



FACILITIES DIVISION

ACCS FORM:

NOTICE OF UPCOMING PROJECT



PROJECT NAME:	Calhoun Community College Residence Hall - Site Demolition		
ACCS PROJECT #:	2026 113 CCC	NOTICE ISSUE DATE:	07/05/2026

Calhoun Community College

is pursuing a project to:

demolish existing building and prepare the site for a new residence hall for student living.

This notice is being given to provide advance notice to contractors and provide general information about the project.

THIS PROJECT CONSISTS OF THE FOLLOWING (CHECK ALL THAT APPLY):

- | | | |
|---|--|--|
| ☐ New Construction | ☐ Electrical | ☐ Life Safety |
| ☐ Mechanical Systems | ☐ Landscaping | ☐ Pavement |
| ☐ Seismic and Structural | ☐ ADA Compliance | ☒ Demolition |
| ☐ Hazardous Materials | ☒ Sitework | ☐ Roofing |
| ☐ Information Technology | ☐ Addition | ☐ Security |
| ☐ Renovation | ☐ Plumbing | ☐ Concrete |

ANTICIPATED BUDGET RANGE:

- ☒ Less than \$1M ☐ \$1M to \$5M ☐ \$5M to \$10M ☐ \$10M to \$20M ☐ Over \$20M

SCOPE OF WORK:

Demolish existing structures located at 404 6th Avenue NE, Decatur, AL 35601, minus underground utilities and concrete slab, in preparation for the construction of a new residence hall for student living.

THE ANTICIPATED SCHEDULE IS:

Bid Documents available:	08/06/2026	Pre-Bid Meeting:	08/11/2026
Bid Opening:	08/20/2026	Anticipated start of construction is:	3rd Qtr 2026
Expected construction duration:	2 Months		

All questions/RFIs should be directed to:

Name: Alyssa Martin	Email: alyssa.martin@gmcnetwork.com	Phone: (205) 879-4462
Name: Hunter Swatek	Email: hunter.swatek@gmcnetwork.com	Phone: (205) 879-4462

The plans will be made available through: GMC; alyssa.martin@gmcnetwork.com

We hope you are interested in this project. Please send an email to the above recipients to confirm your interest and for plan distribution.

ATTACHMENTS:

- ☐ Schematic Design
☐ Project Rendering

VER:10112024

ADVERTISEMENT FOR PREQUALIFICATION AND BIDS

PREQUALIFICATION PROPOSALS will be received via email, or other electronic transmission, on behalf of the Owner by Goodwyn Mills Cawood, LLC., at 2400 5th Avenue South, Ste. 200, Birmingham, AL 35233, for the below referenced project, until **2:00 PM Local Time, August 4, 2026**. The prequalification procedure is intended to identify responsible and competent bidders relative to the requirements of the Project. Prequalification proposal requirements may be obtained from the Architect, by request either by e-mail alyssa.martin@gmcnetwork.com, to Alyssa Martin. Additional qualifications and requirements for General Contractor Bidders and separate Subcontractors are indicated in the Bid and Contract Documents.

SEALED PROPOSALS will be received only from previously **PRE-QUALIFIED General Contractors by Alabama Community College System (ACCS), located at Building 14, President's Conference Room at 6353 Bee Line Hwy., Tanner, AL 35671; until 3:00 PM Local Time, August 20, 2026 for this project:**

**SITE DEMOLITION
CALHOUN COMMUNITY COLLEGE RESIDENCE HALL
DECATUR, AL
(LOCALLY FUNDED)**

at which time and place they will be publicly opened and read.

A cashiers check or bid bond payable to Alabama Community College System 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, and insurance in compliance with requirements, will be required at the signing of the Contract.

Drawings and Specifications may be examined at the Office of the Architect; Dodge Data & Analytics; Data Fax; and ConstructConnect.

Bid documents (Plans, Specifications, and Addenda) will be sent to prequalified General Contractors only from the Architect electronically with no deposit. Subcontractors should contact a General Contractor or plan room for documents.

Only General Contractors who have completed the prequalification process within the stated time limits, and which are properly licensed in accordance with criteria established by the State Licensing Board for General Contractors under the Provision of Title 34, Chapter 8, Code of Alabama, 1975, as amended, will be considered for prequalification for the Work of this project.

