

INVITATION TO BID

PROPOSAL

**BID NO. 14-0020-3**

**ANNUAL CONTRACT FOR HVAC EQUIPMENT PREVENTATIVE MAINTENANCE AND REPAIR  
SERVICES AT CHATHAM COUNTY DETENTION CENTER**

**MANDATORY PRE-BID: 10:00 A.M., APRIL 16, 2014**

**BID OPENING: 2:00 P.M., APRIL 30, 2014**

THE COMMISSIONERS OF CHATHAM COUNTY, GEORGIA

ALBERT J. SCOTT, CHAIRMAN

COMMISSIONER HELEN L. STONE

COMMISSIONER JAMES J. HOLMES

COMMISSIONER YUSUF K. SHABAZZ

COMMISSIONER PATRICK K. FARRELL

COMMISSIONER LORI L. BRADY

COMMISSIONER TONY CENTER

COMMISSIONER DEAN KICKLIGHTER

COMMISSIONER PRISCILLA D. THOMAS

R. JONATHAN HART, COUNTY ATTORNEY

CHATHAM COUNTY, GEORGIA

CHATHAM COUNTY, GEORGIA  
DOCUMENT CHECK LIST

The following documents, when marked, are contained in and made a part of this Bid Package or are required to be submitted with the bid. It is the responsibility of the bidder to read, complete and sign, where indicated, and return these documents with his/her bid. FAILURE TO DO SO MAY BE CAUSE FOR DISQUALIFYING THE BID.

X GENERAL INFORMATION AND INSTRUCTIONS TO BID

\_\_\_ SURETY REQUIREMENTS

X PROPOSAL

\_\_\_ BID SCHEDULE

\_\_\_ CONTRACT- (ON FILE AT THE CHATHAM COUNTY PURCHASING DEPARTMENT)

X LEGAL NOTICE

\_\_\_ AFFIDAVIT OF PAYMENT

X ATTACHMENTS: A: DRUG FREE WORKPLACE; B: NONDISCRIMINATION STATEMENT; C: DISCLOSURE OF RESPONSIBILITY; D: CONTRACTOR AFFIDAVIT/AGREEMENT; E: SAVE FORM; F: DEBARMENT FORM; G: M/WBE PARTICIPATION FORM; H: LOBBY AFFIDAVIT

**COUNTY TAX CERTIFICATE REQUIREMENT:** Contractor must supply a copy of their Tax Certificate as proof of payment of the occupational tax where their office is located.

CURRENT TAX CERTIFICATE NUMBER

CITY \_\_\_\_\_

COUNTY \_\_\_\_\_

OTHER \_\_\_\_\_

RECEIPT IS HEREBY ACKNOWLEDGED OF ADDENDA NUMBERS: \_\_\_\_\_

The undersigned bidder certifies that he/she has received the above listed and marked documents and acknowledges that his/her failure to return each, completed and signed as required, may be cause for disqualifying his/her bid.

BY: \_\_\_\_\_  
SIGNATURE

\_\_\_\_\_  
DATE

**Chatham County has established goals to increase participation of minority and woman owned businesses. In order to accurately document participation, businesses submitting bids or proposals are strongly encouraged to report ownership status. A minority woman owned business is defined as a business with 51% or greater minority of woman ownership or general management. Please check ownership status as applicable:**

African-American \_\_\_\_\_ Asian American \_\_\_\_\_ Hispanic \_\_\_\_\_

Native American or Alaskan Indian \_\_\_\_\_ Woman \_\_\_\_\_

**In the award of "Competitive Sealed Bids", minority/woman owned participation may be one of several evaluation criteria used in the award process. For additional information concerning Chatham County's M/WBE Program, please call (912) 652-7860.**

CHATHAM COUNTY, GEORGIA  
OFFICE OF THE PURCHASING AGENT  
1117 EISENHOWER DRIVE, SUITE C  
SAVANNAH, GEORGIA 31406  
(912) 790-1624

Date: 17 March 2014

BID NO. 14-0020-3

**GENERAL INFORMATION FOR INVITATION FOR BID/PROPOSAL**

This is an invitation to submit a bid or proposal to supply Chatham County with equipment, supplies and/or services as indicated herein. Sealed bids or proposals will be received at the **Office of the Purchasing Agent, 1117 EISENHOWER DRIVE SUITE C, Savannah, Georgia, up to 2:00 P.M., APRIL 30, 2014** at which time they will be opened and publicly read. The Purchasing Agent reserves the right to reject any and all bids and to waive formalities.

Instructions for preparation and submission of a bid or proposal are contained in this Invitation for Bid/Proposal package. Please note that specific forms for submission of a bid/proposal are required. Bids must be typed or printed in ink. If you do not submit a bid/proposal, return the signed bid invitation sheet and state the reason; otherwise, your name may be removed from our bidders list.

A **MANDATORY Pre-bid Conference** has been scheduled to be conducted **at Chatham County Detention Center, Conference Room, 1050 Carl Griffen Drive, Savannah, GA 31406, on, APRIL 16, 2014, at 10:00AM.**, to discuss the specifications and resolve any questions and/or misunderstanding that may arise. **You are encouraged to attend.**

Any changes to the conditions and specifications must be in the form of a written addendum to be valid; therefore, the Purchasing Agent will issue a written addendum to document each approved change. Generally when addenda are required, the bid opening date will be changed.

Chatham County has an equal opportunity purchasing policy. Chatham County seeks to ensure that all segments of the business community have access to supplying the goods and services needed by County programs. The County affirmatively works to encourage utilization of disadvantaged and minority business enterprises in our procurement activities. The County provides equal opportunity for all businesses and does not discriminate against any persons or businesses regardless of race, color, religion, age, sex, national origin or handicap. The terms "disadvantaged business," "minority business enterprise," and "minority person" are more specifically defined and explained in the Chatham County Purchasing Ordinance and Procedures Manual, Article VII - Disadvantaged Business Enterprises Program.

## **INSTRUCTIONS TO BIDDERS/PROPOSERS**

**1.1** **PURPOSE:** The purpose of this document is to provide general and specific information for use in submitting a bid or proposal to supply Chatham County with equipment, supplies, and/or services as described herein. All bids/proposals are governed by the Code of Chatham County, Chapter 4, Article IV, and the laws of the State of Georgia.

**1.2** **HOW TO PREPARE BID PROPOSALS:** All bid proposals shall be:

- A. Prepared on the forms enclosed herewith, unless otherwise prescribed, and **all documents must be submitted.**
- B. Typewritten or completed with pen and ink, signed by the business owner or authorized representative, with all erasures or corrections initialed and dated by the official signing the proposal. **ALL SIGNATURE SPACES MUST BE SIGNED.**

Bidders are encouraged to review carefully all provisions and attachments of this document prior to submission. Each bid constitutes an offer and may not be withdrawn except as provided herein.

**1.3** **HOW TO SUBMIT BID PROPOSALS:** All bid proposals shall be:

- A. Submit an original and one (1) copy in a sealed opaque envelope, plainly marked with the bid number and title, date and time of bid opening, and company name.
- B. Mailed or delivered as follows in sufficient time to ensure receipt by the Purchasing Agent on or before the time and date specified above.
  - a. Mailing Address: Purchasing Agent, 1117 Eisenhower Drive, Suite C, Savannah, Georgia 31406.
  - b. Hand Delivery: Purchasing Agent, 1117 Eisenhower Drive, Suite C, Savannah, Georgia 31406

**BIDS NOT RECEIVED BY THE TIME AND DATE SPECIFIED WILL NOT BE OPENED OR CONSIDERED.**

**1.4** **HOW TO SUBMIT AN OBJECTION:** Objections from bidders to this invitation to bid and/or these specifications should be brought to the attention of the County Purchasing Agent in the following manner:

- A. When a pre-bid conference is scheduled, bidders shall either present their oral objections at that time or submit their written objections at least two (2) days prior to the scheduled pre-bid conference.
- B. When a pre-bid conference is not scheduled, the bidder shall submit any objections he may have in writing not less than five (5) days prior to the opening of the bid.
- C. The objections contemplated may pertain to form and/or substance of the invitation to bid documents. Failure to object in accordance with the above procedure will constitute a waiver on the part of the business to protest this invitation to bid.

