

Oconee County Board of Commissioners

Addendum 1

DATE: April 4, 2024
TO: All Prospective Bidders
FROM: Procurement Officer
RE: Addendum 1, RFP# 24-03-008 Dawson Park Design & Construction Support Services

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. Pre-Proposal Meeting Minutes/Questions & Answers

2. Pre-Proposal Meeting Sign-in Roster

All questions shall be directed to Ms. Jessica Ellis, Procurement Officer via email at ocbids@oconee.ga.us

1. Pre-Proposal Meeting Minutes/Questions & Answers

- Jessica Ellis opening the meeting. Listed below are notes from the meeting and additional procurement procedures.
- The meeting was held on April 2, 2024 in the North High Shoals conference room located at the Oconee County Administrative Building 7635 Macon Highway Watkinsville, Georgia 30677. The meeting began at approximately 10:00 am and ended approximately at 10:20 am. The bid number, description and timeline were announced.
- County Representatives included Justin Kirouac County Administrator, Lisa Davol Parks & Recreation Director and Jessica Ellis Procurement Officer.
- The meeting was mandatory and attendance was required to qualify as a respondent.
- Any additional questions must be submitted in writing and can be emailed to ocbids@oconee.ga.us. The deadline for these questions is 5:00 pm on April 9, 2024.
- Any questions received will be answered via an addendum posted to the County's website by 5:00 pm on April 16, 2024.
- The deadline for bid submissions is 10:00 am on April 23, 2024. Submissions received after this time will not be accepted. Following that deadline, the bid opening will be held at the Administrative Building in the North High Shoals conference room where all submissions received will be opened publicly and announced out loud.
- Justin and Lisa reviewed the project and opened the meeting up to questions.
 - The area Dawson park will be built is currently a Land Application Site (LAS). The plan is for it to be completely decommissioned by Winter 2025 – early 2026.
 - Phase I 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 park components of Phase I includes multiple playing fields, a gymnasium, parking and entrance drives.
- Phase I will also include the design of our Field Services building that will house our Fleet Department, Water Resources crews, and Road Department in one building.
- Our expectations include basic structures. Possibly metal buildings with a brick skin to meet design code.

Q1: Does the County plan for any of the fields to be artificial turf?

A1: As of now, no. The County is open to the idea if there is cost savings involved.

Q2: There is a playground included in the plans but not discussed in the scope. Will this be included in Phase I?

A2: This area will most likely be left open for future development. The goal is to have everything designed but priority construction will be the fields and gymnasium.

Q3: Will the closure of the LAS be handled prior or separately from this?

A3: Yes, that is correct. We will be working with Environmental to see what can be done concurrently. This is a very lightly used area.

Q4: Which building does the County want to be pre-fab metal?

A4: Both the gymnasium and the field services building. The County is open to alternative ideas but ultimately want to keep the cost down.

Q5: How much parking is needed to support the fields and gymnasium? Is Phase I going to be enough? Plans for overflow?

A5: Parking is going to be tight. There will be additional parking to supplement overflow but it will be a good walk to the fields. During the winter sports months, it shouldn't be an issue.

Q6: What are the County's plans for this area once complete? Host tournaments or rent to the public?

A6: We are just trying to meet the needs of the programs the County currently offers.

Q7: Has a survey or Geotech been completed?

A7: No, they have not. Awarded firm will be responsible for obtaining.

Q8: Has a Phase I environmental been completed? If not, who is responsible?

A8: The County has a completed Phase I. And additional environmental will be the awarded firm's responsibility.

Q9: Is the County set on the master plan provided?

A9: We are set on the components but open to suggestions on alternative layouts.

Q10: Will the scope area change?

A10: It could change slightly. General boundaries in Master Plan are not exact.

Q11: Will the playgrounds in future developments be set up for inclusivity and will that infrastructure be placed in this phase?

A11: We would like to do it in the front end with any hard improvements implemented now.

Q12: Any fence or netting concerns for these fields?

A12: One field will be designated for lacrosse and will need fencing or netting. Far fields may also need some kind of netting or mesh.

Q13: Does the County plan to utilize funding from local businesses? For example, a buy a brick program.

A13: This has not been discussed as of yet. When the time comes, the County will consider the possibility.

Solicitation Name Dawson Park Design & Construction Support Services Solicitation No. RFP# 24-03-008

Date/Time April 2, 2024 at 10:00 AM

Requesting Department Administration

Pre-Proposal Meeting Sign-In Roster			
Name	Company	Phone	Email
Wes Farnan	Southern A&E	(770) 819-7777	wfarnan@southernae.com
Mike Greenlee	Travis Pruitt & Associates	(706) 247-4089	mgreenlee@travispruitt.com
Macon Chapman	Lose Design	(770) 450-1253	mchapman@lose.design
Andy Kever	Brightview	(949) 560-8894	andy.keever@brightview.com
Gary Caraway	Breedlove Land Planning	(678) 983-6037	gcaraway@landplanning.net
Andy Pippin	GMC	(404) 281-5159	andy.pippin@gmcnetwork.com
Jimmy Parker	PPI	(404) 790-9000	jparker@ppi.us
Lance Davis	PPI	(770) 338-8000	321LD@ppi.us
Jeff Carter	CEC	(770) 725-1200	jeff@carterengineering.com
Houston Gaines	CEC	(770) 725-1200	houston@carterengineering.com
Matt Boyce	Great Southern Rec	(839) 228-4400	matt@greatsouthernrec.com
Buck Bacon	W&A Engineering	(706) 338-6926	Bbacon@waengineering.com
Justin Kirouac	OCBOC	(706)769-5120	jkirouac@oconee.ga.us
Lisa Davol	OCPRD	(706) 769-3965	ldavol@oconee.ga.us

Jessica Ellis	Oconee County Finance	(706) 769-2944	ocbids@oconee.ga.us
Adam Layfield	OCWRD	(706) 769-3960	alayfield@oconee.ga.us
Parker Middlebrooks	OCWRD	(706) 769-3960	pmiddlebrooks@oconee.ga.us