

ADDENDUM #1

TO: BIDDER	FROM: K. A. Oldham Design
COMPANY:	DATE: 05/07/26
ADDRESS:	
PHONE NUMBER:	SENDER'S REFERENCE NUMBER: 2560.00
RE: Pre-bid meeting time and date of drawing set	YOUR REFERENCE NUMBER:

URGENT FOR REVIEW PLEASE COMMENT PLEASE REPLY PLEASE RECYCLE

ENCLOSED

ITEM:

COPIES: 1

SPECIFICATION SECTION 00 11 16 AND 00 42 13

SPECIAL INSTRUCTIONS: Mandatory pre-bid meeting will be held on site on 5/11/26 at 2:00 PM

GENERAL: None

This addendum forms a part of the Contract Documents and modifies the original Bid Documents as noted below, and shall be as binding as if incorporated in the original Contract Documents. The proposer shall acknowledge receipt of this Addendum on the Proposal Form.

END OF ADDENDUM # 1

ALL DRAWINGS, INFORMATION, AND IMAGES CONVEYED HEREIN ARE PROPERTY OF THE ARCHITECT AND SHALL NOT BE USED OR REPRODUCED WITHOUT WRITTEN PERMISSION.

DOCUMENT 00 11 16 – INVITATION TO BID

DEADLINE: 5/29/26 at 5:00 PM

SCHEDULE:

4/29- Advertising started (4 weeks)
5/11- Mandatory pre-bid meeting on site at 2:00 PM
5/13- Questions from contractors due
5/20- Answers issued
5/27- Advertising complete
5/29- Receive bids by 5:00 PM
6/5- G.C. selected

An invitation to bid is hereby extended to the qualified bidders for the Newnan Utilities Sewell Road Lobby including all specified equipment, finishes, materials, accessories, and labor.

All work shall be done in accordance with the bid documents (the Project Manual and Construction Documents) with the exception of future addenda if any, which will be available to all bidders. Addenda will be held on file at K A Oldham Design, Inc.

All questions and requests for information (RFI) correspondence shall be in written form addressed only from the General Contractor and directed to K A Oldham Design, Inc. Emails or fax should be addressed to:

Kip Oldham Email: koldham@kaod.com
Brittany Atkinson Email: bevans@kaod.com
Fax: 770.683.9171
Office: 770.683.5247

Contract, if awarded, will be based on a Lump Sum Contract based on AIA A101. All bids shall be lump sum and detailed as required in the bid form Section 00 41 00 of this document.

Scope of work will consist of all work indicated or addressed in the construction documents. If you have any questions regarding this scope of work, please notify Fayette County Purchasing Department prior to the final RFI date notated above.

Bidder must comply with the following:

- The Bid must state a date or time of Certificate of Occupancy. A \$500.00 per day penalty for liquidated damages will be assessed beginning at 12:00 midnight of this date and until a complete Certificate of Occupancy is obtained or at discretion of the owner. Please note that there may be an extension of time allowed due to inclement weather. Proof of negative effect of days consisting of rainfall above the average daily amount for this area or other detrimental situations will be required. All decisions are at the discretion of the owner.
- A complete Bid will include a breakdown of costs on the form provided. This form may be recreated by the Bidder to facilitate the provision of this information. All line items must be included. The numbers on this sheet must match the base bid amount submitted.

- Once the contract has been awarded all Change Orders will be handled per AIA A101 (2017) Section 7.3.11. All change orders will be time and material plus a set overhead and profit percentage. This percentage will be 7.5% for the portion of the work self-performed by the General Contractor or 5% for the portion of the work performed by a sub-contractor. All deductive change orders will be cost of work plus the above percentages, unless approved by the architect. Architect must approve all labor and wage rates, unit prices and rental and equipment usage rates. All change orders must be approved by the architect.
- A complete and acceptable bid must include the signed and notarized O.C.G.A. 13-10-91 Contractor Affidavit included in this manual.
- Contractor must include their liability insurance coverage, payment and performance bond, and bid bond prior to contract.

END OF DOCUMENT

DOCUMENT 00 42 13 – BID FORM

This Bid Submitted by: _____

Address: _____

Telephone: _____

Email: _____

DATE: _____

Dear Sir or Madam:

The undersigned Bidder declares that he has read and understands the Architectural drawings dated 04/27/26, and the Project Manual identified herein as the Bid Documents, for the above listed work as prepared by K. A. Oldham Design, Inc. of Newnan, Georgia. The undersigned Bidder further declares that he/she has examined the site of work and informed himself/herself fully in regard to all conditions pertaining to the place where the work is to be done.

The undersigned Bidder declares that he/she shall furnish all permits, work, services, and materials, including equipment and accessories, called for or implied in the above-mentioned Construction Documents and that he/she will accept as complete compensation therefore the sum of

_____ DOLLARS (\$ _____) which is hereinafter referred to as the Base Bid. No partial bids will be accepted.

Estimated time of completion: _____ consecutive calendar days

The undersigned Bidder further declares that, if awarded the Contract, he/she shall begin all work associated with the project within the constraints set forth by the owner at the location listed above by _____ consecutive calendar days from the issuance of Notice to Proceed.

ADDENDA ACKNOWLEDGEMENT

There are no addenda as of April 27, 2026. Use form below for future addenda as they occur.

The receipt of the following addendum or addenda is acknowledged:

Addendum Number: _____ Date: _____

Addendum Number: _____ Date: _____

Addendum Number: _____ Date: _____

Addendum Number: _____ Date: _____

Addendum Number: _____ Date: _____

ADDENDUM RECEIPT:

WITNESSED: _____

If this bid is accepted and the undersigned Bidder should fail to enter into the contract, as fore stated, within seven (7) days from the date of mailing to him a letter of written notice, at the address herein, noting that the contract is ready for signature, the Owner may, at his option, declare that the Bidder has abandoned the Contract and this bid and its acceptance is null and void.

The undersigned Bidder hereby agrees that his bid shall not be withdrawn within sixty (60) days from the time set for the receipt of the Bid Package.

The undersigned Bidder hereunder acknowledges the receipt of all Addenda listed on the previous pages labeled under the heading ADDENDA ACKNOWLEDGMENT.

The undersigned proposer further states that:

*****All work, materials, building components and labor are in strict compliance and accordance with the Construction Documents listed above and prepared by K.A. Oldham Design, Inc. and noted as Commission No. 2560.00 unless stated on the attached page labeled EXCEPTIONS TO CONTRACT FOR NEWNAN UTILITIES SEWELL ROAD LOBBY.*****

THIS SIGNATURE VALIDATES ALL BID NUMBERS ABOVE.

SIGNED: _____ TITLE: _____ DATE: _____

COMPANY: _____

ADDRESS: _____

END OF BID FORM