Invitation to Bid, No. 27-001
HONEYSUCKLE PARK FIELD HOUSE RENOVATION PROJECT

Release Date: Thursday, October 22, 2026

A Mandatory Pre-Bid Conference has been scheduled for 10:00 AM on Tuesday, November 17, 2026, at Forest Fleming Arena located at 3037 Pleasant Valley Drive, Doraville, GA 30340, with site visit to follow.

Last Day for Questions:
Friday, November 20th, 2026, at 12:00 p.m. EST

BID DUE DATE and OPENING:
Wednesday, December 2, 2026, at 11:00 a.m. EST.

Bids shall only be accepted at the City Hall at:
2421 Van Fleet Circle Suite 200, Doraville, GA 30360

Bids shall be accepted prior to the due date, but not later than the due date and time. Bids shall be submitted in hard copy format (one original) and one flash drive. Any bid submitted in any other format (email, fax, mail, etc.) **will not be accepted.**

Instructions to Bidders:

1. All communications regarding this solicitation must be with the Public Works Director, Chris LaFleur, Chris.LaFleur@Doravillega.us.

2. All questions or requests for clarification must be sent via e-mail only to chris.lafleur@doravillega.us Questions are due no later than **Friday, November 20th, 2026, at 12:00 p.m. EST**. Questions received after this date and time may not be answered.

3. Questions and clarifications will be answered in the form of an addendum. Any addenda, schedule changes, and other important information regarding this solicitation will be posted on City website at www.Doravillega.us.

4. The City of Doraville reserves the right to reject all bids and to waive technicalities and informalities, and to make an award in the best interest of the City of Doraville.

5. The City of Doraville is not responsible for any technical difficulties. It is recommended that all bidders submit their quotes prior to due date.

Honeysuckle Park Field House Renovation Project

Location: 3037 Pleasant Valley Drive, Doraville, GA 30340

Contract Duration: 90 Calendar Days

Project Description:

The City of Doraville is seeking proposals from qualified contractors to provide renovation and improvement services for the existing Honeysuckle Park Field House. The project will include repairs, replacement, and refurbishment of various building components to address existing deficiencies, improve functionality, and extend the useful life of the facility.

The scope of work is anticipated to include, but is not limited to, roof repairs, drywall repairs and replacement, interior and exterior painting as applicable, flooring repairs or replacement, electrical repairs and upgrades, and other associated building improvements identified during the project. Work will also include necessary demolition, removal and disposal of existing materials, preparation of surfaces, and installation of new materials and finishes.

Scope of Work:

The selected contractor will be responsible for providing all necessary labor, materials, equipment, supervision, and services required to complete the renovation in accordance with applicable building codes, safety requirements, and industry standards. All work shall be coordinated with the City to minimize disruptions to facility operations and ensure the project is completed in a safe, timely, and professional manner.

The overall objective of this project is to restore and improve the condition, safety, appearance, and functionality of the Field House while ensuring the facility remains suitable for its intended use. The final scope of work, project schedule, and specific construction requirements will be coordinated with the city prior to commencement of work.

- **ROOF:**

Remove the existing EPDM membrane in its entirety down to the substrate and dispose of all material off-site at a licensed facility. Mechanically fasten new 1/2" high-density coverboard to the deck, followed by mechanical attachment of new 60-mil TPO single-ply membrane, with all fastening patterns and seam welds installed in accordance with the manufacturer's specifications and the low-slope roofing provisions. Flash all curbs and pipe penetrations with manufacturer-approved TPO boots and flashing. Install new T-bar/termination detail at the chimney. Install membrane patches and reinforcement as required, and caulk and seal all terminations and transitions watertight to complete a fully weathertight assembly Replace all damaged wood.

Remove the existing perimeter drip edge in its entirety and dispose of off-site. Furnish and install new metal drip edge along all roof perimeters, mechanically fastened in accordance with the manufacturer's specifications and the flashing provisions. Apply manufacturer-approved primer to all bonding surfaces, then install new cover tape over the drip edge flange to achieve a fully bonded, watertight perimeter termination.

