



JACKSON COUNTY FINANCE DEPARTMENT

67 Athens Street
Jefferson, Georgia 30549-1401

PHONE: (706) 367-6313 FAX: (706) 367-1505

Trey Wood
DIRECTOR

Date: May 22, 2018

To: Design/Building Contractors

From: Myrna Yarbrough, Purchasing Manager

RE: Addendum #2 to Jackson County RFP 180004, Design/Build Agricultural Facility

1. Addendum #2 is hereby issued to inform all companies that have a copy of RFP 180004, Design/Build Agricultural Facility, of the attached questions and answers from the pre-bid meeting.
2. All other terms and conditions in RFP 180004 remain unchanged.
3. Any inquiries concerning Addendum #2 should be addressed to Myrna Yarbrough, Purchasing Manager, 706-367-6309 or via email at myarbrough@jacksoncountygov.com
4. Jackson County reserves the right to reject any and all proposals, to waive any technicalities or irregularities and to award the offer based upon the most responsive, responsible submission. Bidders must acknowledge receipt of addenda on the request for proposal form.
5. This addenda is issued to answer submitted questions. Is there already a testing firm for geotechnical and construction material testing for this project? No.
6. Additional questions and answers, and a water and sewer line map of the proposed site are attached.

Prebid RFI-08: Is the Multi-purpose building conditioned or is it to just have ventilation fans. Ventilation fans and heat.

Prebid RFI-07: Does the 21,700 sqft Multi Portion building require a concrete SOG floor or will it be exposed compacted soil? Concrete SOG

Prebid RFI-06: a) Is there a survey of the property or do we need to provide a survey plat? Provide survey
b) Are we to provide topo survey and plan for driveway permits and of site utilities? yes
c) Is the project to be served by sanitary sewer and not on-site septic tank drain field system? Sanitary sewer
d) Are we to include soil scientist for on-site system in our proposal? Only if City of Jefferson requires handling the waste a special way before it goes in sewer system
e) Where is this sewer line and how far will it need to be extended? will provide aerial photo showing current location of sanitary sewer line.

Prebid RFI-05: Will water service be from the County or City and do they have adequate pressure and flow for fire sprinkler system? City of Jefferson. Adequate pressure.

b) If not, are we to include design for off site improvements or an on-site tank and pump facility?no
c) What about storm water management; will a detention pond be required? Storm water management will have to be addressed. Existing pond on county property can be modified and used if needed.
d) Will water quality treatment for storm water be required? no

Prebid RFI-04: a) Will an on site holding pond be required for the wash down water from the pens and show area? Will have to contact City of Jefferson to see what their requirements are.

b) Does the design need to include a facility to pre-treat this waste water? Will have to contact City of Jefferson to see what their requirements are.

Prebid RFI-03: Has there been any subsurface exploration for the building foundations. Typically the owner provides the information. Is this study available? if not, Are we to include this in our proposal? No study available. no

Prebid RFI-02: Special inspections are a requirement in the IBC.

a)Are we to include this in our proposal? no

b)Also, are we to include the Geotech part of special inspections in our proposal? no

Prebid RFI-01: The bid form indicates we are to provide \$ amounts for each, design and (Construction Gauranteed Maximun Price). Page 7 indicates a Guaranteed Maximum Price is to be established once the Detailed Schematic Design Phase is completed.

a) Can we conclude the bid form will be revised to only require a \$ amount for the Design and Preconstruction? We would like a price for both. Design will begin before we reach agreement on the final GMP therefore county will pay progress payments on design based on cost to provide design services. Once design is completed and approved we will negotiate a GMP change order if the original GMP price quoted needs to be modified.

Sound System:

1) What is the main use of the sound system?

- Spoken word - presentation
- Recorded program
- Live music
- Announcements
- All of the above

What is the source of the content?

- Live stage / performance (if so, what would the largest group be) 500
- Wireless Mic for announcer, etc. (if so, how many mics) 2
- Prerecorded content
- Sound for Video Reinforcement

Will there be a live sound engineer for any of the events?

