

**ADDENDUM NUMBER #2**

**July 11, 2024**

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**PROJECT: JACKSON COUNTY AIRPORT- TERMINAL BUILDING**  
**JACKSONVILLE COUNTY GOVERNMENT**  
**500 SKY HARBOR WAY, JEFFERSON, GA 30549**  
**GMC PROJECT NO. AATL230012**

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**AD2-1 PROJECT MANUAL AND SPECIFICATIONS:**

- 2.1 074293 SOFFIT PANELS
1. Revise section 2.2 C1 soffit panel material to be “Flush Panel from Petersen Aluminum” to match drawings

**AD2-2 DRAWINGS:**

- 2.1 A8.02 – FINISH PLAN
1. Updated room R104 label on sheet A8.02 to match scheduled floor finish to be sealed concrete

**AD2-3 MISCELLANEOUS:**

- 3.1 Pre-Bid RFI's
1. Refer to attached Exhibit PB-01 for the current questions and answers from bidders
- 3.2 Geotechnical Report
1. Refer to the attached Geotechnical Engineering Report dated August 25, 2022 (GMC Project No. GATL220011)

**END OF ADDENDUM NUMBER #2**

**PREPARED BY**

**GMC**

6120 Powers Ferry Rd. S.W., Suite 200 | Atlanta, Georgia 30339  
Tel 770.952.2481 | **GMCNETWORK.COM**  
**Goodwyn, Mills and Cawood, LLC**



Number	Status	Subject	Received On	Questions	Date Resolved	Answer
1	Returned	Geotech	7/3/2024	Please provide a Geotech report	7/8/2024	Please see provided in Addendum #2
2	Returned	Lobby fireplace	7/3/2024	Is the fireplace gas or electric? If gas, where will the line come from?	7/8/2024	Electric. No gas line to be provided
3	Returned	Lobby fireplace	7/3/2024	Will it be vented requiring a chimney or ventless with no chimney?	7/8/2024	No
4	Returned	Lobby fireplace	7/3/2024	There is a three-inch water line that supplies the two sinks in the men's restroom. Will this affect a gas line if the fireplace requires one?	7/8/2024	No
5	Returned	RCP soffit product selection	7/3/2024	Drawings show the "Flush Panel" from Petersen Aluminum soffit panels (this is a roll-formed, economical product that every manufacture produces) Specs calls out for an Exturuded aluminum wood-look product called Knotwood which will cost 4x more. Which one should they bid?	7/8/2024	Flush Panel from Petersen Aluminum
6	Returned	Plan West circuits	7/3/2024	Please confirm that circuits on the plan west side of building are intended to be underground (shown as dash line).	7/8/2024	Provide underground conduit at the lobby. Overhead is acceptable above rooms plan west
7	Returned	Lighting fixtures	7/3/2024	The following light fixtures could not be found on lighting drawings. Please confirm they are not used: K:Axis Lighting, L:Metallux, LE:Metallux, N: Bega OA:McGraw Edison	7/8/2024	Refer to E6.02
8	Returned	Signage	7/3/2024	Confirm who is responsible for the signage	7/8/2024	Jackson County to provide. Installation allowance by contractor for owner furnished signage.
9	Returned	Electrical	7/3/2024	Confirm who is responsible for structural cabling, AV, security, and access control	7/8/2024	Contractor to provide within project. Scope will be removed after award if provided by County separately.
10	Returned	Structral	7/3/2024	The structural trusses are cold-form framing engineered and designed to provide detailing/design intent for the structural trusses and faux trusses the space with laminate finish applied to gyp brd. Contractor to provide shop drawings for review based on dimensions shown in plans	7/8/2024	Are the faux trusses intended to be cold formed metal frame trusses wrapped in wood?
11	Returned	Structral	7/3/2024	Detail C1/A3.03 and 7/S5.31 show conflicting details for truss rafter tails.	7/8/2024	Yes, they will be gyp. Brd. with a laminate finish applied.
12	Returned	Detail conformation	7/3/2024	Please confirm which is correct.	7/8/2024	Please use C1/A3.03 for details of the tail and 7/S5.31 for structural elements (refer to structural note on 7/S5.31)
13	Returned	Water line (Civil)	7/3/2024	Please provide the following additional information to price the water line (e.g. size, material type, how it ties into the existing waterline/ tap, location of existing water line)	7/8/2024	currency pipe location is not available. Contractor to provide allowance for field location and installation based on final location. Provide allowance that will include a set price per lf of piping required.
14	Returned	CMAR	7/3/2024	Please confirm whether we are to submit the lump sum construction cost with the proposal or if this will be a change order after the Construction Manager at Risk (CMAR) is awarded ad per the RFP	7/8/2024	Submit the lump sum with prososal- no change orders
15	Returned	Divisions	7/3/2024	Please confirm divisions 11&14 mentioned in the specification are not applicable	7/8/2024	Confirmed



