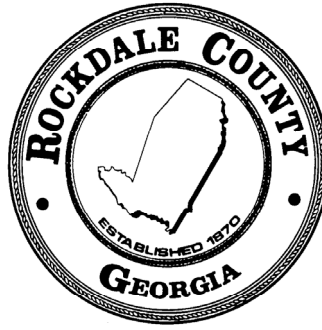


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DEPARTMENT OF FINANCE
MICHELLE IRIZARRY, CFO
TELEPHONE: 770-278-7555
FACSIMILE: 770- 278-8910

Addendum No. 1

ITB No. 23-33

COURTESY PARKWAY EXTENSION DEMOLITION SERVICES CONTRACT

January 16, 2024

ITB #23-33 is hereby amended as follows:

1. **CHANGE IN SCOPE OF WORK:** The Scope of Work in the original bid document, pages 10-16, needs to be replaced with the attached revised Scope of Work and Bid Form, pages 10-14, decreasing page count by 2 pages.

2. **Below are questions received and corresponding answers:**

A. Question: Federal/state law requires that an asbestos survey be performed by an accredited AHERA inspector prior to any demo activities. If any material comes back positive for asbestos, then abatement of this material **MUST** be performed prior to demo. We are able to provide the survey for all three buildings to be demolished. Please advise accordingly.

Answer: An asbestos survey has been completed at all three locations.

B. Question: Is a general contractor's license required to bid on this job?

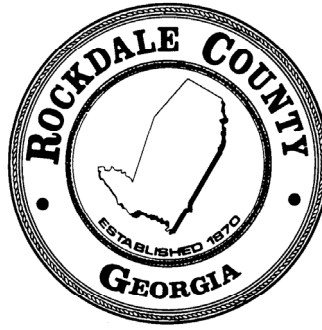
Answer: A GC license will be accepted but is not required.

C. Question: Do you require a blue card for the work?

Answer: The contractor shall follow NPDES BMP's for this project.

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D. Question: As per Georgia statutes, “Under O.C.G.A. § 43-41-17, specialty contractors who offer or contract to perform or undertake or perform for an owner limited, specialty, or specific trade contractor work do not have to hold a license as a residential or general contractor if they are performing work within their specialty. “Demolition falls within this category, so we do not need a GC license in GA. We do have a business license and an asbestos abatement license. So, under Bidders Check list, Page 42 of 42 it states that bidder needs to submit Proof of Business License and Proof of Georgia General Contractor. As previously stated, we only have a business license. Will this be acceptable / will we be rejected if we don’t have GC license?”

Answer: Specialist with a business license will be accepted.

E. Question: Under Project Management Activities by CERM (Page 10 of 42): bullet 6 (6) states” • Site plan will be developed by the contractor (BMPs, erosion and sediment control, stormwater inlets covered, job site perimeter silt fence, erosion run-off and drainage, etc.)” Please confirm CERM will be doing this task. Also, how do we price this task when the plan has not been developed yet?

Answer: CERM will provide the site plans with BMP locations, recommendations, etc. (BMPs, erosion and sediment control, stormwater inlets covered, job site perimeter silt fence, erosion run-off and drainage, etc.) plans will be provided by CERM. The contractor will make an internal plan to install as part of their standard activities. Price is to be determined.

F. Question: Page 11 of 42 states “Assume open shop labor force / no prevailing wage or union as well as no bonding”. Please confirm bonding is required as per other bid documents. Please confirm if a non-union/non prevailing wage workforce can be used.

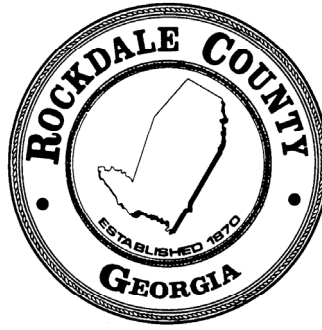
Answer: Yes, bonding is required. Yes, a non-union workforce can be used on this project.

