

December 5, 2022

TO: ALL PROPOSERS UNDER RFP NO. 22-500612

FROM: Department of Purchasing and Contracting, DeKalb County, Georgia

ADDENDUM NO. 1

Request for Proposals (RFP) No. 22-500612 Architectural & Engineering Services for the New Brookhaven Library (Five (5) Year Multiyear Contract) is hereby modified as follows:

1. The bid due date has been extended to 3:00 p.m., Thursday, December 15, 2022.
2. We have received questions pertaining to this RFP. The questions and the resulting answers appear below:

A. Question: Is there a page limit to the proposal document?

Answer: While there is no page limitation, please ensure that your response is concise and addresses all the requirements of the Request for Proposal.

B. Question: Regarding Attachment D and E, are the Responders to be considered ‘Contractors’, and consultant parties are ‘Subcontractors’?

Answer: The contract will be awarded to a Prime Contractor, and anyone that is a part of the Prime Contractor’s team would be considered the sub-contractor(s).

C. Question: Do Responders need to provide a consultant for fire alarm/sprinkler design, or will this be design/build during construction?

Answer: The fire alarm and pull station device locations, as well as the annunciator/FA Control Panel location(s), are to be shown on the electrical engineer’s Power & Systems Plans but the actual design of the sprinkler system itself is typically delegated to the contractor’s sprinkler consultant/sub-contractor.

D. Question: In the solicitation, on Pg 5, Item #6 Whom, Shall provide the 11-month warranty??

Answer: At 11 months after Substantial Completion (one month before the end of the basic, standard, 1-year warranty period.), the Architectural & Engineering Design Team and CA Professional will accompany and assist the Owner in a complete inspection of the project. The purpose of this inspection is to discover and identify any possible discrepancies or failings with the construction, the equipment, the workmanship, and/or the materials and bring them to the attention of the contractor for correction before the warranty period runs out.

E. Question: In the solicitation, on Pg 8, Dekalb First Ordinance, I learned during the virtual LSBE training this morning that we should utilize Dekalb First participants in the bid process for this

project. What types of personnel will we be able to utilize? Will it be strictly laborers? or are their project management personnel available through this program?

Answer: Per the DeKalb First Ordinance, prospective bidders are encouraged to view the LSBE Certified Vendor List to review and determine if a certified LSBE company exists and can complete the required job specifications.

F. Question: Can you confirm if there is a maximum page limit for the Technical proposal, and clarify if this count is for an individual side of a page or for the number of physical pages? For reference – 40 sides would be equal to 20 physical pages?

Answer: Please see the response to question A.

G. Question: Can you clarify where the property boundary for the library site ends, as it abuts the park?

Answer: Please review the attached Attachment 1: Boundary Site Survey.

H. Question: Can you clarify the number of sample projects that are desired? Is there any specific information about them that you would like to be included?

Answer: Sample projects can consist in the range of 2-5 recently completed projects.

3. All other conditions remain in full force and effect.
4. It is the responsibility of each proposer to ensure that he/she is aware of all addenda issued under this RFP. Please sign and return this addendum. You may contact Kyheem Bristol, Procurement Agent, at kbristol@dekalbcountyga.gov before the bids are due to confirm the number of addenda issued.

Kyheem Bristol
Procurement Agent
Department of Purchasing and Contracting

ACKNOWLEDGEMENT

Date

The above Addendum No. 1 to RFP No. 22-500612 is hereby acknowledged:

(Name of Bidder)

(Signature)

(Title)

BOUNDARY SITE SURVEY

EQUIPMENT USED:
A TOPCON 223 TOTAL STATION WAS USED TO OBTAIN ANGULAR MEASUREMENTS AND DISTANCE MEASUREMENTS.

CLOSURE STATEMENT:
THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS ACCURATE WITHIN ONE FOOT IN 444,488 FEET.

THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAD A CLOSURE OF ONE FOOT IN 13,919 FEET AND AN ANGULAR ERROR OF 2" PER ANGLE POINT AND WAS ADJUSTED USING THE COMPASS RULE.

