

ADDENDUM NUMBER 1

Friday, October 24, 2025

**PROJECT: NORTHEAST GEORGIA REGIONAL COMMISSION RENOVATION
ATHENS, GA
GMC PROJECT NO. AATL250009**

AD1-1 GENERAL:

- A. The following revisions and/or additions to the Drawings and Project Manual are hereby made a part of same, and shall be incorporated in the Work of the Contract the same as if originally included in the Bid and Construction Documents.
- B. Bidders shall acknowledge receipt of this Addendum in writing, as provided on the Proposal Form.
- C. When a revision and/or addition is called for to the Drawings or Project Manual, they shall be fully coordinated with and carried through all applicable Drawings and portions of the Project Manual, including in part, all related Civil, Landscaping, Architectural, Structural, Plumbing, Mechanical, Electrical, and other Documents.

AD1-2 PROJECT MANUAL AND SPECIFICATIONS:

- A. Not Applicable

AD1-3 DRAWINGS:

- A. Not Applicable

AD1-4 MISCELLANEOUS:

- A. Meeting Minutes and Sign-in sheet
- B. Contractor Request for Information and Current Responses
- C. **Forms:**
 - 1. Drug-Free Workplace Affidavit
 - 2. Non-Collusion Affidavit

END OF ADDENDUM NUMBER 1

Attachments – 7 pages (8.5”x11”)

PREPARED BY:



6120 Powers Ferry Rd Suite 500
Atlanta, GA 30339

Tel (770) 952-2481| GMCNETWORK.COM
Goodwyn Mills Cawood, LLC

DOCUMENT 002513**PREBID MEETINGS****1.1 PREBID MEETING**

A. Architect will conduct a Prebid meeting as indicated below:

1. Meeting Date: **October 20th, 2025**
2. Meeting Time: **2:00 pm**, local time.
3. Location: **305 Research Dr, Athens, GA 30605**

B. Attendance:

1. Prime Bidders: Attendance at Prebid meeting is mandatory.

C. Bidder Questions: All questions must be submitted in writing to the bid correspondent. A list of questions and answers will be provided to all known Bidders and by request via addendum.

D. Agenda: Prebid meeting agenda will include review of topics that may affect proper preparation and submittal of bids, including the following:

1. Procurement and Contracting Requirements:

- a. Advertisement for Bids. Bid was released on October 6th, 2025, Bid date is November 10, 2025 at 5:00 pm
- b. Instructions to Bidders. Mandatory pre-bid meeting and walk stated in bid form. Admin service department must receive vendors bids in a sealed envelope no later than 5pm EST. Bids arriving after the deadline will be returned unopened to their senders.
- c. Bonding. Bid Bond required for submission
- d. Insurance. All Contractors must show proof of insurance, a certificate of insurance. Must maintain coverage till contract is complete.
- e. Bid Security. Bid security in the amount of 5% in the form of a Bid Bond, Cashier's Check
- f. Bid Submittal Package Requirements.

Bid Form

Bid Bond

Payment Bond

Performance Bond

Affidavit Pursuant to Georgia Immigration Laws

Certificate of Drug-Free Workplace

Non-Collusion Affidavit (Prime)

Non-Collusion Affidavit (Subcontractor)

Contractors License

Unit Price Form

- g. Notice of Award. Within 60 days owner will notify winner
Should the owner require additional time to award the Contract, the time may be extended by the mutual agreement between the Owner and the successful Bidder
- 2. Communication during Bidding Period:
Bidder's Requests for Information. Send information/questions to Mark Videkovich (mark.videkovich@gmcnetwork.com)
Kim Ross (kim.ross@gmcnetwork.com)

