Macon-Bibb County Government

Procurement Department

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Laura Hardwick
Director of Procurement

November 12, 2026

ADDENDUM # 1

To: ALL PROSPECTIVE FIRMS

Re: INVITATION FOR BIDS: 27-020-LH, Commercial Storage Building

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

1. In the specs it seems to say a 12" concrete slab, is this accurate? The entire 50x170 will be 12" inches thick?

   Answer: Yes. This is correct.

2. Following up before the November 4 pre-bid meeting: can the installing contractor use an engineered bolt-together red iron I-beam system for 27-020-LH, or is the ladder-leg/base-rail design required?

   Answer: Red Iron or Ladder Leg.

3. If the alternative can be considered, is a public planholder or interested-contractor list available?

   Answer: There is no available plan holder list.

4. The written scope lists one 14’ x 14’ chain-hoist roll-up door, while the layout appears to show two 14’ x 14’ door markings. How many complete 14’ x 14’ doors are required?

   Answer: Two roll-up and one walk-in door as shown.

5. For the two 18’ x 18’ openings, are complete roll-up doors to be furnished and installed, or only framed openings?

   Answer: Furnished and installed.

6. Does the 5-foot-on-center framing requirement apply to every structural support line, and is the specified 14-gauge framing mandatory, or may an engineered alternative PEMB system be proposed?

   Answer: You may quote alternative.

7. Please confirm the 24’ x 24’ footing notation, footing depths and quantities, and whether the 12-inch slab thickness applies throughout the entire 50’ x 170’ footprint.

   Answer: The slab thickness applies throughout 50’x170’ footprint, 24”x24.”

8. Please confirm the required limits/quantities of fill dirt, site grading and plumbing stub-out, and whether a geotechnical report is available.

   Answer: Will need to submit this information (required quantities) with your bid.

9. What is the project site address? Is a geotechnical report, topographic survey, or existing grade information available to bidders?

   Answer: The site address is 1122 Seventh Street Macon, GA 31206. There is no existing grade info.

10. What are the required insurance limits for commercial general liability, automobile, workers’ compensation, and umbrella/excess, in addition to the Builder’s Risk “All Risk” coverage at 100% of the contract sum stated in the IFB?

    Answer: Please refer to the minimum requirements stipulated in the solicitation.

11. For the two 18' x 18' roll-up door “frame-outs,” is the successful bidder to furnish and install the roll-up doors, or provide frame-outs only?

    Answer: The bidder is to furnish and install the rollup doors.

12. Is any electrical work included in this bid (service, lighting, receptacles, door operators, or similar)? Attachment B does not list electrical.

    Answer: There will be no electrical.

13. For the plumbing stub-out: is this domestic water, sanitary sewer, or both? What size and location, and where does the contractor tie in?

    Answer: The sanitary sewer contractor will have to establish the tie in.

14. Please confirm the foundation and slab requirements (12" 4000 psi fiber slab and 24" x 24" footers). Who is responsible for engineering the metal building and the foundation?

    Answer: The vendor is responsible.

15. The Bid Form states a 60-day bid validity period, and the Bid Price Form states 90 days. Which period does it control?

    Answer: 90 days.

16. Attachment C references a “Back Storage Depth 150"’ while the building length in Attachment B is 170'. Please clarify the intended building dimensions. Also, Attachment B’s numbering skips item 9. Was an item omitted?

    Answer: The building is 50'x150' with an 18' roof over slab at the front of the structure. The slab will extend 20'.

17. What are the payment terms, retainage percentage, and the form of contract the County intends to use?

    Answer: Typically, 5% retainage will be withheld from each payment until the final payment is made. The Owner will only pay for items used and actual work performed.

18. What quantity of fill dirt should bidders assume, and is spoil haul-off included in the contractor's scope?

    Answer: That will be determined by the bidder.

19. Can a company serve as the prime contractor while partnering with a licensed construction subcontractor to perform the technical work, or must the prime contractor hold a Georgia General Contractor license?

    Answer: Prime contractors must hold a Georgia General Contractor license.

20. Is a bid bond required for this solicitation? Additionally, are performance and payment bonds required upon award?

    Answer: To be considered, shall be accompanied by a bid bond, payable to the Owner, in an amount not less than five percent (5%) of the total base bid.

