



Macon-Bibb County Government

Procurement Department

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Laura Hardwick
Director of Procurement

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ADDENDUM # 3

To: ALL PROSPECTIVE FIRMS

Re: INVITATION FOR BIDS: 27-001-LH, Modular Housing Developer for the Macon-Bibb County
Affordable Housing Fund

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

1. RFQ vs. Bid — Basis of Selection.

The document is titled a Request for Qualifications, yet references "Invitation for Bids," "bid form," and "lowest responsive and responsible bid," and allocates 40 of 100 scoring points to Project Cost. Please confirm whether this is a qualifications-based selection or a price-driven procurement, and how cost and qualifications will be weighed in the final award.

Answer: The committee will base its decision on both qualifications and price. The weight of the categories are as follows:

Experience – Maximum 25 points

Project Approach – Maximum 35 Points

Project Cost – Maximum 40 Points

2. Required Responsiveness Forms.

Section F lists six documents required for a responsive submission (Proposer Qualification Form, List of Sub- Consultants, Minority Participation Goal, Financial & Legal Stability Statement, E-Verify Affidavit, and Non- Collusion Affidavit). These forms were not included in the solicitation package. Where may respondents obtain them?

Answer: See Attachment A documents located on the Macon-Bibb County Procurement website under the titled solicitation of this bid.

3. Addendum Acknowledgment.

Addendum #1 instructs respondents to "acknowledge receipt of this addendum on your bid form." No bid form was provided. Please identify the correct form for this acknowledgment.

Answer: Acknowledgement: is contained in the solicitation.

4. ARPA Compliance Requirements.

MBCAHF was capitalized with American Rescue Plan Act funds. Will this contract be subject to federal requirements such as Davis-Bacon prevailing wage, Build America / Buy America (BABA), and 2 CFR 200 Uniform Guidance procurement and reporting? These directly affect unit pricing.

Answer: MBCAHF has received state and federal funds so such requirements can be assumed in pricing and referenced in a description that federal and state regulations were taken into account when calculating costs.

5. Funding Mechanism & Timeline.

Addendum #1 states construction will begin in late 2026 or early 2027. Please confirm the funding source for the self-developed (non-loan) units and whether any federal expenditure deadlines apply to this work.

Answer: Recent state funding awarded requires 10 units to be built and sold by 2030. MBCAHF may explore the capacity of the selected applicant to build 5 or more units prior to the 2026 deadline of federal funds.

6. Developer Financing Role.

The RFQ references the MBCAHF loan product. Is the selected developer expected to finance construction through an MBCAHF loan, or is this a fee-for-service / fixed-price-per-unit arrangement funded directly by the County?

Answer: This is a fee-for-service. The selected developer will not be financing any portion of the project.

7. Lot Data.

Can the County provide the list of lots, addresses, dimensions, and current conditions for the initial ~10-lot batch in South Macon (Houston Ave) and Payne City?

Answer: The 10 initial lots are still being considered. Average lot size is 50x100, none of the lots will have structures, all have had residential housing, and they will be in a various state of clear-cut maintained empty lots to densely wooded areas.

8. Surveys.

Are current boundary and topographic surveys (or existing ALTA surveys, plats, or title work) available from the County, the Land Bank Authority, or MBCAHF for the designated lots? If not, should respondents assume the developer budgets for a licensed survey of each lot as part of the per-unit cost, and will any existing survey data be furnished at the time lots are assigned?

Answer: No, the County, Land Bank Authority, and MBCAHF do not have surveys for the lots. The developer should budget for a licensed survey of each lot.

9. Utilities.

Are water, sewer, electric, and gas services available at each lot line, or is utility extension part of the developer's scope?

Answer: Water, sewer, and electricity should be available at all the lots; however, there have been a few cases where large lots were divided and new hookups were needed. Therefore, this should be included in the developer's scope.

10. Geotechnical & Flood.

Are soils/geotechnical reports available for the lots? Are any of the designated lots located within a FEMA- designated flood zone?

Answer: No, soils/geotechnical reports are not available for the lots. None of our intended development areas are located within a FEMA – designated flood zone.

11. Demolition & Abatement.

How many lots contain existing structures requiring demolition? Have asbestos/lead surveys been performed, and who bears the cost of any required abatement?

Answer: None, all lots have been previously cleared.

