



Oconee County Board of Commissioners

Addendum 1

DATE: December 30, 2021
TO: All Prospective Bidders/Offerors
FROM: Procurement Officer
RE: Addendum 1, ITB# 22-12-006 Sale of County Owned Real Property

The following changes are to be incorporated into the solicitation documents dated **December 7, 2021**. All those receiving this addendum should modify their documents to show the below described changes.

1. **Questions regarding ITB# 22-12-006 Sale of County Owned Real Property that were received prior to the deadline of 5:00 pm on December 23, 2021.**
2. **Fillable Bidder's Checklist**

All questions shall be directed to the Owner Contact, Jessica Ellis, Procurement Officer via email to ocbids@oconee.ga.us .

1. **Questions regarding ITB# 22-12-006 Sale of County Owned Real Property that were received prior to the deadline of 5:00 pm on December 23, 2021.**

Q1: What is the age of the roof and HVAC system of both buildings?

A1: 10 Court Street

- Shingles are approximately 15 years old.
- Trane gas furnace with AC unit installed in 2018 and ductless mini split unit installed in 2013.

3 Third Street

- Shingles are approximately 15 years old.
- Two Trane heat pump systems installed in 2015.

Q2: What will the monthly lease amount be for the 10 Court Street property?

A2: Monthly lease rate will be negotiated between the County and awarded Bidder. Once agreed upon by both parties, amount will be recommended to the BOC for approval.

Q3: Who owns the alley beside the 10 Court Street property?

A3: The alley is owned by City of Watkinsville.

Q4: Are the required forms available in a fillable format?

A4: Please see attached fillable Bidder's Checklist.

Q5: What are the taxes for each property?

A5: As government buildings, both properties are currently tax exempt. However, the county assessment of 3 Third Street is \$171,283 and the county assessment of 10 Court Street is \$216,971.

Q6: Are the properties being sold separately or together?

A6: Each property will be sold separately. Bidder's can list an offer for either (or both) properties on the Bidder's Price Proposal Form.

Q7: How many finished offices does each building have?

A7: 10 Court Street has 5 finished offices.
3 Third Street has 4 finished offices

Q8: How quickly would closing have to occur?

A8: The anticipated date is April 1, 2022