



## IFB #333-19 DESIGN-BUILD SERVICES FOR FIRE SERVICES – STATION 9

### ADDENDUM #3

**Bid Closing Date:** March 12, 2019, at 10:30AM, EST  
**Bid Issue Date:** February 8, 2019  
**Addendum Issue Date:** March 5, 2019  
**By:** Melissa Hawk, Purchasing Manager

**The following are amendments to the IFB #333-19 Design-Build Services for Fire Services – Station 9 as forwarded to Purchasing by Project Manager at 3:45 p.m. today:**

1. The specification for the building structure has been modified to allow each potential proposer to submit design and pricing on either stick frame, concrete masonry unit or other building type to be more architecturally compatible with the surrounding area and is no longer mandated to be a PEMB. The square footage and design elevations are to remain as stated in the RFP. The fascia will need to be determined by the A & E for the proposer and match the needs of the construction material. The roof is no longer mandated to be a hip roof; however, the roof needs to be metal, gable, one-piece. The ceiling eaves within the bay area needs to be the minimum to allow for the commercial roll up bay doors needs to be a minimum of 14 feet. The ceiling eaves of the remaining spaces needs to be a minimum of 9 feet.
2. All dates, other specifications, terms and conditions remain the same as posted in the RFP document.

**The following are questions and answers to the IFB #333-19 Design-Build Services for Fire Services – Station 9 as forwarded to Purchasing by Project Manager at 3:45 p.m. today:**

**QUESTION:** During Pre-Proposal Meeting it was stated that both LiDAR and ground topo were available, is this correct?

**ANSWER:** The Lidar and Topo for the said parcel are enclosed, However this data is “not for construction” and use of this data is strictly for informational purposes. The contractor will be responsible if this data is used for site development. Dawson County’s vision is that proper surveying should be conducted for all A & E development.

**QUESTION:** During Pre-Proposal Meeting it was stated that there would be no cost for building permits, but contractor would have to get the permits, is this correct?

**ANSWER:** That is correct, there will be no cost for the plan review process and building permits, However the contractor will be responsible for the actual pulling of the permit itself and attach all documentation needed through the Planning and Development department.

**QUESTION:** During Pre-Proposal Meeting and in the RFP package it was stated that there would be two entrances to the property, is that the intent?

**ANSWER:** Yes, that is correct. Two entrances are needed for Fire Station 9.

**QUESTION:** RFP states on page 80 checklist that the price proposal form is to be included with the proposal, but the pre-proposal meeting agenda states in item 2 A iii it is to be in a separate envelope. Please clarify.

**ANSWER:** The Vendor's Price Proposal Form is to be included in the Price proposal. Price is not to be included with the Technical Proposal. The format of your submission is detailed beginning on page 26 with Tab A.

**QUESTION:** Forms in the RFP seem to be separate single sheet forms, but some run over onto a second page. Will this be corrected, and will individual forms be available in word format?

**ANSWER:** See separate Word version of RFP forms.

**QUESTION:** Is the county going to hire an inspection company to provide all special inspections, or is the contractor to provide this service?

**ANSWER:** No, The contractor will be responsible for ALL special inspections and monitoring.

**QUESTION:** The last point under #6 on the pre-proposal agenda states that the county shall preform approval roll test on subgrade prior to paving. Is county going to provide all testing i.e. soil, foundation, concrete etc.?

**ANSWER:** No, The contractor will be responsible for ALL testing and monitoring as well, The contractor will inform the Public Works Department whenever subgrade is ready for proof-roll and a staff member will be made available.

**QUESTION:** Hip roofs are mentioned in the RFP. Can a gable be used in lieu of hip since hips are not commonly used in metal buildings?

**ANSWER:** The pictures in the RFP were conceptual; please see the amended scope of work.

**QUESTION:** What is intended by wide fascia? The photos appear to show a deep gutter which is not typical on metal buildings which maybe a premium cost without adding aesthetic value.

**ANSWER:** The volume of water and sizing of the gutters should be determined by the architect, Please see amended scope of work.

**QUESTION:** The RFP states that there will be brick on all exterior elevations to a minimum of 5'. If brick only goes to 5' what material would be acceptable on the rest of the wall, metal, stucco etc.?

**ANSWER:** Originally, the material for the building was to be PEMB but, the proposers now may submit a design for the materials of their choosing.

**QUESTION:** Page 17 of the RFP indicates 3 refrigerators while page 129 indicates 2. Please clarify.

**ANSWER:** Two for the kitchen and one for the community room.

**QUESTION:** The RFP seems to indicate that the time frame for design is 4 months and the time frame for construction is 4 months, with a total time for the project of 8 months. Is this correct?

**ANSWER:** No, design phases total 90 days (roughly 3 months) – Phase 1 – 30 days; Phase 2 – 15 days; Phase 3 – 45 days. This leaves roughly 5 months for construction.

**QUESTION:** Page 17 of the RFP indicates stainless counters/cabinetry. Is the intent to have both stainless countertops and stainless cabinets? Stainless cabinets are a premium dollar item.

**ANSWER:** Yes.

**QUESTION:** A backup generator is indicated in the RFP, what does the generator need to power i.e. what size does the county want included in the package?

**ANSWER:** 75-100KW, will run the entire station.

**QUESTION:** Page 17 of the RFP indicates a single row of red lights in the apparatus bay. Please clarify.

**ANSWER:** Single row of red LED lights, to turn on at night.

**QUESTION:** Page 22 of the RFP indicates a flat metal ceiling. Is this the desired ceiling?

**ANSWER:** The Architect should follow desired materials, however please see amended scope of work.

**QUESTION:** Are the roads local, county, or GDOT maintained, and what are the design standards for driveway spacing and entrances?

