

Pre-Qualification, Specific Bidding Opportunities and Capacity

For Contractors who have submitted a Pre-Qualification Packet:

Genesee County Land Bank Authority (GCLBA) will review Pre-Qualification applications as submitted and follow up with contractors to request missing documentation and clarification as necessary. Follow up requesting clarification or missing information will come in the form of a denial letter. Applicants should thoroughly review any such denial letter and submit additional clarification or missing information as applicable. GCLBA will only review bids submitted for Contractors who have a *complete* Pre-Qualification packet AND have demonstrated capacity and past experience to complete the work within the prescribed timeframe of a specific bid as applicable. If aiming to pre-qualify with a specific bid in mind, applicants have until the bid due date and time to submit missing documentation and clarifications in order to be eligible for the indicated bid. Applicants should submit any clarifications/requested documents ASAP to avoid any confusion or need for further clarifications after the bid due date. If it is determined that further clarification is needed after the bid due date, applicants will receive a denial letter and their submittal for the indicated bid will not be considered for award. Applicants are welcome to continue to submit clarifications and missing documentation in response to denial letters with the aim of becoming pre-qualified for future bidding opportunities. Bids may not be reviewed if it is discovered after the bid due date and time that further clarifications are needed or Pre-qualification documentation is missing.

For Contractors who have not yet submitted a Pre-Qualification Packet and are interested in a published and open bidding opportunity:

GCLBA will accept pre-qual packets up to the due date and time of the applicable bid and review any pre-qualification applications indicating the required capacity to complete the work within the published time frame before bids are reviewed. Note, GCLBA may delay review of pre-qualification applications that do not indicate the necessary capacity and experience to complete the work in the prescribed time frame until after the applicable bid is reviewed and awarded.

Evidence of Pre-qualification with GCLBA

Contractors who are pre-qualified will apply for and receive an annual pre-qualification letter that should be submitted with future bids and along with any updated information to remain pre-qualified. The only time that GCLBA will not require "Evidence of Pre-qualification with GCLBA" to be supplied with a bid is when applications are received within a week of the bid due date.

With each bid, GCLBA will allow applicants to submit for pre-qualification up to the due date and time of the appropriate bid. Applications are often missing important documentation or information. Applicants choosing to submit their applications close to bid due dates or with bid submittals risk their pre-qualification application being rejected for whatever reason and accordingly, their submittals for that specific bid would then also be rejected. Additionally, applicants choosing to undertake preparations for bids without first being pre-qualified and added to the Bidder's List do so at their own risk. An applicant may continue to

submit/resubmit pre-qualification applications. If an applicant becomes pre-qualified, GCLBA will review submittals in response to bids for the potential of contracting.

If your firm is successfully pre-qualified and you have received your approval letter from GCLBA, please be sure to review each bid before deciding to prepare a response to ensure that you meet any **additional requirements** specific to the bid. This includes, but is not limited to, being able to both achieve required bonding and demonstrate successful experience completing projects requiring a similar capacity. Bidders that cannot exemplify experience and capacity required to complete the work within the prescribed time frame may not be considered for award despite being pre-qualified.

Capacity and Size of Bid Lists

GCLBA will pre-qualify contractors with varied levels of capacity and experience and consider capacity and experience when reviewing bids for award. GCLBA will let many bids requiring varying capacities to complete up to 2,400 demolitions over the next four years. The first bid admittedly required a higher capacity. Just because a firm is pre-qualified does not mean that GCLBA stops considering capacity to complete the work when reviewing bids. A firm that receives a pre-qualification approval letter based on an application that states they can complete 2 abatement and 5 demolition projects per week is unlikely to be awarded a contract that requires completion of 12 abatement and demolition projects per week, unless of course, they have gained this experience and can provide evidence of such capacity to complete the work in compliance with relevant rules, regulations and specifications.

GCLBA plans to issue many bidding opportunities through 2026/2027. We intend to let bids of varying sizes and will continue to let bids into the future. We will continue to fundraise for demolition. We will continue to pre-qualify contractors. We will continue to work towards ensuring contractors big and small are presented with opportunities to the best of our abilities.