



MACON-BIBB COUNTY, GEORGIA

Addendum #001

TO

Request for Proposals (RFP)

Construction Management-at-risk (CMAR) Services

FOR

The New Macon Arena

90922

90924

90930

95826

RFP # 26-013-LH

MACON-BIBB COUNTY

This Addendum is hereby made part of the Request for Proposals (RFP). In the event of any discrepancies with prior Addenda or communications, the provisions of this Addendum shall take precedence.

It is the responsibility of each respondent to consider this Addendum in the preparation of their submission and to ensure their teams are aware of the modifications or clarifications provided herein.

Acknowledgment of receipt is required by noting the Addendum number and date in the RFP submission.

This Addendum consists of (10) pages.

a. Optional Pre-Submission Meeting Attendee List

1. Tuesday, September 16, 2025, from 3:00 PM to 5:00 PM ET. (See attached)

b. Modifications/Clarifications to the RFP

1. Attachment "C" Scope of Services (See Attached)
 - i. Modifications to the Preconstruction Services quantity takeoffs and detailed line-item estimates.
2. Attachment "D" Fee Proposal (See Attached)
 - i. Modifications to the Fee Proposal chart.

ATTACHMENTS

- a. Optional Pre-Submission Meeting Attendee List
- b. Attachment "C" Scope of Services
- c. Attachment "D" Fee Proposal

Bid Title: Construction Management-at-Risk (CMAR) Services for The New Macon Arena
 BID NUMBER: 26-013-LH

Meeting Date: September 16, 2025
 Meeting Time: 3:00 pm to 5:00 pm

COMPANY NAME	COMPANY ADDRESS	PERSON ATTENDING	PHONE NUMBER	EMAIL ADDRESS
Macon-Bibb County Procurement	700 Poplar Street, Suite 308 Macon, GA 31201		478-803-0550	
Turner / Piedmont	107 Gateway Dr	Dallas C Smith	478-334-4550	dsmith@pcg-cm.com
Turner / Piedmont	107 Gateway Dr. Suite B Macon GA 31210	Jeff Glazer	706-412-0522	jglazer@pcg-cm.com
" "		Josh Schenke	718-640-3431	jschenke@tcco.com
" "	107 Gateway Dr. Suite B Macon Ga, 31210	Holden Cleveland	478-346-9524	hccplad@tcco.com
MEJA	107 Guthrie Way Peachtree City, GA 30214	Michael Caruso	770-776-8654	bids@meja.us
Hunt Industries	5426 Inner Parkway E Valdosta Ga 31601	Jody H. Sullivan	929-531-9291	jsullivan@Hunt-Construction.com
Barton Malow	4130 W Marshall St Suite 100 Charlotte, NC	Michael Chan	704-351-9760	michael.chan@bartonmalow.com

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Macon-Bibb County Procurement	700 Poplar Street, Suite 308 Macon, GA 31201		478-803-0550	
ALL STATE ELECTRICAL	4390 INTERSTATE DR. MACON GA 31210	JAEON DANIEL	770 301 6788	jdaniel@allstateelec.com
TURNER-PIEDMONT	3495 PIEDMONT RD NE Bldg 11, Suite 700, Atlanta, GA 30305	GARY SWIDORSKI	404-274-4911	GSWIDORSKI@TCCO.COM
Sheridan Construction	1572 Schofield St Macon GA 31204	Christy Cranford	478-747-0000	ccranford@sheridanconstruction.com
" "	" "	Michael Conipe	478-743-1578	mconipe@sheridanconstruction.com
Allstate Elec	4390 Interstate Dr Macon GA 31210	Jacob Patton	478-858-1082	jpatton@allstateelec.com

Bid Title: **Construction Management-at-Risk (CMAR) Services for The New Macon Arena**
 BID NUMBER: **26-013-LH**

Meeting Date: **September 16, 2025**
 Meeting Time: **3:00 pm to 5:00 pm**

COMPANY NAME		COMPANY ADDRESS	PERSON ATTENDING	PHONE NUMBER	EMAIL ADDRESS
Macon-Bibb County Procurement		700 Poplar Street, Suite 308 Macon, GA 31201		478-803-0550	
Barton Malow	Blake Boyd	1435 W. Morehead St, suite 190 Charlotte, NC 28208	Blake Boyd	443-909-1003	blake.boyd@bartonmalow.com
Sheridan Construction	Jake McCoy	1572 Schofield St Macon, GA	Jake McCoy	706 505 0535	Jmccoy@sheridanconstruction.com

Attachment “C” Scope of Services

Scope of Services

The services described below represent the minimum obligations of the Construction Manager-at-Risk (“CMAR”). This list is illustrative rather than exhaustive. The CMAR shall support the Owner and its consultants consistent with prevailing professional standards of care and best practices to help achieve the project’s schedule, budget, quality, and safety objectives. Services are to be provided as appropriate to project needs and as directed by the Owner for any phase of the work.

Preconstruction Services (Program Development, Schematic Design, Design Development, Construction Documents)

- a. Provide ongoing design-phase input, including constructability reviews, market/lead-time intelligence, labor and materials availability, cost impacts, and schedule implications at each design milestone.
- b. Recommend in writing alternate materials, systems, sequencing, and means/methods that may shorten schedule, improve quality, or reduce cost while maintaining design intent.
- c. Develop and maintain a master schedule and milestone updates through all design phases; present updates at Owner meetings.
- d. Prepare quantity takeoffs and detailed line-item estimates at PD, SD, and DD (or as otherwise requested by the Owner/Owner’s Representative), including cost narratives and assumptions.
- e. Provide updated opinions of probable cost, cash-flow forecasts, and anticipated draw schedules at each milestone.

