STEPHENS COUNTY BOARD OF EDUCATION
191 Big A School Road, Toccoa, Georgia 30577

ADDENDUM NO. 1
Request for Proposal — Construction Professional (Construction Manager-at-Risk) Services

Stephens County Schools 2026 Renovations and Modifications (Districtwide Projects)

Original Solicitation Issue Date: September 10, 2026

Addendum Issue Date: 09/29/2026

TO: All Prospective Proposers

This Addendum No. 1 is issued by the Stephens County Board of Education (the "Owner") and forms a part of the above-referenced Request for Proposal (the "RFP"). Its purpose is to provide all prospective proposers with the same additional project information, so that every proposer has equal access to the information described below in preparing its proposal. Except as expressly modified by this Addendum, all terms, conditions, and requirements of the RFP remain in full force and effect.

Prospective proposers are directed to review this Addendum carefully and to account for its contents in their proposals.

1. Project Priorities

In response to questions concerning the Owner's project priorities, the Owner clarifies the following current order of priority for the work described in Exhibit A:

(a) Fire-alarm system replacement and upgrades at the Stephens County High School campus and its connected buildings (first priority);

(b) Fire-alarm system replacements and upgrades at the remaining district facilities;

(c) Paving/parking-lot improvements; and

(d) Stephens County Middle School roof and HVAC improvements.

These priorities are provided for planning purposes and remain subject to change based on funding availability, design and permitting, procurement, and other project prerequisites, as provided in the RFP.

2. Schedule Objectives

The Owner clarifies the following schedule objectives, which are goals only and subject to feasibility, funding, design, permitting, procurement, and other prerequisites:

(a) The Owner would ideally complete the Stephens County High School fire-alarm work by December 2026, if feasible; and

(b) The Owner anticipates beginning the Stephens County Middle School roof and HVAC work in summer 2027.

All other schedule information in the RFP, including an overall substantial-completion target of December 2029, remains unchanged.

3. Athletic Facilities Work

With respect to the athletic facilities improvements work identified in Exhibit A, the Owner clarifies that it is seeking a Construction Professional to serve as a partner in developing that project. This includes assisting the Owner in evaluating and advising on potential locations for new athletic facilities, and identifying approaches to control costs as the scope of the athletic-facilities work is determined and advanced. The scope of the athletic facilities work remains to be determined and is subject to change as needs are identified, funding permits, and the Owner approves.

4. Proposal Due Date

☒ The proposal due date remains Friday, October 9, 2026, at 2:00 p.m., as stated in the RFP.

☐ The proposal due date is extended to [_____], at [____] p.m. All other requirements for submission remain as stated in the RFP.

5. Acknowledgment of Addendum

Each proposer must acknowledge receipt of this Addendum No. 1 in its proposal, either by so stating in its transmittal letter or by signing and returning this page with its proposal. Failure to acknowledge this Addendum may, at the Owner's discretion, be treated as a technicality subject to waiver or may render the proposal nonresponsive.

Acknowledged by:

Firm: _____

By: _____ Date: _____

Printed Name / Title: _____

Issued by:

Stephens County Board of Education

By: _____

John Stith, Deputy Superintendent