



Oconee County Board of Commissioners

Addendum 2

DATE: April 24, 2023
TO: All Prospective Bidders
FROM: Procurement Officer
RE: Addendum 2, ITB# 23-04-017 Sale of County Owned Real Property

The following changes are to be incorporated into the solicitation documents dated **April 3, 2023**. All those receiving this addendum should modify their documents to show the below described changes.

- 1. Below you will find answers to questions asked during the property tours on April 20, 2023 of the Oconee County Government Annex located at 1291 Greensboro Highway Watkinsville, Georgia 30677 and the Oconee County Library located at 1080 Experiment Station Road Watkinsville, Georgia 30677.**
- 2. Property Tour Sign-In Roster from April 20, 2023.**
- 3. Government Annex Floor Plan and Office Location Map**
- 4. Library Blueprints***

*NOTE: Original blueprints are available to view in the Finance Office.

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

1. Below you will find answers to questions asked during the property tours on April 20, 2023 of the Oconee County Government Annex located at 1291 Greensboro Highway Watkinsville, Georgia 30677 and the Oconee County Library located at 1080 Experiment Station Road Watkinsville, Georgia 30677.

Q1: When and how with the lease terms be negotiated?

A1: Once a buyer has been selected, lease terms will be negotiated by the County attorney on the County's behalf.

Q2: Is the 5% deposit due before or after the lease is negotiated? If before, will the County return the deposit if both parties can't come to an agreement on the lease?

A2: The 5% deposit is due within 2 business days of the Buyer receiving notice of award. Lease negotiations will take place after with the County Attorney. The County does not anticipate any issues coming to an agreement.

Q3: How will the parking at the Annex be divided between the leased building and the main building?

A3: Parking at the Annex will be negotiated between the Buyer and the County during the lease negotiations.

Q4: Will the property tax value change once the County no longer owns the property?

A4: Once the deed is recorded, the Property Appraisal office will review the sale. Typically, property taxes will be 1% of the purchase price.

Q5: Does the County plan to leave anything (furniture, equipment, etc.) in the Annex once the County vacates?

A5: There will likely be furniture left in the building once the County vacates.

Q6: Has a survey been completed on the Annex?

A6: In the bid documents you will find the most recent plat for the library and the title policy for the annex.

Q7: The power, water, and sprinkler system to the Facilities shop is tied into the main building. How does the County plan to address this since the main building is not being leased back?

A7: This will be negotiated between the Buyer and the County during lease negotiations.

Q8: How will the property be zoned once it is no longer a government building?

A8: Because the property is within the city limits, the City of Watkinsville will make this determination.

Q9: Will any of the equipment be left behind at the Library? Specifically, the projectors.

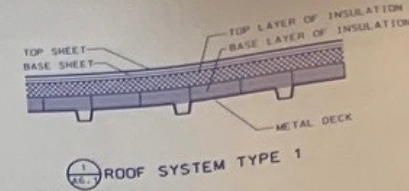
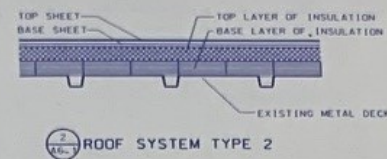
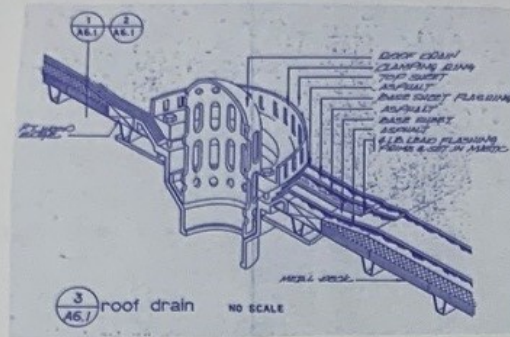
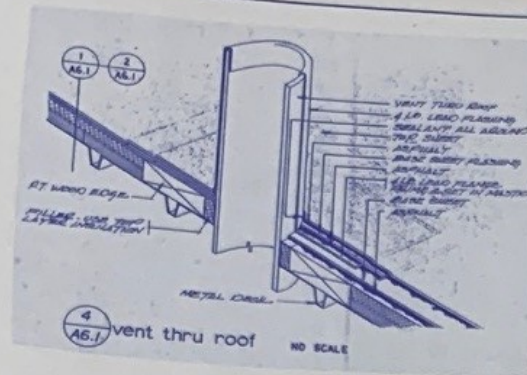
A9: The County doesn't plan to leave anything behind.

Q10: Can the back parking lot of the Library be expanded back into the property?

