

**ADDENDUM #1**  
**2020 TYRONE LCI STUDY**  
**BID#: PZ-2020-001**  
**9/02/2020**

The following changes, modifications and/or clarifications to the project documents are part thereof and change the original documents only in the manner, and to the extent stated.

**I. Questions from Potential Bidders:**

**1. QUESTION: Can the indemnification clause be altered?**

**ANSWER:** Upon reviewing the requests submitted by potential bidders, the Town is able to alter the indemnification language. Subsection "G" on page 17 under the "Terms and Conditions" section is replaced with the following:

*G. INDEMNIFICATION: The Firm shall save and hold harmless, indemnify the Town, and assume responsibility and liability for losses, expenses, demands and claims in connection with or arising out of any injury or alleged injury (including death) to any person, or damage, or alleged damage, to property of the Town or others sustained in or alleged to have been sustained in connection with or to have arisen out of or resulting from the performance or the intended performance of any work/service, outlined or resulting from this agreement by the Firm or their employees, including losses, expenses or damages sustained by the Town or Town Officials, including the Mayor and Council members and employees of the Town, from any and all such losses, expenses, damages, demands and claims to the extent caused by or resulting from the negligence, recklessness, or intentionally wrongful conduct of the Firm or other persons employed or utilized by the Firm in the performance of this agreement. The Firm further agrees to pay all damages, costs and expenses in connection therewith or resulting therefrom to the extent such damages, costs and expenses are caused by or result from the negligence, recklessness, or intentionally wrongful conduct of the Firm or other persons employed or utilized by the Firm in the performance of this agreement. As an integral part of this agreement, the Firm agrees to purchase and maintain, during the life of this agreement, contractual liability insurance in the amounts required in the general liability section Insurance Requirements. The obligations of the Firm pursuant to this paragraph shall not be limited in any way by any limitation in the amount or type of proceeds, damages, compensation, or benefits payable under any policy of insurance or self-insurance maintained by or for the use and benefit of the Firm.*

**2. QUESTION: Will the Town accept digital submissions considering the COVID-19 pandemic?**

**ANSWER:** The Town has established appropriate measures for the reception of physical documents by mail or in-person. Social distancing, sanitization, and other precautions will be adhered to for the reception of all Bid submissions.

However, in light of this question, the Town has amended the delivery options reducing the number of printed copies. The following parameters will supplement or supersede language found in the "A. Purpose of Proposal" subsection on page 1 and the "B. Submission Requirements" subsection on page 17 regarding method of submission.

*The offeror shall deliver one (1) original (marked), one (1) printed copy, and one flash drive containing an electronic PDF copy.*

The deadline for submissions will not be altered. If contactless delivery of physical documents is preferred by individual bidders, the Town suggests mailing in submissions.

**3. QUESTION: Does the original version of the submittal require a wet signature?**

**ANSWER:** Yes

**4. QUESTION: Page 2 of the RFP states an approximate service cost of \$120k, yet the ARC grant is listed as \$160k, which doesn't include the local match. Could you please clarify the fee for this effort.**

**ANSWER:** That number is incorrect. The approximate service cost is \$200,000. This comprises of a \$160,000 ARC grant and a \$40,000 local match. The Revised Bid Advertisement with the correct cost is attached (*Attachment 1*)

**5. QUESTION: Please confirm the Project Budget for this study.**

**ANSWER:** The approximate service cost is \$200,000. This comprises of a \$160,000 ARC grant and a \$40,000 local match.

**6. QUESTION: Are there parallel studies the Town is undertaking with which we should expect to coordinate this LCI?**

**ANSWER:** The Town of Tyrone is not currently engaged in supplemental studies that will run in conjunction with the LCI study. We ask firms to be familiar with previous studies done on the area, however. These studies can be found on the Planning and Zoning page of the website here: <http://tyrone.org/departments/planning-and-zoning/>

**7. QUESTION: What is the status of any planning or project work for upgrading the Town's sewer infrastructure.**

**ANSWER:** The Town is currently under construction on our sewer system for the Town Center District. Estimated project completion is November 2020. Sanitary sewer will be available for properties along the entirety of Commerce Drive and along Senoia Road from the Palmetto Rd. intersection to the Castlewood Rd. intersection.

