



Board of County Commissioners

Department of Finance & Budget/ Purchasing Office

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October 7, 2026

ADDENDUM NO. 1

GAS STATION RENOVATION NAVAL BASE KINGSBAY RPF P27-4200-09

- 1) All available existing site documents will be provided in Addendum #1.
- 2) The Contractor is responsible for executing a turn-key replacement of the existing infrastructure; consequently, signed and sealed engineering drawings are required for the entirety of the project. All design submittals must comply with all federal, state, and Department of Defense (DoD) environmental and safety standards. Structural design calculations are required for the tank cover pad and deadmen anchors (note: canopy improvements have been removed from the scope). The Contractor must provide a project-specific Site Safety and Health Plan (SSHP) and Activity Hazard Analysis (AHA) and submit a complete set of As-Built CAD drawings at closeout.
- 3) The Contractor is responsible for submitting all required permit applications, coordinating inspections, and ensuring compliance with SUBASE Environmental. No fees will be charged for permits or inspections performed directly by base personnel. All submittals intended for the Georgia Environmental Protection Division (GAEPD) must first be reviewed, accepted, and endorsed by SUBASE Environmental, and therefore must be provided with adequate lead time for review, revisions, and official transmittal. All formal communication with GAEPD must be conducted by or in coordination with SUBASE Environmental.
- 4) All available environmental reports will be included in Addendum #1.
- 5) Contaminated soil testing, disposal, groundwater handling, and remediation quantities exceeding baseline thresholds will be addressed via formal contract change order.
- 6) Any manufacturer and model may be proposed provided they qualify as 10,000-gallon double-wall fiberglass-coated steel USTs and meet or exceed all referenced technical standards. The renovated facility will feature four (4) new 10,000-gallon capacity, double-wall fiberglass-coated steel USTs: three (3) dedicated to Unleaded gasoline (manifolded via siphon) and one (1) dedicated to Diesel fuel.
- 7) The Contractor is responsible for a complete turn-key infrastructure replacement, incorporating all necessary design and engineering elements within the proposal. The facility features four total tanks: two (2) unleaded regular gasoline USTs and one (1) unleaded premium gasoline UST (manifolded via a siphon system and blended at the dispensers to deliver unleaded mid-grade), alongside one (1) diesel fuel UST. Approximately 1,200 linear feet of new product piping will connect the tanks to the dispensers.
- 8) The required baseline units are six (6) Gilbarco Encore 700S 3+1 Blender Dispensers (or approved equal) dispensing Unleaded, Midgrade, Premium, and Diesel across all positions, equipped with 10.5-inch color screens, hybrid EMV chip card readers, Contactless/NFC readers, and Catlow hanging hardware,

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meeting or exceeding all referenced technical specifications.

9) Specific makes and models identified in the RFP establish a baseline of minimum requirements. Alternative manufacturers and models may be proposed provided they fully meet or exceed all technical standards. Any variances, exceptions, or deviations must be detailed in a separate attachment titled "Exceptions to Specifications."

10) The Contractor must supply and install a Dual Verifone C18 register system configuring two independent checkout lanes with MX Series EMV PIN-pads, barcode scanners, and a Gilbarco BRCM2 unit for pump-to-POS communication, including comprehensive staff training. This will operate as a standalone unit requiring minimal integration.

11) All existing site documents will be provided in Addendum #1. All electrical installations must fully comply with current governing codes and standards.

12) Canopy improvements and reimagining have been removed from this scope of work.

14) The Contractor must sawcut, remove, and dispose of existing concrete pads, and pour new reinforced concrete pads over all USTs and piping trenches to meet military traffic loading standards.

15) The current fueling facility is completely shut down and service will not be restored until project completion.

16) The project follows an anticipated 90-day milestone execution schedule based on the Notice to Proceed (NTP) and equipment lead times. All contractual work must be completed no later than April 30, 2027.

