



*Newton County Board of Commissioners
Purchasing Office
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Covington, GA 30014*

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ADDENDUM #3

RFP 20-01 Design-Build Animal Control Center and Senior Services Center

07/23/2019

This Addendum modifies the Advertisement for Request for Proposals – Design-Build Animal Control Center and Senior Services Center. Unless specifically modified by this Addendum, the previously issued documents remain unchanged and in the event of a conflict between this Addendum and previously issued documents, this Addendum shall prevail.

1. After consideration, Newton County is expanding the original scope of work of this RFP to include the expansion of the existing Turner Lake – Parks & Recreation Center’s Exercise Room. Please refer to attachments for specifics related to scope of work and estimated construction budget.

2. **Clarifications:**

NONE

3. **Attachments:**

RFP 20-001 Section 1
RFP 20-001 C. Pricing Section
RFP 20-001 Attachment B Specific Scope of Work

Proposer acknowledges that they have read and accepts as submitted.

THIS ADDENDUM MUST BE SIGNED & RETURNED WITH YOUR PROPOSAL.

Company Representative Signature: _____

Date: _____

END OF ADDENDUM #3

SECTION I – REQUEST FOR PROPOSALS OVERVIEW AND PROCEDURES

A. PURPOSE

The Newton County Board of Commissioners is requesting competitive Sealed Proposals for design build services associated with the renovation and expansion of the Animal Control Center and the expansion of the existing Senior Services Center. While these are two independent projects; one Design-Build firm or team will be selected to provide their services for both. Instructions for preparation and submission of a proposal are contained in this packet. Proposals must be typed or printed in ink

Newton County provides equal opportunity for all businesses and does not discriminate against any person or business because of race, color, religion, sex, national origin, and handicap or veteran's status. This policy ensures all segments of the business community have access to supplying the goods and services needed by Newton County.

B. PROJECT DESCRIPTIONS

Newton County ("Owner") is embarking on its SPLOST Capital Improvement Program ("Program"). As part of these Projects, demolition, construction, renovation or modification will occur at the existing Senior Services Center located at 6183 Turner Lake Road, Covington, GA 30014 and the existing Animal Control Center located at 210 Lower River Road, Covington, GA 30014. The following is provided to assist the Design-Build firms or teams in determining if they have the necessary project experience to submit a proposal and be considered for these projects.

SCOPE:

- **GENERAL SCOPE OF SERVICES.** Includes complete CM Pre Construction services; cost management; schedule management; low voltage design coordination, fixtures, furniture, & equipment infrastructure design, coordination with Newton County's special inspections / material testing consulting teams; Newton County Board and community meetings and presentations; design document development, submissions and permitting to all Authorities Having Jurisdiction, including, but not limited to, Newton County Development Services and Fire Marshall; full Construction Management, Design-Build and Post Construction services.
- **ANIMAL CONTROL CENTER.** Includes the complete design to include renovating the existing facility into non animal containment functions and the construction of a new addition to include animal containment functions, along with necessary utility infrastructure and parking upgrades. Construction Budget is estimated to be \$900,000.00
- **SENIOR SERVICES CENTER.** Senior Services Center is co-located in a facility with the Turner Lake Parks and Recreation Facility. The Scope includes the complete design and construction to expand and or renovate the existing Senior Services spaces and related functional areas along with necessary utility infrastructure and parking adjustments. Construction Budget is estimated to be \$1,275,000.00.
- **PARKS & RECREATION CENTER.** The Turner Park - Parks and Recreation Center is co-located in a facility with the Senior Services Center. The Scope includes the complete design and construction to expand their Exercise room by adding a 20' x 30' addition to match in design. Construction Budget is estimated to be \$135,000.00.
- **CONTINUED OPERATIONS.** It should be noted that both renovation and new construction will be conducted on these facilities as current operations continue. Newton County will work with the selected Design Builder to provide the best sequence possible while maintaining operations.

C. PRICING SECTION:

It is the intent of the Owner to utilize a Construction Management / Design Build contract for the Cost of the Work plus a Fixed Fee with a Guaranteed Maximum Price (GMP).

- Pre-Construction Phase Compensation. Owner shall pay Construction Manager “Pre-Construction Compensation” consisting of: the Reimbursable Expenses Construction Manager incurs in performance of Pre-Construction Phase Services, plus the Pre-Construction Phase Fee. The Pre-Construction Phase Compensation shall be deemed to include, without limitation, such items as overhead, profit and all expenses incurred in performance of the Pre-Construction Phase Services.
- Construction Phase Compensation. For Construction Manager’s performance of the Work and all Construction Phase Services in strict conformance with the Contract Documents, and subject to the GMP, Owner shall pay Construction Manager “Construction Phase Compensation” consisting of: Subcontract Costs, plus Reimbursable Expenses incurred in performance of Construction Phase Services and the Work, plus the Construction Phase Fee. The Construction Phase Compensation shall be deemed to include, without limitation, such items as overhead, profit and all expenses incurred in performance of the Work and all Construction Phase Services.

