Change the words “15 feet minimum from unit” to “AS INDICATED ON DRAWINGS.”

c. At paragraph 3.4, sub-paragraph A, Item 2:

Omit the words “Rigid Fiberglass Ductwork Insulation” and add the following words to indicate type of insulation used for exposed ducts and plenums:

“RECTANGULAR DUCTS SHALL BE LINED INTERNALLY ONLY AS DESCRIBED”

d. At paragraph 3.4, sub-paragraph A, Item 4:

Omit entirely and add the following words:

“STANDARD DUCT LINER SHALL BE INSTALLED IN DUCTS FROM 24” INSIDE BUILDING ENVELOPE TO EXTENT INDICATED ON DRAWINGS”

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J. Sheet SP4

1. At Section 15800 Ductwork

Omit entirely and substitute attached Section 15800 DUCTWORK.

K. Sheet SP7

1. At Section 15870 Packaged Dedicated Outside Air (DOAS) Unit

- a. At paragraph 2.01.A, Manufacturers, add the following manufacturer as approved equivalent:

“TRANE HORIZON”

Item 6-14: 121 N. Front Street Project

A. Sheet P2.1

3. At Numbered Notes – Plumbing, note 13 (NOTE: Also see Addendum 4, Item 4-3, Questions Q6 and Q7).

- b. Replace with the following:

“NEW WATER METER, 21.5 GPM DEMAND. METER AND TAP CONNECTION TO BE PROVIDED AND INSTALLED BY THE CITY. THE CONTRACTOR IS RESPONSIBLE FOR METER COST AND ALL COSTS ASSOCIATED WITH TAP AND INSTALLATION. CONTACT CITY OF ALBANY, GEORGIA UTILITIES DEPARTMENT FOR INFORMATION ON FEES.”

4. At sanitary sewer plan, at boxed note referencing sewer connection, add the following note:

“SEWER TAPS SHALL BE PROVIDED AND INSTALLED BY THE CITY. CONTRACTOR IS RESPONSIBLE FOR SEWER TAP COSTS AND ALL COSTS ASSOCIATED WITH TAP AND INSTALLATION. CONTACT CITY OF ALBANY, GEORGIA UTILITIES DEPARTMENT FOR INFORMATION ON FEES.”

B. Sheet P4.1

2. At Plumbing Fixture Schedule

- b. At fixtures P2 & P3, add note to as follows:

“LAV SHIELD SHALL BE CUSTOM SELECTED TO PROPERLY FIT ASSOCIATED LAVATORY.”

C. Sheet M2.1

1. At Hvac Plan, at note which states “all supply duct shall be double wall spiral UNO”, omit entirely and add the following note:

“Exposed round duct shall be double wall insulated spiral seam construction only. Gauges and fittings shall be in accordance with the SMACNA Duct Construction Standard. Joints in branch

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ducts shall be with interior slip couplings beaded at center, mechanically fastened to ducts and sealed. Joints in all trunk ducts shall be three piece, gasketed, flanged joints consisting of 2 internal flanges, and one external closure band. **All exposed spiral duct shall be galvanized steel finish and will not be painted.**

D. Sheet M2.2

2. At HVAC Piping Plan, add the following note:

“ALL REFRIGERANT PIPING SHALL BE ACR HARD DRAWN COPPER WITH BRAZED JOINTS EXCEPT AT EQUIPMENT CONNECTIONS. CONNECTIONS TO AHU AND HP UNITS SHALL BE FLARED FITTINGS PER EQUIPMENT MANUFACTURER REQUIREMENTS. COORDINATE WITH SPECIFICATION SECTION 15030.”

E. Sheet M4.2

2. At Indoor Unit Schedule

a. At note 5, change the words “blue diamond maxiblu X87 pump” to the following:

“ASPEN MINI CONDENSATE PUMP.”

F. Sheets SP1 and SP2

2. At Section 15030 Refrigerant Piping and Condensate Drains

a. At paragraph 2.05, add the following sub-paragraph:

“F. PROVIDE PRE-INSULATED BALL VALVES FOR ISOLATION, AT EACH BRANCH RUN OF PIPING TO EACH AHU.”

f. At paragraph 3.03, sub-paragraph O:

Change division numbers 23 and 26 to 15 and 16 respectively.

g. At paragraph 3.03, sub-paragraph S:

Omit sub-paragraphs 1, 2 and 3 completely and add the following:

“CHARGE SYSTEM PER ASSOCIATED MANUFACTURER REQUIREMENTS.

h. At paragraph 3.08

Omit sub-paragraphs B-G and add sentence as follows to sub-paragraph A:

“AND PER ASSOCIATED EQUIPMENT MANUF. REQUIREMENTS.”

i. At paragraph 3.9, sub-paragraph A: Omit entirely and add the following paragraph:

“ADJUST SYSTEM PER MANUFACTURER’S REQUIREMENTS”

G. Sheet SP2

2. At Section 15260 Piping Insulation

FINANCE

- a. At paragraph 3.2, sub-paragraphs M, N & P: Omit entirely

H. Sheet SP3

2. At Section 15290 Ductwork Insulation

- a. At paragraph 2.6, sub-paragraph A, change the word “insulation” to Liner”
- b. At paragraph 3.2, sub-paragraph F:

At description for extent of liner in Supply and Return Ducts, Change the words “15 feet minimum from unit” to “AS INDICATED ON DRAWINGS.”

- c. At paragraph 3.4, sub-paragraph A, Item 2:

Omit the words “Rigid Fiberglass Ductwork Insulation” and add the following words to indicate type of insulation used for exposed ducts and plenums:

“RECTANGULAR DUCTS SHALL BE LINED INTERNALLY ONLY AS DESCRIBED”

- d. At paragraph 3.4 sub-paragraph A, Item 4:

Omit entirely and add the following words:

“STANDARD DUCT LINER SHALL BE INSTALLED IN DUCTS FROM 24” INSIDE BUILDING ENVELOPE TO EXTENT INDICATED ON DRAWINGS”

I. Sheet SP4

3. At Section 15800 Ductwork

Omit entirely and substitute attached Section 15800 DUCTWORK.

Item 6-15: Questions & Answers

Q1: Are interior exposed HVAC items or exposed Electrical Lines to be finish painted?

Answer: No, the interior architectural aesthetic shall be "Light Industrial". Exposed Plumbing and Mechanical Items (i.e. insulated pipes, mounting brackets, ductwork, insulated lines, uninsulated lines, etc.) at Spaces where items are surface mounted to brick walls and mounted to exposed structural elements that do not have a dropped ceiling, and Electrical Items (i.e. conduit, mounting brackets, boxes, etc.) are NOT to be finish painted. This is in part why it has been emphasized that coordination and layout of Plumbing, HVAC and Electrical items in each discipline and with other disciplines must be coordinated and items are run straight, neatly, parallel and do not conflict.

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Q2: At 121, where the existing slab is to remain in Meeting Room 108, does the Bidder need to include cutting (trenching) the existing slab for installation of new sub-surface plumbing lines, in-floor electrical boxes and below slab conduits and then pouring back new concrete infill slabs at the trenches?

Answer: Yes. See Sheets P2.1 and E3.1. The Contractor shall coordinate the layout of the required slab trench cuts with the affected trades and the Architect on-site prior to cutting the existing slab. Slab trench cuts shall be minimum widths required to properly install the work. All trenches shall be routed straight and at right angles to the walls. Plumbing and electrical items shall not be in the same trench, but these items may cross at different sub-surface heights.

After items have been installed and checked for proper fall/elevation, backfill trenches with specified fill material, 4"-6" lifts maximum, hand tamp to prevent displacement or breaking of the installed items. Bring compacted fill up to proper sub-grade elevation, install specified vapor barrier, along each cut edge of the existing slab, install 3/8" or 1/2" diameter X 8" L smooth rods at 24" OC (maximum) at mid-depth of the slab edge thickness. Drill holes in edges of existing slab, 4" deep to receive the rods. Pour specified infill concrete, 4" thick minimum, and finish level with existing slab, hard trowel finish. After curing, prep top of concrete infill at trenches and top of existing slab as specified to receive scheduled floor finish.

Q3: In the Project Manual, Section 10520 Fire Extinguishers, applies to 115 and 121. Where and what type fire extinguishers are to be included in 115 and 121?

Answer: Fire extinguishers as specified in Section 10520 shall be types and located as listed below. Coordinate exact locations with the Architect after framing is in place and before gypsum board is installed so that required wood blocking can be installed.

