

## **Addendum #2: Q&A Published 6/23/2026**

This information is related to Bartow County's Parks and Recreation Archery Range and 3D Archery Trail

RFP ISSUE DATE: June 2, 2026

PROPOSALS MUST BE RECEIVED BY: July 9, 2026 by 4 PM EST

Questions received since publication of RFP:

Q. There are 2 monument signs on the site plan. There are details for a monument sign and a Life safety sign. Clarification is needed on site plan to what is going where and how many of each.

a. The Entrance Monument Sign is to be located where C-300 shows the monument sign across the street. The Life Safety and Directional Signage Monument Sign is to be located where C-300 shows the monument sign between the parking lot and the static archery range. There is one of each type of monument sign

Q. Erosion plan calls for DS4 (sod). If sod is wanted it is unclear where the sod starts and stops. Can you show areas sod is needed?

a. Sod is to be used for all disturbed areas not identified as other finished surfaces. Refer to sheet C-300 for all finished surfaces inside the LOD.

Q. Bid form has Target Pads and Anchors as one of the line items. There is no mention/ detail on plans for Target Pads and Anchors. Please clarify.

a. Bid form has been updated to exclude Target Pads and Anchors.

Q. Bid form has 3D Target station Pads/ Anchors as one of the line items. There is no mention/ detail on plans for 3D Target station Pads/ Anchors. Please clarify.

a. Bid form has been updated to exclude 3D Target station Pads and Anchors.

Q. Bid form has Berms/ Backstops as one of the line items. There is no mention/ detail on plans for Berms/ Backstops. Please clarify.

a. Bid form has been updated to exclude Berms/ Backstops.

Q. Please confirm the owner is providing the railroad-tie perimeter and wheel stops and contractor is responsible for install only.

a. Bid form has been updated to exclude installation of railroad tie perimeter and wheel stops.

Q. Is there a desired spec for the target pads/anchors and 3d target station pads/anchors?

a. Bid form has been updated to exclude target pads/anchors and 3d target station pads/anchors.

Q. Please confirm if the benches are the responsibility of the contractor? If so, is there a detail or spec for these? Are they wood or metal?

a. Benches will be the responsibility of the contractor and made of wood.

Q. It was stated at the prebid meeting that the county would buy certain items and the contractor is only responsible for the install. Please provide which items are to be purchased by the county and installed by the contractor.

a. The County will purchase one (1) entrance monument sign and one (1) life safety and directional monument sign as shown on C-602 and the contractor will be responsible for installation of these signs. Additional signage installation to be negotiated with contractor following contract award as needed.

Q. Due to the type of project, is the contractor to provide fencing around entire perimeter of property for safety purposes? If yes, please provide an approximate area and linear footage.

a. No, there is no proposed fence around the entire perimeter of the property.

Q. Just confirming there are two entrance signs and one life safety sign desired by the owner.

a. There is one Entrance Monument Sign to be located where C-300 shows the monument sign across the street. There is one Life Safety and Directional Signage Monument Sign to be located where C-300 shows the monument sign between the parking lot and the static archery range. There is one of each type of monument sign, two signs in total.

Q. Could you provide a list of the plan holders or bidders list for the Archery Range and 3D Archery Trail Project?

1. GC Commercial Construction ([www.placeservicesgc.com](http://www.placeservicesgc.com))
2. Ward-Humphrey General Contractors ([www.ward-humphrey.com](http://www.ward-humphrey.com))
3. Thompson Grading & Clearing, Inc. (<https://thompsongrading.com/>)
4. Headley Construction (<https://www.headleyconstruction.com/>)
5. Pennant Construction Management, Inc. (<https://pennantcm.com/>)
6. Magnum Contracting (<https://magnumcontracting.net/>)
7. ACG East Tennessee (<https://agceten.org/>)

Q. Are building and land disturbance permits required? If so, will the GC be responsible for permit fees?

a. The building and land disturbance permits have already been obtained. The selected GC will meet with County planning staff for a pre-construction meeting where the permits will be reviewed and GC will have the opportunity to ask questions and clarify any outstanding concerns. The GC will not be responsible for permit fees.

Q. Can railroad ties be salvaged or do they need to be new? Do landscape timbers also suffice?

a. Bid form has been updated to exclude installation of railroad tie perimeter and wheel stops.

Q. Can you clarify your expectations of the archery lanes? Can we use a bush hog or do you want it hand cleared where we cut down limbs and overgrowth? A bush hog would clear cut everything in it's path with the debris typically left behind to break down over time.