    The bidder to whom the award is made shall submit a Payment Bond and a Performance Bond, both in the amount of one hundred percent (100%) of the contract price.

21. Is construction drawing plans already produced for us to submit when applying for permits?

    Answers; Drawings and dimensions are linked with solicitation documents.

22. Is temporary fencing required to secure the construction zone?

    Answer: No fencing will be required.

23. What is the proposed job site location?

    Answer: Please refer to question # 9 for answer.

24. Is this new construction or existing demolition and rebuild?

    Answer: This is a new construction.

25. Is the construction site currently cleared and construction-ready, or is the contractor responsible for clearing trees, vegetation, stumps, debris, and existing structures?

    Answer: No. The site has rocks and dirt.

26. Will the County provide engineered site plans, topographic surveys, grading plans, and geotechnical reports?

    Answer: No.

27. What are the required finished-floor and final site elevations?

    Answer: Rough concrete-level.

28. Are estimated excavation, cut, fill, and imported soil quantities available?

    Answer: No.

29. Who is responsible for hauling and disposing of excess excavated materials?

    Answer: Vendor is responsible.

30. What soil-compaction standards and testing requirements apply, and who pays for testing?

    Answer: Macon Bibb standards stated in this solicitation applies and contractor will be responsible for cost.

31. Are erosion-control and stormwater-management measures required?

    Answer: No.

32. Are there known underground utilities, unsuitable soil conditions, or drainage issues?

    Answer: No.

Concrete Foundation and Slab:

33. Can the County confirm whether the concrete slab must be 12 inches thick throughout the building?

    Answer: Yes. 12 inches is required.

34. Are engineered foundation drawings available showing footings, thickened edges, reinforcement, and anchor bolt requirements?

    Answer: No footings, thickened edges are required. Yes, for reinforcement and anchor bolts.

35. What concrete PSI, reinforcement, and subbase specifications are required?

    Answer: See attachment B (bid # 27-020-LH) on the Macon-Bibb County Procurement website.

36. Are vapor barriers, aggregate base, or insulation required?

    Answer: Yes, for vapor barrier, yes for aggregate base, and yes for TBD insulations.

37. What vehicle, equipment, or storage loads must the slab support?

    Answer: Vehicles weigh as much as 82k.

38. Who is responsible for geotechnical testing, concrete testing, inspections, and certifications?

    Answer: The contractor is responsible.

39. Are there specific requirements for expansion joints, control joints, finishing, curing, or sealing?

    Answer: TBD by contractor.

Pre-Engineered Metal Building:

40. Is the contractor responsible for furnishing the complete pre-engineered metal building package, including materials, fabrication, delivery, and installation?

    Answer: Yes.

41. Are engineered architectural and structural drawings available?

    Answer: No.

42. What are the required building dimensions, eave heights, roof pitch, and wind-load specifications?

    Answer: See attachment B (bid # 27-020-LH) on the Macon-Bibb County Procurement website.

43. Are specific manufacturers, materials, finishes, or colors required?

    Answer: White with blue trim.

44. The solicitation references two 18-foot openings. Are these openings required to include fully operational overhead or roll-up doors, or are they intended to remain open?

    Answer: Manual roll-up doors.

45. If doors are required, what are their dimensions, specifications, and operating mechanisms?

    Answer: Standard rollup door to fit openings.

46. Are insulation, ventilation, gutters, and downspouts included in the required scope?

    Answer:4’ louvres required on far

47. Must the contractor provide stamped engineering and fabrication drawings?

    Answer: TBD by Safe Built.

48. Are equivalent metal building manufacturers acceptable?

    Answer: Yes.

Electrical, Plumbing, Utilities, and Drainage:

49. Is electrical installation included, including service connections, panels, receptacles, and interior/exterior lighting?

    Answer: No.

50. Are plumbing, water, sewer, or plumbing stub-outs required?

    Answer: Supply plumbing stub out.

51. Will the County provide utility connection points and identify their locations?

    Answer: No.

52. Are stormwater drainage improvements, underground drainage, or downspout connections required?

    Answer: No.

53. Who is responsible for utility connection fees, permits, and inspections?

    Answer: Safebuilt for permits and inspections.

54. Are HVAC, mechanical ventilation, fire protection, or other life-safety systems required?

    Answer: No.