- 1.5** **FAILURE TO BID:** If a bid is not submitted, the business should return this invitation to bid document, stating reason therefore, and indicate whether the business should be retained or removed from the County's bidders list.
- 1.6** **ERRORS IN BIDS:** Bidders or their authorized representatives are expected to fully inform themselves as to the conditions, requirements, and specifications before submitting bids. Failure to do so will be at the bidder's own risk. In case of error in extension of prices in the bid, the unit price will govern.
- 1.7** **STANDARDS FOR ACCEPTANCE OF BID FOR CONTRACT AWARD:** The County reserves the right to reject any or all bids and to waive any irregularities or technicalities in bids received whenever such rejection or waiver is in the best interest of the County. The County reserves the right to reject the bid of a bidder who has previously failed to perform properly or complete on time contracts of a similar nature, or a bid from a bidder whom investigation shows is not in a position to perform the contract.
- 1.8** **BID TABULATION:** Tabulations for all bids will be posted for thirty (30) days after the bid opening in the Office of the Purchasing and Contracting, 1117 Eisenhower Drive, Suite C, Savannah, Georgia, 31406 or can be reviewed on the Purchasing web site 24/48 hours after the opening at <http://purchasing.chathamcounty.org>.
- 1.9** **BIDDER:** Whenever the term "bidder" is used it shall encompass the "person," "business," "contractor," "supplier," "vendor," or other party submitting a bid or proposal to Chatham County in such capacity before a contract has been entered into between such party and the County.
- 1.10** **COMPLIANCE WITH LAWS:** The bidder and/or contractor shall obtain and maintain all licenses, permits, liability insurance, workman's compensation insurance and comply with any and all other standards or regulations required by federal, state or County statute, ordinances and rules during the performance of any contract between the contractor and the County. Any such requirement specifically set forth in any contract document between the contractor and the County shall be supplementary to this section and not in substitution thereof.
- 1.11** **CONTRACTOR:** Contractor or subcontractor means any person or business having a contract with Chatham County. The Contractor/Vendor of goods, material, equipment or services certifies that they will follow equal employment opportunity practices in connection with the awarded contract as more fully specified in the contract documents. Any subcontracting must be specified in the bid/proposal. All Subcontractors must be approved by Chatham County.
- 1.12** **LOCAL PREFERENCE:** On 27 March, 1998, the Chatham County Board of Commissioners adopted a “*Local Vendor*” Preference Ordinance that gives the lowest Chatham County vendor submitting a responsible bid/quote the opportunity to match the lowest price offered by an out-of-County vendor. If the County vendor confirms in writing to match within 24 hours, the award will be made to the Chatham County vendor. The lowest Chatham County responsive bidder will be afforded the “right to first refusal”. “Local Vendor” is defined as a business or supplier which operates and maintains a regular place of business within the geographical boundaries of Chatham County or one of the local Municipalities of the County AND all real and personal property taxes are paid prior to award of a contract or purchase. **“NOT APPLICABLE TO PUBLIC WORKS CONSTRUCTION PROJECTS AND REVENUE PRODUCING BIDS.”**

**1.13 MINORITY/WOMAN BUSINESS DEVELOPMENT PROGRAM:** Chatham County Board of Commissioners adopted a policy establishing goals oriented to increase participation of minority and woman owned businesses, through MBE/WBE certification and development. In order to accurately document participation, businesses submitting bids, quotes or proposals are encouraged to report ownership status. A minority or women business is defined as a business that is at least 51% owned and managed by minority or women.

A bidder or vendor that is certified by any agency of the Federal Government or State of Georgia may submit a copy of their certification with their bid as proof of qualifications.

Bidders that intend to engage in joint ventures or utilize sub-consultants must submit a report of Minority/Women Business Enterprise participation to M/WBE Coordinator, (Minority and Women Business Enterprise) 124 Bull Street, Suite 310, Savannah, GA 31401, Phone (912) 658-7860.

### **GENERAL TERMS, CONDITIONS, AND EXCEPTIONS**

- 2.1 CONTRACT COMMITMENT:** This Bid/RFP does not commit Chatham County to award a contract, to issue a purchase order, or to pay any costs incurred in the preparation of a bid proposal in response to this request.
- 2.2 GEORGIA OPEN RECORDS ACT:** Bid responses will become part of the County's official files without any obligation on the County's part. Ownership of all data, materials, and documentation prepared for and submitted to Chatham County in response to a solicitation, regardless of the type, shall belong exclusively to Chatham County and will be considered a record prepared, maintained, or received in the course of operations of a public office or public agency and is subject to public inspection in accordance with the *Georgia Open Records Act, Official Code of Georgia Annotated, Section 50-18-070, et. Sec.*, unless otherwise provided by law.
- 2.3 GEORGIA TRADE SECRET ACT OF 1990:** In the event that a Bidder submits trade secret information to the County, the information must be clearly labeled as a "Trade Secret". The County will maintain the confidentiality of such trade secrets to the extent provided by law.
- 2.4 CONTRACTOR RECORDS:** The Georgia Open Records Act is applicable to the records of all Contractors and Subcontractors under contract with the County. This applies to contracts currently in effect and those which have been completed or closed for up to a period of three (3) years following completion. Again, this is contract specific to the County contracts only.
- 2.5 INTERPRETING SPECIFICATIONS:** The specifications or scope of services contained herein are intended to be descriptive rather than restrictive. The County is soliciting a bid proposal to provide a complete product or service package which meets overall requirements. Specific equipment and system references may be included in the IFB for guidance, but they are not intended to preclude bidders from recommending alternative solutions for offering comparable or better performance or value to the County. Unless specifically stated otherwise with regard to a specific item of equipment, it should be assumed for this product to be supported by a manufacturer's warranty which is equal or better than the prevailing standard in the industry.

Any obvious error or omission in specifications shall not inure to the benefit of the bidder, but shall put the bidder on notice to inquire or identify the same from the County. Whenever herein mention is made of any article, material or workmanship to in accordance with laws, ordinances, building codes, underwriter's codes, ASTM regulations or similar expressions, the requirements of these laws, ordinances, etc., shall be construed to be the minimum requirements of these specifications.

Changes in the scope of services, specifications, or terms and conditions of the IFB will be made in writing by the County prior to the bid opening or due date. Results of informal meetings or discussions between a potential bidder and a County official or employee may not be used as a basis for deviations from the requirements contained in this solicitation.

- 2.6 DEBARRED FIRMS, INDICTMENTS AND PENDING LITIGATIONS:** Any potential proposer/firm listed on the Federal, State of Georgia or any government entity, Excluded Parties Listing (Barred from doing business) **will not** be considered for contract award. Proposers **shall** disclose any record of pending criminal violations (Indictment) and/or convictions, pending lawsuits, etc., and any actions that may be a conflict of interest occurring within the last five (5) years. Any proposer/firm previously defaulting or terminating a contract with the County will be not considered.

\*\* All bidders or proposers are to read and complete the **Disclosure of Responsibility Statement** enclosed as an Attachment to be returned with response. Failure to do so may result in your solicitation response being rejected as non-responsive.

Bidder acknowledges that in performing contract for the Board, bidder shall not utilize any firms that have been a party of any of the above actions. If Bidder has engaged any firm to work on this contract or project that is later debarred, Bidder shall sever its relationship with that firm with respect to Board contract.

- 2.7 DEBARRED OR SUSPENDED SUBCONTRACTORS:** CONTRACTOR shall not subcontract, and shall ensure that no subcontractors are awarded at any tier, to any individual, firm, partnership, joint venture, or any other entity regardless of the form of business organization, that is on the Federal Excluded Parties List System, (EPLS) at <https://www.eps.gov> of the State of Georgia, DOAS, State Purchasing Exclusion listing, or other local government entity. This includes pending litigation or claims with the County or other government entities. Contractor shall immediately notify the County in the event any subcontractor is added to a Federal, State or other Government Entity listing after award of the subcontract. (See Bidder's Certification Form included in this package.

- 2.8 MULTIPLE BIDS:** No vendor will be allowed to submit more than one bid. Any alternative proposals must be brought to the Purchasing Agent's attention during the pre-bid conference or submitted to in writing at least five (5) days preceding the bid opening date.

- 2.9 BID FOR ALL OR PART:** Unless otherwise specified by Chatham County or the bidder, CHATHAM COUNTY RESERVES THE RIGHT TO MAKE AWARD ON ALL ITEMS, OR ON ANY OF THE ITEMS ACCORDING TO THE BEST INTEREST OF CHATHAM COUNTY. Bidder may restrict his bid to consideration in the aggregate by so stating, but must name a unit price on each item bid upon.

- 2.10 BID ACCEPTANCE PERIOD:** Bidder warrants that bid prices, terms and conditions quoted in his bid will be firm for acceptance for a period of sixty (60) days from bid opening date, unless otherwise stated in the bid.

- 2.11 COMPLETENESS:** All information required by Invitation for Bids/Proposals must be completed and submitted to constitute a proper bid or proposal.

- 2.12 QUALITY:** All materials, or supplies used for the construction necessary to comply with this proposal shall be of the best quality, and of the highest standard of workmanship.

Workmanship employed in any construction, repair, or installation required by this proposal shall be of the highest quality

and meet recognized standards within the respective trades, crafts and of the skills employed.

