



## Addendum #1

IFB # 21-005

### GOLDMINE PARK

**\*\*\* FOR RELEASE \*\*\***

April 15, 2021

#### Questions and Clarifications

**\*\*\*NOTE: New Bid Date of Tuesday, April 27, 2021 at 2:00 p.m. at same location**

- 1.1 Q: The specs for the pump system are pretty specific. That leads us to believe you have a system or manufacturer in mind. Please provide us the basis of the spec if possible.
- A: This is a "packaged" lift station. We do not specify the basin manufacturer. We do recommend the pump (ABS / sulzer)
- 1.2 Utility Licensing. Section 33 3000 reads, "Work herein implied and illustrated shall be performed by a Contractor qualified to perform such work in Gwinnett County and licensed by the State of Georgia, Gwinnett County Department of Water Resources for detailed requirements. Provide Certification of Qualification to the Engineer. The bid requirements include utility license on the bid envelope.
- 1.3 Is there a minimum amount of work the general contractor is required to self-perform?
- A: No minimums are proposed for the project in the bid documents.
- 1.4 Q: Can the City tell us what the allowed work hours for this project will be?
- A: Monday to Friday 7:00AM to 6:00PM; Saturdays with advanced notice and hours 9:00AM to 5:00PM. Lane closures limited to 9AM to 4PM all days work is authorized.
- 1.5 Can you explain to us what you mean by calling for a composite manhole?
- A: Refer to the latest edition of the Developer Pump Station Standards provided by Gwinnett County Department of Water Resources for pump station requirements.
- 1.6 Can you explain to us what you're looking for on an epoxy coated manhole; inside or outside or both?
- A: See Above Response to 1.5

- 1.7 Can you provide additional information / guidance on who is responsible for the cost associated with the relocation of the existing utility pole in the right of way of Level Creek Road for the proposed entrance?
- A: The contractor is responsible for coordination and cost associated with the pole relocation.
- 1.8 Is the Tap fee associated with the new potable water meter to be included in the Contract?
- A: The successful bidder shall pay for and secure all utility permit and tap fees from Gwinnett DWR.
- 1.9 Can you confirm EOP means end of pipe on the storm drainage/utilities plans?
- A: Yes, EOP refers to end of pipe.
- 1.10 It doesn't appear that there are drainage structures proposed for the decel lane or driveway. Is this correct or will there be another addendum addressing this?
- A: More guidance will be provided in the last addendum. A replacement flume should be assumed in the 5-foot wide sidewalk section.
- 1.11 It doesn't appear that the overlook at the mine shows any proposed grading. Is that proposed to be field determined and included in a grading complete line item or will that be modified in a future addendum?
- A: The spur trail will be field located along existing legacy roadbeds serving the mine from the proposed trail alignment. No significant grading is proposed. Include in base bid as appropriate.
- 1.12 Is the mine accessible?
- A: It is not intended to be accessed. See attached letter on the mine investigation.
- 1.13 It doesn't appear that the bid form is in the documents. Can you provide?
- A: Attached.
- 1.14 What do the contract documents say in reference to rock/unsuitable soils? Is there any?
- A: No comprehensive geotechnical work has been completed for the site. Any soils or rock information can be extrapolated at the prospective bidders risk from the attached letter on the mine investigation.
- 1.15 Will the owner consider alternates for the pre-engineered restroom building?
- A: Submit by 5:00 PM on 4/20/21 for consideration and notice will be provided in last addendum next week (4/22/21).

- 1.16 **The Bid Date is hereby extended to Tuesday, April 27 at 2:00PM. Please adjust accordingly.**
- 1.17 The Specifications currently call for the Contractor to file the Notice of Intent with the Ga EPD. Is this correct?
- A: The city will file the NOI and pay any fees associated with the NPDES construction activity permit.
- 1.18 There are currently no erosion control BMP's show in the Right of Way of Level Creek. Can you provide clarification if additional BMP's will be required?
- A: Additional information will be provided in the last addendum.
- 1.19 Is there a buffer encroachment for the limits of disturbance associated with the Goldmine park?
- A: No work is proposed for the stream buffers, not exempted or authorized (non-impervious buffer only).
- 1.20 The last addendum will be issued prior to the 72-hour deadline (4/22/21) or announce a shift in the bid due date (**see 1.16 above – new bid date of Tuesday 4/27/21 at 2PM**).
- 1.21 What finishes will the owner entertain or has the owner selected for the pre-engineered restroom building?
- A: A barnboard style finish is preference on the exterior. Prospective bidders shall bid standard priced finishes if not specifically stated in the bid documents.
- 1.22 Will the City send out the addenda via email or will the prospective bidders have to pick these up at the City?
- A: City will email plan holders & meeting attendees.
- 1.23 What is the budget for the project?
- A: \$900,000
- 1.24 Who has picked up plans?
- A: See attached plan holder list.