115 N. Front Street:

<u>Space</u>	<u>Type of Extinguisher</u>	<u>Location</u>
<i>Entry 100</i>	<i>WFE</i>	<i>adjacent to Door 100</i>
<i>Storage 104</i>	<i>WFES</i>	<i>adjacent to Door 104</i>
<i>Rear Entry/Exit 107</i>	<i>WFE</i>	<i>adjacent to Door 107</i>

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121 N. Front Street:

<i><u>Space</u></i>	<i><u>Type of Extinguisher</u></i>	<i><u>Location</u></i>
<i>Entry 100</i>	<i>WFE</i>	<i>adjacent to Door 100</i>
<i>Conference Room 105</i>	<i>WFE</i>	<i>adjacent to Door 105</i>
<i>Meeting Room 108</i>	<i>WFE</i>	<i>adjacent to Door 108</i>
<i>Meeting Room 108</i>	<i>WFE</i>	<i>adjacent to Door 109</i>
<i>Catering Kitchen 111</i>	<i>WFE</i>	<i>adjacent to Door 111</i>
<i>Custodian 110</i>	<i>WFES</i>	<i>adjacent to Door 110</i>
<i>Exit Hall 109</i>	<i>WFE</i>	<i>adjacent to Door 109A</i>

End of Addendum 6

Ricky Gladney
Ricky Gladney, Buyer

Attachments:

- 6-1: 121 Specification Section 06190 WOOD ROOF TRUSSES (at 121 only)
- 6-2: 115 COVER SHEET
- 6-3: 115 Sheet A4.0 FINISH SCHEDULE, BUILDING INSULATION SCHEDULE, PARTIAL LARGE-SCALE PLAN
- 6-4: 115 Sheet A6.0 EXISTING ROOF TRUSSES, NOTES
- 6-5: 115 Sheet A6.1 TRUSS REPAIRS, DETAILS
- 6-6: 121 COVER SHEET
- 6-7: 121 Sheet A2.0 EXISTING FLOOR PLAN
- 6-7: 121 Sheet A2.1 DEMOLITION FLOOR PLAN
- 6-8: 121 Sheet A4.0 FINISH SCHEDULE, BUILDING INSULATION SCHEDULE, PARTIAL LARGE-SCALE PLANS
- 6-9: 121 Sheet A5.1 INTERIOR SLAB DETAILS, SLAB PLAN
- 6-10: 121 Sheet A6.0 NEW ROOF TRUSSES, DETAILS
- 6-11: 121 Sheet A6.1 HIGH WALL SECTION, TRUSS DETAILS
- 6-13: 115 SP4 Specification Section 15800 DUCTWORK
- 6-14: 121 SP4 Specification Section 15800 DUCTWORK

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CC: Lequrica Gaskins, ADICA Director
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TO: All Potential Bidders

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Bid Ref. #25-065

Bid Opening Date & Time: August 21, 2025 @ 2:30 p.m. **UPDATED DATE**

ADDENDUM NO. 5

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DELETE

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The deadline for questions is Friday, August 1, 2025, at 2:30 PM.**

ADD

**Bids will be received until 2:30 PM on Thursday, August 21, 2025.
The deadline for questions is Thursday, August 14, 2025, at 2:30 PM.**

End of Addendum 5

Ricky Gladney
Ricky Gladney, Buyer

CC: Lequrica Gaskins, ADICA Director
Don Gray, City of Albany Facilities Director
Tripp Swilley, City of Albany Facilities Deputy Director
David Maschke, Architect
All Design Team Project Engineers
All Known Bidders

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8/4/2025

TO: All Potential Bidders

SUBJECT: 115, 121, and 123 N. Front Street Renovations

Bid Ref. #25-065

Bid Opening Date & Time: August 13, 2025 @ 2:30 p.m.

ADDENDUM NO. 4

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PROJECT MANUAL:

ITEM 4-1: 115, 121, 123 N. Front Street Renovations

A. DOCUMENT 00011, INVITATION TO BID (SUPPLEMENT)

1. Page 00011-2, Paragraph D:

Delete the last sentence in Paragraph D which reads:

"Only amendments to the submitted offer will be permitted if received in writing prior to Bid Closing and if endorsed by the same party or parties who signed and sealed the offer."

ITEM 4-2: 115, 121, 123 N. Front Street Renovations

A. DOCUMENT 00100, INSTRUCTIONS TO BIDDERS

1. Page 00100-2, Paragraph 2.01 Bid Submission:

Delete Paragraph D entirely.

FINANCE

Item 4-3: Questions & Answers

Q1: The Invitation to Bid dated June 30, 2025 states that the Bid shall be lump sum. During the Pre-Bid Conference it was stated that the price for each project should be submitted separately.

Answer: As reviewed at the Pre-Bid Conference (conducted on July 9, 2025), the 115 and 121 projects are being bid concurrently in the 25-065 Bid Package. Bidders may bid only the 115 project or only the 121 project or both projects.

See Document 00310 Bid Form. Page 00310-1, top of page, it requires the Bidder to check boxes indicating if the Bid is only for 115, only for 121 or if the Bidder is bidding on 115 and 121 (separate Lump Sum Bids required).

See Bid Form page 00310-3 for bid on 115. See Bid Form page 00310-4 top of page for bid on 121. See Bid Form page 00310-4 bottom, if Bidder is bidding on both 115 and 121 and, if awarded both projects, if the Bidder is offering a discount.

NOTE: Bid Bond(s) must be submitted for each project that is bid on.

Q2: Can the Bid Price be written on the envelope with additions and/or deductions on Bid Date as a last minute change before the bids are turned in?

Answer: No.

Q3: Special Instructions Document, Page 5 of 5, Item 33, Bid Submittals and Document 00310 Bid Form, Page 00310-6, Article 6.00:

- a. These require a Sub-Contractors List for each project, 115 and 121 be submitted with the Bid(s). It is not feasible to complete this List accurately and completely by Bid Time. We have recently seen other local, public entities allow submission by 5:00 PM on the day of the Bid. Can the Sub-Contractors List(s) be submitted by 5:00 PM on the day of the Bid?**

Answer: Yes, request granted. Each General Contract Bidder may submit the completed Sub-Contractors List with their Bid on each project they bid on OR submit the required completed Sub-Contractors List electronically by not later than 4:59 on the Bid Date. If submitting the completed Sub-Contractors List electronically, submit it to: rgladney@albanyga.gov and davidm@maschke.com.

- b. Are bidding General Contractors required to bid on both 115 and 121?**

Answer: See response to Question 1 above.

FINANCE

Q4: Are there any special inspections or testing requirements on these projects? If so, we assume the Owner will engage the testing agency.

Answer: The Owner will engage the testing agency or others for Special Inspections and Materials Testing (i.e. concrete). If tests fail, then the Contractor shall pay Owner's testing agency for all costs of retests to achieve passing results.

The Contractor shall be responsible to coordinate, call for and pay for floor slab hardness and moisture tests required in advance of floor sealer application as specified in Section 09900, Painting, page 09900-14, Paragraph 3.05 Preparation, Application of Floor Sealer, Sub-Paragraph A.

Q5: Are Building Permit (costs) to be included in the bid? .

Answer: Yes.

Q6: Are any new water meter costs to be included in the bid?

Answer: Yes.

Q7: Will the City require sanitary tap fees for new connections at the alley?

Answer: Yes.

Q8: Are building address numbers to be included in each project (115 and 121)?

Answer: Yes, the building address numbers (for 115 and 121) will be included in each project. As each project nears completion, the Architect will provide a written Field Directive specifying and locating the building address numbers for each project.

Each project will have building address numbers installed on the front facade and also on the rear facade. The cost for providing and installing the address numbers will be handled via Change Order with funds to be drawn from the Project Contingency Allowance on each project (See Specification Section 01019, pages 01019-3 and 01019-4, Paragraphs 1.06 and 1.07.

Q9: On 115 and 121, need more specifics on final product of masonry pointing and tucking.

Answer: See Section 04500 Masonry Restoration, Cleaning and Sealing.

On 115, see Sheets A2.0, A2.1, A3.0, Various Details on other Sheets, A9.0 and A9.1.

On 121, see Sheets A2.0, A2.1, A3.0, Various Details on other Sheets, A9.0 and A9.1.

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Q10: 115 N. Front Street. On Drawing A5.1 New Slab Plan (right side of sheet), General Note A states that the entire slab is to be removed. Is the entire 115 existing floor slab to be removed?

Answer: Yes, the entire slab in 115 is to be removed.

Q11: 115 N. Front Street. On Drawing A4.0.1, Details A & B show new concrete being poured over the existing slab. Please clarify.

Answer: Details A & B were not updated as they should have been.

*At Detail A List of Numbered Notes **CHANGE**:*

Note 2 to read: "EXISTING CONCRETE FLOOR SLAB TO BE COMPLETELY REMOVED."

Note 3 to read: "TOP OF NEW CONCRETE FLOOR SLAB. SEE SHEET A5.1 NEW SLAB PLAN."

*At Detail B list of numbered notes **CHANGE**:*

Note 1 to read: "EXISTING CONCRETE FLOOR SLAB TO BE COMPLETELY REMOVED."

Note 2 to read: "TOP OF NEW CONCRETE FLOOR SLAB. SEE SHEET A5.1 NEW SLAB PLAN."

Q12: What is to be done to the existing exposed wood ceilings (roof deck) in 121?

Answer: The existing roof deck (and roof) are to be repaired as required to correct any roof leaks noted in the Drawings or found by required Contractor inspection. Other deck and structural repairs called for on the Drawings shall be performed as part of the Work Scope. All leak and other repairs shall be completed, tested and approved PRIOR to installation of Foamed-In Place Insulation as specified in Section 07219.

Q13: Need clarity on 121 front facade.

Answer: This was addressed in Addendum No. 2, Items 2-6 and 2-7. See Sheets A9.0 and A9.1.

End of Addendum 4

Ricky Gladney
Ricky Gladney, Buyer

Attachments: None

FINANCE

CC: Lequica Gaskins, ADICA Director
Don Gray, City of Albany Facilities Director
Tripp Swilley, City of Albany Facilities Deputy Director
David Maschke, Architect
All Design Team Project Engineers
All Known Bidders

FINANCE



7/29/2025

TO: All Potential Bidders

SUBJECT: 115, 121, and 123 N. Front Street Renovations

Bid Ref. #25-065

Bid Opening Date & Time: August 13, 2025 @ 2:30 p.m.

ADDENDUM NO. 3

The items contained in this addendum are added to and/or deleted from and become part of the Bid Documents, Project Manual, Drawings and other proposal documents for the above-referenced Invitation to Bid. Bidders **must acknowledge receipt** of the Addendum on the Bid Form and also on the Addendum Acknowledgement Form, which is a required Appendix to the Bid Form, when the bids are submitted.

