GEO. L. SMITH II GEORGIA WORLD CONGRESS CENTER AUTHORITY
REQUEST FOR PROPOSALS

For the:

GWCC BUILDING C 2,000 GPM DIESEL FIRE PUMP REPLACEMENT

GEORGIA WORLD CONGRESS CENTER AUTHORITY ATLANTA, GEORGIA

RFP NO. GWCC102626EC

Geo. L. Smith II Georgia World Congress Center Authority

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Atlanta, Georgia

I. General Information

A. OVERVIEW

Notice is hereby given that the Geo. L. Smith II Georgia World Congress Center Authority (hereinafter referred to as "GWCCA" or "the Authority") is soliciting competitive sealed proposals from experienced and qualified firms interested in providing fire pump replacement and related services at Georgia World Congress Center Building C.

The successful firm shall provide all management, labor, equipment, materials, technical expertise, and other resources necessary to remove and replace the existing 2,000 GPM diesel fire pump and associated equipment. Services shall include, but are not limited to, removal and disposal of existing equipment; furnishing and installing a new diesel fire pump assembly, fire pump controller, jockey pump controller, fuel tank with overfill sensor, and sensor piping; related electrical and panel work; reconnection to existing systems; permitting; testing and commissioning; training; and closeout documentation, as further described herein. Fuel tank replacement shall be separately itemized in the base bid, with a deductive alternate provided for retaining the existing tank, subject to GWCCA's review and written approval.

The successful firm shall ensure that all equipment and system components are properly installed, configured, and fully operational in accordance with the manufacturer's requirements and GWCCA's operational needs.

All services shall be provided in accordance with the terms, conditions, performance standards, and requirements set forth in this Request for Proposals (RFP).

In issuing this RFP, it is the intent of the Authority that one finalist firm whose proposal is determined through the evaluation process described herein to be especially desirable will be selected to enter into discussions with the Authority for the services described herein. However, all proposals received that are fully responsive to this RFP may be eligible for further consideration at the Authority's discretion.

All respondents to this RFP and their team members are subject to instructions communicated in this document and are cautioned to completely review the entire RFP and follow instructions carefully. The Authority reserves the right to reject any or all statements, submittals and/or proposals, and to waive technicalities, irregularities, and informalities. The Authority reserves the right to cancel, stay or otherwise cease to prosecute this procurement at any time without selecting a respondent to provide the described services, without any liability to any respondents or any other person or entity. The Authority is under no obligation to make an award relating to this RFP to any respondent. Any agreement to be executed for the services contemplated by this procurement must conform to the terms and conditions of all other agreements to which the Authority is a party and to all other antecedent or otherwise paramount legal duties of the Authority. Any agreement to be executed for the services contemplated by this procurement shall be subject also to applicable law.

B. RESTRICTION OF COMMUNICATION (REMAINS IN EFFECT)

From the time of original advertisement of this RFP solicitation, through this RFP issuance and proposal evaluation until final award is made to a successful respondent and such award is announced, interested firms are not allowed or permitted to communicate about this solicitation or scope with any staff or any official representatives of the Authority or their consultants involved in this procurement, except for submission of

questions as instructed in the RFP, or as provided by any existing work agreement(s). Finalists and Apparent Awardee(s) are restricted from making public statements or press releases about their selection as finalists or the apparent award. For violation of this restriction, the Authority reserves the right to reject the submittal of the offending respondent.

C. PROJECT INFORMATION

1. Authority Information

The Georgia World Congress Center Authority (GWCCA) campus, which includes Georgia World Congress Center, Centennial Olympic Park, Mercedes-Benz Stadium, and Signia by Hilton Atlanta, is the largest combined convention, sports, and entertainment campus in North America. Since 2014, GWCCA has managed and operated the Savannah Convention Center (SCC) – marking the industry's first-ever private-to-public facility management agreement. These facilities exist for the primary benefit of promoting and facilitating events and activities that generate economic benefits to the citizens of the state of Georgia as well as enhance the quality of life for every Georgian.

Georgia World Congress Center

Georgia World Congress Center is the largest LEED Gold certified convention center in the world and continues to be one of the nation's premier destinations for conventions, trade shows, film production, and much more. GWCC encompasses 3.9 million square feet and is among the largest convention centers in the nation in terms of exhibit space. GWCC features 13 exhibit halls offering 1.5 million square feet of prime exhibit space in addition to 98 meeting rooms, 3 auditoriums, 2 grand ballrooms, and various outdoors spaces and plazas. Georgia International Plaza includes a parking deck and pedestrian plaza on Andrew Young International Boulevard adjacent to Georgia World Congress Center and Mercedes-Benz Stadium.

Centennial Olympic Park

Commemorating the 1996 Centennial Olympic Games, Centennial Olympic Park (COP) is a 22-acre urban oasis in the center of Atlanta's dynamic downtown entertainment district and is operated by Georgia World Congress Center Authority. COP's great lawn provides natural seating for 20,000 and new features make it the ideal location for a variety of events. Centennial Olympic Park is located adjacent to the Georgia World Congress Center.

