



Oconee County Board of Commissioners

Addendum 4

DATE: November 26, 2018

TO: All Prospective Bidders/Offerors

FROM: Purchasing Officer

RE: Addendum 4, RFP#1911-09 BSC Renovation Project

The following items shall take precedence over the specifications for the above named project and shall become a part of the contract documents.

Where any item called for in the specifications is supplemented hereby, the original requirements shall remain in effect.

Where any original item is amended, voided, or superseded hereby the provisions of such item not specifically amended, voided, or superseded shall remain in effect.

The following changes are to be incorporated into the solicitation documents dated **November 2, 2018**. All those receiving this addendum should modify their documents to show the below described changes. Below you will find changes to various areas of this solicitation included in this amendment.

RFP submittal date is **November 29, 2018**. Proposals will be received at the Oconee County Finance Department, 23 N. Main St. Suite 203, Watkinsville, GA 30677 prior to 1:30 p.m. local time. At precisely 1:30 p.m., in Suite 205, the proposals will be opened and only the names of the Respondents will be announced / recorded.

The following questions were submitted to Oconee County in reference to RFP#1911-09 BSC Renovation Project at a pre-solicitation meeting held on November 13, 2018 at 2:00 p.m. Attached is the sign in roster from the meeting.

Karen Barnett opened the meeting by going over procurement procedure.

1. RFP opening is November 29, 2018 at 1:30 p.m. local time. Questions deadline is November 21, 2018 at 5:00 p.m. local time. Acceptance place is at the Oconee County Finance Department, 23 N. Main St. Suite 203, Watkinsville, GA 30677.
2. Any changes and/or amendments shall be posted on the County's website at least 72 hours prior to the opening of the proposals.

3. All interested Respondents are encouraged to check the Oconee County Website before the opening to make sure they have all the updates.
4. Nothing discussed that materially affects the RFP documents can be relied upon unless contained in an addendum.
5. Requesting one (1) unbound original, two (2) copies, and (1) electronic format submittal of the proposal. Please put your proposal documents in a sealed envelope prior to the RFP opening if you plan to attend.
6. All questions shall be directed to Procurement and will be answered via Email to all participants of the pre-submittal meeting in the form of an addendum to the website. Karen Barnett will be your contact throughout the solicitation process. Her email is kbarnett@oconee.ga.us.
7. A bid bond is required for this project; Performance and payment bonds are required after award.
8. This is and Request for Proposal and only the names of the Respondents will be announced at the opening. No Costs will be revealed until after award.
9. Notification of award could be anywhere from 30-60 days from the date of opening. Proposals with a cost of over \$100,000 must go before the BOC for award approval.
10. Standard Required Information: Please be sure to include all required forms with your proposal. Having a complete submittal is important to the review committee. The E-Verify form (Contractor's Affidavit) must be complete, notarized and submitted with your proposal or it will be deemed non-responsive.
11. Please be aware of our local business initiative (in the RFP forms).

Meeting opened to Questions/Answers:

- **Age of the building?**
 - o It was built in the 1990s.
- **Insurance requirements talk about asbestos. Do we need to have a survey?**
 - o No.
- **Are you going to require a permit?**
 - o No.
- **Are there drawings for this project?**
 - o Only the conceptual drawing for the stairs. There are no drawings for the Quad building.
- **Is that sketch in the package available to be downloaded?**
 - o It wasn't included but can be added. (See attached)
- **Are there scaled dimensions on there?**
 - o More of a conceptual drawing than an exact standard.
- **Canopy over the top landing?**
 - o Yes, just over the top landing.

- **If we're redoing the floor in kitchen area, who would move all of the equipment?**
 - o This will need to be coordinated with parks, so parks can get the owner of the appliances and refrigerators to relocate these items until work is complete.

- **Would we pull the sinks out of the kitchen area?**
 - o No, only mobile equipment and supplies.

- **How long will this project take?**
 - o About a month. Restrooms/Interior work needs to be completed by February 1, 2019.

