The following items take precedence over referenced portions of the documents for the above-named project and in executing a contract, will become a part thereof. Where any item in the documents is supplemented hereby, the original requirements will remain in effect. All supplemental conditions will be considered as added thereto. Where any original item is amended, voided or superseded hereby, the provisions of such items not so specifically amended, voided or superseded will remain in effect.

This Addendum #1 must be signed and attached to proposal to acknowledge receipt of Addendum. Failure to acknowledge any addenda will result in a non-responsive bid.

____________________________________
Company’s Name

____________________________________
Date

____________________________________
Authorized Representative’s Name

____________________________________
Authorized Representative’s Signature
RFP #21-10  
Design/Build Services for an Airport Terminal Building and Area Improvements  
Questions and Answers

1. **Question:** Your RFP is calling for ‘design/build’ services, however the description says we are to construct ‘as described in the stamped plans and specifications’ – can you please clarify what the plans and specifications are, and what design services are required?  
   **Answer:** The Terminal Building is the Design/Build portion of this project. The Terminal Area Improvements surrounding the Terminal Building is a standard Bid and Construct and shall be constructed per Croy’s plans and specifications. These plans shall be adjusted by Croy as necessary to tie into the final layout of the proposed terminal building and construction will be paid out using the unit price bid items included in this bid.

2. **Question:** Does Civil Engineering services need to be included in this proposal, or will all work be performed by Croy and we only need to coordinate with Croy?  
   **Answer:** Civil Engineering services do not need to be included in this proposal. The Design/Build team will need to coordinate with Croy as any necessary modifications to the site plans will be performed by Croy.

3. **Question:** Will the Civil drawings provided be provided to the Awarded Design/Build Firm electronically in CAD format for modifications by our Civil Engineer?  
   **Answer:** The CAD drawings will be available to the Awarded Design/Build team for reference during construction however any necessary modifications to the drawings will be done by Croy.

4. **Question:** The plans call for Grease Trap, is this a requirement since there is no Kitchen?  
   **Answer:** No.

5. **Question:** On drawing GP-02 there is an area labelled as “Covered Staging Area”. Is this part of the Design scope of work? Can more details be provided, in regard to size and usage?  
   **Answer:** The “Covered Staging Area” is no longer required and the associated quantity for Portland Concrete Sidewalk, 4” in the bid documents will be adjusted after award of the project. Please bid quantities as shown in the bid documents. The Design/Build Team does not need to include this element of work in their proposal for the Terminal Building.

6. **Question:** On page DP-01 note 4 under Site Demolition. It calls for temporary trailer and utilities to be provided for the FBO. If this is still part of the scope of work what size of trailer should be provided?  
   **Answer:** This is no longer a part of the scope of work since demolition shall not begin until the new Terminal Building is complete with a Certificate of Occupancy.

7. **Question:** Will all invoicing go through Henry County and not Croy Engineering?  
   **Answer:** Yes, the contract and all invoicing will go through Henry County.

8. **Question:** Plans do not reflect size of existing waterline that gets rerouted around new pad.  
   **Answer:** The waterline is 1”.

9. **Question:** What size is proposed sewer line to building?  
   **Answer:** The proposed sewer line is 6”.

10. **Question:** Will this building be required to be sprinklered?  
    **Answer:** Yes.
11. **Question:** Civil plans indicate a grease trap, however since the commercial kitchen was removed from the project this is no longer required. Please confirm that the Grease Trap is to not be included in the project.
   **Answer:** A Grease Trap is no longer required.

12. **Question:** Since the layout of the building will change, the surrounding sidewalk will likely be different than what is currently shown and quantified on the summary of quantities. Please confirm if we are to carry the quantity as identified in the summary of quantities or revise the quantity based on the Design-Build layout.
   **Answer:** The bidder shall carry the quantity as identified in the summary of quantities. Croy will revise quantities during the design/build process as they coordinate with the Design/Build team to update the site plans to tie into the new terminal building. The Contractor will be paid the actual quantity constructed based on the unit price line items.