- Yes (if yes - describe and will any special equipment be required?)
- No

What areas will include Sound System(s)

- 21,700 ft multipurpose space
- 9,500 show area with seating for 300
- 1,700 conference room
- Outdoor areas (if so - be specific)
- Entire building

Are any of the areas of the facility linked together for audio?

- Yes (if yes - be specific) entire building
- No

What is purpose of video? (CCTV)

- Security (if security - what areas, how many cameras, what type of control / monitoring)
- Promotion, announcements, events, etc. (if yes - what areas, how many monitors screens, size of screens and do they all play the same content or separate content simultaneously?) same content, 2-48" screens in multipurpose area, 1-36" screen for main hallway, 1-36" screen in conference room

Is video required in the multipurpose space for presentation?

Yes (if yes - be specific - screen size, quantity, source, describe ambient light)

No

Is video required in show area? (for presentation)

Yes (if yes - be specific - screen size, quantity, source, describe ambient light)

No

Is video required in conference room for presentation?

Yes (if yes - be specific - screen size, quantity, source, describe ambient light)

No

Will Sound System and CCTV system equipment installation and training be a part of they proposal or is this considered "loose equipment" with infrastructure only required at this time?

Include all Sound System and CCTV equipment

Design and infrastructure only at as part of this bid.

- We assume the 8 month construction period begins after design and after the GMP has been established? It appears, based on some comments, that 8 months might be an overly aggressive time schedule to complete the entire project from design stage through to getting a CO. Please include in your proposal what a more reasonable time frame would be if 8 months is too aggressive.
- The RFP states the County will perform the rough grading and storm piping, will the GC be assured that the county will maintain the schedule set and that in the event the county cannot keep up, that the GC will be extended more time? The GC will be extended more time if the county does not complete its work timely.
- As a minor issue, will the GC be responsible to bond the value of the grading and storm work performed by the County no
- We assume that the design team will devise a finish schedule for review and approval by the county? That is correct.

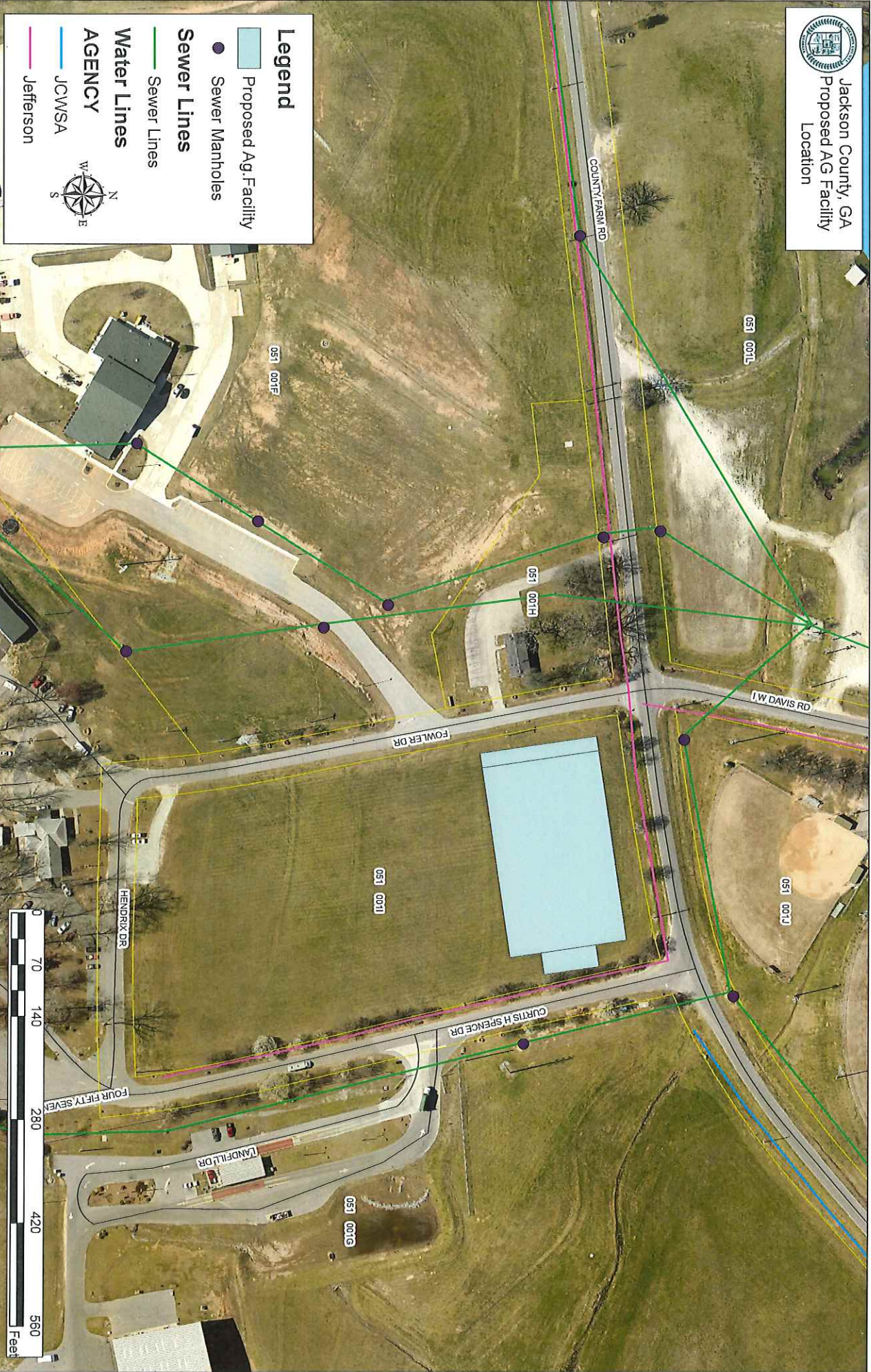
- 1. Is the area to the south of the proposed building allocated for parking (attached)? We will figure parking on the west side of Fowler Drive per Addendum #1, but it appears as if a good portion of the area to the south of the building will also need to be utilized for parking, access, deliveries, loading, etc. yes
- 2. Is pricing for the kitchen equipment design and furnishing & installing kitchen equipment to be included in this RFP? No

