

**CONTRACT DOCUMENTS
FOR CONSTRUCTION OF
ROYAL WOODS PARKWAY
SEWER RELOCATION**

GCDWR Project No. F-1593-01

BL008-26

Volume 1 of 3



Prepared For:
Gwinnett County
Department of Water Resources
684 Winder Highway
Lawrenceville, GA 30045

Prepared By:
Precision Planning, Inc.
400 Pike Blvd
Lawrenceville, GA 30046

November 2025



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INVITATION TO BID

General Notice

The Gwinnett County Board of Commissioners (Owner) is requesting Bids for the construction of the following Project pursuant to O.C.G.A. §36-91-20:

Royal Woods Parkway Sewer Relocation
F-1593-01

This Project includes the following Work: The work to be performed under this contract included the construction of approximately 690 LF of 8" and 40 LF of 18" Dip gravity sewer main, four (4) manholes, 110 LF of 16" steel casing jack and bore installation, restoration of all disturbed areas to pre-construction conditions, and all other appurtenances as shown on the drawing or specified within the contract documents as required to complete the project.

The Project is to be substantially complete and ready for operation within 150 consecutive days after the date when the Contract Times commence to run as provided in the General Conditions. The Project is to be complete and eligible for final payment 30 consecutive days after the date for Substantial Completion.

All competitive, sealed bidding shall conform to O.C.G.A. §36-91-2, -20 to -22.

Special Conditions

The Gwinnett County Department of Water Resources shall comply with O.C.G.A § 36-91-20 as amended for mandatory pre-qualification of prospective bidders. This notice is **ONLY** for bidders that have already prequalified under the Annual Prequalification of Contractors for **Subsection 2 Gravity Sanitary Sewer Mains – Large Greater than 12"** of Installation, Replacement and/or Relocation of Gravity Sanitary Sewer Mians, Force Mains and Appurtenances included in Section 00 21 14 "List of Pre-Qualified Bidders."

For contractors interested in pre-qualification, the Annual Pre-Qualification Application must be completed and submitted to the Gwinnett County Department of Financial Services - Purchasing Division- 2nd Floor, 75 Langley Drive, Lawrenceville, Georgia 30046 or submitted via email to Brittany.Brayant@gwinnettcountry.com. Contractor must be pre-qualified prior to the first date of the advertisement. You may download the Prequalification Application at www.GwinnettCounty.com or contact Brittany Bryant and ask that an application be sent to you. Depending on the scope and complexity, individual projects may require pre-qualification, independent of the annual pre-qualification process.

NOTE: Bids submitted by contractors who have not been prequalified WILL NOT BE CONSIDERED.

Obtaining Bidding Documents

An electronic copy of the drawings and specifications must be obtained at no charge from the Precision Planning, Inc. at the below address. Only complete sets will be issued. Please contact Natalie Pifer at 861np@ppi.us to make arrangements to obtain documents.

Bidders are responsible for ensuring that a complete set of documents, as defined in Section 00 52 13 "Agreement," are used in the preparation of their Bids.

Printed copies of the Contract Documents, Technical Data, and other information may be examined free of charge, pursuant to O.C.G.A §36-91-20(4), at the following addresses:

Gwinnett County Department of Financial Services
Purchasing Division
4th Floor Charlotte J. Nash Building
75 Langley Drive
Lawrenceville, Georgia 30046
Hours Available for Viewing: 8am-5pm

Pre-bid Date and Location:

A non-mandatory pre-bid conference for the Project is scheduled for **10:00 AM** on **December 11, 2025**. To access, dial **1-408-418-9388**, enter access code **2340 499 4286**. All interested parties are urged to attend. The Pre-bid conference is to be utilized by contractors and subcontractors to ask any questions in order to submit a bid for this project. Note: Contractors can go by the project area at any time to look at the existing conditions.

Instructions on Submitting Questions:

Questions regarding bids should be submitted to **Brittany Bryant, Purchasing Agent III** at Brittany.Bryant@GwinnettCounty.com no later than **3:00 P.M. local time, December 18, 2025**. Bids are legal and binding upon the bidder when submitted.

Obtain the Plan-Holders List

The plan-holders list is available from Precision Planning, Inc., email request to Natalie Pifer at 861np@ppi.us.

Delivery of Bids

Sealed Bids must be delivered to Owner as specified in Section 00 21 13 "Instructions to Bidders" no later than **2:50 PM local time on January 6, 2026** to be accepted. Bids will be publicly opened and read at 3:00 P.M. The bid opening will be virtual ONLY. To access the bid opening virtually, visit the following link (<https://gwinnettgov.webex.com/gwinnettgov/j.php?MTID=m92c47a742b26f43c324adf8d7b67a82d>) or dial 1-408-418-9388, and enter Conference ID 2335 627 1539.

Instructions to Bidders

See Section 00 21 13 "Instructions to Bidders" included in the Bidding Documents for detailed requirements for preparing and submitting a Bid and award of the Contract.

This Invitation to Bid is issued by:

Gwinnett County Board of Commissioners
Brittany Bryant
Purchasing Agent III

END OF SECTION