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## R.K. REDDING CONSTRUCTION, INC.

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P.O. Box 426 • Bremen, Georgia 30110 • (770) 537-1845 • Fax (770) 537-1837 • [www.rkredding.com](http://www.rkredding.com)

### Invitation to Bid & Bidders Instructions

#### East Middle School Renovations & Modifications – Paulding County, Georgia

R.K. Redding Construction, Inc. has been selected to serve as the Construction Manager and General Contractor for Paulding County School District in the renovation/construction of East Paulding Middle School Renovations and Modifications to be constructed at 2945 Hiram Acworth Hwy in Dallas, Georgia. The project, which is scheduled for summer 2018 completion has a total of +/- 93,000 square feet, includes interior select demolition, renovations, and modifications of an existing middle school with instructional classrooms, media center, cafeteria, gymnasium, and administration areas. Work is scheduled to begin in March 15, 2018 with phased control milestones, with a mandatory final project completion mid-July, 2018. The project Architect is Breaux & Associates, LLC of Alpharetta, Georgia.

A MANDATORY PRE-BID CONFERENCE FOR THIS PROJECT HAS BEEN SET FOR TUESDAY, December 5, 2017 AT 10:30 PM AT THE PROJECT SITE. THIS PRE-BID IS MANDATORY FOR SUBCONTRACTORS, BUT NOT VENDORS. THIS MEETING IS TO HELP POTENTIAL BIDDERS FAMILIARIZE THEMSELVES WITH THE PROJECT, THE PROJECT TEAM, AND EXISTING PROJECT CONDITIONS.

Proposals will be received at the office of R.K. Redding Construction, Inc., 412 Sangamore Road, Bremen, Georgia 30110 **at 1:00 PM (EST) on Wednesday, December 13, 2017.** Fax proposals will be acceptable and can be sent to 770-537-1837. Bids should be submitted on the provided Proposal Form with the relevant Work Package notation on the form. **Subcontractors bidding Work Packages with base bids in excess of \$50,000.00 will be required to provide a bid bond in the amount of 5% of the total bid. Bidders will also be required to provide the costs associated with providing a 100% Performance & Payment Bonds and should provide the added cost of these bonds on the Proposal Form in the space provided.** Subcontracts and purchase orders will be issued directly by R.K. Redding Construction, Inc. to the successful bidders. RKR reserves the right to award subcontracts and purchase orders for the project based on the criteria of scope inclusiveness, firm history and capability, financial stability, ability to provide bonds, cost, etc. in the best interest of the project and Owner.

**Bidders should refer to the following provided Work Package List and Preliminary Scheduling Narrative (Phasing Plan) for selection of the package(s) your firm intends to submit a bid.** Next, refer to the related individual Work Package Description, which provides work scope details. Please contact Rachel Wheeler at [rgw@rkredding.com](mailto:rgw@rkredding.com) for electronic copies of the CM-Proposal Form, CM-Detailed Work Packages, or should you need further assistance. Questions and RFI's pertaining to the bid documents shall be submitted via email to Geoff Smith at [gms@RKRedding.com](mailto:gms@RKRedding.com). RFI responses will be addressed via addenda so that all interested bidders can view any dialogue. **Combination work package bids will be accepted as long as separate individual work package bids are also submitted for each package include in the combo bid. Please clearly state which work packages are being combined in the combination bid on CM-Proposal Form.**

Bid documents may be examined at the office of R.K. Redding Construction, Inc. or any of the following plan rooms and services:

- **LDI**, 1395 South Marietta Pkwy SE, Marietta, GA 30060, Phone: (770) 419-0740
- **McGraw-Hill Construction Dodge**, Phone: (770) 321-5075
- **Georgia AGC**, 1940 the Exchange, Suite 100, Atlanta, GA 30339, Phone: (800) 364-2059 ext. 8018
- [www.isqft.com](http://www.isqft.com) (online viewing only)

Bid document drawings and specifications may be obtained directly from the Dropbox link below. Please continue to check the link below for addenda.

<https://www.dropbox.com/sh/bq2ebxfypjo0j72/AADWzuhl7qq0Y3GNPxdoeaZAa?dl=0>

Thank you in advance for your interest in bidding this project with R.K. Redding Construction. Please call with any questions you may have concerning the project.

Respectfully,

R.K. REDDING CONSTRUCTION, INC.

Geoff Smith  
Vice President of Construction Services

## Work Package List

### East Paulding Middle School Renovations & Modifications Paulding County, Georgia

Notes: 1. All Work Packages listed are Turn-Key (materials, labor & equipment), unless noted as “Material Only” or “Material Only or Turn-Key” (subcontractor or supplier should specify which on Bid Form)

<u>Package #</u>	<u>Work Description Summary</u> (see following individual Work Package Descriptions for details)
2-A	Selective Demolition
2-B	Chain Link Fencing
3-A	Concrete Work (HVAC Pads and Sidewalk Patchwork)
4-A	Masonry, Includes Metal Fabrications(Steel Lintels)
6-A	Miscellaneous Rough Carpentry
7-A	Preparation for Re-Roofing, Standing-Seam Metal Roof Panels and Associated Sheet Metal, Flashing & Trim
7-B	Select Roofing Demolition, PVC Roofing, Associated Sheet Metal, Flashing & Trim
7-C	Joint Sealants
8-A	Hollow Metal Doors & Frames – Material Only
8-B	Door & Hardware Installation – Labor Only
9-A	Gypsum Board Assemblies, Thermal Insulation, Cold-Formed Metal Framing, Acoustical Panel Ceiling
9-B	Tile Carpeting ( <i>Installation Only</i> ), Resilient Tile Flooring, Base and Accessories
9-C	Interior and Exterior Painting
11-A	Food Service Equipment
15-A	HVAC and Controls
15-B	Plumbing and Gas Piping
16-A	Electrical Systems and Low Voltage