# PRE-SOLICITATION NOTICE

# REQUEST FOR PROPOSALS FOR PROGRESSIVE DESIGN-BUILD SERVICES

# SOUTH COBB WATER RECLAMATION FACILITY EXPANSION

# PROGRAM NO. T3030

## PURPOSE OF NOTICE

**NO ACTION IS REQUIRED BY PROPOSERS AT THIS TIME.** This Notice provides preliminary information to prospective Proposers (also referred to herein as Design-Builders) regarding an upcoming Request for Proposals (RFP). This is NOT a formal solicitation. No awards will be made from this notice, and the timeline provided, budget, and scope are subject to change.

## INTRODUCTION/BACKGROUND

Cobb County Water System ("Owner" or "County") intends to select a Design-Builder to provide professional, construction, and commissioning services for the expansion of South Cobb Water Reclamation Facility from its current permitted capacity of 40 Million Gallons per Day (MGD) Maximum Month Flow (MMF) to 50 MGD MMF. The project will use the Progressive Design-Build delivery method. The upcoming RFP will require Proposers to submit both technical qualifications proposal and cost proposal, which will be reviewed and evaluated concurrently using a single-step, best-value selection process.

## ESTIMATED TIMELINE

The estimated timeline for the RFP solicitation is as follows:
**RFP Release Date: Friday, January 8, 2027**
**Response Submission Deadline: Thursday, February 25, 2027**

## ESTIMATED BUDGET

The estimated budget for this project is between $300M to $400M.

Proposers are advised that the final Guaranteed Maximum Price (GMP) will depend on the final process design and value engineering accomplished during the Phase One services.

## PROCUREMENT METHODOLOGY

It is anticipated that a contract for the described services will be entered into with the firm that, in the opinion of County, offers the most favorable combination of qualifications and pricing. The Evaluation Committee considers the cost information merely as one of the selection criteria and not the final determinant. The County may request additional information and/or may conduct interviews of responding firms.

Procurement will be in accordance with the Competitive Proposals section of the Policy for the Procurement of Professional Services as adopted on July 22, 1997 and most recently revised on November 20, 2025 by the Board of Commissioners.

All responses to the upcoming RFP must be submitted electronically via the County's eProcurement

Portal at: https://procurement.opengov.com/portal/cobbcoga

**PROGRESSIVE DESIGN-BUILD CONCEPT & CONTRACT**

The progressive design-build method of delivering infrastructure projects combines the Owner's direct control over project concept and detailed design with the Design-Builder's innovation and creates a single point of accountability. The goal is to create a collaborative Project Team with the Owner, Owner's Advisor, and Design-Builder to work seamlessly to successfully design and construct the proposed Project.

The Project consists of two phases. Phase One services generally consists of site investigations, preliminary engineering, design development, and preconstruction services as well as preparation of a proposed price and schedule in close collaboration with the Owner. The proposed price and schedule would be based on preparing a design to sixty percent (60%) level of completion, a GMP, the project schedule, and supporting documentation such as detailed open-book costing for the GMP. At the discretion of the Owner, the Owner can convert the GMP to a lump sum price for the Phase Two Services. The Phase Two Services, if approved by the Owner, generally encompass completing the project's final design, construction, and commissioning.

The County anticipates utilizing a modified version of the Design-Build Institute of America (DBIA) Contract Document No. 545, Progressive Design-Build Agreement for Water and Wastewater Projects, and DBIA Contract Document No. 535, Standard Form of General Conditions of Contract Between Owner and Design-Builder.

**TEAMING, LICENSING & BONDING EXPECTATIONS**

Proposers and their key firms must be licensed in the State of Georgia for the type of work to be performed.

The Design-Builder shall possess a valid Georgia Utility Contractor License and/or a Georgia Commercial General Contractor License. The designated Engineer of Record must be licensed as a Professional Engineer in the State of Georgia.

Proposers must have the capacity to obtain 100% Performance and Payment bonds for the estimated $300M - $400M project budget.

**PLANNING DOCUMENTS**

The County retained Ardurra Group, Inc. to prepare a long-range Facilities Plan for the South Cobb WRF. The primary purpose of the planning effort was to evaluate the existing facility, identify rehabilitation and reliability needs, assess future treatment requirements, and develop a comprehensive strategy for expanding the facility. Portions of the Facility Plan have been removed for clarity. A copy of the redacted plan can be found in ATTACHMENT A.

**Disclaimer: The redacted South Cobb WRF Facility Plan is provided for informational purposes only. The redacted Facility Plan contains preliminary data. This includes, but is not limited to, flow projections, cost estimates and construction sequencing narratives. Cobb County assumes no liability or responsibility for any errors, omissions, or inaccuracies within this document. By accessing this document, prospective Proposers acknowledge that they bear**

**the sole burden of conducting all independent investigations and data verifications they deem necessary to assume full responsibility prior to submitting a proposal.**

## PROJECT SCOPE CLARIFICATIONS & CONSTRAINTS

Please note the following scope clarifications and constraints:

**Scope Clarifications:** The Facility Plan evaluated 11 alternatives. A decision was not made during the conclusion of the Facility Plan on which of these alternatives to implement; however, the County is considering two Primary Alternatives (Alternative A11.3 – consisting of a 4-Stage Bardenpho Process with Deep Bed Denitrifying Filters and Alternative A14.2, consisting of 5-Stage Bardenpho Process with Tertiary Membranes) but with strict modifications. If Alternative A11.3 is selected in Phase 1, the Owner requires Deep Bed Conventional Filters and not Deep Bed Denitrification Filters. If Alternative A14.2 is selected in Phase 1, the Owner requires a flat plate membrane design and not hollow-fiber membrane design. The Owner remains receptive to other innovative solutions that the Design-Builder may propose that meet or exceed project goals. During Phase One, the Design-Builder will lead an Alternative Evaluation Phase to finalize the selected technology pathway to carry into 30% design.

**Easements:** Immediately north of the South Cobb WRF, Fulton County, Georgia owns three parcels of land housing an approach lighting system for the Fulton County Airport. The Design-Builder will be prohibited from accessing these Fulton County parcels due to Federal Aviation Administration (FAA) flight zone restrictions. Just north of these three parcels, Cobb County owns two parcels of adjoining land that are available to the Design-Builder for temporary staging and/or permanent construction. Connecting the available Cobb County parcels to the South Cobb WRF will require routing utilities under the restricted Fulton County land. The Design-Builder will be responsible for obtaining all necessary subsurface approvals and easements from both Fulton County and FAA.

## PROJECT INFORMATION & INQUIRIES

A formal Q&A process will be established via the OpenGov portal once the official RFP is released in January 2027. **NO INQUIRIES ACCEPTED UNTIL RFP IS ISSUED**.