



Request for Proposal (RFP) for Land Clearing, Stumping, Grubbing, and Reseeding Services

RFP Number: WWDA-2026-001

Issue Date: February 18, 2026

Proposals Due: March 20, 2026, by 5:00 PM EST

Issuing Entity: Waycross and Ware County Development Authority (WWDA)

2855 Forest Drive Waycross, GA 31503

Contact: Jason Rubenbauer, President and CEO

Phone: 912.283.2112

Email: Jason@wwda.us

1. Introduction and Background

The Waycross and Ware County Development Authority (WWDA) is soliciting competitive proposals from qualified contractors to perform land clearing, stumping, grubbing of trees and rooted vegetation, and reseeded with grass on specified development parcels located in the Airport Industrial Park area of Waycross, Georgia. These parcels are part of ongoing economic development efforts to prepare sites for potential industrial, commercial, or other compatible uses, in alignment with the Ware County Comprehensive Plan and local zoning for industrial park (IP), general industrial (GI), heavy industrial (M2), and airport-related (A-1) districts.

The project aims to enhance the usability and attractiveness of these parcels by removing existing vegetation and preparing the land for future development while ensuring environmental compliance and sustainability. The parcels are situated near key transportation assets, including the Waycross-Ware County Airport, rail lines, and major highways (e.g., US Highways 1, 82, and 84).

2. Project Description

The scope of work involves complete clearing, stumping, and grubbing of trees, shrubs, and other rooted vegetation on the following eight (8) Ware County parcels:

- 05003001 05003014A 05003010
- 05003014 05003021 05003016
- 05003002 05004013



These parcels are in the vicinity of Simmons Drive and the Airport Industrial Park in Waycross, GA 31503. Approximate locations and boundaries can be referenced via the Ware County Tax Assessor's Office or the WWDA office. Bidders are required to conduct site visits to assess the exact conditions, including vegetation density, terrain, and access points. Site visits can be arranged by contacting the WWDA contact person listed above.

The total estimated area across all parcels is subject to verification by bidders, but examples from similar parcels in the area include tracts ranging from 10 to 31.60 acres. The work must comply with all local, state, and federal regulations, including those from the Georgia Environmental Protection Division (EPD) regarding erosion control, stormwater management, and debris disposal.

3. Scope of Work

Contractors shall provide all labor, equipment, materials, and supervision necessary to complete the following tasks:

- **Clearing:** Remove all above-ground trees, shrubs, vines, and other vegetation using appropriate machinery (e.g., bulldozers, excavators, mulchers).
- **Stumping and Grubbing:** Extract stumps and roots to a depth of at least 12 inches below grade to prevent regrowth and ensure a smooth surface suitable for future development. All extracted material must be removed from the site.
- **Debris Disposal:** Haul away and dispose of all cleared vegetation, stumps, roots, and debris in an environmentally responsible manner, such as mulching, chipping, or delivery to approved landfills or recycling facilities. Burning may be permitted only if compliant with local air quality regulations and with prior approval from WWDA and relevant authorities.
- **Site Preparation and Grading:** Level the ground to a uniform grade, addressing any erosion-prone areas with temporary stabilization measures.
- **Reseeding:** Apply appropriate grass seed (e.g., Bermuda grass or a native Georgia mix suitable for industrial sites) across the cleared areas, including fertilizer and erosion control matting as needed to promote establishment. The reseeded area must achieve at least 80% coverage within 90 days post-completion.
- **Erosion and Sediment Control:** Install and maintain silt fences, hay bales, or other best management practices (BMPs) to prevent soil runoff during and after the project.
- **Cleanup and Restoration:** Restore any access roads or adjacent areas disturbed during operations to their original condition.

The contractor is responsible for obtaining all necessary permits, including any required for land disturbance activities over one acre (e.g., NPDES permits).



4. Project Timeline

- **RFP Release Date:** February 18, 2026
- **Pre-Proposal Site Visit (Optional):** March 2, 2026 (contact WWDA to schedule)
- **Questions Due:** March 10, 2026, by 5:00 PM EST (submit via email to Jason@wwda.us)
- **Addenda Issued (if any):** March 16, 2026
- **Proposal Submission Deadline:** March 20, 2026, by 5:00 PM EST
- **Proposal Evaluation Period:** March 23–27, 2026
- **Contract Award:** April 10, 2026
- **Project Start Date:** May 1, 2026
- **Project Completion Date:** September 30, 2026 (subject to weather and site conditions)

Extensions may be granted for unforeseen circumstances, such as inclement weather.

5. Qualifications and Requirements

- **Experience:** Bidders must have at least 5 years of experience in land clearing, stumping, grubbing, and reseeding projects of similar scale, preferably in industrial or development settings. Provide references from at least three recent projects.
- **Licensing and Insurance:** Must hold a valid Georgia business license and provide proof of insurance including general liability (minimum \$1 million per occurrence), workers' compensation, and automotive liability. Bonding may be required for the contract amount.
- **Equipment:** Demonstrate access to necessary equipment (e.g., forestry mulchers, excavators, dump trucks).
- **Compliance:** Adhere to all OSHA safety standards, environmental regulations, and non-discrimination policies.
- **Subcontractors:** If used, provide details and qualifications; the prime contractor remains responsible.

6. Proposal Submission Instructions

Proposals must be submitted electronically via email to Jason@wwda.us or in hard copy (3 copies) to the WWDA address above. Late submissions will not be accepted.

Each proposal should include:

- Cover letter with company information and contact details.
- Detailed scope of work plan, including methods, equipment, and safety measures.
- Itemized cost breakdown (e.g., per parcel or per acre, including mobilization, clearing, disposal, reseeding).



- Total fixed-price bid.
- Timeline and milestones.
- Company qualifications, resumes of key personnel, and references.
- Proof of insurance, licenses, and certifications.
- Any assumptions or exclusions.

7. Evaluation Criteria

Proposals will be evaluated based on the following weighted criteria (total 100 points):

- Cost Competitiveness (30 points): Lowest responsible bid, value for money.
- Experience and Qualifications (25 points): Relevant past projects, team expertise.
- Approach and Methodology (20 points): Quality of plan, innovation, environmental considerations.
- Timeline and Capacity (15 points): Ability to meet deadlines.
- References and Compliance (10 points): Positive feedback, adherence to requirements.

WWDA reserves the right to reject any or all proposals, negotiate terms, or cancel the RFP at any time.

8. Terms and Conditions

- **Payment:** Progress payments based on milestones (e.g., 30% upon mobilization, 50% upon clearing completion, 20% upon final inspection and reseeded verification).
- **Change Orders:** Any changes must be approved in writing by WWDA.
- **Warranties:** One-year warranty on reseeded establishment.
- **Confidentiality:** Proposals become public record upon award, subject to Georgia Open Records Act.
- **Equal Opportunity:** WWDA encourages participation from minority-owned, women-owned, and local businesses.
- **Disputes:** Governed by Georgia law; venue in Ware County.

For questions or clarifications, contact the designated person. Thank you for your interest in supporting the development of Waycross and Ware County.