



# MACON-BIBB COUNTY, GEORGIA

Request for Proposals (RFP)

FOR

## **Fire Suppression Maintenance and Services**

26-037-LH

91022

91023

96177

**MACON-BIBB COUNTY**

ISSUE DATE: FEBRUARY 18, 2026

DUE DATE: MARCH 19, 2026

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. Small and other disadvantaged businesses requiring assistance with the competitive process can contact Cherise Stephens, Small Business Affairs at (478) 300-2297 or [cstephens@maconbibb.us](mailto:cstephens@maconbibb.us)

## I. GENERAL

### A. Invitation

Notice is hereby given that Macon-Bibb County will receive responses to the Request for Proposal for Fire Suppression Maintenance and Services (**original plus 5 copies and Flash Drive**) in the Procurement Department, 700 Poplar Street, Suite 308, Macon, Georgia 31201, until **12:00 o'clock NOON** at the time legally prevailing in Macon, Georgia on **March 19, 2026**, for **Fire Suppression Maintenance and Services** for Macon- Bibb County. Qualified vendors to provide comprehensive maintenance services.

### **NO LATE RESPONSES WILL BE CONSIDERED**

The names of responding firms will be publicly read on **Thursday, March 19, 2026, at 2:00 p.m.** in the Macon-Bibb County Procurement Department Conference Room, located at 700 Poplar Street, Third Floor, Macon, Ga 31201.

The deadline to submit questions is **Friday, February 27, 2026, by 3:00 p.m.** Questions must be emailed to [lhardwick@maconbibb.us](mailto:lhardwick@maconbibb.us).

### 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 Professional Services may also be posted on the Macon-Bibb County website at [www.maconbibb.us/purchasing](http://www.maconbibb.us/purchasing) and on the Georgia Procurement Registry website [https://ssl.doas.state.ga.us/PRSapp/PR\\_index.jsp](https://ssl.doas.state.ga.us/PRSapp/PR_index.jsp)

### D. Pre-Bid

A pre-bid mandatory conference is scheduled for **10:00 a.m., Wednesday, February 25, 2026**, at the **Middle Georgia Regional Airport Room Conference Room**, located at 1000 Terminal Drive, Macon, Georgia 31201. Deadline for submitting questions is **Friday, February 27, 2026, by 3:00 p.m.** All questions must be submitted via email to [Lhardwick@maconbibb.us](mailto:Lhardwick@maconbibb.us)

### E. Insurance Requirements

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 companies 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  
General Liability: \$1,000,000

F. Submittals

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

26-037-LH

Fire Suppression Maintenance and Services

Macon-Bibb County Procurement Department

700 Poplar Street

Suite 308

Macon, Georgia 31201

Telephone: (478) 803-0550

Submissions may not be withdrawn for a period of one hundred and 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.

G. Responsiveness

To be considered “*responsive*” the submission must include completed copies of the following documents:

- Price Proposal Form
- Proposer Qualification Form
- List of Sub-Consultants
- Minority Participation Goal
- Financial & Legal Stability Statement
- Georgia Security and Immigration Compliance Act (E-Verify) Affidavit

H. Responsibility

To be considered “*responsible*” the submitting firm must meet the following minimum qualifications:

- Three (3) years of experience providing the services included herein
- Licensed to do business in the State of Georgia
- Financially and legally responsible to perform the services included herein

I. Reservations

Macon-Bibb County will not provide compensation to Respondents for any expenses incurred by the Respondent(s) for submittal preparation or for any demonstrations that may be made, unless otherwise expressly stated or required by law.

Each submission should be prepared simply and economically, providing a straightforward, concise description of your firm’s ability to meet the requirements of this RFP. Emphasis should be on completeness, clarity of content, responsiveness to the requirements, and an understanding of the Owner’s needs.