Mercedes-Benz Stadium/The Home Depot Backyard

The 71,000-seat Mercedes-Benz Stadium (MBS) is home to the Atlanta Falcons and Atlanta United and annually hosts the AFLAC Kickoff Game, Chick-fil-A Peach Bowl, SEC Football Championship Game along with other special events and concerts that provide fans with an unparalleled experience while contributing to the economic growth and success of Atlanta and the state of Georgia. Sitting in the former footprint of the Georgia Dome, The Home Depot Backyard functions as a fan experience zone and parking lot during events at MBS, and as greenspace open to the public on non-event days.

Savannah Convention Center

In 2014, the Georgia International Maritime and Trade Center Authority (now Savannah-Georgia Convention Center Authority) approved the selection of GWCCA to manage and operate the Savannah International Trade & Convention Center – today known as Savannah Convention Center (SCC) – marking the industry's first-ever private-to-public facility management agreement. The 330,000-square-foot SCC currently features 100,000 square feet of exhibit space, a 367-seat auditorium, 50,000 square feet of prime meeting space consisting of 13 meeting rooms, a 25,000-square-foot Grand Ballroom, and four executive board rooms. In fiscal year 2020, the Georgia General Assembly approved $70M in bonds for an expansion project that will

double the exhibit hall space as well as offer a 40,000 square-foot ballroom, 15 new meetings rooms, and a 900-space parking deck. The SCC expansion project broke ground in March 2021.

Signia by Hilton Atlanta

Owned by GWCCA and managed by Hilton Management Services, Signia by Hilton Atlanta is the city's largest downtown ground-up hotel development project in 40 years. The 453-foot-high, 976-room hotel overlooks Mercedes-Benz Stadium and is connected to Georgia World Congress Center's Building C. Signia by Hilton Atlanta offers more than 100,000 square feet of meeting space, including the largest hotel ballroom in Georgia, an outdoor event deck and lawn, and three boardrooms. The hotel also features eight signature food and beverage experiences, including three restaurants and three bars, as well as world-class amenities, including a spa, beauty bar and fitness center with yoga stations, Peloton bikes and more.

The Authority enjoys a strong service reputation based upon our ability to provide a superior facility and related services. The following Request for Proposals will be used to select an organization to partner with the Authority to deliver a service to our customers in a manner that complements our ongoing operations and commitment to excellence and sustainability.

2. Project Goals

The Authority envisions a reliable and fully operational fire pump system that supports the fire protection needs of Georgia World Congress Center Building C. The replacement installation shall integrate with the existing fire protection infrastructure, meet applicable codes and standards, provide dependable automatic and manual operation, and support effective monitoring, testing, and maintenance throughout the service life of the equipment.

II. Evaluation and Selection Process

A. OVERVIEW

The Authority has the following appropriate resources for continued assistance in carrying out this process:

1. **Project Procurement Director**

This individual shall be assigned by the Authority and will be responsible to the Authority. This individual shall be the Issuing Officer of the solicitation and shall facilitate this procurement process, including posting of solicitations and notices, receipt of submittals and questions, coordination of review, evaluation, ranking recommendation, facilitation of any meetings and interviews, and other duties up to, and throughout selection, and assistance with negotiation and prospective execution of the appropriate agreement(s).

2. **Selection Committee**

This Committee shall be composed of qualified persons approved by the Authority to review and

evaluate respondents' proposals and possibly interview qualified finalist firms. This Committee shall retain the ability to utilize qualified persons and other resources for advisement as the Committee deems necessary.

B. METHOD OF COMMUNICATION

Public procurement documents, including attachments, and associated addenda (if issued) will be publicly posted on the Georgia Procurement Registry ("GPR") at the following web address (and may be directly downloaded using Adobe Acrobat Reader): http://ssl.doas.state.ga.us/PRSapp/PR_index.jsp. General communication of relevant, significant information regarding this solicitation will also be made via the GPR. All prospective respondents are responsible for checking the GPR on a regular basis for updates, clarifications,

and announcements. **The *Project Procurement Director* named herein shall be the SOLE point of contact for participating firms for the duration of the procurement.** Other specific communications will be made as indicated in this RFP. In accordance with Section I-B above, the Authority reserves the right to reject the submittal of any respondent violating this provision.

C. EVALUATION OF PROPOSALS AND INTERVIEWS

The Selection Committee will evaluate all submittals upon submittal validation by the Project Procurement Director, which shall include verification of receipt-on-time and in good order (apparent responsiveness) and verification of receipt of requested Exhibits (if applicable). Each Selection Committee member/evaluator will assign points using the criteria identified in Section IV. Under facilitation and coordination from the Project Procurement Director, the members will thoroughly review and evaluate Proposals submitted in response to this RFP, using the criteria herein. The Authority will require a comprehensive presentation and interview of submitting firms, the evaluation of which shall augment the proposal evaluation. (More information and instructions will be provided to finalists for the interviews well prior to interview dates). It is the intent of the Authority that one finalist firm whose proposal is determined through the evaluation process described herein to be especially desirable will be selected to enter into discussions with the Authority for the services described herein. However, one or more proposals received from finalist firms that are fully responsive to this RFP may be eligible for further consideration by the Authority.

