

Addendum #1
Construction Management Services for Garden City Gymnasium Complex
October 11, 2023

Proposer shall be responsible for acknowledging receipt of this addendum in their proposal. Failure to do so will result in the proposal being rejected by the City of Garden City.

A. A pre-proposal meeting was held on October 4, 2023. The sign-in sheets from the pre-proposal meeting are included as part of this addendum. All discussion items from the pre-proposal meeting are included in the clarifications section below.

B. Changes to the Contract Documents

Section 1.8 - Contact with the Evaluation Committee of the RFP shall read as follows:

To ensure fair consideration for all Respondents, the City prohibits communication to or with any department, employee, elected official, or anyone evaluating or considering the proposals during the submission process. Additionally, the City prohibits communications initiated by a Respondent to any department, employee, elected official, or anyone evaluating or considering the proposals prior to the time of an award decision.

C. Clarifications – A summary of discussion items from the pre-proposal meeting and responses to questions received during the pre-proposal meeting and bidding period are provided below:

1. The Project consists of construction of a new gym/community center and multipurpose recreational complex. The selected project site is the former Haynes School property located off of 5th Street. An extension of Alfred Street from US Hwy 80 has been proposed as a potential access route to the property. This road will be constructed by other parties as part of the development agreement for the Industrial Gardens site.

2. Currently, the proposed access to the project site for construction will be via the extension of Alfred Street. Final determination of construction entrance will be coordinated with the development schedule for the Industrial Gardens site.

3. Bond funding for the project has been secured and will be available by the end of October 2023. Construction budget including general conditions, contingencies, and CM fees will be between \$13M and \$14M.

4. It is anticipated that CM pre-construction services will begin with review of the Design Development submittal and preparation of a Design Development cost estimate.

5. Proposed Design and Construction Schedule:

- i. Schematic Design (30%) – November 1
- ii. Design Development (60%) – December 15
- iii. 90% Construction Documents – February 15, 2024
- iv. GMP Set – March 15, 2024
- v. GMP Development – April 15, 2024
- vi. Construction Start – late April 2024

6. Question: The copy of the RFP from the Georgia Procurement Registry did not include Exhibit A (Program and Site Concept).

Answer: A copy of Exhibit A with the approved program and site concept is included with this addendum.

7. Question: Section 1.8 of the RFP references 1.8.1 but there is not a 1.8.1. Since the pages are not numbered, is 1.8.1 missing?

Answer: Reference to 1.8.1 in Section 1.8 was an error. Please see revised Section 1.8 text in *Changes to Contract Documents* above.

End of Addendum #1

City of Garden City
Construction Management Services for Garden City Gymnasium Complex
Pre-Proposal Meeting Sign-In Sheet
October 4, 2023 at 10:00am

Name	Company	Address	Phone	Email
Scott Robider	Garden City City Manager	100 Central Ave Garden City, GA 31405	912-966-7770	srobider@ gardencity-ga.gov
Patrick Graham	CHA	7 East Congress Street Suite 306 Savannah, GA 31401	912-335-8366	pgraham@ chacompanies.com
Leon Davenport	Thunderbolt Consultants, LLC	Principal	912-644-0285	tboltllc@gmail.com
Cleveland Skates	CPPI	7 East Congress Street Suite 715	912.724.8121	ClevelandSkatesrcpp.com
CALE COLLIER	MCKINLOCH CONSTRUCTION	626 FRONTAGE RD AUGUSTA GA 30817	(706) 536-7483	calec@ calec@mckconstruction.com
Cody Pratt	New South Construction	1180 West Peachtree St Suite # 700 Atlanta, GA	(478) 957-3786	cpratt@newsouthconstruction.com
TATE SMITH	BALFOUR BEATTY	35 ASBECREW ST. STE 220 SAVANNAH, GA 31401	678-848-1357	tsmith@balfourbeattyus.com
PATRICK TOOLE	TQ CONSTRUCTORS	1145 E. HAWTHORNE METTER, GA	912-685-7950	bidset@tqconstructorsinc.com ptool@tqconstructorsinc.com

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**City of Garden City
 Construction Management Services for Garden City Gymnasium Complex
 Pre-Proposal Meeting Sign-In Sheet
 October 4, 2023 at 10:00am**

