



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

October 22, 2026

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

ADDENDUM: FOUR (4)

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

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

- 1) QUESTION: Exhibit E 2.2 requires \$2M/\$4M Commercial General Liability and \$50M Excess Liability. Exhibit E3.1 requires \$1M/\$2M Commercial General Liability and \$5M Excess Liability. Which limits govern?**

ANSWER: General Liability requirement for the Prime Contractor will be \$1M/\$2M. Excess Liability requirement is \$50M. For any subcontractors the General Liability should be \$10M. The Prime Contractor may also provide as an alternate the cost to go from \$25M to \$50M Excess Liability.

- 2) QUESTION: Please provide the full Wasteload Allocation document and supporting documentation, such as Antidegradation Analysis.**

ANSWER: Please refer to the following documents on the website:

- **JWSC Finalized Domestic Checklist 12_16_25**
- **North Mainland ADA Response Letter**
- **North Mainland WRF – ADA – Concurrence 2026-05-01**

- 3) **QUESTION: Are Builder's Risk deductibles on the Owner-procured policy reimbursable as Cost of the Work? What are the policy's deductibles and sublimits (for example flood and named storm)?**

ANSWER: Deductibles, not to exceed 2% of building value for Windstorm or Hail claims and \$50,000 for all other claims will be assumed by the Owner. The Owner reserves the right to pursue collection of deductibles for claims due to negligence.

- 4) **QUESTION: Will the Owner accept a project-specific professional liability policy, or a practice policy with an extended reporting period, instead of prepaying 10 years of coverage before Substantial Completion?**

ANSWER: Yes, the JWSC will allow the Contractor to provide a project specific policy with a 5-year reporting period in lieu of a 10 year pre-paid policy.

- 5) **QUESTION: Will the Owner consider an excess liability term shorter than the full statute of repose, and drop prepayment as a condition of Substantial Completion?**

ANSWER: Yes, the excess liability policy term will be 5 years. Pre-payment will not be required; however, the Contractor will be required to maintain the policy for the entire period and for five years after completion.

- 6) **QUESTION: Do all subcontractors have to provide all the same coverage as the prime contractor? For example, if a concrete subcontractor is called to pour concrete, do they also have to provide \$10,000,000 in professional liability with 10 years of tail coverage after the project, as well as the Cyber and Unmanned Aircraft liability coverage?**

ANSWER: Subcontractors should carry at least \$1M/1M Professional Liability. The subcontractors should also carry \$1M in Cyber Security Insurance. Subcontractors are only required to hold Unmanned Aircraft Liability if they are the ones specifically using the unmanned aircraft. The Prime Contractor must maintain Unmanned Aircraft coverage for the entire length of the project.

- 7) **QUESTION: Is the JWSC asking for a per project aggregate or is the JWSC stating they want a separate GL policy for this project? If the JWSC is asking for a separate policy, can we issue an Owners Contractors Protective policy in the name of the JWSC that would be specific for this project?**

ANSWER: Yes, a per project aggregate is required, however a project specific policy may be accepted as an alternative. An Owners Contractors Protective policy is not an acceptable alternative.

- 8) **QUESTION:** Page 5 of 10 also states that the Contractor will pre-pay the premium for the duration of the entire coverage period. Does that mean including the statute of repose? Can the requirement for pre-payment be removed? Can the policies be paid on installments with a requirement of providing 30- or 60-day notice to cancel sent directly to JWSC be used in lieu of the pre-payment of insurance premiums?

ANSWER: Yes; the extended policy period will be capped at 5 years following completion. The requirement for pre-payment can be removed. The JWSC will accept installments provided that an active Certificate of Insurance is maintained throughout the period with at least 30 days notice to the Owner of cancellation, nonrenewal, or material change.

- 9) **QUESTION:** What is the maximum amount of any one item being lifted by the crane? If the value of the item is less than \$5,000,000 why is this limit being asked for and can this limit be reduced to more accurately provide the coverage for the items being lifted?

ANSWER: The value amount of items to be moved by a crane shall be lowered to \$1M.

- 10) **QUESTION:** Cyber extortion and social engineering typically have sublimits, such as \$250,000 per claim. Can the sublimit be adequate as \$5,000,000 is extremely high for this coverage. Will a sublimit of \$250,000 be sufficient?

ANSWER: Social engineering policy sublimit shall be \$250,000. Cyber security shall be \$1M. Please refer to Question 6 of this Addendum for further clarification.

- 11) **QUESTION:** IF the prime contractor is not using drones but subs this operation out, can this coverage be waived on the prime contractor and only sub performing this operation provide this coverage?

ANSWER: The Prime Contractor shall maintain Unmanned Aircraft liability insurance at all times regardless of if they are operating the drones. Any subcontractor who will be using a drone must maintain a \$1M Unmanned Aircraft policy. Please refer to Question 6 of this Addendum for further clarification.

- 12) **QUESTION:** If the professional carrier cannot provide a \$10,000,000 limit, is it okay to layer the professional coverage limit to total \$10,000,000? Can the contractor purchase the coverage in one year increments and renew the coverage until the project is completed and purchase a 10-year tail policy?

ANSWER: Yes, coverage limits can be layered. The JWSC will accept increments provided they maintain an active Certificate of Insurance for the period.

13) QUESTION: Almost all professional policies do not provide contractual liability and do not cover warranties and guarantees. Can this be excluded from the requirements?

