



REQUEST FOR PROPOSAL

Middle School Restroom Renovation / Update Project

Furlow Charter School is soliciting proposals from qualified, licensed contractors to update and improve the middle school student restrooms to enhance cleanliness, functionality, safety, durability, and appearance. The selected contractor will provide labor, materials, and project management to complete the restroom update within the specified timeline.

This project must be completed by June 30, 2026.

OVERVIEW

The purpose of this project is to modernize middle school restrooms by addressing:

- Outdated, cracked, damaged, and uneven flooring
- Maintenance and durability concerns
- Water efficiency and plumbing performance
- Student safety and supervision considerations
- Overall restroom appearance and usability
- Updated lighting
- Adding ADA compliant stalls to each restroom

Restrooms Included:

- 1 Boys Restroom
- 1 Girls Restroom

Location: Main Building "Green Hall" Middle School Restrooms 200 Hallway

Interested vendors are requested to submit their proposal no later than **April 3, 2026**.

Anticipated Timeline:

- RFP Release Date: February 13, 2026
- Deadline for Questions: March 27, 2026
- Proposal Submission Deadline: April 3, 2026
- Evaluation and Vendor Selection: April 14, 2026
- Contract Award: April 21, 2026
- Project Kickoff: May 26, 2026
- **Project Completion Deadline: June 30, 2026**

SCOPE OF WORK

The contractor will provide all necessary labor, materials, permits (if required), supervision, and equipment to complete the project.

A. Demolition & Removal

- Remove and dispose of existing restroom fixtures as needed
- Remove damaged wall coverings, partitions, flooring, or ceilings as needed
- Protect surrounding areas from dust and debris during demolition

B. Plumbing Improvements

- Inspect and repair/replace plumbing lines as needed
- Replace or install new:
 - Toilets and/or flush valves
 - Urinals and flush valves (boys restroom)
- Water shut-off valves
- Verify proper water pressure, drainage, and function

C. Electrical & Lighting

- Replace or update restroom lighting for visibility and efficiency with LED fixtures/lighting
- Re-Install, if needed, vape detectors
- Replace switches, outlets as needed
- Install hand dryers, if needed
- Ensure compliance with applicable electrical codes

D. Flooring, Walls, and Ceilings

- Replace flooring with commercial-grade, slip-resistant material (urethane cement with decorative flake epoxy)
- Repair/replace wall surfaces (urethane cement with decorative flake epoxy)
- Repair/replace ceiling panels as needed
- Seal and protect surfaces for moisture resistance and easy cleaning

E. Fixtures & Accessories

- Install new commercial-grade accessories including:
 - Mirrors
 - Soap dispensers-compatible with current inventory of Prime Source Foam Handwash
 - Paper towel dispensers and/or hand dryers- compatible with current inventory (8"x 800ft)
 - Toilet paper dispensers- compatible with current inventory (
 - Trash receptacles

F. Stalls / Partitions

- Use existing partitions, remove for project and re-install
- Reconfigure and re-install existing partitions for a handicap accessible stall

G. Ventilation & Odor Control

- Inspect ventilation performance
- Repair or replace exhaust fans as needed
- Ensure proper airflow and odor reduction

H. Painting / Finishing

- Paint all applicable surfaces with moisture-resistant, washable coatings
- Provide clean, neutral, school-appropriate color options

I. Final Cleanup & Project Closeout

- Daily cleanup and safe storage of tools/materials
- Final deep cleaning prior to turnover
- Walkthrough with school administration
- Correct punch list items before final acceptance

REQUIRED CONTRACTOR QUALIFICATIONS

Proposals will only be considered from contractors who meet the following:

- Licensed and insured in the State of Georgia
- Experience with school, commercial, or high-traffic restroom renovations
- Ability to meet required timelines
- Background-checked workers (or ability to comply with school access requirements)
- Compliance with all applicable building codes and safety regulations

SITE VISIT (REQUIRED)

- Site Visit Required prior to submission of RFP
- Location: Furlow Charter School, 63 Valley Drive, Americus, Ga 31709
- Report to the school Front Office to sign in on Site Visit Log
 - Contact: Nichole Walker, Assistant Principal
 - 229-931-8667
 - nwalker@furlowcharter.org
- Contractors should be prepared to review:
 - Restroom layout and conditions
 - Access points and work hours
 - Utility shutoffs and constraints
 - Safety expectations for working on a school campus

PROJECT TIMELINE

The school is seeking completion during the following window:

Anticipated Start Date: May 26, 2026

Required Completion Date: On or Before June 30, 2026

Preferred Work Hours: 7:00am-5:00pm, Monday-Thursday

Work Restrictions: Contractor must minimize disruption to other summer work projects.