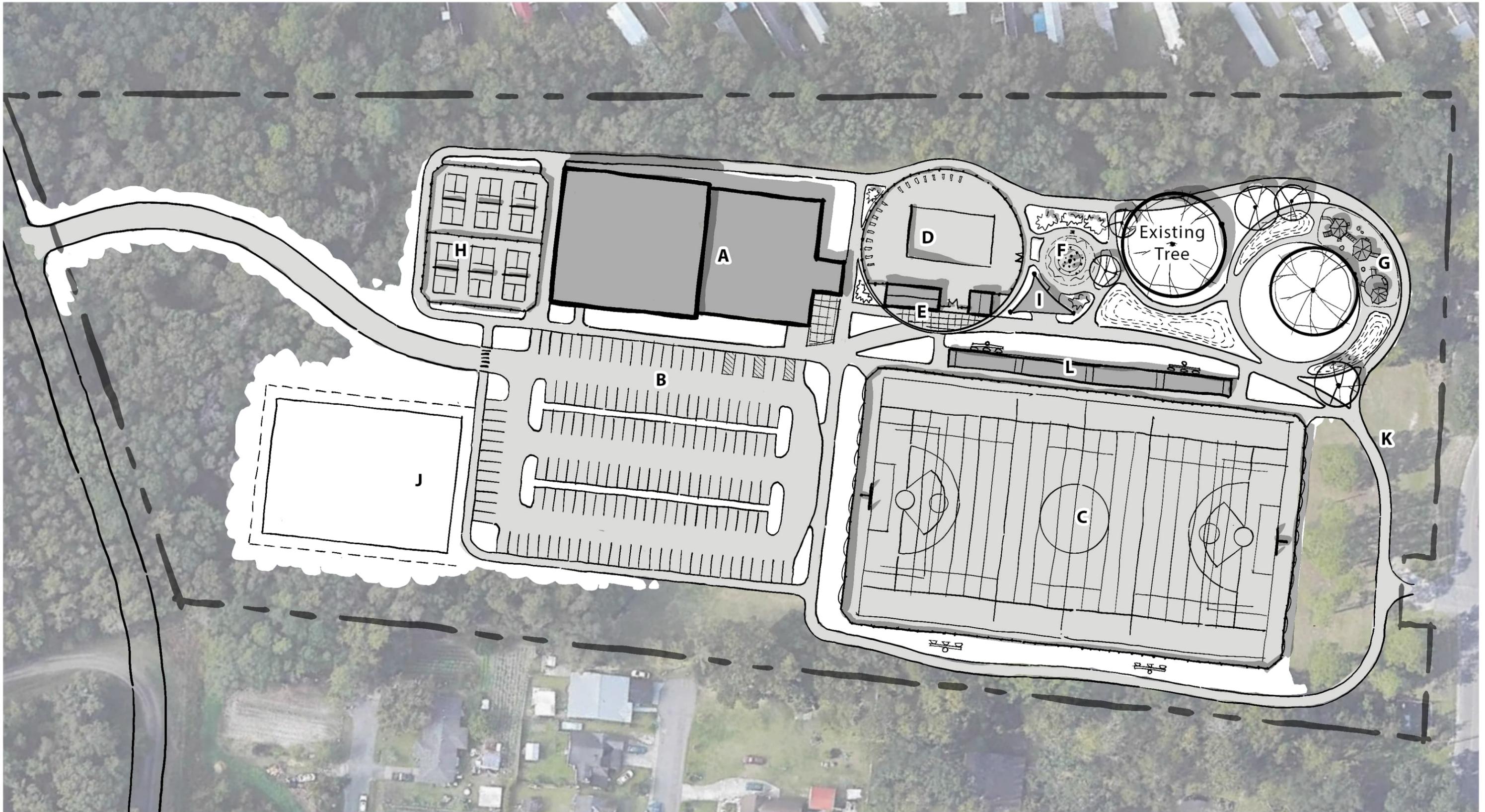
Name	Company	Address	Phone	Email
EDDIE POTTS	LAVENDER + ASSOC	PO BOX 1654 STATESBORO GA	912-690-4300	EDDIE@ LAVENDER.ASSOCIATES
BRAD WILLIAMS	DABBS-WILLIAMS	PO Box 765 Statesboro, GA	(912) 489-9844	bmw@dabbs-williams.com
John Luvworn	Luvworn & Assoc	P.O. Box 1654 STATESBORO, GA.	912-489-4677	John Luvworn Assoc. 2023
Julian Elortegui	Ajax	1360 Bluegrass Parkway Suite 200 Alpharetta, GA 30009	864-887-0891	Julian.Elortegui @ajaxbuilding.com
Anthony Turpin	RWALKEN	518 MLK JR BLD. Savannah	912.777.1062	cmcrec@rwalken.com

