Macon-Bibb County, Georgia

REQUEST FOR PROPOSAL

FOR

Construction Manager at Risk Services (CMAR)
Installation of Storm Water Pump System
Phase II

95826
91360
89069
72090
72064
72036

BID NUMBER: Enter 27-019-LH

ISSUED: 11/17/26

BIDS DUE NO LATER THAN 12:00 NOON ON THURSDAY, DECEMBER 17, 2026

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

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 csthepens@maconbibb.us

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Forms Provided:
- Bid Form
- Bidder qualification form
- Financial & Legal Stability Statement
- List of sub-contractors
- Bidder minority participation goal
- Georgia Security and Immigration Compliance Act (E-Verify) Affidavit

Attachments:
- A – Specifications/Scope of work
- B – Plans & Drawings

(CMAR) Installation of Storm Water Pump System

I. GENERAL

A. Invitation

1. Notice is hereby given that the Macon-Bibb County Board of Commissioners will receive sealed request for proposal **(original plus 5 copies & Flash Drive)** in the Procurement Department, Suite 308, Macon-Bibb Government Center Annex, 700 Poplar Street, Macon, Georgia 31201, until **12:00 NOON** at the time legally prevailing in Macon, Georgia on **Thursday, December 17, 2026,** for **27-019-LH Construction Manager at Risk (CMAR) Services for Installation of Storm Water Pump System Phase II** for the Walker Road Landfill located in Macon, Bibb County, Georgia**.**

NO BIDS WILL BE ACCEPTED AFTER THIS DESIGNATED TIME.

2. Bids will be publicly opened in the Macon-Bibb County Board of Commissioner's Conference Room on **Thursday, December 17, 2026,** at 2:00 pm. Deadline to submit questions **Friday, November 27, 2026**, by **3:00 pm** standard eastern time. All questions must be submitted by email to lhardwick@maconbibb.us

3. 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 subcontractors where possible. Small and other disadvantaged businesses requiring assistance with the competitive process can contact Charise Stephens, Director of Small Business Affairs at (478) 803-2819 or cstephens2@maconbibb.us

B. Bid Documents

1. Bid documents may be examined and obtained, viewed and downloaded from one of the links included below:

Georgia Procurement Registry website
http://ssl.doas.state.ga.us/PRSapp/PR_custom_index.jsp?agency=61100

Macon-Bibb County Procurement Page www.maconbibb.us/purchasing

2. Do not edit any other required documents (Attachment A).

C. Onsite Visit

1. One on one onsite visit to be scheduled by contacting Chris Hofstadter by email at chad@hofstadter.com

D. Bid Bond

1. Bids, in order 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.

a) This bid security shall become payable to the Owner only if the bidder, to whom award is made, should fail to execute a contract with the Owner and furnish bond and insurance in accordance with terms of the contract within ten (10) days after notification of award.

E. Sealed Bids

1. Envelopes shall be identified on the outside as

"Bid 27-019-LH CMAR for the
Installation of a Stormwater Pump System Phase II"
and delivered by hand or mailed to:
Macon-Bibb County Procurement Department
Suite 308, 700 Poplar Street
Macon, Georgia 31201

F. Bid Bond

1. Bids, in order 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.
   a) This bid security shall become payable to the Owner only if the bidder, to whom award is made, should fail to execute a contract with the Owner and furnish bond and insurance in accordance with terms of the contract within ten (10) days after notification of award.

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
- Non-Collusion 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
- Must be a licensed General Contractor in the State of Georgia
- Financially and legally responsible to perform the services included herein

I. Validity

1. No bid may be withdrawn for a period of sixty (60) days after time has been called on date of bid opening.

J. Local Preference

1. Macon-Bibb County reserves the right to award bids to County businesses and merchants whose bid is within **5% (five percent)** of the lowest responsive and responsible bid which conforms to the Invitation to Bid.

K. Contract Award

1. The contract, if awarded, will be based on technical and cost proposal scores.

2. Guidelines in the award of this contract will be Section 36-10-2.2, Official Code of Georgia Annotated.

3. Upon award of the Contract, a pre-construction meeting will be held to discuss the project and to establish a schedule of work.

L. Surety

1. Whereas the anticipated contracted price exceeds $5,000.00 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.

a) Bonding company/Surety shall be:

(1) Rated B+ or better in the current Key Rating Guide as issued by A.M. Best Company, Oldwick, NJ.

