

ADDENDUM NO. 1

PROJECT: DALTON PUBLIC SCHOOLS
DALTON HIGH SCHOOL BASEBALL FIELD IMPROVEMENTS

OWNER: DALTON PUBLIC SCHOOLS
412 SOUTH HAMILTON STREET
DALTON, GEORGIA 30720

ARCHITECT: JAMES W. BUCKLEY & ASSOCIATES, INC.
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DATE ISSUED: OCTOBER 16, 2020

PROPOSAL DATE: OCTOBER 22, 2020; 2:00 PM

Request for Proposal Documents Dated September 23, 2020, are hereby modified and interpreted as noted herein. Acknowledge receipt of addendum as part of CM submittal. Failure to do so may, at the owner's option, subject the bidder to disqualification.

CHANGES TO REQUESTS FOR PROPOSALS

1. **INVITATION TO BID:**

A. **Scope of Work:**

1. Delete this paragraph and subparagraphs (1-7)
2. Project Phases: The project will consist of two phases of work.
 - a. Phase 1-Baseball field remedial work. The intent is perform temporary remedial work on the existing field in order to render the field playable by the beginning of the baseball season. The work shall include, but not limited to:
 - 1) Leveling of field
 - 2) Grassing of areas where required.
 - 3) Other related work required to render field playable.
 - b. Phase 2- New Work: The intent of the second phase of the project is to provide permanent improvements to the baseball complex. The Owner is considering two options for permanent improvements.
3. Baseball Field Options: The following is intended to be a general description of the work anticipated to be performed for each of the two options. The scope of the work may vary. Adjustments in the scope of the work shall not be grounds for adjustments to the CM contract.
 - a. Option #1: The scope of the work shall consist of improvements to the existing Dalton High School baseball field. The shall includes, but is not limited to:
 - 1) Demolition of field, irrigation, fencing and other similar items.
 - 2) Installation of field sub drain system and engineered fill.
 - 3) Installation of new irrigation system
 - 4) Replacement of grassing
 - 5) Replacement of fencing and foul poles
 - 6) Modifications to dug outs
 - 7) Construction of bull pen and hitting cages
 - b. Option #2: The scope of the work consists of all work required to construct a new combination baseball/soft complex. The work shall include, but shall not be limited to:
 - 1) Demolition of existing facilities
 - 2) New site utilities
 - 3) New site fencing, including decorative fencing
 - 4) New concrete sidewalks and plaza
 - 5) Grading and earthwork
 - 6) Installation of field sub drain system and engineered fill.
 - 7) Installation of new irrigation system
 - 8) Construction of new dug outs, bull pens and hitting cages
 - 9) Construction of bull pen and hitting cages
 - 10) Construction of new entrance, concessions, toilets and press box facilities
 - 11) Construction of new grand stands

- 12) Artificial turf field
- 13) Grassing and landscaping

2. PART I; BUILDING DESCRIPTION:

A. Page 3, Paragraph D.2

- 1. Approximate Budget:
 - a. Option #1-Modifications to existing baseball field: \$650,000-\$750,000.
 - b. Option #2-New Baseball/soft ball field complex: \$2,500,000-\$3,000.00

3. PART I; PRELIMINARY CONSTRUCTION SCHEDULE:

A. Page 3, Paragraph D.2

- 1. Delete paragraphs F.1.a and F.1.b.
- 2. Approximate Construction Schedule:
 - a. Phase I-Temporary Remedial Work:
 - 1) December 1, 2020-January 5, 2021.
 - b. Phase II
 - 1) Option #1: Field and Facility Improvements: May 15, 2021-August 15, 2021.
 - 2) Option #2: New Facility: May 15, 2021-December 1, 2021

4. PART II; OWNER-CM/GC AGREEMENT:

A. Page 5, Paragraph A.1:

- 1. Modify fee ranges as follows:
 - a. Option #1; Improvements to existing fields: Minimum of 12% and a Maximum of 16.0%.
 - b. Options #2: New baseball/softball field complex: Minimum of 8% and a Maximum of 12%.

