

INVITATION FOR BIDS

Sealed proposals will be received from invited bidders by Northeast Georgia Regional Commission (NEGRC), at their offices at 305 Research Drive, Athens, GA 30605, UNTIL 5:00 PM Local Time; November 10th, 2025, for:

NORTHEAST GEORGIA REGIONAL COMMISSION RENOVATIONS ATHENS, GEORGIA

Any bid received after that time will not be considered. All bids will be opened in public and read aloud immediately following the specified closing time.

Work includes, but is not limited to, selective demolition, sitework, renovations, new building construction, coordination of the entire project, and all related work, as indicated in the Bid and Contract Documents. All bid documents are posted on the NEGRC's website at <https://negrc.org/news>. No copies will be printed or mailed. Bidders are responsible for accessing PDF files online and having prints made.

Drawings and Specifications may be examined at the Office of the Architect; and digital Plan Rooms of: Dodge SCAN; Reed Construction Data and Internet Plan Rooms in Athens, Georgia.

Invited General Contractors may procure one (1) set of plans from the Architect upon deposit of two hundred fifty dollars (\$250.00) per set, which will be refunded in full to each invited general contract bidder submitting a bonafide bid, upon return of plans and specifications, complete and in good and reusable condition, within ten (10) days after bids are opened. Plans are available for free when issued electronically.

Certified check or bid bond payable to the Owner, for not less than five percent (5%) of amount of bid, must accompany each proposal.

Workmen's Compensation, public liability and property damage insurance, performance and payment bond; and Builders Risk insurance will be required. Insurance in compliance with requirements, will be required at the signing of the Contract.

Additional contract requirements include those outlined in AIA General Conditions, AIA Document A-201 "General Conditions of Contract for Construction", 2017 Edition, issued by the American Institute of Architects.

Bids must be submitted on proposal forms furnished by the Architect or copies thereof. All bidders bidding must show such evidence of license before bidding or bid will not be received or considered by Architect or Owner; The bidder shall show such evidence by clearly displaying their current license number on the outside of the sealed envelope in which the proposal is delivered; Bidders must also include their current license number on the Proposal Form. No bid may be withdrawn after the scheduled closing time for receipt of bids for a period of SIXTY (60) days.

Inquiries regarding this Invitation to Bid should be made to Eva Kennedy, NEGRC Executive Director, at ekennedy@negrc.org or (706) 336-3962. Technical Questions may be directed Goodwyn Mills Cawood, LLC., Kim Ross, kim.ross@gmcnetwork.com, (770) 952-2481. The deadline for questions is 5:00 PM Local Time; October 29th, 2025. Replies of substance will be answered in the form of an addendum and made available to all potential bidders.

A **MANDATORY PRE-BID CONFERENCE** will be held at the same location where bids will be received, at 2:00 PM LOCAL TIME, ON OCTOBER 20th, 2025, for the purpose of reviewing the project and answering Bidder's questions. Attendance at the Pre-Bid Conference is **REQUIRED** for all invited General Contractor Bidders intending to submit a Proposal, and recommended for all Subcontractors.

Additional qualifications and requirements for invited General Contractor Bidders and separate Subcontractors and Manufacturers are indicated in the Bid and Contract Documents.

The Owner reserves the right to reject any or all proposals and to waive technical errors if, in their judgment, the best interests of the Owner will thereby be promoted.

NORTHEAST GEORGIA REGIONAL COMMISSION
Athens, Georgia
Eva Kennedy, Executive Director

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