G. Question: In general, there are no plans, diagrams, etc. to indicate where or how to perform the utility disconnects. The print shop is fairly straight forward but the disconnects at the 2 other sites could be extensive and also require re-routing or other elaborate disconnects. If County doesn’t provide exact plans/specs/etc. to show where and how disconnects are to be done, then how can we price this task?

Answer: Utility Disconnects are to be determined.

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H. Question: Will we be disqualified if we do not name subcontractors up front? Can we change and/or substitute subcontractors named?

Answer: The Subcontractor Affidavits can be completed upon award of contract.

I. Question: There is a spreadsheet to complete under Project Fee page 12 of 42. Then on page 14 and 15 of 42 there are individual spreadsheets for each property. Do we complete all spreadsheets from 12 to 42? Also, the quantities for the overall project are the same for each individual site which is incorrect. Do we just fill in using those quantities anyway?

Answer: Attached is the Revised Scope of Work and Bid Form. All THREE (3) parts of the Bid Form must be completed. The Project Fee Table on the Scope of Work is for reference. Fees should be provided for each site where the bidder seeks to complete work. The three sites should be combined for a final total proposal price, per the revised Bid Form.

J. Question: What if schedule is not met due to tasks that are out of our control such as permit review and issuance, utility disconnects by utility companies and weather condition, etc.?

Answer: The contractor is expected to provide the most aggressive schedule possible to meet Rockdale County's timeline.

K. Question: When do liquidated damages commence, June 22?

Answer: Correct

L. Question: If we cannot start the Courtesy Ford Demolition by Monday, June 2nd, 2024, and need to demobilize, then the additional mobilization fee kicks in? Please confirm.

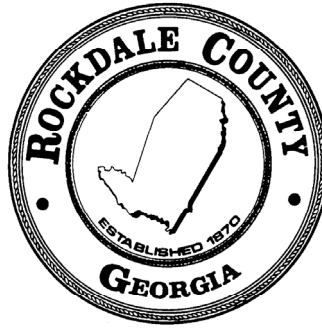
Answer: Correct

M. Question: Will there be any abatement with this project?

Answer: Potential abatement is possible, however there is no evidence of hazardous materials at this time.

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N. Question: For the ford body shop – The ITB states that the Courtesy Ford building will be vacated on June 1, 2024, and we can remobilize on Monday June 2, 2024. Monday is actually June 2, 2024. Please confirm.

Answer: The work Schedule will be based on calendar days versus a standard work week. The contractor shall be ready to commence work on Sunday, June 2, 2024. It will be vacated on June 1st and remobilize on Sunday, June 2, 2024.

O. Question: If the Courtesy Ford is only vacated on June 1, 2024, the utility disconnects and obtaining permits could take several weeks/Month +/- . The end date of June 22, 2024, is unrealistic. Please clarify.

Answer: Coordination will need to be such that utility disconnects and permits coincide with June 2nd to allow for work to begin promptly.

P. Question: ITB says The print shop and activity center are allotted 30 days to complete. As stated above, the utility disconnects and obtaining the permit could take this long. The schedule needs to be extended to account for these tasks.

Answer: Due to time constraints work schedules must remain compressed. Disconnects and permits are expected to be filed promptly in order to expedite this project.

Q. Question: The utility disconnects and obtaining the permits are not within the contractor's ability to control. We are at the mercy of the Utility companies and the City to perform disconnects/issue permit. Please clarify schedule requirements.

Answer: Rockdale County will assist with expediting permits where required.

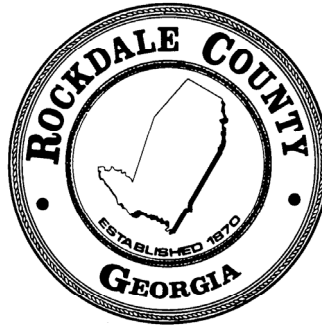
R. Question: Does the county have an environmental survey for the three properties? We're mainly looking for potential asbestos or PCB's.

