

**Columbus Consolidated Government
Council Meeting Agenda Item**

TO:	Mayor and Councilors
AGENDA SUBJECT:	Pine Grove Municipal Solid Waste Landfill Phase 5: Cells 5A – 5C – RFP No. 26-0017
INITIATED BY:	Finance Department

It is requested that Council authorize the execution of a contract with Peed Bros., Inc. (Butler, GA) for the construction of the Pine Grove Municipal Solid Waste Landfill Phase 5: Cells 5A – 5C. The estimated construction budget for this project is \$8,500,000. The recommended contractor's cost proposal is within the amount budgeted.

The Project consists of construction of approximately 195,500 CY of excavation, 50,110 CY of structural fill; 492,400 SF of low permeability linear base, HDPE geomembrane and leachate collection layer material; 1,998 LF of leachate collection pipe; 1,908 LF of dual-contained HDPE forcemain; leachate pump station; sediment pond cleaning; 9,217 square yards of all-weather access road, and erosion and sedimentation control items.

RFP Advertisement and Receipt of Proposals:

RFP specifications were posted on the web pages of the Purchasing Division, the Georgia Procurement Registry and OpenBids (formerly DemandStar) on February 17, 2026. This RFP has been advertised, opened and evaluated. Five (5) proposals were received by the due date of April 10, 2026, from the following vendors:

Peed Bros., Inc. (Butler, GA)

Ayuda-DNT Joint Venture (Denver, CO)

CBP Environmental, Inc. (Statham, GA)

Shamrock Construction & Remediation, LLC (Greensboro, NC)

Total Earth Services (Dublin, GA)

The following events took place after receipt of proposals:

RFP MEETINGS/EVENTS		
DESCRIPTION	DATE	AGENDA/ACTION
Pre-Evaluation Meeting	05/27/26	The Purchasing Manager advised evaluation committee members of the RFP rules and process, and the project manager provided an overview.
1 st Evaluation Meeting	06/11/26	Committee members discussed the proposals from all vendors. The Committee requested clarifications from vendors.
Clarifications Request Sent	06/23/26	Clarification request letters were forwarded to vendors.
Clarifications Received	06/25/26	Clarification responses were received and forwarded to the Committee.

Evaluation Forms Sent	06/30/26	The Committee indicated they were ready to begin the evaluation phase. Evaluation forms were forwarded to the voting committee members.
Voter Replaced	07/07/26	A voter was re-assigned to serve as an advisor to avoid the appearance of a conflict of interest. An alternate voter stepped in to evaluate.
Evaluation Results	07/29/26	The final set of evaluation forms were completed and returned to Purchasing. Evaluation results were compiled and tabulated.
Results Forwarded	08/28/26	The Purchasing Division forwarded the evaluation results to the Evaluation Committee.
Award Recommendation	09/01/26	The evaluation committee unanimously recommended award to Peed Bros., Inc., the highest-ranking vendor.

Evaluation Committee:

The proposals were reviewed by members of the Evaluation Committee, which consisted of three voting members from the Public Works Department, one voting member from the Facilities Maintenance Department, and one voting member from the Engineering Department.

Serving as an alternate voter was one representative from Atlantic Coast Consulting, the City's contracted consultant.

Serving as a non-voting advisor was one representative from the Public Works Department and two representatives from Atlantic Coast Consulting.

Award Recommendation:

The voting Committee members recommend award to Peed Bros., Inc. (Butler, GA) for the following reasons:

- **Peed Bros., Inc. – Identified strengths of proposal:**
 - Long history of heavy civil and landfill construction throughout Georgia, strong reputation, proven ability to deliver similar projects, experienced field staff, and significant regional experience.
 - Extensive experience in lined cell construction in Georgia. Built the City's current MSW landfill.
 - Thirty (30) years in construction business with ninety-nine (99) years of collective experience.
- **Qualifications/Experience:**
 - Peed Bros., Inc., has been in the construction business since 1952.
 - Peed Bros., Inc., has an extensive resume of relevant projects that represent over 70 years' experience.
 - The firm is experienced in clearing, grading, erosion control measures, and storm drain installation for all types of projects including, but not limited to: landfills, power plants, commercial sites and subdivisions.