12. Grading & Sitework.

Addendum #1 indicates the developer will hire grading contractors. Should site grading and civil work be included in the per-unit price, or priced separately per lot given variable site conditions?

Answer: It is recommended that the site grading be priced separately to show the range of site work needed.

13. A/E of Record — Conflict of Interest.

The selected developer intends to serve as the architect and engineer of record for the housing units, providing integrated design-build delivery. Please confirm this does not constitute a conflict of interest under the County's procurement rules and that a single firm serving as developer, designer, and builder is acceptable for this program. If independent design review is required, please identify who provides it and who bears that cost.

Answer: To be determined upon evaluation.

14. Zoning.

Are the target lots currently zoned to permit single-family and duplex uses as-of-right, or will rezoning or variances be required? Who is responsible for securing such approvals?

Answer: Most of the sites are already zoned appropriately, but once the site selection is finalized MBCAHF will rezone where appropriate. However, the developer will need to request variances depending on the layout if needed.

15. Design Standards & Overlays.

Are there County design guidelines, a pattern book, minimum square-footage requirements, or historic- district design review (relevant to Payne City) that units must satisfy?

Answer: No, we just request the design is in-line with the character of the neighborhood.

16. Modular Approval Path.

Will Macon-Bibb accept state-approved industrialized/modular buildings (Georgia's industrialized buildings program with third-party inspection), or is full local plan review required for each unit?

Answer: The buildings that are approved through this program are not built to be used as a Residence, but Commercial /Industrial Occupancies. Therefore, units must receive full local plan review.

17. Energy & Accessibility Standards.

Are specific performance standards required (e.g., ENERGY STAR, HERS rating, ADA/visitability), or is the "where feasible" standard in the Scope of Services the governing requirement?

Answer: No specific standards are listed at this time, but pending funding opportunities, the developer may be asked to meet certain performance requirements in the future.

18. Unit Mix.

For a typical 10-lot batch, is a specific mix of unit types (1BR/1BA, 2BR/2BA, 3BR/2BA, and duplex) required, or does the developer propose the mix?

Answer: A pricing of units based on order size to reflect cost effectiveness from scaled unit purchases may include a chart like that below. State the per unit cost based on the number of units ordered

	Cost per unit for 1 unit	Cost per unit for 5 units	Cost per unit for 10 units
1BR/1BA			
2BR/2BA			
3BR/2BA			

19. Level of Design at Submission.

The Project Approach section requests "blueprints, designs and budgets." For a qualifications submission, does the County require full construction drawings, or are conceptual/schematic designs with preliminary budgets acceptable?

Answer: Conceptual/schematic designs with preliminary budgets are acceptable.

20. Land Ownership & Disposition.

Does MBCAHF / the Land Bank Authority retain title during construction, or does title transfer to the developer? Who is responsible for end-buyer/tenant income qualification and the sale or lease of completed units?

Answer: MBCAHF will retain title. MBCAHF will be responsible for end use of completed units.

21. Bonding.

Are payment and performance bonds required for this contract? If so, please specify the required amounts.

Answer: Yes. 100% of the total cost of bid.

22. Contract Structure & Volume.

Will this be a single or multiple award? What is the anticipated contract term, and what is the total projected program volume beyond the initial 10-lot batch?

Answer: The contract term is for 2 years with 1-year renewals for up to 5 years. Volume will be based on funding availability, ideally 10-20 units/year.

23. Payments & Retainage.

How will progress payments / construction draws be structured, and what retainage percentage applies?

Answer: Draws can be requested monthly. Retainage of Completed Work is 5%.

24. Delay Damages & Warranty.

Are liquidated damages assessed for construction delays, and what warranty period is required for completed units?

Answer: Currently, MBCAHF is not requiring liquidated damages for construction delays. A 1-year warranty period is required for completed units.

25. Minority Participation Goal.

Is there a specific M/W/DBE participation percentage goal for this contract, or does the respondent set and commit to its own goal on the Minority Participation Goal form?

Answer: Please refer to the solicitation for instructions pertaining to M/W/DBE participation.

26. Local Preference Application.

How is the 5% local preference applied within the 100-point scoring system for a non-Bibb County firm, and does the use of local or M/W/DBE sub-consultants offset the preference?

Answer: The local preference will be based only on the location of the firm. Local sub-consultants will not offset the preference if the firm is not located within Macon-Bibb County.

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

Sincerely,

Laura Hardwick