



Request for Proposal (RFP)
RFQP #COK 26-017
Haddock Road Water and Sewer Facilities Expansion

Issued by:

City of Kingsland, Georgia

Proposal Deadline:

Tuesday, June 16, 2026 at 2:00 PM

Submission Addresses:

Mailing Address:

City of Kingsland
Finance Department
Attn: Hannah Smith, Purchasing Director
P.O. Box 250
Kingsland, GA 31548

Delivery Address:

City of Kingsland
Finance Department
Attn: Hannah Smith, Purchasing Director
105 West William Avenue
Kingsland, GA 31548

LATE PROPOSALS WILL BE REJECTED

Issued: March 10, 2026

Objective

The City of Kingsland, Georgia ("City") hereby solicits competitive sealed proposals from qualified contractors for construction of the Haddock Road Water and Sewer Facilities Expansion in strict accordance with the Technical Specifications Manual (Project No. K5000.138, November 2025) and associated plan set prepared by Carter & Sloope.

This procurement shall be conducted in accordance with applicable Georgia law governing public works construction and competitive sealed proposals.

Hold Harmless

The Contractor will indemnify, defend, and hold harmless the City of Kingsland from loss for all suits, actions, or claims of any kind brought as a consequence of any negligent act or omission by the Contractor. This clause includes claims involving infringement of patent or copyright. For the purposes of this document, "City" and "Contractor" include their employees, officials, agents, and representatives.

Insurance Requirements

The Contractor shall procure and maintain, for the duration of the contract, insurance against claims for injuries or damages that may arise from or in connection with the performance of the contract. The Contractor shall bear the full cost of such insurance.

Minimum coverage amounts are as follows:

- **Commercial General Liability:** \$2,000,000 aggregate; \$1,000,000 per occurrence (includes operations, contractual, personal injury, products/completed operations, broad-form property damage).
- **Business Automobile Liability:** \$1,000,000 combined single limit per occurrence for owned, non-owned, and hired vehicles.
- **Workers' Compensation and Employer's Liability:** Per Georgia Labor Code requirements; \$1,000,000 per accident.
- **Professional Liability:** \$1,000,000 aggregate; \$500,000 per occurrence.
- **Builder's Risk Insurance:** Contractor shall maintain Builder's Risk Insurance covering all materials, equipment, machinery, and supplies that will become part of the completed work, as well as temporary structures. Coverage shall be written on an "all-risk" or equivalent policy form, providing protection against loss or damage caused by fire, vandalism, malicious mischief, collapse, theft, windstorm, flood, and other perils as typically provided in such policies. The

policy shall remain in effect until final acceptance by the City of Kingsland. The City shall be named as a loss payee.

The City of Kingsland reserves the right to request complete, certified copies of all required insurance policies at any time.

Project Overview

General Description

The Project consists of furnishing all labor, materials, equipment, supervision, and incidentals necessary to construct:

1. One (1) 1,080 GPM Duplex Submersible Sewer Pump Station (25 HP pumps), complete with valve vault, controls, emergency generator, fencing, and startup testing (Spec Section 11310).
2. Approximately 6,700 LF of 12-inch DR13.5 HDPE Sewer Force Main (Spec Section 02530).
3. Approximately 6,815 LF of 12-inch PVC Water Main (C900, restrained joint, and FPVC as detailed) (Spec Section 02510).
4. Approximately 3,275 LF of 12-inch and 15-inch PVC Gravity Sewer (Spec Section 02530).
5. Precast concrete manholes (Spec Section 02605).
6. Jack and bore steel casing crossings (Spec Section 02225).
7. Erosion and Sedimentation Control measures in accordance with Georgia EPD requirements (Spec Section 02370).

All work shall conform strictly to the Technical Specifications Manual and referenced standards including AWWA, ASTM, and Georgia EPD requirements.

Permits and Regulatory Compliance

Contractor shall comply with:

- Georgia EPD NPDES Construction Stormwater Permit
- USACE Section 404 Permit conditions (if applicable)

- All local right-of-way permits
- OSHA requirements
- AWWA and ASTM standards referenced in Technical Specifications

Contractor shall perform:

- Hydrostatic pressure testing (150–200 psi for 2 hours)
- Gravity sewer infiltration/exfiltration testing
- Mandrel deflection testing
- Lift station startup and performance testing

Contract Type

The City anticipates awarding a **Unit Price Construction Contract**.