- Below are the last three projects for which Peed Bros., Inc., has provided similar work.
 - Laurens County Solid Waste Authority October 2024 – October 2025
 1645 Old Hawkinsville Road, Dublin, GA 31021
 Laurens County MSW Landfill Cell Construction. 10,000 CY excavation; 84,647 cy structural fill; 387,687 sf 60 mil liner; access road; pumpstation; leachate system & sediment pond.
 - City of Thomasville June 2023 – January 2024
 411 West Jackson Street, Thomasville, GA 31799
 Cell #5B – Thomasville/Sunset Drive MSW Landfill. 41,700 cy excavation; 299,600 sf 60 mil liner; access road; leachate system & erosion control.
 - Dalton-Whitfield Solid Waste Authority August 2022 – December 2023
 587 Gazaway Road, Dalton, GA 30721
 Old Dixie Highway MSW Landfill Phase 6; 6 cell construction. 28,762 cy excavation; 6,583 cy fill; 346,710 sf 60 mil liner; GCL & 1202 fabric layer; leachate system piping & pump station; access road.

The City's Procurement Ordinance Article 3-110 (Competitive Sealed Proposals for the procurement of Equipment, Supplies and Professional Services) governs the RFP Process. During the RFP process, there is no formal opening due to the possibility of negotiated components of the proposal. In the event City Council does not approve the recommended offeror, no proposal responses or any negotiated components are made public until after the award of the contract. Therefore, the evaluation results and cost information has been submitted to the City Manager in a separate memo for informational purposes.

Funding is available in FY27 as follows: Up to \$7,850,000 is available from loan proceeds awarded by the Georgia Environmental Finance Authority (GEFA) and \$1,327,768 in capital project funding will be expensed to: Integrated Waste Management Fund – Capital Projects – Integrated Waste Supported Capital Projects – General Construction - Pine Grove Landfill Phase 5 Cell Expansion; 0207-660-4000-CPIW-7661-20739-20250.

A RESOLUTION

NO. _____

A RESOLUTION AUTHORIZING THE EXECUTION OF A CONTRACT WITH PEED BROS., INC. (BUTLER, GA) FOR THE CONSTRUCTION OF THE PINE GROVE MUNICIPAL SOLID WASTE LANDFILL PHASE 5: CELLS 5A – 5C. THE ESTIMATED CONSTRUCTION BUDGET FOR THIS PROJECT IS \$8,500,000. THE RECOMMENDED CONTRACTOR’S COST PROPOSAL IS WITHIN THE BUDGETED AMOUNT.

WHEREAS, an RFP was administered (RFP No. 26-0017) and five (5) proposals were received; and,

WHEREAS, the proposal submitted by Peed Bros., Inc., met all proposal requirements and was deemed most responsive to the RFP.

NOW, THEREFORE, THE COUNCIL OF COLUMBUS, GEORGIA, HEREBY RESOLVES AS FOLLOWS:

That the City Manager and/or his designee is hereby authorized to execute a contract with Peed Bros., Inc., for the construction of the Pine Grove Municipal Solid Waste Landfill Phase 5: Cells 5A – 5C. The estimated construction budget for this project is \$8,500,000. The recommended contractor’s cost proposal is within the amount budgeted. Funding is available in FY27 as follows: Up to \$7,850,000 is available from loan proceeds awarded by the Georgia Environmental Finance Authority (GEFA) and \$1,327,768 in capital project funding will be expensed to: Integrated Waste Management Fund – Capital Projects – Integrated Waste Supported Capital Projects – General Construction - Pine Grove Landfill Phase 5 Cell Expansion; 0207-660-4000-CPIW-7661-20739-20250.

Introduced at a regular meeting of the Council of Columbus, Georgia, held the ____ day of _____, 2026 and adopted at said meeting by the affirmative vote of _____ members of said Council.

Councilor Allen	voting _____
Councilor Barnes	voting _____
Councilor Chambers	voting _____
Councilor Cogle	voting _____
Councilor Cook	voting _____
Councilor Crabb	voting _____
Councilor Davis	voting _____
Councilor Garrett	voting _____
Councilor Huff	voting _____
Councilor Tucker	voting _____

Lindsey G. McLemore, Clerk of Council

B.H. “Skip” Henderson III, Mayor