**END OF ADDENDUM #1 – 21-005**

## SECTION 004113 – FORM OF PROPOSAL

TO: Mr. Troy Besseche, Owners Representative  
City of Sugar Hill

I have received and reviewed bid documents, dated and titled:

### **GOLD MINE PARK SITE WORK CONSTRUCTION AND REST ROOM FACILITY, CITY OF SUGAR HILL**

I have also received Addenda No. \_\_\_\_\_ and have included their provisions in my bid. I have examined both the documents and the site and submit the following bid.

In submitting this bid, I agree:

- A. To accomplish the work in accordance with the Contract Documents.
- B. To construct, by the deadlines indicated in heading E below, Goldmine Park for a sum of:

#### **ITEM NO. 1: Base Proposal (Not including Allowances)**

\_\_\_\_\_  
\_\_\_\_\_ DOLLARS (\$ \_\_\_\_\_)

#### **ITEM NO. 2: Allowances (sum total of items listed in heading F below)**

\_\_\_\_\_  
\_\_\_\_\_ DOLLARS (\$ \_\_\_\_\_)

#### **TOTAL BASE BID\* (TOTAL OF ITEM NO. 1 & 2 ABOVE)**

\_\_\_\_\_  
\_\_\_\_\_ DOLLARS (\$ \_\_\_\_\_)

-\* Hereinafter referred to as the **Base Bid**.

- C. To execute a Contract, if awarded, on the basis of this bid and to furnish Performance and Payment Bonds.

D. To hold my bid open until 60 days after bid date.

E. To be substantially complete by **July 20, 2021**.

**Failure to meet this deadline is grounds to be excluded from future bids by City of Sugar Hill.**

F. **ALLOWANCES:** To provide as a part of the Base Bid an allowance for sum total of all work related to the below outlined.

Unsuitable materials shall be defined as:

1. Substances not capable of being compacted to the density specified,
2. Rock material larger than ½ cubic foot in volume,
3. Debris and organic material. Such materials shall be determined by the Owner's Geotechnical Testing Agency;
4. Materials which are not suitable for use on this project;
5. Unsuitability for sale of materials to third parties is not included in this definition.

Soil material which is too wet to permit the specified compaction but is still suitable to be used in structural capacity (once dried) based on the recommendations of the soils testing agency, shall be spread and permitted to dry in an area to be designated by the Architect. Contractor shall assist drying by discing, harrowing or pulverizing until the soil moisture content is reduced to the specified value. Only excavation of soil which is wet due to a concealed condition, including, but not limited to, underground springs, high water table and leaking pipes, shall be addressed as a potential additive change order. Suitable materials which are wet due to precipitation as determined by the Owner's Testing Agency shall be dried as specified and reused at no additional cost.

Allowances in Base Bid:

1. Fill and compact with suitable soils  
acquired on-site to replace unsuitable  
soils removal ..... 50 cubic yards @ \$ \_\_\_\_\_ /cy
2. Fill and compact with suitable soils  
acquired off-site to replace  
unsuitable soils removed ..... 50 cubic yards @ \$ \_\_\_\_\_ /cy
3. Excavate materials determined to be  
unsuitable by the Owner's Testing  
Agency and redistribute on the site ..... 50 cubic yards @ \$ \_\_\_\_\_ /cy
4. Trench rock excavation, distribution  
and approved burial ..... 50 cubic yards @ \$ \_\_\_\_\_ /cy
5. Trench rock excavation and removal  
from site ..... 50 cubic yards @ \$ \_\_\_\_\_ /cy