A10: Because the property is within the city limits, the City of Watkinsville will make this determination.

Q11: Can you provide any information on the road expansion and how it will affect the Library property?

A11: Project concepts have not been finalized for the road expansion phase that will affect the library. However, it likely will not occur for at least ten years.

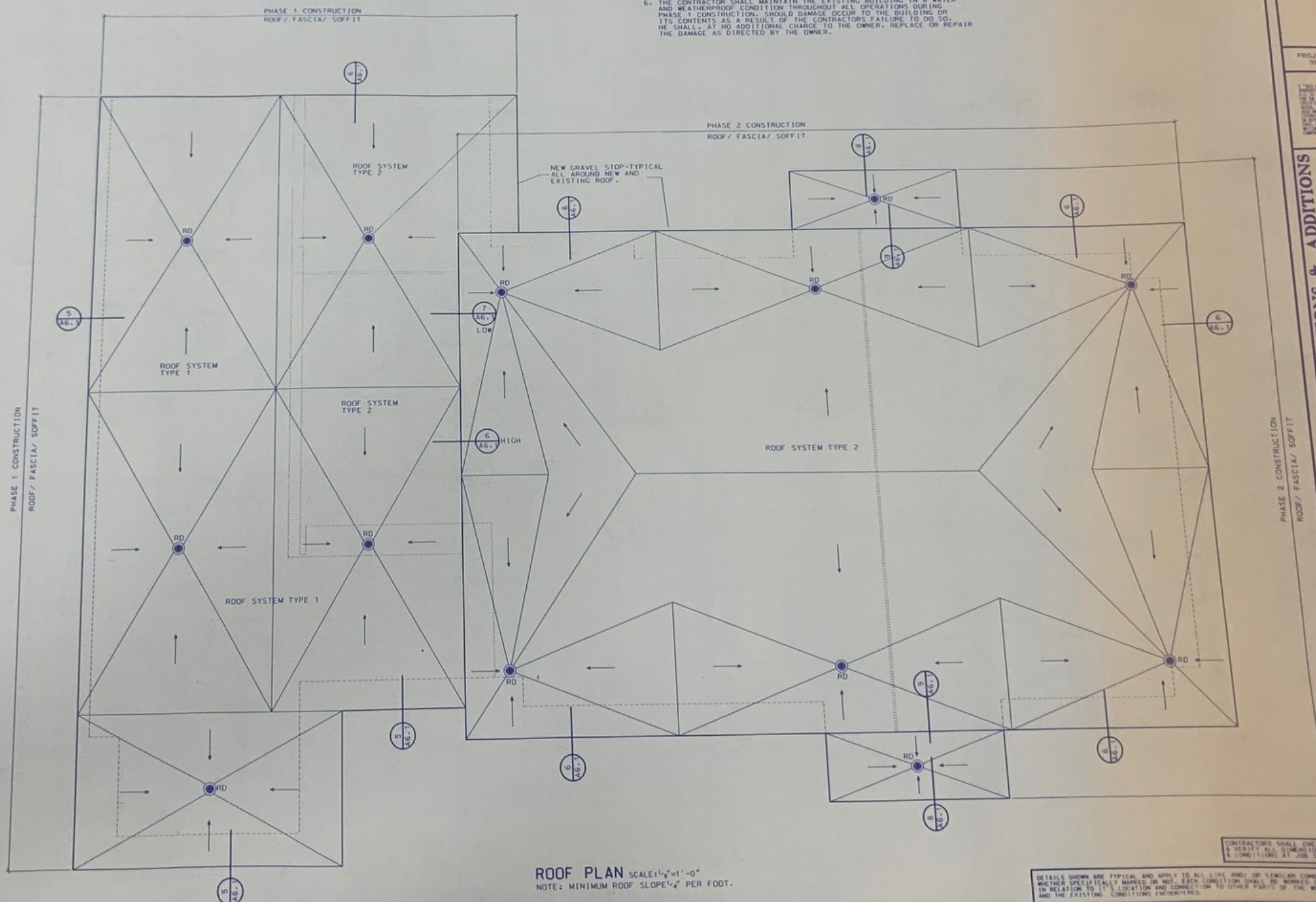
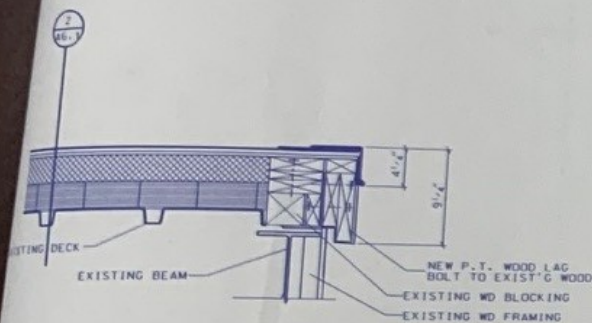
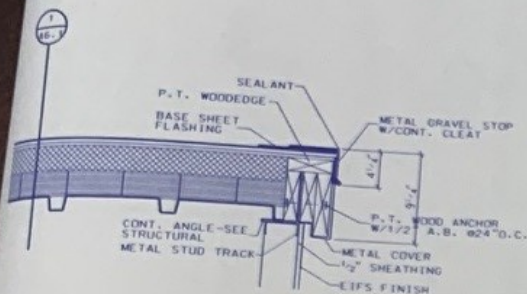


