CHATHAM COUNTY PURCHASING & CONTRACTING DEPARTMENT

ADDENDUM NO. 1

BID NO. 26-0115-4
PROJECT: Commercial Janitorial Services (Group A Locations)
(Facilities Maintenance and Operations)

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PLEASE SEE THE FOLLOWING RESPONSES, ADDITIONS, CLARIFICATIONS AND/OR CHANGES:

Q1: Our company is located outside this geographic area and does not intend to establish a business office within it. Before proceeding further, please clarify: Is this a mandatory geographic eligibility requirement for the prime contractor, rather than a local preference? Would an out-of-area prime contractor remain ineligible even if all cleaning services were performed by locally based employees or a qualified local subcontractor? If an out-of-area contractor can qualify without establishing a local business office, what specific conditions and documentation would be required?

Response: Per specifications, at the discretion of the County, the successful contractor must be local meaning within Chatham County or no more than thirty (30) miles from its borders. NON-LOCAL BIDS WILL NOT BE ACCEPTED.

Q2: Our company is a local cleaning company based in Savannah. We have been in business for approximately one year and currently provide recurring commercial cleaning services. Regarding the Specifications, page 2, Section II, items 1–2, the three-year business history and experience servicing facilities of at least 30,000 square feet firm minimum requirements. Is it possible for our company that has been in operation for approximately one year, to qualify through an alternative means of demonstrating its ability to perform?

Response: Section II. Specifications: (1) and (2) requirements are firm. Failure to meet this requirement may result in bid being deemed as "non-responsive."

(b) If the requirements are firm, would a joint venture with an experienced contractor be permitted, and how would the experience requirements apply?

Response: At the discretion of the Project Manager, joint ventures for this project will not be accepted.

Q3: Cleaning hours — Specifications, Section IV, pages 6–8: Can any of the required cleaning be performed after hours, or must all cleaning strictly take place Monday–Friday between 8 a.m. and 5 p.m.?

Response: At the discretion of the Project Manager, and per specifications, Service shall be completed during the hours of 8:00 A.M. to 5:00 P.M.

(b) Floor care — Specifications, Section V, pages 12–15: Please confirm which buffing, stripping, sealing, and finishing requirements apply to the listed luxury vinyl tile and concrete floors. Are any surfaces excluded from these treatments?

Response: For all luxury vinyl tile, (LVT) flooring – no stripping, no sealing, no buffing shall be performed. In regard to all concrete flooring - buffing, stripping, sealing, and finishing shall be performed.

(c) Out-of-scope pricing — Bid Sheet, Section B; Specifications, Section VI, page 16: The bid sheet requests a "Price Per Service," while the specifications describe pricing negotiated job by job. What unit and quantity should bidders use for each of the four pricing entries?

Response: Section (B) Out-of-Scope Services Price Schedule, on bid sheet has been revised. The bidder is responsible for ensuring that during bid submission, the correct bid sheet is uploaded.

(d) M/WBE participation — Invitation, Sections 2.20–2.21; Attachments F and I: For a prime contractor planning to perform all cleaning with its own employees, what participation and good-faith-effort documentation is required?

Response: Bidders or proposers are required to make a Good Faith Effort, where subcontracting is to be utilized in performing the contract, to subcontract with or purchase supplies from qualified MBE/WBE's. Bidders or proposers are required to state if they intend to subcontract any part of the work. Forms for this purpose are included as Attachment A-I in the required documents section which must be submitted online with your bid response. If forms are not completed and submitted, the bid may be considered nonresponsive. Each bidder or proposer is required to maintain records of such efforts in detail adequate to permit a determination of compliance with these requirements. All contracts will reflect Good Faith Efforts and reporting requirements for the term of the contract. The County particularly urges general contractors to give emphasis to subcontracting with local area firms. For information on the program or MBE/WBE contractors/vendors please contact the Chatham County Minority and Women Business Office, 1117 Eisenhower Drive, Suite 101, Savannah, Georgia 31406, (912) 652-7828 phone, (912) 652-7951 fax.

(e) Do purchases from certified M/WBE suppliers count toward the goal, and does the prime contractor's own certification count if applicable?

Response: YES.

(f) References — Specifications, Section I.1, page 1; References Form, page 1: The specifications require at least three similar project references, while the reference form requests five for bids of $500,000 or more. Which requirement applies, and is that threshold based on the initial annual price or the total including renewal options?

Response: Based on the annual project cost estimate, references shall fall within the guidelines as stated on the County's reference form:

$499,000 and less: Provide references from owners of at least three (3) projects of various sizes. Include government owners if possible. If the contractor has performed any work for the Chatham County Board of Commissioners within the last five (5) years, at least one (1) of the three (3) owner references must be from the appropriate party within the Chatham County Government.

(g) Document clarification — Specifications, pages 22–23: These pages show bid number 26-0043-4. Please confirm that their award, work-hours, security, and inquiry provisions apply to ITB 26-0115-4.

Clarification: The project number of 26-0043-4, listed only at top right of pages 22-23, should not be listed within this project. This is a clerical error. The project award, work hours, security, and inquiry provisions applies to ITB. No. 26-0115-4. Commercial Janitorial Services (Group A Locations) (Facilities Maintenance and Operations).

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THE BID OPENING REMAINS: November 17, 2026, 2:00 PM

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THE BIDDER IS RESPONSIBLE FOR MAKING THE NECESSARY CHANGES AND MUST ACKNOWLEDGE RECEIPT OF THIS ADDENDUM AT TIME OF SUBMISSION.

10/16/2026
DATE

ANGELA JEAN FLEMING
PURCHASING DIRECTOR
CHATHAM COUNTY, GEORGIA

Bid No. 26-0115-4
Commercial Janitorial Services (Group A Locations)
(Facilities Maintenance and Operations)

***REVISED BID SHEET*10/16/26**

(A) Initial- Term for Services

(GROUP A) Locations	Site No.	Monthly Cost	Annual Cost
Records Center	1-RC	$ -	$ -
Coroner's Office	2-CO	$ -	$ -
Georgia Cooperative Extension	3-GACO	$ -	$ -
Superior Court Records	4-SUPCR	$ -	$ -
Superior Court Records No.2	5-SUPCR2	$ -	$ -
Fleet Operations Facility	6-FOF	$ -	$ -
	TOTAL Annual Contract Cost >>>		$ -

(B) Out-of-Scope Services Price Schedule

Categories of Out-of-Scope Cleaning	Price Per Service	Total Sq. Footage Included in this Price (sq.ft.)
Out-of-Scope General Cleaning	$ -	
Out-of-Scope after Construction Renovation Cleaning	$ -	
Out-of-Scope Resilient Tile Floor Stripping, Sealing, Re-coating, and Burnishing	$ -	
Out-of-scope Carpet Cleaning	$ -	

(C) Renewal Option Pricing

RENEWAL OPTION PERIOD. The County is not obligated to offer a renewal option.
FOR BID PURPOSES ONLY

MONTHLY COST PER SITE	First Renewal Year 2	Second Renewal Year 3	Third Renewal Year 4	Fourth Renewal Year 5
1-RC	$ -	$ -	$ -	$ -
2-CO	$ -	$ -	$ -	$ -
3-GACO	$ -	$ -	$ -	$ -
4-SUPCR	$ -	$ -	$ -	$ -
5-SUPCR2	$ -	$ -	$ -	$ -
6-FOF	$ -	$ -	$ -	$ -