Bidder's Substitution Request/Prior Approval Request. The following specifications are provided as a minimal requirement only. The city will consider any product that meets or exceeds the minimum requirements, but final acceptance will be determined by the city and the architect.
 - a. Addenda.
Bidders are responsible to check the Athens-Clarke County website for the issuance of any addenda prior to submitting a Bid.
- 3. Contracting Requirements:
 - a. Agreement – Contract Agreement - Sample Provided, There are no Supplementary Conditions included in the documents provided by the Owner.
 - b. The General Conditions. - Sample Provided
- 4. Construction Documents:
 - a. Scopes of Work. The work includes, but is not limited to, selective interior demolition to Building 1. Renovation includes new flooring, new ceiling, new finishes, bathroom demo and plumbing capping, bathroom addition, constructing new interior partitions, and exterior patio expansion with canopy. The work to be performed will follow the drawings and specs accordingly. All state, federal and local permits required for completion of work. Easements or right of ways required will be obtained by the owner.
 - b. Temporary Facilities. TBD
 - c. Use of Site. Trash and other materials on the project site are considered incidental to work.
 - d. Work Restrictions. No work shall be performed on Saturdays or Sundays without the specific approval of the Owner.
 - e. Alternates, Allowances, and Unit Prices. As in advertised documents.
 - f. Substitutions following award. The Specifications identify “Substitution for Cause” happening no later than 10 days prior to req'd preparation and submittal review
- 5. Separate Contracts:
 - a. Work by Owner.
- 6. Schedule:
 - a. Project Schedule. December 1st, 2025 – June 26th, 2026
 - b. Contract Time. – 7 Months
 - c. Other Bidder Questions.

7. Site/facility visit or walkthrough.
 8. Post-Meeting Addendum. [We anticipate releasing an addendum this Friday 10/24/2025. We anticipate including sign-in sheet, addressing initial RFI's and substitution request received.](#)
- E. Minutes: Entity responsible for conducting meeting will record and distribute meeting minutes to attendees. Minutes of meeting are issued as Available Information and do not constitute a modification to the Procurement and Contracting Documents. Modifications to the Procurement and Contracting Documents are issued by written Addendum only.
1. Sign-in Sheet: Minutes will include list of meeting attendees.

END OF DOCUMENT 002513

Meeting Sign in Sheet

Date: Monday, October 20th, 2003
 Meeting Subject: Northeast Georgia Regional Commission Renovation
 Location: 305 Research Dr, Athens, GA 30605



Name	Company / Organization	Phone Number	E-Mail Address
Mark Videkovich	Goodwyn Mills Cawood	770.952.2481	mark.videkovich@gomcrastand.com
Goody Kucharski	Goodwyn Mills Cawood	404.392.8182	Goody.kucharski@gomcrastand.com
John Rizer	Crown Service Contractors	404.394.7777	j.rizer@comcast.net
John Daniell	NEGAC		
GREG MALCOM	GARLAND CONTRACTORS	770.755.9000	greg@garlandconstruction.com
Bryan Vill	Ocena Construction Services	770.474.8916	BVill@OcenaConstruction.com
Erik Hall	Net Planner	678.463.1211	erik.hall@netplanner.com
Sean Thomas	Thomas Turkey LLC	(404) 715-1867	sean@thomasturkey.com
Tom Wombles	Caliber 1 Construction	770.331.5269	twombles@caliber1construction.com
REID WATERS	REAMS ENTERPRISES	912.682.1926	RWATERS@REAMSENTERPRISES.COM
Dan K. K. K.	NPSA BUILT	770.300.7084	dkk@npsabuilt.com
KIM JENSEN	JENSEN CONTRACTING	404-515-1985	kim@jensencontracting.net
Andrew Males	Character Built Construction	770.362.9875	andrew@character-built.com
ANDREW RAJASHEKAR	PENCOR LLC	404-661-4403	ARAJASHEKAR@PENCORCONSTRUCTION.COM
GEORGE CLACKUM	KEVIN PRICE CONSTRUCTION	770.425.0850	gclackum@KPC.NET
DAVID LEE	PARTNER TECHNOLOGY/DNR SECURITY	706.425.0474	chris@partnertechlogy.net
CHRIS CURRAN	PARTNER TECHNOLOGY/DNR SECURITY	706.425.0474	chris@partnertechlogy.net
David Elrod	Elrod Elrod Milestone Construction	770.622.1776	david@elrodconstruction.com
Carson Roberts	Milestone Construction	404.956.0000	carson@elrodconstruction.com
MARK STAVES	LEGAL ELEC SVCS	678.424.1111	mark@legal-elect.com
CHRIS CURRAN	PARTNER TECHNOLOGY	706.425.0474	chris@partnertechlogy.net
Don Terry	Christ Catered Construction	706.538.7726	Don.Terry@NET
Josh Tushig	Milestone Construction	770.622.1776	josh@elrodconstruction.com