GENERAL NOTES-ROOF PLAN

1. REMOVE EXISTING ROOF MEMBRANES AND INSULATION DOWN TO EXISTING DECK INCLUDING BUT NOT LIMITED TO GRAVEL STOPS, FLASHINGS AND OTHER ITEMS.
2. AT EXISTING BUILDING EXTEND ROOF PENETRATIONS AS REQUIRED TO MAINTAIN A HEIGHT OF 8" ABOVE NEW ROOF.
3. ALL ROOF PENETRATIONS (NEW AND EXISTING) ARE NOT SHOWN. THE CONTRACTOR SHALL VERIFY THE LOCATIONS OF ALL ROOF PENETRATIONS AND THE SIZES OF SAME. REFER TO PLUMBING, HVAC AND ELECTRICAL PLANS FOR ADDITIONAL INFORMATION.
4. WHERE ROOF MOUNTED ITEMS ARE REQUIRED TO BE REMOVED BY OTHER PARTS OF THESE DWGS (I.E. EXHAUST FANS) THE CONTRACTOR SHALL CLOSE THE DECK OPENING WITH DECK MATERIAL THAT MATCHES THE EXISTING DECK.
5. PROVIDE CRICKETS AT ANY ROOF PENETRATION CURB GREATER THAN 12" SQUARE.
6. THE CONTRACTOR SHALL MAINTAIN THE EXISTING BUILDING IN A WATER AND WEATHERPROOF CONDITION THROUGHOUT ALL OPERATIONS DURING PHASE 1 CONSTRUCTION. SHOULD DAMAGE OCCUR TO THE BUILDING OR ITS CONTENTS AS A RESULT OF THE CONTRACTORS FAILURE TO DO SO, HE SHALL, AT NO ADDITIONAL CHARGE TO THE OWNER, REPLACE OR REPAIR THE DAMAGE AS DIRECTED BY THE OWNER.

LEGEND-ROOF PLAN

- RD INDICATES ROOF DRAIN
- INDICATES ROOF SLOPE (PITCH) DOWN



ROOF PLAN SCALE: 1/4" = 1'-0"
NOTE: MINIMUM ROOF SLOPE 1/4" PER FOOT.

CONTRACTOR SHALL CHECK & VERIFY ALL DIMENSIONS & CONDITIONS AT JOB SITE.
DETAILS SHOWN ARE TYPICAL AND APPLY TO ALL LINE AND/OR SIMILAR CONDITIONS. WHETHER SPECIFICALLY MARKED OR NOT. EACH CONNECTION SHALL BE WORKED OUT IN RELATION TO ITS LOCATION AND CONNECTION TO OTHER PARTS OF THE WORK AND THE EXISTING CONDITIONS ENCOUNTERED.

PROJECT NO. 96-634

ALTERATIONS & ADDITIONS
OCONEE COUNTY LIBRARY
GEORGIA
WATKINSVILLE FOR THE LIBRARY SYSTEM
ATHENS REGIONAL LIBRES DIRECTOR
MS. KATHIE AMES DIRECTOR

