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## R.K. REDDING CONSTRUCTION, INC.

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P.O. Box 426 • Bremen, Georgia 30110 • (770) 537-1845 • Fax (770) 537-1837 • [www.rkredding.com](http://www.rkredding.com)

### Invitation to Bid & Bidders Instructions

#### Hickory Hills Elementary School Renovations and Modifications – Marietta, Georgia

R.K. Redding Construction, Inc. has been selected to serve as the Construction Manager and General Contractor for Marietta City Schools in the renovation/construction of Hickory Hills Elementary School Renovations and Modifications to be constructed at 500 Redwood Drive in Marietta, Georgia. The project is a summer renovation and modification project with a kitchen addition. The renovation will consist of +/- 67,943 square feet total ren/mod work, and includes interior select demolition, renovations, and modifications of an existing elementary school with instructional classrooms, media center, cafeteria, gymnasium, and administration areas, roofing, site storm drain modifications, site improvements, and new expansion 826 SF addition to the kitchen and total gut and remodel of the existing kitchen space. Work is scheduled to begin in May 28, 2023 with a mandatory final project completion July 25, 2023. The project Architect is Breaux & Associates, LLC of Alpharetta, Georgia.

A NON-MANDATORY PRE-BID CONFERENCE FOR THIS PROJECT HAS BEEN SET FOR THURSDAY, DECEMBER 1, 2022 AT 3:00 PM AT THE PROJECT SITE. THIS MEETING IS TO HELP POTENTIAL BIDDERS FAMILIARIZE THEMSELVES WITH THE PROJECT, THE PROJECT TEAM, AND EXISTING PROJECT CONDITIONS.

Proposals will be received at the office of R.K. Redding Construction, Inc., 412 Sangamore Road, Bremen, Georgia 30110 **at 2:00 PM (EST) on Tuesday, December 13, 2022**. Fax proposals will be acceptable and can be sent to 770-537-1837 and email proposals will also be accepted and can be sent to [bid@RKRedding.com](mailto:bid@RKRedding.com). Bids should be submitted on the provided Proposal Form with the relevant Work Package notation on the form. **Subcontractors bidding Work Packages with base bids in excess of \$50,000.00 will be required to provide a bid bond in the amount of 5% of the total bid. Bidders will also be required to provide the costs associated with providing a 100% Performance & Payment Bonds and should provide the added cost of these bonds on the Proposal Form in the space provided.** Subcontracts and purchase orders will be issued directly by R.K. Redding Construction, Inc. to the successful bidders. RKR reserves the right to award subcontracts and purchase orders for the project based on the criteria of scope inclusiveness, firm history and capability, financial stability, ability to provide bonds, cost, etc. in the best interest of the project and Owner.

**Bidders should refer to the following provided Work Package List for selection of the package(s) your firm intends to submit a bid.** Next, refer to the related individual Work Package Description, which provides work scope details. Please contact Rachel Wheeler at [rgw@rkredding.com](mailto:rgw@rkredding.com) for electronic copies of the CM-Proposal Form, CM-Detailed Work Packages, or should you need further assistance. Questions and RFI's pertaining to the bid documents shall be submitted via email to Geoff Smith at [gms@RKRedding.com](mailto:gms@RKRedding.com). RFI responses will be addressed via addenda so that all interested bidders can view any dialogue. **Combination work package bids will be accepted as long as separate individual work package bids are also submitted for each package include in the combo bid. Please clearly state which work packages are being combined in the combination bid on CM-Proposal Form.**

Bid documents may be examined at the office of R.K. Redding Construction, Inc. or any of the following Drop Box address:

Bid document drawings and specifications may be obtained directly from the Dropbox link below. Please continue to check the link below for addenda.

[https://www.dropbox.com/sh/ehuow2a5wcpufn/AABR1H0NGjkhJP\\_uVwp6jCma?dl=0](https://www.dropbox.com/sh/ehuow2a5wcpufn/AABR1H0NGjkhJP_uVwp6jCma?dl=0)

Thank you in advance for your interest in bidding this project with R.K. Redding Construction. Please call with any questions you may have concerning the project.

Respectfully,

R.K. REDDING CONSTRUCTION, INC.

Geoff Smith  
Vice President of Construction Services

**Work Package List**  
**Hickory Hills Elementary School Renovations and Modifications**  
**Marietta, Georgia**

Notes: 1. All Work Packages listed are Turn-Key (materials, labor & equipment), unless noted as “Material Only” or “Material Only or Turn-Key” (subcontractor or supplier should specify which on Bid Form)

<u>Package #</u>	<u>Work Description Summary</u> (see following individual Work Package Descriptions for details)
2-A	Selective Site Demolition, Grading Modifications, and Storm & Downspout Modifications
2-B	Selective Structure Demolition – For Preparation for Addition to Kitchen
2-C	Selective Interior Demolition
2-D	Asphalt Paving Patchwork and Striping
2-E	Concrete Curb and Gutter
2-F	Concrete Paving and Sidewalks
3-A	Cast-In-Place Building Concrete Work – for Kitchen Addition and Kitchen Remodel
4-A	Unit Masonry Package
5-A	Structural Steel, Steel Joists, Steel Deck, and Metal Fabrications, and Pipe and Tube Railings
6-A	Rough Carpentry & Miscellaneous Installs
6-B	Solid Surface Fabrications – Countertops and Window Sills
7-A	Roofing Demo, PVC Roofing, Roof Accessories, Associated Sheet Metal, Flashing & Trim
7-B	Intumescent Fireproofing
7-C	Joint Firestopping
7-D	Joint Sealants
8-A	Aluminum Entrances and Storefronts, and Glass and Glazing
9-A	Gypsum Board Assemblies, Metal Framing, Insulation, & Acoustical Panel Ceilings
9-B	Ceramic Tile
9-C	Tile Carpeting, Resilient Tile Flooring, Base and Accessories
9-D	Interior and Exterior Painting
10-A	Visual Display Boards
10-B	Signage and Plaque
10-C	Toilet Partitions and Bath Accessories
10-D	Metal Lockers – For Kitchen Remodel
10-E	Aluminum Canopies
10-F	Flagpole, <i>Material Only</i>
15-A	HVAC and Controls
15-B	Plumbing and Gas Piping
16-A	Generator Installation, Electrical Systems, and Low Voltage Systems