

PREQUALIFICATION AND NOTICE OF INTENT TO RECEIVE BIDS FROM PREQUALIFIED BIDDERS FOR TUSCALOOSA COUNTY COURTHOUSE COMPLEX RENOVATION

In anticipation of a request for sealed bids for a Renovation of the Tuscaloosa County Courthouse in Tuscaloosa, Alabama as described below, the Tuscaloosa County Commission (Owner) wishes to identify and prequalify in advance bidders consistent with Title 39, Code of Alabama 1997. Only prequalified General Contractors will be allowed to submit a bid on this project.

SCOPE OF WORK

The Project will include the demolition and reconstruction of ±22,000 SF of courtrooms, offices, and ancillary spaces. The Project will consist of abating existing hazardous materials within the project area; updating existing mechanical, electrical, and plumbing systems to support the new functions of the space; and bringing these systems up to current code. New additions to both floors will include an additional courtroom and family restroom on each floor, and interior design work will include an updated courtroom design, new millwork for all courtrooms, and updated finishes throughout the two floors. The Alabama Department of Corrections is contracted with the Owner to refinish existing millwork that is being reused and to construct all new millwork and wood paneling in the courtrooms, so the bidder will need to coordinate with DOC. All work on site will need to occur outside of the courthouse's weekday business hours (Monday through Friday from 8:30 a.m. to 5 p.m.) or on weekends. The Project will be divided into four (4) phases to accommodate new judges taking office in 2027 and 2029. **The first phase must be complete no later than January 8, 2027.**

CONTRACTOR PREQUALIFICATION

The Prequalification process is intended to provide for competitive bidding among qualified bidders and for the successful bidder to act in the capacity of the General Contractor and to complete the work as described in the bid documents. All qualified Alabama-licensed General Contractors who have successfully completed projects with similar requirements are encouraged to respond. All interested bidders are to contact CMH Architects and request a Prequalification Package.

CMH Architects

Attn: Billy Morace & Blake Nelson

bmorace@cmharch.com

bnelson@cmharch.com

(205) 969-2696

1800 International Park Drive

Suite 300

Birmingham, AL 35243

Applicants are to submit their response packages electronically to CMH, attention Billy Morace and Blake Nelson, no later than end of business **(5:00 p.m. CT) on December 8, 2025**, and confirm receipt thereof by phone and email. Submittals will be reviewed and either approved or rejected by representatives of the Tuscaloosa County Commission and CMH Architects, prior to documents being released for bidding to those Contractors deemed qualified (approved). Prequalified General Contractors will be notified no later than end of business **(5:00 p.m. CT) on December 18, 2025**. The Owner has the right to disqualify any Contractor who does not meet the minimum requirements for providing the quality of the work expected or whose solvency is in question. The Owner reserves the right to request additional references or information from the Contractor to clarify their qualifications. The Owner also reserves the right to waive any technical errors in applications, solicit additional Contractors for approval, and/or approve only those Contractors whom they feel will best promote the Owner's best interests.

BIDS BY PREQUALIFIED GENERAL CONTRACTOR BIDDERS

Sealed bids from the Prequalified General Contractors for the Renovation of the Tuscaloosa County Courthouse will be received by the Tuscaloosa County Commission at Tuscaloosa County Courthouse, Ground Floor Commission Chambers located at 714 Greensboro Avenue, Tuscaloosa, AL 35401 until **2:00 p.m. CT on February 12, 2026**, at which time and place they will be publicly opened and read. No bids will be accepted after 2:00 p.m. CT on February 12, 2026; this requirement will not be waived. The official time will be determined by the Architect or their designated representative.

