

SECTION 00 1113.1 - ADVERTISEMENT

Request for Qualifications with Price Proposals

For the construction of the Collins P. Lee Memorial Library

Purpose: Middle Georgia Regional Library is seeking qualifications from General Contractors with a Proposal of Guaranteed Maximum Price for the construction of a new library at 237 Harrisburg Road, SW, Milledgeville, GA 31061.

Schedule of Events:

Bid Post Date: Thursday, June 11, 2026

Bidder's Questions Due Date: Thursday, July 2, 2026, at 5:00pm

Bid Due Date: Thursday, July 14, 2026, at 2:00pm

Project Details:

Middle Georgia Regional Library System, located at 1180 Washington Ave., Macon, GA 31201 (herein referred to as "Owner") is now accepting sealed bid proposals from General Contractors (herein referred to as "Bidder", "Contractor") with a Proposal of Guaranteed Maximum Price (GMP), for the renovation of the existing Collins P. Lee Community Service Center to create the new Collins P. Lee Memorial Library. Scope includes interior reconfiguration, building system upgrades and site improvements.

Bidding Process:

The Owner will accept Single Prime Lump-Sum sealed bids on the form provided no later than **Thursday, July 14, 2026 by 2:00pm EST**. All deliveries must be date and timed stamped by the receptionist in Suite 230. Late bids will not be evaluated. Bidders must submit to the following address below.

Hand Delivery/FedEx/UPS/USPS/Courier:

Baldwin County Government Office

Attn: Mark Bohnstedt,

Deputy Director, Middle Georgia Regional Library

1601 N. Columbia Street, Suite 230

Milledgeville, Georgia 31061

Procurement and Contracting Documents.

All bidding, procurement and contracting documents are digital and available at no cost online for download via the Architect of Record's Drop-Box on **Thursday, June 11, 2026. Bidders must register to gain access.** E-mail the Architect, Daniel Fitzpatrick, at dfitzpatrick@casarc.com, for an invitation to register. Within the Bidder's e-mail include the name of the requesting company as well as the name, e-mail, address and phone number of the individual requesting access. If an invitation has not been received via e-mail within 24 hours of the request from the Architect, call Mr. Chad Alexander Smith at (678) 646-7736.

Term:

The Contractor agrees to substantially complete the entire Project within Two Hundred Twenty (220) consecutive calendar days from the date of the Execution of the Contract, and the Contractor agrees to complete the final punch list and finally complete the Project within Two Hundred Fifty (250) consecutive calendar days from the date of the Execution of the Contract. The Contractor shall execute the work with due diligence to completion.

EVALUATION METHODOLOGY

Technical Qualifications & Price Proposal Response:

Each bidder must provide six (6) hard paper copies, with one (1) marked "Original" and five (5) marked "Copy" of all required documents including a completed Exhibit G – Mandatory Scored Questions Technical Qualifications response. Submit all hard paper copies in a sealed envelope(s) separate from the Cost Proposal.

In addition to other qualifications Bidders must answer all Mandatory Questions found on Exhibit G – Mandatory Scored Questions, which are weighted and will be scored by the Owner's evaluation committee. The bidder's response should limit answers directly to the questions asked. The Owner's Project Team will score and assign point values to the answers. The total maximum points are set at 1,000. The Owner has assigned a 60/40 split for scoring points; six-hundred (600) maximum points available for the Guaranteed Maximum Price and four-hundred (400) maximum points for the bidder's Technical Qualifications response. Skipped questions will return a zero (0) point score. The bidder with the highest total point scores closest to 1,000 will be the apparent contract award winner.

Bidders may expand their answers to the questions onto separate pages if needed, with the question repeated at the top of each page, in addition to the space provided next to each Mandatory Scored Question Worksheet. Bidder's may input "see attached" in the space provided next to each question. Do not submit bound bid responses.

Cost Proposals:

Proposal of Guaranteed Maximum Price (GMP) shall be firm and fixed.

Bidders must submit six (6) hard paper copies of their 00 4113 BID FORM – STIPULATED SUM, "SINGLE-PRIME CONTRACT" with one (1) marked "Original" and five (5) marked "Copy" in a sealed envelope(s) separate from the Mandatory Technical Qualifications Questions response.

All quantitative material should include complete assumptions and be supported by detailed schedules evidencing all calculations and results. Where appropriate, Bidder's should show statistical information in a tabular chart format, and textual information in bullet form. Summarize key points at the beginning of each answer.

Evaluation and Selection:

The Owner will evaluate proposals using a two-step process. The first is the 'Technical Qualifications Proposal' that outlines the bidding firm's qualifications and experience and its approach to deliver the services.

Questions:

Address all specification questions to Daniel Fitzpatrick, Cas Architecture,
Email: dfitzpatrick@casarc.com.

Public Reading:

Bid openings are open to the public. Bidders are not required to attend but may do so. The Issuing Officer named herein will open and publicly read all proposals.

Addenda:

If needed and in the best interest of the Owner, Owner may make any modifications to the RFQ/P, drawings, and plans, including extension of the bidding period, by a formal written addendum. All addenda must be signed by the bidder and returned with the bid packet.

Request for Clarification:

The Owner reserves the right to request clarification of information submitted through a written Request-For-Clarification. The Owner may also request in-person or virtual presentations, interviews, and may choose to enter into negotiations with potential bidders as needed.

