



## **Construction Management at Risk (CMAR) Services for the B.T. Brown Water Treatment Plant**

### **Advertisement:**

CCWSA (Coweta County Water & Sewerage Authority), herein also referred to as the Owner, requests Proposals for Construction Management at Risk (CMAR) Services for the B.T. Brown Water Treatment Plant (Project). This Request for Proposals (RFP) for CMAR Services invites Proposals, from qualified firms according to the requirements in this RFP, including the format and content guidelines specified.

Proposals will be reviewed and evaluated by the CCWSA selection team. The selection team will rank the Proposals in the order of most advantageous to the CCWSA, taking into consideration the evaluation factors in the RFP. The evaluation factors shall be the basis on which the final selection / award is made. Upon completion of the evaluation process, CCWSA will contact all Firms; the firm(s) most qualified may be interviewed or enter discussions toward Project award.

In accordance with O.C.G.A. 36-91-20(c) procurement requirements, CCWSA reserves the right to reject all any or all proposals that are nonresponsive or not responsible, and to waive technicalities and informalities.

**Obtaining Documents:** The Advertisement, RFP, and further information may be found on CCWSA's "Bids" web page located at the CCWSA website <https://www.cowetawater.com/>. Project documents may be downloaded after registration with Garver, serving as the Owner's Representative and Engineer. Please contact Ms. Jordan Leitch.; via email at [JLeitch@GarverUSA.com](mailto:JLeitch@GarverUSA.com), or call her at (678) 264-8923 to register or discuss further.

**Written Addenda:** The RFP is subject to revision after the date of issuance by written addenda. Any such addenda will be distributed directly to registered Firms via email, with confirmation requested.

**Pre-Submittal Conference:** A mandatory pre-submittal conference will be held on March 27, 2025; 10:00 a.m., at the B.T. Brown Water Treatment Plant, Conference Room, located at 610 Lamar Smith Dr., Newnan, GA 30263.

**Open Records:** All materials submitted in connection with this RFP will be public documents and subject to O.C.G.A. 50-18-71 (Georgia Open Records Act) and the open records policies of the CCWSA.

**Permits:** The Engineer, Garver, will assist CCWSA in obtaining necessary Federal, State, and / or Coweta County, GA permits during Phase I Services - Preconstruction Services. The CMAR will obtain all building and trade permits or licenses for Phase II - Construction Services.

**Easements, Lands and Right-of-Way:** CCWSA owns, or will own, all lands and easements on which improvements will be made, including access roads.

**Funding:** Funding sources are in place with the funds necessary to move ahead. To accompany funding on hand, a municipal bond issue is contemplated to complete the funding package once the final program budget is determined. State Revolving Fund loans or the GEFA loan program are not contemplated.

Authorized by:

Mr. Rick Jones, Chief Operating Officer  
Coweta County Water & Sewerage Authority  
545 Corinth Rd  
Newnan, GA 30263