(2) Licensed to do business in the State of Georgia.

M. Payment Conditions

1. A 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.

2. Change orders are issued for any variance from contract or plan sheets.

3. Any unauthorized work or material change will not be paid for unless a change order has been issued.

N. Excise Taxes

1. Any material that is to be incorporated into the work of this project may be consigned to Macon-Bibb County in the care of the contractor. If the shipping papers show clearly that any such materials are so consigned, the shipment shall be exempt from the tax on transportation of property under the provisions of Section 3478(b) of the Internal Revenue Code, as amended by Public Law 180-78th Congress.

2. The Contractor shall pay all transportation charges.

3. Each bidder shall take this exemption into account in calculating his bid.

O. Insurance

Insurance coverage shall be carried with an insurance company licensed to do business in the State of Georgia.

Insurance shall be obtained prior to commencement of work and shall remain in force throughout the period of the contract.

1. Macon-Bibb County shall be named as additional insured on the policy.

2. Coverage shall include water damage.

3. Contractor is responsible for any and all deductibles.

4. Required coverage:

   a) Worker's Compensation: Statutory

   b) General Liability:

      (1) $1,000,000.00 combined single limit for B.I., P.D.

      (2) Maximum deductible: $5,000.00

      (3) To include:

         (a) Premises – Operations

         (b) Products & Completed Operations

         (c) Broad form Contractual

         (d) Independent Contractor and Subcontractor

         (e) Underground explosion and collapse

   c) Automobile Liability:

      (1) $1,000,000.00 combined single limit for B.I. and P.D.

      (2) Maximum deductible: $5,000.00

      (3) To include:

         (a) Owned Automobiles

         (b) Hired Automobiles

         (c) Non-Owned Automobiles

II. INSTRUCTIONS TO BIDDERS

A. Definitions

1. Wherever the term "Owner", "County", or "Macon-Bibb County" occur in these specifications, it shall mean Macon-Bibb County, a political subdivision of the State of Georgia acting through the Macon-Bibb County Board of Commissioners.

2. Wherever the term "Engineer" occurs in these specifications, it shall mean the engineer of the Owner, the County Engineer, or his representative.

3. Wherever the term "work" occurs in these specifications, it shall mean the work as defined herein, including, all labor, materials, equipment, transportation, and supervision necessary to complete the contract.

4. Wherever the term "D.O.T." occurs in these specifications, it shall mean the Georgia Department of Transportation.

B. Related Documents

1. Specifications (Attachment "A")
2. Bid Form
3. Bidder's Qualification Form
4. Financial & Legal Stability Statement
5. Bidder MBE Plan Form
6. List of Sub-contractors
7. Bond Forms
8. E-Verify Affidavit
9. Title VI non-discrimination Notice

C. Bidder's Representation

1. Each bidder, by making his bid, represents that he has:
   a) Read and understand the bidding documents; and,
   b) Visited the site and became familiar with the local conditions under which the work is to be performed.
      (1) Bidders shall examine the areas wherein work of this project is to be carried out and shall take into consideration all conditions that might affect his work.
         (a) The failure of the bidder to inspect firsthand the areas affected by work in this project shall not relieve him of the obligation to comply fully with the scope of the work as defined herein.
         (b) No consideration will be given any claim based on lack of knowledge of existing conditions, except where the Contract Documents make definite provisions for adjustment of cost or extension of time due to existing conditions that cannot be readily ascertained.

D. Document Discrepancies

1. Should the bidder find discrepancies in, or omissions from the documents, he shall at once notify the Macon-Bibb County Procurement Department.

2. Requests for Interpretations of Drawings and Specifications shall be made in writing to the Macon-Bibb County Procurement Department not later than **Friday, November27, 2026,** prior to receipt of bids, email to lhardwick@maconbibb.us.

2. Any subsequent instructions to bidders will be issued in the form of addenda to the specifications and sent to the bidder. All addenda shall be enumerated in the Bid Form.

3. All definitions set forth in the specifications are applicable to this Instruction to Bidders, the Bid Form and the proposed Contract Documents including, but not limited to, drawings, project manual, and any addenda issued prior to receipt of bids.

   a) Addenda are written or graphic instruments issued prior to the execution of the Contract that may modify or interpret the bidding documents by deletion, additions, clarifications or corrections.

   b) Addenda will become part of the Contract Documents when the Construction Contract is executed.