NorthEast Georgia Regional Commission RFI's

RFI#	Location	Type	Question	Answer	Sheets that were updated
1	N/A	Logistics	Based on conversations at the Prebid, please confirm that the entirety of the building will be unoccupied during construction and that all furniture, wall hangings, and occupant belongings will be removed prior to the start of construction and should be excluded from the GC’s contract scope. Please confirm that no construction phasing will be required.	Confirmed. We will need to have a plan in place for our servers: the current plan is to relocate them to the back building during construction; we need to ensure they will not be affected by power outages in Building 1. There may be some furniture items left to be disposed of - everything else will be removed.	N/A
2	N/A	Arch	In the older area of Building 1, it was discussed on site that the existing conditions include wall paper that has been painted over. Please advise if you’d like us to simply include the repainting of this or if any further means of removal and reinstallation of drywall finish is required in these areas. If so, please provide a markup of walls to be considered.	I think it would be best if we did this properly and remove wallpaper before painting as it's peeling in a number of areas. I'd estimate 75% of the drywall walls in the older half of the building have wallpaper (none on the newer side).	N/A
3	N/A	Environmental	Please confirm there is no current asbestos survey and that abatement should be excluded from the base bid. Athens Clarke County will require an asbestos survey to pull a demolition permit. Please confirm if the costs for the asbestos survey will be by Owner or by the GC included in the base bid.	The Owner has engaged a consultant to preform enviromental assessment. It is anticipated the report will be available prior to the bid due date.	N/A
4	N/A	Utilities	For the construction of the exterior patio, it was found on site that there will likely be some conflict with the existing power/light pole and/or tree roots in this area. Please confirm if the GC is responsible for the relocation of the pole or removal of trees by way of the base bid or if it should be excluded. If the Owner/Architect would prefer us to carry an allowance for this work, please advise.	We will adjust depth of patio to avoid conflict of trees, existing power and light pole. Include an allowance in case design can not be avoided.	N/A
5	N/A	Plumbing	It is assumed that there will need to be light grading adjacent to the exterior patio and the existing grades are currently higher than the floor level of the building. Please confirm there is no storm drainage or water management required aside from light grading around the concrete pad which will leave the slope coming back towards the new patio from the wooded area at the rear of the property.	Appropriate drainage will need to be accounted for. Updated drawings will be provided in a future addendum.	N/A
6	N/A	Electrical	Detail 4/E5.03 calls for “Card Reader by Others.” Please advise on the expectations for access control, data, and any other low voltage wiring. We assume the GC bid should include all rough in and back boxes for this work, but please confirm what, if any, low voltage wiring, devices, terminations, or programming should be included by the GC or if all of this will be by others.	Include rough-in and back boxes. Client is responsible for data and other low voltage wiring.	N/A
7	N/A	Electrical	The new sanitary sewer drain line is shown as running through an area with existing electrical service and HVAC units, please confirm that this line is expected to be coordinated with existing MEP systems in this exterior area and that the GC should not include any costs for relocation or removal of these systems.	This sewer drain line is expected to be coordinated. Include an allowance in case systems needs to be temporarily removed.	N/A

DRUG-FREE WORKPLACE

The undersigned certifies that the provisions of Code Sections 50-24-1 through 50-24-6 of the Official Code of Georgia Annotated, relating to the “Drug-free Workplace Act”, have been complied with in full. The undersigned further certifies that:

- (1) A drug-free workplace will be provided for the Contractor’s employees during the performance of the Contract with the Northeast Georgia Regional Commission; and
- (2) Each Contractor who hires a subcontractor to work in a drug-free workplace shall secure from the subcontractor the following written certification:
“As part of the subcontracting agreement with _____(Contractor),
_____(subcontractor) certifies to the Contractor that a drug-free workplace will be provided for the subcontractor’s employees during the performance of this Contract pursuant to paragraph (7) of the subsection (b) of Code Section 50-24-03.”