Construction Schedule and Site Logistics

55. What is the anticipated Notice to Proceed date?

    Answer: To be determined.

56. What is the required construction completion timeframe?

    Answer: 90 days.

57. Are liquidated damages assessed for late completion?

    Answer: $100.00 per day.

58. What are the permitted construction hours and site access requirements?

    Answer: Between the hours of 7 A.M.- 7 P.M.

59. Is sufficient space available for equipment, material deliveries, staging, and temporary stockpiling?

    Answer: Yes.

60. Will temporary water and electrical service be available?

    Answer: Yes.

61. Are there restrictions on construction traffic, heavy equipment, or deliveries?

    Answer: No.

62. Is a pre-bid site visit available or mandatory?

    Answer: The pre-bid visit is recommended.

63. Licensing, Insurance, Bonding, and Payment

    Answer: Please refer to questions #21 for answers.

64. Is a bid bond required? If so, what percentage?

    Answer: Please refer to question # 21 for answers.

65. Are performance and payment bonds required, and at what percentages?

    Answer: Please refer to question #21 for answers.

66. What are the minimum insurance coverage requirements?

    Answer: Please refer to solicitation.

67. What Georgia contractor licensing classifications must the prime contractor possess?

    Answer: Prime contractors must hold a Georgia General Contractor license.

68. Are monthly progress payments permitted?

    Answer: To be determined.

69. What retainage percentage, if any, will be withheld?

    Answer: Please refer to question #18 for answer.

70. Are certified payroll, prevailing wage, or other labor compliance requirements applicable?

    Answer: Must meet state, local, and federal guidelines.

71. Will the County provide a sample contract for review?

    Answer: No.

72. How will unforeseen subsurface conditions, additional excavation, and change orders be handled?

    Answer: Contractor must communicate to the director of Vehicle Maintenance/Project any unforeseen events. Macon-Bibb County Director will then reach out to the appropriate leadership of Macon-Bibb to evaluate any additional cost that may be incurred during construction. Change orders must receive approval from Macon-Bibb County's designated personnel.

73. Are local business, minority business, disadvantaged business, or subcontracting participation requirements applicable?

    Answer: Macon-Bibb County encourages minority and disadvantages participation. This is not a mandatory requirement.

Subcontracting and Prime Contractor Eligibility

74. AEM requests clarification regarding the County's requirements for prime contractor qualifications and subcontracting.

    Answer: Prime contractors must hold a Georgia General Contractor license. Please see solicitation for subcontractors reporting.

75. May the awarded prime contractor subcontract specialized work, including concrete foundation installation, metal building erection, electrical work, and plumbing?

    Answer: Yes. Subcontractors' information must be submitted with the solicitation.

76. Must subcontractors be identified during bid submission, or may they be submitted for approval after award?

    Answer: If applicable. Please refer to Attachment A documents attached to this solicitation (27-020-LH).

77. Are there limitations on the percentage of work that may be subcontracted?

    Answer: To be determined.

78. Must specialty subcontractors hold specific Georgia licenses or certifications?

    Answer: Please refer to the requirements stipulated in the solicitation.

79. Are there minimum self-performance requirements for the prime contractor?

    Answer: Please refer to the solicitation for contractor requirements.

80. Would the County permit a qualified site preparation and transportation contractor to serve as the prime contractor while utilizing appropriately licensed and qualified subcontractors for specialized construction trades?

Answer: To serve as a prime contractor you must hold a Georgia General Contractor license.

81. AEM seeks to ensure that its proposed contracting structure complies with all applicable County requirements before submitting a bid.

    Answer: AEM must comply with all applicable state, local, and federal requirements.

Drawings, Specifications, and Bid Documentation

82. Can the County provide a complete set of engineered site plans, grading plans, foundation drawings, and metal building specifications?

    Answer: No.

83. Are existing geotechnical reports, site surveys, and supplemental construction documents available?

    Answer: No

84. Is there a required line-item pricing breakdown or bid schedule?

    Answer: No

85. Are additional drawings, specifications, or clarifications anticipated before the bid deadline?

    Answer: No.

86. Will all responses to bidder questions be distributed through an official written addendum?

    Answer: Yes.

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

Sincerely,

Laura Hardwick