SITE VISIT

Site visit is to be held on Thursday, July 29, and Friday, August 01, 2025 at 8:30 am. All bidding parties are invited to attend.

End of Addendum 3

Ricky Gladney

Ricky Gladney, Buyer

Attachments:

https://www.dropbox.com/scl/fo/l0r3zgsylhh5zuosihud1/AMIt_Xw94LYYqv5SvcStSzA?rlkey=lky42408oqlgaarcqvbjcsgb&st=nhehu73n&dl=0

CC: Lequrica Gaskins, ADICA Director
Don Gray, City of Albany Facilities Director
Tripp Swilley, City of Albany Facilities Deputy Director
David Maschke, Architect
All Design Team Project Engineers
All Known Bidders

FINANCE



7/24/2025

TO: All Potential Bidders

SUBJECT: 115, 121, and 123 N. Front Street Renovations

Bid Ref. #25-065

Bid Opening Date & Time: August 13, 2025 @ 2:30 p.m. UPDATED DATE

ADDENDUM NO. 2

The items contained in this addendum are added to and/or deleted from and become part of the Bid Documents, Project Manual, Drawings and other proposal documents for the above-referenced Invitation to Bid. Bidders **must acknowledge receipt** of the Addendum on the Bid Form and also on the Addendum Acknowledgement Form, which is a required Appendix to the Bid Form, when the bids are submitted.

PROJECT MANUAL:

ITEM 2-1: 115, 121, 123 N. Front Street Renovations

A. INVITATION TO BID

1. First Paragraph:

Change the Bid Date

From: "2:30 PM on July 30, 2025"

To: "2:30 PM on August 13, 2025"

2. Fifth Paragraph:

Change Deadline for Questions

From: "July 18, 2025 at 2:30 PM"

To: "August 1, 2025 at 2:30 PM"

FINANCE

B. DOCUMENT 00011 - INVITATION TO BID (Supplement)

1. First Paragraph:

Change the Bid Date

From: "until 2:30 PM on Wednesday, July 30, 2025"

To: "until 2:30 PM on Wednesday, August 13, 2025"

2. ARTICLE N - INQUIRIES AND QUESTIONS:

Change the Deadline for Questions

From: "Friday, July 18, 2025 at 2:30 PM"

To: "Friday, August 1, 2025 at 2:30 PM"

C. DOCUMENT 00100 - INSTRUCTIONS TO BIDDERS

1. 2.01 Bid Submission, Sub-Paragraph A:

Change the Bid Date

From: "2:30 PM local time on Wednesday, July 30, 2025"

To: "2:30 PM local time on Wednesday, August 13, 2025"

2. 3.05 Queries/Addenda, Sub-Paragraph B:

Change the Deadline for Questions

From: "Friday, July 18, 2025 at 2:30 PM"

To: "Friday, August 1, 2025 at 2:30 PM"

DRAWINGS:

Item 2-2: 115 N. Front Street Project, Sheet A9.0 ELEVATIONS

- A. **ADD:** Sheet A9.0, ELEVATIONS
- B. Sheet A9.0 for 115 is attached.

Item 2-3: 115 N. Front Street Project, Sheet A9.1 FAÇADE RENOVATION NOTES

- A. **ADD:** New Sheet A9.1, 115 GENERAL FAÇADE RENOVATION NOTES, 115 FRONT (EAST) FAÇADE GENERAL RENOVATION NOTES, 115 SOUTH (ALLEY FACING) FAÇADE GENERAL RENOVATION NOTES, 115 REAR (WEST) FAÇADE GENERAL RENOVATION NOTES
- B. New Sheet A9.1 for 115 is attached.

Item 2-4: 121 N. Front Street Project: Sheet A2.1 DEMOLITION FLOOR PLAN

- A. **ADD:** Sheet A2.1, DEMOLITION FLOOR PLAN, that was left out of the set of

FINANCE

Drawings.

B. Sheet A2.1 for 121 is attached.

Item 2-5: 121 N. Front Street Project: Sheet A3.0 NEW FLOOR PLAN

A. **ADD:** Sheet A3.0 updated with the Boxed Notes titled "121 LEDGE REPAIR NOTES AT SPACE 108 MEETING ROOM AND SPACE 110 CUSTODIAN", bubbled at the bottom of the sheet. This is Item 1-3 from Addendum 1 incorporated onto the drawing sheet for Bidder/Contractor convenience.

B. Updated Sheet A3.0 for 121 is attached.

Item 2-6: 121 N. Front Street Project, Sheet A9.0 ELEVATIONS

A. **ADD:** Sheet A9.0, ELEVATIONS

B. Sheet A9.0 for 121 is attached.

Item 2-7: 121 N. Front Street Project, Sheet A9.1 FAÇADE RENOVATION NOTES

A. **ADD:** New Sheet A9.1, 121 GENERAL FAÇADE RENOVATION NOTES, 121 FRONT (EAST) FAÇADE GENERAL RENOVATION NOTES, 121 SOUTH (ALLEY FACING) FAÇADE GENERAL RENOVATION NOTES, 121 REAR (WEST) FAÇADE GENERAL RENOVATION NOTES

B. New Sheet A9.1 for 121 is attached.

End of Addendum 2

Ricky Gladney
Ricky Gladney, Buyer

Attachments:

115 Sheet A9.0 ELEVATIONS

115 Sheet A9.1 FAÇADE RENOVATION NOTES

121 Sheet A2.1 DEMOLITION FLOOR PLAN

121 Sheet A3.0 NEW FLOOR PLAN (Updated with Ledge Notes)

121 Sheet A9.0 ELEVATIONS

121 Sheet A9.1 FAÇADE RENOVATION NOTES

https://www.dropbox.com/scl/fo/I0r3zg sylhh5zuosihud1/AMIt_Xw94LYYqv5SvcStSzA?rlkey=lky42408oqlgaarcqvbjcs gb&st=nhehu73n&dl=0

CC: Lequrica Gaskins, ADICA Director

Don Gray, City of Albany Facilities Director

Tripp Swilley, City of Albany Facilities Deputy Director

David Maschke, Architect

All Design Team Project Engineers

All Known Bidders

FINANCE



7/18/2025

TO: All Potential Bidders

SUBJECT: 115, 121, and 123 N. Front Street Renovations

Bid Ref. #25-065

Bid Opening Date & Time: July 30, 2025 @ 2:30 p.m.

ADDENDUM NO. 1

The items contained in this addendum are added to and/or deleted from and become part of the Bid Documents, Project Manual, Drawings and other proposal documents for the above-referenced Invitation to Bid. Bidders **must acknowledge receipt** of the Addendum on the Bid Form and also on the Addendum Acknowledgement Form, which is a required Appendix to the Bid Form, when the bids are submitted.

Item 1-1: Post-Bid Specific Limited Price Breakdown Information will be required from Apparent Low Bidder(s) on 115 and 121 N. Front Street (prior to Owner/Contractor Contract Execution).

- A. Each of these projects have funding from multiple sources. After Bids are received, analyzed and the Apparent Successful Bidder(s) determined, these Bidder(s) will be required to provide cost information on 5 to 7 specific portions or items in each project. This is necessary so that ADICA and the Tenants can properly assign the funding. This information will also be needed so that ADICA and their Tenants can finalize their lease agreements in coordination with execution of the Owner/Contractor Contract on the 115 and 121 projects.

DRAWINGS:

Item 1-2: 115 N. Front Street Project, Sheet SP5, Section 15850 Variable Refrigerant Flow Systems - Heat Pump

- A. At the end of 1.02 Quality Assurance: **ADD** the following paragraph:
 "H. The General Contract Bidder (and subsequent General Contractor awarded

FINANCE

the contract for this project) and the Bidding HVAC Subcontractors are advised that the Variable Refrigerant Flow Systems- Heat Pump (VRF System) requires that the installers must be trained, qualified, and certified to install the same type VRF System components to be installed on this project by the HVAC Equipment Manufacturer. Bidding HVAC Subcontractors must have proper training, qualifications and certification(s) by the Equipment Manufacturer at the time of Bidding. HVAC Subcontractor(s) that obtain the required training and certification(s) after the Bid Date will not be accepted.

1. The Installer must have performed at least three (3) complete commercial installations of VRF Systems of 25 tons or greater, of the same type, and from the same manufacturer whose equipment will be installed on this project and that were successfully commissioned.
2. Prior to Award of the Owner/Contractor Agreement, the proposed HVAC Subcontractor shall submit proof of training, qualifications and certification(s) to be reviewed prior to award of the Contract. The submitted documentation shall include listing of prior VRF System installations, installed product information, project locations, customer contact information and VRF Manufacturer Representative contact information. Include training certificate(s) of specific personnel that will be installing the VRF System on this project.
3. The General Contractor shall review the HVAC Subcontractor's submittal documentation package regarding training, qualifications and certification(s) to install the VRF System. Following satisfactory submittal review, the General Contractor shall provide a Cover Letter over the proposed HVAC Contractor's information stating that the General Contractor has reviewed and confirmed the submittal information and that the HVAC Subcontractor is properly trained, qualified and certified to install the VRF System by the Manufacturer whose equipment shall be installed on this project."

Item 1-3: 121 North Front Street: Sheet A3.0 New Floor Plan

- A. **ADD:** The attached Boxed Notes titled "**121 LEDGE REPAIR NOTES AT SPACE 108 MEETING ROOM AND SPACE 110 CUSTODIAN**" to 121 Sheet A3.0 New Floor Plan, at the bottom left side of the sheet immediately to the left of the Floor Plan (below the current 121 A3.0 Floor Plan General Notes).

