

Oconee County Board of Commissioners

Addendum 1

DATE: November 1, 2023
TO: All Prospective Bidders
FROM: Procurement Officer
RE: Addendum 1, RFP# 24-10-004 Eagle Tavern Repairs

The following changes are to be incorporated into the solicitation documents dated **October 17, 2023**. 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 Ms. Jessica Ellis, Procurement Officer via email at ocbids@oconee.ga.us

1. Pre-Bid Meeting Minutes/Questions & Answers

- Jessica Ellis opening the meeting. Listed below are notes from the meeting and additional procurement procedures.
- The meeting was held on October 30, 2023 at the Eagle Tavern located at 26 N Main Street Watkinsville, Georgia 30677. The meeting began at approximately 10:00 am and ended approximately at 10:40 am. The bid number, description and timeline were announced.
- County Representatives included Bobby Reno Facilities Director and Jessica Ellis Procurement Officer.
- The meeting was mandatory and attendance was required to qualify as a respondent.
- Any additional questions must be submitted in writing and can be emailed to ocbids@oconee.ga.us. The deadline for these questions is 5:00 pm on November 3, 2023.
- Any questions received will be answered vis an addendum posted to the County's website by 5:00 pm on November 8, 2023.
- The deadline for bid submissions is 10:00 am on November 16, 2023. Submissions received after this time will not be accepted. Following that deadline, the bid opening will be held at the Administrative Building in the North High Shoals conference room where all submissions received will be opened publicly and announced out loud.
- Bobby reviewed the contract and opened the meeting up to questions.
 - As listed in the scope of work, we are looking to replace the roof, repair the top portion of the chimney, replace the shutters, and paint the exterior of the building.
 - Project also includes replacing the roof of the small building behind the Eagle Tavern.
 - When painting, all nails that are starting to stick out need to be pushed back in.
 - Any wood siding that is starting to split needs to be replaced.
 - One spot in particular that will need to be replaced is the threshold on the front door to the left.

- Please keep in mind more areas that need to be replaced could be uncovered once the project has started.

Q1: There are areas on the lower part of the building where the siding has been replaced. Do you want us to use the same material for any areas we replace?

A1: The siding will need to be replaced with wood similar to the original. The lower areas were replaced with hardy plank board due to the damp conditions and severity of rot to the original wood.

Q2: Do we need to paint the downspouts and gutters?

A2: No. Those will need to stay white.

Q3: Do the gutters and downspouts need to be replaced or can we reuse what is already there?

A3: Per the Scope of Work, gutters and downspouts should be replaced.

Q4: What material do the replacement shutters need to be?

A4: The shutters will be painted but the material should be similar to the current shutters.

Q5: Is the building being repainted the same color it is now?

A5: Yes, that is correct.

Q6: Is the decking and railing included in what should be painted?

A6: Yes, it should be included.

Q7: The scope of work states that the top tier of the chimney is to be repaired. However, there are areas on the lower portion of the chimney that the brick and mortar are starting to crack. Please confirm how much of the chimney should be repaired.

A7: Just the top tier that is leaning on the building. Demo should be taken down to the first step out. The brick and mortar of the remaining parts of the chimney should just be cleaned. Overall, it just needs to match.

Q8: Will this project be awarded to one contractor or multiple?

A8: It is the County's preference to award all aspects of the project to one contractor.

Q9: What condition do the boards need to be in to be replaced?

A9: Any boards that are split, rotted out or so soft nothing will stick should be replaced.

Q10: Should the hardware on the shutters be saved and reused?

A10: Contractor should attempt to reuse as many of the shutter hardware pieces as possible. Any pieces that are unsalvageable should be replaced with something extremely similar.

Q11: Building should have two coats of paint?

A11: Yes, that is correct.



Pre-Proposal Meeting Sign-In Roster

Requesting Department: Facilities

RFP Number: 24-10-004

Date/Time: October 30, 2023 @ 10:00 AM

Description: Eagle Tavern Repairs

PLEASE PRINT INFORMATION & ATTACH A BUSINESS CARD

COMPANY REPRESENTATIVE	COMPANY NAME	PHONE/EMAIL
Juan Reyes	Pro Roofing & Siding	(770)777-1733 info@myproroofing.com
Greg Malcom	Garland Contractors	(770) 725-9000 greg@garlandconstruction.com
Jeffrey Cope	Gutter Solutions	(706) 999-0201 jeff@guttersolutionsforyou.com
Jodi Merrick	Concrete Constructors	(706) 474-2660 stan@concreteconstructorsinc.com
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