D. APPARENT AWARD AND FINAL AWARD

After evaluation, if a firm is selected as apparent awardee, the names of the firm will be posted on the Georgia Procurement Registry and all finalists will receive direct notification from the Project Procurement Director of the firm's selection. The Authority will then schedule and conduct discussions with the apparent awardee firm in pursuit of a prospective agreement(s) suitable to the Authority and Contractor, which will require additional submittals by the apparent awardee. Only the full execution of agreement(s) for the services described herein will constitute final award.

III. RFP Schedule of Events

The following Schedule of Events table represents the Authority's best estimate of the schedule that will be followed. All times indicated are prevailing times in Atlanta. The Authority reserves the right to adjust the schedule, with prior notice, as it deems necessary.

a. Project Procurement Director issues RFP-		10/26/26
b. Pre-proposal & site visit GWCC Sales/Events Conference Room, Building B 285 Andrew Young International Boulevard Atlanta, GA. 30313	4:00 PM	11/2/26
c. Deadline for submission of written questions and requests for clarification	10:00 AM	11/4/2026
d. Project Procurement Director provides answers/clarifications/addenda-		11/5/26
e. Deadline for submission of Proposals-	**10:00 AM**	**11/11/2026**
f. Proposer Presentation/Interviews (More information about interviews will be issued with clarifications (item "c", above)		TBD

DELIVERABLES for Proposals

Proposals must include certain signed and notarized Exhibits, which are provided herein, as follows**:**

a. Exhibit I – Proposal Certification Form

b. Exhibit II – Georgia Security and Immigration Compliance Act Affidavit

c. Exhibit III- Non-Discrimination Certification

d. Exhibit IV – Reference Sheet

e. Exhibit V – Qualification Statement

(Exhibits II and III are required again due to probable expansion of proposing teams). **The Proposals must be submitted in accordance with the instructions provided in Section V-B, must be <u>categorized and numbered</u> as outlined below, and must be responsive to all requested information below:**

A. Experience and Qualifications – 25%

Experience completing comparable diesel fire pump replacements, qualifications of the proposed project team, and references for similar projects.

B. Technical Approach and Equipment – 30%

Proposed equipment, compatibility with the existing system, installation approach, testing and commissioning, warranty coverage, and response to the fuel tank replacement and retention requirements.

C. Project Schedule and Coordination – 15%

Equipment lead times, project duration, shutdown planning, measures to minimize fire protection system downtime, and coordination with GWCCA operations.

D. Cost Proposal – 30%

Complete and itemized base bid, separately identified fuel tank replacement cost, deductive alternate credit for retaining the existing tank, and overall value to GWCCA.

IV. Submittal Conditions

A. SUBMITTAL OF QUESTIONS AND REQUESTS FOR CLARIFICATION

Questions about any aspect of the RFP, or the project, shall be submitted prior to the appropriate deadlines indicated in the Schedule of Events, and shall be submitted in writing to:

Erle Coleman Director of Supply Chain Management Georgia World Congress Center Authority

E-mail: ecoleman@gwcc.com

The deadlines for submission of questions relating to the RFP are the times and dates shown in the

(*Schedule of Events- Section III).* At any time prior to the submission date, the Authority may issue an RFP addendum to further clarify any part of this RFP, amend this RFP or issue instructions or further information. Each such addendum will be posted and/or distributed to all respondents. In addition, the Authority may adjust any timelines related to the project referenced herein or otherwise.

B. SUBMITTAL OF PROPOSALS

One (1) original and five (5) copies of the proposals shall be prepared, for a total of six (6) sets. One complete copy must be provided via flash drive as a SINGLE .pdf file. Each submittal shall otherwise be identical and include a transmittal letter. Submittals must be printed on standard (8½" x 11") paper. The pages of the qualification submittals must be numbered. A table of contents with corresponding tabs must be included to identify each section as instructed in this RFP. Responses are limited to 50 pages (preferably 25 double-sided pages) or less using a minimum of size 11 font. At least one (1) page shall be devoted to an Organization Chart. This shall be single-sided and not exceed 11" x 17" in folded out size. Narrative information should not be added on this page.

Each proposal shall be prepared simply and economically, providing straightforward, concise information, and a manageable electronic file size. Fancy bindings, irrelevant colored displays and promotional materials are not desired. Emphasis must be on completeness, relevance, and clarity of content. **NOTE:** All pages shall be included in the page limit EXCEPT for the front cover, cover (transmittal letter), table of contents, tab dividers, organization chart(s), Exhibits I, II, III, IV and V.