THE BEARINGS SHOWN ON THIS SURVEY ARE COMPUTED ANGLES BASED ON A GRID BEARING BASE (GA WEST ZONE).

INFORMATION REGARDING THE REPUTED PRESENCE, SIZE, CHARACTER, AND LOCATION OF EXISTING UNDERGROUND UTILITIES AND STRUCTURES IS SHOWN HEREON TO CERTIFY THE ACCURACY OF THIS INFORMATION AND IT SHALL BE CONSIDERED IN THAT LIGHT BY THOSE USING THIS DRAWING. THE LOCATION AND ARRANGEMENT OF UNDERGROUND UTILITIES AND STRUCTURES DOWN HEREON MAY BE INCOMPLETE AND UTILITIES AND STRUCTURES NOT SHOWN MAY BE ENCOUNTERED. THE OWNER, HIS EMPLOYEES, HIS CONSULTANTS, HIS AGENTS, AND HIS ADJUTANTS SHALL HEREBY DISTINCTLY UNDERSTAND THAT THE SURVEYOR IS NOT RESPONSIBLE FOR THE CORRECTNESS OR SUFFICIENCY OF THIS INFORMATION SHOWN HEREON AS TO SUCH UNDERGROUND INFORMATION.

THIS PLAT WAS PREPARED FOR THE EXCLUSIVE USE OF THE PERSON, PERSONS OR ENTITY NAMED HEREON. THIS PLAT DOES NOT EXTEND TO ANY UNNAMED PERSON, PERSONS OR ENTITY WITHOUT THE EXPRESS CERTIFICATION BY THE SURVEYOR NAMING SAID PERSON, PERSONS OR ENTITY.

TERRAMARK LAND SURVEYING, INC. DOES NOT WARRANT THE EXISTENCE OR NON-EXISTENCE OF ANY WETLANDS OR HAZARDOUS WASTE IN THE SURVEY AREA.

FIELD WORK FOR THIS PROPERTY WAS COMPLETED ON FEBRUARY 14, 2008

OWNER: DEKALB COUNTY
DB. 1153 PG. 404

ADDRESS: 1242 N. DRUID HILLS RD.
ATLANTA, GA 30310

TAX ID # 16-29381-001

AREA: 50,199 SF OR 1.1524 AC

PARKING: 2 HANDICAPPED SPACES AND 14 PLUS
REGULAR SPACES

ZONING: R-75 (SINGLE-FAMILY RESIDENTIAL DISTRICT)

(a) Lot width: All lots shall have at least seventy-five (75) feet of frontage as measured along the public street frontage, except that lots on the cul-de-sac of a street shall have at least thirty-five (35) feet of frontage as measured along the public street and shall have at least seventy-five (75) feet of frontage as measured on the rearward yard building setback line.

(b) Minimum lot area: Ten thousand (10,000) square feet.

(c) Minimum yard adjacent to public street:

(1) From major thoroughfares: Forty-five (45) feet.

(2) From minor thoroughfares: Thirty-five (35) feet.

(3) From collector streets: Thirty (30) feet.

(4) From other streets: Twenty (20) feet.