Procurement, Bidding, and Award

- a. Prepare a unit-price schedule (as applicable) with clear descriptions, units of measure, and proposed unit rates.
- b. Finalize bidder lists by trade for the Owner/Owner’s Representative’s concurrence; package and issue bid scopes to subcontractors and suppliers.
- c. Actively solicit competitive pricing—target no fewer than three (3) qualified bids per trade/supplier for work estimated above \$5,000—then prepare a comprehensive bid tab and qualifications matrix identifying inclusions, exclusions, and variances. Upon Owner approval, award and execute subcontracts.

Construction Phase Services

- a. Prepare a comprehensive submittal register within one (1) week of contract award and submit it to the Owner/Owner's Representative and design team for review and approval.
- b. Hold and manage all subcontracts and purchase orders necessary to deliver the work in accordance with the contract documents.
- c. Develop a detailed CPM baseline schedule within ten (10) days of contract award and maintain rolling updates for each weekly progress meeting; identify critical path, near-critical activities, and recovery actions as needed.
- d. Provide full-time project supervision and quality control. Enforce compliance with the contract documents, specifications, and accepted schedule; manage cost, change, and risk.
- e. Establish, implement, and oversee all project safety programs—on and off site—and promptly furnish the Owner copies of the CMAR's safety policies and all safety reports or violation notices issued by authorities having jurisdiction.
- f. Convene weekly (or bi-weekly, as directed) progress meetings with subcontractors, the Owner/Owner's Representative, and the Architect/Engineer. Issue agendas and minutes; track action items and decisions; and drive resolution. As a minimum, weekly meetings shall include updated minutes and a current summary of: critical issues, budget status, CPM schedule, RFI log, submittal log, potential change order (PCO) log, executed change order log, and weekly progress photos.
- g. Administer subcontractor pay applications; compile and submit the CMAR's pay application with required backup in a timely manner.
- h. Obtain required permits (building and sub-trade) and coordinate inspections with authorities having jurisdiction; track approval status to avoid impacts.
- i. Coordinate with Owner-furnished vendors, utilities, operations staff, and any separate contractors to ensure interfaces are planned and executed without conflict.
- j. Price changes promptly with transparent backup; provide a rough order of magnitude (ROM) within three (3) days of a change request, and manage approved changes through to completion.
- k. In collaboration with the Architect/Engineer, generate a comprehensive punch list and correct all deficiencies within fourteen (14) days of identification, unless otherwise approved by the Owner.

Closeout and Turnover

- a. Deliver complete closeout documentation (warranties, guarantees, O&M manuals, test reports, training records) within thirty (30) days of Substantial Completion. Prepare and submit manufacturer warranty applications, bonds, and guarantees on the Owner's behalf for review/approval.
- b. Transmit field-verified changes and markups to the Architect/Engineer on a regular basis—no less frequently than every three (3) months—so record documents can be compiled without

delay.

- c. Coordinate receipt, protection, and hand-off of any Owner-furnished materials or equipment as directed by the Owner.
- d. Plan and conduct required coordination meetings with utility providers, campus/facility operations, and other authorities having jurisdiction; comply with all applicable site rules and regulations.

Attachment "D"

Fee Proposal

Having carefully examined all the requirements of this RFP, and any attachments and addenda, the undersigned proposes to furnish the Construction Manager-at-Risk services as required for this project on the following terms:

Establishment of the Construction Manager-at-Risk's Budget Limitation (CMBL): The Owner has established a CMBL amount of \$225,000,000 which includes the pre-construction phase fee, and the construction services GMP proposals.

1. Proposer's Pre-Construction Phase Fee: Proposer's Pre-Construction Phase Fee	\$
Note - Establishment of the Construction Cost Limitation: Using the CMBL and the Proposer's Pre-Construction Phase Fee identified above, the Proposer shall identify the Construction Cost Limitation (CCL)	
2. Construction Manager-at-Risk's Budget Limitation (CMBL)	\$225,000,000
3. Proposer's Construction Cost Limitation (CCL) (Line 2 minus Line 1)	\$
4. Proposer's Construction Phase Fee: Using the CCL identified on Line 3 above, the Proposer shall identify a Construction Phase Fee Percentage	%
5. Proposer's Estimated Construction Phase Fee Amount (Percentage on Line 4 times CCL in Line 3)	\$
6. Proposer's General Conditions Percentage: Using the CCL identified on Line 3 above, the Proposer shall identify a General Conditions Fee Percentage	%
7. Proposer's Estimated General Conditions Amount (Percentage on Line 6 times CCL in Line 3)	\$

Respectfully submitted and Certified by:

Proposer's Authorized Signature

**Proposer's Authorized Signature Printed
Name**

Date of Signature

Address

**UEI (SAM.gov)
Number**

Contact Person

**Contact Person
Email**

FAILURE TO USE THIS FORM MAY DISQUALIFY YOUR PROPOSAL.

FAILURE TO INCLUDE BOTH PAGES OF THIS FORM MAY DISQUALIFY YOUR PROPOSAL.