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**EXHIBIT A
APPROVED BUILDING PROGRAM
AND
SITE CONCEPT PLAN**

Group	Program Space	Qty/Pop	Area	Total	Notes
1.00	Public				
1.1	Vestibule	1	150	150	
1.2	Lobby	1	400	400	
1.3	Lounge/Seating Area	1	250	250	
1.4	Men's Restroom	1	160	160	Serving 120 spectators; 60 men: 1 urinal, 1 toilet, 1 lavatory
1.5	Women's Restroom	1	210	210	Serving 120 spectators; 60 women: 2 toilets, 1 lavatory
1.6	Family Restroom	1	75	75	
1.7	Concessions	1	150	150	
1.8	Concessions Support/Storage	1	100	100	
1.00	Subtotal Public NSF			1,495	
2.00	Activity/Community Spaces				
2.1	Multipurpose/Group Exercise/Instruction	2	900	1,800	Operable partition to create 1,800 SF space
2.2	Multipurpose Storage	2	150	300	
2.3	Community Lounge	1	1,800	1,800	
2.4	Community Lounge Kitchenette	1	125	125	
2.5	Community Lounge Restrooms	2	75	150	
2.6	Community Lounge Storage	1	100	100	
2.7	Fitness	1	1,500	1,500	
2.8	Fitness Office	1	120	120	
2.9	Fitness Storage	1	140	140	
2.00	Subtotal Activity/Community Spaces NSF			6,035	
3.00	Administrative - Parks & Rec Offices				
3.1	Reception/Office	1	200	200	
3.2	Open Office (Work Stations for 4)	1	360	360	
3.3	Offices	3	120	360	
3.4	Directors Office	1	150	150	
3.5	Conference Room	1	250	250	
3.6	Kitchenette	1	100	100	
3.7	Work Room/Storage	1	100	100	
3.00	Subtotal Administrative NSF			1,520	
4.00	Police Substation				
4.1	Reception	1	150	150	
4.2	Open Office (Work Stations for 2)	1	180	180	
4.3	Office	1	120	120	
4.4	Work Room/Storage	1	100	100	
4.00	Subtotal Police Substation NSF			550	
5.00	Locker Rooms & Support				
5.1	Womens Locker Room	1	260	260	11 capacity/population
5.2	Women's Locker Room Toilet/Shower	1	300	300	2 toilets, 1 lavatory, 2 showers
5.3	Men's Locker Rooms	1	260	260	10 capacity/population
5.4	Men's Locker Room Toilet/Shower	1	300	300	1 toilet, 1 urinal, 1 lavatory, 2 showers
5.5	Gender Neutral/Family Changing	1	110	110	
5.6	Officials	2	250	500	Locker area + 1 toilet, 1 lavatory, 1 shower each gender
5.7	First Aid/Sports Medicine	1	150	150	
5.00	Subtotal Locker Rooms & Support NSF			1,880	

Group	Program Space	Qty/Pop	Area	Total	Notes
6.00 Miscellaneous					
6.1	Mechanical	1	150	150	
6.2	Electrical	1	120	120	
6.3	IT/Data	1	100	100	
6.4	Catering Kitchen	1	300	300	
6.5	Building Storage	1	200	200	
6.00	Subtotal Miscellaneous NSF			870	
Subtotal 1.00 - 6.00 NSF				12,350	
Subtotal 1.00 - 6.00 GSF				16,467	Assuming 75% efficiency
7.00 Multi-Sport Gymnasium					
7.1	2 Court Gymnasium	1	13,696	13,696	(2) 84' x 50' courts + runout; spectator seating at perpendicular 84' x 50' court
7.2	Gymnasium Storage	1	350	350	
7.00	Subtotal Multi-Sport Gymnasium NSF			14,046	
Subtotal 7.00 NSF				14,046	
Subtotal 7.00 GSF				15,607	Assuming 90% efficiency to include envelop and structure (columns)
Total Gymnasium/Community Center GSF				32,073	



LEGEND: A. Gym Building, B. Parking Lot, 160 Spaces, C. Multi-Purpose Field, D. Swimming Pool Complex, E. Concessions and Restrooms, F. Sprayground, G. Playground, H. Pickleball Courts, I. Shade / Shelter, J. Grass Field, U10 Soccer, K. Perimeter Trail, L. 500 Seat Bleacher



Garden City Gym Complex

Revised Site Layout Concept

Garden City, GA

August 2023