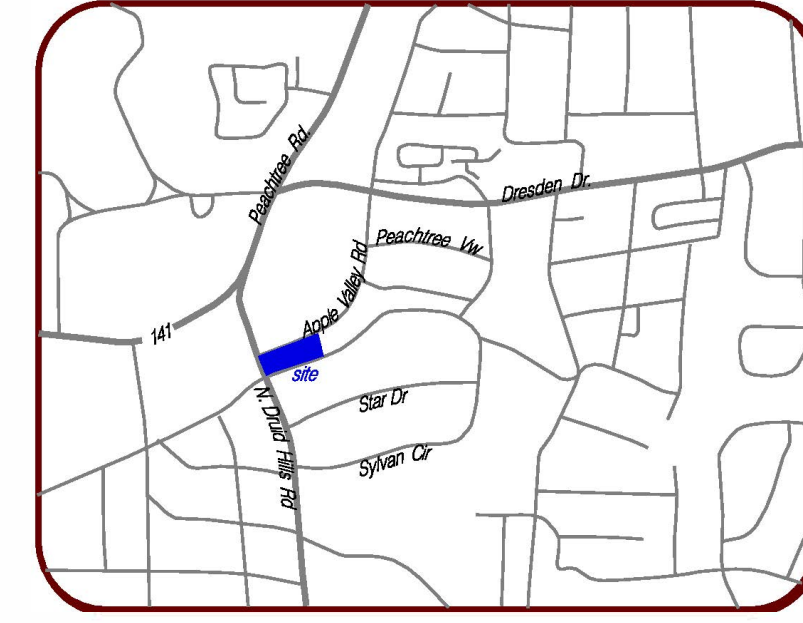
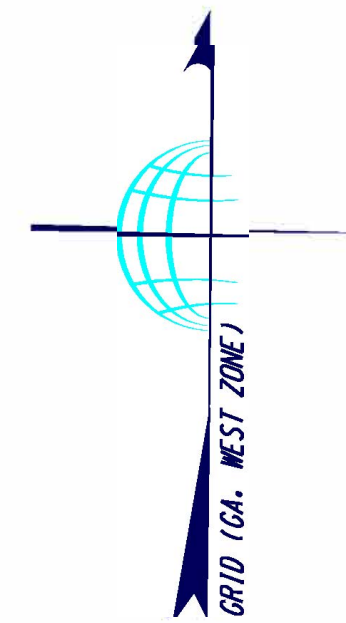
(d) Interior side yard setbacks: Seven and one-half (7 1/2) feet.

(e) Rear yard: Forty (40) feet.

No building or structure shall exceed a height of thirty-five (35) feet.

The floor area of each dwelling shall be no less than one thousand six hundred (1,600) square feet.

The lot coverage of each lot shall not exceed thirty-five (35) percent.



LOCATION MAP

NOT TO SCALE

1. ACCORDING TO THE "FIRM" (FLOOD INSURANCE RATE MAP) OF DEKALB COUNTY, GEORGIA - COMMUNITY PANEL NUMBER 13089 C0052H, DATED MAY 7, 2001, NO PORTION OF THIS PROPERTY LIES WITHIN A SPECIAL FLOOD HAZARD AREA

2. SUBJECT PROPERTY HAS ACCESS TO THE PUBLIC RIGHT OF WAY OF APPLE VALLEY ROAD AND SYLVAN CIRCLE.

3. AS OF THE DATE OF THIS SURVEY, TITLE TO SUBJECT PROPERTY APPEARS TO LIE VESTED IN DEKALB COUNTY

4. THIS SURVEY WAS PREPARED WITH THE BENEFIT OF A TITLE REPORT, PREPARED BY GENE A. SHAFFER ATTORNEY AT LAW AND RECEIVED ON FEBRUARY 13, 2008. NO EXCEPTIONS PROVIDED WITH TITLE REPORT

All that tract or parcel of land lying and being in Land Lots 238 & 239, 18th District, DeKalb County, Georgia and being more particularly described as follows:

Beginning at the intersection of the Northeastly Right-of-Way Line of North Durt Hill Road, of the 18th District, DeKalb County, Georgia, and the West of the Apple Valley Road (variable width formerly known as South Fernwood Circle) as shown on a Subdivision Plat entitled Fernwood, and recorded among the Land Records of DeKalb County, Georgia in Plat Book 4, Page 70; thence, lead said Point of Beginning and running with the said line of Apple Valley Road

1. North 69° 14' 38" East, 411.85 feet; thence, leaving the aforesaid line of Apple Valley Road, running north and easterly, properly now or formerly owned by Metropolitan Atlanta Rapid Transit Authority (MARTA)

2. South 20° 10' 08" East, 131.39 feet to a point on the Northeastly Right-of-Way Line of the 18th District, DeKalb County, Georgia, and the West of the Apple Valley Road (variable width formerly known as South Fernwood Circle) as shown on the aforesaid Subdivision Plat, thence, running with the said line of Sylvan Circle

