



PURCHASING DEPARTMENT  
1772 County Services Parkway  
Marietta, Georgia 30008-4012  
(770) 528-8400/FAX (770) 528-1154

Mark Kohntopp  
INTERIM DIRECTOR

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**ADDENDUM No. 1**

**Sealed Bid # 11-5557  
Stout Park Equestrian Barn  
Repair and Reconstruction**

**DATE: February 16, 2011**

Page 1 of 6

The following addendum hereby amends and/or modifies the Proposal Documents and specifications as originally issued for this project. All proposers are subject to the provisions of this Addendum.

**Proposers shall acknowledge receipt of this addendum.**

Include this original form inside your proposal package.

**This Addendum consists of:**

- **Minutes of the February 8, 2011 Pre-Bid Meeting**
- **Pre-Bid Attendee List**

**All bids must be received before 12:00 (noon) by the Bid Opening date. Bids shall be delivered to Cobb County Purchasing Department, 1772 County Services Parkway, Marietta, GA 30008.**

**Electronic / faxed bid response will not be considered.**

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**I acknowledge that I have received Addendum No. 1**

**Sealed Bid # 11-5557  
Stout Park Equestrian Barn  
Repair and Reconstruction**

\_\_\_\_\_  
Company Name

\_\_\_\_\_  
Signature

\_\_\_\_\_  
Date Sent to Purchasing

\_\_\_\_\_  
Please Print Name

Please sign, date, and return this form ONLY to:  
Cobb County Purchasing Department  
Fax #: 770-528-1154  
E-Mail: [purchasing@cobbcounty.org](mailto:purchasing@cobbcounty.org)

Please note: The deadline for questions is: February 15, 2011 by 5:00 pm  
Any questions received after this deadline will not be considered.

**Cobb County Sealed Bid #11-5557  
Stout Park Equestrian Barn – Repair and Reconstruction**

**Pre-Bid Meeting - February 8, 2011**

**General Project Notes Presented During the Meeting:**

- The goal of this project is to bring the barn and apartment back to pre-flood condition. Between the photographs we have provided, and remaining damaged or undamaged conditions at the site, the County and bidders will have a reasonable way of determining what needs to be done to achieve pre-flood condition. The main exception will be any changes or upgrades that are required to meet current codes.
- Substantial completion is 75 days from Owner's Notice to Proceed. Final completion is 90 days from Notice to Proceed.
- The Contractor will be responsible for obtaining all required and appropriate permits.
- The septic tank and field infiltration lines were compromised by the flood. Design and installation of a new septic system is included in this project. This will include obtaining appropriate soil testing, coordination and permitting by the contractor through the Department of Health.
- Exterior door knobs and deadbolts must be Best Lock or Marshall Best. Contractor cores will be delivered with the hardware, replaced upon job completion with permanent cores keyed to the Cobb County PRCA system. Both are ordered and paid for by Contractor. Sales contacts:
  - Marshall Best - Jim Horak, Locks & Co., 404-844-8860
  - Stanley Best – Lars Lind, 404-432-7537
- Access to the site is restricted. We have scheduled 2 times when prospective bidders will have access.
  - Thursday February 10, 10:00 AM
  - Monday February 14, 10:00 AM
- All water lines to be replaced must be copper

**Answers to Questions Raised During Pre-Bid Meeting 2/8/11**

- There is domestic water available at the barn.
- Scope Line Item #6 states "Connect to existing domestic water line". This means that all new plumbing installed for this project must be connected to the existing supply.

- Temporary power must be provided by Contractor. Greystone Power provides service to the area.
- Access to the gate at Brownsville Road will be made available to the Contractor.
- All electrical wiring, fixtures, switches, outlets, etc. which were submerged in the flooding must be replaced.
- New wood must match existing remaining undamaged wood as closely as possible in dimension, appearance, color and finish.
- Builders Risk Insurance must be obtained by Contractor at an amount equal to 100% of the value of the contract.
- Regarding the new septic field, will the soil pass perk testing? We hope so.
- If the soil does not pass, is there room or a provision to install a grinder pump to a tank and infiltration field at a higher elevation? Yes. This will require a change order.
- For Bonding purposes, what is the estimated value of the project? \$150,000 to \$200,000.

### **Answers to Questions Raised during Site Visit 2/10/11**

- There is no need to replace plywood floor decking on open lofts above stalls.
- There is no need to place metal cladding or wire window mesh in stalls 1 through 13. Work in stalls 14, 15 and 16 has already been completed and is not part of this scope.
- Spa tub in Second Floor Bathroom may stay as is, but must be thoroughly cleaned. The spa motor and pump must be replaced with new and made fully operational.
- Ceiling detail on first floor must match the remaining undamaged detail of the ceiling on the second floor; namely, the profile and edge detail alternates from board to adjacent board by the placement of a trim piece. See Photo 5 in the Bid package.
- All exterior doors in the first floor in the apartment and the barn must be replaced with comparable new doors, and with Best knobs and deadbolts (see above). In this case, "exterior" means doors that open to the outside, and doors that open from the apartment into the barn. There are 6 total: three 9-Light and three 6 panel.
- Regarding Line #218 on page 12 of the Bid Package, 13 SEER minimum rating will be acceptable: The Central AC condenser unit, Trane or equivalent, sized to adequately condition the space, ENERGY STAR, 13 SEER minimum.