Item 1-4: Questions & Answers from Pre-Bid Conference 7/9/25

Q1: How are exterior and interior brick to be treated, what is the finish to look like?

Answer: Throughout the 115 and 121 Documents, it is stipulated that tuckpointing and new infill and replacement brick shall match the coursing and joints of the adjacent existing brickwork to remain.

FINANCE

115 N. Front Street:

Exterior Brick: The Drawings define the scope and extent of tuckpointing of existing brick and installation of new exterior brickwork. This includes at the front east façade existing painted exterior brick and existing unpainted exterior brick at the south and west facades.

Interior Brick: The Drawings define the scope and extent of the tuckpointing, repairs and modifications at existing interior brick and installation of new brick (and CMU) interior work. All interior existing and new exposed brickwork shall be finish painted.

The Bidders' attention is specifically directed to Drawing Sheets A2.1, A3.0, A7.0, A7.3 and A9.0 and the multiple Notes throughout the Drawings regarding the masonry scope of work. The Bidders' attention is also directed to the Project Manual Sections 04100 Mortar and Masonry Grout, 04150 Masonry Accessories, 04200 Unit Masonry, 04500 Masonry Restoration, Cleaning and Sealing, 07900 Sealants and 09900 Painting.

121 N. Front Street:

Exterior Brick: The Drawings define the scope and extent of tuckpointing of existing brick and installation of new exterior brickwork. This includes at the newly exposed brick at the front east façade (after the existing stucco and EFIS are removed). The front east façade will be finish painted. The rear west façade (after existing brickwork is repaired, infilled and new brickwork installed where required per the Drawings) will be finish painted.

Interior Brick: The Drawings define the scope and extent of the tuckpointing, repairs and modifications at existing interior brick and installation of new brick (and CMU) interior work. All interior existing and new exposed brickwork shall be finish painted.

The Bidders' attention is specifically directed to Drawing Sheets A2.1, A3.0, A7.0, A7.3 and A9.0 and the multiple Notes throughout the Drawings regarding the masonry scope of work. The Bidders' attention is also directed to the Project Manual Sections 04100 Mortar and Masonry Grout, 04150 Masonry Accessories, 04200 Unit Masonry, 04500 Masonry Restoration, Cleaning and Sealing, 07900 Sealants and 09900 Painting.

Q2: Is the existing plaster (interior) to be removed?

Answer: At 115 and at 121, existing plaster that is in good condition and is tightly bonded to the existing masonry substrate is to remain. At all other locations and at locations where the Drawings specifically call for the existing interior plaster to be removed, the Contractor will be responsible to remove the existing plaster and then clean the newly exposed interior brick substrate.

FINANCE

Following plaster removal resulting in newly exposed interior brick, existing brick shall be repaired/tuckpointed as required to match other existing exposed brick (painted or unpainted) adjacent to or in the immediate vicinity of the areas where plaster has been removed.

Q3: How many roof leaks and where are they?

Answer: On 115 and 121, See Sheets A2.0 and A2.1. Throughout the Design Process, the Architect documented evidence of leaks (puddles) on the existing floor slabs. At 115, there were 11 locations of puddled water noted on the existing slab. At 121, there were no locations of puddles noted on the existing slab. The Contractor is provided the locations of known puddles to help identify sources of roof leaks above.

On 115 and 121, the Contractor(s), in addition to correcting the sources of leaks noted on the Drawings, will thoroughly inspect the roof top and the underside of the roof deck of each building, to locate any evidence of leaks (not associated with existing puddles) or suspected leaks and bring these to the attention of the Architect. The Contractor(s) will repair any and all found or suspected roof leaks prior to completing roof deck repairs, roof framing repairs/modifications, structural repairs and installation of foamed in insulation at the underside of the existing roof deck.

End of Addendum 1

Ricky Gladney
Ricky Gladney, Buyer

Attachments: Item 1-3: 121 Ledge Repair Notes at Space 108 Meeting Room and Space 110 Custodian
https://www.dropbox.com/scl/fo/l0r3zgsylhh5zuosihud1/AMIt_Xw94LYYqv5SvcStSzA?rlkey=lky42408oqlgaarcqvbjcsgb&st=nhehu73n&dl=0

CC: Lequrica Gaskins, ADICA Director
Don Gray, City of Albany Facilities Director
Tripp Swilley, City of Albany Facilities Deputy Director
David Maschke, Architect
All Design Team Project Engineers
All Known Bidders

FINANCE



June 30, 2025

**INVITATION TO BID
115, 121, and 123 N. Front Street Renovations
Bid Reference No. 25-065**

Sealed Bids will be received by the City of Albany, Procurement Division, 222 Pine Avenue, Suite 260, Albany, Georgia 31701, until **2:30 p.m. on July 30, 2025**, for all work required for building renovations, general construction, site work and all associated work as required in accordance with bid documents, specifications, and all other contract documents.

A Pre-Bid Conference will be held on **July 09, 2025, at 10:00 a.m.** at **115/121 N. Front Street, Albany, Georgia 31701 (Project Site)**. The Project Manager will provide an overview of the work to be performed and answer questions. All interested bidders are strongly encouraged to attend.

This project will be bid on a lump sum basis for all specified work and will be awarded to the responsive and responsible bidder submitting the lowest total base bid. **A 5% Bid Bond is required of all bidders.** Bid bond must be present for bid to be read or considered. 100% Performance and Payment bonds will be required of the successful bidder.

The City of Albany strongly encourages Small Business firms to participate in this bid. The City of Albany reserves the right to reject any and all bids and to waive any informalities in the bidding process. Bid documents are available at the Procurement Division, www.albanyga.gov and on the Georgia Procurement Registry.

For additional information, contact Ricky Gladney, Buyer I, at 229-302-1455. Submit all questions via email to rgladney@albanyga.gov cc: jswilliams@albanyga.gov and kross@albanyga.gov. The deadline for questions is **July 18, 2025, at 2:30 p.m.** Replies of substance will be answered in the form of an addendum and made available to all potential bidders.

City of Albany,

A blue ink signature of Joshua Williams, written in a cursive style.

Joshua Williams, CPPB
Procurement Manager

FINANCE

**CITY OF ALBANY
FINANCE DEPARTMENT
PROCUREMENT DIVISION
ALBANY, GEORGIA
INSTRUCTIONS TO BIDDERS**

These instructions will bind bidders to terms and conditions herein set forth, except as specifically qualified in special bid and contract terms issued with any individual bid.

1. The following criteria are used in determining low responsible bidder.
 - (a) The ability, capacity and skill of bidder to perform required service.
 - (b) Whether bidder can perform service promptly or within specified time.
 - (c) The character, integrity, reputation, judgment, experience and efficiency of bidder.
 - (d) The performance of previous contracts.
 - (e) The suitability of equipment or material for City use.
 - (f) The ability of bidder to provide future maintenance and parts service.
2. Payment terms are Net 30 unless otherwise specified. Favorable term discounts may be offered and will be considered in determining low bids if they are deemed advantageous to The City.
3. Unless otherwise specified all materials, supplies or equipment quoted herein must be delivered within thirty (30) days from date of notification of award or by exception noted on bid sheet.
4. Prospective bidders are responsible for examining the location of the proposed work or delivery and determining, in their own way, the difficulties, which are likely to be encountered in the execution of same.
5. The ESTIMATED QUANTITY given in the specifications or advertisement is for the purpose of bidding only. The City may purchase more or less than the estimated quantity, and the bidder must not assume that such estimated quantity is part of the contract.
6. All bids should be tabulated, totaled and checked for accuracy. The unit price will prevail in case of errors.
7. All requested information should be included in the sealed bid envelope. All documents and information must be signed and included for your bid to receive full consideration. **Failure to submit any required information or document will be cause for bid to be rejected as non-responsive.**
8. Failure of the bidder to sign the bid document or have the signature of any authorized representative or agent on the bid **in the space provided will be cause for rejection of the bid.** Signature(s) must be written in ink.
9. Failure to enclose bid bond, where required, **will result in rejection of the bid.** Bond may be in the form of cash, certified check, cashier's check or Surety Bond issued by a Surety Company licensed to conduct business in Georgia.
10. **All bidders should provide their tax identification number with the bid.**
11. All bidding Corporations should provide the corporate seal, a copy of the Secretary of State's Certificate of Incorporation, and a listing of the principals of the corporation with the bid.
12. Quote all prices F.O.B. Albany or our warehouse or as specified in bid documents.
13. If the bidder proposes to furnish any item of a foreign make or product, he/she should write "Foreign" together with the name of the originating country opposite such item on the bid.
14. When requested, SAMPLES will be furnished free of expense, properly marked for identification and accompanied by list where there is more than one sample. The City reserves the right to mutilate or destroy any samples submitted whenever it may be in the best interests of The City to do so for the purpose of testing.
15. The City will reject any material, supplies or equipment that do not meet the specifications, even though bidder lists the trade name or names of such materials on the bid or price quotation form.
16. Any alterations, erasures, additions or omissions of required information or any changes of specifications, or bidding schedule are done at the risk of the bidder. Any bid will be rejected that has a substantial variation, such as a variation that affects the price, quality, or delivery date (when delivery is required by a specific time).
17. Each bid or proposal will be submitted in a **SEALED ENVELOPE**. Additionally, that envelope shall be clearly marked on the outside as a **Sealed Bid** with the **Bid Number** clearly printed.
18. Bids **must** be received and stamped by the Procurement Office before the date and time stipulated in bid documents. The City of Albany assumes no responsibility for submittals received after the advertised deadline or at any office or location other than that specified herein, whether due to mail delays, courier mistake, mishandling, or any other reason. No responsibility will attach to any City representative or employee for premature opening of bids not properly addressed or identified.
19. If only one bid is received, the bid may be rejected and/or re-advertised, except in the case of only one known source of supply.
20. Bids received late will not be accepted, and The City will not be responsible for late mail delivery.
21. Should a bid be misplaced by The City and found later it will be considered.
22. The unauthorized use of patented articles is done entirely at the risk of the bidder.
23. All bidders must be recognized and authorized dealers in the materials or equipment specified and be qualified to instruct in their application or use. A bidder at any time requested must satisfy the Procurement Office and City Commission that he has the requisite organization, capital, plant, stock, ability, and experience to satisfactorily execute the contract in accordance with the provisions of the contract in which he is interested.

