



## Oconee County Board of Commissioners

### Addendum 1

**DATE:** February 22, 2021  
**TO:** All Prospective Bidders/Offerors  
**FROM:** Finance Director  
**RE:** Addendum 1, ITB# 21-02-012 BSC Maintenance Building Replacement

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The following changes are to be incorporated into the solicitation documents dated **February 9, 2021**. All those receiving this addendum should modify their documents to show the below described changes.

1. Mandatory Pre-Bid Meeting Minutes
2. Mandatory Pre-Bid Meeting Questions and Answers
3. Questions regarding ITB# 21-02-012 Bogart Sports Complex Maintenance Building Replacement were received prior to the question's deadline of 2/18/21 at 2:00 PM.
4. Mandatory Pre-Bid Meeting Sign-in Roster

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

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#### 1. Mandatory Pre-Proposal Meeting Minutes

- Jessica Ellis opened the meeting. Listed below are notes from the meeting and additional procurement procedures.
- The meeting was held on site at 130 Thompson Street Bogart, Georgia 30622. The meeting began at approximately 2:00 PM and ended at approximately 2:30 PM. The bid number, description, and timeline were announced.
- County representatives included Jessica Ellis Procurement Officer, Alex Newell Internal Services Director, Bobby Reno Facilities Manager, and Tony Lathrup Parks Manager.

- This meeting was mandatory and attendance was required to qualify as a respondent.
- Any additional questions should be emailed to [ocbids@oconee.ga.us](mailto:ocbids@oconee.ga.us). The deadline for these questions is February 18, 2021 at 2:00 PM.
- Any questions received will be answered via an addendum posted to the county's website by February 22, 2021 at 10:00 AM.
- The deadline for bid submissions is February 25, 2021 at 2:00 PM. Submissions received after this time will not be accepted. The bid opening will follow and the submissions will be opened and names read out loud.
- Each sealed submission should be marked on the outside with 'BSC Maintenance Building Replacement' and should contain the respondent's name and address.
- Alex Newell reviewed the technical specifications and opened the meeting up to questions.

## **2. Mandatory Pre-Proposal Meeting Questions and Answers**

Q1: Are there any plans or drawings for this project?

A1: No, we only have the specifications.

Q2: Which side will we be accessing the site from?

A2: Site can be accessed from both the parking lot and the back maintenance road.

Q3: Where is the bathroom going to be located?

A3: In the back left corner closest to the parking lot. Tie-in is located in that area. Water and sewer are located in the same area.

Q4: Where will the power run from?

A4: Power pole is located beside the parking lot access area.

Q5: Is it the contractor's responsibility to connect the water and sewer?

A5: Yes, it is.

Q6: Do the current draining issues in the corner of the site need to be addressed with this project?

A6: The County's Road Department will provide any necessary rough grading work prior to the placement of GAB and slab work.

Q7: What are the working hours?

A7: Operating hours are Monday through Friday, 7:30 am - 3:30 pm.

Q8: Are there any existing buildings you want this building to look like?

A8: The roof (green) and siding (tan) should match in color to the building down the hill beside the baseball fields.

Q9: Is the current state of the site at your sub grade elevation or do you plan to raise it before the concrete slab is poured?

A9: The specifications call for 5 inches GAB + 5" 4000 PSI with commercial fiber.

Q10: Will the building be connected to sewer or septic?

A10: It will be connected to sewer.

Q11: What should be the roof pitch be?

A11: 6/12 or consistent with the brick building adjacent to the site.

Q12: Should the vinyl siding be a ribbed panel?

A12: Yes, that is correct.

Q13: Amperage dedicated seems high for 16/20 amp receptacles and a 40 breaker panel. Could potentially overload a 200 am service. Please confirm what is listed in the specifications.

A13: Based on the electrical needs anticipated for this structure, what is listed in the specification is correct.

Q14: Just to confirm, the interior is unfinished except for the bathroom?

A14: Yes, that is correct.

Q15: Bathroom walls should be insulated?

A15: Yes, that is correct.

Q16: Do you plan to but a heater in the bathroom?