- 2.13 GUARANTEE:** Unless otherwise specified by the County, the bidder shall unconditionally guarantee the materials and workmanship on all material and/or services. If, within the guarantee period any defects occur which are due to faulty material and or services, the contractor at his expense, shall repair or adjust the condition, or replace the material and/or services to the complete satisfaction of the County. These repairs, replacement or adjustments shall be made only at such time as will be designed by the County as being least detrimental to the operation of County business.
- 2.14 LIABILITY PROVISIONS:** Where bidders are required to enter or go onto Chatham County property to take measurements or gather other information in order to prepare the bid or proposal as requested by the County, the bidder shall be liable for any injury, damage or loss occasioned by negligence of the bidder, his agent, or any person the bidder has designated to prepare the bid and shall indemnify and hold harmless Chatham County from any liability arising therefrom. The contract document specifies the liability provisions required of the successful bidder in order to be awarded a contract with Chatham County.
- 2.15 CANCELLATION OF CONTRACT:** The contract may be canceled or suspended by Chatham County in whole or in part by written notice of default to the Contractor upon non-performance or violation of contract terms. An award may be made to the next low bidder, for articles and/or services specified or they may be purchased on the open market and the defaulting Contractor (or his surety) shall be liable to Chatham County for costs to the County in excess of the defaulted contract prices. See the contract documents for complete requirements.
- 2.16 OWNER'S RIGHT TO NEGOTIATE WITH THE LOWEST BIDDER:** In the event *all* responsive and responsible bids are in excess of the budget, the Owner, in its sole and absolute discretions and in addition to the rights set forth above, reserves the right either to (i) supplement the budget with additional funds to permit award to the lowest responsive and responsible bid, or (ii) to negotiate with the lowest responsive and responsible bidder (after taking all deductive alternates) only for the purpose of making changes to the Project that will result in a cost to the Owner that is within the budget, as it may be amended.
- 2.17 PATENT INDEMNITY:** Except as otherwise provided, the successful bidder agrees to indemnify Chatham County and its officers, agents and employees against liability, including costs and expenses for infringement upon any letters patent of the United States arising out of the performance of this Contract or out of the use or disposal for the account of the County of supplies furnished or construction work performed hereunder.
- 2.18 CERTIFICATION OF INDEPENDENT PRICE DETERMINATION:** By submission of this bid, the bidder certifies, and in the case of a joint bid each party thereto certifies as to its own organization, that in connection with this procurement:
1. The prices in this bid have been arrived at independently, without consultation, communication, or agreement, for the purpose of restricting competition, as to any matter relating to such prices with any other bidder or with any competitor;
  2. Unless otherwise required by law, the prices which have been quoted in this bid have not been knowingly disclosed by the bidder and will not knowingly be disclosed by the bidder prior to opening, directly or indirectly to any other bidder or to any competitor; and;
  3. No attempt has been made or will be made by the bidder to induce any other person or firm to submit or not be



submit a bid for the purpose of restricting competition.

**2.19 AWARD OF CONTRACT:** The contract, if awarded, will be awarded to that responsible bidder whose bid/proposal will be most advantageous to Chatham County, price and other factors considered. The Board of Commissioners will make the determination as to which bid or proposal best serves the interest of Chatham County. **Appeal of an award can only be made after the Board of Commissioner's award a contract.**

**2.20 PROCUREMENT PROTESTS:** Objections and protests to any portion of the procurement process or actions of the County staff may be filed with the Purchasing Agent for review and resolution. The Chatham County Purchasing Procedures Manual, Article IX - Appeals and Remedies shall govern the review and resolution of all protests.

**2.21 QUALIFICATION OF BUSINESS (RESPONSIBLE BIDDER OR PROPOSER):** A responsible bidder or proposer is defined as one who meets, or by the date of the bid acceptance can meet, all requirements for licensing, insurance, and service contained within this Invitation for Bids or Proposals. Chatham County has the right to require any or all bidders to submit documentation of the ability to perform, provide, or carry out the service or provide the product requested.

Chatham County has the right to disqualify the bid or proposal of any bidder or proposer as being unresponsive or unresponsive whenever such bidder/proposer cannot document the ability to deliver the requested product.

**2.22 COUNTY TAX CERTIFICATE REQUIREMENT:** Contractor must supply a copy of their Tax Certificate as proof of payment of the occupational tax where their office is located. Please contact the Chatham County Department of Building and Regulatory Services at (912) 201-4300 for additional information. No contract shall be awarded unless all real and personal property taxes have been paid by the successful contractor and/or subcontractors as adopted by the Board of Commissioners on April 9, 1994.

**2.23 INSURANCE PROVISIONS:** The selected CONTRACTOR shall be required to procure and maintain for the duration of the contract insurance against claims for injuries to persons or damages to property which may arise from or in connection with the performance of the work hereunder by the Contractor, his agents, representatives, employees or subcontractors. The cost of such insurance shall be included in the Bid. **Contract work will not proceed unless Chatham County has in their possession, a current Certificate of Insurance.**

2.23.1 General Information that shall appear on a Certificate of Insurance:

- I. Name of the Producer (Contractor's insurance Broker/Agent).
- II. Companies affording coverage (there may be several).
- III. Name and Address of the Insured (this should be the Company or Parent of the firm Chatham County is contracting with).
- IV. A Summary of all current insurance for the insured (includes effective dates of coverage).
- V. A brief description of the operations to be performed, the specific job to be performed, or contract number
- VI. Certificate Holder (This is to always include Chatham County).

2.23.2 Minimum Limits of Insurance to be maintained for the duration of the contract:

- A. **Commercial General Liability:** Provides protection against bodily injury and property damage claims

arising from operations of a Contractor or Tenant. This policy coverage includes: premises and operations, use of independent contractors, products/completed operations, personal injury, contractual, broad form property damage, and underground, explosion and collapse hazards. Minimum limits: \$1,000,000 bodily injury and property damage per occurrence and annual aggregate.

- B. **Worker's Compensation and Employer's Liability:** Provides statutory protection against bodily injury, sickness or disease sustained by employees of the Contractor while performing within the scope of their duties. Employer's Liability coverage is usually included in Worker's Compensation policies, and insures common law claims of injured employees made in lieu of or in addition to a Worker's Compensation claim. Minimum limits: \$500,000 for each accident, disease policy limit, disease each employee and Statutory Worker's Compensation limit.
- C. **Business Automobile Liability:** Coverage insures against liability claims arising out of the Contractor's use of automobiles. Minimum limit: \$1,000,000 combined single limit per accident for bodily injury and property damage. Coverage should be written on an "Any Auto" basis.

2.23.3 Special Requirements:

- A. **Claims-Made Coverage:** The limits of liability shall remain the same as the occurrence basis, however, the Retroactive date shall be prior to the coincident with the date of any contract, and the Certificate of Insurance shall state the coverage is claims-made. The Retroactive date shall also be specifically stated on the Certificate of Insurance.
- B. **Extended Reporting Periods:** The Contractor shall provide the County with a notice of the election to initiate any Supplemental Extended Reporting Period and the reason(s) for invoking this option.
- C. **Reporting Provisions:** Any failure to comply with reporting provisions of the policies shall not affect coverage provided in relation to this request.
- D. **Cancellation:** Each insurance policy that applies to this request shall be endorsed to state that it shall not be suspended, voided, or canceled, except after thirty (30) days prior to written notice by certified mail, return receipt requested, has been given to the County.
- E. **Proof of Insurance:** Chatham County shall be furnished with certificates of insurance and with original endorsements affecting coverage required by this request. The certificates and endorsements are to be signed by a person authorized by the insurer to bind coverage on its behalf. All certificates of insurance are to be submitted prior to, and approved by the County before services are rendered. The Contractor must ensure Certificate of Insurance is updated for the entire term of the contract with the County.
- F. **Insurer Acceptability:** Insurance is to be placed with an insurer having an A.M. Best's rating of A and a five (5) year average financial rating of not less than V. If an insurer does not qualify for averaging on a five year basis, the current total Best's rating will be used to evaluate insurer acceptability.
- G. **Lapse in Coverage:** A lapse in coverage shall constitute grounds for contract termination by the Chatham County Board of Commissioners.

H. **Deductibles and Self-Insured Retention:** Any deductibles or self-insured retention must be declared to, and approved by, the County. At the option of the County, either: the insurer shall reduce or eliminate such deductibles or self-insured retention as related to the County, its officials, officers, employees, and volunteers; or the Contractor shall procure a bond guaranteeing payment of related suits, losses, claims, and related investigation, claim administration and defense expenses.

2.24 **COMPLIANCE WITH SPECIFICATION - TERMS, CONDITIONS, AND EXCEPTIONS:** The Invitation to Bid, Legal Advertisement, General Conditions and Instructions to Bidders, Specifications, Special Conditions, Vendor's Bid, Addendum, and/or any other pertinent documents from a part of the bidders proposal or bid and by reference are made a part hereof.

2.25 **CONE OF SILENCE:** Lobbying of Procurement Evaluation Committee members, County government employees, and elected officials regarding this product or service solicitation, Invitation to Bid (ITB) or Request for Proposal (RFP) or contract by any member or a proposer's staff, or those people employed by any legal entity affiliated with an organization that is responding to the solicitation is strictly prohibited. Negative campaigning through the mass media about the current service delivery is strictly prohibited. Such action may cause your proposal to be rejected.

2.26 **STATE LICENSING BOARD FOR GENERAL CONTRACTORS:** (\*\*N/A\*\*) Pursuant to Georgia Law, the following types of contractors **must obtain a license from the State Licensing Board of Residential and General Contractors by July 1, 2008**:

- ❖ **Residential – Basic Contractor** (contractor work relative to detached one-family and two-family residences and on-family townhouses not over three stories in height).
- ❖ **Residential – Light Commercial Contractor** (Contractor work or activity related to multifamily and multiuse light commercial buildings and structures).
- ❖ **General Contractor** (Contractor work or activity that is unlimited in scope regarding any residential or commercial projects).

