



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. 3**

**Sealed Bid # 12-5622  
Request for Proposal  
Design/Build  
Phase II of Powder Springs Senior Center  
1150 Powder Springs Road  
Marietta, Georgia 30008**

**DATE: January 12, 2012**

Page 1 of 7

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 January 10, 2012 Pre-Proposal Conference**
- **Pre-Proposal Conference Attendee Sign In List**
- **Clarifications to the specifications**

**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. 3**

**Sealed Bid # 12-5622  
Request for Proposal  
Design/Build  
Phase II of Powder Springs Senior Center  
1150 Powder Springs Road  
Marietta, Georgia 30008**

\_\_\_\_\_  
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: **January 17, 2012** by 5:00 pm  
Any questions received after this deadline will not be considered.

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Minutes of the January 10, 2012 Pre-Proposal Meeting

Comments by Daphne Bailey on Bid Procedures

The bid number is 12-5622

- ◆ Bids are to be received on 1/26/12 before 12:00 noon at Cobb County Purchasing Office, 1772 County Services Parkway. Late bids will not be accepted. 12:00 noon is by the County's clock
- ◆ Bids will be opened at 2:00pm on the same day; You may watch on TV23, or view on-line
- ◆ Submit Original and 5 copies of your proposal. Insure that the Original is well marked.
- ◆ Bid packages: Please mark all packages w/ company names
- ◆ The cut-off date for questions is January 17 by 5:00 pm. Questions may be submitted in writing to Cobb County Purchasing at (Fax) 770-528-1154 or e-mailed to: [purchasing@cobbcounty.org](mailto:purchasing@cobbcounty.org)
- ◆ All written questions must include the bid number and bid title on page with questions
- ◆ Minutes and addendum are being distributed to all plan holders on record and will be posted on the Cobb Purchasing webpage.: [purchasing.cobbcountyga.gov](http://purchasing.cobbcountyga.gov)
- ◆ We are building within an existing building currently under construction with Phase I of the Senior Center being renovated.
- ◆ Be sure everyone in attendance signs the vendor sign in sheet before leaving

Comments by Allen Kronenberger – Cobb County Property Management

Gave background and general description of project scope

Questions and Answers:

*Q Is the bridging architect allowed to submit or consult with those who submit on this project?*

**A.** He may, Cobb County will not prohibit.

*Q. Is the cost of the LEED application and certification process part of the cost of the work or part of the cost of the design?*

**A.** Phase I Architect will be handling the LEED application for the entire Phase I and Phase II work scope. Please follow fixture schedule from attached plans.

*Q. Will the bridging auto cad files be given to the winning design firm upon award?*

**A.** Yes, upon Contract Approval.

*Q. What is the range of the budget?*

**A.** No more than \$585,000 total; everything is wrapped into your budget for you to provide, permits, 3<sup>rd</sup> party inspections, etc.

*Q. With regard to the Davis-bacon scale – what is the time frame?*

**A.** This does NOT apply to this Phase II project

*Q. Are 100% of the funds available?*

**A.** SPLOST funded project, funds available in late March 2012

*Q. Will CAD plans be available?*

**A.** They will not be available before the bids are due

*Q. Where is sewer tie in.?*

**A.** In the back of the building.

*Q. Who is installing missing Store front glass?*

**A.** Glass is installed just hidden by plywood.

*Q. Are fire sprinklers correct?*

**A.** NO, they are left over from building demo and will need to adapt to ceiling plans.

*Q. What's the basis for pricing?*

**A.** Design fee and contractor general conditions and overhead. We've asked for a schedule. We haven't suggested any specifics.

*Q. What type of keying will be used?*

**A.** Cobb County will require BEST keys and key cores.

*Q. Does HVAC equipment work and is it adequate for Phase II space?*

**A.** New HVAC equipment has been installed to service the Phase II space with main trunk lines visible to tie into.

*Q. Will any furniture or specialty equipment be included with bid?*

**A.** No furniture or equipment will be asked to be included by Contractor.

*Q. Will there be any medical gas or special equipment included with Clinic Space?*