SAFETY, SECURITY, AND SCHOOL REQUIREMENTS

Contractors must comply with all school safety procedures, including:

- Sign-in/sign-out procedures at the front office
- Identification badges worn at all times
- Worker supervision and restricted access areas
- Maintaining clear hallways and emergency exits
- Securing tools/materials daily
- Following campus expectations for professional conduct

MATERIALS AND PRODUCT STANDARDS

All materials and fixtures must be:

- Commercial-grade and designed for high-traffic use
- Durable, vandal-resistant where applicable
- Water-efficient (low-flow fixtures preferred)
- Easy to clean and maintain
- ADA compliant where required
- Contractors should include product specs and warranty information in their proposal.

PROPOSAL SUBMISSION REQUIREMENTS

Proposals must include the following sections:

A. Company Information

- Business name, address, phone, email
- Primary contact person
- License number(s)
- Proof of insurance (general liability + workers' comp)

B. Relevant Experience

- Description of similar restroom renovation projects
- At least three (3) references (name, phone, email)

C. Project Plan

- Proposed approach and sequence of work
- Estimated timeline with key milestones
- Safety plan for working on an active school campus

D. Cost Proposal

Provide a detailed cost breakdown including:

- Labor
- Materials
- Demolition/disposal
- Plumbing
- Electrical (if applicable)
- Flooring/walls/paint
- Partitions

- Permits (if required)
- Any optional add-ons

Note: Proposals must clearly state any assumptions and exclusions.

E. Warranty & Service

- Warranty coverage on labor
- Manufacturer warranties on fixtures/materials
- Post-project support plan

F. E-Verify Affidavit

- Contractors must submit an affidavit verifying their enrollment and participation in the federal work authorization program (see form attached)

G. Signed Acknowledgement of Terms

- By signing here, the Contractor certifies that they have read, understand, and agree to all terms, conditions, specifications, and requirements set forth in this RFP. The submission of a proposal indicates that the Contractor has carefully examined the solicitation and understands the scope of work and, if selected, will abide by all components of the agreement.

Signature

Title

Date

EVALUATION CRITERIA

Proposals will be evaluated based on:

- Cost and overall value
- Quality and durability of materials proposed
- Contractor experience and references
- Timeline and ability to meet schedule requirements
- Completeness and clarity of proposal
- Safety and operational plan for school environment
- Local contractor preference

Furlow Charter School reserves the right to reject any and all proposals that do not meet the parameters set out in the RFP.

TERMS AND CONDITIONS

- The school may request clarification or additional documentation.
- The selected contractor must comply with all local/state/federal regulations.
- Payment terms will be outlined in the final contract agreement.
- Any changes to scope must be approved in writing prior to work.
- Final payment will be contingent upon satisfactory completion and final walkthrough approval.

PROPOSAL DELIVERY INFORMATION

Proposals must be submitted by:

Deadline: April 3, 2026

Submit To: Stephanie Duff, CFO
Email: sduff@furlowcharter.org

Should you have questions regarding this RFP, please submit them in writing via email to sduff@furlowcharter.org no later than March 27, 2026, 5:00 PM. Questions and answers will be posted on our website at www.furlowcharter.org/purchasing.

Please note that any costs incurred by participating vendors in preparing and submitting the proposal are the responsibility of the respective vendor and will not be reimbursed by Furlow Charter School.

Contractor Affidavit under O.C.G.A. § 13-10-91(b)(1)

By executing this affidavit, the undersigned contractor verifies its compliance with O.C.G.A. § 13-10-91, stating affirmatively that the individual, firm or corporation which is engaged in the physical performance of services on behalf of Furlow Charter School, Inc. has registered with, is authorized to use and uses the federal work authorization program commonly known as E-Verify, or any subsequent replacement program, in accordance with the applicable provisions and deadlines established in O.C.G.A. § 13-10-91. Furthermore, the undersigned contractor will continue to use the federal work authorization program throughout the contract period and the undersigned contractor will contract for the physical performance of services in satisfaction of such contract only with subcontractors who present an affidavit to the contractor with the information required by O.C.G.A. § 13-10-91(b). Contractor hereby attests that its federal work authorization user identification number and date of authorization are as follows:

Federal Work Authorization User Identification Number

Date of Authorization

Name of Contractor

Name of Project

Name of Public Employer

I hereby declare under penalty of perjury that the foregoing is true and correct. Executed on _____, ___, 2026 in _____ (city), _____ (state).

Signature of Authorized Officer or Agent

Printed Name and Title of Authorized Officer or Agent

SUBSCRIBED AND SWORN BEFORE ME ON THIS THE _____ DAY OF _____, 2026.

NOTARY PUBLIC My Commission Expires: _____