5. ATTACHMENTS- CM/GC FEE PROPOSAL:

- A. Delete CM/GC Fee proposal form and replace with revised, attached CM/GC Fee proposal form

END OF ADDENDUM NO. 1

Attachments: The following enclosures are part of this addendum. Contractor shall review enclosure list and compare to enclosures provided. Should enclosures be found to be missing notify the Architect immediately.

- 1. Revised CM/GC FEE PROPOSAL form

**DALTON HIGH SCHOOL
Baseball Field Improvements
CM/GC FEE PROPOSAL
REVISED OCTOBER 16, 2020
(Submit In a Sealed Envelope with Project Cost Matrix)**

1. CM/GC'S FEE:

Basis of Fee. The CM/GC's fee is the amount, established by and agreed to by both parties, which is the full amount of compensation due to the CM/GC as gross profit, and for any and all expenses of the Project not included and identified as a Cost of the Work, provided that the CM/GC performs all the requirements of the Contract Documents within the time limits established. If applicable, the fees and costs should be broken down by each site within a multi-site project.

2. **PRE-CONSTRUCTION FEE:** For the Pre-Construction Consulting Services provided by CM/GC, Owner shall pay to the CM/GC Firm a pre-determined fee of **\$0.00** for services performed prior to the receipt of trade contract pricing and the development of the GMP should the submitted GMP **not** be accepted by the Board of Education. Should the GMP be accepted the cost of the preconstruction services shall be part of the Construction Management Fee (Paragraph 3) as defined below.

	TOTAL
Pre-Construction Fee	\$0.00

3. **CONSTRUCTION MANAGEMENT FEE:** The CM/GC's Fee is the amount, established by and agreed to by both parties, which is the full amount of compensation due to the CM/GC Firm as gross monies due for any and all expenses of the Project not included and identified as a COST OF THE WORK, provided the CM/GC Firm performs all the requirements of the Contract Documents within the time limits established. For the construction management services provided by CM/GC, Owner shall pay to the CM/GC Firm a Construction Management Fee as follows:

Baseball Field – Option #1 Fee Range 12% - 16%

	PERCENTAGE
Construction Management Fee	

Baseball Field – Option #2 – Fee Range 8% -12%

	PERCENTAGE
Construction Management Fee	

4. **CONTINGENCIES:** Construction contingencies shall be established to cover unforeseen costs incurred during the course of the work or for changes requested by the Owner. The amount to be included in the GMP shall be as follows:

	PERCENTAGE
CM/GC Construction Contingency	2.0%
Owner Contingency	2.0%

5. **PERFORMANCE AND PAYMENT BOND:** 100% Performance and Payment Bonding of the CM-GC Firm (only) shall be considered part of the CONSTRUCTION MANAGEMENT FEE (See Paragraph 3 above).The bond rate shall be as follows:

	RATE (PERCENTAGE)
Performance and Payment Bond Rate	

6. **SUBGUARD INSURANCE:** Contractors may provide, at the contractor's option, SubGuard insurance covering trade (sub) contractors. Should SubGuard insurance be provided, such cost shall be part of the Construction Management Fee (Paragraph 3 above). The CM firm shall indicate the cost for the insurance as a percentage of the overall cost of work and shall be as follows:

	RATE (PERCENTAGE)
SubGuard Insurance	

7. **SUBCONTRACTOR (TRADE) PERFORMANCE AND PAYMENT BONDS:** At the contractor's option, performance and payment bonds covering trade (sub) contractors may be provided. Should bonds be provided, such cost shall be part of the Construction Management Fee (Paragraph 3 above). The CM firm shall indicate the cost for the insurance as a percentage of the overall cost of work and shall be as follows:

	RATE (PERCENTAGE)
Subcontractor/Trade Bonds	

Attach the "Project Cost Matrix" to this CM/GC Fee Proposal in the same sealed envelope.

Proposer	Corporate Seal
Signature	
Typed Name/Title	Notary Seal