16	Returned	Custom Log	7/3/2024	Is Jackson County responsible for the custom logo? Elevation D1/A401 Room R104 calls for Epoxy flooring; however, the room finish schedule	7/8/2024	Jackson County to provide and contractor to install.
17	Returned	Flooring	7/3/2024	calls for sealed concrete. Please clarify Footing for the wood pergola is missing. Please provide details for the	7/8/2024	Sealed concrete per schedule
18	Returned	Footings	7/3/2024	footings. Is this a CMAR or Hard Bid proposal? The RFP reads as if this is a CMAR, but the direction and communication at the pre-bid made it seem like it was a hard bid.	7/8/2024	Refer to sheet A5.12
19	Returned	Bid vs CMAR	7/3/2024	Please advise	7/8/2024	Addressed to A2 draft - please see provided in Addendum #2



**Request for Proposals (RFP) #AATL230012  
For Construction of the  
Jackson County Airport Terminal Building**

The Jackson County Board of Commissioners (the County) requests Proposals from eligible firms for the construction of a new Jackson County Airport Terminal Building. Upon completion of a review of proposals received, the County anticipates awarding a contract for construction of the new facility.

**Purpose:**

The County is planning development of a new 4,645 S.F. airport terminal building on county-owned property near the current Jackson County Airport at 500 Sky Harbor Drive, Jefferson, GA 30549. The County is considering the services of an eligible construction firm to complete the construction of the project. The contractor will assume responsibility for project construction cost by issuing a guaranteed maximum price (GMP), which will be a contractual obligation. The firm will develop an overall final project schedule, which will also be a contractual obligation and monitored by the County's project manager and Engineer. In addition, the firm will be responsible for methods of construction, safety, and the scheduling and coordination of the work of all construction and miscellaneous contracts required for completion of the project within its established budget and schedule.

The firm will be expected to work closely with the Architect, Goodwyn Mills Cawood (GMC), to develop final documents and separate bid packages if required.

**Project Objectives:**

When the final design documents for the project have been developed in sufficient detail, the firm, with the support and assistance of the Architect, will commit to a Guaranteed Maximum Price (GMP) for all construction and site development. If the County requests multiple bid packages, construction will commence with the issuance of the first bid package while remaining bid packages are being finalized. The selected firm shall competitively select construction subcontracts and other work appropriate for competitive selection using cost and other factors if unable to complete the job in house. The successful firm may perform work with their own forces, but shall not be eligible to enter into contract or subcontract for any of the construction or other services of any nature on the project without the specific approval of the County.

In selecting a firm, the County will place emphasis on experience of the firm and assigned personnel for construction of these public building facilities. Emphasis will also be placed on firms having depth, knowledge, and resources in principles of contracting, scheduling, contract coordination and compliance, budget control, familiarity with State and local laws, ordinances and codes as demonstrated by prior experience, and strategies for encouraged participation by local companies and laborers.

## **Proposal Process:**

All written Proposals shall utilize the attached forms and be submitted *via sealed bid*. The County will not accept any submittal by facsimile or email. Proposal (one (1) original, three (3) copies and one (1) electronic PDF on a storage device) maybe mailed or hand delivered.

