

INVITATION TO BID

PROJECT

Sealed bids from Florida Certified General Contractor (CGC) will be received by the Franklin County Board of County Commissioners, until 4:00 PM Eastern Standard Time on **February 16, 2026**, located at 33 Market St, Apalachicola, FL 32320 for the Franklin County Annex Courtroom Renovations – See property locations below. Bids will be publicly opened by the Franklin County Board of County Commissioners at their following public meeting scheduled to begin at 9:00 AM Eastern Standard Time on **February 18, 2026**, located at 33 Market St, Apalachicola, FL 32320. Sealed bids can be mailed, or hand delivered to the Franklin County Courthouse at 33 Market St, Apalachicola, FL 32320 and should be clearly labeled on the envelope 'SEALED BID: Franklin County Annex Courtroom Renovations attention Jessica Gay.

LOCATION

Courthouse Annex, 34 Forbes Street, Apalachicola, FL 32320

OWNER

Franklin County Board of County Commissioners

PROJECT DESCRIPTION

The scope includes demolition of existing walls, doors, ramps, casework, and carpet flooring in the courtroom, as well as removal and storage of existing seating for later reinstallation. New work includes construction of wood-framed platforms with plywood and oak trim, new ramps, wall partitions with gypsum board and sound attenuation insulation, and installation of solid surface countertops with oak wood tops and trim. All casework shall adhere to AWI standards. Electrical work includes updates to receptacles, outlets, and related power provisions as indicated in the electrical plan. Carpet installation will be provided in designated areas, with transition strips and vinyl nosing as specified. All materials and finishes, including carpet, vinyl nosing, and pony wall braces, are based on the provided design standards.

TYPE OF BID

The contract shall be awarded to the lowest responsible and responsive bidder whose bid meets the requirements and criteria set forth in the Contract Documents and in this Invitation to Bid. The Contract will be awarded on a lump sum basis.

No bid may be withdrawn for a period of thirty (30) days after time has been called on the date of opening. A Bid Bond in an amount not less than 5% of the Base Bid must accompany bids and a Performance Bond and Payment Bond in an amount equal to 100% of the contract amount will be required of the successful bidder.

MANDATORY PRE-BID MEETING

A mandatory pre-bid meeting will be held on site **January 30, 2026**, at 11:00am Eastern Standard Time.

PRE-BID QUESTIONS

All questions requiring this project should be addressed in written form to office of the Architect by contacting Doug Shuler, AIA, (dshuler@bfbsa.com) The last day to ask questions will be **February 06, 2026**, at 5:00 PM, Eastern Standard Time.

TIME OF SUBSTANTIAL COMPLETION

The time limit for substantial completion of this work will be 180 (6 Months) calendar days from the Date of Commencement.

BID DOCUMENTS

Digital bid documents are available from the office of the Architect, BFBS Architects, 2074 Centre Pointe Boulevard Suite 200, Tallahassee, Florida, 32308. A bidders list will be available from the Architect. Only Florida Licensed General Contractors may obtain plans and specifications by contacting Doug Shuler, AIA, (dshuler@bfbsa.com) at the office of the Architect.

Bidders are cautioned that acquisition of Bidding Documents through any other source is not advisable. Acquisition of Bidding Documents from unauthorized sources; places the bidder at risk of receiving incomplete or inaccurate information upon which to base a bid.

CONTRACT

The successful bidder will be required to enter a written contract with the Franklin County Board of County Commissioners consistent with the form contract to be provided in the Bid Documents.

OWNERS RIGHT TO REJECT BIDS

The Board of County Commissioners reserves the right to waive informalities in any bid, to accept and/or reject any or all bids, and to accept the bid that in their judgment will be in the best interest of Franklin County. All bids shall remain firm for a period of sixty days after the opening.

All bidders shall comply with all applicable State and local laws concerning licensing registration and regulation of contractors doing business to the State of Florida. Franklin County encourages Minority Business Enterprises and Local Business to respond to this Bid Invitation.