



Oconee County Board of Commissioners

Addendum 1

DATE: November 16, 2020
TO: All Prospective Bidders/Offerors
FROM: Finance Director
RE: Addendum 1, RFP# 21-10-008 Eagle Tavern & Central School House Foundation Restoration

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Where any original item is amended, voided, or superseded hereby the provisions of such item not specifically amended, voided, or superseded shall remain in effect.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 **October 30, 2020**. All those receiving this addendum should modify their documents to show the below described changes.

1. Proposal submission deadline extension
2. Mandatory Pre-Proposal Meeting Minutes, Questions, and Answers
3. Questions regarding RFP# 21-10-008 that were received prior to the question's deadline of 11/12/2020 at 5:00 PM EST
4. Mandatory Pre-Proposal Meeting Sign-In Roster
5. UPDATED Bidder's Checklist to include Schedule of Unit Prices (Pg. 54 of bid documents)
6. UPDATED Cost Proposal Form to reflect additional cost to replace column at the Central School House

All questions shall be directed to the Owner Contact, Jessica Ellis, Procurement Officer via email to ocbids@oconee.ga.us .

1. The deadline for submittal of proposals is being extended from 10:00 AM EST on November 19, 2020 to 10:00 AM EST on December 1, 2020.

2. Mandatory Pre-Proposal Meeting Minutes, Questions, and Answers

- Jessica Ellis opened the meeting. Listed below are notes from the meeting and additional procurement procedures.
- The meeting began at the Eagle Tavern located at 26 N Main Street Watkinsville, Georgia 30677 and ended at the Central School House located at Heritage Park on 441. The meeting began at approximately 10:00 AM and ended at approximately 11:35 AM. The bid number, description, and timeline were announced.
- County representatives included Jessica Ellis Procurement Officer, Alex Newell Internal Services Director, Bobby Reno Facilities Manager, and Artie Kerns Facilities Supervisor.
- Lance Davis from Precision Planning Inc was also in attendance as the Engineer who designed the plans for this project.
- This meeting was mandatory and attendance was required to qualify as a respondent. Minutes from the meeting will be posted on the county's website via an addendum.
- Any additional questions should be emailed to ocbids@oconee.ga.us. The deadline for these questions is November 12, 2020 at 5:00 PM.
- Any questions received will be answered via addendum posted to the county's website by November 16, 2020 at 5:00 PM.
- The deadline for sealed proposals is November 19, 2020 at 10:00 AM. Proposals received after this time will not be accepted. The bid opening will follow and the submissions will be opened and names read out loud.
- Each sealed proposal should be marked on the outside with 'Response for Eagle Tavern & Central School House Foundation Restoration' and should contain the respondent's name and address.
- Alex Newell reviewed the current state of the Eagle Tavern and what aspects need to be addressed.
 1. No questions were asked at this time.
- Artie Kerns further reviewed the current state of the Eagle Tavern.
 1. Water drainage issues front and back.
 2. Mortar is starting to fall apart.
 3. Timber is original. No welding or grinding allowed under the building.
 4. The existing structure is only a part of the original building. No way to know what we might find once you start excavating around the building.

5. Old well underneath the building. Currently filled with gravel.
- Lance Davis reviewed the engineered design and approach for the restoration.
 1. Project will need to be in a systematic phased approach to ensure the stability of the building.
 2. As noted in the plans, start in designated sections and see how it reacts.
 3. This will not be a fast project.
 4. This project will include but not limited to electrical work, HVAC disconnection, freon evacuation, masonry work, chimney repair, wood framing for deck/ramp, disconnecting underground power to restrooms, concrete slab and brick pavers mortared on sidewalk and walkway, and tree removal.
 5. A 6 ft. privacy fence around the perimeter of the property will be required during construction.
 6. The Eagle Tavern is registered under the National Trust for Historical Preservation. Must maintain current appearance. Any brick above ground must be original brick.

Q1: Have you calculated the loads for supporting the building?

A1: Yes, a structural engineer came in and sized for columns and footings.

Q2: Who is responsible for permit costs?

A2: The County.

Q3: Will you be removing the antiques from inside during construction?

A3: Yes.

Q4 : What do we do if there isn't enough salvaged brick to replace in areas its needed?

A4: There should be enough. Any brick currently underground can be replaced with new brick and should supplement the amount of original brick needed above ground.

Q5: Can the entire property be used for staging?