Submittals must be sealed in an opaque envelope or box, and reference **RFP GWCC102626EC and the words "SEALED PROPOSAL"** must be clearly indicated on the outside of all of the envelopes or boxes. Proposals **must be physically received by the Project Procurement Director** prior to the deadline indicated in the Schedule of Events (*Section III of RFP*) at the exact address below:

Georgia World Congress Center Authority GWCC Administration Attention: Erle Coleman

285 Andrew Young International Boulevard, NW Atlanta, Georgia 30313-1591

No submittals will be accepted after the time and date set for receipt. Proposals submitted via facsimile or e-mail will not be accepted. All submittals shall be considered proposals, and all submittals upon receipt become the property of the Authority. Labeling information provided in submittals "proprietary" or "confidential", or any other designation of restricted use will not be binding upon the Authority or its representatives and ultimately may not protect the information from public view. Subject to the provisions of the Open Records Act, the details of the proposal documents will remain confidential until final award. All expenses for preparing and submitting responses are the sole cost of the party submitting the response. The Authority is not obligated to any party to reimburse such expenses.

C. RFP CONDITIONS

1. Respondents understand and agree that the Authority has the right to reject any and all submittals or to cancel the RFP process at any time without any liability to the Authority or any other person and is under no obligation to make an award relating to this RFP to any person or entity. In addition, the Authority reserves the right to evaluate only those submittals determined to be fully responsive to the RFP. All such decisions are ultimately to be made in the sole discretion of the Authority, for any reason or for no reason whatsoever, and the Authority is under no obligation to assign any reason for the rejection, non-review or non-acceptance of any submittal. Under no circumstances shall this RFP be construed as a contractual offer.

2. Respondents understand and agree that the Authority may, in its sole discretion, request proposals from, and subsequently enter into an agreement with, any entity selected in this process, including any entity that has previously worked with the Authority in any capacity. Furthermore, Respondents shall not hold the Authority, other Parties, their respective affiliates and/or any of their respective employees, representatives, agents, attorneys, advisors or consultants liable for any reason whatsoever related to this RFP and respondents hereby waive all such claims.

3. Respondents may make no modification, correction or withdrawal of their submissions after the submission date. By submitting its submission, each respondent represents that: (i) it has read and understands this RFP, (ii) its submission complies with the requirements of this RFP, (iii) respondent has the necessary corporate authority to submit its Proposal.

4. All information supplied in this RFP or by the parties or anyone acting on behalf of the parties to each respondent is provided solely as a convenience to facilitate the selection process. The parties do not guarantee the accuracy or completeness of any such information supplied. In addition, respondent shall not rely on any express or implied statements, warranties or representations made by the Parties or anyone acting on their behalf. Respondent agrees that the parties and their affiliates and their employees, representatives, agents, advisors or consultants cannot be held liable for any such statements, warranties or representations or inaccuracies or incompleteness in any information provided.

5. **Small and Minority Business Enterprise**

It is the policy of the State of Georgia that small businesses, female-owned businesses and minority businesses have a fair and equal opportunity to participate in the State purchasing process. Therefore, the contractor and the Authority encourages all small businesses, female-owned businesses and minority-owned businesses to

compete for, win, and receive contracts for goods, services, and construction. This desire on the part of the contractor and the Authority is not intended to restrict or limit competitive bidding or to increase the cost of the work. The contractor and the Authority support a healthy free market system that seeks to include responsible businesses and provides ample opportunity for business growth and development. The Georgia Department of Administrative Services maintains an office to assist small businesses, female-owned businesses and minority businesses in understanding the State procurement process. In addition to contacting the Authority Purchasing Department, all businesses, female-owned businesses and minority businesses can also contact the Governor's Small Business Center at the following address for assistance:

The Governor's Small Business Center

75 5th Street, N.W., Suite 825

Atlanta, Georgia 30308

Telephone: (404) 962-4824

All Respondents should be aware that contractors and subcontractors who utilize qualified minority subcontractors may qualify for a Georgia state income tax credits for qualified payments made to minority subcontractors. See O.C.G.A. § 48-7-38.

6. Drug Free Workplace

The Authority, as policy, operates all facilities as a drug-free workplace, and requires that the labor force of the Contractor be drug-free. The contractor hereby acknowledges this requirement and asserts that the organization of the contractor adheres to such policy and practice. The contractor acknowledges that it may be required to produce certificates affirming its compliance of these requirements of drug-free workplace for duration of agreement term, at execution, or at any time during the term of the agreement. The contractor shall secure from any sub-contractor hired to work in a drug-free workplace the following written certification: "As a part of the subcontracting agreement with (contractor's name, sub-contractor's name) certifies to the contractor that a drug- free workplace will be provided for the sub-contractor's employees during the performance of this contract pursuant to paragraph 7 of subsection B of Code Section 50-24-3." The contractor may be suspended, terminated, or debarred if it is determined that: 1. The contractor has made false certification hereinabove; or 2. The contractor has violated such certification by failure to carry out the requirements of Official Code of Georgia Section 50-24-3.

