



Oconee County Board of Commissioners

Addendum 1

DATE: March 31, 2022
TO: All Prospective Bidders/Offerors
FROM: Procurement Officer
RE: Addendum 1, RFP# 22-03-011 Frank Norris Building Renovation

The following changes are to be incorporated into the solicitation documents dated **March 18, 2022**. All those receiving this addendum should modify their documents to show the below described changes.

1. Pre-Bid Meeting Minutes/Questions & Answers
2. 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.

1. Pre-Bid Meeting Minutes/Questions & Answers

- Jessica Ellis opened the meeting. Listed below are notes from the meeting and additional procurement procedures.
- The meeting was held on March 29, 2022 in the EOC located at the Oconee County Sheriff's Department 1140 Experiment Station Road Watkinsville, Georgia 30677. The meeting began at approximately 10:05 AM and ended at approximately 11:05 AM. The bid number, description, and timeline were announced.
- County representatives included Chief Deputy Jeremy Wasdin, David Knowles Facilities Supervisor and Jessica Ellis Procurement Officer.
- This meeting was mandatory and attendance was required to qualify as a respondent.
- Any additional questions should be emailed to ocbids@oconee.ga.us. The deadline for these questions is April 4, 2022 at 5:00 PM.

- Any questions received will be answered via an addendum posted to the county's website by April 8, 2022 at 5:00 PM.
- The deadline for bid submissions is April 14, 2022 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 announced out loud.
- Chief Wasdin and David Knowles reviewed the project and opened the meeting up to questions.
 - The Frank Norris Building is our Patrol Building. It is open 24/7 to the Patrol Deputies but is not open to the public.
 - Main goal is to have a nice, professional looking yet durable work space for our deputies when not on the road that will hold up for years to come.
 - We prefer the style to match that of our Administrative Building and EOC.
 - The building will need to provide a kitchen/break room, full bathroom, interview room, evidence room, individual offices and an area for deputies to write reports, review evidence, etc.
 - Building was last renovated/upgraded in the 1990's.
 - Roof was replaced in 2016.
 - The front half of the building has block poured concrete walls. These walls would be very difficult to move so we would like to work within the existing framework.
 - The back section of the building has tradition wood framed walls that can easily be reconfigured to best utilize the space.
 - Abatement testing has already been completed on the building. Results came back negative for any harmful substances included asbestos and lead.

Q1: Is this building on the historical registry?

A1: This building is considered a local historical building but is not on the National Historic Registry. It cannot be torn down but we have flexibility to renovate both inside and outside of the building.

Q2: What access will our employees have during the renovation? Will the building be occupied?

A2: The building will not be occupied during the renovation. The deputies will temporarily work out of a different location. The building is within the guard line but you will be given access to enter the building as needed for the renovation. Parking is limited but there will be space available in the back. Just need to leave a path for delivery trucks to enter.

Q3: Who is responsible for the contents of the building?

A3: Prior to the start of construction, we will clear out the building. Contents will be temporarily stored off site.

Q4: Do we need to submit through the local historical preservation?

A4: No, you do not.

Q5: Will the County waive any building permit fees?

A5: Bid Proposal should include any necessary permits.

Q6: What is the County's time frame for construction start/finish?

A6: We want to get this project started as quickly as possible and, if feasible, see it completed within 120 calendar days of the start date.

Q7: Who will be our contact at the County?

A7: Facility Supervisor David Knowles. He can be reached at dknowles@oconeesherriff.org

Q8: Will we have the opportunity to access the building again prior to the bid opening to get measurements?

A8: Yes, please contact David to schedule a date/time.

Q9: Is there a budget number for this project?

A9: Final project costs have not been projected.

Q10: Will we need to follow the Oconee County Permitting Process?

A10: Yes.

- Bathroom in the back of the building will need current shower replaced with a bigger shower and a vanity installed large enough to provide an area for the deputies to set their gear on. Bathroom entry way will need to be repositioned to align with the hallway.
- Window currently in back bathroom will need to be blocked up.
- Current armory room will need to be extended out into an L-Shape with entry access from the hallway. Offices may need to be pushed down to accommodate new armory area.
- Window in current armory area will need to be blocked up.
- Window outside of current armory area will potentially need to be blocked up depending how the room is extended.

Q11: Will the armory need any additional security measures installed?

A11: It just needs a good, secure door with key entry access.

Q12: Since we are bumping out the armory walls, do you want the back bathroom to be bumped out as well?

A12: That is a possibility. Whatever maximizes the available space. The only requirements are that entry to the armory is in the hallway and entry to the bathroom aligns with the end of the hallway.

