



## Oconee County Board of Commissioners

### Addendum 2

**DATE: November 21, 2019**

**TO: All Prospective Bidders/Offerors**

**FROM: Finance Director**

**RE: Addendum 2, RFP#20-11-010 Bishop Farms Parkway Connector Project**

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The following items shall take precedence over the specifications for the above named project and shall become a part of the contract documents.

Where any item called for in the specifications is supplemented hereby, the original requirements shall remain in effect.

Where any original item is amended, voided, or superseded hereby the provisions of such item not specifically amended, voided, or superseded shall remain in effect.

The following changes are to be incorporated into the solicitation documents dated **November 13, 2019**. All those receiving this addendum should modify their documents to show the below described changes.

1. Mandatory Pre-Bid Meeting Minutes
2. Pre-Bid Meeting Questions and Answers
3. Pre-Bid Meeting Sign In Roster

All questions shall be directed to the Owner Contact, Wes Geddings, Finance Director, Email: [ocbids@oconee.ga.us](mailto:ocbids@oconee.ga.us). RFP submittal date is **January 9, 2020 at 2 p.m.** Proposals will be received at the Oconee County Finance Department, 23 N. Main St. Suite 203, Watkinsville, GA 30677 until 2:00 p.m. EST. At that date and time, the proposals will be opened in Suite 205 and only the names of the Respondents will be announced / recorded.

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**The following questions were submitted to Oconee County in reference to RFP#20-11-010 Bishop Farms Parkway Connector Project at a pre-submittal meeting held on December 3, 2019 at 10:00 a.m. Attached is a sign in roster from the meeting and a meeting agenda.**

**Julia Aman opened the meeting by going over procurement procedure.**

1. This was a mandatory meeting – meaning that attendance at the meeting was mandatory in order to submit a proposal for this RFP.

2. All interested Respondents are encouraged to check the Oconee County Website before the opening to make sure they have all the updates.
3. Nothing discussed that materially affects the ITB documents can be relied upon unless contained in an addendum.
4. All questions shall be directed to Procurement and will be answered via Email to all participants of the pre-submittal meeting in the form of an addendum to the website. Wes Geddings will be your contact throughout the solicitation process. Questions should be emailed to [ocbids@oconee.ga.us](mailto:ocbids@oconee.ga.us)
5. The deadline for submission of questions is December 11, 2019 at 5 p.m.

**Buck Bacon, Project Manager with W&A Engineering spoke briefly about technical project information.**

1. This is a roadway construction project with two livestream culverts and a roundabout.
2. The nature of this project is a construction manager general contractor at risk. We are looking for a contractor to partner with Oconee County and W&A engineering to finalize the roadway construction plans, offer value engineering ideas and join the team. Ultimately our goal is to deliver the citizens of Oconee County with a fantastic roadway.
3. There are several stakeholders in this project including the Board of Regents, the University of North Georgia, Georgia Department of Transportation and neighboring communities.
4. We have issued one addendum on our website. There is a 50% Construction Plan set that is available upon request, as well as Geo Technical for sub-surface explorations.

**The meeting was then opened for questions. The answers are in RED.**

1. With the holiday coming up, is there any way that the county would considering moving the bid opening to the week of January 6<sup>th</sup>?
  - a. This was brought to administration and the board and the bid opening has been postponed until **January 9, 2020 at 2 p.m.**
2. The estimated range is \$750,000 but based on the scope of work and we don't feel it can be completed for that amount. Is this amount lenient?
  - a. \$750,000 is not enough to accomplish the scope of work, but we anticipate is bringing you on board to help us value engineer this project. The intent is to reduce the cost of this project as much as possible and we are looking for the right contractor to help us accomplish that.
3. Is there any approximate budget amount that has been allocated to this project?
  - a. It has not been finalized. We recognize that \$750,000 is a low number, but there are many stakeholders with a financial obligation and that is still being negotiated. GDOT has committed around \$600,000 to the project. We would like you to submit a preliminary schedule of values so that we can work with that to establish a budget for the project.
4. The schedule of values has water and sewer relocation. How should we estimate that cost?
  - a. The 50% Construction Plan Set shows the new water and sanitary sewer lines. We are putting in new water lines around the new stretch of road and there is short stretch of gravity sewer and potentially some relocation of existing force main.
5. Is Oconee County going to administer this solely?
  - a. Yes, any stakeholder that provides funding will provide it to Oconee County and we will pay the vendor.

6. Does Oconee County have a list of pre-certified vendors for water and sewer lines?
  - a. We have three on call vendors that have been preapproved, but you are not limited to those. Sub-contractors will need to be GDOT qualified.
  - b. DWR does not have a pre-qualified contractor list. They do require that contractors installing water or sewer be a licensed contractor.
7. Is a general contractor's license required to bid on this project?
  - a. A general contractor license will not be required. However, all contractors must be pre-qualified with GDOT.
8. What is your desired timetable for getting the design done and getting the environmental permitting done and starting construction?
  - a. Beginning of the summer to start construction. We would like to issue the notice to proceed in FY20 with ends on June 30<sup>th</sup>.
9. Regarding the culvert permits, do you think those will be ready to go by June?
  - a. Yes, we are working on those currently.
10. Will the engineering firm be the ones to procure the 401 or anything else we need?
  - a. Yes.
11. The engineering firm will do everything but the NOI, correct? And cover the cost of all but the NOI?
  - a. Correct.
12. The bid form mentions a GM/GC Gross Profit Fee which includes "any and all expenses of the project not included and identified as a Cost of Work," what would this include?
  - a. Oconee County and W&A Engineering are currently considering a response to this question. A future addendum will be issued with a response to this question.
13. What if the County requests additional work included in the project?
  - a. There would have to be a change order issued by the County for any additional work beyond the scope. The intent is to select a contractor who will partner with Oconee County and W&A to develop the most cost effective plan. Once that plan is finalized then the contractor will resubmit a cost and a new contract will be issued based on that schedule of values.
14. On what basis will you select the GC? If all respondent meet the qualifications, will you then consider the bid price or the percentage fee?
  - a. All items will be considered.
15. If you are selecting the GC based on the schedule of values and a new contract will be submitted based on that schedule, how will you evaluate costs knowing that the overall price could change? How tight will we be held to our original cost estimate?
  - a. We are gauging you're interest in the project and what works with your schedule. We will be evaluating proposals based on prior experience and your grasp of the scope of work.
16. Are we providing the final design?
  - a. W&A will be providing the final design with your input
17. Has the right-of-way been acquired?
  - a. It is currently being acquired.

18. There's no available dirt source that the county has?
- a. Upon request we can provide you with CAD files for you to evaluate earth works. The dirt supply is something that will be discussed
19. Would you want us to look at the soil report and include in the price anticipated rock removal and related items?
- a. Correct. The schedule of values is very loose so that you can evaluate any items like that to include in your proposal.

(END OF ADDENDUM 2)

Please note addendum 2 on the addenda acknowledgement form located in the RFP package

NAME & TITLE	AGENCY	E-MAIL	PHONE AND FAX
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