7. Non-Discrimination

The Authority shall require, prior to, or incidental to, the award of a contract, confirmation by the respondent stating that the respondent has not discriminated and will not discriminate on the basis of race, creed, color, sex, religion or national origin in any of its employment practices with respect to the work force of the business, or procurement services in connection with this project. The successful respondent will be required to execute certificates, affirming these requirements of non- discrimination. More information is provided herein (See Exhibit III).

8. Vendor Protests

The Authority has established policy and procedures for processing protests from vendors, bidders or proposers regarding the bidding solicitation process and/or award of contracts related to any organizational entity of the Authority. More information on the policy and procedures can be obtained by contacting the GWCCA Purchasing Department. Bidders/Proposers are hereby cautioned that the policy dictates the following requirements of the Bidder/Proposer:

a. An actual bidder/proposer who is aggrieved regarding the award of a contract must file a written protest in accordance with this policy no later than ten (10) calendar days following the award.

b. A vendor who is aggrieved regarding a solicitation must file a written protest in accordance with this policy no later than two (2) business days prior to submittal deadline.

REQUIREMENT

The Preferred Contractor shall have a minimum of five (5) consecutive years of experience providing diesel fire pump replacement and related fire protection services comparable in size, scope, and complexity to the services described in this RFP.

The Proposer shall include with its proposal a letter certifying compliance with this experience requirement. The Proposer shall also provide evidence of recent experience, within the previous five (5) years, successfully completing comparable diesel fire pump replacement projects at convention centers, commercial facilities, institutional campuses, public facilities, or other similar properties.

The Contractor shall only use trained and qualified personnel directly employed and supervised by the Contractor or engaged through the Contractor's approved subcontractor or joint venture agreement.

The successful Proposer must be an active legal entity authorized to do business in the State of Georgia and hold all licenses required to perform the work prior to the start of services.

QUALITY OF WORKMANSHIP

The Bidder must be able to demonstrate, upon request, that it has satisfactorily performed services similar to those specified herein. The Authority shall be the sole judge as to whether the services performed are similar to the Scope of Services contained herein and whether the Bidder is capable of performing such services.

PERFORMANCE BOND:

The successful Proposer shall furnish a performance bond or clean, irrevocable letter of credit in an amount equal to one hundred percent (100%) of the total Contract amount. The performance bond or letter of credit shall remain in effect throughout the performance of the Contract and until final completion and acceptance of all work by the Authority. If the Contract amount is increased, the performance bond or letter of credit shall be increased accordingly. The performance bond or letter of credit shall be conditioned upon the Contractor's full and timely performance of all obligations under the Contract.

The performance bond shall be issued by a corporate surety authorized and admitted to write surety bonds in the State of Georgia. If the amount of the bond exceeds $100,000, the surety shall be listed on the current list of acceptable sureties on federal bonds published by the United States Department of the Treasury or shall be reinsured for any liability exceeding $100,000 by a reinsurer included on the U.S. Treasury list.

V. SCOPE

Purpose. The Georgia World Congress Center Authority (GWCCA) is soliciting proposals from qualified fire protection contractors to remove and replace the existing diesel fire pump and associated controls and sensing components serving the fire sprinkler system at Georgia World Congress Center Building C (GWCC). The work shall provide a complete, code-compliant and operational replacement installation.

Project Requirements

The existing installation is reported to include a 2,000 gallons-per-minute (GPM) diesel fire pump, fire pump controller, jockey pump controller and sensor piping. The Contractor shall verify existing conditions, equipment data and connections before ordering equipment or beginning work. The new pump assembly shall be rated at 2,000 GPM and shall be selected to meet the approved system design and operating requirements. The Contractor shall identify any missing information or conflicts that could affect the proposed equipment or installation before submitting its final equipment submittals.

Work Included

Preconstruction and Equipment Submittals

Conduct a site visit to inspect the fire pump room, existing pump, controllers, fuel tank, piping, electrical service, panels, sensor lines and related interfaces. Verify access, dimensions, clearances and conditions that could affect removal or installation.

Submit a work plan, outage and impairment plan, schedule, safety plan and equipment submittals for GWCCA review before mobilization or equipment purchase.

Provide manufacturer, model, rated capacity, performance curve and relevant technical data for the proposed pump and diesel engine, fire pump controller, jockey pump controller, fuel tank, overfill sensor and replacement sensor lines.

Identify electrical loads, voltage and phase requirements, panel work, wiring, control and alarm connections, fuel connections, piping connections, permits, inspections and any other work required for a complete installation.

Do not order equipment or proceed with demolition until GWCCA has approved the equipment submittals and work plan in writing.

Removal and Disposal

Coordinate shutdown and isolation of the fire protection system with GWCCA before starting work. Protect the building, occupants and existing fire protection equipment during the work.

Disconnect, remove and legally dispose of the existing 2,000 GPM diesel fire pump, fire pump controller, jockey pump controller, sensor piping and other equipment identified for replacement.

Protect existing piping, electrical systems, controls, finishes and adjacent equipment that are to remain. Report damage or concealed conditions to GWCCA before proceeding with related repairs.

New Equipment and Installation

Furnish and install one new 2,000 GPM diesel fire pump assembly, including the diesel engine and all manufacturer-required accessories and connections.