- 1) Will the open 21,700 sq. ft. multipurpose aea require any heat? Big ventilation fans will be provided by the GC. Please confirm. yes
-
- 2) Will electric heat only and toilet ventilation be adequate for the (2) bathrooms adjacent to the multipurpose room? yes Will heat be required at the (2) washrooms? yes

-
- 3) Will the 12,000 sq. ft. show area with 300 spectators be air conditioned with heat? Yes If so, what are the desired design temperatures for summer and winter? Same answer for 3,4, & 5 – 72/68
-
- 4) Will the (2) 1,743 sq. ft. conference room areas with seating for 128 be air conditioned with heat? yes If so, what are the desired design temperatures for summer and winter?
-
- 5) Will the 1,315 sq. ft. kitchen area be air conditioned with heat? Yes If so, what are the desired design temperatures for summer and winter?
-
- 6) Will the bathrooms in the conference building require A/C? yes If so, will electric heat and toilet ventilation be adequate? Will require a/c
-
- 7) What will be the foot print size for the kitchen hood above all grease producing equipment. Will heat in the hood makeup air be required? Will conditioned air be desired for the makeup air to the hood? Unknown at this time
-
- 8) Will anything (ventilation, heat, etc.) be required for the multiple storage rooms located in the conference area? no
-
- 9) Will natural gas be available on site? yes
-
- 10) Will sealed concrete be adequate in all areas other than restrooms, kitchen and conference area? yes
-
- 11) How many gas appliances will be needed in the kitchen area?
-
- 12) Should a rigid type insulation be used under metal roof material, opposed to conventional type roll insulation at the 21,700 sq. ft. multi-purpose area? Conventional roll insulation



Jackson County, GA
Proposed AG Facility
Location



Legend

- Proposed Ag Facility
- Sewer Manholes
- Sewer Lines
- Sewer Lines
- Water Lines
- AGENCY
- JCWSA
- Jefferson