SIDES and POPE P.C.
6254 MACON, GEORGIA 31208
(800) 477-7445



DATE: 4 MAY 1996

SHEET NUMBER: 1

A6.1

ABBREVIATIONS

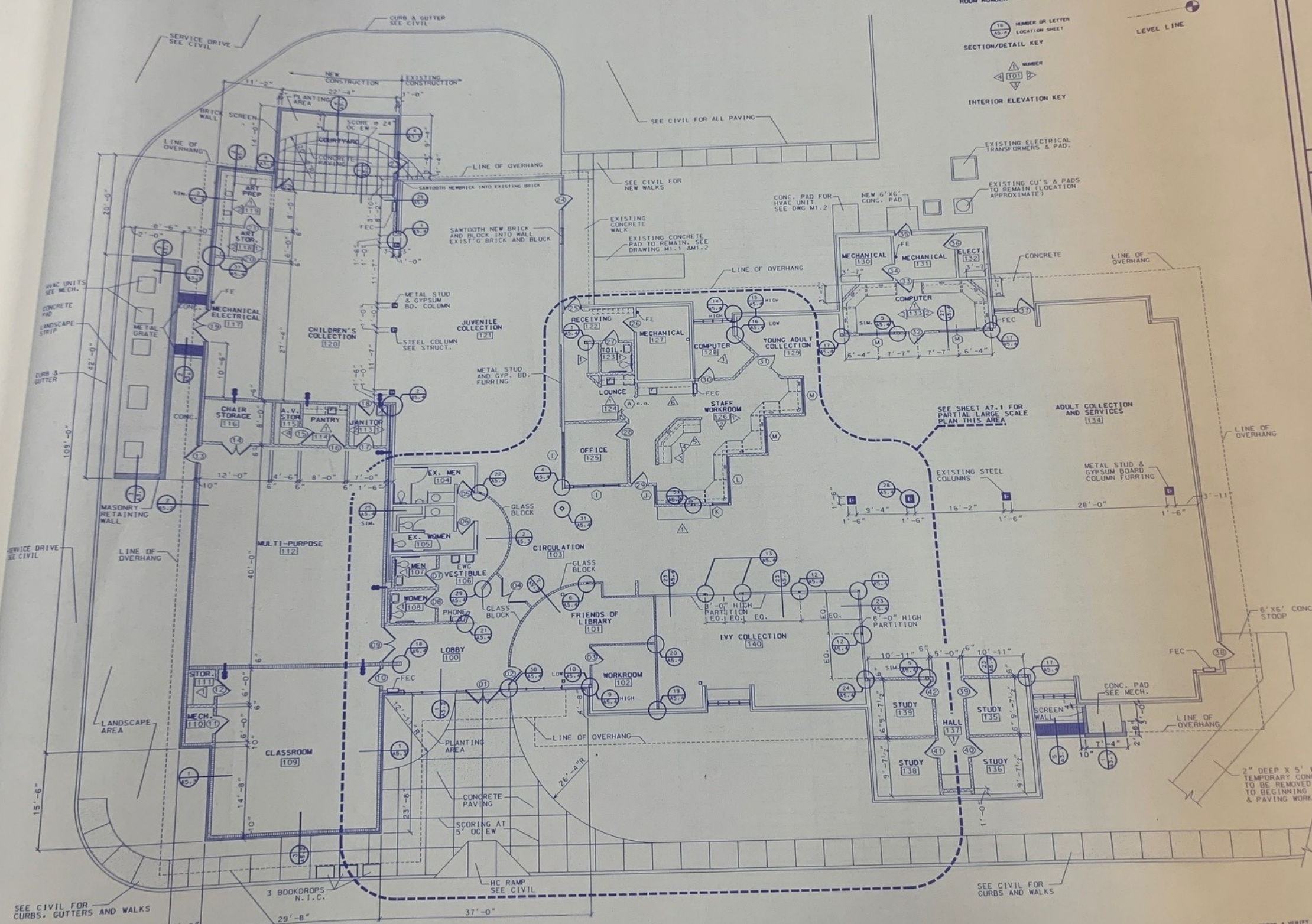
- C.O. INDICATES A CASD OPENING
- EWG INDICATES ELECTRIC WATER COOLER
- FE INDICATES WALL MOUNTED FIRE EXTINGUISHER
- FEC INDICATES CABINET MOUNTED FIRE EXTINGUISHER

PLAN LEGEND OF CONSTRUCTION

- EXISTING CONSTRUCTION
- EXTERIOR PERIMETER WALL (CONCRETE MASONRY & BRICK VENEER)
- SOLID FACE BRICK WALL
- INTERIOR PARTITION WALL (CONCRETE MASONRY)
- INTERIOR PARTITION WALL (METAL STUDS & GYPSUM BOARD)
- BROOM FINISH CONCRETE
- INDICATES 2 HOUR ASSEMBLY

LEGEND OF SYMBOLS AND KEYS

- ROOM NUMBER
- DOOR NUMBER
- FRAME MARK
- NUMBER OR LETTER LOCATION SHEET
- SECTION/DETAIL KEY
- LEVEL LINE
- NUMBER INTERIOR ELEVATION KEY