Receipt of all Addenda to this RFP, if any, must be acknowledged on the proposal form. Addenda shall become part of the requirements of this RFP. Failure to acknowledge receipt of an Addendum may result in rejection of the Proposal. Any cost incurred by respondents in preparing or submitting Proposals for the project shall be the respondents' sole responsibility. It shall be the respondents' responsibility to ensure delivery of the Proposal to the designated address by the designated time.

Address Proposals to the attention of:

Mr. Kenneth Morris, Purchasing Manager  
Jackson County Board of Commissioners  
67 Athens Street  
Jefferson, GA 30549  
[kmorris@jacksoncountygov.com](mailto:kmorris@jacksoncountygov.com)

***Proposals are due no later than July 17, 2024 at 10:00 am. Late submittals will not be accepted.***

Firms are not allowed to communicate with any County staff or elected officials regarding this procurement. Any unauthorized contact shall disqualify the firm from further consideration.

All questions regarding this project should be directed to **Kenneth Morris** by e-mail at [kmorris@jacksoncountygov.com](mailto:kmorris@jacksoncountygov.com). All responses, inquiries, or correspondence relating to this RFP will become the property of the County when received and shall be regarded as public record. All information received in response to this RFP, including copyrighted material, is deemed public information and will be made available for public viewing and copying after the time for receipt of proposals has passed, and the award has been made, with the following four exceptions: (1) bona fide trade secrets meeting confidentiality requirements that have been properly marked, separated, and documented; (2) matters involving individual safety as determined by the County; (3) any company financial information requested by the County to determine vendor responsibility, unless prior written consent has been given by the offeror; and (4) other constitutional protections.

The County reserves the right to:

1. Refuse any or all submittals received.
2. Cancel or modify this RFP at any time.
3. Reject any and all submittals or responses at any time.
4. Request further documentation or information, and to discuss an RFP submittal for any purpose in order to answer questions or to provide clarification.

**Qualification and Submittal Requirements:**

1. Letter of Interest- A letter executed by a principal of the firm committing to the requirements specified in this Request.
2. Experience- Provide the year of the company's incorporation, and provide documentation of successful completion of construction of at least three (3) projects completed in the last ten (10) years similar to the Project under this RFP. The total cost should be at least three million dollars (\$3,000,000) per project. Client references for each project must be included with confirmed email and phone numbers.
3. Project Team- Provide an organizational chart outlining the proposed staff, including superintendent, project manager, project director, cost estimator, project executive, etc., and provide resumes highlighting relevant project experience.
4. Project Management Plan- Provide a summary of which staff are committed to each phase of the process, quality control programs, approach to bonding subcontractors, approach to encouraging local participation, and anticipated schedule for construction for the proposed project.
5. Financial- Provide financial information including taxes, insurance and benefits, as well as the company's latest financial statement (audited if available). Provide Bonding Agent/Surety Company "good guy letter" and document bonding capacity (performance and payment).
6. Lawsuits- List any pending or settled lawsuits or professional liability claims in which any member of the company was involved during the past ten (10) years.
7. Receipt acknowledgement of all Addenda to this RFQ (if any).
8. Completed Proposal Form, with Exhibit "A."

**Jackson County Airport Terminal Building (The Project) Proposal Form:**

Proposing Firm: \_\_\_\_\_

Signature: \_\_\_\_\_

Name: \_\_\_\_\_

Title: \_\_\_\_\_

Date: \_\_\_\_\_

E-mail address: \_\_\_\_\_

9. **Fees:** Amount established by and agreed to by both parties, which is the full amount of compensation due to the firm as gross profit and for any and all expenses of the Project not included and identified as the Cost of the Work, provided that the firm performs all requirements of the Contract Documents within the time limits established.