1. **Animal Control Center Renovation & Expansion**

CM Pre-Construction Fee	\$ _____
Design & Contract Administration Fees (Architectural & Engineering)	\$ _____
TOTAL FEES:	\$ _____
CM Construction Fee	_____ %
CONSTRUCTION BUDGET ESTIMATE	\$ _____

2. **Senior Services Center Renovation & Expansion**

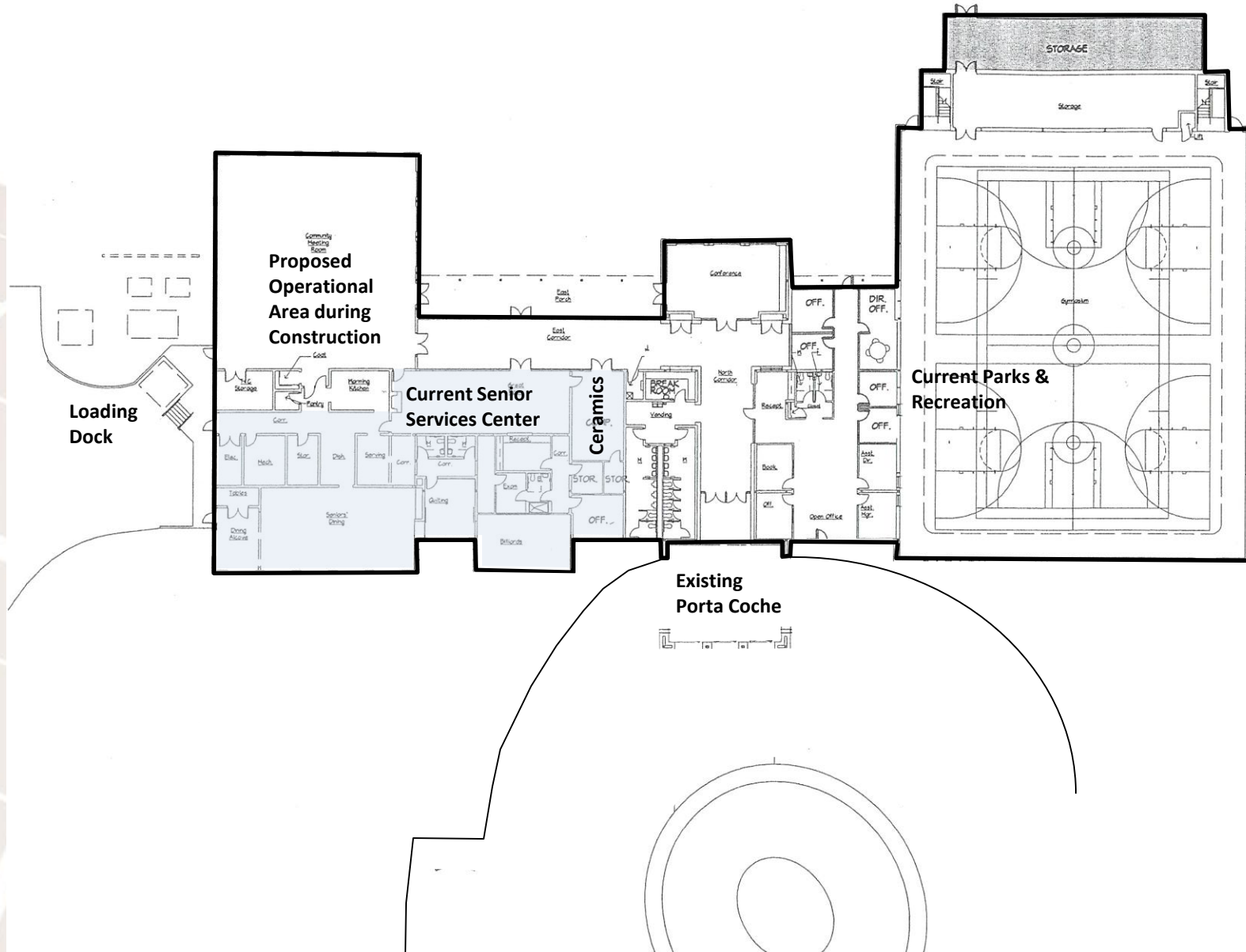
CM Pre-Construction Fee	\$ _____
Design & Contract Administration Fees (Architectural & Engineering)	\$ _____
TOTAL FEES:	\$ _____
CM Construction Fee	_____ %
CONSTRUCTION BUDGET ESTIMATE	\$ _____