A **MANDATORY PRE-BID CONFERENCE** will be held at the same location as bids are to be opened, at **2:00 PM local time August 11, 2026** for the purpose of reviewing the project and answering Bidder's questions. **Attendance at the Pre-Bid Conference IS REQUIRED for all General Contractor Bidders** intending to submit a Proposal, and is highly recommended for Subcontractors. Bids from General Contractors not attending the Pre-Bid Conference will be rejected.

Per the Owner and the Alabama Department of Revenue (ADOR), Act 2013-205, the project will be bid **EXCLUDING TAXES** and will require the Contractor to complete ACCS Form 5-A Accounting of Sales Tax Attachment to ACCS Form 5-E Proposal Form which will be submitted with the Contractors Proposal at the time of the Bid. If awarded the bid, both tax exempt entity and contractor shall apply for certificates of exemption. ADOR shall issue certificates of exemption from

sales and use tax for each tax exempt project. Certificates shall only be issued to contractors licensed by the State Licensing Board for General Contractors or any subcontractor working under the same contract. Items eligible for exemption are building materials, construction materials and supplies and other tangibles that become part of the structure. ADOR will handle the administration of the certificates and the accounting of exempt purchases.

The Owner reserves the right to reject any or all proposals, to waive technical errors and/or abandon the prequalification and bid process if, in their judgment, the best interests of the Owner will thereby be promoted.

ALABAMA COMMUNITY COLLEGE SYSTEM
P.O. Box 302130
Montgomery, Alabama 36130

GOODWYN MILLS CAWOOD, LLC.
MEMBERS, AMERICAN INSTITUTE OF ARCHITECTS
2400 5th Avenue South, Suite 200
Birmingham, Alabama 35233
Phone: (205) 879-4462
Fax: (205) 879-4493

END OF ADVERTISEMENT

ACCS CONTRACTOR PREQUALIFICATION APPLICATION

ACCS PROJECT NUMBER: 2026 113 CCC

ACCS PROJECT NAME: Calhoun Community College Residence Hall Site Demolition

GENERAL INFORMATION:

- All contractors must be prequalified by ACCS to perform any Large Public Works projects within ACCS.
- Once the applicant has submitted the completed, signed and notarized application, an ACCS selection committee will review the application, and once approved, will notify the applicant that they are on the approved contractor list.
- Failure to complete and provide all the information requested will be deemed non-responsive by ACCS and will be just cause for rejection of any prequalification submittal.
- Completed application should be submitted electronically to:

Architect: Hunter Swatek
Email: hunter.swatek@gmcnetwork.com

ACCS Rep: Michael Jaco
Email: michael.jaco@accs.edu

Administration: Alyssa Martin
Email: alyssa.martin@gmcnetwork.com

- General Information on Specific Project:

Prequalification Submission Deadline: 8/4/2026
Project Duration (estimated months): 2

Scheduled Bid Date: 8/20/2026

- Applicant must demonstrate to Owner's satisfaction a proven and verifiable track record for timely completion of projects within the past 5 years. Project cost must be equal or larger than (\$225,000.00) and of similar scope to this project.

Scope of Work: Demolish existing structures, minus underground utilities and concrete slab

This Project consists of the following (mark all that apply):

☐	New Construction	☐	Renovation	☐	Addition	☒	Demolition
☐	Seismic	☐	Structural	☐	Concrete	☐	Pavement
☐	Mechanical Systems	☐	Electrical	☐	Plumbing	☐	Roofing
☐	Information Technology	☐	Life Safety	☐	Landscaping	☒	Sitework
☐	Hazardous Materials	☐	Security	☐	ADA Compliance	☐	Interior Finishes

- ACCS requirements, except as modified in the Bid and Contract Documents, will be applicable to the Work of this project. The Contract award, if made, will be made to the low, responsive, and responsible Bidder.

That a Bidder is responsible may be evidenced by the following facts:

- Bidder maintains a permanent place of business;
- Bidder has adequate resources to properly perform the work within the time limit specified;
- Bidder has the necessary capital and financial resources to undertake and complete the project;
- Bidder has a competent and experienced organization;
- Bidder has within his organization, at the time of construction, management and supervisory personnel available for assignment to the project that are skilled and experienced in the particular type of work to be undertaken on the project;
- Bidder has performed and completed similar work of similar magnitude in a satisfactory manner;
- Bidder will not generally have Notice(s) to Cure on ACCS or other Public Works projects;
- Bidder will not have a history of warranty claims;
- Bidder will not have a history of liquidated damages.