Macon-Bibb County makes no guarantee that an award will be made as a result of this RFP and reserves the right to accept or reject any or all submittals, with or without cause, waive any formalities or minor technical inconsistencies, or delete any item/requirement from this RFP or contract when deemed to be in the Owner’s best interest.

Macon-Bibb County will consider only representations made within the submission in response to this RFP. Owner will not be bound to act by any previous knowledge, communication, or submission by the firms other than this RFP.

Failure to comply with the requirements contained herein may result in the submission being deemed “non-responsive” or “non-responsible”. Non-responsive submissions will not be reviewed for potential awards.

## II. BACKGROUND

Macon Bibb County government has a legislative branch which composes of ten Commissioners and employs approximately 1,708 individuals. The County provides a variety of services, that include Middle Georgia Regional Airport facility. The regional airport spans 1,149 acres and features two asphalt runways: Runway 5-23 measures 6,500 feet long currently undergoing a 500-foot extension, while Runway 14-32 is 5,000 feet long-both accommodating a variety of aircraft operations. Middle Georgia Regional Airport serves a hub for aviation activity, including a repair facility. In May 2025, Middle Georgia Regional Airport Contour Airlines updated its daily services from Baltimore/Washington International to Dulles International Airport.

## III. SCOPE OF SERVICES.

Macon-Bibb County Middle Georgia Regional Airport is soliciting an annual agreement for Fire Suppression Maintenance and Service from highly skilled contractors to provide a broad spectrum of fire protection maintenance and operational services. The Contractors must be certified in his/her trade and licensed in the State of Georgia. The services required include both preventive maintenance, routine maintenance, and on-call emergency repairs. The Scope of Work for this Request for Proposal will include the following services to provide all equipment and materials, (Macon Bibb reserves the option to purchase and provide equipment and materials on a situational case by case basis) and labor required to perform the listed services:

### Fire Suppression Services:

1. Provide Quarterly Preventive Maintenance Services. If there are any deficiencies seen during the preventive maintenance service, the contractor shall document and provide a written proposal for the recommended repairs and associated costs. All labor, parts, equipment provided by the Contractor shall be warranted or guaranteed for a period of time of not less than one year.
2. Perform annual inspections. Inspections to be completed with previous inspection dates whereas not to allow their certifications to expire. Prior to performing any inspections, a mutually agreed upon schedule must be approved by Macon-Bibb County designated personnel. If there are any deficiencies during inspection, the contractor shall document and provide a written proposal for the recommended repairs and associated costs.
3. Maintenance and Services performed must follow all applicable NFPA and related regulatory codes. In addition, comply with all applicable local, state, and federal laws.
4. Services to include the following facilities located at Middle Georgia Regional Airport: Airport Terminal, Operations Center, Executive Terminal building, maintenance building, deluge pump facility, Embraer facility, and all related fire suppression systems and equipment. Modifications may be required to update additional buildings for services.
5. Perform emergency repairs such as signal malfunctions, replacement and troubleshooting on fire protection equipment on an as needed basis.
6. At the completion of work, the Contractor shall remove all materials, supplies, debris and leave the area in a clean condition.

7. The awarded contractor will be utilized for as-needed maintenance throughout the term of the annual agreement.
8. Contractors shall provide monthly, quarterly, and year-to-date operational reporting services that highlight operational issues/conditions and summarize the preventive maintenance, remedial work requests and facility management. In addition, Contractor shall prepare an invoice listing the expenses to be paid and submit each invoice to Macon-Bibb County Government for payment in a lump sum.

Key Dates:

- RFP Release Date: 2/18/2026
- Questions Due: 2/27/2026
- Proposal Due Date: 3/19/2026

#### IV. SUBMITTAL FORMAT AND REQUIREMENTS

Along with the required submitting documents included, bidders shall provide the following:

- A Statement of Qualifications on the company's history with similar project
- A cost proposal (to be submitted in a separate envelope from the technical proposal)
- A timeline for completion.