A5: Yes. Will need a designated area away from the building for all welding.

Q6: Will the building need to be raised at all?

A6: No. Currently at the proper elevation.

Q7: Will the chimney need to be taken out and reworked?

A7: Not replaced, Owner wants all damage repaired and chimney made structurally sound.

Q8: Do bricks need to be cleaned?

A8: No.

Q9: Will the HVAC require new duct work when brought back in?

A9: If any current duct work can be saved, it can be used. Otherwise new duct work will be needed.

Q10: Can we set up a time to bring people back in to look at the site?

A10: Yes, contact Jessica Ellis and she will reach out to the Facilities Department to arrange.

Q11: What about the insulation?

A11: It wasn't addressed in the drawings, but insulation should be replaced.

- Once at the Central School House, Alex Newell reviewed the history and what aspects needed to be addressed.
 1. No questions were asked at this time.
- Lance Davis reviewed the engineered design and approach for the restoration.
 1. Bowed wood columns located on first level interior locations. Owner would like an alternate price to replace these columns with new matching wood columns. These columns are identified on drawings.
 2. Adding new concrete block to support floor beams
 3. Added support will be underneath the inner part of the building.
 4. This building currently doesn't have any footers. Currently sitting on the ground.
 5. New piers located near perimeter of building that will be visible will have brick veneer to match existing as indicated on drawings.
 6. Grading to address water pooling issues.

Q1: Time duration for this project?

A1: Eagle Tavern is priority and should be completed before the Central School House.

Q2: Will both projects need to be grouped together on the cost proposal?

A2: No. The cost proposal form reflects a separate price for both projects as well as a lump sum.

3. The questions below regarding RFP# 21-10-008 Eagle Tavern & Central School House Foundation Restoration were received prior to the question's deadline of November 12, 2020 at 5:00 PM:

Q1- When connecting the cable is there a specified load for the cable? What type tensioners? Turnbuckles?

A1 - 3,000 lbs of working load per cable. Tightening is considered means and methods and should be determined by GC.

Q2 - When we complete a column and install the Metal posts, with concrete at 3000psi and a 28 day cure time when can we start the next demo and put weight on the new footing? Can we assume if we use a 4000 high early we can start sooner? If we do a cylinder break and it breaks at 2550 or 85% I would assume we could proceed. Is this correct?

A2 - Basis of design is 3,000 PSI concrete for all footings. 75% of concrete strength is required for proceeding (2,250 PSI). GC can elect to use 4,000 high early to get to 2,250 PSI if preferred.

Q3- At the walk through we discussed doing one column at a time. The drawings show doing 2 and 4 first then 1, 3 and 5. Front and back then B and C last. Which is Correct?

A3 - New column and new column footing installation allow only a very limited amount of wall demolition that must be adhered to (2'-0" max). As such, with the limited wall demo for only the columns and column footings, multiple columns can be installed simultaneously. There is no specific order for column installation. After all columns and footings are installed, remaining wall removal and re-installation must be performed in the sequence as indicated on documents (i.e. Wall Area 1 removed first and completed, followed by Wall Area 2, etc.) Areas 2 and 4 do not get performed first.

Q4 - Are you willing to extend the bid due date?

A4 – Proposal submission date has been extended to 10:00 AM on December 1, 2020.

Q5- We are thinking the transformer behind the Eagle Tavern is capable to supply the Eagle Tavern and we are awaiting word from Ga Power. Would you be interested in bringing power underground while the site will already be in construction?

A5- County is not opposed to having power ran underground, however the phone line is still coming in overhead in the same location as the current power entrance. The original plan was to just disconnect the power and then reattach it.

Q6- Does this project have bonds or liquidated damages associated with it?

A6 – Bid Bonds are required for this project. Please refer to page 21 of the bid documents.

(END OF ADDENDUM 1)

Please note addendum 1 on the addenda acknowledgement form located in the RFP package.



