

SECTION 001113 - ADVERTISEMENT FOR BIDS

1.1 PROJECT INFORMATION

- A. Notice to Bidders: Qualified bidders may submit bids for Project as described in this Document. Submit bids according to the Instructions to Bidders.
1. Regulatory Requirements: Applicable Federal, State and Local laws shall govern submittal, opening and award of bids.
- B. Project Identification: Pelham Carnegie Library
1. Project Location: 200 Hand Avenue West
Pelham, GA 31779
- C. Owner: City of Pelham
108 Hand Avenue West
Pelham, GA 31779
229-294-7900
1. Owner's Representative:
James Eubanks, Mayor
City of Pelham
108 Hand Avenue West
Pelham, Georgia 31779
Phone: 229-328-7457
Email: jeubanks@cityofpelhamga.com
- D. Architect: Leon F. Lynn, Principal Architect
Jinright, Ryan, & Lynn, Architects & Planners
241 South Madison Street
Thomasville, Georgia 31792
Phone: (229) 226-1821
Email: llynn@jrlarchitects.com
1. Architect's Project No. 25020
- E. Project Description: Project consists of:
1. General: The historic Pelham Carnegie Library was completed in 1908. The foundation and exterior walls of the two-story building are composed of solid brick masonry construction with limestone water table about the perimeter. The first and second floors and the roof structure are wood construction.
Project Special Conditions: All Work will conform with the Secretary of the Interior's Standards for Archeology and Historic Preservation including the following:
 - a) Preservation Brief 18: Rehabilitating Interiors in Historic Buildings: identifying character-defining elements.
 - b) Preservation Brief 21: Repairing Historic Flat Plaster Walls and Ceilings.
 - c) Preservation Brief 39: Holding the Line: Controlling Unwanted Moisture In Historic Buildings.

2. Hazardous Materials: Present in building to be selectively demolished and removed. The findings of hazardous materials have been identified by the Limited Hazardous Materials survey prepared by TTL, Inc. dated 13 April 2026.
3. Demolition and Remediation: Removal of damaged building material components from long-term water and moisture intrusion and abatement of approximately 2000 sq. ft. of 9 inch square asbestos floor tile and mastic adhesive.
4. Exterior Work: Includes Historic restoration of existing wood windows and main entrance doors, repairs, repointing, cleaning and sealing face brick, and stone. Repairs to existing roof system including restoration of copper gutters, fascia, and soffits.
5. Interior Work: Restoration of existing plaster walls, original wood casings, trims, doors, and flooring. Repairs and painting of existing wood v-joint tongue and groove wood ceilings and wood stairways including landings, treads and handrails.
6. Building Systems: Complete replacement of existing HVAC system including packaged air conditioning unit serving the first floor and split system air conditioning unit serving the second floor. Restoration and improvements to the electrical lighting and power systems.

- F. Construction Contract: Bids will be received for the following Work:
1. General Contract (all trades).

1.2 BID SUBMITTAL AND OPENING

- A. Owner will receive sealed bids until the bid time and date at the location indicated below. Owner will consider bids prepared in compliance with the Instructions to Bidders issued by Owner, and delivered as follows:
1. Bid Date: Tuesday 06 October 2026
Bid Time: 2:00 P.M.
Location: Pelham City Hall
108 Hand Avenue West
Pelham, GA 31779

Bids will thereafter be publicly opened and read aloud.

1.3 BID SECURITY

- A. Bid security shall be submitted with each bid in the amount of 5 percent of the bid amount. No bids may be withdrawn for a period of 60 days after opening of bids. Owner reserves the right to reject any and all bids and to waive informalities and irregularities.

1.4 PRE-BID MEETING

Prebid Meeting: A Prebid meeting for all bidders will be held at:
Pelham Carnegie Library
200 Hand Avenue West
Pelham, GA. 31779

On Thursday 10 September 2026, at 10:30 a.m., local time. Prospective prime bidders are requested to attend.

1. Bidders' Questions: Architect will provide responses at Prebid conference to bidders' questions received up to three business days prior to conference.

1.5 DOCUMENTS

- A. Printed Procurement and Contracting Documents: Obtain after Thursday 03 September 2026, by contacting Architect. Documents will be provided to prime bidders only; only complete sets of documents will be issued.
 1. Deposit: \$150.00 made payable to the Owner.
- B. Online Procurement and Contracting Documents: Obtain access by contacting Architect. Online access will be provided to all registered bidders, and suppliers.
- C. Viewing Procurement and Contracting Documents: Examine after Thursday 03 September 2026, at:
 1. Jinright, Ryan & Lynn, 241 S Madison St., Thomasville, GA. 31792
 2. Pelham City Hall, 108 Hand Avenue West, Pelham, GA. 31779

1.6 BIDDER'S QUALIFICATIONS

- A. Bidders must be properly licensed under the laws governing their respective trades and be able to obtain insurance and bonds required for the Work. A Performance Bond, separate Labor and Material Payment Bond, and Insurance in a form acceptable to Owner shall be required of the successful Bidder.

1.9 NOTIFICATION

- A. This advertisement for Bids document is issued by:
Mayor and City Council
City of Pelham
108 Hand Avenue West
Pelham, GA. 31779

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