

Purchasing Department
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WILLIAMSON COUNTY SCHOOLS
RFB #1391
Hillsboro School Renovations Project

INVITATION TO BID

Williamson County Schools (WCS) is currently accepting sealed bids from licensed and qualified general contractors interested in bidding on school renovations at Hillsboro K-8 School. Hillsboro K-8 School is located at 5412 Pinewood Rd, Franklin, TN 37064. Bids must be submitted in a sealed envelope, mailed or hand delivered to WCS, Central Office, 1320 West Main Street, Suite 202, Franklin, TN 37064, Attn: Amanda Waycaster. **Sealed bid envelopes will be received until 10:30 a.m. on Thursday, January 29, 2026** at which time they will be officially 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. Bidders must mark sealed bid envelopes "**WCS-RFB #1391 Hillsboro K-8 School Renovations**".

A pre-bid meeting will be conducted onsite at Hillsboro K-8 School, 5412 Pinewood Rd, Franklin, TN 37064, on Friday, January 2, 2026 at 9:30 a.m. Although attendance at the pre-bid meeting is not mandatory, it is highly encouraged as important information concerning the bid project will be discussed. Attendees must check in at the school office.

Interested General Contractors must **include inside** the sealed bid envelope the following list of completed documents:

- Contractor's Qualification Statement (AIA Form A305, Latest Edition)
- Signed & Completed Bid form
- Certification of Compliance with Tennessee Licensing Law
- Certification of Compliance with the Iran Divestment Act
- Certificate of Non-Boycott of Israel
- Criminal Background Check Affidavit
- Drug Free Workplace Program Certification
- Bid bond in the amount of 5% of the total bid. The bond is required as a guarantee that if the bid is accepted, a contract will be entered into. Refer to bid documents for complete bidding instructions.

The following information must be listed on the **outside** of the sealed bid envelopes:

- WCS-RFB #1391 Hillsboro K-8 School Renovations
- Company Name & Address
- Date and Time of Bid opening,
- Tennessee Contractor License #, Expiration, Date & Limitations.
- Subcontractor's Name, Tennessee Contractor License #, Classification, Expiration, Date & License Limitations

Plans, specifications and other documents shall be obtained by Prime Bidders only (a prime bidder is a General Contractor who intends to bid on the project and who purchases plans) from the office of Goodwyn Mills Cawood, LLC., 3310 West End Avenue, Suite 420, Nashville, TN 37203. Documents will be available on

December 18, 2025. Inquiries about this project should be directed to Chase Turpin (PH: 615-987-3158. Chase.turpin@gmcnetwork.com.

Documents will be available electronically. Bidders must contact the architect if a hard copy is desired. A deposit of Five-hundred dollars (\$500.00) made payable to Goodwyn Mills Cawood, LLC., will be required for each set of printed contract documents. Checks will be refunded in full to any and all Prime Bidders who return contract documents in reasonably good condition within ten (10) days after the bid opening with the exception of the successful bidder. Successful bidder can request up to 10 hard copy sets of documents. Non-refundable digital copies, individual drawings, specification sections, and/or complete sets of plans and specifications and other bid documents may be obtained by Material Suppliers, Subcontractors, and General Contractors from the following printing company: Lelleyett & Rogers, 1717 Lebanon Pike, Nashville, TN 37210 Tel. (615) 316-0780.

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 meet specifications and qualifications. After the bid opening, WCS Purchasing will prepare a bid tabulation. The WCS Facilities & Purchasing Department along with Goodwyn Mills Cawood, LLC. will review the bid tabulations. Once the apparent low bidder has been established through the competitive bid process, Goodwyn Mills Cawood, LLC. will provide WCS a written (documented) recommendation for the awarded bidder. 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 Goodwyn Mills Cawood, LLC.)
- A Payment, Performance, Labor and Materials (PPLM) Bond in the amount of 100% of the contract sum, issued by a bonding company licensed to do business in the state of Tennessee and acceptable to the Owner. 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 and PPLM bond and proof of insurance – then said bidder shall be eliminated and shall forfeit his 5% bid bond and be liable for any loss occasioned to the Owner because of such failure.
- INSURANCE: WCS must be named as an additional insured on contractor’s policy.
 - A. The contractor will obtain and maintain insurance to protect the contractor and owner from claims which may arise out of or result from the contractor’s operations under the contract. Certificate of Liability with a minimum of \$2,000,000 listing WCS as additional insured must be provided.

NOTE: 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 interest of WCS.

Bidding Timeline:

- Advertised in the Tennessean.....Thursday, December 18, 2025
- Documents available from GMCThursday, December 18, 2025
- Pre-bid at Hillsboro SchoolFriday, January 2, 2026 at 9:30 am
- Bid Opening at WCS Central Office.....Thursday, January 29, 2026 at 10:30 am
- Bid tabs released with intent to award.....approximately Thursday, February 5, 2026
- Award PO released to winning bidderapproximately 10 consecutive calendar days after 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 public bid opening Thursday, January 29, 2026.
- 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.