

Pulaski County Commission

Request for Proposal (RFP) for Window Replacement in Historical Courthouse

RFP Number: 2026-01

Date Issued: May 20, 2026

Deadline for Submission: June 19, 2026

1. Introduction

The Pulaski County Commissioner is seeking proposals from qualified contractors for the replacement of windows in the Pulaski County Courthouse located at 141 Commerce St., Hawkinsville, GA 31036. This courthouse is a historic building, and the selected contractor must adhere to preservation standards while enhancing energy efficiency and maintaining the building's original architectural character.

2. Project Overview

The courthouse was constructed in 1874, and its windows and exterior doors are an integral part of its historical design. The project will involve the removal and replacement of 66 windows and entails the repair and restoration or replacement of these historic windows in the Courthouse. The target windowpanes are a combination of wood hung-sash units and steel hung-sash units. To maintain the Courthouse's historic character, the new windows must replicate the appearance of the original windows, while improving functionality and energy efficiency. Certain wood windows are heavily damaged and will be replaced with new wood or clad-wood double-hung units. In addition to painting windows, the project scope includes the preparation and repainting of painted surfaces on the courthouse exterior.

Note that the Pulaski County Courthouse will remain in operation during the execution of the Work. Proposals must account for continued building operations and protection of occupants and building systems as part of their Proposals.

3. Scope of Work

The selected contractor will be responsible for the following tasks:

- **Site Evaluation:** Conduct a comprehensive evaluation of the existing windows and exterior doors, including their condition and dimensions.
- **Window & Door Design:** The replacement windows doors must match the historic look and architectural style of the courthouse. Materials and design must comply with preservation guidelines set by Pulaski County Commissioner.
- **Installation:** All windows uninstalled from the facility must be removed and disposed of in accordance with all environmental and safety regulations. The new windows must be with attention to detail, ensuring minimal disruption to the courthouse's structure and interior.
- **Compliance:** All work must comply with the National Historic Preservation Act and any other local, state, or federal regulations related to historic structures.

- **Energy Efficiency:** The new windows and doors should provide improved energy efficiency while maintaining the aesthetic integrity of the building.
- **Project Timeline:** The project must be completed within six to eight months of the date of the executed contract.

4. Proposal Requirements

Proposals must include the following:

- **Contractor Information:** Company name, address, phone number, and primary contact.
- **Experience:** A summary of the contractor's experience with historic window and door replacement and preservation projects.
- **References:** At least three references from previous similar projects.
- **Methodology:** A detailed plan outlining how the contractor will approach the project, including materials, timeline, and compliance with preservation guidelines.
- **Cost Estimate:** A comprehensive cost breakdown, including materials, labor, and any additional fees or expenses.
- **Warranty Information:** Description of warranties provided on materials and workmanship.
- **Licenses and Insurance:** Proof of relevant licenses and insurance coverage.

5. Evaluation Criteria

Proposals will be evaluated based on the following criteria:

- Experience with historic window replacement projects
- Compliance with preservation guidelines
- Project timeline and methodology
- Cost competitiveness
- References and past performance
- Warranty and post-installation support

6. Terms and Conditions

- Pulaski County reserves the right to accept or reject any or all proposals.
- The contractor must comply with all applicable federal, state, and local laws.

- Pulaski County is not responsible for any costs incurred by contractors in preparing their proposals.

7. Debarred, Suspended or Ineligible Firms: Contracts will not be executed, and bids or proposals will not be solicited or considered from debarred, suspended or ineligible persons or firms during the period of debarment.

8. Small and Minority Business Enterprises: It is the policy of the State of Georgia that small businesses, female-owned businesses and minority businesses have a fair and equal opportunity to participate in the State purchasing process. Therefore, all small businesses, female-owned businesses, and minority-owned businesses are encouraged to compete for contracts to provide goods, services, and construction, and encourages contractors to solicit female-owned businesses and minority-owned businesses in procuring subcontractors and suppliers. There is no intent to restrict or limit competitive bidding or to increase the cost of the work. Contractors and subcontractors who utilize qualified minority subcontractors may qualify for Georgia state income tax credits for qualified payments made to minority subcontractors. See Official Code of Georgia Annotated (O.C.G.A.) O.C.G.A. Section 48-7-38

9. Submission Guidelines

All proposals must be submitted by **June 19, 2026**, to the following address:

Pulaski County Commission

45 S. Lumpkin St.

Hawkinsville, GA 31036

Attn: Jenna Mashburn, County Commissioner

Alternatively, proposals may be submitted via email to jmashburn@Pulaskico.com by the same deadline. The successful firm will be notified of the contract award on or before July 6, 2026.

10. Questions

All questions regarding this RFP must be addressed to Laurie Obert-Thorn at laurie@pulaskico.com or (478) 783-4154.