

DOCUMENT 1

BUTTS COUNTY INDUSTRIAL DEVELOPMENT AUTHORITY

REQUEST FOR SEALED PROPOSALS PUBLISHED PURSUANT TO O.C.G.A. § 36-91-20, *et seq.*

Pursuant to the Georgia Local Government Public Works Construction Law, O.C.G.A. § 36-91-1, *et seq.* (the “Act”), the Butts County Industrial Development Authority, hereafter referred to as “Authority,” hereby publicly advertises the contract opportunity for the Georgia Department of Driver Services (DDS) Facility (the “Project”) to be owned by the Authority or its assigns, which is described below. This Notice advertises a Request for Sealed Proposals, dated November 15, 2020 (such document, together with any Addenda thereto, the “RFP”). Copies of the complete RFP are available online at www.buttscountyida.com or at the offices of the Authority at the address set forth below. The RFP is summarized in this Notice, but this Notice is qualified in its entirety by the complete RFP. This Notice is also subject in all respects to the Act. Interested offerors must submit proposals in complete compliance with the description of the RFP and the Proposal Process set forth below.

Project: Georgia Department of Driver Services Facility, Jackson, GA

Construction Delivery Method: The Authority will award to the successful offeror a design/build contract (the “Agreement”) in substantially the form attached hereto as Schedule 1 and incorporated herein by reference, with appropriate exhibits to engineer, design and construct the Project in accordance with the RFP and the below-defined Preliminary Specifications and Preliminary Drawings, which are available from the Authority, as modified pursuant to any modifications negotiated by the Authority and the RFP in accordance with the below-described Proposal Process. The Authority shall have the right to reject any or all proposals and to waive technicalities and formalities.

Award Method: Sealed Proposals

Scope of Work:

Engineering, design (including site surveys, construction plans and permitting) and the construction of a 3,900 square foot facility for the Georgia Department of Driver Services, all pursuant to the preliminary specifications detailed in preliminary specifications (the “Preliminary Specifications”) and preliminary drawings (the “Preliminary Drawings”), which are listed on Schedule 2 attached hereto and incorporated herein by reference, and are available from, and open to inspection at the offices of, the Authority, located at 625 W. Third Street, Suite 6, Jackson, Georgia 30233 or on-line at www.buttscountyida.com. Construction includes but not limited to all site work illustrated and defined in the Preliminary Drawings. Electronic documents will be available to potential offerors by means of their registering their interest through visiting the above website and obtaining them at the link provided. The work to be awarded includes structural, mechanical and electrical engineering, design and construction of the Project, as described in the RFP, the Preliminary Specifications and the Preliminary Drawings.

Project Real Estate: The Project real estate (“Real Estate”) is 22.39 acres located at the intersection of Georgia Highway 16 and Fairfield Church Road, Jackson, Georgia.

Anticipated Schedule: The Work is to be completed and ready for final payment no later than January 1, 2022. Provisions for liquidated damages are set forth in the Agreement.

Basis for Award: The Authority will evaluate proposals from “responsive” and “responsible” offerors (as defined by the Act) using certain evaluation factors designed to identify the most advantageous proposal as determined by the Authority, all as more particularly described in the RFP. The Authority will make an award of the Agreement to the responsible and responsive offeror whose proposal is determined in writing to be the most advantageous to the Authority, taking into consideration these evaluation factors. The evaluation factors shall be the basis on which the award decision is made.

Proposal Process: Proposals must be in a sealed envelope addressed to the Authority and physically received by it at its offices located at 625 W. Third Street, Suite 6, Jackson, Georgia 30233 no later than **December 15, 2020**, at which time all proposals to be considered must be received. All sealed proposals shall be submitted on forms provided by the Authority or as otherwise indicated in the RFP and shall be evaluated and otherwise governed by the terms and provisions contained in the RFP. Such documents are available as provided above. When obtaining the RFP, the offeror must provide its name, address and email address to which any Addenda to the RFP can be sent. Offerors will be required to honor their proposals for a period ending 60 days after the Authority opens the proposals; provided, however, that if an offeror is not selected within 60 days of opening the proposals, any offeror that is determined by the Authority to be unlikely of being selected for Agreement award shall be released from its proposal. However, it is expected that an award will be made no later than **February 1, 2021** unless the Authority elects to reject all proposals.

Proposal Bond: Each offeror must include with its proposal a proposal bond complying with the Act, in form prescribed by the RFP, in an amount equal to at least 5 percent of the total contract price indicated in the proposal to be submitted. The proposal bond must be issued by a surety company licensed in Georgia with an “A” minimum rating of performance and a financial strength of at least five times the contract price as listed in the most current publication of “Best’s Key Rating Guide Property Liability.” In lieu of the aforesaid proposal bond, the Authority will accept a cashier’s check, certified check or cash in said amount, or, if permitted by O.C.G.A. § 36-91-51(b), an irrevocable letter of credit compliant with said Code Section, payable to and for the protection of the Authority. Any proposal submitted without said proposal bond or an approved alternate security shall be ineligible for consideration and shall be returned to offeror.

Modification: Subject to O.C.G.A. § 36-91-20(d) and other provisions of the Act, the Authority reserves the right to issue addenda to and otherwise modify the RFP at such time(s) and in such manner as it deems appropriate.