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Laura Hardwick  
Director of Procurement

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ADDENDUM # 1

To: ALL PROSPECTIVE FIRMS

Re: INVITATION FOR BIDS: 24-001-LH, Solid Waste Transfer Station

**The Invitation for Bids, referenced above, is modified as follows:**

1. Page 3 of the RFP, under “G”, Responsibility, first bullet point, 3 years of experience means 3 years of experience operating a transfer station, is this correct?

**Answer:** yes.

2. Page 3 of the RFP, under “Background” RFP lists approximately 1337.9 tons per year, can we add more tons on top of the County tons listed in the RFP?

**Answer:** yes.

3. Page 3 of the RFP and top of page 4 of the RFP, RFP reads, “The County’s vision is to seek a cost-effective and efficient means for managing solid waste for its citizens”, can we offer up an alternative idea to a transfer station?

**Answer:** yes.

4. Page 4 of the RFP, under Objective, County mentions “ground lease”. Do the County own specific properties that we can look at? If so, please state the address or addresses.

**Answer:** yes, the area is located behind Convenient Center 1. The address is 1010, 11<sup>th</sup> Street, Macon, Georgia.

5. Page 4 of the RFP, under Submittal Format and Requirement, please explain the 3rd bullet point, “A Revenue Percentage Proposal Rate”.

**Answer:** provide an estimated revenue sharing proposal for operating the transfer station on Macon-Bibb County property.

6. Is there a term on the contract?

**Answer:** please refer to the response for question #7.

7. At the end of the term, is it a buyout or would we own it?

**Answer:** proposals should be based on a 30-year ground lease term. At the end of the term, the land and all permanent improvements to the land will revert back to Macon-Bibb County. It is possible that the County could sell or re-let the property as improved at the end of the term, but that would have to be determined by the mayor and commission in office at that time and handled in accordance with whatever legal requirements may exist in 30 years. The County will also retain an option to require the tenant to demolish the improvements on the land and return the land to grade at their expense in the event that the County finds the improvements to be unusable at the end of the lease term.

8. Please confirm 1337 tons a year.

**Answer:** the numbers are estimated only.

9. What is the location of the site for the proposed Transfer Station?

**Answer:** please refer to the response for question #4.

10. If the site is to be located at the (now closed) Walker Road Landfill, will the successful respondent have access to, and be able to use, the existing scale and scale house at that location for Transfer Station operations? Will there be a charge for that use? Will that use be exclusive? If not, what other users might the successful respondent have to accommodate?

**Answer:** access will be allowed for viewing. Yes, to the existing scale and no to the scale house. Yes, the use will be exclusive. Macon-Bibb will be requesting special fee considerations.

11. Does Macon-Bibb presently have authority to direct any waste collection company, or companies where they must dispose of the waste they are collecting? If so, under the terms of the ground lease, will Macon-Bibb agree to exercising that authority on behalf of the successful respondent so that certain collected waste must be delivered to the Transfer Station?

**Answer:** no.

12. Will Macon-Bibb be executing a contract committing Macon-Bibb to sending a monthly minimum of tonnage to the Station? What is the current estimate of that monthly minimum tonnage?

**Answer:** yes, for the waste collected from Macon-Bibb County Convenient centers. No current estimate is available.

13. What is the initial term of the ground lease that Macon-Bibb is contemplating?

**Answer:** please refer to question #7.

14. What, if any, is the minimum size of the building Macon-Bibb plans on requiring?

**Answer:** no set size requirement.

15. What are the permits, if any, that Macon-Bibb already has with respect to the site that are currently in force and relate to the operation of a Transfer Station? When does each of those permits expire or come up for renewal?

**Answer:** no permits are required for the transfer station.

16. What does "A Revenue Percentage Proposal Rate i.e., Discount Rate, Franchise Percentage Rate for all grossed revenues from the Transfer Station" mean? Is that the same thing as a percentage of gross revenues? If not, what is the difference?

**Answer:** please refer to question #5.

17. Would Macon-Bibb find nonresponsive a proposal that, in order to arrive at the monthly payment to Macon-Bibb for the ground lease, provides a formula that calculates the payment based on a dollar amount per ton rather than a percentage of revenue?

**Answer:** Macon-Bibb County will review and consider options.

18. Page 4 of the RFP states that "[t]he new transfer station will accept household and household like waste products." With the RFP, does Macon-Bibb intend for that language to be construed as narrowly as it is written? Or, does Macon-Bibb intend for the Transfer Station to accept all waste that is brought to the location and qualifies under the categories of "C&D" and "MSW" (as those terms are customarily used in the waste industry)?

**Answer:** the accepting of household and household like waste products, it is as stated in the RFP.

19. What is the size and physical address of the property?

**Answer:** please refer to question #4 for physical address.

20. Will this property contain a tipping floor?

**Answer:** successful vendor will build the facility.

21. As an alternative, are you also looking for a convenience site with compactors and containers for bulk options?

**Answer:** no.

22. What type of building are you looking for? Drop off or commercial?

**Answer:** commercial.

23. How long is the leasing agreement?

**Answer:** please refer to the response for question #7.

24. Will there be an additional extension since the questions must be answered?

**Answer:** if the bid is extended, it will be posted on the Macon-Bibb Procurement website.

Please incorporate this change into the Invitation for Bid and acknowledge receipt of this addendum on your bid form.

Sincerely,

*Laura Hardwick*