- Walls in the back portion of the building are non-structural or hollow.
- Offices will be located along the length of the hallway.
- We are flexible on the dimensions of the offices but the Captain's office will need to be big enough to accommodate a desk and small table while the Lieutenant and Sergeant offices will need to accommodate a desk only.
- David's maintenance office will need to be expanded from what it is now as much as possible.

Q13: Is there a plywood ceiling? If so, can it stay?

A13: Yes, there is plywood ceiling. It will be staying and a new ceiling tile grid 2x2 will be below the plywood ceiling.

- The small room in the kitchen previously housed a bathroom. It will need to be taken out.
- All kitchen appliances will need to be located along one wall creating a space for a breakroom table.
- Aside from the small room, the walls of the kitchen are concrete block walls.

Q14: Is there attic access?

A14: Yes.

- Open area in the front of the building is a shared Deputy office.
- L-Shaped desk will need to be removed.
- A counter/desk top will need to be built in along the length of the front wall. This will serve as an area for multiple computer work stations to be set up.
- Current doorway behind L-shaped desk will need to be closed in.
- A corner of the mechanical room protrudes into this area. It is a concrete wall that cannot be moved.

Q15: Will the Contractor be responsible for providing any furnishings?

A15: Contractor is only responsible for the built-in desk space. All other furnishings will be procured by the County.

- The front room/entrance is the most 'public area' of the building.
- Bathroom in the front of the building will serve as a public restroom.
- Current shower needs to be taken out and bathroom converted to a half bath with just a toilet and vanity.

Q16: Does the bathroom in the front of the building need to be ADA compliant?

A16: No. Bathroom in the back of the building will be ADA compliant.

- The doorway to the right of the front bathroom will need to be closed in limiting access to the evidence room to the hallway only.
- Evidence room shall have a small cut out section for an evidence locker.
- Both the front and back entrance doors are in bad shape and need to be replaced. Prefer to have a push button code entry or a way to enter without a key.
- Entrance door located in the hallway will need to be blocked up.

Q17: Do you want the new windows to be commercial grade or double hung as they are now?

A17: We just want something that is durable and will last for years to come.

- The front area of the building has been painted over several times. While the walls are concrete and can't be moved/replaced, we want to make them look as nice as possible. Previous paint or wallpaper should not be detectable.
- New door frames will need to be metal. Similar in style to those in the Administrative Building.
- Replacement flooring needs to look nice but also be very durable.

Q18: When was the flooring last replaced?

A18: Approximately 10 years ago.

- Interview room will need a small room beside it for recording equipment.
- A/C room will stay as it is.

Q19: Will the Contractor be responsible for any additional security measures on the building? Example: security cameras?

A19: This building currently does not have any security cameras. Any security measures installed in the interview room will be completed by the County. Conduits need to be stubbed out by the Contractor but the County will pull the cable.

Q20: Does one way glass need to be installed between the interview room and the recording room?

A20: No.



Pre-Proposal Meeting Sign-In Roster

Requesting Department: Sheriff's Department

RFP Number: 22-03-011

Date/Time: March 29, 2022 @ 10:00 AM

Description: Frank Norris Building Renovation

PLEASE PRINT INFORMATION & ATTACH A BUSINESS CARD

COMPANY REPRESENTATIVE	COMPANY NAME	PHONE/EMAIL
Will Tanner	Kevin Price Construction	(256) 612-4626 wtanner@kpgc.net
Rick Ruark	Garbutt Construction	(478) 457-6357 rruark@garbuttconstruction.com
Greg Malcom	Garland Contractors	(770) 725-9000 greg@garlandconstruction.com
Brittney Anderson	Cloverleaf Construction	(706) 206-4815 banderson@cloverleaf-construction.com
Matt Reid	Winter Construction	(404) 558-5712 mreid@winter-construction.com
Ken Keating	Crown Service Contractors	(770) 845-4290 kkeating@crownsnc.net
Brett Williams	Bayne Development Group	est@baynedg.com
Brad Horne	Bayne Development Group	bhorne@baynedg.com
Charlie Vill	Oconee Construction Services	(706) 474-3526 cvill@oconeeconstruction.com
Bert Saunders	Riley Contracting Inc.	(229) 881-4700 rilconinc@gmail.com
Geoff Crisler	Crisbo Construction	(706) 933-3789 geoff@crisbo-gc.com
Donald Bloom	Crown Service Contractors	(678) 618-8941
Joy Bloom	Crown Service Contractors	(404) 710-1007
Cullen Albright	BGR	(706) 621-0707 cullen@bgrathens.com
Jeremy Wasdin	Oconee County Sheriff's Dept.	
David Knowles	Oconee County Sheriff's Dept.	(706) 286-0618 dknowles@oconeesheriff.org
Jessica Ellis	Oconee County Finance Dept.	(706) 769-2944 ocbids@oconee.ga.us