13. **Question:** Item 46 – Install Underground Telephone Cable (AT&T) is assumed to be done by AT&T and not by Contractor. Please confirm.
   **Answer:** This will be done by AT&T.

14. **Question:** Please provide the Stonhard product that is referenced in the Scope of Work for the restrooms.
   **Answer:** Stonhard Stonshield SLT.

15. **Question:** Is the covered patio to be counted within the 4500 SF?
   **Answer:** The covered patio can be outside of the 4,500sf.

16. **Question:** Tell us about the service counter – is this for greeting people/checking them in as they arrive? Do they need lockable/closed space? Do they have any adjacency needs?
   **Answer:** The service counter is for greeting people, checking them in, accepting payments, processing paperwork, etc., and needs to be adjacent to the Airport Manager’s office. It does not need to be lockable but should not have open access for the public to easily enter this area.

17. **Question:** Does there need to be a secure line between the land side entry and the air side waiting room?
   **Answer:** No.

18. **Question:** Does the pilot’s lounge need a restroom? Covington has one.
   **Answer:** No, but the Pilot’s Lounge should be adjacent to the restroom(s), and both need to be accessible after hours.

19. **Question:** What is the operations office used for? What size does it need to be?
   **Answer:** It will be an office for our Operations Specialist who needs to be able to see the runway, fuel farm, etc. A standard sized office to accommodate a desk, file cabinet, guest chair, etc.

20. **Question:** There is a grease trap shown in the provided engineering set, what will it be used for?
    **Answer:** A Grease Trap is no longer required.

21. **Question:** What functions will the work/storage room be used for?
    **Answer:** The work/storage room will be used to store files, office supplies, etc.

22. **Question:** Are there any drawings of the existing terminal that we can view?
    **Answer:** No.
23. **Question:** Are there spaces that must adhere to a minimum sq-footage requirement?
**Answer:** The complete building shall be 4,500sf +/- . The small conference room must be at least 17’ long by 12’ wide to accommodate conference room table and chairs.

24. **Question:** The team noticed that there needs to be a change in the men’s bathroom fixtures, based on code requirements.

   **424.2 Substitution for water closets**
   *In each bathroom or toilet room, urinals shall not be substituted for more than 67 percent of the required water closets in assembly and educational occupancies. Urinals shall not be substituted for more than 50 percent of the required water closets in all other occupancies.*

   Based on the requirements outlined in the RFP, the male restroom is to have 1 stall and 2 urinals. In review of the current adopted GA Plumbing Code, 2 stalls and 1 urinal will be required. Please advise if this deviation is acceptable.
   **Answer:** Install per current adopted GA Plumbing Code, 2 stalls and 1 urinal.

25. **Question:** In Section II.1 the RFP lists the spaces that are required as part of the design program. Does the County have any SF requirements for the following spaces:
   a. Airport Manager’s Office.
   b. Operation’s Office (airside).
   c. Work/Storage Room with commercial grade, free standing shelving.
   d. Service Area with elevated solid surface counter space, including glass display case below counter.
   e. Main Lobby with customer waiting area (airside).
   f. Break Room.
   g. Meeting/Conference Room to fit table and 8 chairs minimum.
   h. Pilot’s Lounge/Flight Planning Room with computer access (airside).
   **Answer:** The complete building shall be 4,500sf +/- . The small conference room must be at least 17’ long by 12’ wide to accommodate conference room table and chairs. The design solution for the remaining spaces is up to the Design/Build Team.

26. **Question:** In Section 3.1 the RFP states that a design solution is to be provided as part of the submission, please confirm that you are looking for a conceptual / schematic design solution and not full design / construction documents.
   **Answer:** We are looking for a proposed floor plan, including covered patio, covered front entrance drop-off, and front elevation at a minimum.

27. **Question:** Will you consider an extension since we will not get answers back until 8/6, only giving a very short time period for design consideration and then pricing?
   **Answer:** No.