3. South 71° 44' 13" West, 408.22 feet; thence, running with the aforesaid line of North Durt Hill Road

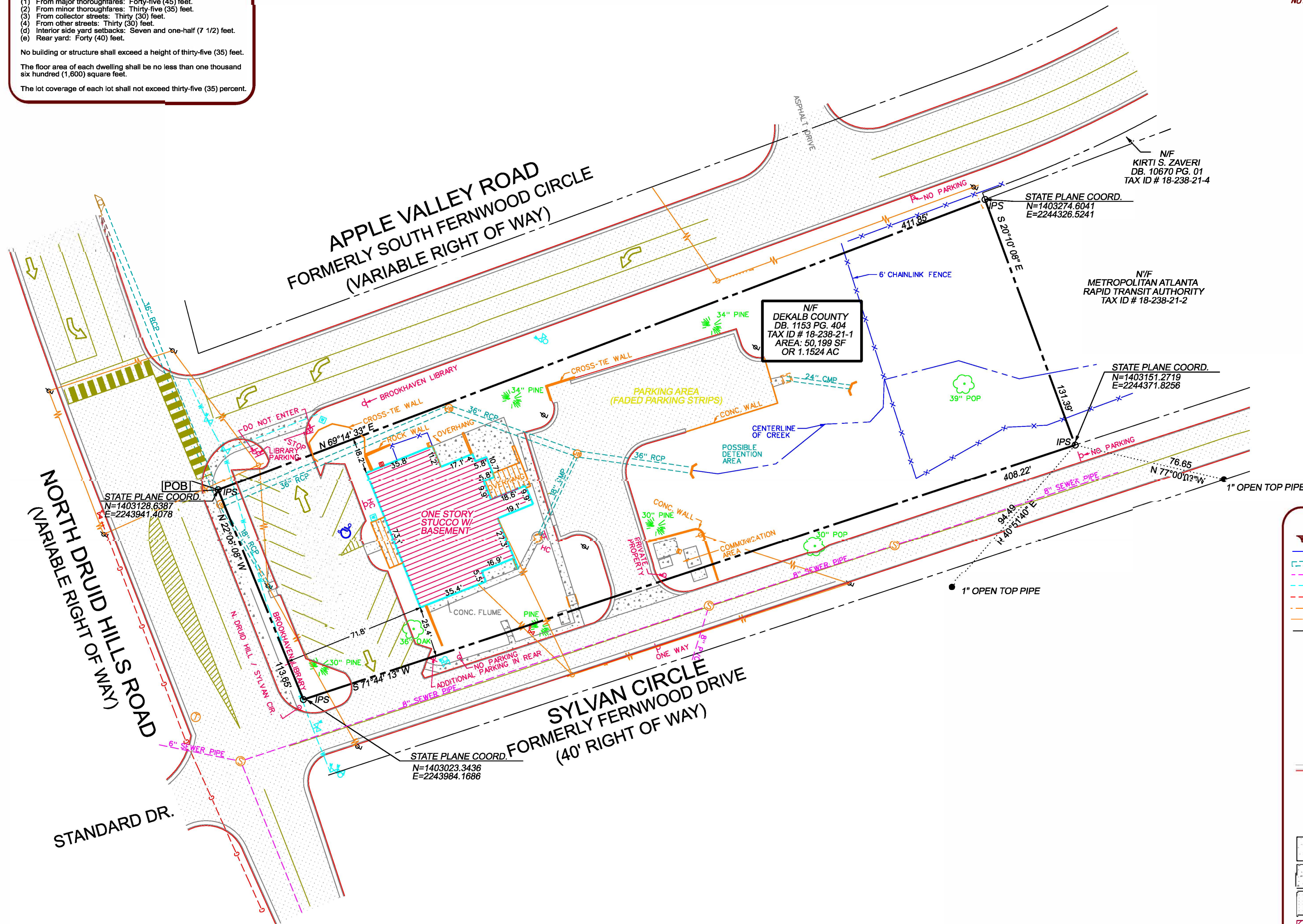
4. North 22° 26' 08" West, 113.65 feet to the Point of Beginning, containing 50,199 square feet or 1.1524 acres of land, more or less.