24. Only the latest model equipment, as evidenced by the manufacturer's current published literature will be considered. Obsolete models of equipment not in production will not be acceptable. Equipment shall be composed of new parts and materials. Any unit containing used parts or having seen any service other than the necessary tests will be rejected. In addition to the equipment specifically called for in the specifications, all equipment catalogued by the manufacturer as standard or required by the State of Georgia shall be furnished with the equipment. Where required by the State of Georgia Motor Vehicle Code, vehicles shall be inspected and bear the latest inspection sticker of the Georgia Department of Revenue.
25. All materials, equipment and supplies shall be subject to rigid inspection, under the immediate supervision of the Procurement Officer and/or the Department to which they are delivered. If defective material, equipment or supplies are discovered, the contractor, upon being instructed by the Procurement Officer, shall remove, or make good such material, equipment or supplies without extra compensation. It is expressly understood and agreed that the inspection of materials by The City will in no way lessen the responsibility of the contractor or release him from his obligation to perform and deliver to The City sound and satisfactory materials, equipment, or supplies. The contractor agrees to pay the cost of all tests on defective material, equipment or supplies or allow the cost to be deducted from any monies due him by The City.
26. For multi-year contracts the following clauses pursuant to OCGA 36-60-13 apply: (1) The contract shall terminate absolutely and without further obligation on the part of The City or County at the close of the calendar year in which it was executed and at the close of each succeeding calendar year for which it may be renewed; (2) The contract may provide for automatic renewal unless positive action is taken by The City or County to terminate such contract, and the nature of such action shall be determined by The City or County and specified in the contract; (3) The contract shall state the total obligation of The City or County for the calendar year of execution and shall further state the total obligation which will be incurred in each calendar year renewal term, if renewed; and (4) The contract shall provide that title to any supplies, materials, equipment, or other personal property shall remain in the vendor until fully paid for by The City.
27. Unless otherwise specified The City reserves the right to award each item separately or on a lump sum basis, whichever is in the best interest of The City.
28. The successful bidder shall secure all permits, license certificates, inspections (permanent and temporary) and occupational tax certificate, if applicable, before any work can commence. Contractor as well as any and all known subcontractors must possess or will be required to obtain a City of Albany Occupational Tax Certificate or Registration.
29. The successful bidder on motor vehicle equipment shall be required to furnish with delivery of vehicle, Certificate of Origin and Georgia vendors shall provide Georgia Motor Vehicle form MV1.
30. The City reserves the right to reject any and all bids, to waive any informalities in the bid process, and to award the contract as may be in the best interest of the City and/or re-advertise for bids.
31. Local bidder (domiciled in Albany City Limits) will receive bid in the event of tie bids. In the case of tie bids between out of town companies or between local concerns, evaluated as equal, bid will be recommended or awarded by chance coin toss, or drawing straws. **The Board of Commissioners passed a local preference ordinance on January 27, 2015. Where applicable, this ordinance will govern. Local preference will not be a basis for award on bids that are federally funded.**
32. No bidder writing restrictive specifications for The City will be allowed to bid on the project.
33. Reasonable grounds for supposing that any bidder is interested in more than one bid for the same item will be considered sufficient cause for rejection of all bids in which he/she is interested.
34. A contract **will not** be awarded to any corporation, firm or individual who is, from any cause, in arrears to The City/County or who has failed in any former contract with The City to perform work satisfactorily, either as to the character of the work, the fulfillment of the guarantee, or the time consumed in completing the work.
35. It is mutually understood and agreed that if any time the Procurement Officer shall be of the opinion that the contract or any part thereof is unnecessarily delayed or that the rate of progress or delivery is unsatisfactory, or that the contractor is willfully violating any of the conditions or covenants of the agreement, or is executing the same in bad faith, the Procurement Officer shall have the power to notify the aforesaid contractor of the nature of the complaint. Notification shall constitute delivery of notice, or letter, to address given in bid/proposal. If after three working days of notification the conditions are not corrected to the satisfaction of the Procurement Officer, he shall thereupon have the power to take whatever action he may deem necessary to complete the work or delivery herein described, or any part thereof, and the expense thereof, so charged, shall be deducted from any paid by The City out of such monies as may become due to the said contractor, under and by virtue of this agreement. In case such expense shall exceed the last said sum, then and in that event, the bondsman or the contractor, his executors, administrators, successors, or assigns, shall pay the amount of such excess to The City on notice by the Procurement Officer of the excess due.
36. Contracts may be cancelled by The City with or without cause with 30-day written notice.
37. Any complaint from bidders relative to the Invitation to Bid or any attached specifications should be made prior to the time of opening of bids, otherwise such complaint cannot be properly considered.
38. Any bidder may withdraw his bid at any time before the time set for opening of bids. No bid may be withdrawn without cause in the 60-day period after bids are opened.
39. All questions, inquiries and requests for clarification shall be directed to Procurement.
40. **Prior to submission, all bidders are encouraged to check the website at www.albanyga.gov or call the Procurement Office at 229-431-3211 for any addendums.**

SPECIAL INSTRUCTIONS
115, 121, and 123 N. Front Street Renovations
Bid Reference No. 25-065

1. **General Information:** These projects require comprehensive renovation and tenant upfit construction including site work and ADA entry upgrades, selective demolition, structural wood repairs, masonry repairs and repainting, new masonry, new exterior doors and windows, exterior painting and sealing, new interior concrete slab or infill slabs, interior wood partition framing, new interior doors and windows, gypsum board wall and ceiling finishes, suspended ceiling tile, painting, new plumbing systems, new HVAC systems, new electrical and low voltage systems. Additional required contract documents, drawings, bid form and additional specifications are available at the below link:
https://www.dropbox.com/scl/fo/l0r3zgsylhh5zuosihud1/AMIt_Xw94LYYqv5SvcStSzA?rlkey=lky42408oqlgaarcqvbjcsqgb&st=nhehu73n&dl=0 *files will not be available until 07/08/2025
2. Contractor's bid shall include all necessary labor, materials, tools, equipment, and all other items necessary to complete the contract requirements in accordance with specifications, general conditions, special instructions to bidders and all other provisions included in this invitation to bid.
3. Bidder shall be responsible to visit the job site and familiarize himself with the local conditions.
4. No bid may be withdrawn for a period of **sixty (60)** days from the bid opening date.
5. The Owner reserves the right to reject any and all bids and to waive any informalities in the bidding process.
6. The Owner of this project is the City of Albany.
7. **Contract Time:** Contract must be completed within **one hundred sixty-five (165) calendar days** following the issuance of the Notice to Proceed. Performance will be monitored and documented by the Project Manager. Not completing this contract within the time specified may hamper the contractor's ability to secure future contracts with the City.
8. **Liquidated Damages:** Time is an essential element of the Contract, and any delay in the prosecution of The Work may inconvenience the public, obstruct traffic, or interfere with business. In addition to the aforementioned inconveniences, any delay in completion of The Work will always increase the cost of engineering. For this reason, it is important that the work be pressed vigorously to completion. Should the Contractor fail to complete the work within the time stipulated in the Contract or within such extra time that may be allowed, charges shall be assessed against any money due or that may become due the Contractor in accordance with the rate of **one hundred dollars (\$100.00)** per calendar day.
9. **Bid Bond:** Each bid **must** be accompanied by a certified check, cashier's check, cash, or bid bond (surety) acceptable to the Owner, in an amount equal to at least five **(5%)** percent of the bid, payable without condition to the Owner as a guaranty that the bidder, if awarded the contract, will promptly execute the Agreement in accordance with the bid and other contract documents, and will furnish good and sufficient bond for the faithful performance of the same, and for the payment to all persons supplying labor and material for the work. The bid bond must be presented in its original form. **Copies are not acceptable.**
10. **Performance Bond and Payment Bonds:** A 100% Performance Bond and 100% Labor and Materials Payment Bond will be required of awarded bidder. All bonds must be submitted to the

Procurement Office before work can commence. The bonds must be presented in their original form. **Copies are not acceptable.**