- a. Archery lanes will need to be cleared of all debris and mulch laid down as a trail. Bush hogging will not work in this area. Refer to sheet C-200 for all demolition plans.

Q. For areas cleared but not graded, do you want trees and stumps removed if they are in the way?

- a. Yes, all stumps inside the LOD need to be removed.

Q. Can you provide more details about the archery equipment to be installed by the GC so we know what is involved with the installation?

- a. The bid form has been updated to exclude installation of archery equipment.

Q. Can you please share the Prebid meeting agenda and sign-in sheet?

- a. The pre-bid sign in sheet is attached to Addendum #1. The pre-bid meeting agenda is attached to this Addendum (Addendum #2)

**Attachments:**

**-Updated Request for Proposals (RFP)**

**-Updated Bid Form**

**-Pre-bid Agenda**

(updated 6/23/2026)



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## Request for Proposals (RFP)

RFP 26-40-001

Bartow County Parks and Recreation  
Archery Range and 3D Archery Trail

RFP Issue Date: June 2, 2026

Pre-bid Site Visit: June 11, 2026

**Proposals Due: July 9, 2026**

**Submit proposals to:**

MAIL	COURIER/BY HAND
Attn: Kathy Gill Certified County Clerk RE: Archery Range Bartow County, Georgia 135 W. Cherokee Avenue, Suite 251 Cartersville, GA 30120	Attn: Kathy Gill Certified County Clerk RE: Archery Range Bartow County, Georgia 135 W. Cherokee Avenue, Suite 251 Cartersville, GA 30120

**Due date and time:**

Response must be received by or before 4 PM Eastern Time on  
July 9, 2026.

**Contact person:**

Claire Mulkey

Phone: 770-607-1102

[mulkeyc@bartowcountyga.gov](mailto:mulkeyc@bartowcountyga.gov)

## **A. Introduction**

Bartow County Parks and Recreation has been awarded a Georgia Department of Natural Resources grant to construct a 10-lane static archery range, archery pavilion, and a quarter-mile 3D archery trail featuring 22 unique targets on County-owned greenspace off of Cass-Pine Log Road NE. The total property tract is ~98.65 acres and the proposed total disturbed area is 3.11 acres. The scope of work also includes a gravel parking lot, vault toilet and accessible sidewalks to 6 of the 10 static archery range lanes and restroom building. The purpose of this RFP is to solicit proposals for the construction of the new facilities described above.

## **B. Project Location**

Cass Pine Log Road Greenspace (34.29530, -84.78364)  
Parcel # 0081-0246-008

Driving Directions (from south)

1. Take I-75 North
2. Take Exit 296
3. At the traffic circle, take the 1<sup>st</sup> exit onto Cassville White Rd
4. Turn left onto Spring Place Rd NE (0.4 miles)
5. Turn right onto Cass Pine Log Rd NE (0.7 miles)
6. Project site will be approximately 1.6 miles down Cass Pine Log Rd NE to the left. You will pass the Qcells facility and Great Valley Parkway intersection on the right immediately before arriving at the greenspace entrance. If you pass Hendricks Rd on the right, you have gone too far.

Driving Directions (from north)

1. Take I-75 South
2. Take Exit 293 toward White
3. Continue straight onto US-411 N
4. Use the right lane to take the ramp onto I-75 N and follow the “from south” directions

Nearby facilities

- Hanwha Qcells Georgia, Inc. (251 Qcells Pkwy, White, GA 30184) – approximately 0.2 miles away from project site
- Sosebee Cycling Park (465 Simpson Rd NE, White, GA 30184) – approximately 1 mile away from project site

## C. Background

Bartow County was notified of grant award and cleared to start project activities in Summer of 2025. A concept report was developed by Croy Engineering, LLC for the grant application and updated following grant award to include construction drawings and specifications. These drawings and specifications are included in the RFP solicitation package. Bartow County is requesting proposals from qualified individuals or firms to provide construction services for the completed archery facility and supportive amenities design.

## D. Project Oversight

The RFP process will be administered by the Bartow County Grant Writing Department in collaboration with the Bartow County Parks and Recreation Department. Once selected, the chosen contractor will begin working directly with Bartow County staff to complete the Scope of Work. Grant Writing Staff will ensure that project activities satisfy all grant award requirements and Parks and Recreation Staff will be available as needed to answer on-site questions. The Contractor will establish communication lines with both County departments and provide regular progress reports as well as communicate any challenges as soon as they arise.

