

# CITY OF AUSTELL, GEORGIA

## INVITATION TO BID FOR Threadmill Complex New Sliding Door Entries & Two Swing Door Operators ITB #26-02-PA

For all questions about this ITB, contact the City via email:

[bids@austellga.gov](mailto:bids@austellga.gov)

RELEASED ON :

January 29, 2026

DUE ON :

February 26, 2026, 10:15 AM

Threadmill Complex

5000 Austell Powder Springs Road SW

Austell, GA 30106 Suite 300

All bids must be accompanied by a Bid Bond in the amount not less than five percent (5%) of the Total Base Bid. Performance and Payment Bond, each in the amount of one hundred percent (100%) of the total contract amount, will be required of the successful bidder. Bonds must be written by an acceptable Surety Company licensed to do business in the State of Georgia and listed in the Department of Treasury, Circular 570, latest edition.

An **optional pre-bid conference/site visit** is scheduled for Wednesday, February 4, 2026 at Threadmill Complex 5000 Austell Powder Springs Road SW Austell, GA 30106 Suite 300. Parking is available onsite. The meeting will begin at 1:00 PM.

E-Verify and Bid number must be printed (written) on outside of sealed bid.

## TABLE OF CONTENTS

SECTION I	INVITATION FOR BID OVERVIEW AND PROCEDURES
SECTION II	BID SUBMISSION DETAILS AND INSTRUCTIONS
SECTION III	INSURANCE REQUIREMENTS FOR CONTRACTORS
SECTION IV	GENERAL CONDITIONS
SECTION V	BID SPECIFICATIONS

## **SECTION I INVITATION FOR BID OVERVIEW AND PROCEDURES**

### **PURPOSE OF PROCUREMENT**

The City of Austell is accepting sealed bids from qualified contractors for the purpose of replacing three sliding entry doors and installing two swing door operators at the Threadmill Complex. Bids should include price for furnishing all materials, labor, tools, equipment, and any other miscellaneous items necessary to complete the job. Technical documents can be found in “SECTION V. BID SPECIFICATIONS”.

### **Schedule of Events**

This Invitation to Bid (ITB) will be governed by the following schedule:

DATE	MILESTONE
Thursday, January 29, 2026	Bid Documents Available
Wednesday, February 4, 2026, 1:00 PM ET	<b>Optional</b> Pre-Bid Meeting/Site Visit
Tuesday, February, 10, 2026, 3:00 PM ET	Deadline for Submission of Questions
Friday, Friday 13, 2026 5:00 PM ET	Answers Available on City’s Website
Thursday, February 26, 2026, 10:15 AM ET	Bid Opening

### **COMMUNICATION WITH STAFF**

From the issue date of the bidding document and until a contractor is selected and the selection is made public, contractors are not allowed to communicate with any City staff or elected official, except for the Finance Department, or as provided on existing contracts or at the mandatory site visit. For violation of this provision, the City may reject any bid of the offending bidder.

### **OPTIONAL SITE VISIT**

An optional meeting/site visit will be held on February 4, 2026, at The Threadmill Complex. Parking is available out front of Threadmill Complex 5000 Austell Powder Springs Road SW Austell, GA 30106 Suite 300. The meeting will begin at 1:00 PM. A general discussion will take place and contractors will have an opportunity to view and measure the site. All bidders must sign in prior to the start of the meeting.

## QUESTIONS AND ANSWERS

All questions concerning this ITB must be submitted via email or writing to the City's Finance Department:

Finance Department  
Threadmill Complex  
5000 Austell Powder Springs Road SW Austell, GA 30106 Suite 300.  
[bids@austellga.gov](mailto:bids@austellga.gov)

Questions and clarification requests must be received by 3:00 PM ET, February 10, 2026. Answers and clarifications issued by the City will be in the form on an addendum to the bid instructions and will be issued to all known potential offerors and placed on the City's website not later than 5:00 PM, February 13, 2026. It is the bidder's responsibility to ensure that they have all applicable addenda prior to submittal. This may be accomplished by contact with the Finance Department via email or by visiting the City's website prior to submittal.

Bidders must acknowledge any issued addenda. Bids which fail to acknowledge the bidder's receipt of any addendum will result in the rejection of the bid if the addendum contains information which substantively changes the City's requirements.

