



WHITE COUNTY, TENNESSEE  
DEPARTMENT OF FINANCE  
COURTHOUSE ROOM 204  
1 EAST BOCKMAN WAY  
SPARTA, TENNESSEE 38583  
PHONE (931)-836-3216 FAX (931)-836-3343  
[finance@whitecountyttn.gov](mailto:finance@whitecountyttn.gov)

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**WHITE COUNTY, TENNESSEE**  
**Bid Package**  
*for*  
**Bid Number: 2016-0127-01-005**

**White County High School Career Academy  
Construction/Renovation**

Mandatory Pre-Bid:  
January 12, 2016  
10:00am Central Time

Bid Opening:  
January 27, 2016  
10:00am Central Time

Contents:  
Information to Bidders  
Specifications  
Bid Forms  
Advertisement

*Posted for public inspection at  
[whitecountyttn.gov/bids](http://whitecountyttn.gov/bids)*



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## **Invitation to bid**

### **Description of items/services requested:**

The White County Government is soliciting bids for the construction/renovation of the White County High School Career Academy located at 281 North Spring Street in Sparta, Tennessee.

### **General Requirements:**

Proposals, bids, or responses will be accepted by the White County Department of Finance no later than **10:00 a.m. January 27, 2016** (local time). Every document must be enclosed in an envelope clearly marked as a bid document. Any response, bid or proposal received after the above deadline shall be considered late, and will not be opened or considered. Bid prices must be valid for no less than thirty (30) days from the date of the bid.

A **MANDATORY** pre-bid meeting will be held at the facility on **Tuesday, January 12, 2016 at 10:00a.m. (local time)**. The facility is located at 281 North Spring Street in Sparta, Tennessee. The purpose of this meeting is to explain the scope of work and to provide an opportunity for bidders to ask questions about the project. General Contractor bidders **AND** Subcontractors to be listed on the Bid Envelope Cover (Mechanical, Plumbing, Electrical, and Masonry) must be present at the Pre-Bid Meeting. Those in attendance will be published in Addenda. Bids submitted with a proposing General Contractor or Subcontractor(s) not listed as a Pre-Bid Attendee will not be opened.

All documents shall be submitted to the following address:

Chad S. Marcum, Director of Finance  
White County Department of Finance  
Courthouse Room 204  
1 East Bockman Way  
Sparta, Tennessee 38583

### **Specifications:**

Copies of bidding documents may be obtained by each General Contractor or Subcontractor at the office of Red Chair Architects, Inc., located at 220 W. Jackson Avenue #106, Knoxville, Tennessee 37902 or by calling Red Chair Architects, Inc. at (865) 633-9058.

**All construction related bidding procedures and state bid laws are in effect for this bid!**



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## General Bidding Procedures

**Bid Limit:** White County requires all purchases over \$25,000 to be acquired by sealed competitive bids. Exceptions: Fuel, emergency purchases, and any items excluded by statute

**Location:** All bids must be submitted to the White County Department of Finance at or before the announced deadline.

Courthouse Room 204  
1 East Bockman Way  
Sparta, Tennessee 38583

**Bid Document:** For certain projects the Owner will supply a bid form to be completed by the bidder. When such forms are issued, only bids returned with the proper forms will be accepted. Envelopes must be sealed and marked as a bid document. Any bid may be withdrawn prior to the day, date and time as set forth in the "bid invitation". On construction related bids, the envelope must contain the following information visible from the outside: TN License number, expiration date, classifications and limitations.

**Electronic transmissions:** Electronic transmissions will not be accepted except when in the course of the bidding process addendums or other notifications of errors on behalf of the owner places an undue hardship upon prospective bidders. Written notification by the owner must precede the acceptance of Facsimile transmissions.

**Bid Bond:** For construction related bids, in excess of \$25,000 dollars, the owner requires a bid bond equal to five percent of the total price of the bid. Contracts for the services of a construction manager shall require a bid bond in the amount of ten percent. The owner may request bonds on other services as determined by the Finance Department.

**Performance Bond:** For construction related bids, in excess of \$25,000 dollars, the owner requires a performance bond equal to one hundred percent of the contract price. The owner may request bonds other services as determined by the Finance Department.

**Payment Bond:** For construction related bids, in excess of \$25,000 dollars, the owner requires a payment bond equal to one hundred percent of the contract price except as stipulated under T.C.A. 12-4-201. The owner may request bonds for other services as determined by the Finance Department.

**Disclosures by bidders:** For construction bids in excess of \$25,000 interested bidders must include the following information on the outside of the envelope containing the bid document: Name, License number, Expiration date thereof, and license classification of the contractors applying to bid as stated in T.C.A. 62-6-119. For construction bids less than \$25,000, the name only is required. White County maintains a drug-free workplace and requires all bidders for construction contracts to comply with T.C.A. 50-9-114.

