



ITB NUMBER 14-261-C

For

INVITATION TO BID FOR

ROSWELL OLD MILL PARK MACHINE SHOP EVENT FACILITY RENOVATION

BIDS DUE: No later than September 18, 2014, 2:00 PM EST in hard copy.

Electronic submissions via e-mail or fax will NOT be accepted.

There will be a pre-bid conference held on Wednesday, September 3, 2014 at 10:00 AM at the City of Roswell Council Chambers, 38 Hill St., Roswell, GA 30075.

This conference will be followed by a site visit.

Questions should be directed in writing to City of Roswell Purchasing Division,
via e-mail to:

purchasing@roswellgov.com

Submit Proposals to:

City of Roswell

Purchasing Division

38 Hill Street, Suite 130

Roswell, Georgia 30075

located elsewhere, such as Internet websites or libraries, unless specifically requested. Information or materials presented by Offerors outside the formal response or subsequent discussion/negotiation, if requested, will not be considered, will have no bearing on any award, and may result in the Offeror being disqualified from further consideration.

2.3.5 Opportunity for Discussion/Negotiation: After receipt of all bids and prior to the determination of the award, the City of Roswell may initiate discussions with one or more Offerors should clarification or negotiation be necessary.

2.3.6 Contract Award: Award, if any, will be made by City Council upon recommendation, to the Offeror providing the lowest responsive and responsible bid and who provides all required documents.

2.4. Roswell's Rights Reserved

While the City of Roswell has every intention to make an award as a result of this ITB, issuance of the ITB in no way constitutes a commitment by the City of Roswell to award and execute a contract. Upon a determination such actions would be in its best interest, the City of Roswell, in its sole discretion, reserves the right to:

- Cancel or terminate this ITB at any time. A notice of cancellation will be issued on the Roswell website. If the ITB is cancelled, the City of Roswell will not reimburse any Offeror for the preparation of its bid. Bids may be returned upon request if unopened;
- Reject any or all bids received in response to this ITB,
- Make a contract award, based directly on the bids received, determined to be in the best interest of the City, in its sole discretion,
- Enter into further discussions with one or more Offerors;
- Waive and/or amend any undesirable, inconsequential, or inconsistent provisions/specifications of this ITB which would not have significant impact on any bid;
- Not award if it is in the best interest of the City of Roswell; or
- Terminate any contract if the City of Roswell determines adequate funds are not available.

SECTION 3: SCOPE OF PROJECT/SPECIFICATIONS

3.1 City's Intent

The City of Roswell is accepting bids for the furnishing of all materials, labor, and equipment for the completion of an improvement project that will result in the renovation and addition of an Event Facility at the Roswell Old Mill Park Machine Shop located at 95 Mill View Avenue Roswell, GA 30075.

3.2 Required Information : Scope of Work and Design Intent

Scope of Work:

The scope of work calls for the creation of an Event Facility to be located within the Roswell Mill Park at Vickery Creek. The need for this amenity has been generated by high use of this park since becoming open for public use in 2009. The Event Facility will compliment recent addition of three new board walks, trails and restrooms that allow park visitors to safely view the ruins of the 1854 circa Roswell Mill Manufacturing Company Mill site. The Mill site is included within the National Register of Historic Places- listed within the Roswell Historic District.

Proposed Building Structure / Design Intent:

The following items were addressed to assist in establishing design considerations for this building exterior structure, while having to incorporate elements that are required for its use, which are available budget, access, security and ADA access requirements. The details utilized from the existing historic circa 1854 Brick Machine Shop Building are intended to show precedence for Architectural Material Selection and Design Elements for the proposed Event Facility and limited building renovation.

- The main level floor elevation for the adjacent Brick (Machine) Shop Building is (902.41'). The existing floor elevation is 2.41' below the pathway way at the east side of the Machine Shop Building and is level at the west side of the Machine shop that is closest to the covered bridge.
- During the planning and construction of the circa 2012 restrooms that were built adjacent to the historic circa 1854 it was determined to have shutters that would have been utilized during that era in order to protect the new window infill that would be eventually installed on the Event Facility improvements with regard to security.
- The current set of plans that were developed to improve and stabilize various structural and brick components along with utilizing the main area for Events while allowing the original structure to be interpreted for the buildings original purpose of being a water-powered Machine and Wood Working Shop.
- Gutter and Downspouts. It is doubtful that the original buildings would have had gutters and downspouts due to the utility nature of the structure. However, due to the need to keep the area maintained and accessible, half round gutter and round down spout system was utilized in a previous improvement campaign and will remain until future improvements to be the building are determined.
- Exterior: Solid Core Doors have been proposed that would have been utilized for industrial and warehouse type building during that era. The door profiled door and casing was selected to satisfy maintenance and security needs. The door selected has a double 'vertical' panel with angled stile support that is 'similar' to door panels of the era, although an industrial door of that time may be more keeping, yet it would have to be custom manufactured.
- Brick: Brick repair and colored mortar joint replacement will be limited. This detail is illustrated in the architectural plans.
- Shutters: Operable Shutters with period wrought iron hardware will match the adjacent existing circa 2012 brick restrooms.
- Windows: True divided light, operable double hung wood window are designed for the window openings. On the elevation nearest the bridge on the lower level, the windows are designed to be triple hung.
- Louvers: Louvers as shown on the plans and elevations are to be located on the upper level in order to assist the function of exhaust fans.

REQUEST FOR INFORMATION

Response Dated: 9-10-2014

Project Name: Roswell Old Mill Park Machine Shop Event Facility Renovation
Bid #13-346-C

RFI No.: 4 questions 1 thru 6, 1 pag3

Date: 9-4-14

Questions were asked during Pre Bid meeting 9-4-2014

To: City of Roswell Buyer of Records

E-Mail: purchasing@roswellgov.com

Attn: Charise Glass

Request From: Various Contractors attending Pre Bid Meeting

Subject: Clarifications

Response:

1. For those vendors that bid on this project during the first bid, Can the City/Architect elaborate/list changes that were made to the plans?

Response:

- ***Changes were made to reduce the scope in order to reduce the cost. Areas that were addressed were elimination of exterior ground lighting and disturbance of existing pavers, reduction of exterior/joint repair, deleted removal of graffiti on interior walls(to white washed by Owner), New interior stud wall/finish, base/crown/casing to be by Owner, deleted suspended heaters, reduced the number of interior light fixtures and electrical outlets, deleted plumbing and kitchen millwork and associated electrical, deleted removal of existing fencing. This list is not complete and contractors will bid the revised plans that were posted for bid.***

2. Are there any acceptable equivalents to the custom triple hung sash unit windows.?

Response:

- ***The windows are to be prices as approved by the HPC.***

3. Are there any vendors that you would recommend to get a quote from fro the custom windows?

Response:

- ***Contractors should not limit themselves to qualified window manufacturers. The following are local. All windows and doors will have shop drawing submittals for Owner/Architect Approval regardless of is selected. Randal Brothers, Inc. 888-711-7971, Georgia Wood Windows 404-635-6208, Dallas Millwork, Inc. 770-943-3909. Contractor is not limited to this list.***

4. Will a commercial general contractors license from the State of Georgia be required?

Response:

Yes

5. What is the budget amount for this project?

Response:

\$180K to \$210K

6. Will any paver removal be required for the plumbing or electrical work?

Response:

No. There will be no plumbing work at this time. However, plumbing stub up exist on the exterior wall along with empty conduits that lead the existing electrical panel located at the existing restroom building.

End of RFI