Remove the existing gutter system in its entirety and dispose of off-site. Furnish and install new box gutters and new downspouts, sized and sloped to manufacturer specifications and pitched to ensure positive drainage and full discharge of roof runoff away from the building, in accordance with the drainage provisions.

- **SECOND LEVEL:**

Remove all existing gypsum drywall from ceilings and walls throughout the upstairs, along with all existing baseboard and trim. Detach and dispose of all fasteners and incidental debris. All material will be loaded, hauled, and legally disposed of off-site at a licensed facility. Dumpster rental and all dumping and tipping fees are included in this line item.

Upon removal of the existing wall finishes, any wall cavities found without insulation must be insulated prior to drywall installation in accordance with the Georgia State Minimum Standard Energy Code (2015 IECC, Climate Zone 3A, Table R402.1.2), which requires a minimum of R-13 in wood-frame exterior walls.

- **CROWS NEST:**

Furnish and install one new 54" x 22.5" aluminum attic access ladder (pull-down stair unit), framed and fastened to manufacturer specifications, with the rough opening and attic access conforming to the minimum 22" x 30" attic access requirements of IRC Section R807.1. Remove and replace drywall and wood studs as needed. Repaint all areas.

Install 1/2" gypsum drywall to all walls and ceilings. All joints and fasteners will be taped and finished with a minimum of two coats of joint compound, with sanding between coats, to produce a smooth, paint-ready surface. All surfaces will receive one coat of primer-sealer followed by two finish coats of premium flat interior latex paint. Install 4" commercial-grade PVC cove base throughout, set in adhesive with formed corners.

Following drywall installation and final sanding, the downstairs kitchen ceiling will receive one coat of primer-sealer followed by two finish coats of premium flat interior latex paint, applied in accordance with the manufacturer's specifications for uniform coverage and adhesion.

- **LIGHTING:**

Run and install new electrical wiring and recessed-light rough-in (housings) for the new recessed fixtures in each room. New fixtures will be tied into the existing switch locations.

Estimated number of lights: 70

- **CONCESSION AREA:**

Demolish and remove the existing ceiling assembly in the downstairs kitchen in its entirety, including all gypsum board and fasteners. Detach and dispose of all incidental debris, with all material loaded, hauled, and legally disposed of off-site. Install new 1/2" moisture-resistant ("green") gypsum board to the downstairs kitchen ceiling. All joints and fasteners to be taped and finished with a minimum of two coats of joint compound, sanded between coats, to a smooth, paint ready. The kitchen ceiling will receive one coat of primer-sealer followed by two finish coats of premium flat interior paint.

- **EXTERIOR SIDING:**

Replace all rotted wood and paint one coat of primer-sealer followed by two finish coats of premium flat exterior latex paint.

Bid Pricing Requirements

All bidders shall provide both an itemized cost breakdown and a total lump-sum price for the proposed project. The itemized pricing shall identify individual tasks, materials, labor, and associated costs for each major component of the renovation. The lump sum price shall reflect the total cost to complete all work outlined in the ITB, including all labor, materials, equipment, supervision, and other incidental expenses necessary to complete the project.

The City reserves the right to use the itemized pricing to evaluate proposals, clarify costs, and determine the final scope of work based on available funding and project priorities.

All specifications, dimensions, measurements, and quantities provided by the city are estimates and are intended for informational purposes only. Bidders are responsible for independently verifying all measurements, quantities, site conditions, and project requirements prior to submitting a proposal. Any discrepancies or additional requirements necessary to complete the work shall be accounted for in the bidder’s submitted pricing.

Total Bid Excludes City Controlled Contingency

Total Base Bid Amount: _____

Total Base Bid Amount in Words: _____

Contractor: _____

Signature: _____

Print: _____

Date: _____

THIS PAGE MUST BE COMPLETED AND SUBMITTED AS A PART OF YOUR BID