ANSWER: Yes, this requirement will be removed from the contract.

14) QUESTION: Regarding professional coverage, most professional carriers cap tail coverage at 6 years. Can the requirement be reduced from 10 years down to 6 years?

ANSWER: The requirement will be reduced to 5 years.

15) QUESTION: Exclusions for contractual liability, warranties, and guarantees are generally on all E&O (professional) policies in some shape or form with little room to modify or remove. Due to this issue, can these requirements be removed from the contract?

ANSWER: Yes, this requirement will be removed from the contract.

16) QUESTION: Damage to property in the contractor's care/custody/control is not an E&O Exposure and cannot be covered under an E&O policy. Will the JWSC please have this language removed from the contract under the E&O (professional policy) requirements?

ANSWER: Yes, this requirement will be removed from the contract

17) QUESTION: Since there is a requirement for a \$10,000,000 Professional liability policy to be in place, can the requirement for "No professional liability exclusion broader than ISO form CG 22 80" be removed from the contract?

ANSWER: No, this requirement will not be removed from the contract.

18) QUESTION: Due to the high insurance requirement and subcontractors having to carry the same limits of coverage as the prime contractor, is the JWSC open to a Contractors Controlled Program (Wrap Up program) that would bundle the coverage for the project for all contractors on-site for the project under one policy? Some ancillary coverages would still need to be purchased separately such as Cyber, however this would provide the bulk of the coverage for all contractors while on the project site.

ANSWER: Yes, a Contractors Controlled Program may be provided as an alternate; subcontractors will not have the same limits.

19) QUESTION: Is there a subsurface investigation or Geotech report for the site available?

ANSWER: No. Please refer to Addendum 2, Question 17

20) QUESTION: Has a waste load allocation, or draft discharge permit been issued by Georgia EPD?

ANSWER: A preliminary WLA has been received, and the antidegradation analysis has been submitted to EPD and comments have been returned. Please refer to Question 2 of this Addendum for further clarification.

21) QUESTION: Since this job appears to be SRF funded, has the Georgia state environmental review process (SERP) begun?

ANSWER: No.

22) QUESTION: Please provide boundary and topographic surveys of the proposed project location. These are not included, as indicated on page 2 of the Project Planning Document.

ANSWER: Please refer to Addendum 2, Questions 10 and 11 for clarification. You may also locate these documents on the project website, <https://www.bgjwsc.org/rfp-no-27-002-progressive-design-build-services-north-mainland-water-pollution-control-facility-construction-and-commissioning/>

23) QUESTION: If known, please identify the preferred or proposed routing of any gravity sewer and force main into the BGJWSC property.

ANSWER: Please refer to the Effluent Discharge Map and Exit 42 Access Exhibit, both posted on the solicitation website, <https://www.bgjwsc.org/rfp-no-27-002-progressive-design-build-services-north-mainland-water-pollution-control-facility-construction-and-commissioning/>

24) QUESTION: If known, please identify the preferred or proposed routing for an access road onto BGJWSC property.

ANSWER: Please see attached Exit 42 Access Exhibit 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/> The access road has not been constructed beyond the JWSC pump station (PS4121), planned to be constructed by private party in the future phase of Altama Plantation Subdivision. There is a deeded 80' access easement, as well as 25' sewer easement already recorded.

25) QUESTION: Are there any existing or proposed easements for access to the site and/or associated linear infrastructure?

ANSWER: Please refer to the Effluent Discharge map located on the solicitation website, <https://www.bgjwsc.org/rfp-no-27-002-progressive-design-build-services-north-mainland-water-pollution-control-facility-construction-and-commissioning/>

26) QUESTION: Please provide any available information regarding BGJWSC's

preferred discharge location and outfall routing

ANSWER: Please refer to the Effluent Discharge Map on the solicitation website, <https://www.bgjwsc.org/rfp-no-27-002-progressive-design-build-services-north-mainland-water-pollution-control-facility-construction-and-commissioning/>

- 27) QUESTION: STATED – “Any proposed changes to Exhibit C of the Agreement (Scope of Design-Builder Services); Discuss any proposed changes to the Scope of Design-Builder Services as outlined in Exhibit C of the Agreement, and how these proposed changes would enhance the execution of the Work”. Can these changes be put in the Appendix Section C Supporting Documentation so as not to go toward page count?**

ANSWER: Yes, please place in Appendix C with a separate tab and labeled as “Proposed Alternative”.

- 28) QUESTION: Can the BGJWSC please confirm the Bid Bond is only for the price submitted for Phase 1 services?**

ANSWER: Yes, the Bid Bond is for Phase 1 pricing only.

- 29) QUESTION: Please confirm sewer pipelines outside of the property shown that will be included in this project. An influent gravity sewer is included in the RFP. An effluent pipeline to surface water disposal will be needed. There is no mention of reuse pipelines beyond the site.**

ANSWER: There are no current requirements for reuse offsite. Please refer to the Exit 42 Access Map located on the solicitation website, <https://www.bgjwsc.org/rfp-no-27-002-progressive-design-build-services-north-mainland-water-pollution-control-facility-construction-and-commissioning/>



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

**ACKNOWLEDGEMENT
ADDENDUM: FOUR (4)**

DATE: _____

The above Addendum is hereby acknowledged:

(NAME OF BIDDER)

Signature

Title