



Macon-Bibb County Government

Procurement Department

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Franklin Lawson
Director of Procurement

January 31, 2022

ADDENDUM # 2

To: ALL PROSPECTIVE FIRMS

Re: INVITATION FOR BID: 22-034-NT Macon Mall Design Project

The Invitation for Bid, referenced above, is modified as follows:

1. I understand that SF numbers may change. However, do you have any initial square footage for the following offices - Macon Bibb County Board of Elections; • Macon Bibb County Planning and Zoning; Macon Bibb County Business Development Services; • Macon Bibb County Economic and Community Development; • Macon Bibb County Regional Commission; • Middle Georgia Regional Library Annex?

Part of the scope of this project will be to analyze the existing offices and see if there is a more efficient way to provide space and services to the public. We do not have current square footage totals for each.

2. Are there any special uses (Storage, conference rooms, community meeting rooms, etc.) other than commercial offices planned for the space, and, if so, is there any information available on those space requirements?

A shared conference and potentially shared reception will be part of the project. The other requirements will be determined by the architect in their analysis of the current spaces.

3. Is there an initial layout or drawing available of the 104,432 sq. ft. planned for this project? Can that be made available before the RFP due date?

It was built in 1975, any available drawings will be made available after award.

4. When was the Mall built? And will there be a full set of drawings for the spaces planned for the project made available after the award of the RFP?

The first phase will be the board of elections, all the others will follow with hopeful construction of all spaces finished in the summer of 2023.

5. Timeline for Completion: There seems to be an indication that will be done in phases over several years. How do you want us to handle the proposed timeline request?
The first phase will be the board of elections, all the others will follow with hopeful construction of all spaces finished in the summer of 2023.
6. Space requirements: Will the successful firm be responsible for developing space requirements for each of the agencies proposed for this project?
Yes.
7. Other than the offices noted in the solicitation, are there any other government-related activities or uses planned within the scope of this project?
Not at this time.
8. Is there an existing Program of spaces requested by each of the six offices that comprise the project? The Program would include the quantity and sizes of enclosed offices, work station positions, meeting rooms, training rooms, work rooms, toilet rooms and breakrooms, and a description of the desirable features, security requirements and public versus private space for the office environment provided, for example, by department heads. If no such Program exists, are Programming services requested of the design team?
Programming and analysis of the existing offices is part of this scope.
9. Do you foresee that the services of the design team for all six offices will include:
 - a. Interior Architectural Design; and
 - b. MEP/FP Engineering Design; and
 - c. Low Voltage Engineering Design for Infrastructure (Voice and Data Systems), Security (Access Control, CCTV and Intrusion Systems), and Audio-Visual (Video Conferencing and Telepresence Systems); and
 - d. Limited Structural Engineering Design services (due to the slab on grade replacement and repair)?**Yes, as needed,**
10. Can you outline the program for Low Voltage systems that will be needed in the six offices?
This will need to be determined as part of this project.
11. Is there a budget or set aside amount for the construction of the project? If not, what is the probable funding source for each phase or office of the project?
Bonds will be issued to fund this construction, final budget to be determined.
12. Is design and construction of the Board of Elections office a Phase I of the project?
Yes.
13. Will design and construction of the other five offices be packaged as Phase II of the project?
Yes.
14. Are you able to provide a copy of the floor plan of the mall, even if only a lease plan for the mall?
Yes, attached.
15. Please confirm that the entrances for all six offices will occur off the public space on the first floor of the mall.
This is correct.
16. Will any of the six offices have a stand-by generator to provide 24/7 emergency power for all electrical and low voltage systems?
No.
17. Are you able to publish a copy of the floor plan for the design of the “Courts” space on the first floor of the former Sears space?
No.
18. Do you anticipate that the Board of Elections office will occupy the balance of the first floor of the former Sears space not taken up by the Courts space?
Yes.

19. Do you anticipate that the Board of Elections office will be served by a new HVAC “split” system, similar to how the Courts space will be handled?

Yes.

20. Do we understand correctly that the HVAC needs of the other five tenant spaces will be served by the existing chilled water system in the mall?

Yes.

21. Will Macon-Bibb County test for and remove any hazardous materials in the spaces contemplated for the six offices?

If needed, but a phase 1 of the entire property has already been done.

22. Please publish the Point Allocation Guidelines referenced in the RFP as Attachment “B”.

Please disregard that reference, the points will be determined as laid out in the RFP.

23. Please provide a sample copy of the retainer contract that Macon-Bibb County anticipates using for the design and management of these projects. Should we structure the cost proposal around two phases or six offices? Should our cost proposal anticipate one stipulated sum or six sums or hourly rates to perform these services?

The cost proposal should be for one sum and an hourly rate sheet for additional work.

24. Please provide a sample copy of the retainer contract that Macon-Bibb County anticipates using for the design and management of these projects. Should we structure the cost proposal around two phases or six offices? Should our cost proposal anticipate one stipulated sum or six sums or hourly rates to perform these services?

Roughly 18 months.

Please incorporate this change into the Invitation for Bid and acknowledge receipt of this addendum on your bid form.

Sincerely,

Franklin Lawson

Director of Procurement