

# Oconee County Board of Commissioners

## Addendum 2

**DATE:** April 16, 2024  
**TO:** All Prospective Bidders  
**FROM:** Procurement Officer  
**RE:** Addendum 2, RFP# 24-03-008 Dawson Park Design & Construction Support Services

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The following changes are to be incorporated into the solicitation documents dated **March 19, 2024**. All those receiving this addendum should modify their documents to show the below described changes.

- 1. Answers to questions submitted prior to the deadline of 5:00 pm on April 9, 2024.**
- 2 UPDATED Proposal Requirements & Evaluation Criteria**
- 3. LAS Archeological Survey**
- 4. LAS Engineering Report**
- 5. LAS Site Map**
- 6. The following deadlines have been extended:**

<b>Current Bid Opening Deadline</b>	<b>Extended Bid Opening Deadline</b>
April 23, 2024 at 10:00 AM	May 6, 2024 @ 10:00 AM

All questions shall be directed to Ms. Jessica Ellis, Procurement Officer via email at [ocbids@oconee.ga.us](mailto:ocbids@oconee.ga.us)

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### **1. Answers to questions submitted prior to the deadline of 5:00 pm on April 9, 2024.**

**Q1:** We see that there is a 20 page limit. While we could easily meet that limit if this was a single-use type facility RFP (i.e. fire station RFP), the fact that this RFP includes sports fields, a gym, and the shared fleet/water/road services complex, means that we will need a few more pages to demonstrate our capacities in these areas. Would it be possible to have up to 30 pages instead? We understand you don't want to read a lot of "boilerplate" or unnecessary information, but 30 pages would better allow us to show the variety of services we can offer to meet the project's varied needs.

**A1:** Page limit is increased to thirty (30) pages.

**Q2:** We noted that in the proposal requirements and selection criteria that you're not asking for a project understanding and approach for us to outline our approach to solving the project's complex matters, the number of times we meet to review draft levels of plans, etc. Would you consider allowing us to submit an approach section in our response, and if so, would you consider assigning a certain number of the selection criteria points to it?

**A2:** Please see attached UPDATED Proposal Requirements & Evaluation Criteria.

**Q3:** At the gymnasium, so that we can better price it, can you give us an expected square footage for this facility? The reason we ask is that when clients mention 4 basketball courts, we are unsure if that means 4 full-sized courts, or 2 full-sized courts where 4 smaller courts (but still complete courts) can be played as an overlay on the 2 full-

sized courts. The difference in square footage here will affect our design price, especially related to MEP services. Also, the amount of meeting rooms, administrative space, locker and restrooms, storage, etc. can vary in these facilities, so it would be good to know an idea of how many of these rooms or how much of this space is desired so we can better price our services.

**A3:** The County's expectation is four (4) Full sized courts that have the ability to be divided into smaller courts. It is also the County's expectation that most non-play space would be open aside from restrooms and smaller gathering area and small breakroom for staff, unless MEP demands suggests some segmentation.

**Q4:** While we can price some of the work now based on the site master plan, the items that will require the majority of the fee (the building designs and their engineered systems) are still a little conceptual for us to prepare pricing. There will be information that comes out of the initial programming meetings that will affect the pricing of design services, especially related to the building sizes and uses, amount of survey needed, sewer connectivity, etc. Rather than submit fees now for all services for the whole project, would you consider allowing us to submit fees now to take the project through the initial programming and draft schematic design phase? Then, after the scope of the project is more defined, prepare pricing to take the project through the end of construction documents and into construction?

**A4:** Firms shall provide their best estimation on cost for design services on the cost proposal form. Alternate pricing can be submitted in addition to the cost proposal form if a firm wishes to do so.

**Q5:** I understand the work scope does not include special inspections and materials testing. The County will engage directly with a qualified third party inspection/testing firm during construction. The County may also self-perform some tests/inspections. The winning firm will review inspection reports and work with the third-party and County, but the third-party firm's fees will not be part of this awarded contract. Is this correct?

**A5:** The County will be responsible for third-party materials testing.

**Q6:** Will a traffic impact study be required by the County for the park development and/or the proposed roundabout in Rocky Branch Rd? Will the design team be required to provide these services or has it already been handled separately by the county? Will ROW acquisitions/dedications need to be performed by the design team?

**A6:** A traffic study will not be required. The County will provide ROW acquisition services.

**Q7:** Should the design team plan to provide boundary and topographic survey for the entire property (+/- 240 acres) at this time? Or, should we limit survey scope to the phase 1 area (+/-50 acres) only?

**A7:** The County will provide a full survey including topo as well as an updated phase I environmental.

**Q8:** Will the park need to be on septic (LAS) or is there access to sanitary?

**A8:** Site has access to sanitary sewer.

**Q9:** Will the design team need to provide any of the following base data collection services or will these be provided separately by owner:

- a. geotechnical explorations (borings and infiltration testing)
- b. soil testing (as needed if septic)
- c. environmental services (state waters delineation)

**A9:** The design team is not responsible for these.

**Q10:** Can you provide the target construction budget for phase 1?

**A10:** Approximately \$14-\$15 Million

**Q11:** Does the County want the exterior restroom/concession facility to be a pre-engineered metal building like the others, a stick-framed timber structure, or a loadbearing CMU with stick-framed or trussed timber roof?

**A11:** The County's preference is loadbearing CMU with stick-framed or trussed timer roof; However, the County is interested in the recommendation of the design team based on cost.