ACCS CONTRACTOR PREQUALIFICATION APPLICATION

SECTION 1 – CONTRACTOR and ORGANIZATION INFORMATION

- **101** Provide the following Company information:
 - **10101** Full Legal Name: **Enter full legal name of company**
 - **10102** Address: **Enter full address of company**
 - **10103** Phone numbers: **Enter company phone number**
 - **10104** Web address: **Enter company web address**
 - **10105** Principal office location: **Enter office location**
- **102** Provide primary and secondary contact information:
 - **10201** Primary name, email, and phone number: **Enter primary contact information**
 - **10202** Secondary name, email, and phone number: **Enter secondary contact information**
- **103** How many years has your organization been in business under its current name? **Enter number**
- **104** How many full-time employees work for your organization? **Enter number**
- **105** What is your Alabama General Contractor's License number? **Enter number**
 - **10501** Please submit a copy of Alabama General Contractor's License with this application.
[DOCUMENT REQUIRED]
- **106** Provide resumes of these two key personnel expected to be managing this project.

**** Resumes of key personnel should show experience in their current role on projects of similar size, scope, complexity and construction costs. Must be employee of the General Contractor and been with the submitted company for a minimum of 1 year. Must have a minimum of 5 years' experience in this role with similar size projects. Completion dates of projects and construction costs should be included ****

 - **10601** Project Manager
 - **10602** Superintendent
[DOCUMENTS REQUIRED]
- **107** Please describe your company's best practices for the development of the project schedule, based upon the critical path, and the maintenance and updating of the schedule throughout the life of the project.
[DOCUMENT REQUIRED]
 - **10701** As described above, your company acknowledges they will provide a monthly updated project schedule that is discussed monthly in OAC and is included with each pay application. Failure to provide this updated schedule will result in pay applications being delayed until the schedule is provided and approved by the design team.

☐ YES ☐ NO



ACCS CONTRACTOR PREQUALIFICATION APPLICATION

SECTION 2 – EXPERIENCE and WORKLOAD

- **2.1** State your organization's total dollar value of work currently under contract. **Enter dollar value**
 - **2.1.1** Of the amount stated above in 2.1, state the dollar value of work that remains to be completed (current domestic backlog). **Enter dollar value**
 - **2.1.2** How much of the domestic backlog in 2.1.1 is bonded work? **Enter dollar value**
- **2.2** Provide your company's annual volume for work completed and billed in the past three (3) years.
 - **2.2.1** 2023: **Enter dollar value**
 - **2.2.2** 2024: **Enter dollar value**
 - **2.2.3** 2025: **Enter dollar value**
- **2.3** Is your current domestic backlog (2.1.1) less than 150% of your average three (3) year revenue?
☐ **YES** ☐ **NO**
- **2.4** Is your three (3) year average revenue at least \$450,000 or greater?
☐ **YES** ☐ **NO**
- **2.5** ACCS must be assured that the applicant is not “claims oriented” and does not routinely achieve its profit margin through unfair, unjustified change order pricing or claims, or by “shopping” sub-contractor prices. Architects, engineers, and owners of prior projects, when questioned, must agree that their claims experience with the applicant was reasonable and proper, that the applicant was cooperative, change order pricing was fair, applicants did not engage in frivolous or intimidating legal claims or threats, and the good will and best efforts of suppliers and sub-contractors were maintained.

[IF AN ANSWER TO THE FOLLOWING 8 QUESTIONS IS YES, A DOCUMENT OF EXPLANATION IS REQUIRED]

- **2.5.1** Are there any pending or outstanding judgments, claims, arbitration, mediation proceedings or lawsuits against your organization or its officers within the last three (3) years?
☐ **YES** ☐ **NO**
- **2.5.2** Has your company, within the last three (3) years, been assessed and/or paid liquidated damages after completion of a project?
☐ **YES** ☐ **NO**
 - **2.5.2.1** Was the project an ACCS project?
☐ **YES** ☐ **NO** ☐ **N/A**
- **2.5.3** Has your company, within the last three (3) years, received a formal “Notice to Cure” on any unfinished or defective work?
☐ **YES** ☐ **NO**
 - **2.5.3.1** Was the project an ACCS project?
☐ **YES** ☐ **NO** ☐ **N/A**
- **2.5.4** Does your company have any outstanding warranty claims for projects completed within the last six (6) years?
☐ **YES** ☐ **NO**
- **2.5.5** Has your company worked on any ACCS projects that were not completed by the date established as the substantial completion date in the past three (3) years?



