

MACON-BIBB COUNTY, GEORGIA

Request for Proposal (RFP)

For

City Hall Parking Lot Mixed Use Development

22-014-FL

90638

92544



MACON-BIBB COUNTY

ISSUE DATE: August 23, 2021

DUE DATE: September 23, 2021

MBE/WBE/DBE Participation: Minority, Women Owned, and other Disadvantaged Business Enterprises are encouraged to participate in the solicitation process. Additionally, respondents are encouraged to use M/W/DBE sub-consultants where possible.

I. GENERAL

A. Invitation

Notice is hereby given that Macon-Bibb County will receive responses from qualified Firms to the Request for Proposal (original copy **plus 3 copies** in the Procurement Department, 700 Poplar Street, 3rd Floor, Macon, Georgia 31201, until **12:00 o'clock NOON** at the time legally prevailing in Macon, Georgia on Thursday, September 23, 2021.

NO LATE RESPONSES WILL BE CONSIDERED

B. Definitions

Wherever the term “Owner”, “County”, or “Macon-Bibb County” occur in this document, it shall mean Macon-Bibb County, a political subdivision of the State of Georgia acting through the Macon-Bibb County Board of Commissioners.

C. Solicitation Documents

Announcement of this Request for Proposals may also be posted on the Macon-Bibb County website at www.maconbibb.us/procurement and on the Georgia Procurement Registry website https://ssl.doas.state.ga.us/PRSapp/PR_index.jsp

D. Insurance Requirements (**Not required for this Phase**)

Insurance coverage shall be carried with an insurance company licensed to do business in the State of Georgia. All coverage should be written with insurance company with a Best Rating of A or better. Insurance shall be obtained prior to commencement of work and shall remain in force throughout the period of the contract. Macon-Bibb County shall be named as additional insured on the policy.

Workers' Compensation: Statutory

Errors and Omission: \$1,000,000/\$3,000,000 aggregate

General Liability: \$1,000,000

Automobile Liability: \$1,000,000

E. Submittals

Responses must be sealed and identified on the outside of the package as and delivered to

“RFP # 22-014-FL – “City Hall parking Lot Mixed Use Development ”

Macon-Bibb County Procurement Department

700 Poplar Street

Suite 308

Macon, Georgia 31201

Telephone: (478) 803-0554

Submissions may not be withdrawn for a period of one hundred-twenty (120) days after the deadline on date of closing. Macon- Bibb reserves the right to reject any and all submissions and to waive technicalities and formalities. Respondents shall carefully read the information contained herein and submit a complete response to all requirements and questions as directed. Submittals and any other information submitted by in response to the RFP shall become the property of Macon-Bibb County.

II. EVALUATION, SELECTION and AWARD

A. General Selection Process

The services being sought under this Request are considered to be professional in nature. Consequently, the evaluation of the proposals will be based upon consideration of the demonstrated qualifications and capabilities of the respondents that will result in an award that is in the best interest of the Owner. The Owner may, at its discretion, short-list and interview firms.

B. Scoring Breakdown

Qualifications 30 pts

Budget Projections 30 pts

Project Timeline 30 pts

Proposal Cost 10 pts

III. ADDITIONAL CONDITIONS

The Owner reserves the right to reject any or all Proposals received. The Owner is not obligated to request clarifications or additional information but may do so at its discretion. The Owner reserves the right to extend the deadline for submittals.

Upon receipt of a proposal by the Owner, the proposal shall become the property of the Owner without compensation to the Respondent, for disposition or usage by Macon-Bibb County, Georgia at its' discretion. Subject to the provisions of the Open Records Act, the details of the proposal documents will remain confidential until final award.

The Owner assumes no responsibility or obligation to the respondents and will make no payment for any costs associated with the preparation or submission of the proposals. Costs incurred in responding to the request for qualifications are the Respondents' alone and the Owner does not accept liability for any such costs.

To be considered Proposers must be responsible and responsive as defined in Macon-Bibb County Ordinances Section 19.1. Proposers must also submit all documents required in this RFP to be considered responsive.

Section 1: Introduction

Macon, GA has developed its downtown core into a healthy business, residential and retail center while maintaining the safe, comfortable family neighborhoods surrounding the downtown core. The increased population in downtown has increased the demand for parking and residential units in the area. The Macon-Bibb Urban Development Authority (MBCUDA) and the Macon-Bibb County Consolidated Government (MBCCG) are jointly seeking a developer to engage in a public-private partnership to development the lot at 552 DT Walton Sr Way in downtown Macon.

Section 2: Purpose of RFP

The MBCCG and MBCUDA are soliciting requests for proposals from qualified developers to implement a mixed-use development consisting of apartments, retail, and a parking garage at 552 DT Walton Sr Way in downtown Macon in a style similar to the included plan documents. The project is in furtherance of the Macon Action Plan, the comprehensive urban core master plan that has been adopted by the County and the Urban Development Authority. Qualified proposals shall meet the following goals:

- To provide professional development services for the project.
- To provide maximum value to the citizens of Macon-Bibb County.
- To maximize the number of residential units for the project.
- To foster economic development in the downtown area with high quality retail options
- To provide revenues to the MBCUDA/MBCCG.
- To construct a parking structure that will be purchased and operated by MBCUDA
- To provide covered parking for Macon-Bibb County City Hall employees and visitors.
- To provide parking for Macon City Auditorium in partnership with SPECTRA

The successful developer shall enter into a development agreement with MBCCG and MBCUDA by January 1, 2022. This development agreement will include a full financial proposal and PILOT structure.

Key Dates:

RFP Release Date: August 23 2021

Questions Due: September 7, 2021

Site Walkthrough: September 1, 2021, at 11am

Letter of Interest Due: September 2, 2021

RFP Due Date: September 23, 2021

Section 4: Scope of Services

MBCCG and MBCUDA are seeking a partner in the development of a mixed-use residential complex and parking charge immediately behind City Hall in downtown Macon. The following actions will be required:

- To negotiate and PILOT and ground lease agreement with MBCUDA and to sell the parking structure to MBCUDA at the end of construction.
- To contract with a qualified contractor to construct both the mixed-use and parking structures in a style similar to the plans included in this solicitation.
- To close financing and begin construction by July 1, 2022.
- To complete the project by December 31, 2023.
- Developers must personally guarantee the financing of the project and PILOT payments,

Section 5: Submittals:

Along with the included required submittal documents (Attachment A), bidders shall provide the following:

1. A Statement of Qualifications on the company's history of residential development.
2. Budget projections for the project.
3. Development plan and proposed timeline for deck and mixed-use developments.

Proposals shall be submitted by mail or hand delivery by the close of business on September 23, 2021. The address for submittals is:

Macon Bibb County Procurement
700 Poplar St
Macon, GA 31201

Questions:

Any questions regarding this RFP shall be submitted to Alex Morrison, executive director of MBCUDA in via email at Amorrison@maconbibb.us. All questions will be aggregated and answers shared with all interested bidders.

Letter of Interest:

Interested bidders must submit a letter of interest via email by September 2nd to receive the answers to RFP questions.

Selection Process:

MBCUDA and MBCCG intend to review all bids with its Selection shall be made based on the determination of developer most capable to meet the needs of Downtown Macon, not necessarily based on best price or returns to MBCUDA. The top two developers will be invited to interview in person. The County and UDA reserve the right to reject all bids and re-release the RFP if they so choose.