Mandatory Pre-Proposal Meeting Sign-In Roster

Requesting Department: Facilities

RFP Number: #21-10-008

Date/Time: November 10, 2020; 10:00 AM

Description: Eagle Tavern & Central School House Foundation Restoration

PLEASE PRINT INFORMATION & ATTACH A BUSINESS CARD		
COMPANY REPRESENTATIVE	COMPANY NAME & ADDRESS	PHONE/EMAIL
Zach Beavers	Kevin Price Construction 2500 Daniels Bridge Rd. Bldg 100 Athens, Georgia 30606	(706) 548-6500 zbeavers@kpgc.net
Albert McNair	Baker & Sons Masonry, LLC 418 Wesley Chapel Road Lexington, Georgia 30648	(706) 215-6216 ambakersons@outlook.com
Steve Brown	IMI 1241 Greensboro Hwy Watkinsville, Georgia 30677	(706) 338-2145 sbrown@industrialmechanical.com
Ryan Dillard	Smith & Company 1269 Old Monoe Madison Highway Monroe, Georgia 30655	(770) 616-0962 ryan.dillard@smithandco.net
Steve Phillips	JOMA Construction 344 Moose Club Drive Athens, Georgia 30606	(706) 614-1942 stevep@jomaconstruction.com
Chanel Rand	Lichty Commercial Construction 3445 Buffington Center Atlanta, Georgia 30349	(770) 732-9221 estimator@lichtycommercial.com
Alex Newell	Oconee County BOC 23 N Main Street Watkinsville, Georgia 30677	(706) 310-3520 anewell@oconee.ga.us
Milton Garland	Garland Contractors 1020 Garland Drive Bogart, Georgia 30622	(706) 340-6113 milton@garlandconstruction.com
Lance Davis	Precision Planning Inc. 400 Pike Boulevard Lawrenceville, Georgia 30046	(770) 338-8115 321ld@ppi.us
Bobby Reno	OC Facilities & Operations Dept. 3 Third Street Watkinsville, Georgia 30677	(706) 769-3905 breno@oconee.ga.us
Artie Kerns	OC Facilities & Operations Dept. 3 Third Street Watkinsville, Georgia 30677	(706) 769-3905 akerns@oconee.ga.us
Jessica Ellis	Oconee County Finance Dept. 23 N Main Street Watkinsville, Georgia 30677	(706) 769-2944 jellis@oconee.ga.us



RFP# 21-10-008

Eagle Tavern & Central School House Foundation Restoration

BIDDER'S CHECKLIST

Company Name _____

Please indicate you have completed the following documentation and submit them in the following order.

ITEM DESCRIPTION

Check

- Bidder's Checklist
- Bidder's Information Form
- Bidder's Experience Statement
- Schedule of Unit Prices (Pg. 54 of bid documents)
- Cost Proposal
- Addenda Acknowledgement Form
- Partnership Certificate (If Applicable)
- Corporate Certificate (If Applicable)
- Individual Certificate (If Applicable)
- Sub-Contractor List
- Certificate of Non-Collusion
- Georgia's Security & Immigration Compliance Act Affidavit (E-Verify)
- S.A.V.E. Affidavit
- Oath of Bidder
- Drug-Free Workplace Certificate
- W-9

Authorized Signature

Date

Printed Name

Title

Email

THIS PAGE MUST BE COMPLETED AND SUBMITTED AS PART OF YOUR BID



RFP# 21-10-008
Eagle Tavern & Central School House Foundation Restoration
Cost Proposal

Please use this COST PROPOSAL Form to indicate the cost for this project. Your total cost must include **ALL** fees, travel, and any other costs needed to complete the project.

I certify that the proposed costs(s) are accurate and reflect any applicable discounts, and that the company, which I represent, will deliver the services and related items for this proposed amount.

By submission of this response, I also certify that the RESPONDENT has read and understands all of the requirements contained in this solicitation, and agrees to be bound by all the terms and conditions contained in this solicitation without exception.

We have included all required documents required per the OWNER Instructions and Specifications. The RESPONDENT has availed itself of every opportunity to understand the requirements of this solicitation.

Therefore, the undersigned respectfully submits this response and any attachments, if required.

THE UNDERSIGNED HEREBY PROPOSES THE ATTACHED TECHNICAL AND COSTPROPOSAL TO RFP#FY15-201501-01, ISSUED BY OCONEE COUNTY ON OCTOBER 29, 2020. ANY EXCEPTIONS SHALL BE CLEARLY MARKED IN THE ATTACHED COPY OF THE RFP:

- 1. Eagle Tavern \$ _____
- 2. Central School House \$ _____
- 2A. Column Replacement \$ _____
- Total Price*** \$ _____

Written Price _____

***A separate sheet may be attached if the Respondent wishes to add more detailed cost information.**

Firm/Company - Printed	Address
Contractor/Respondent, Title – Printed	City/State/Zip Code
Signature	Phone
Date	Email