**Laws and Regulations:** The bidder's attention is directed to the fact that all applicable state laws, municipal ordinances, and the rules and regulations of all authorities having jurisdiction over construction of the project shall apply to the contract throughout, and they will be deemed to be included in the contract the same as though herein written out in full. Bidders may be required to provide proof of valid business license and Workers Compensation Insurance if required by law.

**Sub-contracts:** The Bidder is specifically advised that any person, firm, or other party to whom it is proposed to award a sub-contract under this contract must be acceptable to the Owner.



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**Award of Contract:** The owner (White County) further reserves the right to reject any and all bids, to waive any and all informalities and to negotiate contract terms with the successful bidder, and the right to disregard all non-conforming, non-responsive or conditional bids. White County may conduct such investigations as it deems necessary to assist in the evaluation of any bid to establish the responsibility, qualifications, and financial ability of the bidder, proposed sub-contractors and other persons and organizations to perform the work in accordance with the contract documents to the bidder who does not pass any such evaluation to the owner's satisfaction. The contract shall be awarded to the lowest, best and most responsible bidder, whose evaluation by the owner indicates to the owner that the award will be in the best interest of White County. It is also understood that the "apparent low bidder" will be announced at the bid opening; however the "successful bidder", who may or may not be the lowest bidder, will not be announced until all issues, which include, but are not limited to quality, service, conformity to specifications, etc. have been resolved and until a period of review has been completed by the County. White County does not enter into contracts which provide for mediation or arbitration.

**Construction Contracts – Retainage:** The Owner will retain five percent of funds on contracts over \$500,000 dollars per T.C.A. 66-11-144.

**Title VI of the Civil Rights Act of 1964:** All interested parties, without regard of race, color or national origin, shall be afforded the opportunity to bid and shall receive equal consideration. Title VI states "No person in the United States shall, on the ground of race, color or national origin, be excluded from participation in, be denied the benefits of, or be subjected to discrimination under any program activity receiving Federal financial assistance." White County strives to protect individuals' civil rights through active compliance with the requirements of Title VI.

**Warranty:** The vendor shall provide warranty information on the equipment, components and items bid with the bid submittal.

**Payments:** Invoices that are submitted by the awarded bidder are required to provide accurate and current addresses. Payment terms shall be specified in the bid response, including any discounts for early payment. The Finance Department of White County discourages the practice of picking up checks in person, unless there is an emergency situation.

**Errors in Bids:** When an error is made in extending total prices, the unit bid price will govern. Carelessness in quoting prices or in preparation of bid otherwise, will not relieve the bidder. Erasures or changes to bids must be initialed. Any alteration, erasure, addition to or omission of required information, change of the specifications or bidding schedule, is made at the risk of the bidder.

**Taxes:** White County is tax exempt.

**Tie Bids:** If two or more bidders submit identical bids and is equally qualified; selection shall be made at the discretion of the county based on performance.

**Contractors, Subcontractors and employees:** If work is to be performed during regular school hours when children are present, the county reserves the right to require background checks, dress codes and certain ethical standards of all employees on school property.

**Specification details:** These specifications have been designed to meet a certain level of quality as well as to standardize certain components. In numerous places reference to specific brands of components may have been made. This has been done to establish a certain level of quality and in no way is an attempt to write out vendors of similar or equal equipment components.



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## Advertisement for Bid

White County, Tennessee  
Advertisement for Bids  
Bid No. 2016-0127-01-005

Take notice that the Director of Finance for White County shall accept sealed written bids for the construction/renovation of the White County High School Career Academy located at 281 North Spring Street in Sparta, Tennessee.

A MANDATORY pre-bid meeting will be held on Thursday, January 12, 2016 at 10:00am local time at the site. The purpose of this meeting is to explain the scope of work and to provide an opportunity for bidders to ask questions about the project. General Contractor bidders AND Subcontractors to be listed on the Bid Envelope Cover (Mechanical, Plumbing, Electrical, and Masonry) must be present at the Pre-Bid Meeting. Those in attendance will be published in Addenda. Bids submitted with a proposing General Contractor or Subcontractor(s) not listed as a Pre-Bid Attendee will not be opened.

Proposals, bids, or responses must be submitted to the office of the Director of Finance, Room 204, White County Courthouse, Sparta, Tennessee, 38583, no later than 10:00 A.M. central time, January 27, 2016 at which time the bids will be opened and read aloud.

Copies of bidding documents may be obtained by each General Contractor or Subcontractor at the office of Red Chair Architects, Inc., located at 220 W. Jackson Avenue #106, Knoxville, Tennessee 37902 or by calling Red Chair Architects, Inc. at (865) 633-9058.

Additional information may be obtained at [whitecountyttn.gov/bids](http://whitecountyttn.gov/bids)

The owner (White County) further reserves the right to reject any and all bids, to waive any and all informalities and to negotiate contract terms with the successful bidder, and the right to disregard all nonconforming, non-responsive, or conditional bids.

Chad S. Marcum  
Director of Finance  
Publication Date: 01/07/2016, 01/11/2016