



Macon-Bibb County Government

Procurement Department

City Hall

700 Poplar Street, Suite 308

Macon, Georgia 31201

(478) 803-0550

Fax (478) 751-7252

Laura Hardwick
Director of Procurement

July 14, 2025

ADDENDUM # 2

To: ALL PROSPECTIVE FIRMS

Re: INVITATION FOR BIDS: 25-053-LH, Planning and Construction for Renovation and New Affordable Housing Development

The Invitation for Bids, referenced above, is modified as follows:

1. Project Scope and Requirements: Can you provide more details about the number and type of housing units required in this project?

Answer:

MBCAHF plans to contract up to 10 single-family home (SFH) developments, which may be executed in 2–3 construction phases. Progression to subsequent phases may be contingent upon the successful sale of homes from the initial phase.

Designs and renderings should reflect the architectural character of the target neighborhoods—Cliffview, Napier Heights, and Payne City. Proposed floor plans should be compatible with average lot sizes of 0.2 to 0.3 acres and include a mixture of the following layouts:

- 2 bedrooms / 1 bathroom
- 2 bedrooms / 2 bathrooms
- 3 bedrooms / 2 bathrooms

Market studies are currently being done on the target neighborhoods, and once received, will direct development efforts of future builds which is why it is important for developers to provide a mix of floor plans.

2. Project Scope and Requirements: What are the specific site conditions for the targeted vacant or blighted lots?

Answer:

Site conditions will range from overgrown, wooded lots to clean, cleared parcels with existing utility hookups. While many sites are expected to be ready for construction with minimal preparation, we are seeking pricing estimates for a range of site preparation scenarios. These should include, but not be limited to, tree removal, grading, and utility connection.

3. Project Scope and Requirements: Are there specific local building codes or regulations we should be particularly aware of for these developments?

Answer:

Properties are zoned appropriately for the proposed use; however, designs should be mindful of neighborhood characteristics.

4. Project Scope and Requirements: Will the county provide any additional assistance in securing necessary permits or managing community concerns?

Answer:

Yes, while the selected applicant will be required to coordinate with county departments for necessary permits, fees for MBC issued permits will be waived (this does not include utilities) . However, MBCAHF will coordinate with the county to response to community concerns.

5. Project Timeline: What is the expected timeline for completing each phase of the construction?

Answer:

MBCAHF's goal is to initiate development in the fourth quarter of 2025. Advancement to subsequent construction phases will depend on the sale of newly constructed homes and the availability of funding.

6. Project Timeline: Are there any specific deadlines or milestones that need to be met to align with funding or grant requirements?

Answer:

The MBCAHF Board will allocate federal ARPA funds, which must be fully expended by December 31, 2026. Funding decisions will be based on the selected developer's capacity to deliver within this timeframe, ensuring that project goals are met without exceeding the developer's operational limits.

7. Collaboration and Project Team: How involved will the county staff be in coordinating with consultants, architects, and engineers during the planning and construction phases?

Answer:

The project is run through MBCAHF Development Corporation, LLC. There will be no additional county staff coordination with consultants, architects, and engineers.

8. Budgeting and Funding: What is the total budget allocation per project or per unit, and are there any financial constraints we should be mindful of during design and construction?

Answer:

The per-unit budget will be determined based on pricing submitted by the selected applicant. MBCAHF will prioritize the construction of 2-bedroom/1-bathroom and 2-bedroom/2-bathroom homes, with a limited number of 3-bedroom/2-bathroom units. The target listing price is between \$150,000 and \$220,000 per unit.

Given that initial appraisals may be as low as \$120,000, proposals featuring high-quality, cost-efficient designs that help minimize financial loss will be viewed favorably.

9. Budgeting and Funding: How does the county handle cost overruns or change orders, and what procedures should we follow for budget adjustments?

Answer:

Changing orders will be submitted and reviewed by MBCAHF-the County is not a party to this contract.

10. Sustainability and Design Considerations: Are there any sustainability or energy-efficiency standards that the designs should adhere to?

Answer:

While not required, proposals that include options for sustainability or energy-efficient features will be viewed favorably.

11. Sustainability and Design Considerations: What is the county's preference regarding construction materials and finishes? Are there any specific local or regional materials that should be prioritized?

Answer:

Applicants should be mindful of the local materials and finishes of existing homes in the neighborhoods we are targeting such as Cliffview, Napier Heights and Payne City. Materials should be sought based on pricing and availability. There are no restrictions placed on where materials may come from.

12. Post-Construction and Maintenance: What are the post-construction expectations regarding warranty periods and ongoing maintenance for the homes?

Answer:

Standard warranty provisions with a minimum of 1-year for major systems and structure. Maintenance would be handled by MCHAHF until homes are sold.

13. Post-Construction and Maintenance: Will there be ongoing support or a property management plan once the homes are completed and occupied?

Answer:

MBCAHF will maintain the homes and may retain selected contractor for any needed repairs that may arise from vacancy.

14. General Clarifications: How does Macon-Bibb County handle unforeseen delays or disruptions in the project schedule?

Answer:

The selected applicant needs to be as proactive as possible and communicate delays or disruptions to MBCAHF staff promptly to offer up new timelines, proposed solutions, or request for assistance.

15. General Clarifications: Is there any flexibility in the scope or approach if unexpected challenges arise during the planning or construction phases?

Answer:

MBCAHF manages the project and maintains a degree of flexibility to navigate unforeseen challenges. We recognize that delays may occur due to infrastructure issues, permitting processes, or shifts in the economic landscape. We expect the selected applicant to maintain timely communication with MBCAHF staff and proactively propose solutions to help keep the project on track whenever possible.

16. Are any bonds required for this solicitation, such as a bid bond, performance bond, or payment bond?

Answer: Macon-Bibb County requires a bid bond.

17. How should firms structure their proposed schedule in terms of expected construction duration per phase or for the overall project?

Answer: No specific requirements.

18. Is there a map showing the building locations?

Answer: click on link below to see the map.

<https://arcg.is/1KjObv1>

19. Is there a list of addresses with the building locations?

Answer: click on link below to see the map.

<https://arcg.is/1KjObv1>

Please incorporate this change into the Invitation for Bid and acknowledge receipt of this addendum on your bid form.

Sincerely,

Laura Hardwick