27-019-LH Attachment B

REQUEST FOR PROPOSALS

Project Title: Construction Manager at Risk (CMAR) Services for Walker Road Landfill Stormwater Pump Installation

Owner: Macon-Bibb County

Engineer of Record: Hofstadter and Associates

1. Project Overview

Macon-Bibb County (the "Owner") intends to construct and install a new stormwater pump system at the Walker Road Landfill. The landfill closure project was recently completed, and the site is currently in closure.

The objective of this project is to replace the existing diesel-driven stormwater pumps currently in use at the entrance road to the landfill with a new electric-driven system, which will require routing and installing permanent power to the site.

Because the design has not yet commenced, the Owner has elected to employ a qualifications-based selection process to evaluate and choose a Construction Manager at Risk (CMAR). The selected CMAR will provide comprehensive preconstruction collaboration, procurement, and construction services alongside the Engineer of Record, Hofstadter and Associates.

2. Scope of Services

The CMAR delivery method integrates the construction manager into the project early to maximize budget control, scheduling, and constructability.

Preconstruction Phase:

- Collaborate intimately with Hofstadter and Associates during the design progression.
- Provide constructability reviews, value engineering, and life-cycle cost analysis for the pump installation and the permanent power routing.
- Develop and maintain a master schedule and milestone updates.
- Prepare cost estimates at the 30%, 60%, and 90% design milestones.

Procurement & GMP Phase:

- Actively solicit competitive pricing—targeting no fewer than three (3) qualified bids per trade/supplier for work estimated above $5,000.
- Submit a Guaranteed Maximum Price (GMP) proposal based on the finalized construction documents.

Construction Phase:

- Manage all subcontracts, purchase orders, and site safety.
- Coordinate and execute the installation of permanent power infrastructure to service the new electric-driven stormwater pump.
- Ensure delivery, mounting, and alignment of the specified equipment.
- Safely decommission and remove the existing diesel-driven pumps at the entrance road upon successful startup of the new system.

3. Minimum Qualifications

To be considered "responsible," the submitting firm must meet the following baseline requirements:

- Must be a licensed General Contractor in the State of Georgia.
- Must demonstrate the ability, capacity, and financial backing to perform the required work.
- Must have similar experience in the size, scope, and complexity of municipal water infrastructure, electrical utility routing, or pump station projects.
- Must be able to provide a 100% Performance and Payment Bond upon GMP acceptance.

4. Submittal Requirements

Firms should submit one (1) original and three (3) hard copies of their proposal, alongside one (1) electronic copy. Proposals must include:

1. **Letter of Interest:** Identifying the firm, primary contact, and acknowledgment of any addenda.
2. **Firm Experience & Track Record:** Provide a minimum of three (3) references for similar municipal water/wastewater projects, including contacts for both the Owner and the Architect/Engineer.
3. **Project Team:** Resumes for the proposed Project Executive, Preconstruction Manager, and Site Superintendent.
4. **Approach to Preconstruction & CMAR:** Outline systems for scheduling, estimating, electrical/power coordination, cost control, and collaboration with the Engineer of Record.
5. **Current Workload & Financial Capacity:** Provide a summary of current projects under construction to demonstrate availability, and a letter from the firm's surety provider confirming bonding capacity.
6. **Pricing Proposal (Submit separately):** Provide a statement outlining your proposed fees based on a placeholder construction budget of $300,000 (used for evaluation purposes only). Include the following:

    - **Preconstruction Services Fee:** A lump-sum cost for design collaboration, estimating, and scheduling.
    - **Construction Management (CM) Fee:** A percentage markup applied to the Cost of the Work to cover profit and overhead.
    - **General Conditions:** An estimated monthly rate or percentage for on-site management and temporary facilities.

5. Evaluation & Scoring Matrix

The Evaluation Committee will score submissions based on the following Quality-Based Selection (QBS) criteria:

Evaluation Criteria	**Maximum Points**
Firm Experience & Past Performance (Similar municipal projects)	25 Points
Qualifications of the Proposed Team (Preconstruction and Construction roles)	25 Points
Project Approach & Methodology (Constructability, scheduling, electrical coordination)	15 Points
Current Workload & Availability (Capacity to successfully execute the project timeline)	15 Points
Pricing Proposal (Preconstruction Fee, CM Fee %, and General Conditions evaluated against a $300,000 placeholder budget)	20 Points
TOTAL	**100 Points**

Note: Following the evaluation of the technical proposals, the Owner may or may not shortlist firms for interviews. The Request for Preconstruction Fee and General Conditions will be issued only to the highest-ranked firm(s).

6. SPECIFICATIONS:

Equipment Technical Specifications Baseline

(To be utilized by the CMAR for initial preconstruction pricing and supplier outreach)

1. General System Description

The project requires a base bid (or engineer approved) Godwin Dri-Prime® Model CD150M six-inch centrifugal single-stage end suction pump set or approved equal. It shall be a heavy-duty, fully automatic, self-priming electric drive skid-mounted utility pump capable of handling solids up to three inches in diameter.

