

Purchasing Department  
1320 West Main Street Suite 202  
Franklin, Tennessee 37064-3700  
Phone (615) 472-4010



**RFB # 1280**  
**INVITATION TO BID**  
**WILLIAMSON COUNTY SCHOOLS**  
**Cox Road – Triune Area Elementary School**

Williamson County Schools (WCS) is currently accepting sealed bids from licensed and qualified general contractors interested in bidding on the construction of the new Cox Road Elementary School in Franklin, TN. Contractors will execute turn-key bids to construct a new elementary school which is approximately 121,000 sq. feet. Sealed bids must be mailed, or hand delivered to WCS, Central Office, 1320 West Main Street, Suite 202, Franklin, TN 37064, Attn: Skip Decker. Envelopes should be marked **“RFB #1280 Cox Road / Triune Area Elementary School”**.

**Sealed bid envelopes will be received until 10:30 a.m. on Thursday, March 3, 2022** at which time they will be publicly opened. Faxed or emailed bids will **not** be accepted. Any bids received after the specified opening time will **not** be accepted. In the event WCS must reschedule a bid opening date or time, the specifications obtained from the WCS Purchasing Dept. shall reflect the actual date and time. Once the sealed bid envelope is submitted to WCS the Purchasing Department will stamp the face of the envelope to authenticate the actual date and time it is received.

**A pre-bid meeting** will be conducted on Wednesday, February 23, 2022 at 10:00 am. The location of this meeting will be the Williamson County Schools, Central Office, 1320 West Main Street, Suite 202, Franklin, TN 37064. Although attendance at the pre-bid meeting is not mandatory, it is highly encouraged as important information concerning the bid project will be discussed.

**Interested General Contractors must list the following items on the OUTSIDE of the sealed bid envelope. *Failure to list the items will result in disqualification.***

- WCS-RFB #1280 Cox Road / Triune Area Elementary School
- Contractors Name & Address
- Date and Time of Bid Opening
- Tennessee Contractor License #, Classification, Expiration Date & Limitations
- List of Subcontractors Name and Address, Tennessee Contractor License #, Classification, Expiration, Date & Limits as required by Tennessee Board of Licensing for the following list of trades; Plumbing, Mechanical, Electrical, Masonry, Roofing, Geothermal, \*Grading – The grading subcontractor listed on the bid from must have a MU Classification.

**The bid envelope must contain the following documents inside the sealed envelope.  
(Failure to send these documents will result in disqualification)**

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- Contractor's Qualification Statement (AIA Form A305, 1986 Edition)
- Signed & Completed Bid Form provided by J&B Architects, only bids which are made out on the bid form provided by J & B will be accepted.
- Certification of Compliance with Tennessee Licensing Law
- Certification of Compliance with the Iran Divestment Act
- Drug Free Workplace Program Certification
- Criminal Background Check Affidavit
- Bid bond in the amount of 5% of the total bid. The bond is required as a guarantee that it the is accepted a contract will be entered into. Refer to bid documents of complete bidding instructions.

Plans, specifications, and other contract documents shall be obtained by Prime Bidders only (a prime bidder is one who obtains plans) from the office of Johnson & Bailey Architects P.C. 100 East Vine Street, Suite 700, Murfreesboro, TN 37130, Attn: James Pettit, Project Architect phone (615) 890-4560. A deposit of Five Hundred Dollars (\$500.00) made payable to Johnson & Bailey Architects P.C. will be required for two (2) sets of contract documents. Checks will be refunded in full to any and all Prime Bidders who return contract documents in reasonable condition to Johnson & Bailey Architects within (10) ten days after the bid opening day. Individual drawings, specification sections and/or complete sets of plans and may be obtained by Material Suppliers, Subcontractors, and general Contractors from the following printing company: Prographics at 1811 Church Street, Nashville, TN 37203 (615) 327-0386.

An apparent low Bidder will be established from this bid process. Contracts for this project will be awarded to the lowest, best, and most responsive bid that reasonably meets all specifications and qualifications. After the bid opening, as rapidly as possible, WCS Purchasing will prepare a bid tabulation for this project. WCS Facilities & Construction along with the Purchasing Depart and J&B Architects will review all the accepted bid submissions. Once the apparent low bidder has been established through the competitive bid process, Johnson & Bailey will provide to WCS a written (documented) recommendation of who the winning bid should be awarded to. WCS Purchasing will release the bid tabulations noting the apparent low bidder to all participants of the bid. Approximately ten (10) consecutive calendar days after the tabulations are released WCS will issue a fully funded award PO to the low bidder.

After the successful bidder has received the Award Notice / Purchase Order, said bidder must provide to WCS the following items within (15) consecutive calendar days from the date of WCS award notice:

- Fully executed AIA contract (facilitated through Johnson and Bailey Architects – Jim Pettit.
- Awarded Bidder only shall provide a Payment, Performance, Labor and Materials (PPLM) Bond in the entire amount of the project issued by a bonding company licensed to do business in the state of Tennessee and acceptable to the Owner.

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- Bond is required of the successful bidder to guarantee faithful performance of work under the contract.
- In the event the successful Bidder to whom the contract is awarded fails to execute a satisfactory contract, PPLM bond and proof of insurance – then said bidder shall be eliminated and WCS will begin negotiations with the next best bidder.
- INSURANCE: WCS must be named as an additional insured on contractor’s policy. See exhibit “A” in the J & B Project manual for Insurance limits and requirements.

**Bidding Timeline:**

- Advertised in the Tennessean.....Thursday, Feb. 10, 2022
- Invitation to Bid to be distributed .....Friday, February 11, 2022
- Documents available from J&B Architects.....Friday, February 11, 2022
- Pre-bid at WCS C/O.....Wednesday, Feb. 23, 2022 -10:00 am
- RFB Opening – WCS Central Office..... Thursday March 3, 2022 – 10:30 am
- Bid tabs released with intent to award .....approximately Monday, March 7, 2022
- Award PO released to winning bidder .....approximately 10 consecutive calendar days after the name of the apparent low bidder and bid tabulation is released.
- No bidder may withdraw his bid within 60 consecutive calendar days after the actual date of the bid opening which is Thursday, March 3, 2022.
- Bidders are to include all sales and use tax, payroll tax, insurance, bonds, etc. as applicable by State of TN procurement laws.
- Nothing contained in the commissioned architect’s/engineer’s RFB documents or amendments thereto shall eliminate or reduce the requirements contained in the legal advertisement or this invitation to bid.
- All WCS bids are ultimately subject to funding. Furthermore, WCS reserves the right to waive any informality or to reject any or all bids that are not in the best interests of WCS.