

# Request for Proposal Design-Build Services for New Maintenance Building

## Addendum No. 2

Newton County Water & Sewerage Authority  
11325 Brown Bridge Road  
Covington, Georgia 30016

(770) 385-3923



[www.ncwsa.us](http://www.ncwsa.us)

May 23, 2019

## Addendum No. 2

### Summary

Addendum No. 2 covers the following:

- I. Clarifies the RFP regarding attendance at the Pre-Submittal Meeting(s) held on May 15, 2019:
- II. Addresses questions from the pre-submittal meeting.

### Instructions

- I. General Clarification:  
Two mandatory pre-submittal meetings were held on May 15, 2019 at the Owner's office in the Authority Board Room where two active RFPs were presented and discussed to the attendees. NCWSA encourages registered attendees of either meeting to submit on either or both RFPs discussed.
- II. Questions from the Pre-Submittal Conference held on 5/15/2019.  

Q: Is a bid bond required?  
A: Yes; since a sealed pricing element for construction of the building is included, a bid bond is required.

Q: Are the existing rooms currently established as shown on the drawings?  
A: No.

Q: Is part of this project to gut the existing space and then reconstruct this way (per drawings)?  
A: Yes. The Owner's alternate allows the Design-Builder to provide and add / deduct for two separate buildings. We request that the floor plan as similar to the drawings as possible.

Q: Do we want to maintain the same three entry points?  
A: Yes.

Q: When you say stand-alone building, you're not talking about a 60 x 85-feet, you're talking about 30 x 85-feet, stand-alone.  
A: Yes, a duplicate of the existing building.

Q: Is the existing building sprinkled?  
A: No.

Q: How many addenda so far?  
A: One so far; Addendum 1 changed the original date of the Pre-submittal Meetings.

Q: Are there other specifics like ceiling heights, that we need to email in?

A: We are not in a position to answer technical questions about design.

Q: Do you have the current floor plan of the existing building?

A: No.

Q: Can you submit on one project and not the other?

A: Yes. A Proposer can submit on one or both.

Q: Are these the types of finishes that we are thinking?

A: Yes.

Q: Will this floor plan stay the same?

A: On the design plans, the space shifted. The plumbing and the restroom stayed the same.

Q: Can we utilize some of the current design?

A: Yes.

Q: Is there anything in the walls behind the boxes?

A: No.

Q: Will you try and locate and reuse the existing appliances for the building's utilities? Are you okay with the pipes coming out in the front like they are?

A: Use as much of the existing as possible. Yes.

Q: Regarding a second field visit, do we coordinate with you?

A: The Owner will not conduct anymore site reconnaissance.

Q: Does the HVAC unit need to stay?

A: Provide the most cost effective solution for the Owner.

Q: Is the building enclosed?

A: Create a garage between the storage barn and the building. Yes, enclosed.

Q: Is there a future communications tower?

A: No.

Q: Does this site extend all the way to the southernmost portion of the fenced in area?

A: Yes. The site extends to the fence line on all sides.