

## Pre-Submittal Clarification Questions & Comments

### RFP No. 2026-CC-DR01 – Standby Disaster Debris Removal and Debris Monitoring & Grant Management Services

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| <b>Issuing Entity</b> | Candler County Board of Commissioners, Georgia (“the County”)                                            |
| <b>Solicitation</b>   | RFP No. 2026-CC-DR01 – Standby Disaster Debris Removal and Debris Monitoring & Grant Management Services |
| <b>Submit To</b>      | Justin Wells, EMA Director (jwells@candlerco-ga.gov)                                                     |
| <b>From</b>           | AshBritt, Inc.                                                                                           |
| <b>Date</b>           | June 22, 2026                                                                                            |

Thank you for the opportunity to respond to this solicitation. AshBritt was privileged to support Candler County under a USACE task order following Hurricane Helene, and we are glad to see the County moving to establish its own pre-positioned standby contracts. Because this appears to be the County’s first time competitively soliciting these services, we respectfully offer the following clarification questions and comments — offered in a spirit of partnership — for the County’s consideration before the July 24, 2026 deadline. *Questions already answered within the RFP have been intentionally omitted* so that the County’s time is spent only on items that remain open.

### 1. Combining Debris Monitoring with Debris Removal in a Single Solicitation — Independence and Conflict of Interest

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**Our position.** Consistent with FEMA Public Assistance guidance, the debris monitor’s role is to independently verify the eligibility and validity of all debris work — confirming that quantities, documentation, and activities are eligible, accurate, and properly recorded. That oversight is an independent function. It is not a function, subset, or responsibility of the debris removal contractor on any portion of the scope, and the monitoring firm must remain wholly independent of the removal firm.

**Request.** We appreciate that the RFP already provides for two separate contract awards (Contract A – Removal and Contract B – Monitoring & Grant Management). To preserve the independence that FEMA expects, however, we respectfully ask the County to address how that separation will be maintained in practice, as the current text allows a single proposer to submit for both contracts but does not address the resulting conflict of interest:

- Will the County confirm that Contract A and Contract B will not be awarded to the same firm, nor to any parent, subsidiary, affiliate, subcontractor, or teaming partner of that firm, for the life of the contracts?
- Will the County confirm that the monitoring contractor (Contract B) will report directly to the County / EMA Director, and not through or subordinate to the removal contractor (Contract A)?
- Because bundling both scopes in one solicitation can discourage specialized, independent monitoring firms from competing, would the County consider clearly stating

in an amendment that the two awards are independent and that no firm may hold or participate in both?

## 2. Missing Cost / Fee Proposal Forms — Particularly for the Debris Removal (Management) Scope

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Section IV identifies **Tab D – Fee Schedule (20 Points)** as “signed and notarized,” but the solicitation package does not include a fee/cost proposal form for either contract. The Scope of Services for Contract A (Section II.A) describes substantial unit-based debris work, yet no unit-price bid schedule is provided. Without standardized forms, offerors cannot price the full scope and the County cannot evaluate proposals on an equal (apples-to-apples) basis.

We respectfully request that the County issue a standardized Cost Proposal Form for each contract. For the Contract A (Removal) form, we suggest unit-price line items — with estimated quantities where practical — for the following scope activities, or confirmation of where each is to be priced:

- Emergency road clearance (“push”), typically priced as equipment-with-operator hourly rates for the first 70 hours.
- ROW collection, loading, hauling, and disposal of debris by cubic yard, tiered by haul distance.
- Vegetative debris reduction by grinding/chipping and by incineration (air curtain), per cubic yard.
- Construction & demolition (C&D) debris removal by cubic yard.
- Removal of hazardous hanging limbs (“hangers”), per unit.
- Removal of hazardous leaning trees (“leaners”), priced by diameter at breast height (DBH).
- Hazardous stump removal/extraction and backfill, priced by stump diameter.
- Waterway, bridge, ditch, and culvert blockage/impediment removal.
- White-goods removal and disposal, including refrigerant (Freon) recovery and disposal of putrescent food, per unit.
- Debris Management Site (DMS) preparation, operation, maintenance, and closeout/restoration.
- Disposal / tipping fees — see related question below.

