



## Public Works Department

500 Ledford Street  
Pembroke GA 31321  
(912) 653-4511

### Bryan County Public Services Complex

#### **ADDENDUM NO. 1**

November 4, 2022

#### **GENERAL:**

On October 11, 2022 the Bryan County Public Works Department issued a Request for Proposals (RFP) for the Bryan County Public Services Complex, and hereby issues **ADDENDUM No. 1** which consist of a total of five pages.

#### **1. Request for Proposal: Section C, Instruction to Bidders**

- **Contract Time & Liquidated Damages:**

The contract period for this project is ~~180~~ **270** calendar days. Liquidated damages will be assessed at the rate of \$250.00 USD for each day that the project extends past the completion date. Contractor will be credited for the day(s) in which work could not be performed due to inclement of weather or other issues not at fault of the Contractor.

#### **2. Request for Proposal: Appendix A – Building Details**

<u>Item</u>	<u>Office Area/Common Area (1800 sf)</u>	<u>Storage Bays (1800 sf)</u>
Flooring	<del>Tile</del> <b>Luxury Vinyl Plank (LVP)</b>	Concrete
HVAC	Yes	No
Insulation	Yes	No
Finished Walls	Painted Sheetrock	N/A
Exterior	HardieSiding	Hardy Siding
Ceiling	Painted Sheetrock	N/A
Lighting	4' LED Fixtures	4' LED Fixtures
Roofing	Asphalt Shingles	Asphalt Shingles

3. Pre-bid meeting agenda and minutes (See Sheets 2-4)

4. Pre-bid meeting sign in sheet (See Sheet 5)



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## **Bryan County Public Services Complex**

**PRE BID MEETING**  
November 1, 2022

### **GENERAL:**

1. **The date of the Bid Opening is Thursday November 17, 2022 2:00 PM. The Bid Opening will be held in the Public Works Office, located at 500 Ledford Street, Pembroke GA 31321.**
2. Final date to submit question in writing is Thursday November 3, 2022 at 5:00pm.
3. Contractor must show on the Bid Form that he has received all issued Addendums. Any addendums will be issued this week.

**Contractors were reminded that they must note on their bid form that this addendum was received.**

4. The following items must be included with this proposal:
  - Proposal Form
  - Cover Letter and Statement of Qualifications
5. **If the contract is to be awarded, it will be awarded to the Bidder whose evaluation by the owner indicates the award will be in the best interest of the Project.**
6. **Contract Time:** All monthly cycles shall be completed within 180 calendar days.

**This item was discussed in detail and the decision was made to make the contract time 270 day to allow time for the design as well as construction**

7. **Work Conditions:** There will be not restrictions on the hours the contractor will be allowed to work. However, the contractor should make the Bryan County Public Work Department aware if they will be working outside of normal business hours.
8. The Bryan County Assistant Director of Public Works and/or Roads Superintendent will provide daily inspections for this project.

9. The Contractor shall be responsible for maintaining safe work area as the site will continue to be utilized by County staff.
10. This is a design build project. The contractor will be responsible for developing any necessary plans required for obtaining the necessary building permits.

It was also discussed that Bryan County would be responsible for getting power and water to the new facility as well as responsible for all septic permits and drain field installation.

Item	Office Area/Common Area (1800 sf)	Storage Bays (1800 sf)
Flooring	<del>Tile</del> —Luxury Vinyl Plank (LVP)	Concrete
HVAC	Yes	No
Insulation	Yes	No
Finished Walls	Painted Sheetrock	N/A
Exterior	Hardie Siding	Hardie Siding
Ceiling	Painted Sheetrock	N/A
Lighting	4' LED Fixtures	4' LED Fixtures
Roofing	Asphalt Shingles	Asphalt Shingles

**PROJECT SPECIFICATION:**

**Design-Build Contractor General Responsibilities**

The Design-Build contractor, shall design a complete turnkey, multi-purpose building pursuant to the approved designs, plans, goal and objectives agreed to by the Bryan County Public Works Department.

Design and construction shall comply with all current applicable federal, state and local codes including, but not limited to ADA, NFPA, and County Building and Fire Protection Codes. If there are conflicts between the applicable laws, codes, standards, regulations, specifications, etc. the most stringent requirement shall apply.

**Building Details**

\*Site Work/Rough Grading will be conducted by the Bryan County

\*Septic System will be installed by the Bryan County

**QUESTIONS:**

**Question:**

Would the County consider removing the requirement of Performance Bond?

**Answer:**

This was discussed with the Bryan County Finance Department and this requirement cannot be removed.

**Question:**

Paragraph B, Page 2 of the RFP notes "The County anticipates awarding this contract to the lowest responsive bidder".

Number 5 of the document handed out at the pre-bid meeting notes "if the contract is to be awarded, it will be awarded to the Bidder whose evaluation by the Owner indicates the award will be in the best interest of the Project." This suggest that the lowest responsive bidder is not who will be awarded the contract but there will be more of a qualitative evaluation process.

Please confirm that a qualitative evaluation process is to be used for selection, and if so, is there an evaluation matrix that the County is whiling to share?

**Answer:**

The County anticipates awarding this contract to the lowest responsive bidder. However, contractors are required to submit a statement of qualifications with their bid. If a contractor fail to submit qualifications or if the County deem that the contractor is not qualified for this project then the County reserves the right to reject said bid.

# Bryan County

## PUBLIC SERVICES COMPLEX

Pre-Bid Meeting Sign-in Sheet

	Name	Email	Phone #
①	Jerry Burkhalter	UGMS General Contracting Contracting@ugmside.com	912-654-2525
②	James Bonney	Rhowe Design + Build, LLC jdbonney@rhowedb.com	706-725-9109
③	Matt Montanye	Bryan County MMONTANYE@BRYAN-COUNTY.ORG	252-646-3984
④	Keith Page	Bryan County KPage@Bryan-county.org	912-220-2449