

Development Authority of Seminole County & Donalsonville
REQUEST FOR PROPOSAL: General Contractor
Olive Theatre Restoration Project

Project Description

The Historic Olive Theatre Restoration Project features 4 main components. The first component is to make the necessary repairs to the roof that was damaged during Hurricane Michael. The 2nd step is to have a mold remediation company come in and removing existing mold, address moisture issues, and preventing future growth while maintaining the historical features inside the building. The third component is A/C unit replacement. Lastly, the awning on front of the building is to be replaced with a new one as similar to the current awning as possible. Any repairs completed will be done in a way that preserves the classic and historic look of the building, and will adhere to historic preservation guidelines. The purpose of the repairs and planned renovations of the Olive Theatre facility is to save the building, but also to provide structural stability of the structure, climate-controlled comfort for all inside the facility, and the preservation of the facility as a historical accurate building. Since the Olive Theatre facility is located within the boundaries of the Donalsonville- Seminole County historical district, and the structure is listed on the National Register of historic buildings, all repairs and renovations to the facility will be overseen by the Donalsonville-Seminole County Historical Preservation Commission regarding maintaining the historical integrity of the entire facility. All plans for repair and renovations will be submitted to the local Historical Preservation Commission for approval prior to start of work. During the repair and renovation period the Historical Preservation Commission will maintain constant observation of the project to ensure that historical accuracy of the facility is not damaged or altered.

Scope of Work

- 1) The work to be done includes providing all materials, labor, and equipment needed for roof replacement for the Theater building. The work done to the roof will feature a Metal Roofing Retro-Fit TPO 60 Mil Mechanically Fasten Roofing System (4,750 SqFt) per MFG/ FM requirements with a TPO 060 MIL Product Warranty and a 20 Year TPO 60 Mil Single-Ply Roof System Warranty. All City, County, State and National Roofing codes and Manufacturing Requirements are standard operating Procedures and superseded with the roofing company's enhancements. All TPO 60 Mil is wrapped up and over to the outside of the building. A perimeter of bonding adhesive is to be applied to the Perimeter TPO as a product enhancement. The TPO 60 Mil is installed with the slope of the roof with TPO Shingling to overlap with the slop of the Roof. Crickets with tapered board to provide additional water run-off required on the front side (high side)of the roof. A Metal Retro-Fit Roofing system buildup will be installed, Ploy ISO insulation. Install TPO 60 Mil Roofing Membrane system.
- 2) Mold remediation and repair: wooden stage, flooring, ceiling, and walls. Mold remediation will be completed throughout the building, any areas that can be salvaged will be, anything that is beyond repair will be rebuilt exactly as it was pre-hurricane. Any wood beyond repair will be replaced. The work that is to be done to the flooring (stage) begins with 2 dehumidifiers being brought in for a few days to clear up some of the moisture that is in the

building due to the leaking roof. Then, 3 air scrubbers will be placed for three days. Then, the wood floor will be torn out, at least the unsalvageable parts, and will be replaced to look identical to what was there previously. The debris will be hauled out, and then everything will be cleaned and vacuumed. Once the new stage is repaired/rebuilt, everything will be painted and sealed as it was before. As for the carpet and seating, it is to be cleaned with carpet cleaners to make sure we get rid of any traces of mold. We want to recreate the exact look of the historic theater pre-hurricane and preserve the historic qualities of the building. \

- 3) A/C replacement: the 3 existing A/C units are to be replaced. The A/C repairs will include tearing out the two units that are currently on the roof. The new units, a 3-5 Ton Rheem 14.3 SEER 2 Stage Heat pump and a 1-5 3-5 Ton Rheem 14.3 SEER 2 Stage Heat pump will be relocated to a different area, likely the side of the building where an existing unit sits, so that they will not sit on the roof. Duct work will be repaired.
- 4) Awning: the existing awning on the front of the Theatre building is a black and white striped acrylic fabric awning that is set on a metal frame. It is about 30 ft wide with a 5 ft radius. It is to be replaced with an awning that is as close to the original as possible. The current metal frame is still usable, so we will only be replacing the fabric.

Development project work shall be carried out in conformance with the Secretary of Interior's Standards for Archaeology and Historic Preservation which can be found at [Archeology and Historic Preservation; Secretary of the Interior's Standards and Guidelines \(nps.gov\)](https://www.nps.gov/tps/standards/rehabilitation.htm)

Development project work shall conform more specifically with the Secretary of Interior's Standards for Rehabilitation, which can be found at <https://www.nps.gov/tps/standards/rehabilitation.htm>.

Tentative Timeline

- Proposals due: December 31st 2025
- Roof Repair begins February 2026
- Mold remediation/repair March 2026
- HVAC replacement begins May 2026
 - Awning repair begins June 2026
- Project should be completed by December 31st 2026

Bidding Process

Inquiries via telephone must be made between the hours of 9:00 a.m. and 5:00 p.m. eastern time Monday - Friday. Bids can be dropped mailed to or dropped off at the Donalsonville/Seminole County Chamber of Commerce, located at 122 East Second Street, Donalsonville, GA 39845.

Bids will be judged based on the following:

- Complete proposal as well as overall presentation
- Applicant must show complete understanding of the entire project
 - The ability to complete the project within the timeline provided
- Quality of previous projects of a similar nature reflected in resume
 - Cost

- It is required that contractor must have someone on staff who meets the Secretary of the Interior's Professional Qualification Standards or demonstrates how this requirement would be met in their proposal.

- Proposals must be typed or printed

Proposals should be enclosed in a sealed envelope or container with the following information clearly marked on the outside of the envelope or container.

References and Resume

You must include a detailed resume as well as 5 references

Insurance Requirements

Contractor must provide documentation of general liability insurance, with a minimum limitation of *one million dollars (\$1,000,000)* per person for anyone claim, and an aggregate limitation of *three million dollars (\$3,000,000)* for any number of claims arising from any one incident.

Community Role in Project

This project will involve many from the community, as we have support from the Donalsonville/Seminole County Chamber of Commerce, City of Donalsonville, Development Authority of Seminole County and Donalsonville, Donalsonville Downtown Development Authority, and the BetterWay Initiative.

DISCLAIMER

The Development Authority of Seminole County and Donalsonville reserves the right to accept or reject any or all proposals.

******All work must meet the Secretary of the Interior's Standards and Guidelines for Archeology and Historic Preservation.***