Base bid: Furnish and install one new 200-gallon double-wall diesel fuel tank with an overfill sensor. Verify the proposed tank configuration, fuel type and installation requirements with GWCCA during submittal review. Include this replacement in the base bid.

Provide a separate deductive alternate for retaining the existing tank. Identify any tank-related work that would remain necessary, the total credit, and whether retaining the tank affects applicable code compliance, any required UL or other product listing, manufacturer warranties, or AHJ approval. Include supporting manufacturer documentation where available. GWCCA may accept or reject the alternate after review. Do not

omit tank replacement from the base scope or proceed with the alternate unless GWCCA gives written approval.

Furnish and install a new fire pump controller and a new jockey pump controller compatible with the replacement equipment and existing system.

Replace the fire pump sensor lines and sensor piping included in the work. Reconnect and verify related control, alarm and monitoring interfaces affected by the replacement.

Provide all electrical work required for the new equipment, including replacement of affected panels, wiring, terminations and connections necessary for a complete, safe and operational installation. Identify each panel proposed for replacement in the submittal.

Provide all labor, materials, rigging, lifting, tools, supports, fasteners and incidental work required to remove the existing equipment and install the replacement equipment.

Reconnect the replacement equipment to the existing fire protection, fuel, electrical and control systems. Do not modify unrelated systems or correct unrelated existing deficiencies without prior written authorization from GWCCA.

Permits, Codes and Coordination

Obtain and pay for permits and inspections required for the work. Include permit and inspection costs in the proposal and identify them separately in the price breakdown.

Perform the work in accordance with applicable adopted codes and standards, manufacturer requirements, approved plans and the requirements of the Authority Having Jurisdiction (AHJ). The installation shall comply with the applicable edition of NFPA 20 as adopted and amended by Georgia, together with applicable electrical and fire safety requirements.

Coordinate required reviews, inspections and approvals with GWCCA and the AHJ. Provide copies of permits, inspection records and approvals to GWCCA.

Coordinate all system impairments, notifications, fire watch or temporary protection requirements with GWCCA and the AHJ. No impairment or interruption may occur without advance written approval from GWCCA.

GWCCA will provide an owner representative to escort Contractor personnel into occupied or controlled areas. The Contractor shall coordinate access and work sequencing in advance and include anticipated mobilizations in its proposal.

Testing and Commissioning

Coordinate startup, acceptance testing and commissioning with GWCCA and its designated fire pump commissioning provider. Provide the labor, manufacturer support and technical assistance required to complete the tests.

Test the replacement pump, engine, controllers, jockey pump controller, sensors and affected alarms or monitoring points in accordance with applicable adopted requirements, approved submittals and manufacturer instructions.

Demonstrate that the pump starts and operates automatically and manually, that controller functions and alarms operate as intended, and that the system performs in accordance with the approved design and equipment performance data.

Correct deficiencies caused by the Contractor's work and repeat affected tests at no additional cost. Promptly document and report any pre-existing deficiency or condition outside the defined replacement work. Do not perform extra work without GWCCA's written authorization.

Provide test and commissioning records, measured results, equipment settings, alarm verification and written confirmation that the system has been returned to service.

Training and Closeout

Provide on-site training for GWCCA personnel on operation, controller functions, alarms, routine checks, shutdown and restart procedures, and manufacturer-recommended maintenance for the new equipment.

Before final acceptance, provide electronic copies of operation and maintenance manuals, approved submittals, final equipment data, warranty information, permits, inspection approvals, test and commissioning reports, training materials and attendance records.

Provide record drawings or marked-up plans showing equipment locations, final connections, panel and circuit changes, sensor line routing and other changes made during installation.

Remove construction debris and surplus materials. Leave the pump room clean, orderly and ready for operation. Provide documentation of proper disposal of removed equipment and fuel, if applicable.

Work Hours and Schedule

Work shall be performed during GWCCA-approved normal work hours, anticipated as 7:00 a.m. to 3:30 p.m., subject to building operations. The Contractor shall submit a proposed schedule showing submittals, procurement, shutdowns, demolition, installation, inspections, testing, training and return to service. The Contractor shall coordinate the schedule with GWCCA and minimize disruption to building operations. Identify any work that requires after-hours, overtime or an accelerated schedule and provide separate pricing; such work may not proceed without GWCCA's written approval.

Existing Conditions and Additional Work

The Contractor shall inspect the site and identify assumptions, exclusions, concealed-condition risks and work necessary for a complete installation in its proposal. Work outside the defined replacement, including correction of unrelated pre-existing deficiencies, unrelated piping or wiring repairs, freeze protection modifications, fire watch, separate tank containment or water-supply upgrades, shall be clearly identified and separately priced where applicable. Any additional work requires GWCCA's written approval before it is performed. No remobilization fee or additional charge will be allowed unless disclosed in the proposal and approved in writing by GWCCA.