6. Mass rock removal, excavation, distribution  
and approved burial..... 100 cubic yards @ \$ /cy
7. Mass rock removal, excavation and  
removal from site ..... 100 cubic yards @ \$ /cy
8. Furnish and install 130,680 s.f. of (2.4 acres) of  
APS 600 series silt stop as manufactured by Applied  
Polymer Systems, Norcross, Georgia or approved  
equal at a rate of 1.5 gallons per acre in a hydroseeder  
mix of appropriate seed, fertilizer, lime and mulch for  
the same acre. Follow all manufacturer's instruction  
and recommendations. Do not mechanically disturb  
treated areas after application.....2.4 acres @ \$ /acre
9. Contractor shall furnish, install and maintain APS 700  
series silt stop as manufactured by Applied Polymer  
Systems, Norcross, Georgia or approved equal 100 lbs @ \$ /lb
10. Contractor shall furnish, install and maintain  
Erosion and Sediment Control Silt Fence (Sd1) 1300 l.f. @ \$ /lf
11. Contractor shall furnish, install and maintain  
Erosion and Sediment Control Inlet Sediment  
Trap (Sd2-F)..... 4 @ \$ /ea
12. Contractor shall furnish, install and maintain  
Erosion and Sediment Control Matting  
Blanket (Ss)..... 2100 sq.yards @ \$ /sy
13. Plaque: Contractor shall furnish and install plaque  
per specifications section 101416. See Allowances  
section 012100.....1 @ \$ /ea

**G UNIT PRICES (not in Base Bid):** To adjust the Contract amount based on the requirements of Section 012200: UNIT PRICES, if necessary, by the following amounts

**The undersigned bidder agrees to provide additional work, if added, or to delete specified work, if requested, at the unit prices listed unless such prices have been equitably adjusted by the Engineer as previously stated. The unit prices include charges for fee, layout, supervision (field, and home office), general expense, taxes, insurance, labor burden overhead and profit.**

1. Furnish and install a woven geotextile fabric  
suitable for heavy duty traffic over earth subgrade  
in conjunction with #57 stone  
stabilization.....\$\_\_\_\_\_ /sy

2. Furnish and install stone stabilization base materials including:
  - a. Graded Aggregate Base.....\$\_\_\_\_\_/ton
  - b. Gravel (#57 Stone).....\$\_\_\_\_\_/ton
  - c. Crusher Stone (#810).....\$\_\_\_\_\_/ton
  - d. Granular Bedding.....\$\_\_\_\_\_/ton
  - e. 50 lb. rip rap – .....\$\_\_\_\_\_/ton
  - f. 100 lb. rip rap – grouted.....\$\_\_\_\_\_/ton
  
3. Furnish and install storm/sanitary sewer cleanout outside of pavement.....\$\_\_\_\_\_/vf
4. Furnish and install storm/sanitary sewer cleanout within paved area.....\$\_\_\_\_\_/vf
  
6. Furnish and install pipe materials including:
  - a. 6"Ø Schedule 40 PVC
    - 4' deep to 8' deep .....\$\_\_\_\_\_/lf
  - b. 18"Ø Aluminized Type 2 Storm pipe
    - 4' deep to 8' deep .....\$\_\_\_\_\_/lf
  
- \* Cost shall include all appurtenances, including fittings, bands, wyes, etc. and all appurtenant details.
  
- \* All AST-2 shall be aluminized as per Section 334000. Cost shall include all appurtenant including fittings, bands, wyes, etc. and all appurtenant details.
  
7. Furnish and install:
  - a. Precast 48" diameter concrete storm drainage structures.....\$\_\_\_\_\_/vf
  - b. 48" diameter brick storm drainage structures.....\$\_\_\_\_\_/vf
  - c. Heavy duty cast iron grate and frame.....\$\_\_\_\_\_/set
  - d. Cast iron ring and cover as per City of Sugar Hill Standards.....\$\_\_\_\_\_/set
  
8. Furnish and install Sensitive- Type S Erosion Control Silt Fence .....\$\_\_\_\_\_/lf

Above listed unit prices are amounts to be used for work that will be **added to or deleted from** the Contract by Change Order in the event such additional work may be required. The Owner reserves the right to accept or reject these unit prices or require the work to be Performed on a time-and-materials basis with complete daily breakdown and logs submitted.

H. To accept all provisions of the Instructions to Bidders.

I. List of Subcontractors

MECHANICAL/HVAC \_\_\_\_\_

PLUMBING \_\_\_\_\_

ELECTRICAL \_\_\_\_\_

**THE UNDERSIGNED HAS CHECKED CAREFULLY ALL FIGURES ABOVE AND UNDERSTANDS THAT THE OWNER WILL NOT BE RESPONSIBLE FOR ANY ERRORS OR OMISSIONS ON THE UNDERSIGNED IN MAKING THIS BID.**

BY:

\_\_\_\_\_  
(PRINT NAME AND SIGN)

TITLE: \_\_\_\_\_

COMPANY: \_\_\_\_\_

ADDRESS: \_\_\_\_\_

WITNESS: \_\_\_\_\_

COMPANY SEAL:

The Attorney-in-fact must file with Bid Bond a certified copy of his Power-of-Attorney to sign bond.