Proposals shall be submitted by mail or hand delivery by 12:00 noon on March 19<sup>th</sup>, 2026. The address for submittals is:

Macon-Bibb County Procurement Department  
700 Poplar Street  
Suite 308  
Macon, Georgia 31201

Questions:

Any questions regarding this RFP shall be submitted to Laura Hardwick, Procurement Director in via email at [Lhardwick@maconbibb.us](mailto:Lhardwick@maconbibb.us). All questions will be aggregated, and answers shared with all interested bidders via addendum

#### V. SCORING (total possible number of points = 100)

Expérience/Qualifications – Maximum 40 points  
Capacity /Ressources - 40 Points  
Price – Maximum 15 Points  
Local Approach – Maximum 5 Points

#### VI. AWARD BASIS

Awards will be recommended to the respondent with the highest number of points.

## Service Locations

Middle Georgia Regional Airport owns approximately 5 buildings onsite. The table below provides a sample of locations. An inventory of buildings and updates will be provided to the awarded Contractor.

Facility	Address
Airport Terminal	1000 Terminal Drive, Macon GA
Operations Center	Locations will be provided during site visit
Executive Terminal Building (FBO)	
Deluge Pump Facility	
Embraer Facility	
Maintenance Building	

## Regular Work Hours

Regular works hour or between 8:30 a.m. to 5:30 p.m., Monday through Friday.

## After Hours

After-hours are from 5:30 p.m. to 8:00 a.m., Monday through Friday, Saturday and/or Sunday, including County Holidays.

Macon-Bibb County holidays observed are the following:

New Year's Eve	MLK Day
New Year's Day	Veterans Day
Memorial Day	Thanksgiving Day
Juneteenth	Day after Thanksgiving
Independence Day	Christmas Eve
Labor Day	Christmas Day

## Notification Response Time

Non-emergency response time the Contractor must respond via phone and/or email within one (1) business day.

Emergency response time, the Contractor must respond to the job site within one (2) hour of the call. Inability to respond will result in the County contacting the next available contractor.

Contractor must provide a 24-hour contact number to be answered by a live person.

**FIRE SUPPRESSION MAINTENANCE  
AND  
SERVICES COST PROSPOSAL**

DO YOU PROVIDE 24 HOURS, 7 DAYS PER WEEK SERVICE \_\_\_\_\_ YES \_\_\_\_\_ NO  
Labor Rates - Per Hour

Enter Hourly Rates for labor services used in performing all work which may be required. Labor rates shall be paid on the basis of Time on the Job Site. Labor rates shall include all direct and indirect costs such as transportation, G&A, contractor supervision, and profit, etc.

Labor Rate - Regular time - 8:00 a.m. to 5:30 p.m., Monday - Friday								
1.	Annual Preventative and Maintenance	HR	\$					
2.	On-Call Hourly Labor Rate (24-hour response)	HR	\$					
Labor Rate - Overtime 5:30 p.m. to 8:00 a.m., Mon. - Fri., Weekends & Holidays								
1.	On- Call Hourly Labor Rate, Overtime (24-hour response)	HR	\$					
<p><u>Emergency Service</u> Rate charge for work performed during regular or overtime hours.</p> <table style="width: 100%; border: none;"> <tr> <td style="width: 60%;"></td> <td style="text-align: center; width: 20%;">Response Time 2 Hour</td> <td style="text-align: center; width: 20%;">Response Time 4 Hour</td> </tr> </table>							Response Time 2 Hour	Response Time 4 Hour
	Response Time 2 Hour	Response Time 4 Hour						
1.	Emergency Service - Regular Time	HR	\$	\$				
2.	Emergency Service - Overtime, weekends, holidays	HR	\$	\$				

Parts and Materials

1.	Mark Up Over Cost (markup not to exceed 25%)	EA	%		
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Signature \_\_\_\_\_

Title \_\_\_\_\_

Print Name \_\_\_\_\_