Payment shall be based upon actual quantities installed and verified by the City's Engineer.

Bid Security

Each proposal shall be accompanied by:

- **Bid Bond:** Five percent (5%) of total bid amount
 - Issued by a surety authorized in Georgia

The successful Proposer shall furnish:

- **Performance Bond:** 100% of Contract Price
- **Payment Bond:** 100% of Contract Price

Bonds shall comply with Georgia public works bonding requirements.

Proposal Submittal Requirements

Each Proposer shall submit:

Technical Proposal

- Construction methodology
- Schedule (Critical Path Method preferred)

- Staffing plan
- Equipment list
- Subcontractor list

Cost Proposal

- Completed Unit Price Bid Form (matching Specification bid item structure)
- Lump sum items clearly identified
- Allowance items as specified

Qualifications

- Georgia Utility Contractor License
- Evidence of experience constructing:
 - Municipal lift stations
 - 12"+ water mains
 - HDPE force mains
 - Jack & bore installations
- Minimum five (5) similar projects in past ten (10) years

Financial Information

- Statement of financial capacity
- Surety letter confirming bonding capacity

Required Documents:

1. Certificate of Insurance
2. Signed W-9
3. E-Verify Affidavit (Original, Notarized)
4. Bid Bond (page 9-10)
5. Bid Proposal (page 11)
6. Acknowledgment of Addenda (page 12, if applicable)
7. Unit Price Sheet (page 13-14)

Contact Information

Technical Questions:

Lee Spell, City Manager
City of Kingsland
P.O. Box 250, Kingsland, GA 31548
PH: (912) 729-5613
Email: Lspell@kingslandgeorgia.com

Submission/Procurement Questions:

Hannah Smith, Purchasing Director
City of Kingsland
P.O. Box 250, Kingsland, GA 31548
PH: (912) 729-8113
Email: hsmith@kingslandgeorgia.com

Non-Discrimination and Equal Employment Compliance:

All contractors and subcontractors shall comply with Title VII of the Civil Rights Act of 1964, as amended, as well as all applicable federal, state, and local non-discrimination and equal employment opportunity (EEO) laws and regulations, including but not limited to:

- Executive Order 11246, as amended
- The Civil Rights Act of 1991
- The Georgia Fair Employment Practices Act
- Any additional requirements imposed by the awarding State or Federal agency

Contractors and subcontractors shall not discriminate against any employee or applicant for employment based on race, color, religion, sex (including pregnancy, sexual orientation, and gender identity), national origin, age, disability, or genetic information.

This requirement applies to all aspects of employment, including but not limited to recruitment, hiring, promotion, demotion, transfer, layoff, termination, compensation, training, and all other conditions of employment.

Contractors and subcontractors must include this non-discrimination provision in all solicitations, advertisements for employees, and all subcontracts related to this project, stating that all qualified applicants will receive consideration without regard to the protected categories listed above.

Contractors and subcontractors must take affirmative action to ensure equal employment opportunity as required by federal funding agencies and must maintain employment records as required by applicable EEO regulations.

Failure to comply with these requirements may result in contract termination for default, suspension or debarment, withholding of payments, or other remedies permitted under federal or state law.

Compliance with OSHA Regulations

All work shall comply with current OSHA regulations and standards, including future amendments, until the project is completed and accepted by the City of Kingsland.

Project Schedule

- Notice of Award: Approximately June 2026
- Construction Duration: 300 Calendar Days (proposed; subject to proposal review)
- Liquidated Damages: \$350.00 per calendar day (proposed; subject to final contract terms)

EVALUATION CRITERIA

Proposals will be evaluated based on:

1. Compliance with Technical Specifications
2. Cost proposal
3. Experience and qualifications
4. Schedule
5. Financial strength and bonding capacity

Rejection of Proposals

The City of Kingsland reserves the right to:

- Clarify any terms with vendor concurrence
- Reject any proposal deemed non-responsive
- Modify, waive, or vary terms and conditions of the RFP

- Cancel or withdraw the RFP at any time
- Negotiate contract terms with the successful proposer