County of \_\_\_\_\_, State of \_\_\_\_\_, personally before me, the undersigned authority, appeared \_\_\_\_\_, who is known to me to be an official of the firm of \_\_\_\_\_. Who, after being duly sworn, stated on hid oath that he had read the above and that the same is true and correct.

\_\_\_\_\_  
Notary Public

\_\_\_\_\_  
My Commission Expires

Contractor to provide Bid Bond and Performance Bond on the forms referenced below. AIA forms may be obtained from a local blue print company; City of Sugar Hill forms may be obtained from the Owner through the Architect.

The following documents may also be obtained from the Architect by written request:

- Bid Bond, AIA Document A310, Latest Edition
- City of Sugar Hill "Performance Bond" and "Payment Bond"
- City of Sugar Hill "Standard Form of Agreement Between Owner and Contractor"
- City of Sugar Hill "General Conditions"

END OF SECTION 004113



March 31, 2017

**City of Sugar Hill**  
5039 West Broad Street  
Sugar Hill, Georgia 30518

Attn: Mr. Troy Besseche

***Via Email: [tbesseche@cityofsugarhill.com](mailto:tbesseche@cityofsugarhill.com)***

RE: Simmons Gold Mine Assessment  
Level Creek Road  
Sugar Hill, GA 30518  
Project No.: 2017.1045.01

Dear Troy,

United Consulting is pleased to submit this letter report of our visual assessment of the Simmons Gold Mine located north of Level Creek Road in Sugar Hill, Georgia. It is our understanding that the City would like to allow public access to the mine and want to make sure it is safe to do so. Per your request, we conducted a site visit and visually assessed the mine for general structural stability and safety.

From our assessment it was observed that the mine is in a wooded area approximately 930 feet northwest of Level Creek Road and just to the west of Markim Forest Subdivision. From the mine entrance the mine tunnel trends approximately 100 feet to the northeast. It is likely that the northeast terminus of the mine tunnel is in the Markim Forest Subdivision. From our research this mine could be up to 192 years old.

Geologically, the materials in the mine appear to be saprolites, mica schist, and quartzite that are at various states of weathering. Saprolites are chemically weathered rocks where the parent rock material has been weathered to a soil state, but where the original structure of the rock is still visible. Saprolites form in the lower zones of soil profiles and represent deep weathering of the bedrock surface. In most outcrops its color comes from ferric compounds. Many areas, including the entrance to the mine, is saprolite and can be dug out and **crumbled by hand**. The mica schist and quartzite in the mine were highly fractured and in many locations highly fractured overhead in the ceiling.

On the one hand the mine has been there well over 100 years and from this it can be inferred that it has a level of structural stability, but on the other hand if someone were to break off or remove portions of the rock, as will inevitably happen with public access, there could be a collapse or partial collapse. Therefore, it is United Consulting's opinion that the mine is not safe to allow open public access. It is recommended that the entrance to the mine be gated to prevent access. If the City wishes to allow public access it is recommended that a full structural assessment and structural reinforcements, which would likely be extensive, be made to provide for public safety and to limit the City's liability. The City can still choose the amount of access they want to grant, but it is recommended that it is significantly limited, under a release of liability, and guided.

During the site assessment it was observed that there were at least 12 to 15 bats in the mine. It is also recommended that the City contact the State DNR offices to discuss any applicable regulations and requirements for sealing the mine to human traffic but not restricting the bats that inhabit the mine, as there are three species of bats occurring in this area that are protected under the Endangered Species Act.

We appreciate the opportunity to assist you with this project and look forward to our continued participation. Please contact us if you have any questions or if we can be of further assistance.

