

REQUEST FOR PROPOSALS (RFP) – 2026-1

Candler County – Courthouse Interior Repairs & Improvements

RFP Release Date: January 28, 2026

Proposal Due Date: March 4, 2026

1. Introduction

Candler County, a political subdivision of the State of Georgia, is soliciting sealed proposals from qualified contractors to provide repair, restoration, and limited replacement services for multiple interior areas of the Candler County Courthouse. The work includes ceiling repairs, water-damage remediation, repainting, fixture repair, and limited replacement of damaged components.

All work must be performed in a professional manner, consistent with industry standards, and with minimal disruption to courthouse operations. All work must be coordinated with court dates and times and no work shall be permitted while court is in session.

2. Site Inspection

Contractors may schedule a site visit to inspect all affected areas.

Contact: *Rebecca Loveall*

Department: Candler County Facilities

Phone/Email: (912) 685-2835 - bloveall@candlerco-ga.gov

3. Scope of Work

The following areas and deficiencies were identified and must be addressed in the contractor's proposal. Contractors may propose additional corrective measures if discovered during inspection.

A. West Stairwell

- Water damage on wall

- Chipped paint on trim and railings
- All second-floor entry doors: paint chipping or in need of repainting

B. Small Courtroom

- Ceiling damage, primarily above judge's chair

C. East Stairwell

- Ceiling damage
- Chipped paint on trim and railings
- All second-floor entry doors: paint chipping or in need of repainting

D. Main Courtroom

- Ceiling damage throughout
- Rope lights in center ceiling not functioning
- Vent covers in top-floor seating area damaged (both walls)

E. Inmate Holding Rooms

- Ceiling damage throughout

F. Jury Room

- Major ceiling damage
- Possible need for larger air conditioner or reinforcement of existing pan
- Ceiling damage caused by overflow from AC pan

G. Juror Bathroom

- Damage to column near bathroom sink
- Inspection of toilet, determine if remove & replace is required, R&R if necessary

H. Judge's Chambers

- Ceiling damage

I. Conference Room

- Ceiling damage
- Wall damage
- Paint chipping on window sills

J. Probate Judge Chambers

- Ceiling damage
- Damage to front wall below windows; water running down wall causing lower-wall deterioration
- Damage to east wall; paint bubbled and chipping
- Carpet stains; several squares discolored (suspected glue bleed-through)

4. Contractor Requirements

Proposals must include:

- Itemized pricing for each area listed in the Scope of Work
- Description of methods and materials to be used
- Estimated project timeline
- Contractor qualifications, licenses, and relevant experience
- Warranty information for labor and materials
- Identification of any subcontractors
- Statement regarding required advance payment for materials (if applicable)

5. Proposal Submission Instructions

Proposals must be submitted no later than:

Date: *Wednesday, March 4, 2026*

Time: *5:00 p.m.*

Submit proposals to:

Candler County Board of Commissioners

Address: 1075 E Hiawatha St, Suite A, Metter GA 30439

Respondents must include two (2) copies of the proposal, and must submit the proposal in hardcopy at the address above. Electronic submissions (email) will not be accepted. Respondent is responsible for variability in delivery times and meeting submission deadlines.

Late submissions will not be accepted.

Submissions may not be rescinded after the due date. All pricing must be fixed for 60 days from the submission date.

6. Evaluation Criteria

Proposals will be evaluated based on:

- Completeness and clarity
- Cost competitiveness
- Contractor qualifications and experience
- Proposed timeline
- Quality of materials and methods
- References and past performance

The County reserves the right to reject any or all proposals, and to accept proposals in whole or in part.

7. Project Timeline

Contractors must propose a reasonable timeline for completion. Work must be coordinated to minimize disruption to courthouse operations.

8. Insurance & Compliance

Contractors must maintain:

- General liability insurance (minimum \$1,000,000 liability)
- Workers' compensation coverage (subject to Georgia state contract minimums)
- Any licenses required by the State of Georgia

Proof of insurance must be included in the proposal.

9. Questions

All questions regarding this RFP must be submitted in writing to:

Contact: *Rebecca Loveall*

Email: *bloveall@candlerco-ga.gov*