The City also reserves the right to:

- Reject any or all proposals
- Award in part or in whole
- Waive any informality in submissions
- Re-advertise as needed (City Purchasing Ordinance, Article IV, Division 2, Section 2-99)

Bid Bond

STATE OF GEORGIA

COUNTY OF CAMDEN

KNOW ALL MEN BY THESE PRESENTS, that we, _____, as Principal, and
_____, as Surety, are held and firmly bound unto the City of Kingsland
for the sum of _____

_____ Dollars (\$ _____) lawful money of the United States, for the payment of which
sum well and truly to be made, we bind ourselves, our heirs, personal representative's successors and
assigns, jointly and severally, firmly by these presents.

WHEREAS, the Principal has submitted to the Owner a Proposal for construction of:

Haddock Road Water and Sewer Facilities Expansion

RFP #COK 26-017

NOW THEREFORE, the conditions of this obligation are such that if the Bid be accepted, the Principal shall
within ten days after receipt of conformed contract documents execute a contract accordance with the
Bid upon the terms, conditions and prices set forth therein, and in the form and manner required by the
Owner and execute a sufficient and satisfactory Performance Bond and Payment Bond payable to the
Owner, each in an amount of one hundred percent (100%) of the total contract price, in form and with
security satisfactory to the Owner, or in the event of the failure of the Contractor to execute and deliver
the Contract Agreement and give said Performance and Payments Bonds, the Contractor shall pay the
Owner the difference not to exceed the penalty hereof between the amount specified in said Proposal
and such larger amount for which the Owner may in good faith contract with another party to perform
the work covered by said Proposal, and execute the Special Assurances form, then this obligation shall be
void; otherwise, it shall be and remain in full force and virtue in law; and the Surety shall, upon failure of
the Principle to comply with any or all of the foregoing requirements within the time specified above,
immediately pay to the aforesaid Owner, upon the demand, the amount hereof in good and lawful money
of the United States of America not as a penalty, but as liquidated damages.

This bond is given pursuant to and in accordance with the provisions of O.C.G.A Section 36-10-1 et seq. and all the provisions of the law referring to this character of bond as set forth in said sections or as may be hereinafter enacted and these are hereby made a part hereof to the same extent as if set out herein in full.

IN WITNESS WHEREOF, the said Principal has hereunder affixed its signature and said Surety has hereunto caused to be affixed its corporate signature and seal, by its duly authorized officers, on this _____ day of _____, 2026.

PRINCIPAL: _____

Signed and sealed in the presence of:

By: _____

1. _____ Title: _____

2. _____

SURETY: _____

Signed and sealed in the presence of:

By: _____

1. _____ Title: _____

2. _____

Bid Proposal Form

Total Cost of Project \$ _____

Estimated Time of Completion (in Days) _____

The following statement must be signed and submitted with bid. Failure to sign this statement will render bid invalid.

"I certify that this bid is made without prior understanding, agreement or connection with any corporation, firm or person submitting a bid for the same materials, supplies, or equipment, and is in all respect fair and without collusion or fraud. I understand that collusive bidding is a violation of State and Federal law and can result in fines, prison sentences, and civil damage awards. I agree to abide by all conditions of this bid and certify that I am authorized to sign this bid for the bidder.

Company Name:

Person Authorized to Sign:

Name: _____

Name: _____

Address: _____

Title: _____

City: _____

Signature: _____

State: _____ Zip _____

Telephone Number: _____

Fax: _____

E-Mail: _____

This _____ Day of _____, 2026

Acknowledgement of Addenda

Proposer hereby acknowledges receipt of the following addenda:

Addendum No. _____, dated _____

Addendum No. _____, dated _____

Addendum No. _____, dated _____

Addendum No. _____, dated _____

Addendum No. _____, dated _____

Company Name: _____

Authorized Signature: _____

Print Name: _____

ITEM NO.	QTY	UNIT	DESCRIPTION	UNIT COST	TOTAL COST
1.0	Water Main Installed by Open Cut				
1.1	5,220	LF	12-inch C900 DR 18 PVC Water Main		\$ -
1.2	1,240	LF	12-inch C900 DR 18 RJ-PVC Water Main		\$ -
1.3	355	LF	12-inch C900 DR' 18 FPVC Water Main		\$ -
2.0	Sewer Force Main Installed by Open Cut				
2.1	6,700	LF	12-inch DR13.5 HDPE Force Main		\$ -
2.2	40	LF	12-inch C900 DR 18 RMJ-PVC Force Main		\$ -
2.3	40	LF	12-inch C900 DR 18 FPVC Force Main		\$ -
3.0	Utility Casing Installed by Open Cut				
3.1	355	LF	18-inch C900 DR21 FPVC		\$ -
3.2	155	LF	20-inch DR13.5 HDPE		\$ -
4.0	Gravity Sewer Installed by Open Cut				
4.1	980	LF	12-inch SDR26 PVC (Installed 8ft - 12ft)		\$ -
4.2	55	LF	15-inch PS115 PVC (Installed 4ft - 8ft)		\$ -
4.3	920	LF	15-inch PS115 PVC (Installed 8ft - 12ft)		\$ -
4.4	1,250	LF	15-inch PS115 PVC (Installed 12ft - 168ft)		\$ -
4.5	70	LF	18-inch PS115 PVC (Installed 12ft - 16ft)		\$ -
5.0	Gravity Sewer Manhole				
5.1	9	EA	4ft Dia. (8ft - 12ft)		\$ -
5.2	7	EA	4ft Dia. (12ft - 16ft)		\$ -
6.0	Utility Connections				
6.1	1	EA	Connection to existing 8-inch Water Main with 8-inch RMJ Pipe Sleeve		\$ -
6.2	1	EA	Core existing Manhole and Connect with Link Seal		\$ -
7.0	Water Main Valves, Fittings, & Appurtenances				
7.1	6	EA	12-inch Gate Valve w/Box		\$ -
7.2	1	EA	12-inch x 8-inch RMJ Reducer		\$ -
7.3	8	EA	12-inch 45° RMJ Bend		\$ -
7.4	1	EA	12-inch RMJ Plug		\$ -
7.5	14	EA	Fire Hydrant Assembly		\$ -
7.6	1	EA	Sampling Station		\$ -
8.0	Sewer Main Valves, Fittings, & Appurtenances				
8.1	10	EA	12-inch 45° Butt Fused HDPE Bend		\$ -
8.2	4	EA	12-inch 45° RMJ Bend		\$ -
8.3	2	EA	12-inch RMJ X 12-inch HDPE Adapter		\$ -

8.4	1	EA	2-inch ARV in 4ft Dia. Manhole		\$	-
9.0	Sewer Pump Station & Appurtenances					
9.1	1	LS	Pump Station - 1,080 GPM Duplex, 25 HP Pumps; Valves; Fittings, Station Piping; Wet Well; Emergency Generator; Fencing; Water Lateral and Yard Hydrant; Access Drive, Station Grading, and Culverts; Electrical Work; SCADA; and all appurtenances required for an operable station.		\$	-
9.2	1	LS	Epoxy Lining of Wetwell, Receiving Manhole and Force Main Discharge Manhole		\$	-
10.0	Removal & Replacement of Pavement & Material					
10.1	180	SY	Asphalt Concrete		\$	-
10.2	255	SY	Gravel		\$	-
10.3	300	CY	Unsuitable Materials		\$	-
11.0	Erosion & Sedimentation Control BMPs					
11.1	4	EA	Construction Entrance/Exit (Co)		\$	-
11.2	13,000	LF	Silt Fence, Single Row (SD1-NS)		\$	-
11.3	2,800	LF	Silt Fence, Double Row (SD1-S)		\$	-
11.4	2	EA	Check Dam (Cd-S)		\$	-
11.5	1	EA	Inlet Protection (Sd2-B)		\$	-
11.6	45,500	SY	Grassing, Fertilization, and Mulching		\$	-
12.0	General Construction					
12.1	1	LS	Traffic Control		\$	-
12.2	1	LS	Supplemental Work Allowance (SWA)	\$ 100,000.00	\$	100,000.00
12.3	1	LS	Grading, spreading and disposal of excess excavated material; removal and replacement of signs and monuments; clearing and grubbing; mobilization; clean-up; insurance; bonds; and other miscellaneous items not specifically listed but necessary for a complete job.		\$	-
Total Bid Price:						