Also, the undersigned further certifies that he/she will not engage in the unlawful manufacture, sale, distribution, dispensation, possession, or use of a controlled substance or marijuana during the performance of the Contract.

Company Name

BY: Authorized Officer or Agent Date
(Contractor Signature)

Title of Authorized Officer or Agent of Contractor

Printed Name of Authorized Officer or Agent

**NON-COLLUSION AFFIDAVIT
NORTHEAST GEORGIA REGIONAL COMMISSION RENOVATION**



For Project: _____

Bid Date: _____

State of _____

County of _____

_____ being first duly sworn, deposes and says that:

- (1) Signer is the [*Owner, Partner, Officer, Representative or Agent*] (circle one) of _____, the Bidder that has submitted the attached Bid.
- (2) Signer is fully informed respecting the preparation and contents of the attached Bid and of all pertinent circumstances respecting such Bid;
- (3) Such Bid is genuine and is not a collusive or sham Bid;
- (4) Neither the said Bidder nor any of its officers, partners, owners, agents, representatives, employees or parties in interest, including this signer, have in any way colluded, conspired, connived or agreed, directly or indirectly, with any other Bidder, firm, or person to submit a collusive or sham Bid in connection with the Work for which the attached Bid has been submitted; or to refrain from bidding in connection with such Work; or have in any manner, directly or indirectly, sought by agreement or collusion, or communication, or conference with any Bidder, firm, or person to fix the price or prices in the attached Bid or of any other Bidder, or to fix any overhead, profit, or cost elements of the Bid price or to fix any overhead, profit, or cost elements of the Bid price or the Bid price of any other Bidder or to secure through any collusion, conspiracy, connivance, or unlawful agreement any advantage against Northeast Georgia Regional Commission, or any person interested in the proposed Work;
- (5) The price or prices quoted in the attached Bid are fair and proper and are not tainted by any collusion, conspiracy, connivance, or unlawful agreement on the part of the bidder or any other of its agents, representatives, owners, employees or parties in interests, including this affidavit.

Subscribed and sworn to before me

_____ BY: _____
(Signature)

this _____ day of _____, 20_____.
(Title) _____

My commission expires _____.

Subcontractor Affidavit and Agreement:

SUBCONTRACTOR AFFIDAVIT AND AGREEMENT

By executing this affidavit, the undersigned subcontractor verifies its compliance with O.C.G.A. 13-10-91, stating affirmatively that the individual, firm, or corporation which is engaged in the physical performance of services under a contract with _____ (insert name of contractor) on behalf of the Northeast Georgia Regional Commission has registered with and is participating in a federal work authorization program* [any of the electronic verification or work authorization programs operated by the United States Department of Homeland Security or any equivalent federal work authorization program operated by the United States Department of Homeland Security to verify information of newly hired employees, pursuant to the Immigration Reform and Control Act of 1986 (IRCA), P.L. 99-603], in accordance with the applicability provisions and deadlines established in O.C.G.A. 13-10-91.

EEV / Basic Pilot Program* User Identification Number

Subcontractor Name

BY: Authorized Officer or Agent

Date

Title of Authorized Officer or Agent of Contractor

Printed Name of Authorized Officer or Agent

SUBSCRIBED AND SWORN BEFORE ME ON THIS THE

_____ DAY OF _____, 20_____

Notary Public

My Commission Expires:

* As of the effective date of O.C.G.A. 13-10-91, the applicable federal work authorization program is the "EEV/Basic Pilot Program" operated by the U.S. Citizenship and Immigration Services Bureau of the U.S. Department of Homeland Security, in conjunction with the Social Security Administration (SSA).

(End of Form)