17) Contract time may be formally extended, subject to the approval of the Camden County Board of Commissioners, to accommodate documented manufacturer lead times for specialized equipment. To optimize the overall project schedule, site demolition—including the removal of existing underground storage tanks and associated components—as well as initial site preparation for the new infrastructure, may be executed concurrently during these equipment lead-time periods.

18) Contractor personnel must pass all required Naval Submarine Base Kings Bay security clearance checks (e.g., DBIDS) and be U.S. citizens or legally authorized non-citizens. The DoD 5512 form is included in Addendum #1 for your reference. Potential delays through restricted security gates for inspections must be accounted for in the project schedule. This is typically minutes to an hour at most.

19) Work shall be performed during regular base business hours (Monday through Friday, 0700–1600) and coordinated directly with County project staff and NEX Mini Mart store management. Any deviations from this schedule must receive prior authorization from the County representative.

20) A Bid Bond in the penal sum of 5% of the bid amount is required using the official Bid Bond form provided in the RFP packet. Furthermore, a 100% Performance Bond and a 100% Payment Bond must be furnished by the successful proposer upon the issuance of the Notice to Proceed.

21) Proposers must adhere to the 90-day proposal validity and withdrawal restriction emphasized in the front notice of the RFP.

22) The RFP explicitly specifies four (4) distinct 10,000-gallon USTs (three for unleaded, manifolded via siphon, and one for diesel). Any proposed deviation or alternative configuration must be submitted under "Exceptions to Specifications" along with associated cost implications.

23) All tank containment sumps must be double-walled.

24) The scope requires supplying and installing approximately 1,200 linear feet of new double-walled product piping complete with fittings, 1.5x18-inch flex connectors, and pipe stabilizer bars.

25) The scope includes providing and installing new 2-inch Pressure Vacuum (P/V) Vents for tank vent lines. Existing vent piping infrastructure will be utilized.

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- 26) The Contractor is responsible for saw cutting, removing, and disposing of existing concrete pads over tanks and trench routes, and pouring new reinforced concrete pads over all USTs and trenches encompassing all piping infrastructure.
- 27) The installation must deploy six Gilbarco Encore 700S 3+1 dispensers (or approved equal) in full compliance with applicable federal, state, and DoD accessibility and safety standards
- 28) The RFP explicitly mandates supplying and installing a new Veeder-Root TLS-450 Plus automatic tank gauge system configured for a four-tank setup, complete with new inventory probes, sump sensors, and CSLD software activation. Any deviations must be detailed under "Exceptions to Specifications" along with associated cost implications.
- 29) All electrical installations must adhere strictly to the National Electrical Code (NEC / NFPA 70), including hazardous area classifications and emergency disconnect protocols. All existing emergency stop locations will be upgraded with new equipment.
- 30) The Contractor must furnish all equipment, materials, and safety measures required for safe execution, including OPW 2100 Series Spill Containers and overfill valves on all tank fill drops.
- 32) No additional site amenities are to be included in this project unless explicitly specified within the RFP documents.
- 33) All subcontractors are required to submit official proof of registration and active participation in the federal work authorization program (E-Verify) in strict compliance with O.C.G.A. Section 13-10-91.
- 34) The designated Contractor Superintendent may simultaneously fulfill both the supervisory and Site Safety and Health Officer (SSHO) roles while on-site, provided they possess all necessary certifications and qualifications.
- 35) As a complete turn-key project, the Contractor is fully responsible for furnishing, installing, and performing comprehensive operational commissioning of the specified fuel dispensers.
- 36) All handling, testing, and disposal processes must strictly comply with federal and state regulations, specifically referencing US EPA 40 CFR Part 280 and Georgia Environmental Protection Division (EPD) Underground Storage Tank Management standards. Additionally, upon project completion, the Contractor must deliver certified waste and tank disposal manifests that are fully compliant with EPA and Georgia EPD regulations.
- 37) The complete demolition and replacement of the concrete fuel islands, matching the existing layout and configuration, are fully included within the scope of this project.

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