**A copy of your license must be part of your bid documents at the time of the bid opening.**

2.27 **SIGNED BID CONSIDERED OFFER:** The signed bid shall be considered an offer on the part of the bidder, which offer shall be deemed accepted upon approval by the Chatham County Board of Commissioners, Purchasing Agent or his designee. In case of a default on the part of the bidder after such acceptance, Chatham County may take such action as it deems appropriate, including legal action for damages or lack of required performance.

2.28 **OWNER'S RIGHTS CONCERNING AWARD:** The Owner reserves the right, and sole and complete discretion to waive technicalities and informalities. The Owner further reserves the right, and sole and complete discretion to reject all bids and any bid that is not responsive or that is over the budget, as amended. In judging whether the bidder is responsible, the Owner will consider, but is not limited to consideration, of the following:

- (a) Whether the bidder or principals are currently ineligible, debarred, suspended, or otherwise excluded from bidding or contracting by any state or federal agency, department, or authority;

- (b) Whether the bidder or principals have been terminated for cause or are currently in default on a public works contract;
- (c) Whether the bidder can demonstrate sufficient cash flow to undertake the project as evidenced by a Current ratio of 1.0 or higher;
- (d) Whether the bidder can demonstrate a commitment to safety with regard to Worker's Compensation by having an Experience Modification Rate (EMR) over the past three years not having exceeded an average of 1.2; and
- (e) Whether the bidder's past work provided evidence of an ability to successfully complete public works projects with the established time, quality, or cost, or to comply with the bidder's contract obligations; and
- (f) Whether the bidders has made a Good Faith Effort to meet local participation goals for local economic impact for Disadvantage Business Enterprises and Small Business Enterprises.

**2.29** **SECURITY AND IMMIGRATION COMPLIANCE ACT:** On July 1, 2008, the Georgia Security and Immigration Compliance Act (SB529, Section 2) became effective. All contractors and subcontractors employees entering into a contract or performing work must sign an affidavit that he/she has used the E-Verify System. E-Verify is a no-cost federal employment verification system to insure employment eligibility. Affidavits are enclosed in this solicitation. You may download M-274 Handbook for Employers at <http://www.dol.state.ga.us/spotlight/employment/rules>. You may go to <http://www.uscis.gov>. To find the E-Verify information.

Protection of resident Workers. Chatham County Board of Commissioners actively supports the Immigration and Nationality Act (INA) which includes provisions addressing employment eligibility, employment verifications, and nondiscrimination. Under the INA, employers may hire only persons who may legally work in the United State (i.e., citizens and national of the U.S.) and aliens authorized to work in the U.S.) The employer must verify the identity and employment eligibility of anyone to be hired, which includes completing the employment Eligibility Verifications Form (I-9). The Contractor shall establish appropriate procedures and controls so no services or products under the Contract Documents will be preformed or manufactured by any worker who is not legally eligible to perform such services or employment.

**2.30** **VENDOR PERFORMANCE EVALUATION:** On April 11, 2008, The Board of County Commissioners approved a change to the County Purchasing Ordinance requiring Vendor Performance Evaluation, at a minimum, annually, prior to the contract anniversary date.

Should vendor performance be unsatisfactory, the appoint County Project Manager for the contract shall prepare a Vendor Compliance Form or a Performance Evaluation to the Purchasing Agent.

**2.31** **NOTICE TO PROCEED:** The successful bidder or proposer shall not commence work under this Invitation to Bid until a written contract is awarded and a Notice to Proceed is issued by the Purchasing Agent or his designee. If the successful bidder does commence any work or deliver items prior to receiving official notification, he does so at his own risk.

## **SPECIAL TERMS, CONDITIONS AND EXCEPTIONS**

- 3.1 CONTRACT PERIOD:** The contract period will be for a period of one (1) year annual with automatic renewal options for four (4) additional one year terms upon agreement of all parties.
- 3.2 INDEPENDENT CONTRACTOR:** The successful contractor will provide services under this contract as an independent contractor and not as an agent of Chatham County. Joint ventures and sub-consultant or sub-contractor arrangements are not prohibited; however, the successful contractor shall secure written permission from the County before subcontracting any part of this contract.
- 3.3 PRICE CHANGE:** Preference shall be given to the bidder submitting the lowest and best firm price as his bid. Should it be found that due to unusual market conditions it is to the best interest of the County to accept a price with an escalation clause, the following shall apply:

The contract price shall be fixed for the first year. Cost data to support any proposed increase must be submitted to the Purchasing Agent not less than twenty (20) days prior to the effective date of any such requested price change.

No adjustment shall be made to compensate a contractor for inefficiency in operation, or for decreases in profits. Bids indicating "price in effect at time of shipment" will be considered invalid.

- 3.4 CONTRACTS COST ADJUSTMENTS:** Prices quoted shall be firm for the initial contract term. Thereafter, any extensions which may be approved by the County shall be subject to the following: Costs for any extension terms shall be subject to an adjustment only if increases or decreases occur in the industry. Such adjustment shall be based on the latest yearly percentage increases in the All Urban Consumers Price Index (CPI-U) as published by the Bureau of Labor Statistics, U.S. Dept of Labor.

The yearly increase or decrease in the CPI shall be that latest Index published and available for the calendar year ending 12/31, prior to the end of the contract year then in effect, as compared to the index for the comparable month one year prior.

Any requested adjustment shall be fully documented and submitted to the County at least sixty (60) days prior to the contract anniversary date. Any approved cost adjustments shall become effective on the beginning date of the approved contract extension.

The County may, after examination, refuse to accept the adjusted costs if they are not properly documented, or considered to be excessive, or if decreases are considered to be insufficient. In the event the county does not wish to accept the adjusted costs and the matter cannot be resolved to the satisfaction of the County, the Contract will be considered canceled on the scheduled expiration date.

- 3.5 CASH DISCOUNTS/LATE CHARGES:**

**A. Bid/Proposal Evaluation-** Any cash discounts offered to the County must be clearly shown in the space provided. Cash discounts offered from one (1) percent or more for payment in thirty (30)

days or more, will be considered for the purposes of evaluation. Any other cash discounts will not be considered in the evaluation.

- B. Prompt Payment- All discounts offered will be taken if earned. In the event that the County is entitled to a cash discount, the period of computation will commence on the date of delivery, or receipt of a correctly completed invoice indicating the discount, whichever occurs later. If the County is entitled to a discount under the contract, but the invoice does not reflect the existence of a cash discount, and the County pays the invoice, it shall be entitled, upon demand, to credit in the amount of such discount. Payment of invoices owed by the County shall be made whenever possible within 30 days of the receipt of a correct invoice or goods, whichever is later, unless otherwise provided for in the solicitation document or resulting contract.
- C. Late Charges- Bids/proposals containing provisions for late charges, whether designated as interest charges or otherwise, will not be considered for an award. Bidders/Offerors are instructed to remove strike through, or otherwise withdraw any such provision contained in Vendor printed forms. The Vendor must initial such changes prior to submitting an offer to Chatham County.

**3.6 PAYMENT TO CONTRACTORS:** Instructions for invoicing the County for products delivered to the County are specified in the contract document.

- A. Questions regarding payment may be directed to the Finance Department at (912) 652-7905 or the County's Project Manager as specified in the contract documents.
- B. Contractors will be paid the agreed upon compensation upon satisfactory completion of the work as more fully described in the contract document.
- C. Upon completion of the work or delivery of the products, the Contractor will provide the County with an affidavit certifying all suppliers, persons or businesses employed by the Contractor for the work performed for the County have been paid in full. Affidavit will accompany each monthly invoice(s) submitted to the County for payment.
- D. Chatham County is a tax exempt entity. Every contractor, vendor, business or person under contract with Chatham County is required by Georgia law to pay State sales or use taxes for products purchased in Georgia or transported into Georgia and sold to Chatham County by contract. Please consult the State of Georgia, Department of Revenue, Sales and Use Tax Unit in Atlanta (404) 656-4065 for additional information.

**3.7 BONDS:** (Check where applicable) **\*\*\*N/A\*\*\******CHATHAM COUNTY RESERVES THE RIGHT TO REQUEST A PAYMENT AND PERFORMANCE BOND***

- A. Such bidder shall post a bid bond, certified check or money order made payable to the Chatham County Finance Department in the amount of 5% of the bid price.
- B. Contractor(s) shall post a payment/performance bond, certified check or money order made payable to the Chatham County Finance Department in the amount of 100% of the bid price if awarded the purchase. Such bond(s) are due prior to contract execution as a guarantee that goods meet specifications and will be delivered per contract. Such bonds will also guarantee quality performance of services and timely payment of invoices to any subcontractors.

- C. Whenever a bond is provided, it shall be executed by a surety authorized to do business in the State of Georgia and approved by Chatham County.

**3.8 AUDITS AND INSPECTIONS:**

At any time during normal business hours and as often as the County may deem necessary, the Contractor and his subcontractors shall make available to the County and/or representatives of the Chatham County Department of Internal Audit for examination all of its records with respect to all matters covered by this Contract. It shall also permit the County and/or representatives of the Department of Internal Audit to audit, inspect, examine and make copies, excerpts or transcripts from such records of personnel, conditions of employment and other data relating to all matters covered by this Contract. All documents to be audited shall be available for inspection at all reasonable times in the main offices of the County or at the offices of the Contractor as requested by the County.