Property is subject to all easements and right of way recorded and unrecorded.

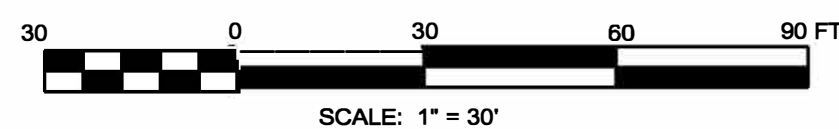
1. PARCEL SURVEY FOR THE NORTH LINE
FOR METROPOLITAN ATLANTA RAPID TRANSIT AUTHORITY
DATED: 12/30/82
2. PARCEL SURVEY FOR THE NORTH LINE FERNWOOD PARK
FOR METROPOLITAN ATLANTA RAPID TRANSIT AUTHORITY
DATED: 12/30/82
3. FINAL PLAT FOR FERNWOOD ESTATES
RECORDED IN PLAT BOOK 7 PAGE 70
DEKALB COUNTY RECORDS

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT WAS BASED WERE MADE IN ACCORDANCE WITH THE "MINIMUM" STANDARD DETAIL REQUIREMENTS FOR ALTA/ACSM LAND TITLE SURVEYS." JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS IN 2005, AND INCLUDES ITEMS 1, 2, 3, 4, 5, 7(A), 8, 9, 10, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 218, 219, 220, 221, 222, 223, 224, 225, 226, 227, 228, 229, 230, 231, 232, 233, 234, 235, 236, 237, 238, 239, 240, 241, 242, 243, 244, 245, 246, 247, 248, 249, 250, 251, 252, 253, 254, 255, 256, 257, 258, 259, 260, 261, 262, 263, 264, 265, 266, 267, 268, 269, 270, 271, 272, 273, 274, 275, 276, 277, 278, 279, 280, 281, 282, 283, 284, 285, 286, 287, 288, 289, 290, 291, 292, 293, 294, 295, 296, 297, 298, 299, 300, 301, 302, 303, 304, 305, 306, 307, 308, 309, 310, 311, 312, 313, 314, 315, 316, 317, 318, 319, 320, 321, 322, 323, 324, 325, 326, 327, 328, 329, 330, 331, 332, 333, 334, 335, 336, 337, 338, 339, 340, 341, 342, 343, 344, 345, 346, 347, 348, 349, 350, 351, 352, 353, 354, 355, 356, 357, 358, 359, 360, 361, 362, 363, 364, 365, 366, 367, 368, 369, 370, 371, 372, 373, 374, 375, 376, 377, 378, 379, 380, 381, 382, 383, 384, 385, 386, 387, 388, 389, 390, 391, 392, 393, 394, 395, 396, 397, 398, 399, 400, 401, 402, 403, 404, 405, 406, 407, 408, 409, 410, 411, 412, 413, 414, 415, 416, 417, 418, 419, 420, 421, 422, 423, 424, 425, 426, 427, 428, 429, 430, 431, 432, 433, 434, 435, 436, 437, 438, 439, 440, 441, 442, 443, 444, 445, 446, 447, 448, 449, 450, 451, 452, 453, 454, 455, 456, 457, 458, 459, 460, 461, 462, 463, 464, 465, 466, 467, 468, 469, 470, 471, 472, 473, 474, 475, 476, 477, 478, 479, 480, 481, 482, 483, 484, 485, 486, 487, 488, 489, 490, 491, 492, 493, 494, 495, 496, 497, 498, 499, 500, 501, 502, 503, 504, 505, 506, 507, 508, 509, 510, 511, 512, 513, 514, 515, 516, 517, 518, 519, 520, 521, 522, 523, 524, 525, 526, 527, 528, 529, 530, 531, 532, 533, 534, 535, 536, 537, 538, 539, 540, 541, 542, 543, 544, 545, 546, 547, 548, 549, 550, 551, 552, 553, 554, 555, 556, 557, 558, 559, 560, 561, 562, 563, 564, 565, 566, 567, 568, 569, 570, 571, 572, 573, 574, 575, 576, 577, 578, 579, 580, 581, 582, 583, 584, 585, 586, 587, 588, 589, 590, 591, 592, 593, 594, 595, 596, 597, 598, 599, 600, 601, 602, 603, 604, 605, 606, 607, 608, 609, 610, 611, 612, 613, 614, 615, 616, 617, 618, 619, 620, 621, 622, 623, 624, 625, 626, 627, 628, 629, 630, 631, 632, 633, 634, 635, 636, 637, 638, 639, 640, 641, 642, 643, 644, 645, 646, 647, 648, 649, 650, 651, 652, 653, 654, 655, 656, 657, 658, 659, 660, 661, 662, 663, 664, 665, 666, 667, 668, 669, 670, 671, 672, 673, 674, 675, 676, 677, 678, 679, 680, 681, 682, 683, 684, 685, 686, 687, 688, 689, 690, 691, 692, 693, 694, 695, 696, 697, 698, 699, 700, 701, 702, 703, 704, 705, 706, 707, 708, 709, 710, 711, 712, 713, 714, 715, 716, 717, 718, 719, 720, 721, 722, 723, 724, 725, 726, 727, 728, 729, 730, 731, 732, 733, 734, 735, 736, 737, 738, 739, 740, 741, 742, 743, 744, 745, 746, 747, 748, 749, 750, 751, 752, 753, 754, 755, 756, 757, 758, 759, 760, 761, 762, 763, 764, 765, 766, 767, 768, 769, 770, 771, 772, 773, 774, 775, 776, 777, 778, 779, 780, 781, 782, 783, 784, 785, 786, 787, 788, 789, 790, 791, 792, 793, 794, 795, 796, 797, 798, 799, 800, 801, 802, 803, 804, 805, 806, 807, 808, 809, 810, 811, 812, 813, 814, 815, 816, 817, 818, 819, 820, 821, 822, 823, 824, 825, 826, 827, 828,