11. **Bid Form:** Bid form **must** be submitted on the bid form provided by the City of Albany. Bid is for a unit price contract and will be awarded to the responsive and responsible bidder submitting the lowest total base bid. **(see link)**
12. **DBE Subcontractor Participation Form:** An executed copy of this form **must** accompany your bid. **(See attached)**. The hiring of DBE subcontractors is encouraged but not a requirement. This form is for tracking and statistical purposes only.
13. **General Insurance Requirements:** Contractor shall maintain insurance with companies licensed to do business in the State of Georgia acceptable to the City for the protection of the City and name it as an additional insured, against all claims, losses, costs or expenses arising out of injuries or death of persons whether or not employed by contractor, whether arising from the acts or omission, negligence or otherwise of contractor or any of its agents, employees, patrons, or other persons, and growing out of work being done by Contractor on behalf of City, such policies to provide for a liability limit on account of each accident resulting in the bodily injury or death of not less than One Million (\$1,000,000) Dollars, a liability limit of not less than One Million (\$1,000,000) Dollars for each accident for property damage. Contractor shall also carry product/completed operations liability insurance for personal injuries and/or death in the amount not less than One Million (\$1,000,000) Dollars for any one person. Contractor shall maintain a combined single liability limit of One Million (\$1,000,000) Dollars covering owned, non-owned, leased, and hired vehicles. Contractor shall furnish to the City satisfactory evidence that it carries Worker's Compensation Insurance in the statutory limits of Georgia and Employers' Liability with limits of liability of no less than One Hundred Thousand (\$100,000) Dollars of each accident/disease. These policies must also contain a waiver of subrogation in favor of the City of Albany. Contractor shall furnish evidence to the City of the continuance in force of said policy's declaration page (s) to the Procurement Agent. Acceptable proofs of insurance: (i) a Certificate of Insurance with Additional Insured Endorsement (a Certificate of Insurance by itself is not acceptable) or (ii) Declaration Pages of the insurance policies listed below which show the City of Albany as additional insured. All insurance policies must provide that the City of Albany will be notified within 30 days of any changes, restrictions, and/or cancellation. The City's sole judgment shall control as to the sufficiency of the coverage.
14. **Indemnity Agreement:** An executed copy of this form should accompany your bid and must be completed for contract award. (See attached).
15. **Governing Law & Venue:** An executed copy of this form should accompany your bid. (See attached).
16. **Certificate of Non-Collusion:** An executed copy of this form should accompany your bid. (See attached).
17. **Drug Free Workplace:** An executed copy of this form should accompany your bid. (See attached).
18. **Debarred Bidders Integrity Form:** An executed copy of this form should accompany your bid. (See attached).
19. **Addendum Acknowledgement Form:** An executed copy of this form **must** accompany your bid. (See attached). All addendums must be acknowledged on this form.

20. **Permits & Fees:** Within **five (5) days** following the issuance of the Notice to Proceed, the contractor shall apply for all permits. Failure to do so may result in award of this contract to the next lowest bidder and the original contractor may be billed for the difference in price. The contractor shall secure all permits, license certificates, inspections (permanent and temporary) and occupational tax certificate(s) before any work can commence. This documentation should be on file in the Procurement Office prior to the start of any work associated with this contract. The contractor is required to contact **the Project Manager, Tripp Swilley, at 229-809-6073 within five (5) days of completion for a final inspection.** Contractor as well as any and all known subcontractors must possess or will be required to obtain a City of Albany Occupational Tax Certificate or Registration **prior** to commencement of work.
21. **Compliance:** The contractor is responsible for knowledge of and compliance with all laws, codes, ordinances, and regulations that are applicable to this type of work.
22. **Superintendent:** The contractor shall have a superintendent or representative on the site at all times while work is being performed. He will represent the contractor and all communications given to him shall be binding as if given to the contractor.
23. **Preservation of Property:** The contractor shall carry out his work with such care and by the proper methods to prevent damage to the property adjacent to the work or within streets, easement locations to the extent the owner may have rights therein, or other property of the owners or of others, whether adjacent to the work site or not, the removal, relocation, or destruction of which is not called for by the provisions of the contract documents; it being a condition of the execution of the contract that the work be performed in such manner that the property of others and other property of the owner shall not be damaged in any way. The word PROPERTY, as used, is intended to include among other types of property, public street improvements, storm and sanitary sewers, water lines and appurtenances, or other structures. Should any property be damaged or destroyed, the contractor at his own expense shall promptly, or within reasonable time, repair or make such restoration as is practical and acceptable to the owner of the damaged or destroyed property. In case of failure on the part of the contractor to repair or restore such property, or make good such damage or injury, the Building Inspector may within forty-eight (48) hours notice, proceed to repair, rebuild, or otherwise restore such property as may be necessary, and the cost thereof will be deducted from any monies due or which may become due the contractor under this contract agreement. The contractor shall, at all times in performance of the work, employ approved methods and exercise reasonable care and skill so as to avoid delay, damage, injury or destruction of existing public service installations and structures; and shall at all times in the performance of the work avoid interference with, or interruption of, public utilities services, and shall cooperate fully with the owners thereof to the end.
24. **Public Convenience and Safety:** Fire hydrants on or adjacent to the street shall be kept accessible to the fire apparatus at all times and no material or obstructions shall be placed within ten (10) feet of any hydrant. Adjacent premises must be given access at all times and gutters shall not be obstructed. Materials shall not be stored along the streets. Traffic on streets shall be maintained at all times. Dust and debris shall not create a hazard or a nuisance.
25. **Barricades and Warnings:** The contractor shall provide erect and maintain all necessary barricades, suitable and sufficient number of watchmen to direct traffic, and take all necessary precautions for the protection of the work and safety of the public. Barricades and obstructions shall be illuminated at night and lights shall be kept burning from sunset to sunrise.

26. **Removal of Trash and Rubbish:** The contractor shall be responsible for the removal and legal disposal of all waste, trash, and rubbish resulting from the work under this contract. Work site shall be kept clean and orderly during construction; trash shall be removed from the site or adequately containerized daily.
27. **Termination for Convenience:** This contract may be terminated in whole or in part by the City of Albany with the consent of the contractor in which case the two parties shall agree upon the termination conditions, including the effective date in the case of partial termination, the portion to be terminated or by the contractor upon written notification to the City of Albany setting forth the reasons for such termination, the effective date, and in the case of partial termination, the portion to be terminated. However, if in the case of partial termination, the City of Albany determines that the remaining portion of the award will not accomplish the purposes for which the contract was awarded, the City of Albany may terminate the contract in its entirety.
28. **Certification of Bidder's Experience and Qualifications:** The undersigned bidder certifies that he is, at the time of bidding, and shall be, throughout the period of the contract, licensed by the State of Georgia to do the type of work required under terms of the contract documents. Bidder further certifies that he is skilled and regularly engaged in the general class and type of work called for in the contract documents. The bidder represents that he is competent, knowledgeable and has special skills on the nature, extent, and inherent conditions of the work to be performed. Bidder further acknowledges that there are certain peculiar and inherent conditions existent in the construction of the particular facilities, which may create, during the construction program, unusual or peculiar unsafe conditions hazardous to persons and property. Bidder expressly acknowledges that he has the skill and experience to foresee and to adopt protective measures to adequately and safely perform the construction work with respect to such hazards.
29. **Corporations:** All Corporations should provide corporate seal, a copy of the Secretary of State's Certificate of Incorporation, and a listing of the principals of the corporation with the bid.
30. **Pre-Construction Conference:** Successful bidder will be required to attend a Pre-Construction Conference with the owner's representative to discuss any details of the project, submit a proposed work program/schedule prior to the issuance of a Notice to Proceed. When work begins, contractor shall remain on this project, with normal work force, until the project is completed.
31. **Georgia Security and Immigration Compliance Act:** The successful contractor will provide certification that he is in compliance with the Georgia Security and Immigration Compliance Act, certifying that the provisions of GA Law, O.C.G.A 13-10-91, Chapter 300-10-1, per the Georgia Department of Labor, if applicable, have been complied with in full. Pursuant to O.C.G.A 13-10-90(2), all subcontractors entering into a contract or agreement for hire on this Project must be registered and participate in the Federal Work Authorization Program. **Complete and submit a copy of the form, applicable to your company, and applicable Subcontractor Affidavits, with your bid.**
32. **Contractor's Warranty:** Contractor shall guarantee all specified work performed for a period of **one (1) year** from the date of written acceptance of the work by the Owner's designated representative that all materials, labor, and workmanship provided under this contract are free from defects of any kind. At no expense to the City of Albany, the contractor shall make repairs to any defects found and reported during the warranty period. Final inspection, final acceptance, and final payment shall not be construed as a waiver of this warranty. The following are excluded from this warranty:

- a. Defects or failures resulting from abuse by the owner.
- b. Damage caused by fire, tornadoes, hail, hurricane, Acts of God, wars, riots, civil commotion, or vandalism.
- c. The contractor is not an insurer nor is he a guarantor of the suitability of or adequacy of design. Any other provisions of this warranty to the contrary notwithstanding, the contractor shall not be required to remedy any unsuitable or inadequate design.

33. Bid Submittals (All items listed below must be submitted with bid):

- a. **Bid Form (linked herein)**
- b. **Bid Bond**
- c. **DBE Subcontractor Participation Form (attached)**
- d. **Addendum Acknowledgement Form (attached)**

The following items should be submitted with bid:

- a. **Indemnity Agreement**
- b. **Governing Law and Venue Form**
- c. **Certificate of Non-Collusion Form**
- d. **Drug Free Workplace**
- e. **Debarred Bidders Integrity Form**
- f. **Corporate Seal**
- g. **Secretary of State's Certificate of Incorporation**
- h. **Listing of the principals of Corporation**
- i. **Affidavit to Comply with OCGA § 13-10-91**

34. A Pre-Bid Conference will be held on **July 09, 2025, at 10:00 a.m.** at **115/121 N. Front Street, Albany, Georgia 31701 (Project Stie)**. The Project Manager will provide an overview of the work to be performed and answer questions. All interested bidders are strongly encouraged to attend.
35. For additional information, contact Ricky Gladney, Buyer I, at (229) 302-1455. **Submit all questions via email** to rgladney@albanyga.gov cc: jswilliams@albanyga.gov and kross@albanyga.gov. The deadline for questions is **July 18, 2025, at 2:30 p.m.** Replies of substance will be answered in the form of an addendum and made available to all potential bidders.