**3.9 Warranty Requirements: (Check where applicable):**

- A. Provisions of item 2.13 apply.
- B. Warranty required.
  - 1. Standard warranty shall be offered with bid.
  - 2. Extended warranty shall be offered with bid. The cost of the extended warranty will be listed separately on the bid sheet.

**3.10 Terms of Contract:**

- X** A. **Annual Contract (With renewal options for four (4) additional one (1) year terms if all parties agree)**
- B. One-time Purchase
- C. Other **ONE TIME CONTRACT**

**CONVERSATIONS OR CORRESPONDENCE REGARDING THIS SOLICITATION OR REPORT BETWEEN PROSPECTIVE OFFERORS AND PERSONS OUTSIDE THE CHATHAM COUNTY PURCHASING OFFICE WILL NOT BE CONSIDERED OFFICIAL OR BINDING UNLESS OTHERWISE SPECIFICALLY AUTHORIZED WITHIN THIS DOCUMENT.**

The undersigned bidder or proposer certifies that he/she has carefully read the preceding list of instructions to bidders and all other data applicable hereto and made a part of this invitation; and, further certifies that the prices shown in his/her bid/proposal are in accordance with all documents contained in this Invitation for Bids/ Proposals package, and that any exception taken thereto may disqualify his/her bid/proposal.

This is to certify that I, the undersigned bidder, have read the instructions to bidder and agree to be bound by the provisions of the same.

This \_\_\_\_ day of \_\_\_\_\_ 20 \_\_\_\_.

BY \_\_\_\_\_  
SIGNATURE

\_\_\_\_\_  
TITLE

\_\_\_\_\_  
COMPANY



CHATHAM COUNTY, GEORGIA

PROPOSAL

SPECIFICATIONS FOR:

BID NO. 14-0020-3

ANNUAL CONTRACT FOR HVAC EQUIPMENT PREVENTATIVE MAINTENANCE AND REPAIR SERVICES AT CHATHAM COUNTY DETENTION CENTER

GENERAL INFORMATION:

The purpose of the bid is to solicit competitive bids from qualified contractors to provide certain HVAC preventative maintenance and repair services on equipment at the Detention Center. For additional information concerning these specifications, please contact Ms. Victoria Godlock, CPPB, Procurement Specialist, at (912) 790-1624. **BIDDERS ARE NOT TO CONTACT ANY COUNTY DEPARTMENT DIRECTLY.** Detailed specifications are as follows:

**4.0 CONTRACT SPECIFICATIONS:**

4.0.1 Water Treatment for Cooling Towers at main central plant and tower plant.

A. Equipment

Qty	Mfg.	Location
3 ea.	Evapco Cooling Towers	Main Central Plant
2 ea	Tower Tech Cooling towers	Tower Central Plant
1 ea.	Boiler closed loop system	Main Central Plant

B. Maintenance/Service schedule chemical water treatment of cooling towers/boiler closed loop.

1. Twelve (12) monthly inspections to include:

- a. Provide chemical treatment of water used in the cooling tower and closed loop boiler system for prevention of on-going anti-fouling, corrosion inhibition, bacteria, algae build up, scale and microbiological problem. All boards must have wireless capability.
- b. Maintain and repair chemical equipment used in process.
- c. Check all controls and readings associated with treatment.
- d. Check all for function and operation
- e. Provide treatment report
- f. Provide annual 3<sup>rd</sup> party test report of water sample showing proper levels of treatment with recommended ranges for treatment.

4.0.2 Boilers (Main central plant, tower central plant and Unit 5).

A. Equipment

Qty.	Mfg.	Model	Location
2 ea.	Rite Tube Boiler	500 WG	Central Plant Main
1 ea.	Rite Tube Boiler	105 WG	Central Plant Main
2 ea.	Teledyne Laars	PW1010NOGK1A	Unit 5
3 ea.	Aerco	Benchmark 1.5	Central Plant Towers
2 ea.	Lochinvar	AWN501pm	Water treatment room

B. Maintenance/Service schedule for boilers and controls.

1. Two semiannual minor inspections to include:

- a. Check all controls
- b. Check all for functions and operation
- c. Check all gas valves
- d. Check all blower motors
- e. Lubricate all bearings and wear points
- f. Check and adjust igniters
- g. Isolate and drain to remove scale
- h. Open access panels to clean exterior sections
- i. Open access panel to burners and clean debris
- j. Check and record all drive bearing and motor temperatures

2. One annual major inspection to include:

- a. Check all controls
- b. Check all for function and operation
- c. Check all gas valves
- d. Check all blower motors
- e. Lubricate all bearings and wear points
- f. Check and adjust igniters
- g. Isolate and drain to remove scale
- h. Open access panels to clean exterior sections
- i. Check and tighten all mounting points
- j. Check all pressure and safety switches
- k. Check all strainers, clean and/or replace as needed
- l. Open access panel to burners and clean debris
- m. \*Open combustion area and inspect fire bricks (3 Rite boilers main central plant only)
- n. Clean and adjust burner and fans
- o. Remove heat exchanger covers, inspect tubes, rod out and clean scale and debris
- p. \*Replace fuel oil filters (3 Rite boilers main central plant only)
- q. \*Check and adjust fuel oil system (3 Rite boilers main central plant only)
- r. Check and record all drive bearing and motor temperatures

- s. Fire boilers, test and adjust all safety and operating controls
- t. Adjust all combustion to maximum obtainable efficiency
- u. \*Adjust all combustion to maximum obtainable efficiency on fuel oil (# Rite boilers main central plant only).

\* (Dual fuel natural gas/fuel oil fired main central plant)

#### 4.0.3 Hot water storage tanks/mixing valve (Unit 5 and Tower central plant)

##### A. Equipment

Qty.	Mfg.	Model	Location
3 ea.	A.O. Smith	TJV120M830	Unit 5
2 ea.	Celine	V300SPN1323DW	Central plant tower
1 ea.	Lochinvar	AWN501pm	Water treatment room

##### B. Maintenance/Service schedule hot water storage tanks/mixing valve

1. Two semiannual minor inspections to include:
  - a. Check all controls
  - b. Check all for function and operation
  - c. Drain and flush tanks
  - d. Inspect tanks general condition
  - e. Check all pressure and safety devises
  - f. Check and record temperature readings
  - g. Check, clean strainers and adjust mixing valves

#### 4.0.4 Hot water circulation pumps and controllers

##### A. Equipment

Qty.	Mfg.	Model	Location
1 ea.	Marathon	5 HP. 182TTDB6001	Central plant main
1 ea.	US Electric	25 HP. EA 32A	Central plant main
2 ea.	Marathon	15 HP. JVH254TT	Central plant main
5 ea.	Groundfos	Unreadable	Unit 5
3 ea.	Armstrong	5HP. INV.	Tower 2 <sup>nd</sup> floor mech
3 ea.	Bell Gossett	PL55B	Central plant main

##### B. Maintenance/service schedule hot water circulation pumps and controllers

1. Two semiannual minor inspections to include:

- a. Check all pump/motor controls
- b. Inspect and record general operation of pumps/motors
- c. Check and record all pump pressure readings
- d. Inspect for leaks
- e. Check and record all drive bearing and motor temperatures
- f. Lubricate all bearing and wear surfaces
- g. Inspect all drive couplers
- h. Check and tighten all mounting points

2. One annual major inspection to include:

- a. Check all pump/motor controls
- b. Inspect and record general operation of pumps/motors
- c. Check and record all pump pressure readings
- d. Check and record Amperage draw readings of all motors
- e. Inspect for leaks
- f. Check and record all drive bearing and motor temperatures
- g. Lubricate all bearing and wear surfaces
- h. Inspect all drive couplers
- i. Check and tighten all mounting points
- j. Check all pressure and safety switches
- k. Check all strainers, clean and/or replace as needed

4.0.5 1. Chillers (Main central plant and tower central plant)

A. Equipment

Qty	Mfg.	Model	Location
1 ea.	Trane 387 Ton	RTHDUD1FXG0UAG2ARALA	Central plant main
1ea.	Trane 307 Ton	RTHDUC2FXA0UAD3A3LALE	Central plant main
1 ea.	Trane 387 Ton	RTHDUDIFXG0UAG2A3RAL	Central plant main
3 ea.	Trane 200 Ton	RTHDUB2FXH0UAC2A2KALD2A2	Central plant tower

2. Cooling Towers

B. Equipment

Qty	Mfg	Model	Location
1 ea.	Evapco	AT8-66B	Central plant main
1 ea.	Evapco	AT112-512	Central plant main
1 ea.	Evapco	Unknown no data plate	Central plant main
2 ea.	Tower Tech	TTXL-041950	Central plant tower

3. Maintenance /Service schedule for chillers/cooling towers

C. Two semiannual minor inspections to include:

- a. Check all chiller/tower controls
- b. Check all starter connections and contact points
- c. Check and record all oil levels
- d. Check and record all refrigerant levels
- e. Check and record all chilled water and condenser temperatures
- f. Check and record all chilled water and condenser pressures
- g. Check and record all refrigerant temperatures
- h. Inspect and record all general conditions of pumps and cooling towers
- i. Check and record all drive bearing and motor temperatures
- j. Lubricate all bearing and wear surfaces
- k. Run complete test log and provide readings