## **SECTION II BID SUBMISSION DETAILS AND INSTRUCTIONS**

Ownership of all data, materials, and documentation prepared for and submitted to the City in response to this request for bid shall belong exclusively to the City and will be considered a record prepared and maintained or received in the course of operations of a public office or agency and subject to public inspection in accordance with the Georgia Open Records Act, Official Code of Georgia Annotated, Section 50-18-70 et. seq., unless otherwise provided by law.

### **BID FORMAT:**

Each bid should be prepared simply and economically, avoiding the use of elaborate promotional materials beyond those sufficient to provide a complete presentation. The Bidder is solely responsible for the cost of responding to this ITB.

**MANDATORY DOCUMENTS CHECKLIST:** Bidder must complete, execute, and include with the bid, the following mandatory documents. Bids received without these documents may be rejected.

- BID BOND
- ACKNOWLEDGEMENT OF ADDENDA
- BID QUOTE
- GEORGIA SECURITY & IMMIGRATION COMPLIANCE (GSIC) ACT AFFIDAVIT
- AFFIDAVIT VERIFYING RESIDENCY STATUS OF AN APPLICANT (SAVE)
- PROPOSED LIST OF SUBCONTRACTORS

### **DISCLOSURE OF SUBCONTRACTORS**

No more than 49% of dollar value of the total contract work may be accomplished by subcontractors. The balance of work must be accomplished by selected Contractor's own forces. Each bidder must furnish with his proposal, a list of the items he proposes to sub-contract and the estimated cost of these items.

### **BID SUBMISSION AND DELIVERY INSTRUCTION:**

The Bidder shall submit one original (conspicuously marked "Original") and three (3) copies of their written bid. The bid submittal must be signed by an officer of the company, who is legally authorized to enter into a contractual relationship in the name of the offeror.

Clearly label the outside of the SEALED envelope as follows:

Name of Contractor submitting the bid

Project Name

ITB #

E-Verify #

All bids must be delivered no later than February 26, 2026 at 10:15 AM, at which time bids will be publicly opened and read aloud.

Bids should be delivered to:

Finance Department

Threadmill Complex

5000 Austell Powder Springs Road SW Austell, GA 30106 Suite 300.

Hand delivered copies may be delivered to the above address only between the hours of 8:30 AM and 4:45 PM ET, Monday through Friday, excluding holidays observed by the City of Austell.

#### LATE SUBMITTAL

All bids must be received by the City by the specified date and time. It is not sufficient to show that the submittal was mailed in time to be received before the scheduled closing time. The City will not be responsible for any bids delivered incorrectly or not received by the specified date and time.

#### WITHDRAWAL OF BIDS

A submitted bid may be withdrawn prior to the due date by a written request to the Finance Department. The request to withdraw a bid must be signed by an authorized individual. Bids shall be valid and may not be withdrawn for a period of 60 days from the date specified for receipt of bids.

#### REJECTION OF BIDS

Bids will not be accepted from any person, firm, or corporation who is in arrears in any debt or obligation to the City of Austell or any other governmental entity.

The City of Austell reserves the right to waive irregularities, informalities, and technicalities, or to readvertise the bid. The City has the right to reject all bids or any bid that is non-responsive or not responsible.

#### DISCREPANCY IN UNIT PRICE

In case of discrepancy between a unit price and an extended price and total amount, the unit price will be presumed to be correct, subject, however, to correction to the same extent and in the same manner as any other mistake.

#### SELECTION CRITERIA

Award will be made on an "All-or-None Total Offer" basis. Any contract awarded pursuant to this ITB will be awarded based on the total base bid price or not at all. It is the intent of the City to award a contract to the lowest responsive and responsible bidder, provided the bid has been submitted in accordance with the requirements of the bidding documents and does not exceed the funds available.

In determining the lowest responsive and responsible bidder, in addition to price, the following shall also be considered:

The ability, capacity, and skill of the bidder to perform the contract.

The quality of performance on previous contracts.

#### FINANCIAL STANDING

The Contractor selected must be able, if requested, to provide proof that they are in good financial standing. All records submitted by the Contractor may be subject to the Georgia Open Records Act, O.C.G.A. 50-18-70 et seq. As such, the Contractor should be careful to not provide any proprietary information. In addition, the City may require contact information with the Contractor's financial institution(s), along with the necessary consent for the City to contact the institution to inquire as to the financial status of the Contractor.