- **So is today's meeting and next week's meeting the only time we will be able to access the interior?**
 - o No, as far as coming in to measure, staff can be made available to come up and unlock the facility.

- **The exterior windows will need to be removed to replace the wood trim and damage may occur. What if there is damage done to the windows?**
 - o A change order would be issued if a window had to be replaced due to damage.

- **Under the stairs is a storage area...is this to be removed with the stairs?**
 - Yes, the stairs and all of the storage area under the stairs and the roof over the stairs. Will need to work around the electric meter which is under the staircase.

- **Some areas of the ceiling are bowed and also some of the boards under the urinals looks rusted...Does this type of work need to be include in the scope of work?**
 - o Yes, replace any wood rot you discover and include this as an 'add-on' to item 4, "prep and paint walls and ceilings" (See revised Cost Proposal with "Add-Ons" included on page 2).

- **Does anything need to be done to the ceiling in the concession stand?**
 - o No, the drop ceiling is fine as is.

- **The RFP calls for "phenolic" style material for the toilet stall partitions. After speaking with the recommended manufacturer, as well as a secondary manufacturer, we have been informed that this style product will take 5 to 6 weeks to produce. Since the awarding of the contract is mid-December, we are concerned that we could not meet the deadline of having the restrooms ready by the February 1 deadline. Would it be acceptable to provide an alternate material, in the same color, such as a commercial grade "solid plastic" material?**
 - o The County recommends keeping with the original specs and using the more durable material with the solid phenolic toilet stall partitions. The County may rent port-a-johns or the use the upper field facility if the restrooms have to be closed for a short time period.

- **We are going to propose that the current wooden fascia, soffit, freeze board, trim and skirt be replaced with “Hardie” fiber cement material. Is this the intent of the county or is wood preferred?**
 - o The County would prefer hardiplank material for its long-term durability.

Meeting adjourned at 3:00 PM

END OF ADDENDUM 4

Please note addendum 4 on the addenda acknowledgement form located in the RFP package.

PRE-SUBMITTAL MEETING

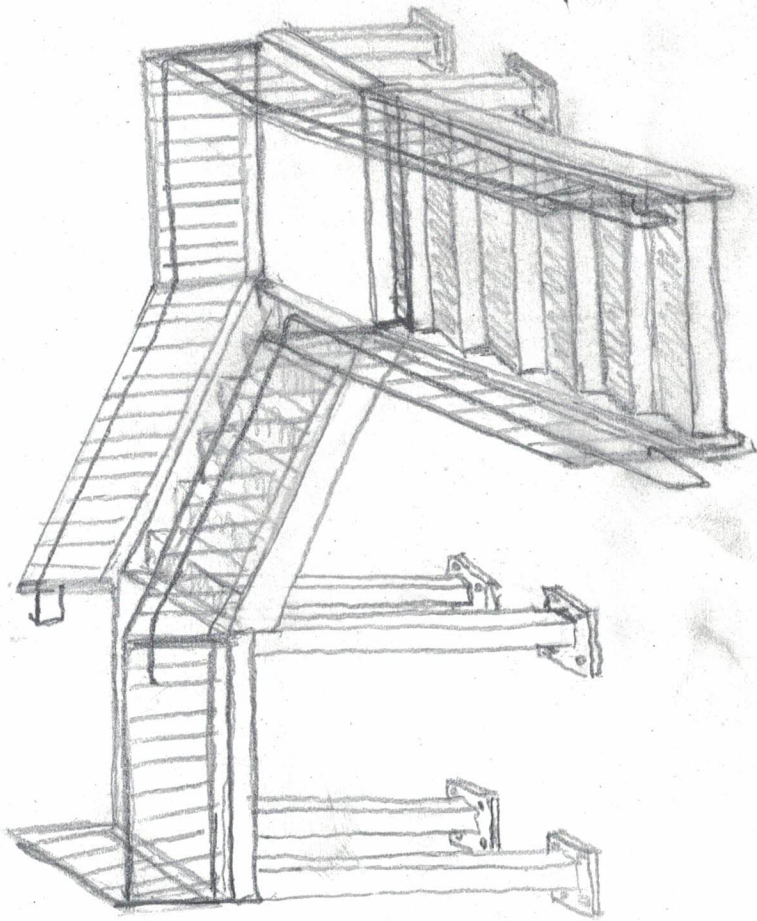
Requesting Department: Operations & Facilities