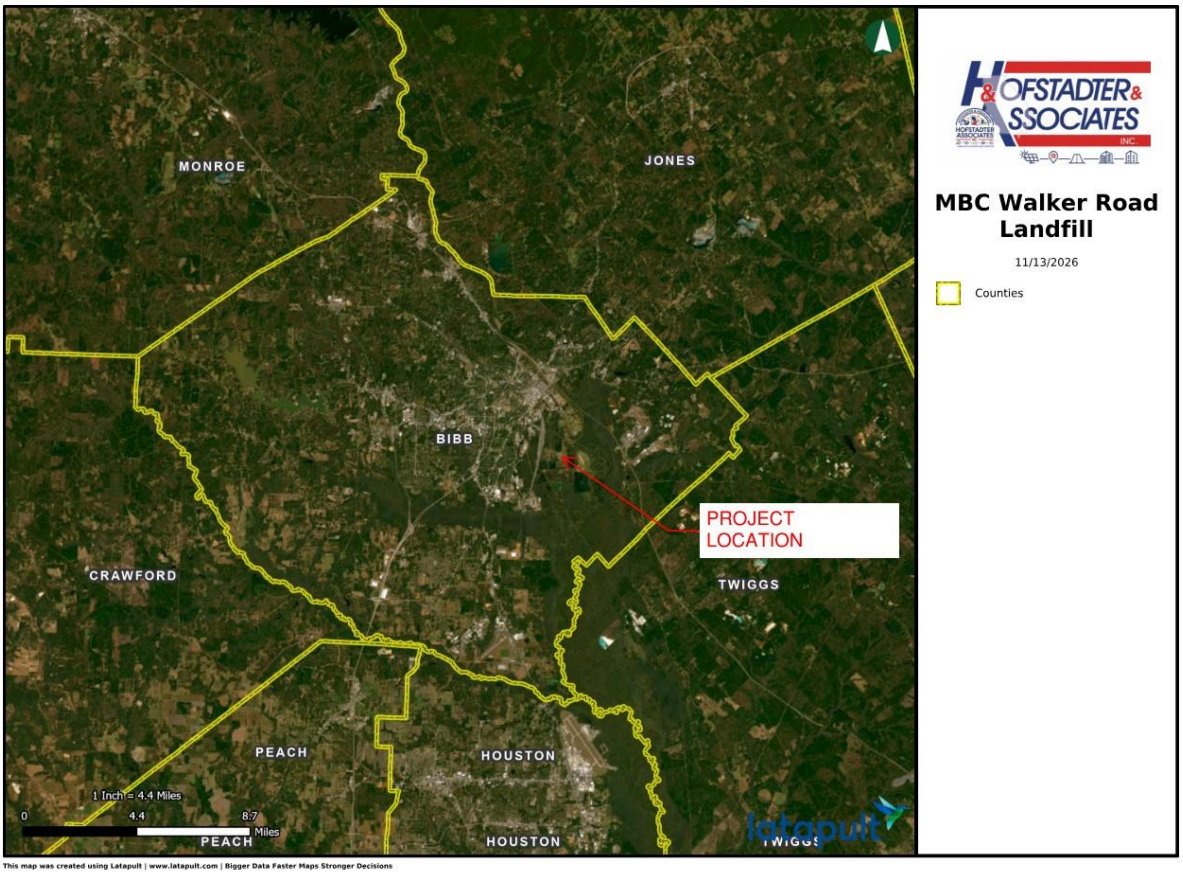
2. Design & Performance Requirements

- **Capacity:** Up to 1,700 G.P.M. and total heads to 165 feet.
- **Motor:** 50 HP, 1750 RPM, 460 Volt, 3 Phase. Direct coupled to the pump shaft through a flexible coupling (no gear reduction or belt drive acceptable).
- **Impeller:** Fully open, three-bladed solids handling impeller fabricated from cast-chromium steel (minimum Brinell 341 HB hardness).
- **Priming System:** Godwin patented fully automatic Dri-Prime® air-ejector system incorporating a twin-cylinder compressor and air ejector assembly, capable of priming up to 28 feet static suction lift.
- **Dry Running Capabilities:** The mechanical seal shall be fully immersed in an oil bath, allowing the pump to run completely dry for unlimited periods of time.
- **Valves:** Integral ball-type Non-Return Valve (NRV) of nitrile rubber constructed to allow internal access without disconnecting the discharge hose.

3. Execution & Mounting

The pump set and motor shall be completely mounted to a structural steel skid featuring a centralized lifting bracket and eye. Pump and motor must be connected via a Dodge Powerbase flexible type coupling (or similar) secured with taper lock bushings.

LOCATION EXHIBITS





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HOFSTADTER & ASSOCIATES INC.

MBC Walker Road Landfill

11/13/2026



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