



Invitation to Bid: Boiler System Replacement

DUE DATE:

May 14, 2026
12:00 PM EST

BOILER SYSTEM REPLACEMENT

SOCIAL CIRCLE MIDDLE/HIGH SCHOOL
154 ALCOVA DR.
SOCIAL CIRCLE, GA 30025

The Social Circle City Board of Education is soliciting sealed proposals from qualified firms for the replacement of the boiler system at Social Circle Middle/High School. Proposals will be received at 147 Alcova Dr., Social Circle, GA 30025, until May 14, 2026, at 12:00 PM (local time). Work shall include furnishing all labor, materials, equipment, permits, and services necessary for a complete turnkey boiler replacement, including but not limited to the removal and disposal of the existing boiler system; demolition and removal of existing flue and installation of new CPVC vent/flue system in accordance with manufacturer requirements and code; disconnect and reconnect existing gas service and water piping; replace associated piping, fittings, valves, and accessories back to existing ball valves, including all connections required for a complete operational installation; provide startup, balancing, controls integration, testing, and commissioning of the new system; and include integration with existing building automation controls (BAS), where applicable; and the furnishing and installation of either:

- One (1) new condensing boiler rated at approximately 2.5 million BTU, or
- Two (2) new condensing boilers rated at approximately 1.5 million BTU each
- Dual-boiler proposals utilizing lead/lag redundancy are preferred for operational reliability, maintenance flexibility, and energy efficiency.

Work shall include all associated mechanical, electrical, controls, and incidental work necessary for a complete operational system and shall be coordinated to minimize disruption to school operations. All proposals must include a State Boiler Inspection and all approvals necessary for final acceptance as part of the proposal. The anticipated Notice to Proceed date will be October 9, 2026, with a Substantial Completion by October 14, 2026, and a Final Completion by October 16, 2026. These dates are subject to change based on the availability of materials for an earlier installation and completion.

Proposers must demonstrate the ability and capability to perform all required tasks, with documentation from a minimum of two (2) similar boiler replacement projects, preferably K-12 or public facilities; experience with boiler systems and controls; proper licensing and insurance in Georgia; and at least three (3) references. All proposals must be submitted in writing to Shane Williams via hard copy sent to the aforementioned address or by email to shane.williams@socialcircleschools.org. Any inquiries regarding this project should be directed to the same.

All submitted proposals shall include the lump sum cost proposal with the following items: identification of proposed system option (single 2.5M BTU or dual 1.5M BTU); equipment manufacturer and model information; efficiency ratings and warranty information; description of lead/lag staging strategy (if proposing dual boilers); description of BAS integration approach, where applicable; proposed schedule; contractor qualifications and references; list of subcontractors (if applicable); and proof of insurance.

The Social Circle City Schools District’s (the “District”) evaluation period may last two (2) weeks beyond the closing date of the posting. Proposals will be evaluated on experience, qualifications, technical approach and system design, energy efficiency and lifecycle value, redundancy and operational resiliency, project timeline, references and past performance, and overall cost of the proposed project. Proof of insurance, Non-Collusion and E-Verify affidavits, W-9, and other legal documents as required by Law are required for a proposal to be considered valid. The award will be made to the proposer offering the best value to the District, not solely the lowest price. This project shall comply with O.C.G.A. Title 36 Chapter 91. The District reserves the right to reject any or all proposals, waive informalities, and award in the best interest of the District. The District does not discriminate on the basis of race, color, national origin, sex, age, or disability in admission to its programs, services, or activities, in access to them, in treatment of individuals, or in any aspect of its operations. Social Circle City Schools is an equal opportunity provider and employer.

By submitting a response to this request, the contractor accepts responsibility for reading, understanding, and abiding by the additional General Terms and Conditions regarding Debarment and Suspension Verification. Institutions shall solicit offers from, award contracts to, and consent to subcontracts with responsible vendors and/or principals only. The serious nature of debarment and suspension requires that sanctions be imposed only in the public interest for the Government's protection and not for purposes of punishment. Institutions shall impose debarment or suspension to protect the Government's interest and only for the causes and in accordance with the procedures set forth in Federal Acquisition Regulation (FAR) 48 C.F.R. Ch.1 Subpart 9.4.

By signing this agreement, the contractor is testifying that they are not debarred, suspended, or have any ineligible or voluntary exclusions with the U.S. Department of Agriculture or any other Federal or State Agency. All responses will be verified. Contractor certifies that the Contractor and/or any of its subcontractors or principals have not been debarred, suspended, or declared ineligible by any agency of the State of Georgia or any agency of the Federal government, or as defined in the Federal Acquisition Regulation (FAR) 48 C.F.R. Ch.1 Subpart 9.4. Vendor will immediately notify the District if Vendor is debarred or placed on the Consolidated List of Debarred, Suspended, and Ineligible Vendors by a federal entity.

Evaluation Rubric

Factor	Percentage
Fully Complete Proposal with all Required Elements	15
Project Approach *Based on the project approach submitted in the RFP, as well as technical capabilities and methodology.	20
Experience, Qualifications, and Stability *Based on information provided within the proposal and references.	25
Price	40