Bid Response:

The Owner considers a bid response as an irrevocable offer, good for a period of one-hundred and twenty (120) days from submission. Furthermore, the Owner reserves the right to reject all proposals, in full or partial, and to negotiate fees, conditions, or other terms with the respondent submitting the overall best scored proposal. Furthermore, the Owner may cancel the RFQ/P in its entirety if in the best interest of the Owner. The Owner may waive nonmaterial irregularities, informalities, and errors and seek clarification of such.

Cost of Bidder's Response:

The Owner assumes no responsibility or liability for the cost incurred by the submitting firm.

Legally Binding Agreement:

The Owner and the selected Firm shall enter into a formal agreement; substantially in the form of 00 7213.1 AIA Document A101-2007, "Standard Form of Agreement Between Owner and Contractor (Stipulated SUM)", by counter signing the contract with an execution date. Contracts are only valid if they are countersigned by the Owner. Bidders should sign the Agreement and submit it with their bid response if there are no objections to the contract.

Objections:

All questions regarding the Scope of Services should be included in the response to the Proposal. If there are no written objections then Owner will take this as an affirmative acceptance of the Scope of Services as it is presented.

Bid Rejection:

The Owner reserves the right to reject all proposals, in full or in part, and to negotiate fees, conditions, or other terms with the Bidder submitting the overall best scored proposal.

Bid Retention:

The Owner reserves the right to retain all proposals submitted and use any idea(s) in a proposal regardless of contract award or not. The Owner shall have the right to waive any informality or irregularity of immaterial deviation, omissions and clerical errors in any bid received.

Mandatory Documents:

Bidders must complete and return all forms and documents entitled 'Mandatory' with the bid proposal. Failure to do so may deem the proposal non-responsive and the Owner may not evaluate it for award.

Award Process:

The Owner reserves the option to reject any or all bids, in whole-or-in-part, or to select any bidder to complete the described Service. The Owner will not make an award of contract solely based on lowest bid, but also on approach, references, qualifications and other subjective criteria as the Owner may deem necessary and determine at its sole discretion. Bidders should respond with their best offer, however, the Owner reserves the right to issue a request for a "Best and Final Offer", if in the best interest of the Owner.

Non-Collusion Requirement: (aka Cone-of-Silence):

Bidders must not have contact of any nature with other bidders, Owner staff members, or elected officials during this RFQ/P evaluation process. The Owner may deem such as collusion, and thus render the submission in violation and therefore the Owner may render the proposal as non-responsible and not evaluate the proposal for an award.

By submitting a proposal, the bidder represents and warrants that no official or employee of the Owner has, in any manner, an interest, directly or indirectly in the proposal or in the contract which may be made under it, or in any expected profits to arise there from.

Open Records:

All documents, communication, and proposals fall under the Georgia Open Records Act and are subject to disclosure to an Open Records request.

Performance and Payment Bonds:

Upon award, the Contractor must furnish both a Performance and Payment bond, each equal to one hundred percent (100%) of the total amount of the initial year's contract award amount as outlined in AIA Document A312-2010 "Performance Bond" and A312-2010 "Payment Bond". The Owner will only accept surety companies licensed to do business in the State of Georgia.

1.0 ADDITIONAL GENERAL TERMS AND CONDITIONS

- A. The Owner reserves the right to conduct any review it may deem advisable to assure services conform to the specifications, and
- B. Prospective Contractors, including all officers, must not be, or have been, barred by any Federal, State, or Local authority, and
- C. Not be, or have been, in any legal suit for negligence, willful misconduct, fraud or otherwise malpractice charges, and
- D. Be legally able to conduct business in the State of Georgia, and
- E. Who has not abandoned a project or an engagement or otherwise been terminated for non-performance or subpar performance, and
- F. Must not be under an enforcement action for related investigation pending by a professional or regulatory group.

2.0 FORMAT AND CONTENT OF RFQ/P RESPONSE

A. GENERAL PROPOSAL PREPARATION REQUIREMENTS

- 1. Costs incurred to prepare a proposal are solely those of the proposer. Nothing contained within this RFQ/P is indicative of an intent by the Owner to reimburse the proposer, in whole or in part, for any costs associated with preparation, submission, or presentation of proposals.

B. SPECIFIC PROPOSAL PREPARATION REQUIREMENTS

Proposals shall be as thorough and detailed as possible so that the Owner may properly evaluate the bidder's capabilities to provide the required services. The Owner is not interested in elaborate marketing brochures. These will not be evaluated.

1. COMPLETE, SIGNED COPY OF THE REQUEST FOR PROPOSALS
 - a. The return of all Mandatory Exhibits completed as required.
 - b. Demonstrate that the proposer is properly licensed to do business in the State of Georgia.
 - c. Failure to meet the mandatory criteria will result in immediate rejection of the entire proposal and no evaluation of the remainder of the technical component or of the cost proposal will be made.
2. LUMP-SUM COST COMPONENT OF PROPOSAL
Use the SECTION 004113 - BID FORM - STIPULATED SUM (SINGLE-PRIME CONTRACT) form as provided in the bid documents.
3. If awarded, the insurance certificate must list the Owner as the certificate holder and as an additional insured under the commercial general, automobile and umbrella liability policies as follows: "Middle Georgia Regional Library".
4. Follow these instructions carefully. Include in your bid response
All required documents from the Architect, and additionally;

Exhibit G – Mandatory Scored Questions.
Any Addenda (Signed)
Signed W-9 Form
Signed E-Verify Affidavit
Copy of your Business License
Certificate of Insurance
Copy of Professional Licenses or Certifications

END OF SECTION 001113.1