

**Design Build Invitation for Bid for VRF HVAC System for
Sheriff's Office Administrative Building**

The Baldwin County Board of Commissioner is seeking sealed bids for a design and build of VRF HVAC system for Sheriff's Office administration offices.

Bid Submission

1. Bids to be sealed, marked with the proposer's name and address, and labeled **"Sheriff's Office Administration Offices VRF HVAC System"**. Bids are due at the address below no later than 12:00 pm on Friday, February 7, 2025. Bids will be opened and read aloud at 12:00 PM at 1601 N. Columbia St, Suite 230, Milledgeville, GA 31061. Bids received after this time will be marked "Late" and will not be accepted. Faxed or emailed Bids will not be accepted.

Mailing and Physical Address:

"Sheriff's Office Administration Offices VRF HVAC System"

Baldwin County Board of Commissioners

1601 N Columbia St, Suite 230

Milledgeville, GA 31061

2. A mandatory walk through of the Sheriff's Administrative Offices is scheduled for Friday, January 17 at 1 pm. The address is 119 Old Monticello Rd, Milledgeville, GA 31061. Ask for Bruce Solomon, Public Buildings Superintendent at the site.
3. Questions may be directed to Bruce Solomon, at bsolomon@baldwincountyga.com until Friday January 31, 2025, at 12:00 PM. All questions will be answered and posted as an Addendum(s) on the County's website and Georgia Procurement Registry.
4. Baldwin County reserves the right to reject any and all Bids.
5. Baldwin County reserves the right to accept the Bid that is most advantageous to Baldwin County.
6. Baldwin County reserves the right to hold presentations and/or interviews. All firms responding to this solicitation should be available, if deemed necessary by the County, within two (2) weeks following the Bid due date.
7. Timeline:

Design-Build Request Released	January 6, 2025
Mandatory Walkthrough	January 17, 2025 at 1:00 PM
Last Day to Submit Questions	January 31, 2025, at 12:00 PM
Sealed Bids Due and Opened Publicly	February 7, 2025, at 12:00 PM
Projected Awarded	TBA
8. The proper and his/her subcontractors must have all appropriate licenses required for the project.
9. The proposer must obtain all appropriate permits for the project. Since this is a county project at a county facility no permit fees will be charged.
10. The proposer must have insurance at the following limits:
 - a. Auto: \$1,000,000 BI/PD per occurrence covering owned, non-owned and hired

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vehicles.

b. General Liability: \$1,000,000 BI/PD per occurrence with \$2,000,000 aggregate.

c. Workers Compensation: Statutory limits.

11. A performance bond equal to 100% of the Bid is required per O.C.G.A. 36-91-70.

12. The sealed Bid shall include:

a. The name, address, telephone number, email address of the company submitting the Bid.

b. A signed statement that A) the contractor, and subcontractors, have the proper licenses to start and complete the project, B) list of 3-5 similar projects with location and contact information for the project, and C) acknowledgment of the scope of work to be performed.

b. Engineered design of proposed VRF HVAC system,

c. Project timeline, and

d. Total project cost.

General Specifications

a. VFR Split System unit.

b. VRF outdoor unit.

c. VRF multi-port controllers.

d. VRF ceiling cassette indoor units.

e. VRF ducted indoor units.

f. New roof mounted exhaust fan.

g. Duct, insulation, and accessories.

h. Permit (no fees will assessed), startup, certified test and balance (one report only), warranty.

i. Gas piping, bond, engineering fees.

j. Electrical disconnects (factory installed or field provided unless specifically required in Mechanical Drawings).

k. Energy management systems, or any other automated/digital controls system.

l. High voltage wiring (Greater than 24 volts), attic stock, equipment/housekeeping pads or service platforms.

m. Roofing, concrete, or structural work (including steel), sloped roof curbs, or isolation rails for roof curbs.

n. Attendance of weekly meetings until job is done.

o. Demolition, duct pressure testing, duct cleaning,

p. Painting, exterior wall openings, interior wall openings, metal building curbs, service platforms.

q. Labor or equipment to unload any equipment that is provided by others, if applicable