**A.** NO.

*Q. Will there be any abatement issues?*

**A.** NO, Cobb County had this done for entire building.

*Q. Will there be any movable walls or specialty flooring?*

**A.** NO.

## Clarification of the Specifications

### Revised Evaluation Criteria Points

1. Staffing – Evaluation of the list of personnel specifically assigned to the proposed project, including their qualifications, overall experience and recent experience on projects of similar nature and complexity to the proposed project. (40 points)
2. Experience/Performance – Review of past performance on Cobb County projects or other projects of similar nature and complexity as the proposed project; evaluation of client references whether included in the proposal response or not; evaluation of litigation history for the past five (5) years, including for each case: style of the case, parties to the litigation, court in which litigation was filed, and civil action number: nature of claims; whether the case is pending or resolved, and , if resolved , the date of and manner in which it was resolved (e.g., relief granted by court, settlement by or among parties, dispositive motion, trial verdict); (NOTE-County Attorneys’ Office will provide an opinion /statement based on the information provided: points may be deducted , but no new points will be added): overall responsiveness to County’s needs. (30 points)
3. Approach – Evaluation of the overall understanding of the scope of the proposed project; completeness, adequacy and responsiveness to the required information of the request for proposals. (20 points)
4. Availability – Evaluation of the work load of the proposing firm and the staffing to be assigned to the proposed project; time schedule of the proposer in relation to that of the proposed project location of the offices or facilities from which the services are to be provided to the County. (5 points)
5. Cost –Evaluation of the overall cost of the required services as submitted in the Request for Proposal, (50)
6. Financial Stability – Evaluation of the top prospect(s) will be evaluated by the Finance Department in the following areas; Liquidity Ratios (1 point), Financial Leverage Ratios (2 points), Profitability Ratios (1 point), and whether an audited or reviewed Financial Statement is submitted with Proposal (1 point). A maximum of 5 points may be awarded. Proposers who receive a score of 2 points or less will not be considered for award. Finance will notify the selection committee of points awarded to the top proposers.

PRE- BID CONFERENCE

SEALED BID # 12-5622  
REQUEST FOR PROPOSAL  
DESIGN/BUILD

PHASE II OF POWDER SPRINGS SENIOR CENTER  
GROUNDS MAINTENANCE SERVICES  
JANUARY 10, 2012

REPRESENTATIVE NAME	COMPANY NAME & COMPLETE ADDRESS	PHONE (INCLUDE AREA CODE)	FAX # (INCLUDE AREA CODE)	E-MAIL ADDRESS
Judd Nash	Choate Construction 6200 Roberts Drive Atlanta, GA 30350	678-892-1200	678-892-1202	jnash@choateco.com
Scott Schroeder	Beatty Construction Inc.	678-391-4505	770-425-1482	Scott.Schroeder@beatty-construction.com
Allen Calloway	Lusk & Company, Inc 2350 Justin Trail Daphneta, GA 30004	678-624-0202	678-624-1206	ALLEN@LUSKCO.COM
ADAM GLENN	SIZE MORE GROUP 1100 KENNEDY BL. NW ATLANTA, GA 30318	404.605.0690	404.605.0890	ADAMG@SIZEMOREGROUP.COM
RAIPH ALDRIDGE	ROBERT Company 229 Peach Street Atlanta Ga. 30303	770-404-4000	Cell 404 512 1404	RALDRIDGE@ROBERTCO.COM
Rick W. Slater Bob Slater	MAXTIN General Contracting	7-443-0995	4-7877627	rwslater@comcast.net
Dutch Deedman	MARTING	4-557-1443		dutch.marting@ydc.com
Alsonah Abree	Albion Scaccia Ent.	678-325-5900	678-325-5909	aabree@albion-scaccia.com

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Edward Pirtle	GAY CONSTRUCTION 2907 Log Cabin Dr. Smyrna, GA 30080	404 873-4941	404 855-7541	J.PIRTLE@GAY CONSTRUCTION CORP
J.L Brooks	J.L Brooks Const Inc. 5454 Malone Ct Powder Springs GA 30127	404-557- 3565	770-424- 3016	brooksconst@bellsouth.net
MEREDITH REMSBERG	W.E. CONTRACTING CO., INC 6928 N. MAIN STREET ACWORTH, GA 30101	770-975-7544	770-975-7545	wecci@att.net
Tom SARRIS	YLB CONSTRUCTION COMPANY 75 5th St Ath GA	404 419 9414	404 419-9419	Tom@YLB CONSTRUCTION .com
TERRANCE SWINT	Greenwood OAK P.O. Box 671795 Marietta, GA 30006	770-605- 0067	866-239- 7693	T-Swint@ greenwoodoak.com
GARY BLANCHARD	ATKINS NORTH AMERICA 1100 RIVEREDGE PKWY, SUITE 600 ATLANTA GA 30328	678.247-2642		gary.blanchard@atkinsglobal.com

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Jim Peshel	NOVA ENGINEERING 3640 KENNESAW N. IND PKWY KENNESAW, GA 30144	678-631-2910		JPESH@USANOVA.COM
K. SCOTT GORDON	CLARK PATTERSON LLC 111 TOWN LAKE PARKWAY STE 100 WOODSTOCK, GA 30188	800-274-9000 ext 404-777-4904 cell	770-831-9243	sgordon@clarkpatterson.com
Daphne Bailey	Cobb County Purchasing	770-528-8423	770-528-1154	dlbailey@cobbcounty.org
J HOWARD BACH	MORELAND ALTOBELT 2211 BEAVER Run RD 30071	770-263-5945	770-263-5955	HBACH@MMAI-NEI
SANFORD "SANDY" SHULMAN	AMERICAN SPECIALTY 4880 LOUEN ROSWELL RD. SUITE 165411 MARIETTA GA.	404-281-5327	—	SANDYSHULMAN@FINIBEXENTS.COM
Allen Kronenberger	Property Management			
Bob HARRISON	Property Management			