ADDENDUM NO. 1
Macon Water Authority RFQ/RFP for SITE 3
951 5th St. Maintenance Office Expansion
MACON, GEORGIA

November 12, 2026

ITEMS

1. Cover Sheet:
   a. Replace Cover sheet for RFQ and RFP with attached Cover Sheet:
   At the bottom of the page changes to read:
   "**Solicitation Issue Date: October 28, 2026**
   Qualifications Packages Due November 25, 2026 2 pm."

2. Page 4:
   a. Replace Page 4 with attached Page 4 with changes:
   Last line of Project Description revised to read:
   "See Exhibits F, G H and J for Drawings."
   b. Project Schedule paragraph revised to read "
   "The Design Professional's services are anticipated to commence August 2026. Construction documents are anticipated for completion in Early 2027. Preconstruction services are expected to begin immediately upon execution of the contract with the CM/GC. The CM/GC shall obtain written authorization from the Owner prior to proceeding with any additional services. The start of construction is anticipated to begin in April 2027. (*All of the dates above are estimates and are contingent on the availability of funding).* "

3. Page 6:
   a. Replace Page 6 with attached Page 6 with changes:
   Item 4.d. Schedule of Events change to read:
   "Owner completes evaluation, post results and issues notification to finalist firms 12/10/26."

4. Page 8:
   a. Replace Page 8 with attached Page 8 with changes:
   Item A6.b.change to read:
   "Provide a letter or other supporting documentation `from your firm's surety indicating the firm has a bonding capacity of $2,000.000."

5. Page 10:
   a. Replace Page 10 with attached Page 10 with changes:
   Item 7.A3 change to read:
   "Statement of Qualification must be received electronically prior to the close date and time of this RFQ Printed, mailed, facsimile or otherwise delivered copies will not be accepted. Email Statement of Qualifications as a single pdf to: jpayne@maconwater.org"

END OF ADDENDUM No. 1

Macon Water Authority

Request for Qualifications
(Step I)

and

Request for
Proposals (Step II)

To Provide

Construction Management at-Risk Services
(CM/GC)

for

Project No.
"SITE 3"
FOR
MACON WATER AUTHORITY
MACON, GA.

Solicitation Issue Date: October 28, 2026
Qualifications Packages Due: November 25, 2026 2 pm

Project Description

The Site 3 project consists of the following:

951 5th Street:

1. Existing one story 2,264 s.f. Maintenance Office Building to be renovated as shown on attached exhibits F, G and H. This building will remain connected to the existing Maintenance Warehouse building. The existing exterior aluminum windows will be replaced with aluminum framed storefront windows smaller in area to reduce heat gain of the building. Infill of the original window openings will be with synthetic stucco.
2. New one story 2,694 s.f. Maintenance Office Expansion to be connected to the existing office building with low roof area below the eave height of the existing building. The addition will be built ten feet from the existing Maintenance Warehouse building with a fenced in outdoor courtyard area. This area will have area drains piped to the existing storm sewer.
3. The existing Maintenance Warehouse's north elevation facing the new courtyard will have the existing downspouts piped underground to the existing storm sewer. The existing toilet within the footprint of the existing office building that serves the Maintenance Warehouse will be renovated.

See Exhibits F, G, H and J for Drawings.

Project Delivery Method

The delivery method for this Project will be Construction Manager at-Risk.

Project Schedule

The Design Professional's services are anticipated to commence August 2026. Construction documents are anticipated for completion in Early 2027. Preconstruction services are expected to begin immediately upon execution of the contract with the CM/GC. The CM/GC shall obtain written authorization from the Owner prior to proceeding with any additional services. The start of construction is anticipated to begin in April 2027. (*All of the dates above are estimates and are contingent on the availability of funding).*

- The firm must demonstrate a commitment to safety with regard to Worker's Compensation by having an Experience Modification Rate (EMR) over the past three years of 1.2 or less. (Each of the last three years shall be 1.2 or less).

The Selection Committee will evaluate the submittals that have met the above minimum qualifications. Criteria for the evaluation are listed below:

Criteria for Evaluation of Statements of Qualifications

25% Factor: Stability of the firm, including the firm's corporate history, resources, forms of ownership, litigation history, financials, etc.

45% Factor: Firm's relevant project experience and qualifications, including the demonstrated ability of firm in effective management of construction of facilities comparable in complexity, size, and function, for public owners.

30% Factor: Firm's suitability to provide services for project, including the firm's apparent fit to the project type, delivery method, any unique qualifications for the project, current and projected workloads, describe your firms plan for competitively selecting subcontractors. Additional factors for a firm's suitability will include the construction manager's office location/proximity to the project, and current/recent project workload.

4. SCHEDULE OF EVENTS (STEP I)

The following Schedule of Events represents the Owner's best estimate of the schedule that will be followed. All times indicated are prevailing times in Macon, Georgia. The Owner reserves the right to adjust the schedule as the Owner deems necessary.

