

**McINTOSH COUNTY MIDDLE SCHOOL  
KITCHEN CAFETERIA DEMOLITION**

**REQUEST FOR PROPOSALS**

Sealed proposals from contractors will be received by the McIntosh County Board of Education no later than **3:00 P.M. on Thursday, May 25, 2023** at the following address:

McIntosh County Board of Education  
1100B C.A DeVillars Road  
Darien, GA 31305

**The Owner is:** McIntosh County Board of Education

**The Architect is:** John A. Tuten & Associates, Inc.  
4680 Hwy 17 North  
Brunswick, GA 31525  
Phone: (912) 265-8686  
Fax: (912) 267-6409

**The Project is:** The work will consist of demolition of existing building and site clearing, removing surface and sub-surface building components, sidewalks, paving and utilities.

The competitive sealed proposals will be received and evaluated in accordance with the State of Georgia Code Section 36-91-21G, paragraph (c) as follows:

- “(c) (1) In making any competitive sealed proposal, a governmental entity shall:
- (A) Publicly advertise a request for proposals, which request shall include conceptual program information in the request for proposals describing the requested services in a level of detail appropriate to the project delivery method selected for the project, as well as the relative importance of evaluation factors;
  - (B) Open all proposals received at the time and place designated in the request for proposals so as to avoid disclosure of contents to competing offerors during the process of negotiations; and
  - (C) Make and award to the responsible and responsive offeror whose proposal is determined in writing to be the most advantageous to the governmental entity, taking into consideration the evaluation factors set forth in the request for proposals. The evaluation factors shall be the basis on which the award decision is made. The contract file shall indicate the basis on which the award is made.
- (2) As set forth in the request for proposal, offerors submitting proposals may be afforded an opportunity for discussion, negotiation, and revision of proposals. Discussion, negotiation, and revisions may be permitted after submission of proposals and prior to award for the purpose of obtaining best and final offers. In accordance with the request for proposals, all responsible offerors found by the governmental entity to have submitted proposals reasonably susceptible of being selected for award shall be given an opportunity to participate in such discussions, negotiations, and revisions. During the process of discussion, negotiation, and revision, the governmental agency shall not disclose the contents of proposals to competing offerors.”

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The following evaluation factors and weights will be used to rate each proposal. The rating committee or their appointed agent will: (1) review all proposals and identify the proposals of responsible offerers reasonably susceptible of being selected for award; (2) send written notice to each firm not judged “reasonably susceptible of being selected for award”, notifying them of the reason or reasons the proposal is not being further evaluated; (3) After careful review of the proposal and supporting information, assign a rating from 1 to 10 for each factor and then multiply the factor weight by the rating to determine the numerical value of each factor. The numerical value of the evaluation factors will be totaled to achieve the total rating of each Proposal.

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| 1. Cost Proposal.   | 40% of total |
| 2. Experience in completing similar projects in the past 3 years.     | 30% of total |
| 3. Recycling and disposal Plan  | 20% of total |
| 4. Participation by local contractors, subcontractors, and suppliers. | 10% of total |

Project documents can be found on our website at [www.johntuten.com](http://www.johntuten.com) under For Bidders or by contacting Debi Vest at [debiv@johntuen.com](mailto:debiv@johntuen.com).

A Pre-Proposal conference will be held on **Thursday, May 11, 2023 at 10:00 am**, at Oak Grove Intermediate, 500 Green Street, Darien, GA 31305.

Proposals must be submitted in duplicate accompanied by a Bid Bond not less than five percent (5%) of the Base Proposal. Bid bond is not required if cost of work is less than \$100,000.00. No proposal may be withdrawn for a period of **thirty (30)** days after time has been called on the date of the opening. Both a Performance and Labor and Materials Payment Bond will be required in an amount equal to one hundred percent (100%) of the Contract Price.

The Owner reserves the right to reject any and all proposals and to waive technicalities and formalities, and to award the contract in the best interest of the Owner. The Owner will evaluate each proposal and make a final rating of the evaluation factors and make a contract award decision prior to disclosing the contents of the proposals.

The contract award will be made by the Owner based on the evaluation factors. The factors are as follows:

1. **Cost Proposal.**

The Owner will rate the cost proposals numerically. Those that are within the Owner’s budget will be evaluated in accordance with the selection criteria. Those that exceed the Owner’s budget may be judged “not reasonably susceptible of being selected for award” and may not be evaluated further. If during the evaluation of cost proposals, errors are found or questions arise relative to the ability of the Contractor to profitably complete the job, a relatively low cost proposal may receive a low score rather than a high score. Otherwise, the lowest cost proposal will receive the highest rating and the highest cost the lowest rating.

2. **Experience in completing similar projects in the past three (3) years.**

Please prepare a list of at least **three (3)** government contracts of site work of similar scope with a construction cost of \$50,000.00 to \$150,000.00 or more; including:

1. Building demolition contracts of buildings or building complexes of 25,500 sq. ft. completed by the proposed construction team.

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If team does not have this specific experience, list **three (3)** most similar projects. Failure of the proposer to demonstrate project team experience on **three (3)** similar projects may result in the proposer being judged “not reasonably susceptible of being selected for award”. Please include the name of the project, name, telephone number, fax number and e-mail of the representative of the architect or engineer in charge of construction contract administration, and name, telephone number, fax number and e-mail of the representative of the Owner. Also include a general description of the work performed and the cost of each project.

3. **Recycling and Disposal Plan.**

Submit a detailed recycling plan consisting of a specific list of components of the site and building demolition to be recycled. Indicate how the demolished building components will be removed from the site and the location of the recycling center to which they will be delivered. Prepare a simple chart listing all of the materials estimated to be removed from the site; comparing the tonnage of materials, by item, to be recycled and the tonnage of materials to be placed in a landfill. The proposer documenting the greatest percentage of recycled material will be given the highest score.

4. **Participation by local suppliers, subcontractors, laborers, and tradesmen.**

The Owner is seeking maximum participation from local suppliers, subcontractors, laborers, and tradesmen. As set forth on the proposal form, submit a list of all suppliers, subcontractors, laborers, and tradesmen that you propose to use who are residents of McIntosh County or who have had a business license in McIntosh County or the City of Darien for at least **three (3)** consecutive calendar years.

In addition, submit a list of the local suppliers and subcontractors from whom you received quotations for the project and the amount of their quotations in the context of other competing quotations for the work. For example, if you received one McIntosh County quotation for roofing, highlight the local quotation on a tabulation sheet listing all roofing quotations.

During the negotiations, we will calculate the dollar value of the labor, materials, subcontracts, and services to be purchased in McIntosh County. A rating of 10 will be given to the firm proposing the largest dollar value of McIntosh County purchases. A rating of 0 will be given as the point of beginning for no McIntosh County purchases. Ratings between 0 and 10 will be given to firms proposing some McIntosh County purchases prorated from 0 to 10 based on the relative value of McIntosh County purchases as compared to other proposers.

**Please direct all questions to Debi Vest of John A. Tuten & Assoc. Architects, via email at [debiv@johntuen.com](mailto:debiv@johntuen.com).**

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John A. Tuten, Architect for,  
Dr. Jim Pulos, Superintendent  
McIntosh County Schools