E. 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.

F. Surety and Insurance Companies

1. The Contract provides that the surety and insurance companies must be acceptable to the Owner. The bidder shall require the attorney in fact who executes the required bonds on behalf of the surety to affix thereto a certified and current copy of his power of attorney indicating the monetary limit of such power.

III. SPECIAL CONDITIONS

A. General

1. All work to be performed as part of this specification shall comply with all codes, ordinances, and regulations applicable to the contract, including, but not limited to:

    a) International Building Code

    b) State and Local Building Code

    c) Georgia Department of Transportation (D.O.T.)

    d) Occupational Safety and Health Administration (OSHA)

    e) Other Federal, State, or Local Codes

B. Permits and Licenses

1. Contractor shall obtain all permits and licenses, paying all fees as required, for execution of the Contract. In addition, the Contractor shall arrange for necessary inspections required by the City, County, State and other authorities having jurisdiction, and submit certificates of approval to the Owner or his designated representative.

C. Layout of Work

1. The Contractor shall verify all existing conditions and contiguous work and lay out his work there from, providing for himself all other necessary measurements, lines and levels, and shall assume the responsibility for the correctness of the layout of the work.

D. Work Area

1. The Contractor shall confine his operations to as small an area as possible, using only the areas designated for on-site storage.

2. The Contractor shall protect all surrounding adjoining private and public property, taking every precaution to prevent damage or injury to trees, shrubs, curbs, sidewalks, driveways and fences along or adjacent to the work. Should damage occur, the Contractor shall restore, at his expense, any such property damage or injuries by his operations to a condition equal to that existing before such damage or injury was done, by repairing, rebuilding or otherwise restoring as may be directed by, and to the satisfaction of the Owner.

3. In case of failure on the part of the Contractor to restore such property, or make good such damages or injury, the Owner may, after forty-eight (48) hours written notice, proceed to repair, rebuild, or otherwise restore such property as may be deemed necessary, and the cost thereof shall be deducted from any monies due or which may become due the contractor under this contract.

E. Underground Utilities

1. The Contractor shall verify all underground utilities and their locations prior to commencing any work under this contract. Damage to underground utilities, and costs to repair same, shall be the responsibility of the Contractor.

F. Traffic Control

1. It shall be the responsibility of the Contractor to maintain traffic by utilizing adequate construction signs and flagmen at all times.

2. The Contractor shall furnish, install, maintain, and eventually remove all traffic control devises necessary to properly protect and divert traffic. Such barricades and detour signs shall be illuminated at night.

3. All costs associated with traffic control shall be the responsibility of the Contractor.

4. The Contractor shall assume all responsibility for damages resulting from the failure of the signs and/or barricades to properly protect the work from traffic.

G. Erosion Control

1. The Contractor shall control all erosion by incorporating temporary grassing, mulch, baled straw, or silt fencing wherever required.

H. Vandalism

1. The Contractor shall take every precaution not to leave equipment and materials where they can be reached and used for defacing new or existing work at any time.

I. Material Disposal

1. The Contractor shall allow no trash, dirt, stumps, tree trunks, or excess material to accumulate and shall be responsible for removing same from the premises.

   a) Such items shall be disposed of off the premises.

   b) Burning material on the site will not be permitted.

   c) All costs of removing trash shall be the responsibility of the Contractor.

   d) The place and method of disposal shall be the responsibility of the Contractor.

J. Extension of Time

1. In the event the work under this project is delayed by neglect, delay, or default of any other Contractor or the Owner, or by any damage which is the result of an Act of God, or by a general strike of the employees, the Contractor shall have reason to claim for delay and request an extension of time to complete the contract.

K. Liquidated Damages

1. Liquidated damages in the amount of $150 shall be charged to the contractor for each day that the project is delayed beyond the completion date of the contract. These charges are to defray the cost of inspection by Macon-Bibb employees assigned to the project.

L. Inspection

1. The Engineer may appoint inspectors to inspect all materials used and all work performed. Such inspection may extend to all or any part of the work and to the preparation of manufacture of the materials to be used. The inspectors will not be authorized to revoke, alter, enlarge or relax the provisions of this specification, nor will they be authorized to approve or accept any portion of the completed work or to issue instruction contrary to the plans and specifications. The inspector shall have authority to reject defective material and to suspend work that is being improperly done, subject to the final decision of the Engineer.