STEP I (RFQ) Estimated Time Line		
a. Owner issues public advertisement of **RFQ**	10/28/26	-----
b. Deadline for written questions/requests for clarification (see section 6)	11/19/26	4:00pm
c. Deadline for submission of Statements of Qualifications	11/25/26	2:00pm
d. Owner completes evaluation, post results, and issues notification to finalist firms	12/10/26	-----

5. SUBMITTAL OF QUESTIONS AND REQUESTS FOR CLARIFICATION

It is the responsibility of each respondent to examine the entire RFQ and RFP, seek clarification in writing, and review its submittal for accuracy before submitting the document. Questions about any aspect of the RFQ, or the project, shall be submitted in writing (e-mail is preferable) to:

A2- Briefly describe the history of your firm(s). Provide general information about the firm's establishment, personnel resources, including disciplines and numbers and classifications of employees, and locations and staffing of offices that will be directly involved with this Project.
A3- Has the firm been involved in any litigation with an Owner or Architect in the past five (5) years? Describe your experience with litigation with Owners and/or Architects. List any active or pending litigation and provide a thorough explanation of its scope. List any claims against your firm or against Owners where your firm is named.

A4- List the firm's annual average gross revenue**, for the parent office and local office separately, if applicable** for the past 5 years and supply main financial and banking references.
A5- Has the firm, or a member thereof, ever been removed from a contract or failed to complete a contract as assigned? If so, provide explanation.
A6- The firm, in order to be deemed eligible for further evaluation, must provide supporting documentation asserting that the firm meets the minimum qualifications required for this project.

a. Certify that your firm or its principals are not currently ineligible, debarred, suspended, or otherwise excluded from bidding or contracting by any state or federal agency, department, or authority.

b. Certify that your firm has sufficient bonding capacity for anticipated total cost of work and our surety and insurance companies are in the current Department of Treasury's Listing of Approved Sureties (Department Circular 570). All insurance and bonds will be obtained through a company licensed by the Georgia Insurance Commissioner to transact the business of insurance in the State of Georgia for the applicable line of insurance in the State of Georgia for the applicable line of insurance. The company is an insurer (or qualified self-insurers or group self insureds, a specific excess insurer providing statutory limits) with an A.M. Best Financial Strength rating of "A-" or better with an A.M. Best Financial Size Category of Class V or larger. Provide a letter or other supporting documentation from your firm's surety indicating the firm has a bonding capacity of $2,000,000.

c. Certify your firm has a current Contractor's Public Liability Insurance policy, and our firm is insurable in the following amounts: Bodily injury, including death- limits of $1,000,000 for each accident. Property damage- limits of $2,000,000 for each accident and $10,000,000 for the aggregate of operations. (The Owner reserves the right to require additional limits and/or coverage for actual contract.) Provide your current insurance certificate.
d. Certify your firm has all necessary, valid and current licenses (including a valid and current Georgia General Contractor's License) to do business in the State of Georgia. *General Contractor must have a valid and current Georgia General Contractor License at the time of submission of qualifications*. Provide a valid copy of your Georgia General Contractor license, and a Georgia Certificate of Existence or other documentation stating your firm has registered with the Georgia Secretary of State and is authorized to do business in Georgia.

C1- Provide any information that may serve to differentiate your firm from other firms regarding suitability for the project. Suitability may include, but is not limited to, the firm's fit to the project and/or needs of the Owner, any special or unique qualifications for the project, current and projected workloads, the proximity of office to project location, and any techniques or methodologies offered by the firm that may be particularly suitable for this project type.

C2- Provide non-discrimination policies and describe the firm's record and methodologies of addressing public safety, social, environmental, historical preservation, accessibility for persons with disabilities and special needs, or other related concerns.

C3- Provide information on any special services offered by the firm that may be relevant and available for this project.

7. SUBMITTAL OF STATEMENTS OF QUALIFICATIONS

This RFQ is being conducted through Macon Water Authority. To be eligible for contract award, the supplier must submit its response to this RFQ to Macon Water Authority prior to the close date and time of this RFQ.

A. Preparing a Response

A1-Submit one (1) electronic copy of the complete package in .pdf format. Emailed responses (file names) must reference the **RFQ No. MWA SITE 3, the firm's name, and the word "Qualifications"**.

A2- The entire submittal should be submitted as one (1) file. Please do not submit individual documents or sections separately.

A3- Statement of Qualifications must be received electronically prior to the close date and time of this RFQ Printed, mailed, facsimile or otherwise delivered copies will not be accepted. Email Statement of Qualifications as a single pdf to: jpayne@maconwater.org

B. Proposers are further reminded to include a completed CONTRACTOR AFFIDAVIT UNDER O.C.G.A. §13-10-91 (b)(1) with the Statement of Qualifications (See Exhibit "B"). FAILURE TO PROVIDE THIS AFFIDAVIT MAY RESULT IN REJECTION OF PROPOSAL.

C. All expenses for preparing and submitting responses are the sole cost of the party submitting the response. The Owner is not obligated to any party to reimburse such expenses. All submittals upon receipt become the property of the Owner. Labeling information provided in submittals "proprietary" or "confidential" or any other designation of restricted use will not protect the information from public view. Subject to the provisions of the Open Records Act, the details of the proposal documents will remain confidential until final award.