WARNER ROBINS HOUSING AUTHORITY
112 MEMORIAL TERRACE
WARNER ROBINS, GA 31093

REQUEST FOR QUALIFICATIONS
GENERAL CONTRACTOR SERVICES 2027

The Warner Robins Housing Authority (WRHA) is currently soliciting bids for General Contractor Services for a one (1) year period with the option for two one (1) year extensions. The Authority has 443 units of Public Housing.

Interested qualified and licensed General Contractors who have successfully demonstrated their ability to perform any of the above-listed work are invited to submit proposals. **Small businesses, minority owned businesses and women owned businesses that are familiar with the SECTION 3 PROGRAM are encouraged to respond.**

Proposals will be received from November 16, 2026, until December 16, 2026, at 5:00 PM ET at WRHA's Central Office located at 112 Memorial Terrace. Warner Robins, GA 31093. Bid packets must be downloaded from the Warner Robins Housing Authority Website. The website address is www.warnerrobinsha.com ALL PACKETS MUST BE RETURNED IN A SEALED ENVELOPE, WITH "PROPOSAL FOR GENERAL CONTRACTOR SERVICES" ON BOTH SIDES OF THE ENVELOPE. Unmarked packets or packets received before November 16, 2026, after December 16, 2026, will not be considered. Only the successful bidders will be notified by phone and a follow-up letter. Bid results will be posted to the website after a contract or contracts have been signed.

The purpose of the Request for Qualifications is to select one or more contractors for the type of service requested and to enter into an agreement for the performance of general contractor services.

WRHA is an EEO/ADA compliant employer and reserves the right to reject any or all proposals, to waive any informality in the specifications or proposal process or to cancel in whole or in part this Request for Qualifications if it is in the best interest of WRHA to do so. The attention of proposers is directed to the fact that the proposed work will be financed in whole or in part with Federal Funds, and therefore, all applicable Federal Statues, rulings and regulations will apply. WRHA also reserves the right to award multiple contracts for services if it is in the best interest of the Housing Authority to do so.

Contractors may withdraw a proposal either personally, by written request or by FAX at any time prior to the scheduled closing time of receipt of proposals. NO PROPOSAL SHALL BE WITHDRAWN FOR A PERIOD OF THIRTY (30) DAYS after the opening of Proposals without consent of WRHA.

Any questions or clarifications or request for a site visit may be directed to the attention of Robert Gidney, Procurement and Contract Officer at rgidney@warnerrobinsha.com.

WARNER ROBINS HOUSING AUTHORITY
112 MEMORIAL TERRACE
WARNER ROBINS, GA 31093

PROPOSAL REQUIREMENTS

SCOPE OF SERVICES

The contractor shall supply licensed construction workers to perform construction services as directed. The contractor will also provide all equipment and supplies associated with the assigned project.

Planning, executing overseeing and inspecting a construction project. The selected General Contractor will oversee the project from start to finish. The contractor must plan their actions, manage their employees and ensure the project is completed by following all local codes and laws. A general contractor may also hire subcontractors for specialized sectors including HVAC systems and electrical installations. The contractor must establish a construction budget and understand that it is vital to track their construction costs. Most importantly, the contractor must complete the project on time.

Work Hours

The service hours for regular services are 8:00 AM until 5:30 PM, Monday through Thursday. Friday work may be authorized, if necessary, but only with prior approval. The successful bidders must be able to complete services during this time frame; refrain from disturbing our Residents and leave the Community once services are completed. All construction workers or subcontractors must have shirts with the company name on them or a name badge. Short pants are not to be worn for safety reasons.

WARNER ROBINS HOUSING AUTHORITY
112 MEMORIAL TERRACE
WARNER ROBINS, GA 31093

INSURANCE

The Contractor shall procure, at its own expense, and keep in full force during the term of this Service Agreement, Comprehensive and Automobile Liability Insurance and Workmen's Compensation as follows:

(a) Automobile Liability on owned and non-owned motor vehicles used in connection with this Agreement and shall contain a limit of bodily injury of at least $500,000 per person and a total limit per occurrence of at least $500,000 and property damage limit of $500,000 per accident.

(b) Commercial General Liability with a combined single limit for bodily injury of not less than $1,000,000 injury and $500,000 property damage per occurrence to protect the Contractor against claims for bodily injury or death and damage to the property of others.

(c) Worker's Compensation shall be maintained in accordance with the State of Georgia requirements.

The Housing Authority shall be named as an additional insured on each policy. The Contractor shall furnish WRHA (annually) certificates of insurance.

SELECTION CRITERIA

Service providers shall provide a company profile; number of employees; and the names of key personnel to contact for emergency purposes.

Selection will also be weighted as follows:

Criteria	**Percent Weight**
Hourly Cost	40%
Company Profile	30%
References	30%

WARNER ROBINS HOUSING AUTHORITY
112 MEMORIAL TERRACE
WARNER ROBINS, GA 31093

Bidders are to ensure that they are capable of supplying services in sufficient quantity and quality as needed to meet demand. Pre-qualifications shall include but not limited to, number, capacity, and experience in servicing developments of a similar size.

The proposal will be awarded to the company submitting the most competitive proposal that includes hourly cost, qualifications, company profile, references, and meets all the requirements and specifications.

Monthly statements will be mailed to **WRHA. The invoice should detail the cost per service performed. A separate statement for each site (properly identified) is required for WRHA's accounting and consumption records.** Invoices will be paid by WRHA monthly.

The bidder is solely responsible for the employment, uniform identification, control and conduct of his / her employees during this contract.

The Contract will be effective on January 4, 2027, until January 3, 2028; for a period of one (1) year with the option for two one (1) year extension. In the event the bidder does not perform the services as specified herein to the satisfaction of WRHA, the Authority reserves the right to cancel the contract at any time for cause, by giving at least fourteen (14) days written notice of the intent to cancel this contract.

SUBMITTAL REQUIREMENTS

1. Copy of Business License
2. Proposal Sheet
3. A list of three - five references with phone numbers.
4. All other documents will be collected prior to the signing of a contract.

In submitting this proposal, the undersigned agrees:

(a) That the Owner reserves the right to waive irregularities, to reject proposals and to award the Contract to the most qualified contractor, should it be in the best interest of the Owner to do so;

(b) That in the event the contractor does not perform the services as stipulated in the contract to the satisfaction of the Warner Robins Housing Authority Authority, the Authority may cancel the contract at anytime by giving at least fifteen (15) days written notice of the intent to cancel the contract; and

(c) The contractor shall be responsible for the employment, control and conduct of his employees during the contract.

WARNER ROBINS HOUSING AUTHORITY
112 MEMORIAL TERRACE
WARNER ROBINS, GA 31093

The undersigned hereby designates his business structure and location:

Contractor is: (check one)

Sole Proprietor ( ) Partnership ( ) Corporation ( )

If the Contractor is a Sole Proprietor, state the following:

Name(s) of Partners:

_____ _____ _____

If the Contractor is a corporation, state the following:

Organized under the laws of the State of _____

Name(s) and title(s) of officers authorized to sign the contract:

_____ _____ _____

The Proposal is authorized and submitted by:

_____ _____
(Name of Firm) Authorized Official (Please Print)

_____ _____
(Signature) (Title)

_____
(Date)

(Seal and attest Seal if Proposal is submitted by a corporation)

Phone: _____

EMAIL ADDRESS: _____