## E. Scope of Work

Bartow County is requesting proposals from qualified individuals or firms to provide construction services for the archery facilities, restroom, and parking area as shown in the construction drawings and specifications. The entire construction scope includes site work and erosion control, a 10-lane static archery range, archery pavilion, a quarter-mile 3D archery trail featuring 22 unique targets, gravel parking lot, vault toilet, and accessible sidewalks to 6 of the 10 static archery range lanes and restroom building.

Summary of Contractor Services:

- Site Work
  - Clear, grub, and grade per drawings; implement E&S controls and NPDES compliance; construct storm drainage and site utilities; restore turf per specs.
  - Disturbed area = 3.11 acres total for project. Coordinate earthwork and ES&PC sequencing with civil plans.
- Static Archery Range
  - Build shooting line, target line(s), ~~backstops/berms~~, accessible routes, ~~safety signage~~, and fencing per drawings and range addendum; ~~coordinate target installation and line striping where applicable.~~

- 3D Archery Trail
  - Construct ~1334 LF (0.25 mi) of mulch trail tread, drainage features, signage, and 22 target paths and 3D target pads/anchors per drawings; protect trees and sensitive areas and minimize clearing to preserve canopy and hydrologic “natural” conditions; install wayfinding signage.
- Pavilion
  - Foundations/slab, heavy timber framing, metal roof, finishes, electrical power/lighting, and receptacles.
- Vault Toilet
  - Furnish and install CXT Tioga Special with Chase (or approved equal) including excavation, bedding, vault setting, venting, finishes, hardware, and ADA compliance
- Gravel Parking Area
  - Subgrade prep, aggregate placement/compaction, drainage and edge stabilization; striping/signage per civil specs/drawings

Targets and signage for static range, 3D trail and facility entrance will be purchased directly by the County, but installation is included in the contractor’s scope of work.

**F. Project Timeline**

RFP Issue date	Tuesday, June 2, 2026
Pre-bid site visit	Thursday, June 11, 2026 at 10 AM EST
Deadline for request for clarifications/questions	Tuesday, June 30, 2026 by 5 PM EST
Last response to request for clarifications/questions published	Wednesday, July 1, 2026
Proposals due	Tuesday, July 9, 2026 by 4 PM EST
Anticipated award announcement	July 2026*
Construction completed	December 2026*

\*Tentative dates subject to change

**G. Pre-bid Site Visit**

A site visit will be held on Thursday, June 11, 2026 at 10 AM EST at the project site for interested prospective bidders. Attendance is not mandatory in order to respond to this RFP. Please plan to park and meet at the existing gravel driveway shown on the civil plans. The purpose of this site visit is to review existing site conditions, observe the proposed locations of the static range, 3D archery trail, pavilion, vault toilet, and bioretention basins, and allow bidders to ask clarifying questions regarding construction, logistics, sequencing and access constraints. No verbal statements or interpretations by County personnel shall be binding and all questions will be recorded and answered in subsequent addenda

## H. Proposal Content

All proposals must include the following information:

- Cover letter that includes primary point of contact and confirmation that the respondent has examined the full RFP, drawings, specifications, stormwater report and any applicable addenda
- Completed bid form (included in the RFP attachments)
- Company qualifications including but not limited to firm profile, relevant experience, project team and licensing and certifications (including proof of insurance)
- Preliminary construction schedule (can be formatted as a bar chart or Gantt-style chart, or respondents' alternative preferred format)
- Bid Bond or Certified Funds in the amount of 5% of the proposal cost
- Completed E-Verify Affidavit

## I. Budget

Contractors shall fully complete the itemized bid form included in the RFP's attachments that requests lump sum amounts for Site/Civil and Erosion & Sedimentation Control, Stormwater BMPs, Static Archery Range, 3D Archery Trail, Pavilion, Vault Toilet, and Electrical. Information/pricing included in response to this RFP must remain valid for a minimum of 60 days after the July 9, 2026 response deadline.