#### TERMS AND CONDITIONS

No person or business entity shall on the grounds of race, color, national origin, sex, age, or handicap/disability, be excluded from participation in, be denied the benefits of, or be otherwise subjected to discrimination under any program or activity conducted by the City.

**Compliance with Laws:** In connection with the furnishings of supplies or performance of work under the contract, the bidder agrees to comply with the Fair Labor Standards Act, Equal Opportunity Employment Act, Georgia Security and Immigration Compliance Act, and all other applicable Federal and State laws, regulations, and executive orders to the extent that the same may be applicable and further agrees to insert the foregoing provision in all subcontractors awarded hereunder.

If a bidder has any existing client relationship that involves the City of Austell Mayor or Council, the bidder must disclose each relationship.

#### HOLD HARMLESS AGREEMENT

The Contractor shall hold harmless the City of Austell from any and all claims, suits, actions, damages, liability and expenses in connection with loss of life, bodily or personal injury or property damage, including loss of use thereof, directly or indirectly caused by, resulting from, arising out of or occurring in connection with the performance of this contract. The Contractor's obligation shall not be limited by, or in any way to, any insurance coverage or by any provision in or exclusion of omission from any policy of insurance.

## BONDS

Each bid must be accompanied by a bid bond with good and sufficient surety or sureties approved by the City for faithful acceptance of the contract, payable to, in favor of, and for the protection of the City in an amount equivalent to five percent (5%) of the total amount payable by the terms of the contract or, in lieu thereof, in the form of a certified check, cashier's check, or cash in equal amount.

The successful bidder will be required to furnish performance and payment bonds with the executed agreement meeting the requirements of the contract documents, each in the amount of one hundred percent (100%) of the bid.

The bond surety must be authorized by the Insurance Commissioner to do business in Georgia and must be on the United States Department of Treasury's list of approved sureties.

## CERTIFICATIONS

The City of Austell will not enter into a contract for the physical performance of services unless the Contractor(s) and or Subcontractor(s) registers and participates in the federal work authorization program to verify information of all newly hired employees or subcontractors. Each bid must be accompanied by a notarized work authorization affidavit, as defined in OCGA 13-10-91, et seq, attesting to the following:

The affiant has registered with and is authorized to use the federal work authorization program. The user identification number and date of authorization for the affiant; and  
The affiant is using and will continue to use the federal work authorization program throughout the contract period.

### **SECTION III INSURANCE REQUIREMENTS FOR CONTRACTORS**

Prior to the award of a contract, the Contractor shall furnish a Certificate of Coverage or other proof that it has the following insurance with the City named as additional insured that must remain in force for a period of at least one year after completion of the work:

#### **Workers' Compensation and Employer Liability Insurance –**

The General Contractor shall procure and maintain Worker's Compensation and Employer's Liability Insurance in the limits below. Such insurance is to cover each and every employee who is or may be engaged in work under the contract.

Worker's Compensation Limits:	Statutory
Employer's Liability Limits:	
Bodily Injury by Accident	\$1,000,000 each accident
Bodily Injury by Disease	\$1,000,000 each employee
Bodily Injury by Disease	\$1,000,000 policy limit

General Contractor waives all rights against City and its agents, officers, directors and employees for recovery of damages to the extent these damages are covered by the workers compensation and employer liability or commercial umbrella liability insurance obtained by General Contractor pursuant to this agreement.

#### **Commercial General and Umbrella Liability Insurance –**

The General Contractor shall procure and shall maintain commercial general liability (CGL) and if necessary, commercial umbrella insurance with a limit of not less than \$1,000,000 each occurrence, \$2,000,000 aggregate, as shall protect him and any subcontractor performing work covered by the contract from claims for damages for bodily injury, including accidental death, as well as from claims for property damages, which may arise from operations under the contract agreement, whether such operations are by himself or by any subcontractor or by anyone directly or indirectly employed by either of them.

Comprehensive Form  
Contractual Insurance  
Personal Injury  
Broad Form Property Damage  
Premises – Operations  
Completed Operations

This coverage shall cover the use of all equipment, hoists, and vehicles on the site(s) not covered by automobile liability under the contract. Policy coverage must be on an occurrence basis.

General Contractor waives all rights against City and its agents, officers, directors and employees for recovery of damages to the extent these damages are covered by commercial general liability or commercial umbrella liability insurance maintained pursuant to this agreement.