Solicitation No.: RFP# 1911-09

Meeting Date/Time: November 13; 2:00 PM

Description: Bogart Sports Complex Renovation Project

COMPANY REPRESENTATIVE	COMPANY NAME & ADDRESS	PHONE/EMAIL
Karen Barnett	Oconee County Finance Dept.	706-769-2944; kbarnett@oconee.ga.us
Nicole Brooks	Oconee County Operations	nbrooks@oconee.g+C11:C22a.us
Frederich H. Digby	BGR Construction	rick@bgrathens.com
Greg Malcom	Garland Construction	GREG@GARLANDCONSTRUCTION.COM
Ty Bagge	Garland Construction	BAGGE@GARLANDCONSTRUCTION.COM
Todd Duncan	Multiplex LLC	marc@multiplexllc.com 770-895-4185
John Freeland	Smith & Co	john.freeland@smithandco.net
Jason Holcomb	Bayne Development Group	jholcomb@baynedg.com
Jason McFarland	BGR Construction	jason@bgrathens.com
Kim Arnold	JOMA Commercial Construction	Kevin@jomaconstuction.com
Marvin Poe	OCBOC	mpoe@oconee.ga.us
Alex Newell	OCBOC	anewell@oconee.ga.us
Andy Dunston	OCBOC	adunston@oconee.ga.us
Lisa Davol	OCBOC	ldavol@oconee.ga.us





**Oconee County Board of Commissioners
 Cost Schedule - RFP #1911-09
 Bogart Sports Complex Renovation Project
 (Revised 11-26-18)**

COST QUOTE FOR BASE BID SERVICES

1. Staircase	
Demolition and removal of the wooden staircase:	\$ _____
Design, build, and install a double landing staircase:	\$ _____
Concrete support slabs:	\$ _____
Install metal awning over the upper staircase:	\$ _____
	TOTAL COST: \$ _____
2. Wood Repair and Paint	
Repairs on trim and wood on the exterior:	\$ _____
Paint all exterior surfaces:	\$ _____
All wood trim, fascia board, boxing, etc. removed and replaced:	\$ _____
Pressure wash the structure:	\$ _____
All surfaces to be caulked, primed, and painted	\$ _____
All exterior metal doors to be painted	\$ _____
	TOTAL COST: \$ _____
3. Concession Area	
Prep and paint all wall and ceiling surfaces:	\$ _____
Prep and urethane coat the floor:	\$ _____
	TOTAL COST: \$ _____
4. Restroom Areas	
Removal and disposal of existing stall dividers:	\$ _____
Install new restroom stall dividers:	\$ _____
Prep and urethane coat the floor:	\$ _____
Prep and paint walls and ceilings:	\$ _____
	TOTAL COST: \$ _____
	GRAND TOTAL BASE BID: \$ _____

COSTS QUOTED FOR SERVICES BEYOND BASE BIDS ARE TO BE PRICED SEPARATELY AND WILL BE CONSIDERED AS AN "ADD ON" IF BUDGET ALLOWS.



**Oconee County Board of Commissioners
Cost Schedule - RFP #1911-09
Bogart Sports Complex Renovation Project
(Revised 11-26-18)**

ADD ON

1. Staircase

2. Wood Repair and Paint

3. Concession Area

4. Restroom Areas

Signature _____ **Company** _____

Address _____

Bid Contact _____ **Email** _____

Note: Please use additional paper if needed.