

ADDENDUM NUMBER 2

Friday, October 31, 2025

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

AD2-1 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.

AD2-2 PROJECT MANUAL AND SPECIFICATIONS:

- A. Not Applicable

AD2-3 DRAWINGS:

- A. Sheet A0.02 – Building Age Diagram

AD2-4 MISCELLANEOUS:

- A. Meeting Minutes- Updated Section D.1.f- “Bid Submittal Package Requirements” & D.2.a - Addenda section
- B. Contractor Request for Information and Current Responses
- C. Sheet A0.02 – Building Age Diagram

END OF ADDENDUM NUMBER 2

Attachments – 5 pages (8.5”x11”, 30”x42”)

PREPARED BY:

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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)
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 North East Georgia Regional Commission 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

NorthEast Georgia Regional Commission RFI's

RFI#	Location	Type	Question	Answer	Sheets that were updated
ADDENDUM #1					
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
ADDENDUM #2					
8	N/A	Arch	What are the hardware specifications?	Door hardware will be included in future Addendum	N/A
9	N/A	Arch	Is there any specs on the storefront metal?	Kawneer 450 shall be basis of design	N/A
10	N/A	Arch	Are the requirements for the stiles, bottom rails, or glass opening sizes?	Refer to Kawneer - 190 Narrow Stile Entrance	N/A
11	N/A	Arch	Is Cedar Forest Products an acceptable manufacturer for the canopy in the rear?	Knotwood Shading Canopies shall be basis of design	N/A
12	N/A	Civil	Will there be any civil/grading plans for the canopy area in the rear?	We will provide needed details related to this area.	N/A
13	N/A	Arch	Is signage CFCl?	Yes	A9.01
14	N/A	Arch	When was this structure built?	Building was first built in 1972 and the addition was built in 2007. Refer to diagram	A0.02
15	N/A	Arch	Has there been any geotechnical tests done in the canopy slab area?	No	N/A
16	N/A	Arch	Will the owner be furnishing 3 rd party inspections for concrete and compaction?	Yes	N/A
17	N/A	Mech.	Will a T&B be required after HVAC scope. If so, is this contractor’s responsibility?	Yes	N/A
18	N/A	Mech.	Who currently monitors the HVAC and Fire Alarm?	HVAC: Stanfield Air Systems in Athens 706-549-4767 Fire Alarm: BC Security in Lilburn 770-279-2789	N/A
19	N/A	Arch	Is the contractor performing any security, access control or data scopes?	Only providing conduit to locations.	N/A
17	N/A	Arch	Please confirm sufficient space is present to route any new ducting between bottom of joists and top of ceiling infrastructure.	Ducts should be able to be routed between, under or throught the joist.	N/A
18	N/A	Arch	Is the invitation open to all GC bidders or just pre-selected ones?	It is open to all GC bidders that attended the mandatory Pre-bid walk	N/A
19	N/A	Arch	Will AV be a part of this project and, if so, how will it be handled?	Only providing conduit to locations.	N/A
20	N/A	Arch	Is there an engineer’s estimate or budget/range for this project?	The estimate is \$1.2M.	N/A

SCALE: 1/8" = 1'-0"