**Business Auto and Umbrella Liability Insurance –**

The General Contractor shall procure and shall maintain business automobile liability, and if necessary, commercial umbrella liability insurance with a limit of not less than \$1,000,000 each occurrence, \$2,000,000 aggregate.

Such insurance shall cover liability arising out of any auto (including owned, hired, and non-owned autos).

General Contractor waives all rights against City and its agents, officers, directors and employees for recovery of damages to the extent these damages are covered by the business auto liability or commercial umbrella liability insurance obtained by General Contractor pursuant to this agreement or under any applicable auto physical damage coverage.

Any and all companies providing insurance required by the contract must be obtained from insurance companies that are duly licensed or authorized in Georgia to issue insurance policies for the required limits and coverages. For all contracts, regardless of risk, companies providing insurance under this contract shall have an A.M. Best rating of A-VII or better.

## **SECTION IV GENERAL CONDITIONS**

### **COMMENCEMENT OF WORK AND WORK PERIOD**

The City of Austell expects to award the contract by March 2, 2026. Work should be completed by March 31, 2026. Any variation or extension to this schedule must be approved by the Parks Director.

### **CONTRACTOR'S USE OF PREMISES**

Work may be performed from Sunday through Saturday from the hours of 7:30 AM to 7:00 PM. The Contractor shall at all times keep the work area, including storage areas, free from accumulations of waste materials.

### **SAFETY**

The Contractor shall comply with all OSHA requirements associated with the work within this contract.

The Contractor shall employ only such workers as are skilled in the tasks to which they are assigned. The City reserves the right to require the Contractor to remove and/or not to assign any employee the City deems incompetent, careless, insubordinate, or otherwise objectionable to working on City projects.

All Personnel shall be equipped with required Personal Protective Equipment as required by safety standards, provided by the Contractor. Personnel shall have all tools as required to perform the duties of each held position.

### **PERMITS AND RESPONSIBILITIES**

The Contractor shall, without additional expense to the City of Austell, be responsible for obtaining any necessary licenses and permits, and for complying with any Federal, State, and municipal laws, codes, and regulations applicable to the performance of the work. The Contractor shall also be responsible for all damages to persons or property that occurs as a result of the Contractor's fault or negligence. If Contractor fails to take corrective actions, the City reserves the right to withhold payment until damages are corrected, or to correct damage and invoice Contractor for cost incurred. The Contractor shall also be responsible for all materials delivered and work performed until completion and acceptance of the entire work, except for any completed unit of work which may have been accepted under the contract.

### **PROTECTION OF EXISTING VEGETATION, STRUCTURES, EQUIPMENT, UTILITIES, AND IMPROVEMENTS**

The Contractor shall preserve and protect all structures, equipment, and vegetation (such as trees, shrubs, and grass) on or adjacent to the work sites, which are not to be removed and which do not unreasonable interfere with the work required under this contract. The

Contractor shall only remove trees when specifically authorized to do so and shall avoid damaging vegetation that will remain in place.

It is the Contractor's responsibility to verify locations and depths of utilities sufficiently in advance of construction such that necessary adjustments may be made to allow for the proper installation. The Contractor shall protect from damage all existing improvements and utilities (a) at or near the work site, and (b) on adjacent property of a third party, the locations of which are made known to or should be known by the Contractor. The Contractor shall repair any damage to those facilities, including those that are the property of a third party, resulting from failure to comply the requirements of this contract or failure to exercise reasonable care in performing the work. If the Contractor fails or refuses to repair the damage promptly, the City may have the necessary work performed and charge the cost to the Contractor.

#### SUBCONTRACTORS

If work is performed by a subcontractor, the Contractor shall remain fully liable and responsible for the work done by the subcontractor and shall assure compliance with all requirements of the contract.

The Contractor must provide the City notice of the identity of all subcontractors hired by the Contractor within five days of hiring the subcontractor. The Contractor must obtain affidavits from his or her subcontractors swearing that the subcontractor is registered for and participates in the E-Verify program. The affidavits must be provided to the local government within five business days of the subcontractor being hired to work on the job.