Answer: A report has been completed and will be provided to the selected contractor.

S. Question: The courtesy Ford body shop is listed at 17,936ft² which accounts for the lower portion of the building. This would require a building separation to the high bay area (the easternmost portion of the building). Is the building still occupied? Or will it be occupied during demolition

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activities?

Answer: All properties will be vacant at the time of demolition.

T. Question: In the project Fee section of the bid package, it has items already quantified. This directly conflicts with the values we are projecting for each building. Does the county want us to utilize the quantities provided? Or are we to nullify the provided quantities and utilize our own values?

Answer: The bidder will provide quantities for demolition activities.

U. Question: Have the 3 buildings been inspected for abatement/asbestos? If so, where are the reports?

Answer: An asbestos survey has been completed at all three locations. A report will be provided to the selected contractor.

V. Question: Is the building unlocked for visiting?

Answer: Site visits can be coordinated in groups if necessary.

W. Question: When will this project start?

Answer: Springfield Baptist and MPrint building will be released as soon as contracts are in place. Courtesy Ford will be released June 2nd.

X. Question: What is the budget for this project?

Answer: The Courtesy Parkway project is estimated at approximately \$45 M to complete.

Y. Question: Will the project be a lump sum bid and lump sum payment terms?

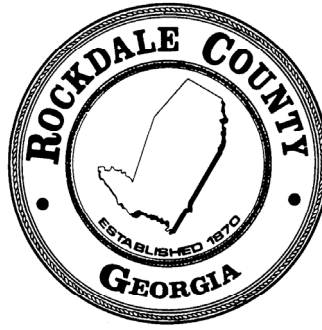
Answer: Bid will be total price lump sum per building. Payment will be a lump sum payment per building after each site has been completed.

Z. Question: Please, explain the price charts sheets. What is you all are looking for?

Answer: Pricing should be itemized per site and combined if a vendor chooses to pursue all three locations.

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AA. Question: Are you all trying to salvage the demolition material in quantities? The sheets are a bit confusing.

Answer: The focus of this project is the expedited demolition of said structures. All material is to be disposed of by contractor.

BB. Question: Will the County give enough time for salvaging the buildings? Or possibly moving the buildings!

Answer: Any allotted time for salvaging of materials will be at the discretion of Rockdale County.

CC. Question: At the Church is some private fencing. Is that included in the demolition work?

Answer: Springfield Activity Center fence should be included in the overall demolition bid.

DD. Question: The Bid Chart Sheets: Estimated Quantity, are these quantities correct/accurate to use?

Answer: Quantities are estimates.

EE. Question: What if the quantity is more or less?

Answer: The bidder shall confirm all quantities during the payment process.

FF. Question: Will you all have a scale at the site measuring and weighing the material?

Answer: The County will not provide a scale or measuring equipment.

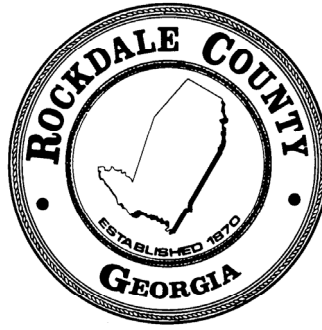
GG. Question: Is the asphalt parking lot and concrete slabs to be included in the demolition? The description is not very clear.

Answer: Asphalt removal is not a part of the current demolition contract. Concrete slabs are to be included in the demolition.

3. All other conditions remain in full force and effect.

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4. If a bid has been submitted and anything in this Addendum causes the bidder to change the item offered or to increase or decrease the bid price, the new price and/or changes will be inserted below:

5. All bidders under this Invitation to Bid are kindly requested to acknowledge receipt of this Addendum on page 16 of the Bid Package.

