

**FACILITY MAINTENANCE SERVICES AT THE GOVERNOR KAY IVEY CORRECTIONAL COMPLEX
FOR THE ALABAMA DEPARTMENT OF CORRECTIONS, ELMORE COUNTY, ALABAMA**

**ADVERTISEMENT FOR PREQUALIFICATION OF GENERAL CONTRACTORS
AND FOR BIDS FROM BIDDERS THAT ARE PREQUALIFIED**

Prequalification Proposals from General Contractors shall be submitted via email and will be received on behalf of the Owner by Goodwyn Mills Cawood, LLC.; VIA EMAIL to missy.lee@gmcnetwork.com and hillary.morgan@gmcnetwork.com; UNTIL 4:00 PM LOCAL TIME; ON WEDNESDAY, APRIL 15, 2026, for:

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FOR THE ALABAMA DEPARTMENT OF CORRECTIONS
ELMORE COUNTY, ALABAMA
(State Funds)**

and thereafter delivered to the Owner for consideration of approval to bid this project. Prequalified Bidders will be notified in writing ON WEDNSDAY, MAY 6, 2026, but no later than the date Bid and Contract Documents will be available to bidders, currently anticipated to be on or about WEDNESDAY, MAY 6, 2026.

Prequalification proposal requirements and a non-disclosure agreement may be obtained from the Architect, by written request on the Contractor's company letterhead.

The Owner reserves the right to reject any or all proposals, to waive technical errors, and/or abandon this process or contract by another legal process or means if in, their judgment, the best interests of the Owner will thereby be promoted. Owner reserves all rights available to it under the law.

Sealed proposals will be received only from Prequalified Bidders by the Alabama Department of Corrections c/o ADOC Facilities Management Division; at their offices at 222 Tarwater Drive; Wetumpka, Alabama; AT 2:00 PM LOCAL TIME ON JUNE 10, 2026, at which time and place they will be publicly opened and read.

The Work of the project includes, but is not limited to, a single qualified firm to provide preventive (scheduled) and corrective (unscheduled) maintenance services at the Governor Kay Ivey Correctional Complex for the Alabama Department of Corrections. The selected firm shall furnish all labor, supervision, materials, tools, supplies, and equipment necessary to provide facility maintenance services for the duration of the contract. Services shall maintain the complex, grounds, buildings and all associated systems and infrastructure at the level/condition in which the complex is provided to the awarded firm upon the date of the contract execution. The scope of work includes, but is not limited to: complex property; grounds and landscaping; security fencing; site utilities and distribution systems; emergency generator(s); central utility plant systems; security and detention systems; plumbing and sewer; building envelope and structure; roofing; erosion; cameras; locking control systems; security and commercial doors, hardware, and keying; heating, ventilation, and air-conditioning (HVAC); fire alarm, fire sprinkler and fire suppression; electrical systems and lighting; low voltage systems; kitchen equipment; laundry equipment; natural gas distribution and combustion systems; pest control; furniture, fixtures, and equipment (FF&E) and other as outlined in the documents and specifications.

A cashier's check or bid bond payable to Alabama Department of Corrections in an amount not less than five (5) percent of the amount of the bid, but in no event more than \$10,000, must accompany the bidder's proposal. Performance and statutory Labor and Material Payment Bonds, insurance in compliance with requirements, and verification of E-Verify enrollment (also with Proposals), will be required at the signing of the Contract.

Bid Documents will be furnished, only to Prequalified Bidders who have signed a non-disclosure agreement, by the Architect through digital access/file sharing. In addition, Bid Documents, Drawings and Specifications may be examined during normal business hours at the Office of the Architect.

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Bids must be submitted on proposal forms furnished by the Architect or copies thereof. All bidders bids must comply with the State Licensing Board for General Contractors and must be licensed under the Provisions of Title 34, Chapter 8, Code of Alabama, 1975, as amended, and must show such evidence of license before bidding or bid will not be received or considered by Architect or Owner; The bidder shall show such evidence by clearly displaying their current license number on the outside of the sealed envelope in which the proposal is delivered; Bidder must also include their current license number on the Proposal Form. No bid may be withdrawn after the scheduled closing time for receipt of bids for a period of NINETY (90) days.

A MANDATORY PRE-BID CONFERENCE FOR ALL PREQUALIFIED BIDDERS will be held at the job site, 2961 MARION SPILLWAY ROAD, DEATSVILLE, AL, 36022; at 10:00 AM LOCAL TIME, ON WEDNESDAY, MAY 13, 2026, for the purpose of reviewing the project and answering Bidder's questions. **Attendance at the Pre-Bid Conference is Mandatory for all** intending to submit a Proposal, and is highly recommended for all Subcontractors. All persons and companies, including Subcontractors, in attendance will be required to have an executed individual and company-level non-disclosure agreement prior to the conference. Bids from Prequalified Bidders who do not attend the Mandatory Pre-Bid Conference will be rejected.

This project is being bid **EXCLUDING TAXES**, and requires the Contractor comply with the requirements of Act 2013-205, which was signed into law on May 9, 2013. The Contractor and the Owner will be required to apply for Certificates of Exemption with the Alabama Department of Revenue, which will handle administration of the Certificates. The Contractor shall account for the tax savings on the Proposal Form.

Additional qualifications and requirements for General Contractor Bidders and separate Subcontractors and Manufacturers are indicated in the Bid and Contract Documents.

**ALABAMA DEPARTMENT OF CORRECTIONS
FACILITIES MANAGEMENT DIVISION**
Elmore County, Alabama
John Hamm, Commissioner

GOODWYN MILLS CAWOOD, LLC.
MEMBERS, AMERICAN INSTITUTE OF ARCHITECTS
2660 Eastchase Lane, Suite 200
Montgomery, Alabama 36117
Phone: (334) 271-3200
Fax: (334) 272-1566

TO ADVERTISE:

March 18, 2026
March 25, 2026
April 1, 2026
April 8, 2026