



**BRUNSWICK-GLYNN COUNTY JOINT
WATER & SEWER COMMISSION**

October 15, 2026

**PROJECT: REQUEST FOR PROPOSAL NO. 27-002 PROGRESSIVE DESIGN
BUILD SERVICES FOR NORTH MAINLAND WATER
POLLUTION CONTROL FACILITY CONSTRUCTION AND
COMMISSIONING**

ADDENDUM: TWO (2)

DUE DATE: THURSDAY, OCTOBER 29, 2026 – 12:00PM, NOON

**THIS ADDENDUM IS FOR THE PURPOSE OF ANSWERING THE FOLLOWING
QUESTIONS:**

- 1) QUESTION: Agreement 7.2.2 applies the General Conditions Percent to Direct Costs of the Cost of the Work, excluding indirect Costs. Exhibit C.2.9.2.4 and Attachment E apply it to the Cost of the Work. Which base should Proposers use in the Fee and Rate Proposal?**

ANSWER: The General Conditions Percent shall be applied to Direct Costs of the Cost of Work, excluding Indirect Costs, as provided in Agreement Section 7.2.2.

- 2) QUESTION: Will the Owner consider an overall limit on the Design-Builder's aggregate liability, for example a percentage of the Contract Price or the GMP?**

ANSWER: No, the BGJWSC will not consider an overall limit on the Design-Builder's aggregate limit.

- 3) QUESTION: General Conditions 10.5.3 excludes from the mutual waiver of consequential damages any claim covered by required insurance and any indemnity claim. Will the Owner remove these carve-outs?**

ANSWER: No, these will not be removed.

- 4) **QUESTION: General Conditions 7.3.1** makes the Design-Builder indemnify losses resulting from “breach of any provision of the Contract Documents.” Will the Owner limit the indemnity to negligent acts or omissions?

ANSWER: No, the BGJWSC will not limit the indemnity to negligent acts or omissions.

- 5) **QUESTION:** Will Proposers be allowed to submit, with their proposals, proposed changes to the Agreement for discussion, without being deemed non-responsive?

ANSWER: The BGJWSC will accept proposed changes for discussion, but all proposals received should be in line with the current proposed contract. BGJWSC also reserves the right to reject all proposed changes.

- 6) **QUESTION: Subcontractor Past Performance:** if our firm submits as the prime contractor can the relevant experience and past performance of our subcontractors and technical partners be used to satisfy the project’s qualifications and experience requirements?

ANSWER: No, the performance should be based on Prime Contractor only.

- 7) **QUESTION: International Project Experience:** Will comparable projects successfully completed internationally be considered toward the team’s qualifications and past performance evaluation, or is preference given to projects completed within the United States?

ANSWER: No, international project experience will not be considered.

- 8) **QUESTION: Alternative Design Evaluation:** When evaluating innovative wastewater treatment designs that may offer greater economic efficiency and environmental benefits compared to traditional carousel treatment systems, what are the primary determining factors for acceptance and selection? Specifically, how are projected lifecycle costs, demonstrated past performance, technological track record, and operational efficiency weighted against one another?

ANSWER: The current plan is to move forward with a Carrousel or Orbal plant. The selected design-builder may present alternatives that they feel are worthy of consideration during Phase 1A.

- 9) **QUESTION: Evaluation Criteria (Section 6.3):** Section 6.3 says proposals will be ranked on a 100-point scale. However, the weights listed for the criteria add up to 105%. Please confirm the correct weight for each criterion and the total points available.

ANSWER: Please refer to Addendum 1 Question #3. The proposals will be graded on a 105-point scale. Please see scoring criteria below:

Proposal Part	Criteria	Available Points
1	Executive Summary	--
2	Experience and Capabilities	30
3	Project Approach	15
4	Project Concepts	30
5	Project Implementation and Project Schedule	15
6	Phase 1A Contract Price	5
7	Design-Builder's Fee and Overhead Fees	10

- 10) **QUESTION: Survey Attachments (Exhibit A):** Exhibit A says boundary and topographic surveys of the property are attached, but they are not included in the RFP. Please provide them.

