

## DOCUMENT 1

### JOINT DEVELOPMENT AUTHORITY OF PEACH COUNTY AND THE CITY OF WARNER ROBINS

#### 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 Joint Development Authority of Peach County and the City of Warner Robins hereafter referred to as the "JDA", hereby publicly advertises the contract opportunity for the 2018 Cold Storage Facility (the "Project") to be owned by the JDA or its assigns, which is described below. This Notice advertises a Request for Sealed Proposals, dated May 22, 2018 (such document, together with any Addenda thereto, the "RFP"). Copies of the complete RFP are available online at [www.georgiajda.info](http://www.georgiajda.info) or at the offices of the JDA 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:** 2018 Cold Storage Facility

**Construction Delivery Method:** The JDA will award to the successful offeror an American Institute of Architects (AIA) contract (the "Agreement") on form A141-2014, with appropriate exhibits, to engineer, design and construct the Project in accordance with the RFP and the below-defined Specifications and Drawings, which are available from the JDA, as modified pursuant to any modifications negotiated by the JDA and the RFP in accordance with the below-described Proposal Process. The JDA shall have the right to reject any or all proposals and to waive technicalities and formalities.

**Award Method:** Sealed Proposals

**Scope of Work:**

Engineering and design (including site surveys, construction plans, and permitting) and construction of a 60,000 square foot cold storage, warehouse facility used primarily for the purpose of shipping and receiving produce, pursuant to the specifications detailed in "Specifications for 2018 Cold Storage Project", dated May 22, 2018 (the "Specifications"), and the below-defined Drawings, which are available from, and open to inspection at the offices of, the JDA, located at 425 James E. Khoury Drive, Unit B, Fort Valley, GA 31030, or on-line at [www.georgiajda.info](http://www.georgiajda.info). Construction includes but not limited to all site work illustrated and defined in the Drawings. Documents will be available via hard copy upon payment of \$50.00 (plus shipping charges as applicable). Payment must be received before documents are printed. This payment is non-refundable. 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 including site work, as described in the RFP,

the Specifications and the Drawings. Offeror shall provide line item cost for water and sewer improvements and the JDA reserves the right to remove these items from the Agreement.

**Project Site:** The Project site (“Site”) is that certain real property controlled by the JDA, located along the west side of Highway 41, between Highway 247 Connector and Russell Parkway in the city of Warner Robins, Peach County, Georgia, having an area of 7 +/- acres, more or less, the location and dimensions of which are substantially shown on the Preliminary Plat and Construction Plans for Pure Flavor, dated May, 2018, and both of which prepared by Saunders Engineering Consultants, Inc. (the “Drawings”) which are contained in the RFP and are open to inspection at the offices of the JDA as provided above

**Anticipated Schedule:** The JDA desires that the Project be completed no later than 260 calendar days after the Notice to Proceed is granted.

**Basis for Award:** The JDA 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 JDA, all as more particularly described in the RFP. The JDA 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 JDA, 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 JDA and physically received by it at its offices located at 425 James E. Khoury Drive Unit B, Fort Valley, Georgia 31030, no later than **10:00 a.m. on Tuesday, June 26, 2018**, at which time all proposals to be considered must be received. All sealed proposals shall be submitted on forms provided by the JDA or as otherwise indicated in the RFP and shall be evaluated and otherwise governed by the terms and provisions contained in the RFP. Copies of 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 JDA 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 JDA 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 sixty (30) days following opening of the sealed proposals unless the JDA 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 five (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 (5) 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 JDA 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 JDA. 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.