## SECTION V. BID SPECIFICATIONS

The City requests sealed bids for the replacement of two sliding door entries and the installation of two swing door operators with the following details:

### **Entry (Ext) Slider**

Equipment: OC  
Type: Full Breakout  
Handing: Bi-part  
Door Stile: Narrow Stile  
Finish: Clear Anodized - Class 1  
Overall Frame Width: 105.625  
Mounting Height: 89.75  
Clear Door Opening Width: 39.5625  
Clear Door Opening Height: 81.25  
Frame Type: Jambs  
Frame Depth: 4-1/2" Jambs  
Glass Stop: 1" Offset Glass Stop  
Bottom Rail: 4" Bottom Rail  
Sensor: Motion & Presence Sensor  
Lock: Key Cylinder Ext / thumb turn Int  
Guide System: Pin Guide / 1/2" Threshold  
Lead-up: Both Sides  
Mode Selector: 5-Position Switch - Knob  
Jamb Prep: Factory Jamb Prep for Position Switch  
Muntins: Muntins A/L & S/L  
Muntins Thickness: 1-3/4" Muntin  
Muntin Quantity: (1) Muntin  
Centerline of Muntin bar: 41.25  
Security Switch: Security Switch  
Carrier Wheels: Heavy Duty Carrier Wheels  
Sweeps: Concealed Sweep Active Leaf & Sidelight  
Glazing/Crate: Factory Glazing and Door Crate  
Glass: 1" Insulated - Clear Tempered  
Configuration : Standard

### **Entry (Int) Slider**

Equipment: OC  
Type: Full Breakout  
Handing: Bi-part  
Door Stile: Narrow Stile  
Finish: Clear Anodized - Class 1  
Overall Frame Width: 141  
Mounting Height: 89.5  
Clear Door Opening Width: 58.75  
Clear Door Opening Height: 81.0  
Frame Type: Jambs  
Frame Depth: 4-1/2" Jambs  
Glass Stop: 1/4" Glass Stop  
Bottom Rail: 4" Bottom Rail  
Sensor: Motion & Presence Sensor  
Lock: Key Cylinder Ext / thumb turn Int  
Guide System: Pin Guide / 1/2" Threshold  
Lead-up: Both Sides  
Mode Selector: 5-Position Switch - Knob  
Jamb Prep: Factory Jamb Prep for Position Switch  
Muntins: Muntins A/L & S/L  
Muntins Thickness: 1-3/4" Muntin  
Muntin Quantity: (1) Muntin  
Centerline of Muntin bar: 41.25  
Security Switch: Security Switch

Carrier Wheels: Heavy Duty Carrier Wheels  
Sweeps: Concealed Sweep Active Leaf & Sidelight  
Glazing/Crate:: Factory Glazing and Door Crate  
Glass:: 1/4" Clear Tempered  
Configuration : Standard

### **Side Entry Sliders**

Equipment: OC  
Type: Full Breakout  
Handing: Bi-part  
Door Stile: Narrow Stile  
Finish: Clear Anodized - Class 1  
Overall Frame Width: 141  
Mounting Height: 98.5  
Clear Door Opening Width: 57.25  
Clear Door Opening Height: 90.0  
Frame Type: Jambs  
Frame Depth: 4-1/2" Jambs  
Glass Stop: 1" Offset Glass Stop  
Bottom Rail: 4" Bottom Rail  
Sensor: Motion & Presence Sensor  
Lock: Key Cylinder Ext / Thumb turn Int  
Guide System: Pin Guide / 1/2" Threshold  
Lead-up: Both Sides  
Mode Selector: 5-Position Switch - Knob  
Jamb Prep: Factory Jamb Prep for Position Switch  
Muntins: Muntins A/L & S/L  
Muntins Thickness: 1-3/4" Muntin  
Muntin Quantity: (1) Muntin  
Centerline of Muntin bar: 41.25  
Security Switch: Security Switch  
Carrier Wheels: Heavy Duty Carrier Wheels  
Sweeps: Concealed Sweep Active Leaf & Sidelight  
Configuration : Standard  
1" Insulated

### **Finance Dept & Police Dept Door Operators**

Equipment: Surface Applied  
Handing: Single RH Outswing  
Outswing Reveal: 0" – 3-3/4"  
Cover: 39.25"  
Sensors Platform: ANSI 156.19  
Finish: Clear Anodized - Class 1  
Arm Finish: Clear  
Configuration : Standard

Push Plate Lazerpoint RF Package 4 1/2" Square PTO w/Wheelchair Logo  
Installation during normal working hours unless otherwise indicated.