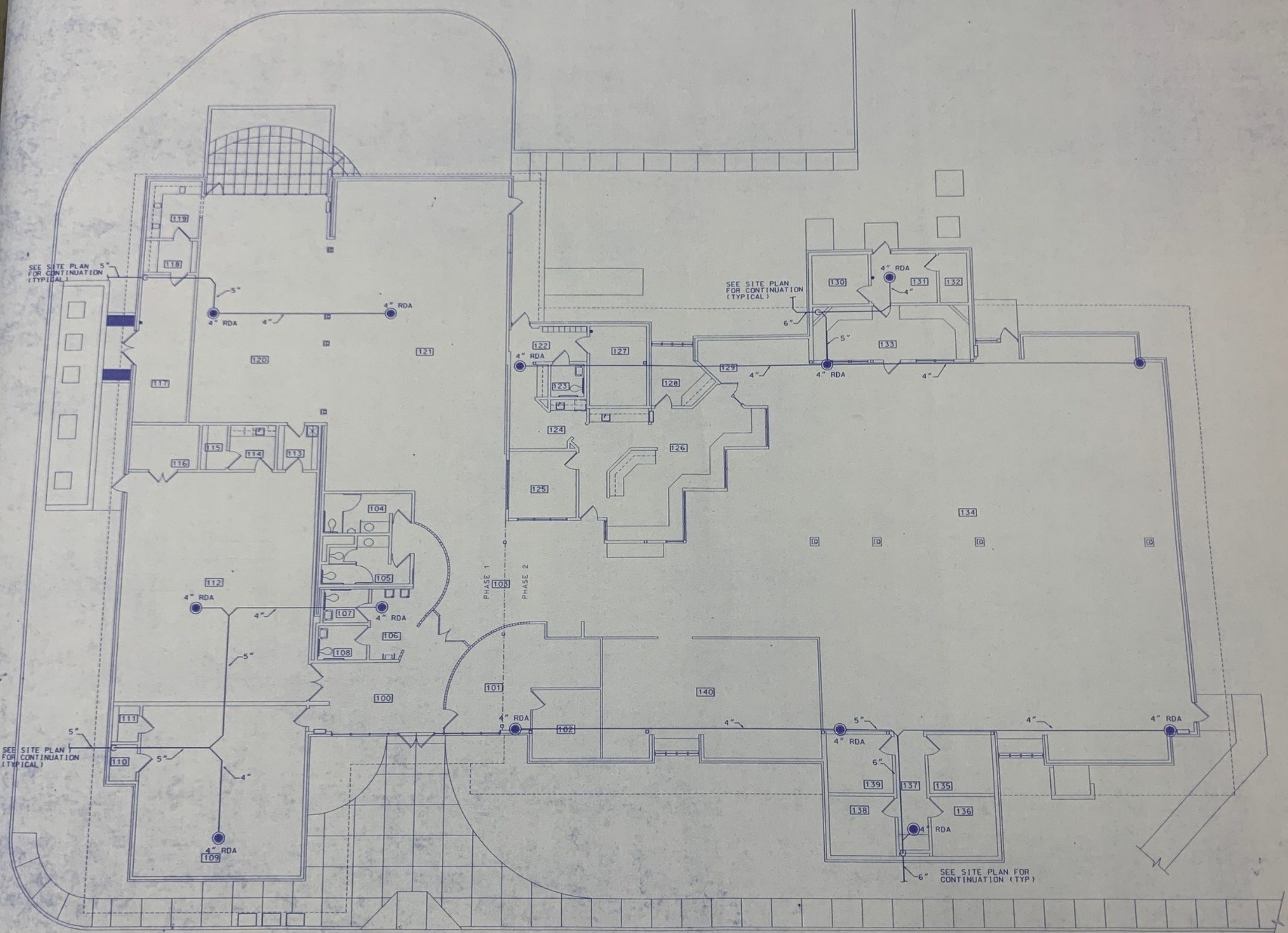
FLOOR PLAN SCALE: 1/8"=1'-0"

CONTRACTORS SHALL CHECK AND VERIFY ALL DIMENSIONS & CONDITIONS AT JOB SITE.

PROJECT NO. 96-584

**ALTERATIONS & ADDITIONS
OCONEE COUNTY LIBRARY
GEORGIA**
FOR THE
WATKINSVILLE LIBRARY SYSTEM
MS. KATHIE AMES DIRECTOR

Hideo and POPE P.C.
P.O. BOX 6254 MASON, GEORGIA 31208
(800) 477-7465



ROOF DRAIN PIPING FLOOR PLAN

SCALE 1/8"=1'-0"

NOTE: SEE ROOF PLAN FOR EXACT LOCATION OF ROOF DRAINS