Sincerely,

**UNITED CONSULTING**



Timothy J. Beck, P.G.  
Executive Vice President



Leonard J. Diprima, P.G.  
Associate Environmental Specialist

TJB/LJD/nm

*SL: 2017.1045.01*

Attachment 1: Site Photos

Attachment 2: Provided Site Location Plan



City of Sugar Hill  
Simmons Gold Mine – Project No. 2017.1045.01



**Photo # 1: View of mine entrance**



**Photo # 2: View towards creek to west of mine entrance**



City of Sugar Hill  
Simmons Gold Mine – Project No. 2017.1045.01



**Photo # 3: Black Rat Snake guarding entrance to mine**



**Photo # 4: View from inside mine. Note gray saprolite over most of mine entrance.**



City of Sugar Hill  
Simmons Gold Mine – Project No. 2017.1045.01



**Photo # 5: View of tunnel with gray saprolite to left and highly fractured mica schist and quartzite overhead and right.**



**Photo # 6: View of section of tunnel with gray saprolite overhead terminating into plane of mica schist on sidewall.**



City of Sugar Hill  
Simmons Gold Mine – Project No. 2017.1045.01



**Photo # 7: View of terminus of mine tunnel.**



**Photo # 8: Bats on ceiling of mine tunnel.**



City of Sugar Hill  
Simmons Gold Mine – Project No. 2017.1045.01



**Photo # 9: View of highly fractured mica schist and quartzite in mine tunnel ceiling.**



**Photo # 10: View of mine tunnel.**

City of Sugar Hill  
Simmons Gold Mine – Project No. 2017.1045.01



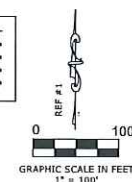
**Photo # 11: View of mine entrance chamber.**



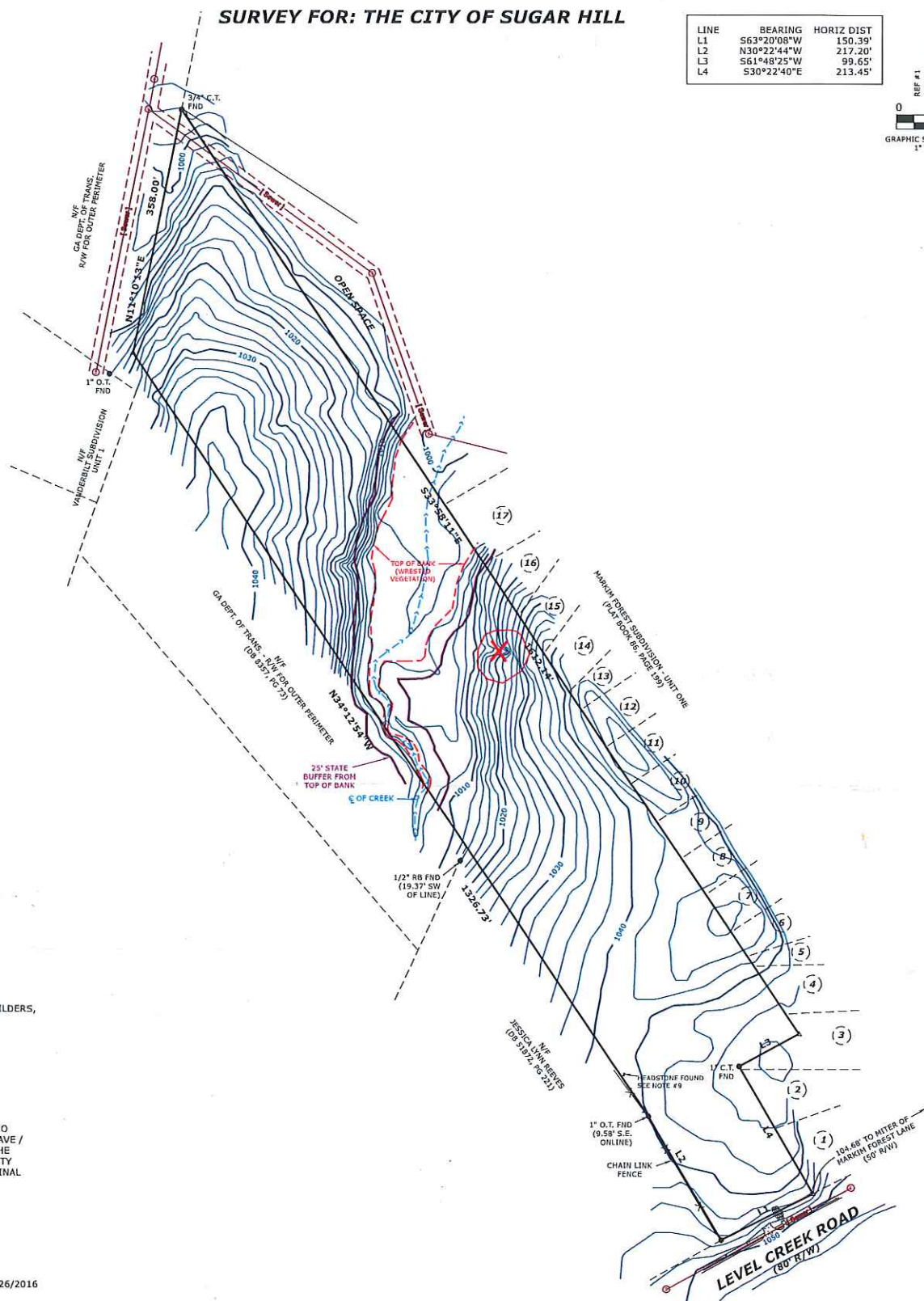
LEGEND	
●	Iron Pin Found
△	Computed Point
LL	Land Lot
LLL	Land Lot Line
RM	Right-of-Way
D.E.	Drainage Easement
SSE	Sanitary Sewer Easement
O.T.	Open Top Pipe
C.T.	Crimp Top Pipe
RB	Rebar
○	Sanitary Sewer Manhole
⊗	Chain Link Fence
⊗	Rip Rap
■	Concrete

