



Forsyth County Procurement

Greg Bridges, NIGP-CPP, Procurement Agent III

August 23, 2022

ADDENDUM #1

LOI No. 22-71-5211

For: Equestrian Services at Polo Fields

This addendum supersedes and supplements all portions of the bidding documents and becomes part of the contract documents for the above-referenced project.

Where any item called for in the specifications or indicated on the drawings is supplemented hereby, the original requirements shall remain in effect.

Where any original item is amended, voided or superseded hereby, the provision of such item not so specifically amended, voided or superseded shall remain in effect.

Clarification on Bidder Questions:

1. **Q: Who would be responsible for the property taxes?**

A: Forsyth County is the owner of the property and therefore responsible for any assessments related to the property.

2. **Q: I currently have a covered arena for my program but realize the county does not want permanent structures to be built as well as the cost incurred for my program. I was looking at some fabric covered building from cleaners band that are utilized for equine riding centers but had questions whether or not the HOA that is neighboring the facility would have issues and I would have difficulty getting a permit from planning and zoning? I've gone through conditional use permitting before which can be expensive on my own property but wasn't sure how this would be regarding a county owned property.**

A: As a leasee of the property, Forsyth County welcomes you to make changes/improvements/additions to the property as long as they are approved beforehand. Any permanent structures erected on the property would become property of Forsyth County. The building of any structures would require the leasee to get a building permit through Forsyth County. Since the property is owned by the

County and operated as a park, we do not fall under the Conditional Use Permit process.

3. Q: I would like to, if possible, visit the facility one more time so that I can look at modifications that need to be done and would like to have board members from my program join me so that I can plan a price and cover any issues that may arise during the lease process if granted?

A: Yes, appointments may be requested by calling Greg Bridges, Procurement Agent III at (770) 888-8872. Hours available are Monday – Friday 8am - 430pm.

4. Q: Can improvements be negotiated and is the County willing to help with repairs?
A: Yes.

5. Q: What utilities does the property have?

A: Electricity with Sawnee EMC, Forsyth County Water, Private Sewer, and no Natural Gas.

6. Q: How many stalls are in the facility?

A: There are 19 total stalls, not 22 as indicated in the LOI document.

7. Q: Will the operator have access to the entrance on the rear of the property through the parking lot of the Soccer Fields?

A: Yes, along the fence line road.

8. Q: Are there any current zoning ordinances for horses per acre or any further equestrian guidelines?

A: There is one residential zoning district that limits the number of horses, but it doesn't apply to this zoning district.