****COMPLETE AND SUBMIT****

Proposal Reference No. 25-065

BID FORM

**SCHEDULE OF DBE
PARTICIPATION**

Name of Proposer: _____

NAME OF DBE SUBCONTRACTOR	ADDRESS (COUNTY, STATE)	TYPE OF WORK SUBCONTRACTED	DBE	SUBCONTRACT VALUE	DBE PARTICIPATION VALUE
				\$	\$
				\$	\$
				\$	\$
				\$	\$
				\$	\$
				\$	\$
				\$	\$

DBE PARTICIPATION TOTAL VALUE.....\$_____

The attainment of DBE participation goals for this contract will be measured as a percentage of the total dollar value of the contract. The undersigned will enter into a formal agreement with the MBE/WBE Subcontractors identified herein for work listed in this schedule conditioned upon execution of a contract with:

Sworn to and subscribe before me, this ____ day of _____, 20____.

_____ (SEAL)

NOTARY PUBLIC

Name (Typed) _____

**** COMPLETE AND SUBMIT ****

**CITY OF ALBANY
BID REFERENCE NO. 25-065
ADDENDUM ACKNOWLEDGEMENT FORM**

Instructions: Please acknowledge receipt of addenda received by completing this addendum acknowledgement form. Check the box next to each addendum received and sign below. This addendum acknowledgement form must be submitted with your bid.

Acknowledgement: I, the undersigned, acknowledge receipt of the following addenda to the above referenced Invitation to Bid and have made any necessary revisions to my response or submittal. I understand that failure to confirm the receipt of addenda may be cause for rejection of this bid.

Addendum No. 1	<input type="checkbox"/>	Addendum No. 3	<input type="checkbox"/>
Addendum No. 2	<input type="checkbox"/>	Addendum No. 4	<input type="checkbox"/>
<input type="checkbox"/> No Addenda received for Bid Ref. #25-065			

Print Name and Title of Authorized Signer

Authorized Signature

Date

****COMPLETE AND SUBMIT****

GOVERNING LAW AND VENUE

Contractor agrees that as to any actions or proceedings arising out or related to this agreement, any such proceedings shall be governed and determined by Georgia Law.

Contractor further agrees that as to any actions or proceedings arising out of or related to this agreement, any such action or proceeding shall be resolved only in an appropriate court located in Dougherty County, Georgia.

DATE: _____

COMPANY NAME: _____

AUTHORIZED REPRESENTATIVE NAME: _____

TITLE: _____

SIGNATURE: _____

****COMPLETE AND SUBMIT****

CERTIFICATION OF NON-COLLUSION

The bidder being sworn, disposes and says, _____

The Contractor submitting this, and its agents, officers or employees have not directly or indirectly entered into any agreements, participated in any collusion or otherwise taken any action in restraint of free competitive bidding in connection with this bid.

DATE: _____

COMPANY NAME: _____

AUTHORIZED REPRESENTATIVE NAME: _____

TITLE: _____

SIGNATURE: _____

****COMPLETE AND SUBMIT****

Drug Free Workplace Certification

DRUG FREE WORKPLACE REQUIREMENTS: The Contractor will provide the following certification that a Drug Free Workplace will be provided on the Project.

The undersigned certifies that the provisions of Code Sections 50-24-1 through 50-24-6 of the Official Code of Georgia Annotated, relating the "Drug Free Workplace Act", have been complied with in full. The undersigned further certifies that:

1. A drug free workplace will be provided for the Contractor's employees during the performance of the Contract; and
2. Each Contractor who hires a Subcontractor to work in a drug free workplace shall secure from that Subcontractor the following written certification:

DATE: _____

COMPANY NAME: _____

AUTHORIZED REPRESENTATIVE NAME: _____

TITLE: _____

SIGNATURE: _____

****COMPLETE AND SUBMIT****

DEBARRED BIDDERS/INTEGRITY CERTIFICATION

Certification Regarding Debarment, Suspension, Ineligibility, and Voluntary Exclusion
(49 CFR, Part 29):

The Contractor must certify that neither it nor its principals are presently debarred, suspended, proposed for disbarment, declared ineligible, or voluntarily excluded from participation in this transaction by any Federal department or agency. Further, the Contractor certifies that he or she shall obtain an identical certification from all its sub-contractors. The Contractor also agrees that when a subcontractor is unable to certify to any of the statements in this certification, the prospective participant shall submit an explanation to the Contractor.

DATE: _____

COMPANY NAME: _____

AUTHORIZED REPRESENTATIVE NAME: _____

TITLE: _____

SIGNATURE: _____

****COMPLETE AND SUBMIT****

INDEMNITY AGREEMENT

This indemnity agreement made and entered into in favor of CITY OF ALBANY (“ALBANY”), a municipal corporation, by [CORPORATE NAME].

WHEREAS, [CORPORATE NAME] has submitted a bid to ALBANY so as to provide
[describe the service, products(s)]_____.

NOW, THEREFORE, as an additional consideration in ALBANY awarding the bid to [CORPORATE NAME],

[CORPORATE NAME] agrees to indemnify and hold harmless, ALBANY, its agents, principals, officers, and employees, their successors and assigns, individually and collectively, with respect to all third party claims, demands or liability for any injuries to any person (including death) or damage to any property arising out of any alleged negligence of its officers, agents, or employees in connection with the product or services involved in the bid; provided this indemnity shall not extend to any damage, injury or loss due to ALBANY’s sole negligence or willful injury.

[CORPORATE NAME] shall reimburse ALBANY for reasonable attorney fees and expenses of ALBANY in defending all such claims and shall also be responsible for payment of all judgements.

WITNESS THE HAND AND SEAL of the undersigned pursuant to proper corporate authority
this, ____ day of _____, 20__.

[CORPORATE NAME]

By: _____

Title _____

Attest: _____

Title _____

[Affix Corporate Seal]

****COMPLETE AND SUBMIT****

GEORGIA SECURITY AND IMMIGRATION COMPLIANCE ACT AFFIDAVIT

Contractor's Name:	
Address:	
Solicitation/Contract No.:	25-065
Solicitation /Contract Name:	115, 121, and 123 N. Front Street Renovations

CONTRACTOR AFFIDAVIT

I understand that the City of Albany may not enter into a contract with _____ (Name of Corporation) unless it has registered and does participate in the Federal Work Authorization Program defined in O.C.G.A. § 13-10-90(2), to-wit" (2) "Federal work authorization program" means any of the electronic verification of work authorization programs operated by the United States Department of Homeland Security or any equivalent federal work authorization program operated by the United States Department of Homeland Security to verify information of newly hired employees, pursuant to the Immigration Reform and Control Act of 1986 (IRCA), D.L. 99-603.

By executing this affidavit, the undersigned Contractor verifies its compliance with O.C.G.A. § 13-10-91, stating affirmatively that the individual, entity or corporation which is engaged in the physical performance of services on behalf of the **City of Albany** has registered with, is authorized to use and uses the federal work authorization program commonly known as E-Verify, or any subsequent replacement program, in accordance with the applicable provisions and deadlines established in O.C.G.A. § 13-10-91.

Furthermore, the undersigned Contractor will continue to use the federal work authorization program throughout the contract period and the undersigned Contractor will contract for the physical performance of services in satisfaction of such contract only with sub-Contractors who present an affidavit to the Contractor with the information required by O.C.G.A. § 13- 10-91(b). Contractor hereby attests that its federal work authorization user identification number and date of authorization are as follows:

Federal Work Authorization User Identification No.
(EEV/E-Verify Company Identification Number)

Date of Authorization

Name of Contractor

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

Printed Name (of Authorized Officer or Agent of Contractor)
Contractor)

Title (of Authorized Officer or Agent

Signature (of Authorized Officer or Agent)

Date

Signed SUBSCRIBED AND SWORN BEFORE ME ON

[NOTARY SEAL]

Notary Public

My Commission Expires: _____

****COMPLETE AND SUBMIT****

Advertisement Form

For All Firms Participating in the bid please answer questions below:

Please let us know how you heard about the BID/RFP advertisement by selecting one of the following.

- | | |
|---|----------------|
| 1. Internet/social media to include Facebook, etc. | Yes____ No____ |
| 2. City of Albany website | Yes____ No____ |
| 3. City of Albany local access channel (channel 16) | Yes____ No____ |
| 4. Georgia Procurement Registry | Yes____ No____ |
| 5. Other: _____ | |

Please indicate if you are a DBE: Yes_____ No_____

DATE: _____

COMPANY NAME: _____

AUTHORIZED REPRESENTATIVE NAME: _____

TITLE: _____

SIGNATURE: _____

BID BOND

KNOW ALL MEN BY THESE PRESENTS, that we the undersigned,

_____ as PRINCIPAL,
and _____ (Name of Principal)

(Legal title and address of the Surety)

as Surety (hereinafter referred to as "Surety"), are held and firmly bound unto the City of Albany, Georgia, hereinafter called the "Local Public Agency," in the penal sum of

_____ Dollars

(\$_____) lawful money of the United States, for the payment of which sum well and truly to be made, we bind ourselves, our heirs, executors, administrators, successors and assigns, jointly and severally, firmly by these presents.

_____, 20__ for the construction of _____

NOW, THEREFORE, if the Principal shall not withdraw said Bid within the allowable period specified, and shall within the period specified therefor, or if no period be specified, within ten (10) days after the prescribed forms are presented to him for signature, enter into a written Contract with the Local Public Agency in accordance with the Bid as accepted, and give bond with good and sufficient surety or sureties, as may be required, for the faithful performance and proper fulfillment of such Contract; or in the event of the withdrawal of said Bid within the period specified, or the failure to enter into such Contract and give such bond within the time specified, if the Principal shall pay the Local Public Agency the difference between the amount specified in said Bid and the amount for which the Local Public Agency may procure the required work or supplies or both, if the latter be in excess of the former, then the above obligation shall be void and of no effect, otherwise it is to remain in full force and virtue.