D. One annual major inspection to include:

- a. Check all chiller/tower controls
- b. Check all starter connections and contract pints
- c. Check all connections on compressor motors
- d. Check and record all oil levels
- e. Check and record all refrigerant levels
- f. Check and record all chilled water and condenser temperatures
- g. Check and record all refrigerant temperatures
- h. Check and record all general conditions of pumps and cooling towers
- i. Check and record all drive bearing and motor temperatures
- j. Lubricate all bearing and wear surfaces on pumps and towers
- k. Check and record Meg reading on compressor motors
- l. Replace all oil filters
- m. Take oil sample and have 3<sup>rd</sup> party analysis performed
- n. Rod all tubes on condenser and evaporator shells/barrels
- o. Check all cooling tower belts and replace if needed
- p. Check all water nozzles and clean if needed
- q. Check all coil and filter media and clean if needed
- r. Check and clean tower basins if needed
- s. Run complete test, log and provide readings

4. Chilled water pumps/circulation water pumps and controllers

E. Equipment

Qty	Mfg.	Model	Location
3ea.	Trane VFD	TR200 Controller	Central plant main

3ea.	Baldor-Reliance	EM4115TT Chilled water	Central plant main
2ea.	Marathon	20 HP Cond. Water	Central plant main
1 ea.	Marathon	15 HP Cond. Water	Central plant main
3ea.	Armstrong	7.5 HP Chilled water	Central plant tower
3 ea.	Armstrong	10 HP Cond. Water	Central plant tower
1ea.	Lakos	5HP W/control TBX280SRV	Central tower filter/separator

5. Maintenance/ service scheduled chilled water pumps/circulation water pumps and controllers

F. Two semiannual minor inspections to include:

- a. Check all pump/motor controls
- b. Inspect and record general operation of pumps/motors
- c. Check and record all pump pressure readings
- d. Inspect for leaks
- e. Check and record all drive bearing and motor temperatures
- f. Lubricate all bearing and wear surfaces
- g. Inspect all drive couplers
- h. Check all tighten all mountings points

G. One annual major inspection to include:

- a. Check all pump/motor controls
- b. Inspect and record general operation of pumps/motors
- c. Check and record all pump pressure readings
- d. Check and record Amperage draw readings of all motors
- e. Inspect for leaks
- f. Check and record all drive bearing and motor temperatures
- g. Lubricate all bearing and wear surfaces
- h. Inspect all drive couplers
- i. Check and tighten all mounting points
- j. Check all pressure and safety switches
- k. Check all strainers, clean and/or replace as needed

4.0.6 1. HVAC Package Units and Split Units (Unit 5, Visitation, Server Room, K-9)

A. Equipment

Qty	Mfg.	Model	Location
52 ea.	Assorted roof top package units		Unit 5
2 ea.	Trane	YHC092E4RXA0ED0E1A1	Package unit visitation
1 ea.	Trane	4TTA3030A3000Ba	Split unit visitation

6 ea.	Assorted split units		Unit 5
2 ea.	Trane	YHC120A4RDA21	Split unit server room
1 ea.	Mitsubishi	PUY-A24NHA4	Split unit dispatch
1 ea.	Trane	B1HA036A06B	Package unit main hallway roof
1 ea.	Trane	4TWB3024D1000AA	Split unit K-9 kennel
1 ea.	Trane	CRT24-14	Split unit K-9 office
1 ea.	Trane	CPKE36-1	Split unit K-9 dorm

2. Maintenance/service schedule HVAC package and split units

B. Ten (10) monthly minor inspections to include;

- a. Check all controls
- b. Check all for function and operation
- c. Check all blower motors
- d. Replace air filters
- e. Brush air filters
- f. Brush evaporators coils
- g. Check and clean all condensate drain pan and lines as needed
- h. Check all belts and adjust/replace as needed
- i. Lubricate all bearings and wear points
- j. Check and record all drive bearing and motor temperatures

C. Two semiannual major inspection to include;

- a. Check all controls
- b. Check all for function and operation
- c. Check all blower motors
- d. Replace air filters
- e. Replace all belts
- f. Lubricate all bearings and wear points
- g. Open access panels to clean interior and exterior sections
- h. Check and record all drive bearing and motor temperatures
- i. Check and record refrigerant levels
- j. Clean all evaporator coils
- k. Clean all condenser coils
- l. Flush and clean all condensate drain pans and drain lines
- m. Check all pressure and safety switches

**4.1** The County reserves the right to split the award in whole or in part whichever is deemed to be in the best interest of the County.

**4.2 RESPONSIBILITIES OF THE CONTRACTOR**

The responsibilities of the Contractor include, but shall not be limited to, the following.

- 4.2.1 The Contractor shall assume full responsibility for damage to County property caused by the Contractor's employees or equipment as determined by designated County personnel.
- 4.2.2. The Contractor shall be solely responsible for the safety of the Contractor's employees and other relative to the Contactor's work, work procedures, material, equipment, transportation, signage and related activities and equipment.
- 4.2.3 The Contractor shall possess and keep in force all licenses and permits required to perform the services of this bid.
- 4.2.4 The Contractor shall provide trained, qualified maintenance personnel capable of satisfying the needs of this bid. The contractor must have a certified boiler technician; certification must be provided with the bid.
- 4.2.5 The Contractor shall provide services to problems that are either discovered at the time of providing preventative maintenance or as requested by the County.
- 4.2.6 The Contractor shall provide preventative maintenance at the Detention Center located at 1050 Carl Griffen Drive, Savannah, GA., as stated herein on the listed equipment.
- 4.2.7 Include lubricants and normal-wear replacement components such as belts and gaskets as part of the Contractor's maintenance services. Replacement filters shall be provided by the contractor as needed during preventative maintenance visits.
- 4.2.8 Replacement parts shall be Original Equipment Manufacturers (OEM) parts or County approved equal.
- 4.2.9 Provide the County with a schedule of dates for the preventative maintenance work listed. The schedule shall be subject to County approval.
- 4.2.10 Perform repair services if directed to do so by the County. Payment for repair services shall be based on actual labor hours to perform the repair plus cost of parts as outlined on the Fee sheet.
- 4.2.11 When invoicing for repairs, the contractor will provide a copy of the purchased parts invoice. There should also be a breakdown of the actual hours worked.

### **4.3 REFERENCES:**

- 4.3.2 Vendor is required to provide a minimum of four (4) references which will consist of Agency Name, Procurement contract person, telephone number and fax number. Chatham County reserves the right to contact any reference provided.



**BID NO. 14-0020-3**  
**ANNUAL CONTRACT FOR HVAC EQUIPMENT PREVENTATIVE MAINTENANCE AND REPAIR SERVICES**  
**AT CHATHAM COUNTY DETENTION CENTER**  
**FEE SHEET**

Item No.	Description	QTY	Unit Price	Total
1.	<b>Water Treatment for Cooling Towers at main central plant and tower plant</b>  Monthly inspections as per 4.0.1 B.1	12 ea		
2.	<b>Boilers (Main central plant, tower central plant and Unit 5)</b>  Semiannual minor inspection as per section 4.0.2 B.1:  Annual major inspection as per section 4.0.2 B. 2:	2 ea  1 ea		
3.	<b>Hot water storage tanks/mixing valve (Unit 5 and Tower central plant)</b>  Semiannual minor inspection as per section 4.0.3 B.1	2 ea		
4.	<b>Hot water circulation pumps and controllers</b>  Semiannual minor inspection as per section 4.0.4 B.1  Annual major inspection as per section 4.0.4 B. 2	2 ea  1 ea		
5.	<b>Chillers (Main central plant and tower central plant)</b>  Semiannual minor inspection as per section 4.0.5.3.C.  Annual major inspection as per section 4.0.5.3. D.	2 ea  1 ea		

Item No.	Description	QTY	Unit Price	Total
6.	<b>Cooling Towers</b>			
	Semiannual minor inspection as per section 4.0.5.3.C.	2 ea		
	Annual major inspection as per section 4.0.5.3. D.	1 ea		
7.	<b>Chilled water pumps/circulation water pumps and controllers</b>			
	Semiannual minor inspection as per section 4.0.5.E.5.F	2 ea		
	Annual major inspection as per section 4.0.5.E.5.G	1 ea		
8.	<b>HVAC Package Units and Split Units (Unit 5, Visitation, Server Room, K-9)</b>			
	Annual monthly minor inspections as per section 4.0.6.2.B	10 ea		
	Semiannual major inspection as per section 4.0.6.2.C	2 ea		
9.	<b>Repair Services:</b>			
	<b>A.Parts</b>			
	Indicate percentage parts mark-up for parts purchased for repairs	N/A	N/A	%
	<b>B.Labor</b>			
	Hourly rate 8am to 5pm:	N/A	N/A	/hr
	Mech:	N/A	N/A	/hr
Helper:				
Hourly rate weekends, and holiday:	N/A	N/A	/hr	
Mech:	N/A	N/A	/hr	
Helper:				

Item No.	Description	QTY	Unit Price	Total
10.	<b>Other Charges:</b>  State other charges, if any, to provide the services specified: Explanation of charge:			
	<b>Total</b>			

\_\_\_\_\_  
NAME/TITLE

\_\_\_\_\_  
COMPANY NAME

\_\_\_\_\_  
MAILING ADDRESS

\_\_\_\_\_  
CITY/STATE/ZIP

\_\_\_\_\_  
PHONE NUMBER

\_\_\_\_\_  
FAX NUMBER

\_\_\_\_\_  
EMAIL ADDRESS

DISCOUNT(S): \_\_\_\_\_

TERMS: \_\_\_\_\_

BUSINESS TAX CERTIFICATE/LICENSE NUMBER: \_\_\_\_\_

CITY/COUNTY/STATE: \_\_\_\_\_

RECEIPT OF ADDENDUM NOS. \_\_\_\_\_ HEREBY ACKNOWLEDGED.