A16: Yes, per the specifications an electric space heater should be installed in the bathroom.

Q17: Just to confirm, the bathroom doesn't include the installation of any fixtures?

A17: The bathroom should include the installation of a mop sink and water heater. It should only be stubbed for a toilet.

Q18: The items sitting to the side of the site need to be moved?

A18: Unless these items are in the way of the construction, they are to be left where they are.

Q19: Will the City of Bogart be waiving permit costs?

A19: Permit costs will not be waived.

Q20: Who is the power company?

A20: Georgia Power

Q21: Should the roof be hipped or gable?

A21: Gable.

3. Following are questions regarding ITB# 21-02-012 Bogart Sports Complex Maintenance Building Replacement were received prior to the question's deadline of 2/18/21 at 2:00 PM.

**Q1: Is a bid bond required?**

- No bid bond required.

**Q2: Are there liquidated damages?**

- No liquidated damages.

**Q3: What are the expected begin and completion dates?**

- Pending available funds, construction can begin upon receipt of Notice to Proceed and shall be completed with 60-90 days pending suitable weather conditions.

**Q4: It looks like the scope is asking for a qty of 16 receptacles that are 20 amp. Am I reading that right? Are the locations of the receptacles tbd? No 220 or dedicated receptacles?**

- Yes. 16 receptacles that are rated for 20 amp. Possible spacing would involve even placement along exterior walls and in bathroom walls per electrical code. Exact locations will be determined with awarded contractor.
- 240 volt receptacle would only be needed if the water heater they are installing is 240 volts.
- A dedicated circuit is needed for the electric wall heater that is to be installed in the bathroom. Voltage for the bathroom wall heater receptacle would depend on the size wall heater installed.

**Q5: Do both sides of the bathroom walls need to be sheathed? Drywall or will plywood do?**

- Both sides of the bathroom walls should be sheathed, finished, and painted. Plywood walls will do.

**Q6: What are the water heater specs? Since it's just a mop sink, are you thinking a single point of use type?**

- Point of use instant water heater at the sink.

**Q7: Are we to include grab bars and bath accessories (soap dispenser, toilet paper etc.)?**

- Bathroom should be constructed to building code to include framing in walls to support the grab bars. Bathroom should be ADA accessible.
- Contractor not responsible for installing paper towel or soap dispenser.

**Q8: What are the final grade/landscaping requirements?**

- As per the specifications this should include 5 inches GAB + 5" 4000 PSI with commercial fiber
- No landscaping requirements.

**Q9: Are there any windows to be installed?**

- No windows required.

**Q10: Is there a specific type of gutter guard that you want?**

- Gutter guards installed need to efficiently keep leaves out of the gutters. No preference on brand or type.

**Q11: Clarify the extent of the foundation details for the perimeter of the slab; i.e., turndown edge to first line with rebar?**

- 5" 4000 PSI with commercial fiber
- Per the specifications, concrete pad at the walk in door and the roll up door should have a 6x12 sloped concrete pad approximately 6 inches deep.
- Additional details will be determined by the awarded contractor, architect, and local code.

**Q12: The work specification states "concrete footers (12"x12" with ½" rebar), clarify how this is applied to this building.**

- This specification is per local code. It is the awarded contractor's responsibility to get inspections and meet local code.

**Q13: Clarify the finishes of the restroom walls, ceilings, floor; Gypsum Board or plywood, sealed concrete floor?**

- Plywood walls and ceiling would be sufficient. Must be finished and painted. The bathroom floor can be sealed concrete.

**Q14: Clarify the extent of the site grading and drainage controls for the project.**

- Per the specifications, concrete pad at the walk in door and the roll up door should have a 6x12 sloped concrete pad approximately 6 inches deep.
- The County's Road department will remove the tree and slope the water away from building.
- The corner holding water was from an old well discovered during demolition. The County will be responsible for controlling it.

**Q15: Clarify if the intent for the roof is a solid plywood deck with 1"x4" strips or plywood or 1"x4" strips?**

- The roof was specified as being decked and stripped with 1x4.

