



Jackson County Board of Commissioners

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Date: January 18, 2017

To: Architectural Firms qualified by attending the mandatory pre-proposal meeting

From: Len Bernat, Purchasing Manager

RE: Addendum 1 to Jackson County RFP 7025-01, Architectural/Consulting Services on the Jackson County Historic Courthouse

1. Addendum 1 is issued to answer the following questions proposed by a vendor:
 - a. QUESTION: What is the square footage of the 2nd floor as well as the 1st floor?
ANSWER: A copy of the drawing of the first floor that was displayed in the second floor courtroom was requested and provided to all the vendors who attended the pre-proposal conference. The 2nd floor is the exact same floor space as the first floor so the drawing previously provides the square footage for this project.
 - b. QUESTION: We are aware that the courthouse was abated in the first phase of renovations. Does the Owner have a copy of the prior Environmental Survey for Asbestos & Lead-Based Paint/Clearance Report? ANSWER: The reports exist. They will be made available to the vendor selected for this project.
 - c. QUESTION: We are aware that the original drawing documentation is limited. Does the Owner have a Record Site Survey of existing conditions and will these be made available for the selected A/E firm? ANSWER: See the answer to QUESTION (a) above.
 - d. QUESTION: Does the owner have other Photographic or Historic Assessment documentation (SHPO or NPS) that will be made available to the selected A/E firm? ANSWER: A 2007 historic study was conducted with pictures and insights on the historic courthouse. This study will be available to the vendor selected for this project.
 - e. QUESTION: Are there any special requirements associated with the Grant Funding? ANSWER: As stated in the RFP, "Final project to be in compliance with the State Historic Preservation Guidelines and adhere to the Secretary of Interior's Standard for the Treatment of Historic Properties."
 - f. QUESTION: Has the Restoration committee assembled available photographs and other information regarding the original courtroom area? ANSWER: Not aware of anything specific in addition to photographs currently on display on the 2nd floor.
 - g. QUESTION: Will the walls and appropriate ceilings on the upper level be plastered? ANSWER: Will rely on the recommendations of the architect.

- h. QUESTION: Will the Restoration committee seek a variance to the sprinkler requirement from the local Fire Marshal? ANSWER: We assume this will be done if necessary.
 - i. QUESTION: Does the owner have a maximum budget for the project as a whole? ANSWER: There is a guarantee of \$800,000 of SPLOST funding for the construction. The citizen's committee is doing some fundraising but unsure of how much will be raised. If necessary and if approved by the Board of Commissioners, there could be some additional funding from the General Fund but would not be a significant amount.
- 2. All other terms and conditions in RFP 7025-01 remain unchanged.
 - 3. Any inquiries concerning Addendum 1 should be made to Len Bernat, Purchasing Manager, (706) 367-6309 or via email at lbernat@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.