Proposal Pricing

Provide a firm, itemized price for the complete base scope. Price fuel tank replacement separately, including the tank, overfill sensor, removal and disposal, installation, connections and related work. Provide a separate deductive alternate for retaining the existing tank. State the credit, any tank-related work that remains necessary, and the adjusted total if accepted. Do not apply the credit unless GWCCA approves it in writing. Break out other costs for the pump and controllers, labor, electrical and panel work, permits and inspections, testing and commissioning, training and other work. List options, allowances, exclusions and assumptions. Include warranty terms, equipment lead time and project duration.

Warranty and Acceptance

The Contractor shall provide at least a one-year workmanship warranty beginning upon GWCCA's written final acceptance. Manufacturer warranties shall be assigned or made available to GWCCA. Final acceptance is subject to completion of the work, required inspections and testing, training, delivery of closeout documents, correction of deficiencies attributable to the work, and GWCCA's written acceptance.

EVALUATION CRITERIA

1. Experience and Qualifications – 25%

Experience completing comparable diesel fire pump replacements, qualifications of the proposed project team, and references for similar projects.

2. Technical Approach and Equipment – 30%

Proposed equipment, compatibility with the existing system, installation approach, testing and commissioning, warranty coverage, and response to the fuel tank replacement and retention requirements.

3. Project Schedule and Coordination – 15%

Equipment lead times, project duration, shutdown planning, measures to minimize fire protection system downtime, and coordination with GWCCA operations.

4. Cost Proposal – 30%

Complete and itemized base bid, separately identified fuel tank replacement cost, deductive alternate credit for retaining the existing tank, and overall value to GWCCA.

Exhibit I

PROPOSAL CERTIFICATION FORM

I, _____being duly sworn, state that I am _____(title) of _____(firm) and hereby duly certify that I have read and understand the information presented in the attached proposal and any enclosure and exhibits thereto.

I further certify that to the best of my knowledge the information given in response to the Request for Proposals is full, complete and truthful.

I further certify that the submitting firm and any principal employee of the submitting firm has not, in the immediately preceding five (5) years, been convicted of any crime of moral turpitude or any felony offense, nor has had their professional license suspended, revoked or been subjected to disciplinary proceedings.

I further certify that the submitting firm or any team entity has not, in the immediately preceding five (5) years, been suspended or debarred from contracting with any federal, state or local government agency, and further, that the submitting firm is not now under consideration for suspension or debarment from any such agency.

I further certify that the submitting firm or any team entity has not in the immediately preceding five (5) years been defaulted in any federal, state or local government agency contract and further, that the submitting firm is not now under any notice of intent to default on any such contract.

I acknowledge, agree and authorize, and certify that the proposer acknowledges, agrees and authorizes, that the Authority may, by means that either deems appropriate, determine the accuracy and truth of the information provided by the proposer and that the Authority may contact any individual or entity named in the Proposal for the purpose of verifying the information supplied therein.

I acknowledge and agree that all of the information contained in the Proposal is submitted for the express purpose of inducing the Authority to award a contract.

I certify we have not employed or retained any company or person, other than a bona fide employee working solely for it, to solicit or secure this contract and that we have not paid or agreed to pay any person, company, corporation, individual, or firm, other than a bona fide employee working solely for us, any fee, commission, percentage, gift, or other consideration contingent upon or resulting from the award or the making of this contract.

I certify that any proposal we submit for this project shall be made without prior understanding, agreement, or connection with any corporation, firm, or person submitting or who will be submitting a separate proposal on the same project or for the same services, materials, labor, supplies, or equipment and is in all respects fair and without collusion or fraud. We understand collusive bidding is a violation of state and federal law and can result in fines, prison sentences, and civil damage awards. We agree to abide by all conditions of this solicitation. We certify that no person associated with our firm is a member of the Board of Governor's or officer or employee of the Authority or holds any statewide elective or appointed office.

We further certify that no person who holds any state-wide elective or appointed office or who is a member of the Board of Governors or officer or employee of the Authority has been paid or promised by the firm any compensation in connection with this procurement by the Authority.

A material false statement or omission made in conjunction with this proposal is sufficient cause for suspension or debarment from further contracts, or denial of rescission of any contract entered into based upon this proposal thereby precluding the firm from doing business with, or performing work for, the State of Georgia. In addition, such false statement or omission may subject the person and entity making the proposal to criminal prosecution under the laws of the State of Georgia of the United States, including but not limited to O.C.G.A. §16-10-20, 18 U.S.C. §§1001 or 1341.

Sworn and subscribe before me

This _____day of _____, 20___.

_____

NOTARY PUBLIC_____ NOTARY SEAL _____

EXHIBIT II

GEORGIA SECURITY AND IMMIGRATION COMPLIANCE ACT AFFIDAVIT

Solicitation No.: RFP**-GWCC102626EC**

Respondent's Name: _____

STATE OF GEORGIA CONTRACTOR AFFIDAVIT

By executing this affidavit, the undersigned Contractor verifies its compliance with O.C.G.A. §13- 10-91, stating affirmatively that the individual, firm, or corporation which is interested in contracting with the Authority has registered with, is authorized to participate in, and is participating in the federal work authorization program commonly known as E-Verify,* in accordance with the applicable provisions and deadlines established in O.C.G.A. 13-10-91.