## J. Eligibility and Selection Criteria

Individuals or firms responding to this RFP:

- May not appear on any list of service providers who are debarred from participating in federally funded contracts
- Must be in good standing with the State of Georgia
- Must have Errors and Omissions Insurance
- Must have knowledge of state licensure requirements and any other regulatory criteria which apply to the project as is described within this RFP, including the Build America, Buy America Act (*BABA requires that all iron, steel, manufactured products, and construction materials used in federally-funded projects for infrastructure must be produced in the United States. In order to demonstrate adherence to BABA, BABA certification letters must be provided by all contractors/vendors providing materials for the project. These BABA certification letters must include the name and contact details of the contractor/vendor, a description of the item/product/material being certified, a list of any aspect(s) of the item/product/material that is not BABA certified, and a signed certification that the item/product/material is in full compliance with the BABA provisions and that if any condition occurs that changes the item/product/material's compliance status, the*

*contractor/vendor will immediately notify the prime contractor and owner. A sample certification letter is included in the RFP attachments).*

Contractors will be selected using the following scoring system:

- Qualifications and experience of the primary contractor and their staff in relation to the type of work being requested (25 pts.)
- Overall price (10 pts.)
- Assurances articulated through narrative about contractor's ability to complete project within desired timeframe (10 pts.)
- Experience working on federally funded projects and demonstrated history of compliance with all rules and regulations (5 pts.)

#### **K. Method of Selection**

The individual or firm will be selected by relevant Bartow County project staff and approved by the Bartow County Commissioner. After analysis of all information, the project staff will recommend the most qualified, responsive and suitable firm in order to start contract negotiations. If successful negotiations cannot be reached, Bartow County reserves the rights as indicated in the reservations below.

#### **L. Type of Contract**

The individual or firm who is awarded the contract as a result of this RFP agrees to sign a fixed price contract based on the Scope of Work, timeline, and their proposed budget.

#### **M. Insurance and Mandatory Bonding Requirements**

All proposals must be accompanied by a Bid Bond or Certified Funds in the amount of 5% of the proposal cost. Both a Performance and a Payment Bond will be required in an amount equal to 100% of the Contract Price. Proof of General Liability Insurance and Workman's Compensation Insurance valued at \$1 million will be required with Bartow County listed as an additional insured.

The Contractor must comply with the provisions of O.C.G.A. Sec. 13-10-91 and must register and participate in the federal work authorization program (also known as E-Verify ([www.e-verify.gov](http://www.e-verify.gov))). Bidders must submit the required affidavit BEFORE ANY PROPOSAL IS CONSIDERED. A form affidavit shall be provided as part of the Request for Proposals package.

#### **N. Reservations**

Elected officials serving Bartow County and its associated municipalities reserve the right

to reject any and all proposals, to negotiate changes in the scope of the work or services to be provided, to negotiate with any firm, and to otherwise waive any and all technicalities.

Bartow County and its associated municipalities are equal opportunity employers and do not discriminate against any party on the basis of race, creed, color, national origin, gender or handicapping condition.

## **O. Contact**

Qualified individuals or firms may email questions to Claire Mulkey ([mulkeyc@bartowcountyga.gov](mailto:mulkeyc@bartowcountyga.gov)). **Proposals are due to the Bartow County Courthouse (address listed above) by or before 4 PM EST on July 9, 2026.** Late proposals will not be considered.

## **P. Attachments**

To be submitted with RFP response:

1. Bid form (updated 6/23/2026)
2. E-Verify Affidavit form
3. Sample Bid Bond form (this format is not required, just offered as an example)

To review/reference in RFP response:

4. Civil plan set
5. Pavilion and Vault Toilet plan set
6. Architectural/Structural/Electrical Specification Manual
7. Civil Specifications Manual
8. Stormwater Management Report
9. Sample BABA Certification letter

(updated 6/23/2026)

**BID FORM**

**BARTOW COUNTY GEORGIA  
CASS PINE LOG ARCHERY RANGE & TRAIL**

**Project Location: Bartow County, GA**

The undersigned CONTRACTOR, having examined these documents, and having full knowledge of the condition under which the work described herein must be performed, hereby proposes that she/he will fulfill the obligations contained herein in accordance with all instructions, terms, conditions, and specifications set forth; and that she/he will furnish all required products/services and pay all incidental costs in strict conformity with these documents for the stated prices as payment in full.