ACCS CONTRACTOR PREQUALIFICATION APPLICATION

☐ YES ☐ NO

- ~~2516~~ 2516 Has your company worked on any ACCS projects in the past three (3) years and failed to follow the change order process and/or performed work without the approval of the Design Professional and ACCS?

☐ YES ☐ NO

- ~~216~~ 216 The applicant shall provide four (4) examples of projects that are at least \$225,000 or greater in cost, of a similar scope as described in the **Scope of Work** on page 1 and completed within the last five (5) years. The desired experience should be with public work, of the design-bid-build delivery method. The examples provided should have the following minimum information:
 - Project Name and Location
 - Owners Name and Contact Information – for reference questions
 - Architects Name and Contact Information - for reference questions
 - Project Delivery Method
 - Contract Amount and Project Duration (months)
 - Description of how it is similar in scope

[DOCUMENTATION OF PROJECT EXAMPLES REQUIRED]



ACCS CONTRACTOR PREQUALIFICATION APPLICATION

SECTION 3 – FINANCIAL, INSURANCE and SAFETY INFORMATION

- **321** Provide documentation from your bonding company with the following minimum information:
 - **32121** Name and address of bonding company
 - **32122** Name of agent and contact phone number
 - **32123** Single Job Bonding capacity
 - **32124** Aggregate Bonding capacity
 - **32125** State rating of your bonding company**[DOCUMENT REQUIRED]**

- **322** Within the last 3 years, has your surety company made any payments on its behalf because of a default, to satisfy any claims made against a performance or payment bond issued on the applicant's behalf or paid for completion because the applicant was in default and/or terminated by a project owner?
☐ YES ☐ NO **[IF YES, DOCUMENT OF EXPLANATION REQUIRED]**

- **323** If your company were to be the apparent, low bidder on this project, would you be willing to provide financial statements to verify your capacity to perform the work?
☐ YES ☐ NO

- **324** Can your insurance carrier meet the following minimum limits of liability and provide the exact language in the Additional Remarks section, as shown below, and on the sample Certificate of Insurance at the end of this document without adding any other information and/or disclaimers to the policy as stated in the insurance specifications for the bid?
☐ YES ☐ NO

Minimum limits of liability for any work performed for ACCS:

Worker's Compensation - \$1,000,000
Commercial General Liability - \$1,000,000 per occurrence, \$2,000,000 aggregate
Commercial Business Automobile Liability - \$1,000,000 per occurrence
Commercial Umbrella – \$5,000,000 per occurrence, \$5,000,000 Aggregate
Builder's Risk – 100% of Contract Sum

Language in the Additional Remarks section of the Certificate will state:

Alabama Community College System (Owner), _____ (College), and their agents, consultants and employees are named as additional insureds in respect to General Umbrella and Automobile Liability. Coverage afford the Additional Insureds is Primary and Non-Contributory except for Employer's Liability. Policies are endorsed to include a Waiver of Subrogation in favor of Alabama Community College System. Thirty (30) days notice of cancellation applies (ten (10) days notice for non-payment of premium) in favor of Additional Insured.

- **325** Does your company have a written safety program that can be made available upon request?
☐ YES ☐ NO

- **326** Provide your company's current Total Recordable Incident Rate (TRIR). **Enter number**

- **327** Provide your company's past 3 years' average Experience Modification Rate (EMR). **Enter number**



ACCS CONTRACTOR PREQUALIFICATION APPLICATION

- ~~3B~~ Are you willing to make your current *OSHA 300 Log of Work-Related Injuries and Illnesses* and your *OSHA 300A Summary of Work-Related Injuries and Illnesses* available upon request?

☒ YES

☐ NO

SECTION 4 – ADDITIONAL INFORMATION

Please submit any additional information, not part of this application, that you would like to be considered in determining your organization's competency, experience, and financial ability to successfully complete this public project.

[IF ANY, DOCUMENT(S) REQUIRED]

SIGNATURE

The undersigned certifies that the information provided herein is true and sufficiently complete so as not to be misleading.