A. General Conditions:           \$ \_\_\_\_\_ (lump sum –see attached Exhibit “A”)

B. Construction Fee:           \_\_\_\_\_ % (percent of construction cost)

**10. Addendum Acknowledgement**

Number	Date	Number	Date
_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____

**NOTARY**

Notary#: \_\_\_\_\_

Name: \_\_\_\_\_

Expiration: \_\_\_\_\_

Signature: \_\_\_\_\_

Seal

Attachment:

Exhibit A – Jackson County Airport Terminal (The Project) Maximum Allowable General Conditions

**EXHIBIT A****Jackson County Airport Terminal (*The Project*) Maximum Allowable General Conditions**

ITEM	DURATION	UNIT COST	TOTAL COST
Project Director		\$	\$
Superintendent		\$	\$
Assistant Superintendent		\$	\$
Senior Project Manager		\$	\$
Project Manager/Project Engineer		\$	\$
Field Engineering		\$	\$
MEP/BIM Coordination		\$	\$
In-House Accounting		\$	\$
On Site Safety Engineer		\$	\$
Safety Materials Program		\$	\$
Field Office Rental, Setup and Removal		\$	\$
Storage Trailer Rental		\$	\$
Temporary Toilets		\$	\$
Job Signs	LUMP SUM	\$	\$
Copier, Fax Machine		\$	\$
Telephone and Internet Costs and Setup		\$	\$
Ice, Cups, Water		\$	\$
Office Supplies		\$	\$
Office Furniture	LUMP SUM	\$	\$
Jobsite Computers and Technology	LUMP SUM	\$	\$
Postage and Couriers		\$	\$
Progress Photographs		\$	\$
Final Photographs	LUMP SUM	\$	\$
Plan Printing and Copying	LUMP SUM	\$	\$
Cellphones and Radios		\$	\$
Supervision Vehicles		\$	\$
Project Management Vehicles and Travel		\$	\$
Gas, Oil and Maintenance		\$	\$
Builder's Risk Insurance	LUMP SUM (based on \$12M)	\$	\$
General Liability & Umbrella Insurance	LUMP SUM (based on \$12M)	\$	\$
Payment and Performance Bond	LUMP SUM (based on \$12M)	\$	\$

**Total General Conditions Cost: \$ \_\_\_\_\_**

*Note: No indirect/unrelated labor may be billed as Cost of Work without prior written approval by the County.*



**General Information:**

Refer to the attached progress Schematic Drawings as a reference point in compiling proposals.

Preliminary Construction Budget: **\$3,500,000 (est.)**

Preliminary Construction Schedule: \_\_\_ months

The firm will be responsible for developing the detailed schedule and coordinating activities to accomplish the scheduled completion of the project.

**Owner (County)-Construction Firm Agreement:**

The firm will be under contract to supply construction services (under the AIA A133 agreement) to complete the project and place the Owner in occupancy of the project in a “turnkey” fashion. The Owner has contracted with the Architect separately from the selected firm. Once a Guaranteed Maximum Price (GMP) is agreed upon between the Owner and the firm, the firm may be issued a change order for the amount of the GMP and will be “at risk” for project price, project schedule, and completion of all construction as set forth in the Contract Documents. The selected firm shall hold all trade contracts and trade supplier contracts.

**Selection Process:**

- A. A Selection Committee comprised of Owner, User(s) and Architect representatives will review all proposals received in accordance with the following criteria:
  - a. Successful experience in constructing similar facilities for public entities (45 pts.)
  - b. Qualifications of proposed project team members (25 pts.)
  - c. Proposed approach and schedule, management plan and financial information (10 pts.)
  - d. Proposed fees (20 pts.)
- B. The Selection Committee reserves the right to interview any and all submitting firms (10 pts.)
- C. The Selection Committee will recommend that the County enter into contract negotiations with the highest ranked firm. If negotiations are not successful, the County will negotiate with the second-ranked proposer, and so on.

**RFP Schedule:**

<b>Task</b>	<b>Date</b>
Issue RFP	6-5-24
Pre-Bid Conference	6-20-24 at 2:30pm
Questions Due	6-28-24 at 5:00pm
<b>Proposals Due</b>	<b>7-17-24 at 10:00am</b>
Interview Firms	TBD
Negotiate Contract	TBD