All bids must be on a Lump Sum Basis. All bidders must submit three (3) copies of their bids on proposal forms furnished by the Architect or copies thereof. All bidders bidding in amounts exceeding that established by the State Licensing Board for General Contractors must be licensed under the provisions of Title 34, Chapter 8, Code of Alabama 1975 and must show evidence of licensure before bidding or **the bid will not be received or considered** by the Architect. The bidder shall show such evidence by clearly displaying his or her **current license number on the outside of the sealed envelope** in which the proposal is delivered. The successful bidder must provide evidence of enrollment in the E-Verify program per the Alabama Immigration Law (also referred to as "Act 2011-535" and codified in state law as Title 31, Chapter 13 of the Code of Alabama 1975) and amended by Act No. 2012-491 (2012) before awarding of contract. The Owner reserves the right to reject any or all the proposals and waive technical errors if, in the Owner's judgement, the best interest of the Owner will thereby be promoted.

A cashier's check or Bid Bond payable to the Tuscaloosa County Commission in an amount of not less than five (5) percent of the amount of the proposal, but in no event more than \$10,000, must accompany the bid. Performance and Statutory Labor and Material Payment Bonds in the amount of 100% of the Contract Price will be required at the signing of the Contract. A **mandatory** Pre-Bid Conference will be held on **January 29, 2026, at 1:30 p.m. CT** at the Tuscaloosa County Courthouse, Ground Floor Commission Chambers located at 714 Greensboro Avenue, Tuscaloosa, AL 35401. Due to the nature of this project, General Contractors wishing to submit a bid must attend the Pre-Bid Conference. If the number of bidders who attend the Pre-Bid Conference decreases to the point that there is little or no competition, others may be allowed to bid, or the bid may be postponed at the discretion of the Owner.

Drawings and Project Manual will be open to public inspection following determination of Prequalified Contractors. Documents will be available at the office of the Tuscaloosa County Commission; the office of CMH Architects, Inc.; and at Dodge Data & Analytics, and ConstructConnect digital plan rooms. Bidders must call the Owner's and/or the Architect's office at least 24 hours in advance to arrange a time to review the documents. These documents cannot be removed from the Owner's or the Architect's office, nor will any copies of these documents be provided to viewing parties.

Bid Documents must be obtained from the Architect upon receipt of a deposit of **\$250** plus costs of shipping and handling, if hard copies are not obtained by bidder in person. Said deposit is **refundable** for unsuccessful bidders if all plans and specs are returned to the Architect in good condition and within ten (10) days of the bid date. Bid documents will be available on or about **January 12, 2026**. Following acquisition of the initial set, additional sets for General Contractors and sets for subcontractors and other trade entities may be obtained from **Alabama Graphics** for the cost of printing and handling.

The project is being bid EXCLUDING TAXES and requires the Contractor to comply with the requirements of Act 2013-205, which was signed into law May 19, 2013. The Contractor and Owner will be required to apply for Certificates of Sales Tax Exemption with the Alabama Department of Revenue, which will handle the administration of the certificates. The Contractor shall account for the tax savings on the Accounting of Sales Tax form included in the specifications behind the proposal form. Failure of the Contractor to complete and include this form with their proposal shall render the bid nonresponsive.

Any permits, licenses, or fees required by any governmental agency will be furnished and paid for by the Contractor. All costs for business licenses required by the governing authorities shall be the responsibility of the General Contractor.

Liquidated Damages do apply to this project in the amounts specified in the Supplemental General Conditions section of the Specifications. No bid may be withdrawn after the scheduled closing time for the receipt of bids for a period of sixty (60) days. Only bids submitted by Prequalified General Contractors licensed as required by applicable State and local laws and bearing the license number of the Contractor will be considered.

The Owner reserves the right to reject any or all bids; to waive formalities and technicalities; and to proceed in its own best interests.

Performance Time: Phase One has a critical completion date of no later than **January 8, 2027**. The following three phases shall each last approximately 10 months each, with the full project being complete by **June 30, 2029**.

AWARDING AUTHORITY:

Tuscaloosa County Commission
714 Greensboro Avenue
Tuscaloosa, AL 35401

ARCHITECT:

CMH Architects, Inc.
1800 International Park Drive
Suite 300
Birmingham AL 35243