**8. QUESTION: Do you expect study of infrastructure to be included in the LCI? Will we need a Civil Engineer on our team?**

**ANSWER:** The infrastructure analysis component should be focused less on a physical conditions analysis and more on understanding what infrastructure and assets the Town owns that can be better leveraged to achieve the goals of the LCI. (i.e. knowing ROW widths, knowing basic information on the capacity of town-owned ponds for stormwater, the Town's sewer capacity, etc...). The Town does not require a Civil Engineer be on a firm's team. We leave that judgment to each individual firm to decide which professionals are best suited to accomplish the goals and tasks of the LCI Study.

**9. QUESTION: Is there active development downtown, and if so what are they proposing?**

**ANSWER:** There is currently site development moving on two vacant/unfinished office buildings at the corner of Palmetto Rd. and Spencer Lane. The Town is under construction on a new combined town hall/police station municipal complex across from Shamrock Park. There has also been recent interest in developing a residential or mixed-use neighborhood on the east side of the LCI study area between the CSX Rail line and SR-74; a rezoning application was submitted, but returned for staff-required revisions. At the time of writing this addendum, the application has not been resubmitted.

**10. QUESTION: Does the Town have local control of all the streets in the identified study area? Are any of your streets owned/maintained by GDOT?**

**ANSWER:** All of the streets within the LCI study area are owned and maintained by the Town of Tyrone. The only road owned and maintained by GDOT in the Town is SR-74 which lies just outside the boundary of the LCI study area.

**11. QUESTION: What land does the city own in the study area?**

**ANSWER:** The Town owns all roads as well as Dorthea Redwine Park (7.8 ac), Fabon Brown Park (3.6 ac), 805 Senoia Rd (1 ac), Veterans Park (1.5 ac), 881 Senoia Rd. (1.8 ac), Shamrock Park (20 ac), 935 Senoia Rd. (1 ac), 950 Senoia Rd. (3.6 ac). *Shown on Attachment 2.*

**12. QUESTION: What, if any, public facilities, infrastructure and amenities are needed for Tyrone?**

**ANSWER:** The RFP mentions amenities and public facilities that may be integrated into the study. Examples include better pedestrian infrastructure, streetscaping, on-street parking, and general infrastructure items that come with an enhanced vision of walkability and mobility. The Town also believes this question will most fully be answered after successful public engagement sessions.

**13. QUESTION: For the community engagement process, does the Town envision the Consultant developing a project-specific website?**

**ANSWER:** This is not a requirement of the RFP. The Town envisions a decision on something like this coming after consultation with a firm's public engagement specialists.

**14. QUESTION: Can you provide an estimate of how many Town Council meetings are anticipated for the Consultant to participate/present in?**

**ANSWER:** Separate from organized public engagement sessions, the Town anticipates roughly 3-5 Town Council meetings in which the consultant may participate.

## **II. Additional Amendments:**

1. The Town is no longer requiring the initial submission of a fee proposal form (Attachment D) in the RFP and the associated schedule of values. This will be requested of only short-listed firms to be presented at the time of bidder interviews.

# **Attachment 1**

## **(Revised Bid Advertisement)**

# Advertisement for Bids

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**Owner:** Town of Tyrone

**Project Name:** 2020 Tyrone LCI Study

**RFP Number:** PZ-2020-001

**Project Location:** Town of Tyrone

**Description of Project/Services:** To execute the LCI program in the Study Area through the completion of the work tasks listed in the Request for Proposal.

**Bid/Submittal Due Date:** 09/14/2020 @ 11:00am

**Approximate Service Cost:** \$200,000

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**PROJECT DOCUMENTS MAY BE OBTAINED FROM:** <http://tyrone.org/links/bid-items/>

- All public notices, addenda, and other documents shall be posted at: <http://tyrone.org/links/bid-items/>
- Licensure: To be considered for selection, persons or firms must be properly licensed in accordance with the requirements of the Official Code of Georgia Annotated, as amended, at the time of proposal submission.
- All communication shall be in writing to the Town's Purchasing Agent listed below. Preferred method of communication is email.