The undersigned Contractor further agrees that it will continue to use the federal work authorization program throughout the prospective contract period and, should it employ or contract with any sub contractor(s) in connection with the physical performance of services pursuant to this prospective contract with the Authority, Contractor will secure from such sub contractor(s) similar verification of compliance with O.C.G.A. § 13-10-91 on the Sub contractor Affidavit provided in Rule 300-10-01-.08 or a substantially similar form. Contractor further agrees to maintain records of such compliance and provide a copy of each such verification to the Authority at the time the sub contractor(s) is retained to perform such service.

_____ _____

EEV / E-Verify™ User Identification Number Date of Authorization

_____ Date _____

BY: Authorized Officer or Agent

(Contractor Name)

_____

Title of Authorized Officer or Agent of Contractor

_____

Printed Name of Authorized Officer or Agent

SUBSCRIBED AND SWORN

BEFORE ME ON THIS THE

_____DAY OF _____, 202_

_____ [NOTARY SEAL]

Notary Public

My Commission Expires: _____

*or any subsequent replacement operated by the United States Department of Homeland Security or any equivalent federal work authorization program operated by the United States Department of Homeland Security to verify information of newly hired employees, pursuant to the Immigration Reform and Control Act of 1986 (IRCA), P.L. 99-603

EXHIBIT III NON-DISCRIMINATION CERTIFICATION

The undersigned, acting by and through a duly authorized officer, does hereby affirmatively certify as follows:

1. The undersigned has not discriminated, and will not discriminate, on the basis of race, creed, color, sex, or national origin in any of its employment practices with respect to the work force of the undersigned which will be directly or indirectly employed by the undersigned in connection with the performance of the proposed services with the Geo. L. Smith II Georgia World Congress Center Authority (Authority).

2. The undersigned has not discriminated, and will not discriminate, on the basis of race, creed, color, sex, or national origin in any of its procurement practices within the scope of the aforementioned proposed services, including (a) subcontracting of the performance of any obligation imposed on the undersigned, (b) employment of any person to provide or otherwise purchase services in connection with the activities or projects under the proposed services, and (c) the purchase of goods used or provided in activities or projects within the scope of the proposed services.

Nothing herein contained shall require the undersigned to award any subcontract or contract for

the purchase of goods or services on the basis of the race, creed, color, sex, or national origin composition of the ownership or work force of any firm. The undersigned further acknowledges that nothing herein is intended to restrict or limit competitive bidding in the award by the undersigned of any subcontract or other contract or is intended to increase the cost of any subcontract or other contract to the undersigned.

_____ _____

BY: Authorized Officer or Agent Date

_____

(Firm Name)

_____

Title of Authorized Officer or Agent of Contractor

_____

Printed Name of Authorized Officer or Agent

SUBSCRIBED AND SWORN

BEFORE ME ON THIS THE

_____DAY OF _____, 202_

_____

Notary Public [NOTARY SEAL]

My Commission Expires: _____

EXHIBIT IV

REFERENCE FORM

The Proposer must demonstrate that it is currently performing, or has recently completed, diesel fire pump replacement and related fire protection services as a prime contractor under at least one contract comparable in size, scope, and complexity to the requirements of this RFP.

Provide at least three (3) references below demonstrating the Proposer's experience completing comparable diesel fire pump replacement projects at convention centers, commercial facilities, institutional campuses, public facilities, or other similar properties.

The Proposer may, but is not required to, submit letters of reference in addition to the information requested herein.

BUSINESS REFERENCE # 1

NAME: _____ TITLE:

FIRM/DEPARTMENT: _____

ADDRESS: _____

PHONE & FAX NUMBER: Ph. _____ Fx. _____

BUSINESS REFERENCE # 2

NAME: _____ TITLE:

FIRM/DEPARTMENT: _____

ADDRESS: _____

PHONE & FAX NUMBER: Ph. _____ Fx. _____

BUSINESS REFERENCE # 3

NAME: _____ TITLE:

FIRM/DEPARTMENT: _____

ADDRESS: _____

PHONE & FAX NUMBER: Ph. _____ Fx. _____

EXHIBIT V

QUALIFICATION STATEMENT

EXPERIENCE

Proposer has completed comparable diesel fire pump replacement projects of similar size, scope, and complexity within the past five (5) years at the following locations:

Brief description of facility and/or services provided:

Dates of Service

Contact Name

Contact Title

Contact Phone

Brief description of facility and/or services provided:

Dates of Service

Contact Name

Contact Title

Contact Phone

Brief description of facility and/or services provided:

Dates of Service

Contact Name

Contact Title

Contact Phone

Brief description of facility and/or services provided:

Dates of Service

Contact Name

Contact Title

Contact Phone

Brief description of facility and/or services provided:

Dates of Service

Contact Name

Contact Title

Contact Phone