

Proposal Package One (1) through Thirteen (13)

Project: Renovations to Haymon-Morris Middle School, Winder-Barrow High School, & Bear Creek Middle School

Owner: Barrow County School System

Architect: Smallwood, Reynolds, Stewart, Stewart & Associates, Inc.

CM: Charles Black Construction Company, Inc.

Contractors are invited to submit lump sum Proposals for Proposal Package One (1) through Thirteen (13), Renovations to Winder-Barrow High School, Haymon-Morris & Bear Creek Middle Schools.

Sealed proposals will be received by the Construction Manager until **3:00 p.m., Thursday, October 2, 2025, at the Office of the Construction Manager, Charles Black Construction Company, Inc., 1955 Highway 129 South, Cleveland, Georgia 30528.** Proposals must be submitted in Duplicate on the Construction Manager's Proposal Form along with a 5% Bid Bond if required by the Proposal Package. **No Faxed or E-Mailed Proposals Accepted.**

There will be a non-mandatory **Open House / Pre-Proposal Meeting on Tuesday, September 23, 2025 at 2:00 pm at Barrow County School System, 179 West Athens Street, Winder, GA 30680 (Room 175).** Following the informational meeting, all interested proposes will have an opportunity to visit the project sites. This will be the only guaranteed opportunity to inspect the existing conditions at each school. Unscheduled visits during regular school hours will not be accepted and may lead to disqualification.

A thorough review of the proposal package description and proposal documents are required prior to submitting proposals.

The form of agreement will be AIA Document A401, 2017 Edition, between the Construction Manager and the Successful Proposer.

Proposing Documents are available for the COST OF REPRODUCTION from:

Gainesville Whiteprint
312 Bradford Street, NW
Gainesville, Georgia 30501
(770) 534-2086

Documents will be available for review at the following locations.

Charles Black Construction Company, Inc.
1955 Highway 129, South
Cleveland, Georgia 30528

Dodge Data & Analytics
www.construction.com

ConstructConnect
www.constructconnect.com

LDI
www.ldiline.com

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PROJECT: Renovations to Winder Barrow High School, Haymon-Morris & Bear Creek Middle Schools

ADVERTISEMENT FOR PROPOSALS

INDEX TO PROPOSAL PACKAGES

Proposal Pkg Number	Proposal Proposal Pkg Date Name	
1.	Demolition / Concrete / Masonry	October 2, 2025
2.	Structural & Misc. Steel	October 2, 2025
3.	Drywall & Ceilings	October 2, 2025
4.	Porcelain Tile	October 2, 2025
5.	Resilient Flooring, Carpet, Base, & Accessories	October 2, 2025
6.	Interior & Exterior Painting	October 2, 2025
7.	Athletic Wood Flooring	October 2, 2025
8.	Resinous Flooring	October 2, 2025
9.	Telescoping Bleachers	October 2, 2025
10.	Fire Protection	October 2, 2025
11.	HVAC	October 2, 2025
12.	Electrical	October 2, 2025
13.	Fire Alarm	October 2, 2025

See Proposal Package Description, General Package Notes & Construction Manager's Special Conditions Prior to Pricing

Jacob Boyle, Project Manager
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P.O. Box 960 / 1955 Highway 129 South
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Phone: (678) 923-7785
Email: jacob@charlesblackconstruction.com

***The Construction Manager and Owner reserve the right to reject any and all proposals and to waive technicalities. ***

******END OF ADVERTISEMENT FOR PROPOSALS******