# **SURVEY FOR: THE CITY OF SUGAR HILL**

LINE	BEARING	HORIZ DIST
L1	S63°20'08"W	150.39'
L2	N30°22'44"W	217.20'
L3	S61°48'25"W	99.65'
L4	S30°22'40"E	213.45'



**TOTAL AREA**  
401,726 SQ. FT.  
9.222 ACRES



## **NOTES / REFERENCES:**

1. SURVEY FOR CLEAR CREEK BUILDERS, INC. BY CONROY & ASSOCIATES, INC. DATED 3-18-2004.
2. PLAT BOOK J, PAGE 267B
3. PLAT BOOK F, PAGE 70A
4. PLAT BOOK 15, PAGE 221B
5. PLAT BOOK 86, PAGE 199
6. DEED BOOK 8357, PAGE 73
7. DEED BOOK 54030, PAGE 697
8. DEED BOOK 51872, PAGE 221
9. SINGLE HEADSTONE FOUND. NO CONFIRMATION OF EXISTING GRAVE / CEMETERY HAS BEEN MADE BY THE UNDERSIGNED. GWINNETT COUNTY HISTORICAL SOCIETY TO MAKE FINAL DETERMINATION.

LAND LOT: 289  
DISTRICT: 7TH  
COUNTY: GWINNETT  
CITY OF SUGAR HILL  
PROPERTY ADDRESS:  
440 LEVEL CREEK RD.  
SUGAR HILL, GA 30518  
DATE(S) OF FIELD WORK: 01/21-26/2016  
DATE OF DRAWING: 02/08/2016  
SURVEY #: 16-1101  
SURVEY PREPARED FOR:  
CITY OF SUGAR HILL  
LEGAL DESCRIPTION:  
PER DEED BOOK 54030, PAGE 697

EQUIPMENT USED: LEICA TS02 POWER, NOMAD 900  
THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 13,480 FEET, AND AN ANGULAR ERROR OF 05" PER ANGLE POINT. ADJUSTMENT FOR CLOSURE WAS BY THE COMPASS RULE.  
THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 1,567,219 FEET.

THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A TITLE SEARCH AND IS SUBJECT TO ANY DISCLOSURES SAID TITLE SEARCH MAY PRODUCE.



**ACCURATE**

**SURVEYING AND  
PLANNING, INC.**

4955 BLOOMING COURT  
CUMMING, GA 30028

OFFICE (770) 888-9880 CELL (678) 595-0994  
WWW.ASP-GA.COM EMAIL: TONY@ASP-GA.COM  
GEORGIA REGISTERED LAND SURVEYING FIRM #1128

## **SURVEYOR'S CERTIFICATE:**

I HEREBY CERTIFY THAT THE SURVEY SHOWN HEREON WAS PREPARED IN CONFORMITY WITH THE TECHNICAL STANDARDS FOR PROPERTY SURVEYS IN GEORGIA AS SET FORTH IN CHAPTER 180-7 OF THE RULES OF THE GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND AS SET FORTH IN THE GEORGIA PLAT ACT O.C.G.A. 15-6-67.

ANTHONY P. FAILLA GA RLS #3258  
GSWCC LEVEL II CERTIFIED DESIGN PROFESSIONAL #64608



**811** Know what's below.  
Call before you dig.