Tina Malone

Tina Malone, CPPB CPPO
Procurement Manager
Department of Finance, Purchasing Division

BUILDING DEMOLITION ACTIVITIES

The building demolition scope of work will be conducted in accordance with industry-standard practices. The contractor shall be committed to minimizing the environmental impact of our work and will adhere to all local and state environmental regulations. According to the Hazardous Materials Assessment Reports dated October 13, 2023, there was no asbestos-containing materials (ACM) or lead-based paints (LBP) detected in any of the planned buildings for demolition.

The proposed scope of work for this demolition project includes:

Complete Demolition of (3) Buildings:

- Springfield Baptist Church – Activity Center (~28,472 sq. ft.)
 - Print Shop (~27,000 sq. ft.)
 - Courtesy Ford Body Shop (~17,936 sq. ft.)
- Reporting (field activity documentation, final demolition reports)
 - Submit Georgia Project Notification Form for Demolition (3)
 - Utility location (811 and Private)
 - Coordinate utility disconnection (Cable/Internet, Gas South/SCANA Energy, Georgia Power Company, Rockdale Water Resources, etc.) at each subject property.
 - Removal and disposal of universal waste at each subject property.
 - Dispose of all concrete/debris for transport and disposal offsite.
 - Separation of all recyclable materials recycling.
 - Restore demolished areas to their original grade and stabilize soil.

HEALTH AND SAFETY

Implement comprehensive safety measures, to include:

- Having contractor representative present to allow access on-site and during work activities.
- Ensure site health and safety protocols during periods of work activity and restrict site access from the public during the entire period of the demolition.
- Fencing and signage to secure the demolition site.
- Implement and maintain dust control measures.
- Comply with all local, state, and federal safety regulations.

PROJECT TIMELINE/SCHEDULE

The County has negotiated an evacuation deadline for each facility. The County will furnish the vacancy deadlines for each facility at a later date.

Coordination of building demolition(s) is expected to take place within 5 business days of receipt of authorization to proceed for each facility. The County estimates that demolition for the Springfield Baptist Church - Activity Center and the Print Shop buildings will take approximately fifteen (15) business days each. The Springfield Baptist Church - Activity Center and the Print Shop project will be allotted 30 days total (including weekends and holidays) to complete. Additionally, the County estimates that demolition for the Courtesy Ford Body Shop building will take approximately fifteen

(15) calendar days. The Courtesy Ford project will be allotted twenty-one (21) days to complete including weekends, holidays, and 6 days of contingency. The project timeline/schedule is subject to permit approvals, utility disconnection, and weather conditions.

ASSUMPTIONS/LIMITATIONS

- The County will arrange any required access permissions to the subject properties.
- Environmental testing (i.e., air, soil, water, building materials) is not a part of this scope of work.
- Facility contents (furniture, supplies, paints, chemicals, cleaning agents, inventory, etc.) will be removed by tenants prior to mobilization.
- The County can make available copies of any previous environmental investigation reports that the County has in its possession or can readily obtain.
- The County client will provide account numbers, access codes, and owner specific information to stop service and coordinate disconnect all utilities (gas, electric, water, sewer, cable, etc.).
- Contractor must maintain BMPs at the sites at all times.
- During the planned demolition, no asphalt/parking lot or pavement will be removed, nor will any land disturbance activities exceed 1 acre.
- All other structures, trees, asphalt, etc. outside the building's footprint are to remain.

PROJECT FEE

The demolition cost for each building is required (total of 3: Springfield Baptist Church – Activity Center, Print Shop Building and Courtesy Ford Body Shop). Please use the table below for your pricing for each facility (i.e. one table for each facility). The pricing should include all labor, mobilization, site preparation, equipment, materials, and other expenses. These costs will be billed as percent complete for each task.