Signed and sealed this _____ day of _____, 20__

(Principal)

(Witness)

(Title)

Seal

(Surety)

(Witness)

(Title)

Seal

PERFORMANCE BOND

KNOW ALL MEN BY THESE PRESENTS:

That _____
(Legal title and address of the Contractor)

_____ as Principal (hereinafter referred to as "Contractor"), and _____

_____ (Legal title and address of Surety)

as Surety (hereinafter referred to as "Surety"), are held firmly bound unto THE CITY OF ALBANY, GEORGIA, as Obligee (hereinafter referred to as "Owner"), in the amount of _____ Dollars (\$ _____), to which payment Contractor and Surety bind themselves, their heirs, executors, administrators, successors and assigns, jointly and severally, firmly by these presents.

WHEREAS, the above bounded Principal has entered into a contract with Owner dated the _____ day of _____, 20____, for the construction of _____

NOW, THEREFORE, THE CONDITIONS OF THIS OBLIGATION are such that, if the Contractor shall promptly and faithfully perform and comply with the terms and conditions of said contract; and shall indemnify and save harmless the owner against and from all costs, expenses, damages, injury or loss to which said Owner may be subjected by reason of any wrongdoing, including patent infringement, misconduct, want of care or skill, default, failure of performance, on the part of said Principal, his agents, subcontractors or employees, in the execution or performance of said contract, then this obligation shall be null and void; otherwise it shall remain in full force and effect.

1. The said Surety to this bond, for value received, hereby stipulates and agrees that no change, extensions of time, alteration or addition to the terms of the contract or the work to be performed thereunder, or the specifications or drawings accompanying same shall in any wise affect its obligation on this bond, and it does hereby waive notice of any such change, extension of time, alteration or addition to the terms of the contract or to the work or to the specifications and drawings.
2. If pursuant to the contract documents the Contractor shall be declared in default by the Owner under the aforesaid Contract, the Surety may promptly remedy the default or shall promptly complete the contract in accordance with its terms and conditions. It shall be the duty of the Surety to give an unequivocal notice in writing to the Owner, within twenty-five (25) days after receipt of declaration of default, of the Surety's election either to remedy the default or defaults promptly or to perform the contract promptly, time being of the essence. In said notice of election, the Surety shall indicate the date on which the remedy or performance will commence, and it shall then be the duty of the Surety to give prompt notice in writing to the Owner immediately upon completion of (a) the remedy and/or correction of each default, (b) the remedy and/or correction of each item of rejected work, (c) the furnishing of each omitted item of work and (d) the performance of the contract. The Surety shall not assert solvency of its Principal as justification for its failure to give notice of election or for its failure to promptly remedy the default or defaults or perform the contract.

3. Supplementary to and in addition to the foregoing, whenever the Owner shall notify the Surety that the owner has notice that the Contractor has failed to pay any subcontractor, materialman, or laborer for labor or materials certified by the Contractor as having been paid for by the Contractor in accordance with said Contract, which said labor or materials have been included in a periodical application for payment and approved by the Owner or Owners designated Agent for payment and paid for by the Owner, the Surety shall, within 20 days of receipt of such notice, cause to be paid any unpaid amounts for such labor and materials.
4. It is expressly agreed by the Principal and the Surety that the Owner if he desires to do so, is at liberty to make inquiries at any time of subcontractors, laborers, materialmen, or other parties concerning the status of payments for labor, materials, or services furnished in the prosecution of the work.
5. No right of action shall accrue on this bond to or for the use of any person or corporation other than the Owner named herein or the legal successors of the Owner.

Signed and sealed this _____ day of _____, 20____.

_____(SEAL)
Principal

In The Presence of:

Title

Witness

_____(SEAL)
Surety

Title

Witness

LABOR AND MATERIAL PAYMENT BOND

THIS BOND IS EXECUTED TOGETHER WITH ANOTHER BOND IN FAVOR OF THE OWNER AS OBLIGEE CONDITIONED UPON PERFORMANCE OF THE CONTRACT.

KNOW ALL MEN BY THESE PRESENTS:

That: _____
(Legal title and address of the Contractor)

as Principal (Hereinafter referred to as "Principal"), and _____

(Legal title and address of the Surety)

as Surety (hereinafter referred to as "Surety"), are held and firmly bound unto the City of Albany, Georgia, as Obligee (hereinafter referred to as "Owner"), for the use and benefit of claimants defined, hereinafter, in the amount of _____ Dollars (\$_____), to which payment Principal and Surety bind themselves, their heirs, executors, administrators, successors and assigns, jointly and severally, firmly by these presents:

WHEREAS, the above bounded Principal has entered into contract with Owner dated _____, 20__ for the construction of _____

NOW, THEREFORE, THE CONDITION OF THIS OBLIGATION is such that is the Principal shall promptly make payment to all subcontractors and other persons for all labor and materials supplied in the prosecution of the work provided for in said contract, then this obligation shall be void; otherwise, it shall remain in full force and effect.

It is agreed that this bond is executed pursuant to and in accordance with the provisions of Sections 23-1705 et. Seq. Of the Code of Georgia, as amended by the act approved February 27, 1956, and it intended to be and shall be construed to be a bond in compliance with the requirements thereof.

Signed and sealed this _____ day of _____, 20__.

_____(Seal)
Principal

In the Presence Of:

Title

Witness

_____(Seal)
Surety

Title

Witness

CONTRACT
115, 121, and 123 N. Front Street Renovations
Bid Reference No. 25-065

THIS AGREEMENT, made as of the _____ day of _____ 20____, by and between The City of Albany, Ga., (Party of First Part, hereinafter called the Owner) and _____, (Party of the Second Part, hereinafter called the Contractor).

WITNESSETH: That the said Contractor has agreed, and by these present does agree with the said Owner, for the consideration herein mentioned in his bid and under the penalty expressed in bid document, hereto attached, to furnish all equipment, tools, and materials, skill and labor of every description necessary to carry out and complete in good, firm, and substantial workmanlike manner, the specified work in strict conformity with the drawings and specifications hereinafter set forth which together with the foregoing bid made by the Contractor, the Notice to Contractors, Instructions to Bidders, General Conditions, Addenda, Special Provisions and this Agreement, shall all form essential parts of the Agreement. The work covered by this Agreement includes all work shown on drawings and specifications and listed in the attached bid.

The Owner shall pay, and the Contractor shall receive the **LUMP SUM PRICE** stipulated in the Bid for the **115, 121, and 123 N. Front Street Renovations Bid Ref. #25-065** as full compensation for everything furnished and done by the Contractor under this Contract. The full unit price sum of \$_____ shall be paid in thirty (30) day increments in the manner and according to the terms specified in the Contract Documents, included in the Contractor's periodic estimate. If the Contractor shall not have submitted evidence satisfactory to the Owner that all payrolls, material bills, and other indebtedness connected with the work have been paid, the Owner may withhold, in addition to the retained percentages, such amount or amounts as may be necessary to pay just claims for labor, services rendered and materials in and about the work, and such amount or amounts withheld or retained may be applied by the Owner, to the payment of just claims.

Contractor is required to provide acceptable proof of insurance coverage. Acceptable proofs are a Certificate of Insurance with Additional Insured Endorsement (a Certificate of Insurance by itself is not acceptable) or Declaration Pages of the insurance policies listed which show the City of Albany as additional insured. The insurance company must be authorized to provide insurance in the State of Georgia. Required Insurance Policies and Endorsements are: Commercial General Liability of at least **\$1,000,000** for bodily injury and property damage with the City of Albany as additional insured, Automobile/Vehicle Liability of at least **\$500,000** each occurrence for bodily injury and property damage covering owned, non-owned, leased and hired autos/vehicles with the City of Albany as additional insured and Worker's Compensation in the statutory limits of Georgia and Employers' Liability with limits of liability of no less than **\$100,000** of each accident/disease. These policies must also contain a waiver of subrogation in favor of the City of Albany. All insurance policies must provide that the City of Albany will be notified within 30 days of any changes, restrictions and/or cancellation. If applicable, Professional Liability in addition to above requirements, of at least **\$500,000** each claim. Proof of insurance must be submitted to the Procurement Division and approved by Risk Management prior to performance of any work.

Contractor agrees that as to any actions or proceedings arising out or related to this agreement, any such proceedings shall be governed and determined by Georgia Law.

The Contract terminates immediately and absolutely at such time as appropriated and otherwise unobligated funds are no longer available to satisfy City's obligation under the contract.

Contractor further agrees that as to any actions or proceedings arising out of or related to this agreement, any such action or proceeding shall be resolved only in an appropriate court located in Dougherty County, Georgia.

Contractor agrees to indemnify and hold harmless the City, its agents, officers, and employees, their successors and assigns, individually and collectively, with respect to all claims, demands or liability for any injuries to any person (including death) or damage to any property arising out of the activities of contractor or based on alleged negligence of contractor, its officers, agents, or employees and contractor shall defend against all such claims and pay all expenses of such defense, including attorney fees, and all judgments based thereon; provided that this obligation shall not extend to any damage, injury or loss due to the negligence of the City.

IN WITNESS WHEREOF the parties hereto have executed this Agreement in quadruplicate this ____ day of _____, 20__.

CITY OF ALBANY, GA.
(Owner)

BY: _____
AUTHORIZED SIGNATURE

(Title)

(Contractor)

By: _____

(Title)

(SEAL)

(Witness)

(Witness)