



Prototype Classroom Building
At Rosenwald Academy
for Bay District Schools

Invitation to Bid

June 13, 2025

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GENERAL PROJECT OVERVIEW:

ReliantSouth Construction Group has been selected by Bay District Schools to design and construct an approximately 15,000 s.f. classroom building at Rosenwald Academy located at 924 Bay Avenue in Panama City.

Run News Herald on 6/18, 6/25/ 6/29

Invitation to Bid

ReliantSouth Construction Group serving as the Design/Builder for Bay District Schools will be accepting bids from potential subcontractors and suppliers on various bid packages related to a Prototype Classroom building that will be constructed at Rosenwald Academy (924 Bay Avenue, Panama City.)

Interested parties should be aware that Bids are due no later than 2:00 PM CST on July 10, 2025, at the office of ReliantSouth at 230 W. 5th Street in Panama City and then will be publicly opened.

The following scopes will be considered.

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| 2 | Site/Civil/Utilities including sidewalks |
| 3 | Cast-In-Place Concrete including the dumpster enclosure foundation |
| 6 | Interior Cabinetry & Solid Surface Fabrications |
| 7A | Waterproofing & Stucco |
| 7C | Roofing |
| 7D | Caulking / Sealants |
| 8A | Doors/Frames/Hardware including installation |
| 8D | Storefront Windows & Entrances plus Glass/Glazing (All Impact Rated) |
| 9A | Misc. Metal Stud Framing, Gypsum Board Assemblies, Blocking & Insulation |
| 9B | Acoustical Ceilings |
| 9C | Resinous Flooring |
| 9E | All other Floor surfacing |
| 9I | Painting |
| 10A | Markerboards & Tackboards – To Include Installation |
| 10B | Signage – To Include Installation |
| 10E | Toilet & Bath Accessories – To Include Installation |
| 10F | Fire Extinguishers, Cabinets & Accessories – To Include Installation |
| 10H | Aluminum & Structural Walkway Canopy System – To Include Installation |
| 10I | Miscellaneous Specialties – To Include Installation |
| 11A | Projection Screens & T.V. Brackets – To Include Installation |
| 21A | Fire Sprinkler Systems |
| 23A | Plumbing |

| | |
|-----|---|
| 23B | HVAC |
| 26A | Electrical – To Include Base Electrical Package Plus Structured Cabling, Intercom & PA, IP Security System, Access Control, Audio Visual Systems, & Fire Detection / Fire Alarm |
| 32A | Fences & Gates (Temporary and Permanent) |
| 32C | Landscape & Irrigation |

Contract documents and bidder instructions are available from Sutton McGehee at ReliantSouth at mcgehee@reliantsouth.com

Bids can be emailed to mcgehee@reliantsouth.com or delivered, mailed, or faxed to:

ReliantSouth Construction Group
230 W. 5th Street
Panama City, FL 32401
Fax: (850) 215-5570

The Design/Builder and Bay District Schools reserves the right to waive any irregularities, reject any/or all bids, or add additional buildings to the scope.

ADDENDA

The Design/Builder will issue addenda which are to be considered contract documents. Addenda must be acknowledged on the bid form by bidders. It is the subcontractor's responsibility to contact the Design/Builder to verify they have received all addenda.

BOND REQUIREMENTS

One hundred percent (100%) labor and material payment & performance bonds **may** be required from successful bidders. Please insert the cost of providing these bonds on the bid form. If providing these bonds is not possible, please write N/A on the bid form.

DIRECT MATERIAL PURCHASE

Subcontractors are required to participate in the Direct Material Purchase program. Note however that all subcontract proposals **must** include the cost of the applicable sales tax.

SUBCONTRACTOR QUALIFICATIONS

Subcontractors shall complete the included subcontractor qualifications form (or provide similar firm information) **if they have not submitted one previously to RSCG since January 2023.** The qualification form is included in this packet and can also be obtained electronically from ReliantSouth Construction Group. A qualification form request may be sent to mcgehee@reliantsouth.com . Qualification forms can be submitted to the Design/Builder either prior to or with the subcontractor's proposal.

BDS SECURITY AND BADGING REQUIREMENTS

Security procedures in accordance with the Jessica Lunsford Act will be enforced.

PARTICULAR SCOPE CLARIFICATIONS:

Sitework (Scope 2) –

1. Included in the sitework scope are the following:
 - a. All erosion control requirements (including temporary grassing and NPDES monitoring)
 - b. All concrete flatwork (other than the building and dumpster slabs)
 - c. At the conclusion of construction, the permanent hydroseeding of all disturbed areas
 - d. The grassing of the retention pond and 11th St. Right of Way (Note: the landscaping subcontractor will be providing the balance of the sod as shown on the landscape plans.)
 - e. To reduce future maintenance, all traffic stripes will be repainted approximately 30 days after the original striping.
2. **Alternate #1** - BDS might elect to resurface the parking spaces along Bay Avenue. This scope of rehabilitation would be an ~21' wide area that is ~651' long per the limits reflected below and include this scope:
 - a. Sawcut the edge of pavement and thereafter construct a 6' wide sidewalk (6" thick) flush with the new overlay elevation between the two entrance gates and in front of the monument sign pictured below> This sidewalk will be approximately 40' in length.
 - b. Remove all loose asphalt.
 - c. Killing all existing vegetation
 - d. Remove and dispose of all existing bumper blocks since the vast majority are too tall. (Sufficient shorter bumpers are to retained and installed at the H/C spaces and for all spaces adjacent to the new sidewalk noted above)
 - e. Patch with 3" of Superpave any area where the pavement has been removed
 - f. Thereafter install a 1.5" average SP overlay (9.5 mm) of the existing pavement. (Note – The existing positive drainage along Bay Avenue is not to be impacted)

- g. Strip 90-degree parking spaces using paint per FDOT specification 710 to include 2 Handicap parking spaces in accordance with the current ADA standards; and 4 visitor parking spaces (10' wide). The balance of the spaces to be 9' wide.
- h. Add two ADA compliant HC signs mounted on 2" square aluminum posts and a subterranean foundation 10' wide and 18" deep.
- i. Replace the posts on the existing 7 staff, 1 law enforcement and 4 visitor signs. New posts to be 2" square aluminum with a subterranean foundation 10' wide and 18" deep. Remount the existing signs in such a manner so the bottom of the signs will be 7' above ground.
- j. Install two 6" steel bollards (with 2' x 2' x 2' subterranean concrete footers) to protect the existing backflow.



Metal Framing/Drywall/Acoustical Ceiling (Scope 9A)

A subcontractor has already been hired on a D/B basis to supply and install the vast majority of metal wall framing, the metal trusses, and the metal deck. Bidders of Scope 9A should thoroughly review the submittals from United Structures that are in the bidding documents and include any additional work necessary to complete the building(s) as intended.

Some of this work includes the following:

1. All required blocking using metal blocking materials.
2. Extending the corridor walls from the 10' tall wall installed by the D/B subcontractor to the roof deck.
3. The minor metal wall framing around the HVAC units in each classroom.
4. Supplying and installing all required insulation below the roof deck.
5. Supplying, installing, and finishing all drywall and exterior sheathing.