ANSWER: The Boundary and Topographic surveys have been posted to the solicitation website, <https://www.bgjwsc.org/rfp-no-27-002-progressive-design-build-services-north-mainland-water-pollution-control-facility-construction-and-commissioning/>

- 11) **QUESTION: Phase 1A Topographic Survey (Exhibit C, Section 2.2.3):** Should the Phase 1A topographic survey be a completely new survey of the site, or should it supplement the Owner's existing survey?

ANSWER: The selected design-builder should perform a completely new survey of the site.

- 12) **QUESTION: Section 6.4 requires Phase 2 rates for General Conditions Percent.** Exhibit F Form of Phase 2 Contract Price Amendment says the General Conditions Percent is defined in Section 7.4.3. It is assumed that this is referring to Section 7.4.3 of Attachment B Draft Progressive Design-Build Agreement, but that does not exist. Exhibit C Section 2.9.2.4 does list what is to be included in the General Conditions Percent. Please confirm that the scope listed in Exhibit C Section 2.9.2.4 is what should be used to determine the General Conditions Percent.

ANSWER: Please refer to Question #1 of this addendum.

13) QUESTION: The scope listed in Exhibit C Section 2.9.2.4 includes items such as tools, business licenses, temporary facilities, and site erosion control. The cost for these items will be heavily dependent on the final scope of work, and providing a price at this stage may provide a large variation on proposers' General Conditions Percent. Would the BGJWSC consider alternative pricing components to evaluate Phase 2 General Conditions such as rates of salary personnel?

ANSWER: Not at this time.

14) QUESTION: Are the Phase 2 pricing components in Section 6.4 contractually binding?

ANSWER: Yes.

15) QUESTION: Do the five reference projects in Section 5.3.3.1 need to be 100% complete?

ANSWER: Submitting projects under construction can count towards the requirement, but preference will be given to successfully completed projects.

16) QUESTION: The RFP does not request comments on the Attachment B Draft Progressive Design-Build Agreement. Can comments be provided that do not count towards the 50-page limit?

ANSWER: Please refer to Question #5 of this addendum.

17) QUESTION: Please provide any site investigations conducted at the new North Mainland WPCF property, such as environmental assessments, archaeological investigations, etc.

ANSWER: None of these investigations have been completed.

18) QUESTION: Please confirm biosolids disposal will be to a landfill. If not, please state intended disposal.

ANSWER: The current plan is landfill disposal.

19) QUESTION: Please confirm that the effluent disposal will be both surface discharge and urban reuse. What percentage of maximum flow will go to each? For urban reuse, what are the Commission's storage requirements (a clearwell is shown on the site plan in the RFP)

ANSWER: This depends on EPD permitting. The JWSC does not currently have any reuse customers, so the initial design is likely to be all to the surface discharge.

20) QUESTION: For the purposes of proposal development, please confirm that the surface water discharge will be due north of the site into the bend on the Altamaha River. A discharge upstream or downstream will require additional services.

ANSWER: Please refer to Question #19 of this addendum.

21) QUESTION: Please confirm minimum requirements for control building. This includes rooms, square footage or spaces and overall, etc.

ANSWER: This will be developed with the selected design-builder based on project costs.

22) QUESTION: Please confirm building enclosure requirements for the dewatering building.

ANSWER: Dewatering equipment and loading areas should be enclosed.

23) QUESTION: Please state whether natural gas will be required for any of the facilities on the site.

ANSWER: Natural gas may be considered for backup power generation depending on cost.

24) QUESTION: Please confirm if 11x17 pages included in the Appendix count against the 10-page limit for 11x17's.

ANSWER: Yes, they do count towards the 10-page limit.

25) QUESTION: When is the scheduled completion date for the force main project from existing pump stations under I-95 referenced in the proposal?

ANSWER: That project is scheduled for completion in December 2026.



All applicants under this Request for Proposal are kindly requested to acknowledge receipt of this Addendum in original only.

**ACKNOWLEDGEMENT
ADDENDUM: TWO (2)**

DATE: _____

The above Addendum is hereby acknowledged:

(NAME OF BIDDER)

Signature

Title