



Central Georgia Joint Development Authority

Serving Baldwin, Crawford, Houston, Jones, Macon-Bibb, Monroe, Peach, Pulaski,
Putnam, Twiggs and Wilkinson Counties
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Request for Qualifications/ Request for Proposals Environmental Assessments October 14, 2025

The Central Georgia Joint Development Authority is soliciting proposals from qualified firms for the completion of environmental assessments associated with proposed acquisitions by the Central Georgia Joint Development Authority in north Houston County and south Macon-Bibb County.

PROJECT DESCRIPTION

The Central Georgia Joint Development Authority ("Authority") has initiated an effort to acquire selected parcels in the Robins Air Force Base (RAFB) encroachment area as outlined on the attached map. This is the continuation of a previous effort to remove incompatible land use around RAFB. Once an interested seller has been identified, the acquisition process includes a level of required environmental assessment before closing on the real estate transaction.

The target area includes over three hundred properties and is significantly more than the Authority currently has funds available to purchase. However, since the Authority will work with willing sellers to the extent funding is available, the number and size of the parcels requiring a Phase 1 ESA is unknown and not guaranteed.

Table 1 shows the zoning classification of all parcels in the target area and the average acreage by classification for information purposes. Table 2 shows the same information for the initial focus area parcels, located in Houston County, Georgia.

Table 1: Zoning Classification of All Potential Parcels			
	Total Acreage	Number of Parcels	Average Acreage
General Commercial	11.08	29	2.62
General Industrial	148.85	42	0.28
Multi-Family	23.22	86	3.70
Neighborhood Service Commercial District	23.26	26	1.12
RAG	0.27	1	3.70
RMH	38	82	2.16
Single Family	5.67	21	3.70
Wholesale and Light Industrial	14.22	17	1.20

Grand Total	264.57	304	1.15
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Table 2: Zoning Classification of Initial Focus Area Parcels			
	Total Acreage	Number of Parcels	Average Acreage
General Commercial	0.69	1	0.69
General Industrial	0.91	1	0.91
RMH	23.17	38	0.61
Wholesale and Light Industrial	6.48	6	1.08
Grand Total	31.25	46	0.68

SCOPE OF WORK: Phase 1 Environmental Site Assessment

Prior to acquiring a property, the Authority will require a Phase 1 Environmental Site Assessment (ESA) to be completed that complies with the requirements of 42 U.S.C. § 9601(35)(B)(i) and uses methodologies consistent with the latest American Society for Testing and Materials (ASTM) Standard E-1527 or some lesser documented environmental assessment, if the Authority determines that a more thorough level of due diligence is not necessary. The results of the Phase I ESA will determine whether additional field investigations of soil, sediment, surface water, and other environmental media are warranted.

The Phase I ESA(s) must be submitted in a standard format and will be requested as needed through the term of the contract. The Phase I ESA(s) must be conducted using current American Society for Testing and Materials (ASTM) standard practices, including records review, site reconnaissance, interviews, and reports to identify recognized environmental conditions. Access to the parcel must be arranged by the Authority. The final report must include findings and recommendations, but is not limited to the following:

- Executive Summary
- Introduction
- Property Description and Physical Setting
- Property Usage
- Environmental and Regulatory Review
- Reconnaissance Findings
- Additional Services (if applicable)
- Summary and Conclusion
- Recommendations
- Warranty

In the event that a Phase 1 ESA indicates further study or action is needed, the ideal firm would have the experience and capacity to complete the additional work. If not, the firm would refer the Authority to another firm with the needed technical expertise.

The ideal timeline for each assessment to be completed is 30 calendar days from the Authority's request.

ADDITIONAL INFORMATION

Please submit questions or requests for additional information to cgjdaacquisitions@mg-rc.org by 10:00 a.m. on Tuesday, October 28, 2025. Answers to all questions and additional information will be posted on the CGJDA website and emailed to all known potential responders.

SCHEDULE

To be considered, the electronic proposal must be received by **12:00 p.m., November 14, 2025, by using the email address cgjdaacquisitions@mg-rc.org** and providing a copy to Cammi Sanchez at csanchez@mg-rc.org. Any proposals received after **12:00 p.m., November 14, 2025**, or at any location other than the Middle Georgia Regional Commission at 3661 Eisenhower Parkway, Suite MB102, Macon, Georgia 31206 will not be considered.

EVALUATION AND SELECTION

All qualified submissions will be evaluated based on qualifications, experience, and price. A recommendation will be presented to the Properties Committee of the Authority at a scheduled meeting. The Properties Committee will provide a recommendation to the Authority at its 4th quarter meeting in December 2025. The decision of the Authority shall be final.

SUBMISSION REQUIREMENTS

A. Description of the Firm

Describe the firm and its experience in performing environmental review work. The description should include, but is not limited to, the following:

- Location(s) and size
- Number of years in operations
- Number of years of experience in performing environmental reviews (including ESAs)

B. Description of Services and Expertise

Describe the available services and expertise available within the firm. Firms must provide resumes for the project manager and the lead technical staff members. Resumes should highlight the qualifications for the individual(s) who will conduct each aspect of the scope of services. The personnel identified in the proposal must be the principal staff who will work on the project.

Although this solicitation is for Phase 1 ESA, please include a description of services and expertise for Phase 2 ESA, remediation plans, or other relevant services that could be provided by the firm.

C. Work Samples

The firm shall provide at least one example copy of a Phase 1 report that the firm has conducted in the last five years.

D. References

The firm shall provide a list of three client references for which the firm has provided environmental services in the past five years. Include contact information for the client primary as well as a description of the services provided.

E. Cost Proposal

The firm shall provide a detailed cost estimate for all components necessary to conduct Phase 1 Environmental Site Assessment reviews based on the total scope of services as previously outlined. Cost estimates should reflect all travel, administration, general overhead, and all consulting work necessary to perform the duties described. In addition, include an hourly billing rate for various employees in the event that additional work is required beyond the agreed-upon scope of services. If travel time from the business office location to the site is one hour or more, specify how the firm will address the cost of travel time within the contract.

F. Proof of Current Insurance Coverages

The firm shall provide a Certificate(s) of Insurance reflecting current insurance coverage of the firm for the following:

- Automobile Liability Insurance
- Professional Liability Insurance
- Pollution Liability Insurance
- Workers' Compensation Insurance

GENERAL TERMS AND CONDITIONS

A. Reserved Rights

The Central Georgia Joint Development Authority reserves the right to (a) accept and reject any and all proposals and/or any part or parts thereof, (b) negotiate modifications of proposals submitted, (c) negotiate terms and conditions with firms which are different than those specified in this RFP, (d) discontinue, suspend, or abandon the proposed environmental assessment work, (e) amend or withdraw this RFP at any time, and/or (f) terminate this RFP.

B. Agreement

The selected firm will be required to enter into an agreement with the Authority and submit proof of insurance. It is the responsibility of the firm to obtain any necessary governmental permits or submit any required reports.

C. Expenses

The Authority shall not be liable for any expenses incurred by the firm in relation to the preparation or submittal of a proposal.