### Regarding pricing and cost evaluation, we also respectfully ask:

- How will the County calculate the 20 Fee Schedule points? Will estimated quantities be applied to unit prices to derive a total extended price, and if so, will the County provide those quantities?
- Will a single signed and notarized Cost Proposal Form per contract satisfy the Tab D notarization requirement?
- Are disposal / tipping fees intended to be a pass-through charge to the County? Because contractors cannot control landfill gate rates over a multi-year term, would the County consider treating tipping/disposal fees as a pass-through expense — invoiced at direct cost with no mark-up — so proposals can be evaluated on an equal basis?

### 3. Required Federal Contract Provisions for FEMA Reimbursement

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Because these contracts are intended to support FEMA Public Assistance-funded work, the solicitation and any resulting contract must incorporate the federally required procurement provisions found at **2 CFR §§ 200.317–200.327 and Appendix II to 2 CFR Part 200**. The current package does not appear to include these provisions. Their absence can jeopardize the County's eligibility for federal reimbursement (i.e., risk of de-obligation), so we respectfully ask the County to incorporate them by amendment. The clauses typically required for federally funded debris contracts include:

- Termination for cause and for convenience.
- Equal Employment Opportunity (E.O. 11246) and related Federal labor compliance.
- Contract Work Hours and Safety Standards Act (contracts over \$100,000).
- Clean Air Act and Federal Water Pollution Control Act compliance (contracts over \$150,000).
- Debarment and Suspension (E.O. 12549 / 12689) — with verification of SAM.gov status.
- Byrd Anti-Lobbying Amendment certification (contracts over \$100,000).
- Procurement of Recovered Materials (2 CFR 200.323).
- Prohibition on Covered Telecommunications Equipment/Services (2 CFR 200.216 / 200.471).
- Domestic preference for procurements (2 CFR 200.322), and Rights to Inventions where applicable.
- Access to records by FEMA, the State, the Comptroller General, and their representatives; record-retention requirements; and the DHS seal/logo, “no Federal obligation”, and program-fraud-civil-remedies acknowledgements.

Relatedly, FEMA prohibits certain contract types for reimbursable work — in particular cost-plus-percentage-of-cost and percentage-of-construction-cost arrangements (**2 CFR 200.324(d)**). Will the County confirm that the award will be made on the fixed unit-price / time-and-materials basis contemplated by the scope?

### 4. Evaluation and Submission Clarifications

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The following items affecting how proposals are prepared and scored are not addressed in the RFP:

- Page limit for dual proposals. Does the 50-page limit (Section III) apply per contract or in total for a firm submitting for both Contract A and Contract B? We request that the limit apply separately to each contract's proposal.
- Scoring normalization. Tab E – Tracking System (10 Points) applies to the monitoring contractor only. For Contract A, please confirm whether proposals are scored out of the remaining 90 points, or whether the points are reweighted, so each contract is evaluated on a consistent basis.

## 5. Operational and Background Clarifications

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The following items are not addressed in the RFP:

- DMS responsibility. Section II.A references DMS operations and reduction. Who is responsible for identifying, securing, and permitting the Debris Management Site(s) — the County or the contractor? If the County will provide site(s), can their locations and permit status be identified?
- Multiple awards. The RFP reserves the right to contract with multiple firms and states contracts are non-exclusive. If more than one firm is awarded the same contract, how will the County allocate or activate work among them (e.g., primary/secondary tiering, rotation, or task-order competition)?
- Historical data for pricing. What was the most recent event requiring activation (e.g., Hurricane Helene), and approximately how many cubic yards of debris were collected? This helps offerors scope pricing and staffing.
- Incumbent / current contracts. Does the County currently hold standby debris removal and/or monitoring contracts, and if so, with which firm(s)? If available, can the County share the current rate sheet(s)?
- Escalation. Price adjustment is limited to no more than 2% beginning with the second renewal. Given fuel and labor volatility in disaster response, would the County consider a fuel-cost adjustment mechanism or allowing an escalation request at the first renewal?

## 6. Procurement / Process

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The following process items are not addressed in the RFP:

- Will the County permit or request an electronic copy (USB/PDF) of the proposal in addition to the one original and two hard copies?
- Will the County provide the names and titles of the evaluation committee members?
- When will the Notice of Intent to Award be issued, and how will it be communicated to proposers?

We appreciate the County's time and consideration, and we welcome the opportunity to discuss any of the items above. Thank you.