2. It is mutually agreed between the parties to the contract that to prevent all disputes and misunderstandings between them in relation to any of the provisions contained in these specifications, or their performance by either of said parties, the Engineer shall serve as the referee to decide all matters of construction of the specifications and of the terms of the contract, and as to all matters arising or growing out of said contract and his decision shall be final and binding upon both parties.

3. The Engineer and his inspectors shall have free access to all parts of the work, and to all material intended for use in the work. The work will be inspected as it progresses, but failure to reject or condemn defective work at the time it is done will in no way prevent its rejection whenever it is discovered before the work is finally accepted and approved, nor will final acceptance and approval constitute waiver by the County of any right of action for defective work or the failure to perform the contract according to its terms.

IV. EXECUTION

A. General

1. It is the intent of this specification to provide CMAR Services for the installation of a new Stormwater Pump System, for the Macon-Bibb County Walker Road Landfill, Macon, Georgia.

B. Specifications

1. The Contractor shall provide all services as outlined in Attachment “B”- Specifications, attached hereto and incorporated herein

C. Schedule

1. The contractor shall commence work within 10 calendar days following issuance of Notice to Proceed, shall execute the work diligently, and shall complete all work requirements within 30 calendar days following the Notice to Proceed. This time includes weather delays of 3 workdays. This time shall include all clean up, demobilization, and other necessary work to return the project area to its final state.

V. WARRANTY

A. The Contractor shall guarantee all labor and workmanship for minimum of one year (1) year(s) from date of completion.

VI. SUBMITTAL FORMAT AND REQUIREMENTS

A. Submissions must be organized in a manner to display the required information in easily accessible labelled tabs with a table of contents: Technical Proposal and Cost Proposal must be in separate sealed envelopes when submitting bids.

Consultant Background

- Letter of Interest
- History of the Consultant (including years in business)
- Contact information (including address(es), telephone/Fax numbers, email, etc.
- Structure of the firm (include principal(s), project team, if applicable)

Experience

- Firm Experience and Track Record
- Resume(s) of Project Team
- Reference list (minimum of three)
- List of projects with similar scope and size

Project Approach and Methodology

- Detailed plan for accomplishing the constructability, scheduling, and electrical coordination

Capacity

- Schedule Timeline/anticipate completion timeframe
- Current Workload and Availability.

Price Proposal

- Provide prices on the forms included

VII. SCORING (total possible number of points = 100)

Experience	Maximum 25 points
Qualifications of Proposed Team	Maximum 25 Points
Project Approach and Methodology	Maximum 15 Points
Current Workload and Availability	Maximum 15 Points
Price	Maximum 20 Points

VIII. AWARD BASIS

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

VIIII. SUBCONTRACTOR REPORTING REQUIREMENTS

A. Contractor shall submit a "Subcontractor/Supplier Participation Report" on this contract quarterly to the Macon-Bibb County Office of Small Business Affairs which shall include the following:

1. The name of each subcontractor or supplier participating in the contract.
2. A description of the work to be performed, materials, supplies, and services provided by each subcontractor or supplier.
3. Whether each subcontractor or supplier is a minority owned, woman owned, LGBTQIA+ owned, veteran owned, disabled person owned, Certified Disadvantaged Business Entity, non-profit, or local business.
4. Whether each subcontractor is a supplier, subcontractor, or other.
5. The dollar value of each subcontract or supply agreement.
6. The actual payment to date of each subcontractor or supplier participating in the contract

.

B. The report shall be updated during the applicable quarter by the Contractor whenever any of the approved subcontractors or suppliers have completed the portion of the work they were contracted to perform. Copies of this report should be transmitted promptly to the Macon-Bibb County Office of Small Business Affairs.

C. The County may withhold any payment due to the Contractor on any project for failure to submit the Subcontractor/Supplier Report within thirty (30) days following the end of the calendar quarter or for the failure to submit updates to the quarterly report within thirty (30) days of any subcontractor or supplier having completed the portion of work they were contracted to perform.

RFP
Price Form
For
27-019-LH

CMAR
Installation of Storm Water Pump System

Total Price	$ _____
Timeline for Project	_____Calendar Days

I certify that my bid meets these minimum specifications. This bid shall be valid and may not be withdrawn for a period of ninety (90) calendar days after the scheduled closing time for receiving bids.

Printed Name: _____
Authorized Signature: _____
Date: _____
Company Name: _____