Courtesy Parkway Extension Demolition Services Cost Breakdown Item Name or Description	Estimated Quantity	Unit	Unit Price	Total Line Item Cost
MOBILIZATION				
STRUCTURE DEMOLITION				
DEBRIS DISPOSAL				
DEBRIS TRANSPORTATION				
UNIVERSAL WASTE PACKAGING				
UNIVERSAL WASTE DISPOSAL				
CONCRETE & MASONRY DISPOSAL/RECYCLING				
DEMOBILIZATION				
TOTAL PRICE				

Attachments:



Springfield Baptist Church – Activity Center
1875 Iris Dr SE, Conyers, Rockdale County, Georgia 30013



Print Shop Building
1680 Dogwood Dr SE, Conyers, Rockdale County, Georgia 30013



Courtesy Ford Body Shop

267 Penske Dr SE, Conyers, Rockdale County, Georgia 30013

BID FORM – ITB No. 23-33

Instructions: Complete all THREE parts of this bid form.

PART I: Bid Summary

Complete the information below. If you wish to submit more than one brand, make a photocopy of this Bid Form.

SPRINGFIELD BAPTIST CHURCH

Courtesy Parkway Extension Demolition Services Cost Breakdown Item Name or Description	Estimated Quantity	Unit	Unit Price	Total Line Item Cost
MOBILIZATION			\$	\$
STRUCTURE DEMOLITION			\$	\$
DEBRIS DISPOSAL			\$	\$
DEBRIS TRANSPORTATION			\$	\$
UNIVERSAL WASTE PACKAGING			\$	\$
UNIVERSAL WASTE DISPOSAL			\$	\$
CONCRETE & MASONRY DISPOSAL/RECYCLING			\$	\$
DEMOBILIZATION			\$	\$
UTILITY DISCONNECT			\$TBD	\$TBD
SITE PLAN			\$TBD	\$TBD
TOTAL PRICE			\$	

PRINT SHOP BUILDING

Courtesy Parkway Extension Demolition Services Cost Breakdown Item Name or Description	Estimated Quantity	Unit	Unit Price	Total Line Item Cost
MOBILIZATION			\$	\$
STRUCTURE DEMOLITION			\$	\$
DEBRIS DISPOSAL			\$	\$
DEBRIS TRANSPORTATION			\$	\$
UNIVERSAL WASTE PACKAGING			\$	\$
UNIVERSAL WASTE DISPOSAL			\$	\$
CONCRETE & MASONRY DISPOSAL/RECYCLING			\$	\$
DEMOBILIZATION			\$	\$
UTILITY DISCONNECT			\$TBD	\$TBD
SITE PLAN			\$TBD	\$TBD
TOTAL PRICE			\$	

COURTESY FORD BODY SHOP

Courtesy Parkway Extension Demolition Services Cost Breakdown Item Name or Description	Estimated Quantity	Unit	Unit Price	Total Line Item Cost
MOBILIZATION			\$	\$
STRUCTURE DEMOLITION			\$	\$
DEBRIS DISPOSAL			\$	\$
DEBRIS TRANSPORTATION			\$	\$
UNIVERSAL WASTE PACKAGING			\$	\$
UNIVERSAL WASTE DISPOSAL			\$	\$
CONCRETE & MASONRY DISPOSAL/RECYCLING			\$	\$
DEMOBILIZATION			\$	\$
UTILITY DISCONNECT			\$TBD	\$TBD
SITE PLAN			\$TBD	\$TBD
TOTAL PRICE			\$	

	Springfield Baptist Church	Print Shop Building	Courtesy Ford Body Shop
Total Proposal Per Site	\$	\$	\$
Lump Sum Amount (All 3 Sites)	\$		

PART II: Addenda Acknowledgements (if applicable)

Each vendor is responsible for determining that all addenda issued by the Rockdale County Finance Department – Purchasing Division have been received before submitting a bid.

Addenda	Date Vendor Received	Initials
"1"		
"2"		
"3"		
"4"		
"5"		
"6"		

PART III: Vendor Information:

Vendor Name	
Address	
Telephone	
E-Mail	
Representative (print name)	
Signature of Representative	
Date Submitted	