**Town Purchasing Agent:** Phillip Trocquet

**Title:** Town Planner

**Address:** 881 Senoia Road, Tyrone GA 30290

**Email:** [ptrocquet@tyrone.org](mailto:ptrocquet@tyrone.org)

**Phone:** (770) 487-4038

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**Pre-submittal Conference:** None

**Submittal Due Date:** 2020 Tyrone LCI Study **Time:** 11:00am

**Location:** Tyrone Town Hall

**Project Number:** PZ-2020-001

**Submittal Delivery Address (Mail & Delivery):**

Town of Tyrone  
Attn: Phillip Trocquet  
881 Senoia Road  
Tyrone, GA 30290

**Approved By:** 

(Town Manager)

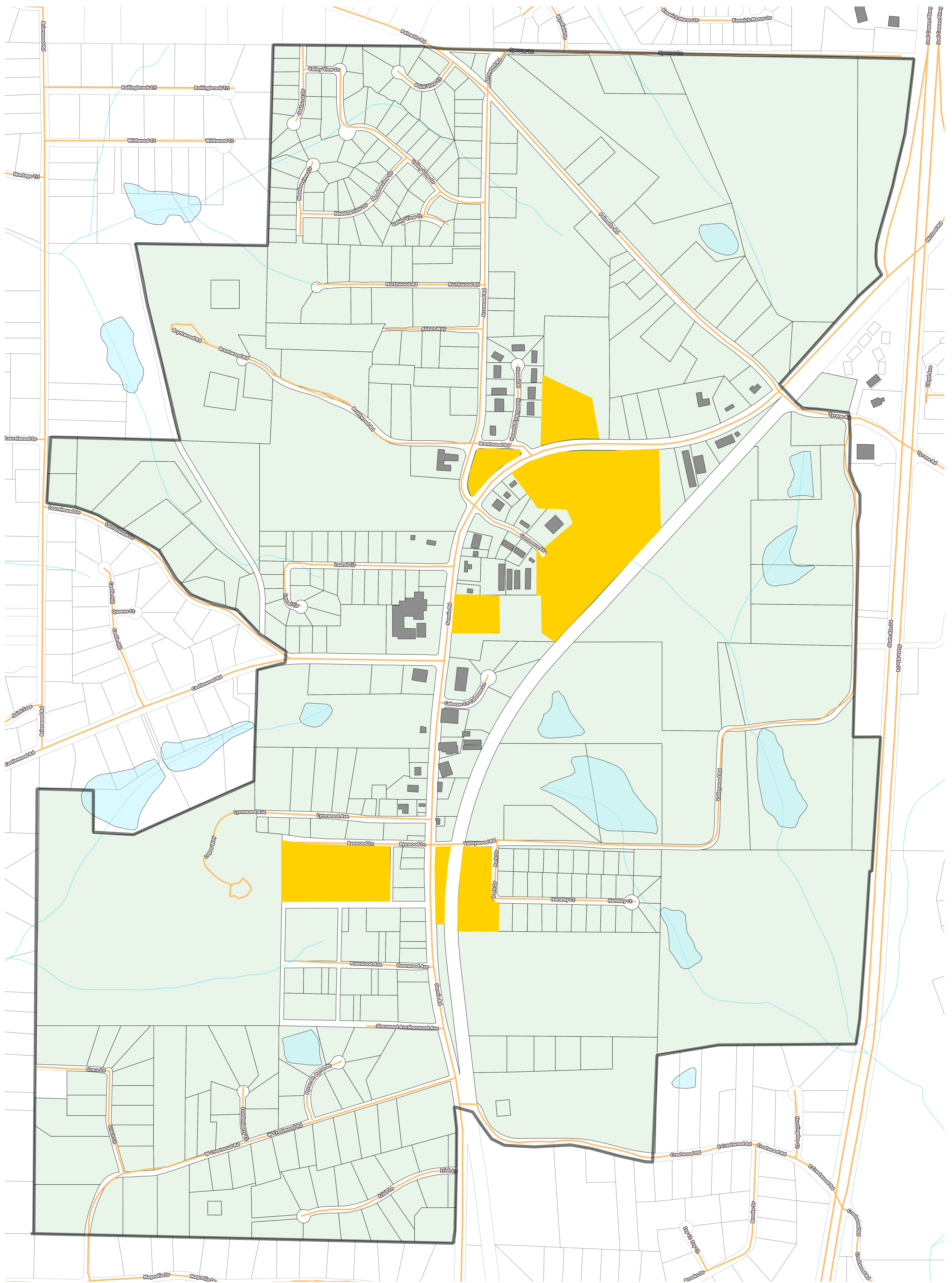
**Date:** 9/1/2020

# **Attachment 2**

## **(Town-Owned Properties)**

# ATTACHMENT A-1

## TOWN OF TYRONE STUDY AREA



### Legend

- Parks
- LCI Study Area
- Tax Parcels
- Tyrone Roads
- Hydrology

## Town of Tyrone

Liveable Centers Initiative

