

ADDENDUM 2

RFQP#1803-18

DATED: April 12, 2018



FOR THE

EXTERIOR BUILDING RENOVATIONS-HERITAGE PARK HISTORICAL PROPERTY

ON BEHALF OF

THE OCONEE COUNTY BOARD OF COMMISSIONERS
OPERATIONS & FACILITIES
OCONEE COUNTY, GEORGIA

THIS ADDENDUM FORM IS PART OF THE RFQP DOCUMENTS ISSUED MARCH 23, 2018

The following questions were submitted to Oconee County in reference to RFQP#1803-18: **Exterior Building Renovations-Heritage Park Historical Properties** at a mandatory pre-conference meeting held on April 10, 2018 at 10:00 a.m. Attached is the sign in roster from meeting and only the qualified contractors that attended may submit a proposal for this solicitation.

Karen Barnett opened the meeting by going over procurement procedure:

- RFQP opening is April 24, 2018, prior to 2:00:00 p.m. local time at the Commission Chambers. Questions deadline is April 17, 2018 at 2:00 p.m. local time. Acceptance place is at the Oconee County Finance Department, 23 N. Main St. Suite 203, Watkinsville, GA 30677.
- This was a mandatory meeting and any changes and/or amendments shall be communicated, by email, to each potential respondent on the sign in roster and posted on the County's website.
- All interested Respondents are encouraged to check the Oconee County Website before the opening to make sure they have all the updates.
- Nothing discussed that materially affects the RFQP documents can be relied upon unless contained in an addendum issued after the pre-conference meeting.
- The County is requesting one (1) unbound original, three (3) copies and one (1) electronic submittal of the technical and cost proposal. Please put your cost proposal in a separate envelope from the technical.
- All questions shall be directed to Procurement and will be answered via Email to all participants of the pre-conference meeting in the form of an addendum to the website. Karen Barnett will be your contact throughout the bidding process. Her email is kbarnett@oconee.ga.us.
- A bid bond is NOT required for this project.

- This is a Request for Proposal and only the names of the Respondents will be announced at the opening.
- Notification of award could be anywhere from 30-60 days from the date of opening.
- Standard Required Information: Please be sure to include all required forms with your proposal. Having a complete submittal is important to the review committee. **Please include the completed, notarized E-Verify form (Contractor's Affidavit) with the proposal or it will be deemed non-responsive and removed from consideration.**
- Please be aware of our local business initiative (in the RFQP documents).

The floor was opened to Questions/Answers:

1. Do you want respondents to address the specific questions in the RFP regarding minimum qualifications?
 - a. **Yes – answer those questions in that section directly.**
2. Are there any bid bond/performance payments?
 - a. **No**
3. Are you bidding out individual trades?
 - a. **No, we will be using a General Contractor for the entire project, who may use individual trades as subcontractors.**

Marvin Poe discussed a handout detailing the work scope mirrored in the RFQP documents. The floor was opened to Questions/Answers:

4. Tenant House Questions

- q1. Is replacing the door casing part of the project?
 - a1. **No, alterations to the tenant house are for weatherproofing only.**
- q2. Are aged boards preferable for the siding replacements?
 - a2. **Yes, the more the replacements can look time-period appropriate, the better.**
- q3. Is replacing the missing rafter tails part of the project?
 - a3. **Yes**
- q4. Is adding tin ridge caps part of the project?
 - a4. **Yes**
- q5. Is repairing the tin roof on the Tenant House part of the project?
 - a5. **Yes, we want to make minimal repairs to stop any leaks on the roof.**
- q6. Can spare materials on site in the Tenant House be scavenged for use on the project?
 - a6. **Yes, unused materials in the Tenant House may be used for the project.**

5. Log Cabin Questions

- q1. Do the stairs on the both sides need to be replaced?
 - a1. **Yes, on both sides**
- q2. What Material is recommended for replacing the steps?
 - a2. **Pressure treated lumber is recommended for replacing the steps.**
- q3. What kinds of nails are needed to be used on the porch part of the project, to match with the period appropriateness?
 - a3. **Using cut nails would be period appropriate, although there exist galvanized cut nails that would be an optimal choice**
- q4. Re-decking – does the project plan to leave current deck and go over it?

a4. Yes, and plan to stain the wood used as decking to match the coloring so that there is not a major disparity in wood color. You can submit alternate roofing proposals, one with plywood decking one with boards inserted between the existing boards.

q5. There is a hole on the side of the building by the chimney. Will that need to be secured as part of the project?

a5. Yes, in order to weatherproof the building

6. Milk House Questions

q1. Does the project include changing the roof on the milk house?

a1. No, the project does not include changing the roof on the milk house

7. Smoke House Questions

q1. Does the project include replacing the beam on the smoke house?

a1. Yes

q2. Does the project include changing the roof on the smoke house?

a2. No, the project does not include changing the roof on the smoke house

END OF ADDENDUM 2

Please note this addendum on the addendum acknowledgment form located in the RFQP package.

RFQP SIGN IN ROSTER

MANDATORY PRE-SUBMITTAL MEETING

Requesting Department: Operations & Facilities

RFQP CONTROL# FY1803-18

Date/Time: April 10, 2018; 10:00 AM

Description: Heritage Park Historical Properties Renovations

Location: Heritage Park

COMPANY REPRESENTATIVE	COMPANY NAME & ADDRESS	PHONE/EMAIL
Karen Barnett	Oconee County Purchasing Officer	kbarnett@oconee.ga.us
Graham Wallis	Grahl Construction, 2005 S. Milledge Ave., Athens, GA 30605	706-286-6101; gwallis@grahlconstruction.com
Russ Watson	Smith & Co., Old Monroe Madison Hwy	770-480-6000; russ@smithrestores.com
Ricky Helvey	Bone Dry Roofing Company, 120 Ben Burton Road, Bogart, GA	706-247-3220; rhelvey@bonedryroofing.net
Marvin Poe	Oconee County Operations & Facilities Dept.	mpoe@oconee.ga.us
Artie Kerns	Oconee County Operations & Facilities Department	akerns@oconee.ga.us
Alex Newel	Oconee County BOC	anewel@oconee.ga.us
Tony Lathrup	Oconee County Parks Services	tlathrup@oconee.ga.us