BY: \_\_\_\_\_  
VENDOR SIGNATURE

MINORITY VENDOR/CONTRACTOR? \_\_\_\_\_ /YES \_\_\_\_\_ /NO

MINORITY CLASSIFICATION: \_\_\_\_\_

African-American \_\_\_\_\_ Asian American \_\_\_\_\_ Hispanic \_\_\_\_\_  
Native American or Alaskan Indian \_\_\_\_\_ Woman \_\_\_\_\_

## **EXCEPTION SHEET**

**If the commodity (ies) and/or service proposed in your Bid is in ANYWAY different from that contained in this proposal, the Bidder is responsible to clearly identify all such differences in the space below. Otherwise, it will be assumed the Bidders' offer is in the total compliance with all aspects of the proposal.**

**Below are the only differences between my offer and the proposal.**

\_\_\_\_\_  
**DATE**

\_\_\_\_\_  
**SIGNATURE**

\_\_\_\_\_  
**COMPANY**

\_\_\_\_\_  
**TITLE**

**REFERENCES**

**COMPANY NAME:** \_\_\_\_\_

**ADDRESS:** \_\_\_\_\_

**CITY:** \_\_\_\_\_ **STATE:** \_\_\_\_\_ **ZIP:** \_\_\_\_\_

**CONTACT PERSON:** \_\_\_\_\_

**PHONE NUMBER:** \_\_\_\_\_

\*\*\*\*\*

**COMPANY NAME:** \_\_\_\_\_

**ADDRESS:** \_\_\_\_\_

**CITY:** \_\_\_\_\_ **STATE:** \_\_\_\_\_ **ZIP:** \_\_\_\_\_

**CONTACT PERSON:** \_\_\_\_\_

**PHONE NUMBER:** \_\_\_\_\_

\*\*\*\*\*

**COMPANY NAME:** \_\_\_\_\_

**ADDRESS:** \_\_\_\_\_

**CITY:** \_\_\_\_\_ **STATE:** \_\_\_\_\_ **ZIP:** \_\_\_\_\_

**CONTACT PERSON:** \_\_\_\_\_

**PHONE NUMBER:** \_\_\_\_\_

\*\*\*\*\*

**COMPANY NAME:** \_\_\_\_\_

**ADDRESS:** \_\_\_\_\_

**CITY:** \_\_\_\_\_ **STATE:** \_\_\_\_\_ **ZIP:** \_\_\_\_\_

**CONTACT PERSON:** \_\_\_\_\_

PHONE NUMBER: \_\_\_\_\_

**ATTACHMENT A**

**DRUG FREE WORKPLACE CERTIFICATION**

The undersigned certifies that the provisions of Code Sections 50-24-1 through 50-24-6 of the Official Code to Georgia Annotated, related to the Drug Free Workplace have been complied with full.

- 1. A drug-free workplace will be provided for the employees during the performance of the contract; and;
- 2. Each sub-contractor under the direction of the Contractor shall secure the following written certification:

\_\_\_\_\_(Contractor) certifies to Chatham County that a drug-free workplace will be provided for the employees during the performance of this contract known as

**ANNUAL CONTRACT FOR HVAC EQUIPMENT PREVENTATIVE MAINTENANCE AND REPAIR SERVICES AT CHATHAM COUNTY DETENTION CENTER**

pursuant to paragraph (7), of subsection (B) of Code Section 50-24-3. Also, the undersigned further certifies that he/she will not engage in the unlawful manufacture, sale, distribution, dispensation, possession, or use of a controlled substance or marijuana during the performance of the contract.

\_\_\_\_\_  
CONTRACTOR

\_\_\_\_\_  
DATE

\_\_\_\_\_  
NOTARY

\_\_\_\_\_  
DATE

**ATTACHMENT B**

**PROMISE OF NON-DISCRIMINATION STATEMENT**

Know All Men by These Presents, that I (We), \_\_\_\_\_  
Name Title Name of Bidder

(herein after company"), in consideration of the privilege to bid/or propose on the following Chatham

County project procurement (**ANNUAL CONTRACT FOR HVAC EQUIPMENT PREVENTATIVE MAINTENANCE AND REPAIR SERVICES AT CHATHAM COUNTY DETENTION CENTER**)

hereby consent, covenant and agree as follows:

- (1) No person shall be excluded from participation in, denied the benefit of or otherwise discriminated against on the basis of race, color, national origin or gender in connection with the bid submitted to Chatham County or the performance of the contract resulting therefrom;
- (2) That it is and shall be the policy of this Company to provide equal opportunity to all business persons seeking to contract or otherwise interested with the Company, including those companies owned and controlled by racial minorities, and women;
- (3) In connection herewith, I (We) acknowledge and warrant that this Company has been made aware of, understands and agrees to take affirmative action to provide minority and women owned companies with the maximum practicable opportunities to do business with this Company on this contract;
- (4) That the promises of non-discrimination as made and set forth herein shall be continuing throughout the duration of this contract with Chatham County;
- (5) That the promises of non-discrimination as made and set forth herein shall be and are hereby deemed to be made a part of and incorporated by reference in the contract which this Company may be awarded;
- (6) That the failure of this Company to satisfactorily discharge any of the promises of non-discrimination as made and set forth above may constitute a material breach of contract entitling the County to declare the contract in default and to exercise appropriate remedies including but not limited to termination of the contract.

\_\_\_\_\_  
Signature

\_\_\_\_\_  
Date

**ATTACHMENT C**

**DISCLOSURE OF RESPONSIBILITY STATEMENT**

Failure to complete and return this information will result in your bid/offer/proposal being disqualified from further competition as non-responsive.

1. List any convictions of any person, subsidiary, or affiliate of the company, arising out of obtaining, or attempting to obtain a public or private contractor subcontract, or in the performance of such contract or subcontract.

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2. List any indictments or convictions of any person, subsidiary, or affiliate of this company for offenses such as embezzlement, theft, fraudulent schemes, etc. or any other offenses indicating a lack of business integrity or business honesty which affects the responsibility of the contractor

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3. List any convictions or civil judgments under states or federal antitrust statutes.

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4. List any violations of contract provisions such as knowingly (without good cause) to perform, or unsatisfactory performance, in accordance with the specifications of a contract.

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5. List any prior suspensions or debarments by any governmental agency.

---

6. List any contracts not completed on time.

---

7. List any penalties imposed for time delays and/or quality of materials and workmanship.

---

8. List any documented violations of federal or any state labor laws, regulations, or standards, occupational safety and health rules.

---



I, \_\_\_\_\_, as \_\_\_\_\_  
Name of individual Title & Authority

of \_\_\_\_\_, declare under oath that  
Company Name

the above statements, including any supplemental responses attached hereto, are true.

\_\_\_\_\_  
Signature

State of \_\_\_\_\_

County of \_\_\_\_\_

Subscribed and sworn to before me on this \_\_\_\_\_ day of \_\_\_\_\_

2013 by \_\_\_\_\_ representing him/herself to be

\_\_\_\_\_ of the company named herein.

\_\_\_\_\_  
Notary Public

My Commission expires:

\_\_\_\_\_

Resident State:

**ATTACHMENT D**

**Contractor Affidavit under O.C.G.A. § 13-10-91(b)(1)**

By executing this affidavit, the undersigned contractor verifies its compliance with O.C.G.A. § 13-10-91, stating affirmatively that the individual, firm or corporation which is engaged in the physical performance of services on behalf of (name of public employer) has registered with, is authorized to use and uses the federal work authorization program commonly known as E-Verify, or any subsequent replacement program, in accordance with the applicable provisions and deadlines established in O.C.G.A. § 13-10-91. Furthermore, the undersigned contractor will continue to use the federal work authorization program throughout the contract period and the undersigned contractor will contract for the physical performance of services in satisfaction of such contract only with subcontractors who present an affidavit to the contractor with the information required by O.C.G.A. § 13-10-91(b). Contractor hereby attests that its federal work authorization user identification number and date of authorization are as follows:

\_\_\_\_\_  
Federal Work Authorization User Identification Number

\_\_\_\_\_  
Date of Authorization

\_\_\_\_\_  
Name of Contractor

\_\_\_\_\_  
Name of Project

\_\_\_\_\_  
Name of Public Employer

I hereby declare under penalty of perjury that the foregoing is true and correct.