WILLIAM C. WOHLFORD, JR., RLS
REGISTERED NUMBER: 2577



X FENCE	
	STORM DRAIN LINE (SD)
	SANITARY SEWER
	WATER SEWER
	GAS LINE
	UNDERGROUND POWER
	OVERHEAD POWER
	PROPERTY LINE
	CATCH BASIN (CWB)
	CATCH BASIN (CWB)
	DROP INLET (DI)
	JUNCTION BOX (JB)
	SS MANHOLE (MH)
	FIRE HYDRANT (FH)
	WATER VALVE (WV)
	WATER METER (WM)
	LIGHT POLE (LP)
	GAS METER (GM)
	GAS VALVE (GV)
	CURB AND GUTTER (C&G)
	ELECTRIC METER (EM)
	POWER POLE (PP)
	SIGN
	CLEANOUT (CO)
	BOLLARD
	GRAVEL
	CONCRETE
	ASPHALT
	BUILDING
	OVERHANG



TerraMark Land Surveying, Inc.
1396 Bells Ferry Road
Marietta, Georgia 30066
Phone No. (770) 421-1927
Fax No. (770) 421-0552



Project No.	No	Revision	Date
Survey Contour	01W		
Drawn By:	AWH		
Checked By:	AWH		
Approved By:	WCM		
Date:	02/13/07		
Scale:	1"=30'		

ALTA/ACSM LAND TITLE SURVEY
FOR
(BROOKHAVEN LIBRARY)
DEKALB COUNTY
LOCATED IN
LAND LOT 238 & 239, 18TH DISTRICT
DEKALB COUNTY, GEORGIA

SHEET NO.

$$\frac{1}{1}$$

DRAWING# TM24-3