

CHATHAM COUNTY PURCHASING DEPARTMENT  
ADDENDUM NO. 1 TO RFP # 16-0025-7

FOR: DESIGN AND ENGINEERING SERVICES FOR NEW CONCESSION BUILDING AT  
CHARLIE C. BROOKS PARK

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PLEASE SEE THE FOLLOWING ADDITIONS, CLARIFICATIONS AND/OR  
CHANGES:

1.     **Question:**     Will the Concession be ‘cooking’ to a degree which will require a commercial hood/exhaust, grease trap, etc) or will they only sell pre-prepared foods with minimal re-heat (microwave)?

**Response:**     No, only minimally prepared foods will be offered and is conducted by an outside vendor.
  
2.     **Question:**     Will the facility or any portion be air conditioned?

**Response:**     Yes, Staff is requesting to have a small mini split unit for the data closet area only.
  
3.     **Question:**     Ref. Section 5.2.1 - Please clarify the dimensions of the concession area as the math results in cubic feet, not square feet.

**Response:**     RFP contained approximates, Consultant may arrange to go out and verify dimensions. Responses to questions 17, 18, and 19 provide further detail.
  
4.     **Question:**     Ref Section 5.2.3 - Is the design intended to meet ADA accessibility to the 2<sup>nd</sup> level press box (scorer’s level) requirements? e.g. wheelchair lift or LULA elevator?

**Response:**     No, at this time the 2<sup>nd</sup> level does not have to meet ADA compliance.
  
5.     **Question:**     Ref Section 5.2.12 - Is it intended that the ball fields’ lighting power and controls be routed within the concessions building?

**Response:**     No
  
6.     **Question:**     Ref. Section 5.2.3 - Does the County wish to make the 2<sup>nd</sup> level ADA accessible?

**Response:**     See response to Question 8.
  
7.     **Question:**     Ref. Section 5.2.8: Does the County have any funding or connection with Federal Agencies which would require Federal Permitting?

**Response:**     The County is currently permitted to use this site for its current function. If there are any subsequent permits that must be obtained the County will be responsible for those cost. The County does intend to submit a letter to the EDP in Atlanta stating our intentions to replace the concession stand.
  
8.     **Question:**     Ref. Section 5.2.9 - The extent of the “site plan” as noted is very

broad. Beyond the immediate area of the structure, does the County anticipate modification of or new “walk ways, existing parking, setbacks, utilities, access to surrounding area” or do you just want us to show these existing conditions?

**Response:** The existing site conditions will be shown only.

9. **Question:** Ref. Section 5.2.11 - Does the County wish to provide hot water, tempered water, or cold water only to the Restroom lavs?

**Response:** The kitchen area will have hot water, and we would like to have tempered water in the restrooms.

10. **Question:** Ref. Section 5.2.12 - Can you please explain the type and extent of “security systems” the County desires us to design?

**Response:** The County has an existing system. We will have this system taken out. When it’s time to re-install the consultant will coordinate with County staff along with our ICS department to handle this item.

11. **Question:** Ref. Section 5.4.5 - Can you clarify this requirement, Architects almost exclusively do not have the authority or responsibility of “ensuring contractor is on schedule”?

**Response:** The County is requesting that the consultant ensures that contractor is designing project as specified.

12. **Question:** Can we presume the Men’s and Women’s toiletrooms are equal (both 9’ x 18’, vs the 16’ x 18’ noted for the Men in the RFP?

**Response:** The dimension are as follows: men’s restroom including toilets and urinals measures 263.5 sqft. The woman’s restroom is approximately 240 sqft which includes the area for toilets.

13. **Question:** Please explain how you arrived at the 17’ x 18’ for the “press box or second level. This is much smaller than the first floor footprint. If we used vertical exterior walls (structurally logical) this area would be larger. The stair will occupy a portion of this level, did you exclude this?

**Response:** Yes the press box is approximately 18’ X 18’ this does not include the stairwell area which is approximately 4’ X 10.6’ (wall to wall measurements).

14. **Question:** Please explain the 24’ x 16’ x 59’ dimensions given for the concessions area.

**Response:** The concession area is made up of two parts the main area is approximately 25 X 13.6’. Directly in the same area is a small storage closet approximately 10’ X 7’. The total base of the structure is approximately 1,122 sqft.

15. **Question:** Ref. Section 5.2.5 – Does the County wish us to include services of a surveyor?

**Response:** No

16. **Question:** Regarding survey, can you please define the extent of the survey the

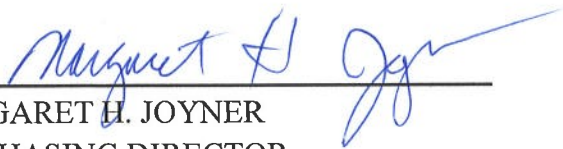
- County desires?  
**Response:** See response to Question 19.
17. **Question:** Ref. Section 4.5.2A - Can you please clarify what you want by the request “project management”? Can you please clarify what you want by the request “Also rating of past performance on similar projects”? who’s rating? Can you please clarify what you want by the request “value of services”? Section 4.5.2.B - Can you please clarify what you want by the request “Experience with reporting to the State of Georgia and following the State regulations and requirements”?  
**Response:** All of Section 4.5.2 is based on the consultant’s past experience. Project Management would be the firm’s involvement in that area on past projects, through construction phase, of similar size and scope. Rating of past performance is how the firm performed on the past projects in relationship to the scope of work. “value of services” is the total design cost of the project. Experience with reporting either applies to your past projects or it does not.
18. **Question:** Does the County have a budget limitation or expectation?  
**Response:** The County’s anticipated budget for this project is \$300,000. This budget includes design and construction.
19. **Change:** Section 5.2.11 shall read “Plumbing scope describing restroom layout design, hot water generating equipment and general system distribution. The design shall efficiently maximize the space in both the men’s and woman’s restroom.
20. **Change:** Section 5.2.4 shall read “The County will use the existing Video Surveillance System and the design should incorporate conduit runs so the existing system can be put back in place. Coordination with the County ICS department will be necessary.
21. **Addition:** Section 5.2.15 – Design will include exhaust fans in both restroom and the main concession area.
22. **Addition:** Section 5.2.16 – Design will include a fire sprinkler system as per fire code in both the upper and lower part of the concession stand (both restrooms, data closet, storage closet, concession area and upstairs area).
23. **Addition:** Design shall include safety netting around the clover leaf area of the Sports Complex. The Consultant will work with the County to provide a design for the Incord Brand N-815 netting around the area of the concession stand area.

**THE PROPOSAL DUE DATE REMAINS  
5:00PM, AUGUST 18, 2016.**

**PROPOSER IS RESPONSIBLE FOR MAKING THE NECESSARY CHANGES.**

August 8, 2016

DATE



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MARGARET H. JOYNER  
PURCHASING DIRECTOR  
CHATHAM COUNTY