Executed on \_\_\_\_\_, \_\_\_\_, 201\_\_ in \_\_\_\_\_ (city), \_\_\_\_\_ (state).

\_\_\_\_\_  
Signature of Authorized Officer or Agent

\_\_\_\_\_  
Printed Name and Title of Authorized Officer or Agent

SUBSCRIBED AND SWORN BEFORE ME  
ON THIS THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 201\_\_.

\_\_\_\_\_  
NOTARY PUBLIC

My Commission Expires:  
\_\_\_\_\_

**Subcontractor Affidavit under O.C.G.A. § 13-10-91(b) (3)**

By executing this affidavit, the undersigned subcontractor verifies its compliance with O.C.G.A. § 13-10-91, stating affirmatively that the individual, firm or corporation which is engaged in the physical performance of services under a contract with (name of contractor) on behalf of (name of public employer) has registered with, is authorized to use and uses the federal work authorization program commonly known as E-Verify, or any subsequent replacement program, in accordance with the applicable provisions and deadlines established in O.C.G.A. § 13-10-91. Furthermore, the undersigned subcontractor will continue to use the federal work authorization program throughout the contract period and the undersigned subcontractor will contract for the physical performance of services in satisfaction of such contract only with sub-subcontractors who present an affidavit to the subcontractor with the information required by O.C.G.A. § 13-10-91(b). Additionally, the undersigned subcontractor will forward notice of the receipt of an affidavit from a sub-subcontractor to the contractor within five business days of receipt. If the undersigned subcontractor receives notice that a sub-subcontractor has received an affidavit from any other contracted sub-subcontractor, the undersigned subcontractor must forward, within five business days of receipt, a copy of the notice to the contractor. Subcontractor hereby attests that its federal work authorization user identification number and date of authorization are as follows:

\_\_\_\_\_  
Federal Work Authorization User Identification Number

\_\_\_\_\_  
Date of Authorization

\_\_\_\_\_  
Name of Subcontractor

\_\_\_\_\_  
Name of Project

\_\_\_\_\_  
Name of Public Employer

I hereby declare under penalty of perjury that the foregoing is true and correct.

Executed on \_\_\_\_\_, \_\_\_\_, 201\_\_ in \_\_\_\_\_ (city), \_\_\_\_\_ (state).

\_\_\_\_\_  
Signature of Authorized Officer or Agent

\_\_\_\_\_  
Printed Name and Title of Authorized Officer or Agent

SUBSCRIBED AND SWORN BEFORE ME  
ON THIS THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 201\_\_.

\_\_\_\_\_  
NOTARY PUBLIC

My Commission Expires:  
\_\_\_\_\_

**ATTACHMENT E**  
**Affidavit Verifying Status for Chatham County Benefit Application**

By executing this affidavit under oath, as an applicant for a Chatham County, Georgia Business License or Occupation Tax Certificate, Alcohol License, Taxi Permit, Contract or other public benefit as reference in O.C.G.A. Section 50-36-1, I am stating the following with respect to my bid for a Chatham County contract for \_\_\_\_\_. [Name of natural person applying on behalf of individual, business, corporation, partnership, or other private entity]

1.) \_\_\_\_\_ I am a citizen of the United States.

**OR**

2.) \_\_\_\_\_ I am a legal permanent resident 18 years of age or older.

**OR**

3.) \_\_\_\_\_ I am an otherwise qualified alien (8 § USC 1641) or non-immigrant under the Federal Immigration and Nationality Act (8 USC 1101 *et seq.*) 18 years of age or older and lawfully present in the United States.\*

In making the above representation under oath, I understand that any person who knowingly and willfully makes a false, fictitious, or fraudulent statement or representation in an affidavit shall be guilty of a violation of Code Section 16-10-20 of the Official Code of Georgia.

Signature of Applicant: \_\_\_\_\_ Date \_\_\_\_\_

Printed Name: \_\_\_\_\_

\_\_\_\_\_  
\*

Alien Registration number for non-citizens.

SUBSCRIBED AND SWORN  
BEFORE ME ON THIS THE  
\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_

Notary Public  
My Commission Expires:

**ATTACHMENT F**

**CHATHAM COUNTY, GEORGIA**

**BIDDER’S CERTIFICATION REGARDING DEBARMENT, SUSPENSION,  
INELIGIBILITY AND VOLUNTARY EXCLUSION**

The undersigned certifies, by submission of this proposal or acceptance of this contract, that neither Contractor nor its principals is presently debarred, suspended, proposed for debarment, declared ineligible, or voluntary excluded from participation in this transaction by any Federal department or agency, State of Georgia, City of Savannah, Board of Education of local municipality. Bidder agrees that by submitting this proposal that Bidder will include this clause without modification in all lower tier transactions, solicitations, proposals, contracts, and subcontracts. Where the Bidder or any lower tier participant is unable to certify to this statement, that participant shall attach an explanation to this document.

**Certification – the above information is true and complete to the best of my knowledge and belief.**

---

(Printed or typed Name of Signatory)

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(Signature)

---

(Date)

**NOTE:** The penalty for making false statements in offers is prescribed in 18 U.S.C. 1001

**ATTACHMENT G**

**Chatham County  
Minority and Women Business Enterprise Program  
M/WBE Compliance Report**

Name of Bidder: \_\_\_\_\_

Name of Project: \_\_\_\_\_ Bid No.: \_\_\_\_\_

M/WBE Firm	Type of Work	Contact Person/Phone #	City, State	%	MBE Or WBE

MBE Total \_\_\_\_\_%      WBE Total \_\_\_\_\_%      M/WBE Combined \_\_\_\_\_%

The undersigned should enter into a formal agreement with M/WBE Contractor identified herein for work listed in this schedule conditioned upon execution of contract with the Chatham County Board of Commissioners.

Signature \_\_\_\_\_ Print \_\_\_\_\_

Phone (\_\_\_\_) \_\_\_\_\_ Fax (\_\_\_\_) \_\_\_\_\_

\_\_\_\_\_

**ATTACHMENT H**

**AFFIDAVIT REGARDING LOBBYING**

Each Bidder/Proposer and all proposed team members and subcontractors must sign this affidavit and the Bidder /Proposer shall submit the affidavits with their proposal confirming that there has been no contact with public officials or management staff for the purpose of influencing award of the contract. Furthermore, each individual certifies that there will be no contact with any public official prior to contract award for the purpose of influencing contract award.

The undersigned further certifies that no team member or individual has been hired or placed on the team in order to influence award of the contract. All team members are performing a commercially useful function on the project.

Failure to provide signed affidavits from all team members with your response may be cause to consider your bid/proposal non-responsive.

\_\_\_\_\_  
BY: Authorized Officer or Agent

\_\_\_\_\_  
Date

\_\_\_\_\_  
Title of Authorized Officer or Agent

\_\_\_\_\_  
Printed Name of Authorized Officer or Agent

SUBSCRIBED AND SWORN  
BEFORE ME ON THIS THE  
\_\_\_\_ DAY OF \_\_\_\_\_, 2013

\_\_\_\_\_  
Notary Public  
My Commission Expires:  
\_\_\_\_\_

My Commission expires:  
\_\_\_\_\_

Resident State: \_\_\_\_\_

## LEGAL NOTICE

CCNO. 165732

Sealed bids will be received until 2:00 P.M. on, APRIL 30, 2014 and publicly opened in Chatham County Purchasing Department, 1117 EISENHOWER DRIVE, SUITE C, Savannah, GA., for: Bid No: 14-0020-3 ANNUAL CONTRACT FOR HVAC EQUIPMENT PREVENTATIVE MAINTENANCE AND REPAIR SERVICES AT CHATHAM COUNTY DETENTION CENTER

A MANDATORY Pre-bid Conference has been scheduled to be conducted at **Chatham County Detention Center, Conference Room, 1050 Carl Griffen Drive, Savannah, GA 31406, on, APRIL 16, 2014, at 10:00AM.**, to discuss the specifications and resolve any questions and/or misunderstanding that may arise. **You are encouraged to attend.**

Specifications can be downloaded from the County's website at <http://purchasing.chathamcounty.org>, and are also available in the office of the Chatham County Purchasing Office, at the address listed above. For additional information concerning specifications, please contact Ms. Victoria D. Godlock, CPPB, MPA Procurement Specialist, at (912) 790-1624, [vgodlock@chathamcounty.org](mailto:vgodlock@chathamcounty.org). Bidders are not to contact a department directly. All firms requesting to do business with Chatham County must also register on line at <http://purchasing.chathamcounty.org>.

CHATHAM COUNTY RESERVES THE RIGHT TO REJECT ANY/AND OR ALL BIDS AND TO WAIVE ALL FORMALITIES.

"CHATHAM COUNTY IS AN EQUAL OPPORTUNITY EMPLOYER, M/F/H, ALL BIDDERS ARE TO BE EQUAL OPPORTUNITY EMPLOYERS"

\_\_\_\_\_  
MARGARET H. JOYNER, PURCHASING AGENT

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-Savannah News –INSERT: 27 MARCH 14