3. **Parks & Recreation Center – Exercise Room Expansion**

CM Pre-Construction Fee	\$ _____
Design & Contract Administration Fees (Architectural & Engineering)	\$ _____
TOTAL FEES:	\$ _____
CM Construction Fee	_____ %
CONSTRUCTION BUDGET ESTIMATE	\$ _____

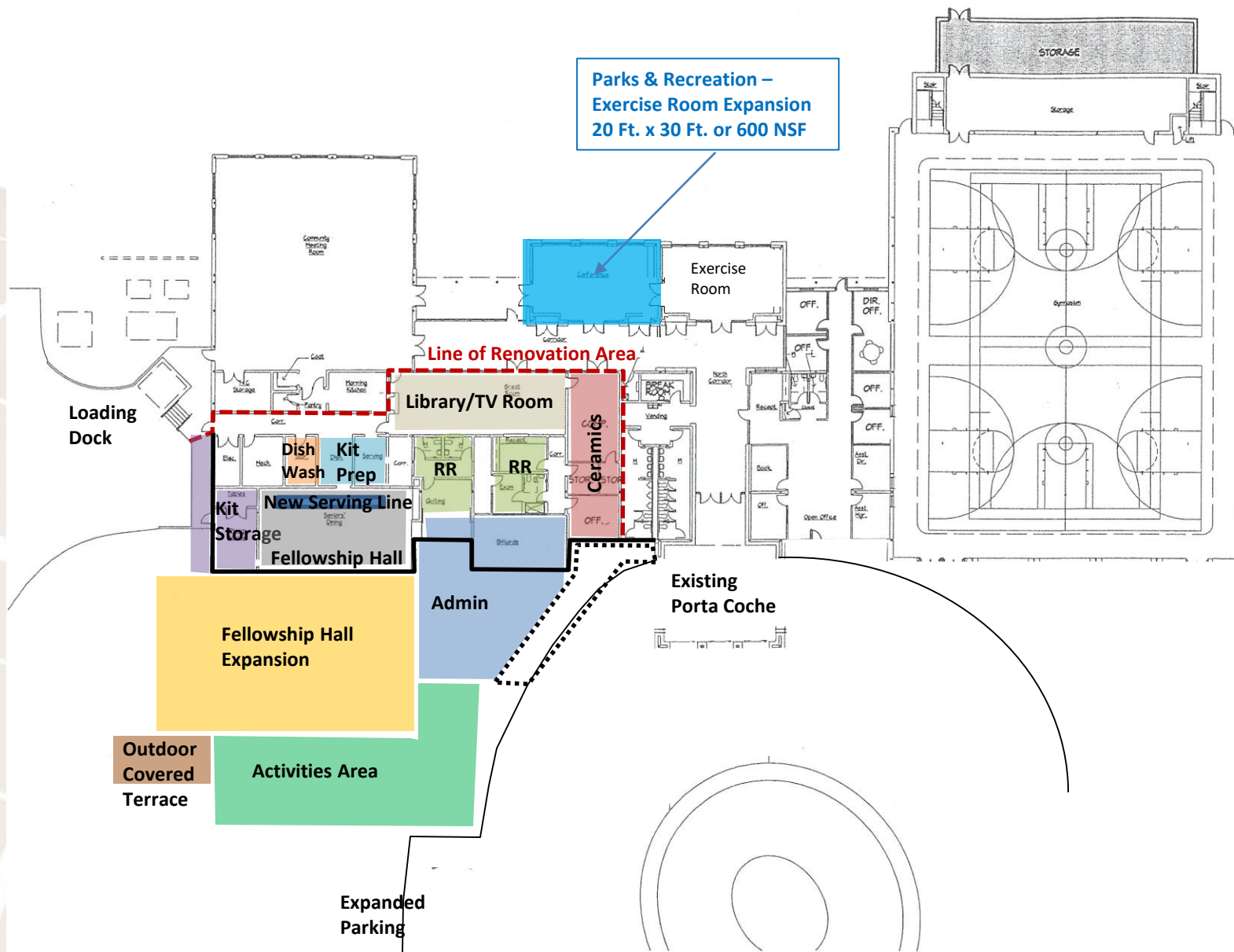
REQUIRED SUBMITTAL – Separate Envelope

PARKS & RECREATION & SENIOR SERVICES CENTER— Proposed Building Plan



PARKS & RECREATION CENTER & SENIOR SERVICES CENTER – Proposed Building

Parks & Recreation –
Exercise Room Expansion
20 Ft. x 30 Ft. or 600 NSF



PARKS & RECREATION CENTER & SENIOR SERVICES CENTER – Proposed Expansion - Perspective

**Parks & Recreation –
Existing Exercise Room
Expansion
20 Ft. x 30 Ft. or 600 NSF**



**Parks & Recreation –
Exercise Room Expansion
20 Ft. x 30 Ft. or 600 NSF
Design to be like Existing
Exercise Room**