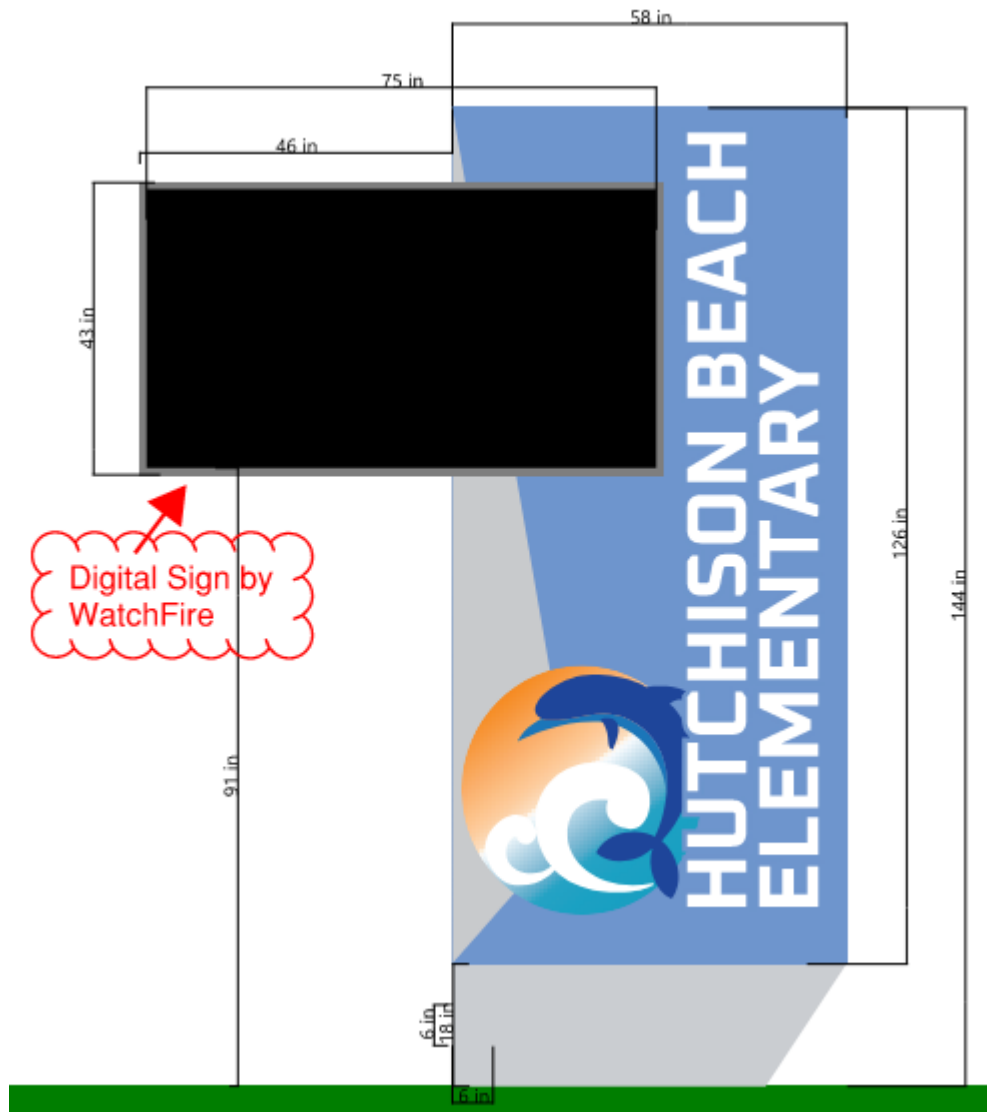
Painting (Scope 9I) –

Alternate 2 – Provide a price to paint the existing masonry sign on Bay Avenue which is ~40' long with an average height of ~7'. Scope would include pressure washing at 3500 psi, then the installation of a primer, intermediate and finish coats.



Signage (Scope 10B)-

Alternate 3 – BDS wants to consider installing a new two-sided digital sign as pictured below. Please provide an alternate price to Design, supply and install this new digital sign along with removing and replacing the 12” cast aluminum letters on the existing masonry sign pictured above.



QUESTIONS

- ❖ Please direct questions to Sutton McGehee at (850) 215-5540 or McGehee@ReliantSouth.com.

Subcontractor Qualification Form

SUBMITTED TO: ReliantSouth Construction Group, Inc.
230 West 5th Street
Panama City, FL 32401

SUBMITTED BY: _____

1. How many years has your organization been in business?

2. How many years has your organization been in business under its present business name?

3. Under what other or former names have you operated if any?

4. Year of incorporation: _____
5. State of incorporation: _____
6. List jurisdictions and trade categories in which your organization is legally qualified to do business, and indicate registration or license numbers, if applicable.

7. List the categories of work that your organization normally performs with its **own** forces.

8. Claims and Suits:

- a) Has your organization ever failed to complete any work awarded?
If so, please provide details

- b) Are there any judgments, claims, arbitration proceedings or suits pending or outstanding against your organization or its officers with regard to construction contracts?

- c) Has your organization filed any lawsuits or requested arbitration with regard to construction contracts within the last five years?

9. Within the last five years, has any officer or principal of your organization ever been an officer or principal of another organization when it failed to complete a construction contract?

10. List at least two (2) major projects your organization has completed in the past five years, giving the name of the project, owner, architect, contract amount, and date of completion.

11. References (minimum of two):

12. Name of Bonding Company and agent (if applicable):

Submitted & certified by: _____

Date: _____

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| <u>Bid Proposal Form</u> |
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Classroom Building at Rosenwald Academy
ReliantSouth Construction Group - Design/Builder

BID DATE: 2:00 PM CST on July 10, 2025

Date: _____

To: ReliantSouth Construction Group, Inc.
230 West 5th Street
Panama City, FL 32401

From: _____

Contact Person: _____
Phone: _____
E-mail: _____

Gentlemen:

The undersigned Bidder having visited the project site of the proposed project and familiarized himself thoroughly with all drawings, specifications, and other bid package information, proposes to furnish all labor, materials, equipment and other items, facilities and services for the proper execution and completion of Bid Package:

Bid Package # _____

Lum Sum Price \$ _____

Alternate #1 – Resurfacing of Bay Avenue parking spaces \$ _____

Alternate #2 – Painting the School sign on Bay Avenue \$ _____

Alternate #3 – Enhanced Signage \$ _____

Share all clarification(s) if any regarding your pricing:

Adder Percentage (%) for providing a payment and performance bond: _____%

The Bidder hereby agrees that:

- a) The above proposal shall remain in full force and effect for a period of thirty (30) calendar days after the time of the opening of this proposal and the Bidder will not revoke or cancel this proposal within said thirty (30) days.
- b) In the event the subcontractor is selected, he will enter into a formal written Agreement with the Design/Builder with the accepted bid within three (3) calendar days after said subcontract is submitted to him. (A copy of the subcontract is included in the specifications).
- c) The Bidder will adequately staff the project so that the project is completed in a high-quality fashion and in accordance with the project schedule.
- d) The Bidder's warranty period shall be included in said proposal for a period of one (1) year from the date of the project's Substantial Completion.

Acknowledgement of Design/Builder's Supplemental Instructions and/or Addenda

Bidders shall acknowledge below the receipt of all Supplemental Instructions & Addenda, if any, below

| | |
|------------------|-------------|
| Addendum # _____ | Date: _____ |
| Addendum # _____ | Date: _____ |
| Addendum # _____ | Date: _____ |

RESPECTFULLY SUBMITTED

Firm Name

Date

Signature

Printed Name and Title