- Regarding Line #8 on page 6, and line #60 on page 8 of the Bid Package, the new main electrical panel and service must be 200 Amps, with 50 Amps serving the barn and 150 Amps serving the apartment. The new sub-panel in the apartment Laundry Room must support 150 Amp service. All must meet current codes.
- The wiring feed from the main panel to the new apartment sub-panel must be replaced with new wiring in buried conduit. The barn floor is dirt.

### **Answers to Questions Raised during Site Visit 2/14/11**

- All electrical wiring and fixtures which were submerged must be replaced. This includes several exterior light fixtures.
- Telephone service must be re-established into the apartment, with phone jacks re-installed in their current positions.
- A minor amount of replacement or repair must be made to exterior siding boards warped or damaged during the flooding. There is one small area near the electrical panel on the western wall, one board on the eastern wall at the large barn door, and one piece of trim at the roof line of the shed roof in the southeast corner.
- All HVAC duct must be replaced with hard duct of similar dimension to what remains. Flexible duct will not be acceptable in place of hard sheet metal duct work.
- To the greatest degree possible, details visible on the associated photographs must be duplicated in all repairs and replacements. For example, the pine kitchen cabinets show a v-groove edge detail at all joints, and the pine shown on cabinet doors tends to be more clear and knot-free than similar boards on the walls and ceiling. See Photos 1 and 2.
- Assume that each upper kitchen cabinet has 2 movable interior shelves.
- The furnace and air handler shown in Photo 21 must be replaced with Amana or similar, sized to appropriately condition space. It must conform to ENERGY STAR rating.

PRE- BID CONFERENCE

STOUT PARK EQUESTRIAN BARN  
REPAIRS AND RECONSTRUCTION

SEALED BID #11 - 5557

COBB COUNTY PARKS RECREATION AND CULTURAL AFFAIRS DEPARTMENT

FEBRUARY 8, 2011

REPRESENTATIVE NAME	COMPANY NAME & COMPLETE ADDRESS	PHONE (INCLUDE AREA CODE)	FAX # (INCLUDE AREA CODE)	E-MAIL ADDRESS
Corey Berden	CDO Construction 21 W. Main St Kingston, GA 30115	770 336 9991	770 336 5555	cdbconstruction@bellsouth.net
CHRISTY STRICKLAND	STRICKLAND CONST. 1009 Upper Burns Rd. Canton, GA 30114	404.372.6074	770.704.7340	christy@strickland-construction.com
Bobby Roberts	CABLIK ENTERPRISES 934 Glenwood Ave Atlanta, GA 30316	404 627-1645	404 627-1644	MATT@CABLIK ENTERPRISES .COM
Benjie Brumbach	Cobb Parks & Rec	770-528-8827	7) 528-8813	benjie.brumbach@cobbcounty.org
J.L. Brooks	J.L. Brooks Const 5454 Maline Ct Powder Spring	404-557-3565	7) 424-3016	brooksconst@bellsouth.net
Bart Wells	Wells General Contractors Inc 100-B Ames Drive Cumming GA 30040	770-589-5360	(770) 889-5361	incwells@bellsouth.net
MBE BEHFORZ	ATLANTIC, INC./P.E. STRUCTURES	(404) 9259430	(770) 587 9880	atlantic@gmail.com
Reuben Peppers	Benchmark Tuscany 2266 Fairburn Rd. Douglasville, GA 30135	770-949-3006	770-920-2374	reuben@arenvironmnet.com

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FEBRUARY 8, 2011

REPRESENTATIVE NAME	COMPANY NAME & COMPLETE ADDRESS	PHONE (INCLUDE AREA CODE)	FAX # (INCLUDE AREA CODE)	E-MAIL ADDRESS
Corey Lee	RAKER CONSTRUCTION	770-445-1191	770-445-9877	CLee@RAKERCO.COM
Larry Hancock	Ohm Shw.	770-880-2814	770 780 3 8928 <del>770 780 3 8928</del>	Larry@ohmshw.com
JPHU Britton	Prime Contractors	770-949-1930	770-920-8688	JBRITTON@PRIME CONTRACTORS INC. NET
Doug Malloy	TRIAD Constr. Co. Inc.	770/907-9300	770-907-9461	DMALLOY@TRIAD-ATLANTA.COM
Bill Kendall	PAUL DAVIS RESTORATION	678 548-7230	7 985-2057	BKENDALL@PDR-USA.NET
Mark Sanderlin	PDR	678 525 8419	7 985 2057	MSANDERLIN@PDR-USA.COM
Daphne Bailey	Cobb County	7) 528-8423		
Tom Bills	Cobb County PRCA	7) 528 8807	7) 528 8814	tom.bills@cobbcounty.org