**Q16: Is the G.C. required to produce drawings for the building inspection department? If so, do the drawings require certification by an architect?**

- Yes. This is required by the inspections.

**Q17: Clarify roof pitch, width of fascia and soffits at gables and eaves.**

- 6/12 pitch roof would be desirable.



## Mandatory Pre-Bid Meeting Sign-In Roster

**Requesting Department:** Facilities

**ITB Number:** 21-02-012

**Date/Time:** February 16, 2021 @ 2:00 PM

**Description:** BSC Maintenance Building Replacement

**PLEASE PRINT INFORMATION & ATTACH A BUSINESS CARD**

COMPANY REPRESENTATIVE	COMPANY NAME & ADDRESS	PHONE/EMAIL
Greg Malcom	<b>Garland Contractors</b> 1020 Garland Drive Suite 400 Bogart, Georgia 30622	(770) 725-9000 <a href="mailto:greg@garlandconstruction.com">greg@garlandconstruction.com</a>
Reid Waters	<b>Reams Enterprises</b> 2151 Eatonton Road Building L Madison, Georgia 30621	(404) 787-1538 <a href="mailto:rwaters@reamsenterprises.com">rwaters@reamsenterprises.com</a>
Ken Keating	<b>Crown Service Contractors</b> 3617 Southland Drive Suite A Flowery Branch, Georgia 30542	(770) 845-4296 <a href="mailto:kkeating@crownservice.com">kkeating@crownservice.com</a>
Curtis Whitsel	<b>Whitsel Construction Services</b> P.O. Box 571 Danielsville, Georgia	(706) 795-5032 <a href="mailto:cjwhitsel@gmail.com">cjwhitsel@gmail.com</a>
Todd Duncan	<b>Multiplex LLC</b> 3505 Kroger Blvd Suite 210 Duluth, Georgia 30096	(770) 895-4185 <a href="mailto:marc@multiplexllc.com">marc@multiplexllc.com</a>
Sam McElreath	<b>Milestone Construction LLC</b> 345 W Hancock Avenue Athens, Georgia 30601	(770) 329-8203 <a href="mailto:sam@milestone-gc.com">sam@milestone-gc.com</a>
Frederick Digby	<b>BGR</b> P.O. Box 347 Athens, Georgia 30603	(706) 296-7302 <a href="mailto:rick@bgrathens.com">rick@bgrathens.com</a>
Steve Phillips	<b>JOMA Construction</b> 344 Moose Club Drive Athens, Georgia 30606	(706) 614-1942 <a href="mailto:stevep@jomaconstruction.com">stevep@jomaconstruction.com</a>
Montgomery Cowan	<b>Bayne Development Group</b> 1551 Jennings Mill Road Building 1600-A Watkinsville, Georgia 30677	(678) 438-9616 <a href="mailto:ssmith@baynedg.com">ssmith@baynedg.com</a> <a href="mailto:mcowan@baynedg.com">mcowan@baynedg.com</a>
Bobby Reno	<b>Oconee County Facilities &amp; Operations Dept.</b> 3 Third Street Watkinsville, Georgia 30677	(706) 769-3905 <a href="mailto:breno@oconee.ga.us">breno@oconee.ga.us</a>
Alex Newell	<b>Oconee County Board of Commissioners</b> 23 N Main Street Watkinsville, Georgia 30677	(706) 310-3520 <a href="mailto:anewell@oconee.ga.us">anewell@oconee.ga.us</a>
Tony Lathrup	<b>Oconee County Parks &amp; Recreation Dept.</b> 3500A Hog Mountain Road Watkinsville, Georgia 30677	(706) 769-3965 <a href="mailto:tlathrup@oconee.ga.us">tlathrup@oconee.ga.us</a>
Jessica Ellis	<b>Oconee County Finance Dept.</b> 23 N Main Street Watkinsville, Georgia 30677	(706) 769-2944 <a href="mailto:jellis@oconee.ga.us">jellis@oconee.ga.us</a>

(END OF ADDENDUM 1)

Please note addendum 1 on the addenda acknowledgement form located in the ITB package.