<b>Bartow County Cass Pine Log Archery Range &amp; Trail Bid Worksheet</b>			
Item	Unit Measure	Price	Total
<b>Site/Civil &amp; ESC</b>			
Mobilization	Lump sum		
ES&PC per plans and specs	Lump sum		
Clearing/grubbing and earthwork	Lump sum		
Water Utilities	Lump sum		
Storm Drainage Structures	Lump sum		
ADA concrete spaces	Lump sum		
Gravel driveway/parking construction	Lump sum		
Demolition complete (remove the existing driveway)	Lump sum		
Asphalt pavement in R/W	Lump sum		
Pavement signage and striping for driveway entrance and ADA parking	Lump sum		
Installation of railroad-tie perimeter and wheel stops (materials already on-site)	Lump sum	N/A	N/A
Turfing/vegetative stabilization per civil ES&PC notes	Lump sum		

Wood rail fencing	Lump sum		
Signage installation (one (1) entrance monument sign and one (1) life safety and directional monument sign)	Lump sum		
<b>Stormwater BMPs</b>			
Bioretention Filter Area 1	Lump sum		
Bioretention Filter Area 2	Lump sum		
<b>Static Archery Range</b>			
Shooting line construction	Lump sum		
Target pads & anchors	Lump sum	N/A	N/A
Concrete lanes and sidewalk	Lump sum		
Berms/backstops	Lump sum	N/A	N/A
<b>3D Archery Trail</b>			
Mulch trail construction	Lump sum		
3D target station pads/anchors	Lump sum	N/A	N/A
<b>Pavilion</b>			
Foundations/slab/piers	Lump sum		
Heavy timber framing	Lump sum		
Metal roof system	Lump sum		
Benches/guardrails and wood stain/finish	Lump sum		
Exterior-rated ceiling fans and supports	Lump sum		
<b>Vault Toilet</b>			
Furnish and install precast vault toilet	Lump sum		

<b>Electrical</b>			
Service, panelboards, grounding/bonding, conduits, wire, devices (pavilion & gate), lines	Lump sum		
Powered entrance gate	Lump sum		
<b>Subtotal</b>			
<b>Contingency (10%)</b>			
<b>Total Cost</b>			

Included and attached is a Bid Bond in the amount of not less than 5% of the total cost. Also included in the amount above is the sum of \$\_\_\_\_\_ for providing a Performance and Payment Bond for 100% of the total cost. Same shall be provided by a surety corporation licensed in the State of Georgia and a certified Power of attorney shall be attached.

Alternates (if any). Amounts are to be indicated as an increase (+) or decrease (-) in the cost column.

- Alternate 1: \$ \_\_\_\_\_
- Alternate 2: \$ \_\_\_\_\_
- Alternate 3: \$ \_\_\_\_\_
- Alternate 4: \$ \_\_\_\_\_
- Alternate 5: \$ \_\_\_\_\_

Submitting Firm: \_\_\_\_\_

Address: \_\_\_\_\_

Name and Title of Authorized Representative (print/type): \_\_\_\_\_

Authorized Signature: \_\_\_\_\_

(Signature-When signed, this bid is legal and binding to Bartow County and acknowledges that ALL Specifications, Terms and Conditions and/or instructions to responding firms have been read and understood).

Date: \_\_\_\_\_

Email: \_\_\_\_\_

**FIRM PRICING** – Prices submitted on this bid form are firm through (minimum 60 days).

Initial below for Acknowledgement of Addenda (if any)

\_\_\_\_\_ Addendum #1 \_\_\_\_\_ Addendum #2 \_\_\_\_\_ Addendum #3 \_\_\_\_\_ Addendum #4  
\_\_\_\_\_ Addendum #5 \_\_\_\_\_ Addendum #6 \_\_\_\_\_ Addendum #7 \_\_\_\_\_ Addendum #8

**Pre-Bid Site Visit**  
**Bartow County Parks and Recreation Archery Range and 3D Archery Trail**  
**Thursday, June 11, 2026, at 10:00 a.m.**  
**Cass Pine Log Road White, GA 30184 (Parcel ID 0081-0246-008)**

**AGENDA**

**Introductions**

**Description of Work**

Construction of 10-lane static archery range, archery pavilion, and quarter-mile 3D archery trail featuring 22 unique targets. Scope of work to also include all necessary site work for the aforementioned features as well as for gravel parking area and vault toilet installation.

**Timeline**

Request for Proposals Issued	June 2, 2026
Pre-bid Site Visit	June 11 <sup>th</sup> at 10 AM
Proposal Submittal Deadline:	July 9, 2026 by 4 PM
Contract Awarded on or about	July 2026*

*\*These dates are only estimations and are subject to change*

**Applicable Regulations**

Georgia Department of Natural Resources grant funding  
Equal Employment Opportunity  
Build America, Buy America

**Questions**

Please submit all inquiries relating to this project to Ms. Claire Mulkey by email at [mulkeyc@bartowcountyga.gov](mailto:mulkeyc@bartowcountyga.gov)