**ANSWER:** Both Reagan Rd. and Sweetwater Juno are Dawson County maintained roads, and should follow the Driveway and Permitting Ordinance. Dawson County will be responsible for pulling the required Driveway Permit.

**QUESTION:** What is the standard for the Storm Water Management? Local to county requirements, or is this for an MS4 facility?

**ANSWER:** This project is not in a phase 2 MS4 area (Municipal Separate Storm Sewer System). The A & E should follow all Dawson County ordinances and regulations regarding Storm Water and Erosion and Sedimentation. These ordinances will be reviewed in the plan review process. The general contractor will be responsible for obtaining a required NOI, which should be filed to GaEPD.

**QUESTION:** Existing EPD testing well – what was there originally? I believe this question came up during the pre-bid meeting.

**ANSWER:** There is an existing single wide mobile home located on the parcel, therefore; there is a well on the property. The contractor will be responsible for field verifying this information. The Contractor will be responsible for any and all utility disconnection needed for demolition of the residence.

**QUESTION:** Gates, Fencing, Security Cams – do we design for Owner installation, do we generically refer to them, or do we omit all together?

**ANSWER:** Design for Owner installation.

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Company Name

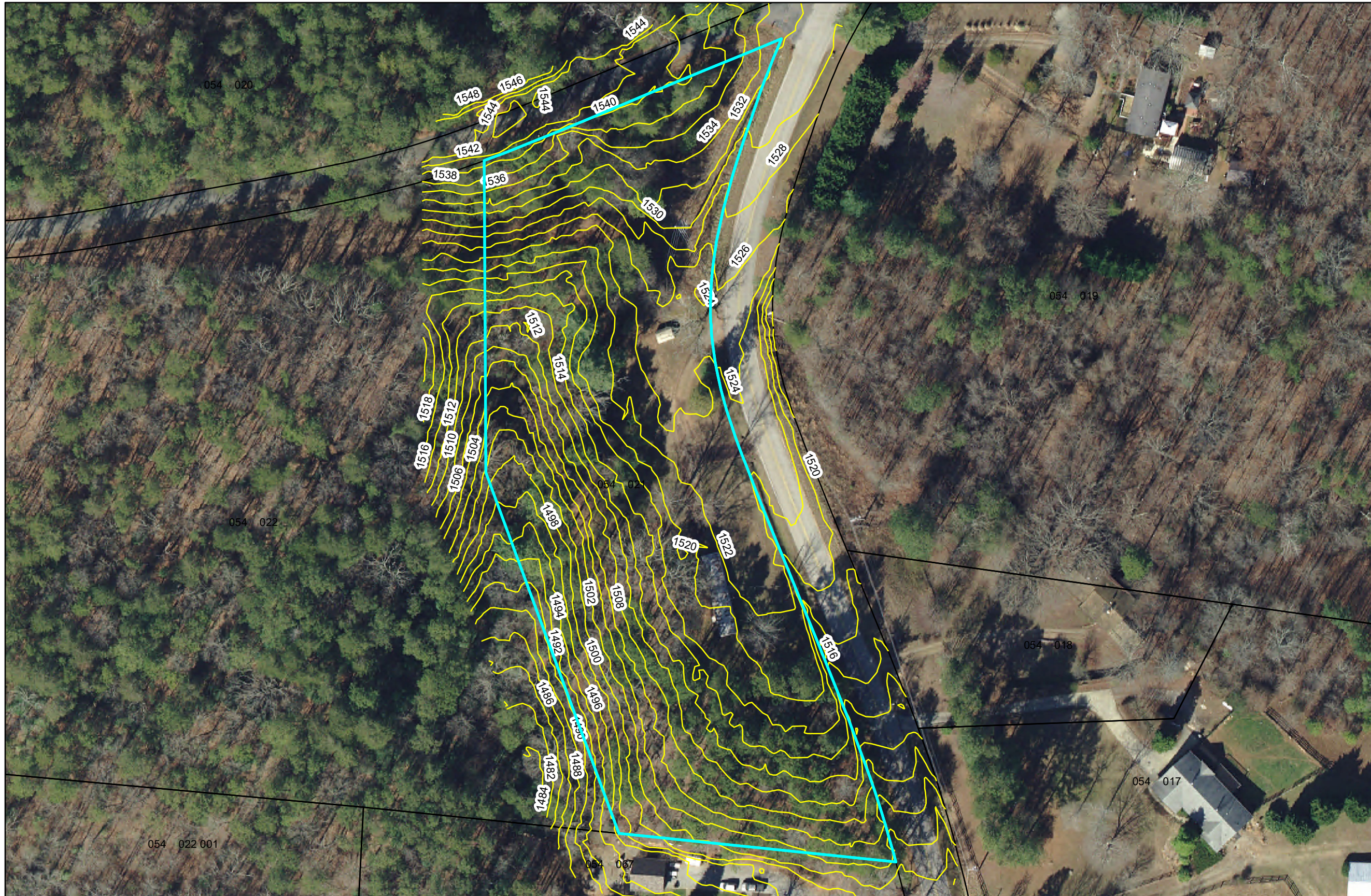
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Signature of Authorized Representative

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Title

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Date

**THIS DOCUMENT MUST BE COMPLETED AND SUBMITTED AS PART OF YOUR PROPOSAL**

# Sweetwater Juno Parcel Request



## Legend

— Contours\_2ft