**Q12:** Are there any monument signs to be included in the Phase I design?

- A12:** The County's expectation is for the Park's monument sign design to be the same as the sign currently at the Administrative Building.
- Q13:** The RFP states that the Pre-bid meeting is mandatory and attendance is required to qualify as a respondent. Is the Prime proposing consultant required to be the consultant that attended the Pre-bid Meeting, or does the attendance of a separate consultant that is on the proposing team satisfy the requirement.
- A13:** The Prime Consultant was required to attend the pre-bid meeting.
- Q14:** Addendum 1 states, "Phase 1 includes the 240-acre park being completely designed and engineered followed by bringing in a CMAR at some point in the process to build as much of it as we can." The RFP states "Oconee County is currently seeking to design and develop Phase One of the park's development to include approximately 50 acres (Attachment A) with entry drive roundabout, parking, ballfields, restrooms, one (1) gymnasium and the Oconee County Shared Field Services Building". Please clarify if the design scope is to include a revised conceptual plan only for the overall 240 acre Park, with Phase one being the only scope to include Construction documentation, Permitting, and Bid Support / Construction Support Services. Phase 1 is understood to be the approximately 50 acres with entry drives, roundabout, parking, ballfields, restrooms, one (1) gymnasium and the Oconee County Shared Field Services Building.
- A14:** Design Scope is intended only for Phase I.
- Q15:** The answer to question 8 of Addendum 1 states the county has completed phase 1 environmental. Is the additional environmental required referring to the entire park or phase 1 only.
- A15:** The County will be responsible for providing an updated phase I environmental.
- Q16:** Is the Phase 1 environmental report available to be distributed to the proposers prior to the deliverable date as an Addendum.
- A16:** Please see attached reports. The County is in the process of acquiring an updated phase I environmental.
- Q17:** 1 Electronic copy is requested under Bid submissions. Will this need to be emailed to Jessica Ellis at the [ocbids@oconee.ga.us](mailto:ocbids@oconee.ga.us) email? Or will a thumb drive be required to be submitted with the hard copies?
- A17:** A copy of your proposal saved on a thumb drive should be included in your bid submission.
- Q18:** Will the lacrosse and multi-use fields require sports field lighting?
- A18:** Yes, all outdoor fields will require programmable LED lighting.
- Q19:** Is there an anticipated date for the Phase 1 park opening?
- A19:** The County's initial anticipation date is end of 2026.
- Q20:** Do you anticipate standby power to any of the facilities?
- A20:** The County anticipates generators at occupied buildings.
- Q21:** What is the estimated construction cost?
- A21:** Approximately \$14-\$15 Million
- Q22:** Is there a topo and boundary survey in digital format? If yes, Will it be made available to the bidders. If not, is this service to be included?
- A22:** The County will provide a full survey including topo to awarded firm.
- Q23:** Is survey scope to be for the entire 240 acre site?
- A23:** Yes, that is correct.
- Q24:** Is there a tree survey, including specimen trees, or should this be provided?
- A24:** A tree survey for the Phase I area is not required.

**Q25:** Are wetlands delineated?

**A25:** The updated phase I environmental shall provide this information and will be shared with awarded firm.

**Q26:** Are state waters delineated?

**A26:** The updated phase I environmental shall provide this information and will be shared with awarded firm.

**Q27:** The proposed pond is not part of phase 1. Can the pond be included as part of phase 1.

**A27:** Yes, stormwater/hydrology must be designed as part of Phase I.

**Q28:** Is there public water and sewer available to serve the proposed facility?

**A28:** Yes, both public water and sewer are available.

**Q29:** The RFP has no mention of environmental services; however, Addendum 1 indicates "The County has a completed Phase I and additional environmental will be the awarded firm's responsibility." Can the county provide clarity on what "additional environmental" services will be required. Note, the addendum states that the decommissioning of the LAS will be completed separately from this RFP scope.

**A29:** The County will be responsible for providing an updated phase I environmental.

**Q30:** Are the small restrooms and concession structures to be included for Phase I?

**A30:** Both small restrooms and concession structures that serve outdoor areas included in Phase I should be included.

RFP# 24-03-008

Dawson Park Design & Construction Support Services  
UPDATED Proposal Requirements & Evaluation Criteria

**1. Bidders shall include the following section in their proposal:**

Project Approach

- Proposal should include a narrative that clearly defines project approach and work plan for completing the project. Contractor should demonstrate a clear understanding of the technical specifications for the project and identify the methodology in which that will be accomplished. Narrative should also include a detailed timeline for completion of the project.

**2. Updated Evaluation Criteria & Weighed Values**

**EVALUATION & SELECTION PROCESS**

A selection committee will evaluate and rank all submissions as they best satisfy the project requirements by applying the comparative evaluation criteria below:

<b>Criteria/Description</b>	<b>Weighted Value</b>
Personnel Experience/Qualifications	20 points
Firm's Experience with Similar Projects	30 points
Project Approach	15 points
References	20 points

Firms determined by the Selection Committee to be especially qualified to perform this project will be short-listed for further consideration. Fee Proposals of the highest scoring proposals will be opened and evaluated.

<b>Criteria/Description</b>	<b>Weighted Value</b>
Evaluation of Fee Proposal	15 points

Presentations/interviews may be conducted by the Owner for finalist firms the Owner finds are in line with their vision, are deemed most qualified, and are most competitive from a financial perspective.