Dated this _____ day of _____ 2026. Name of organization: _____

By: _____

Title: _____

_____ being duly sworn deposes and says that the information provided herein is true and sufficiently complete so as not to be misleading.

Subscribed and sworn me this _____ day of _____ 2026.

Notary Public: _____ My Commission Expires: _____



ACCS CONTRACTOR PREQUALIFICATION APPLICATION



COI-LPW SAMPLE CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)

current date

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must have ADDITIONAL INSURED provisions or be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

PRODUCER Name of Insurance Agency who issues this certificate Agency Address Agency Phone Number / Contact	CONTACT NAME: Vendor Primary Contact Name PHONE (A/C, No, Ext): Vendor Phone Number FAX (A/C, No): Vendor Fax # E-MAIL ADDRESS: Vendor Email Address
INSURER(S) AFFORDING COVERAGE	
INSURER A: list each applicable Insurance Company	
INSURER B:	
INSURER C:	
INSURER D:	
INSURER E:	
INSURER F:	

COVERAGES **CERTIFICATE NUMBER:** **REVISION NUMBER:**

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADDITIONAL INSURED	WARRANTY	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS	REQUIRED MIN.
A	☒ COMMERCIAL GENERAL LIABILITY	Y	Y	list applicable policy number	Policy Effective Date - must be prior to or coincidental with effective date of contract	Policy Expiration Date - must be on or after termination of Construction Contract if occurrence based	EACH OCCURRENCE	\$ 1,000,000
	☐ CLAIMS-MADE ☒ OCCUR						DAMAGE TO RENTED PREMISES (Ea occurrence)	\$
							MED EXP (Any one person)	\$
							PERSONAL & ADV INJURY	\$ 1,000,000
	GEN'L AGGREGATE LIMIT APPLIES PER:						GENERAL AGGREGATE	\$ 2,000,000
	☐ POLICY ☒ PROJECT ☐ LOC						PRODUCTS - COM/PROP AGG	\$ 2,000,000
	OTHER:							\$
A	☒ AUTOMOBILE LIABILITY	Y	Y	list applicable policy number	see above	see above	COMBINED SINGLE LIMIT (Ea accident)	\$ 1,000,000
	☒ ANY AUTO						BODILY INJURY (Per person)	\$
	☐ OWNED AUTOS ONLY ☐ SCHEDULED AUTOS						BODILY INJURY (Per accident)	\$ 1,000,000
	☐ HIRED AUTOS ONLY ☐ NON-OWNED AUTOS ONLY						PROPERTY DAMAGE (Per accident)	\$ 1,000,000
								\$
A	☒ UMBRELLA LIAB ☒ OCCUR			list applicable policy number	see above	see above	EACH OCCURRENCE	\$ 5,000,000
	☐ EXCESS LIAB ☐ CLAIMS-MADE						AGGREGATE	\$ 5,000,000
								\$
								\$
	DED RETENTION \$							\$
A	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY	N/A	Y	list applicable policy number	see above	see above	☒ PER STATUTE ☐ OTHER	
	ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH)						E.L. EACH ACCIDENT	\$ 1,000,000
	If yes, describe under DESCRIPTION OF OPERATIONS below						E.L. DISEASE - EA EMPLOYEE	\$ 1,000,000
							E.L. DISEASE - POLICY LIMIT	\$
A	Builders Risk			list applicable policy number	see above	see above		list Construction Contract Value

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)

REQUIRED ADDITIONAL INSURED ENDORSEMENT (IN ENTIRETY):

"Alabama Community College System, (College), and their agents, consultants, and employees are named as additional insureds in respect to General, Umbrella, and Automobile Liability. Coverage afford the Additional Insureds is Primary and Non-Contributory except for Employer's Liability. Policies are endorsed to include a Waiver of Subrogation in favor of Alabama Community College System. Thirty (30) days notice of cancellation applies (ten (10) days notice for non-payment of premium) in favor of Additional Insured."

CERTIFICATE HOLDER

[REQUIRED AS BELOW]

Alabama Community College System
(name of Community College)
135 South Union Street
Montgomery, AL 36104

CANCELLATION

SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.
NOTE: Must be notified as indicated; 30 days required.

AUTHORIZED REPRESENTATIVE

SIGNATURE REQUIRED

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ACORD 25 (2016/03)

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