

January 23, 2026

**Subject: ITB #26071-B Justice Center Roof Replacement
Addendum #2**

Gentlemen/Ladies:

Below, please find responses to questions, clarification, or additional information for the above referenced ITB. You will need to consider this information when preparing your bid.

1. **The opening time and date will be announced with the posting of the infrared scan and core results in Addendum 3.**
2. Are we roofing the lower canopy sections of the Justice Center? **No.**
3. Are we allowed to core the roof, two locations are needed, the highest and lowest points? If coring is done will everyone have access to the results? **The County will engage a third-party consultant to perform the moisture scan and take core samples at both a high and a low area of the roof. Individual bidders will not be permitted to perform their own coring. The resulting report will be provided to all bidders. Once the report is issued, bidders will be given adequate time to review the information, submit questions, and finalize their bids.**
4. Are there any plans for the existing roof? **See Attachment 1.**
5. Will the contractor be responsible for the lightning rod removal and recertification after replacement? **Yes. Each bidder should include (In base Bid) the costs for a certified Lightning Protection installer to have the existing system removed and replaced upon roof completion and a certified Letter of findings upon completion.**
6. Are alternate roof materials allowed to be quoted, Duralast, PVC ... etc? **No.**
7. Do we need to replace the walk pads in kind? **Yes, remove the existing walk pads and install new continuous walk pads all the way around the existing units.**
8. If the infrared is done after award, how is the contract to bid decking and installation needs? **See question #2.**
9. The core sample will determine the amount of installation needed. **See question #2.**
10. Are we still going to add to our basebid a 3rd Party Moisture Scan to be performed prior to installation? **No. See question #2.**
11. When is the expected start date and completion date? **This information is provided by the contractor when completing the Price Sheet. Your bid response will be evaluated with this date in mind.**
12. Will the new roof be glued or mechanically attached? **Please see published scope of work, line 6.**

13. Is there membrane (or moisture barrier) underneath the wood deck? [See published scope of work.](#)
14. Will service mats/walking pads be required? [See question #6.](#)
15. Will the current old, out of use equipment remain on the roof (i.e. lighting, RTU and previous platforms) before the project starts? [Yes.](#)
16. Can the back area be used for a loading area? [To be determined. There will be an onsite area provided for loading.](#)
17. Will the contracting have to perform ground testing before using a crane? [No, cranes have been used in the pass to put new units on roof. The crane levelers have ground pads to protect the asphalt or cement.](#)
18. Is interior protection needed once the decking is cut through the first proofing installation? [No. If this is an issue, the allowance will be used.](#)
19. The current RTUs require an 8-inch clearing. Will it be the required of the roofer or external company? [If the units are required to be raised in order to get the manufacturer's 20-year NDL warranty, then that will be at the contractor's expense and should be added to their base bid.](#)
20. Can the vendor do their own infrared scan in house or is a third party required? [No, The County will provide a third-party scan.](#)
21. The platform that remains from a prior RTU has holes in it. Will a water test be required? [The infrared scan will verify if the area leaks. If it leaks, then yes.](#)
22. What is the tear off wet spot methods you will accept? [Fully tear off wet insulation down to the decking. Infill with new Polyiso to match the height of existing roof system and mechanically fasten the new ISO per manufacturer's requirements.](#)
23. Will plans be available for the existing building? After we receive plans will we have a new timeline for questions? [Yes, plans will be available, and a new due date will be provided.](#)
24. Is the current building installation tempered? [We do not have this information, please see plans for installation details.](#)
25. What is the county's position on standing water? [Ponding water is not acceptable and it is the responsibility of the roofing contractor to mitigate and ensure proper shedding of water.](#)
26. For infrared scanning is overnight access available? If not overnight, a few hours after sundown is necessary. [See question #2.](#)
27. Are there any gas lines going into the roof the contractor has to work around? [Yes.](#)
28. Will any electricians be involved? [See published scope of work, if any part of this scope requires electrical work, then a certified and licensed person will have to perform said work.](#)
29. Will the county use a third party for lightning protection? [See Question 4.](#)
30. When can we expect to receive plans/spec for the Justice Center Roof? [See Attachment 1.](#)

31. Will the owner be sending out the plans / as built drawings in an addendum? [See question #29.](#)
32. Will there be a core sample provided by the owner since they didn't let anyone make a core sample at the meeting? [See question #2.](#)
33. Will the owner do a thermal scan as part of the addendum so that we can get a good square footage estimate of what insulation needs to be included in the base bid or will there be a unit price for wet insulation replacement? [See question #2.](#)
34. What will be the workable hours / days of operation for this project? [Normal work hours for this project will be Monday through Friday, from 8:00 a.m. to 4:30 p.m. Any work performed outside of these days or hours must receive prior written approval from the County.](#)
35. Is the contractor responsible for providing a UL letter of findings once the lightning protection is reinstalled by a certified vendor? [Yes, the bidder is responsible to make sure that the County get that Letter](#)
36. Will we be able to use the internal building roof access for this project? [Yes, a designated area of access will be provided.](#)
37. Please confirm that the contractor will not be responsible for any loose fireproofing particles that fall inside during construction. [Yes, the contractor is responsible.](#)
38. If we are performing the 3rd Party Scan, should we have an allowance for each Unit Price that should be included in the base bid instead of only a lump sum allowance of \$10,000? [See question #2.](#)
39. Examples: - Unit Price per sq. ft of Wet Insulation Abatement and Replacement (Include 1,000 sq ft in Base bid) [See question #2.](#)
40. Are we to include pricing in our base bid for a 3rd Party Lightning Protection Company to come out and re-install and provide a letter of findings when we finish the roofing? [Yes](#)
41. We are asking for more details on the existing roof since there was no core sample taken of the existing and is this a roof-over on the existing roof? [See question #2 and scope of work.](#)
42. I would like to know what type of flashing is required around A/C units or is it match material grade with parapet walls. [60 mil TPO membrane to be used as wall and curb flashing over the new separator board after existing curb flashings have been removed.](#)
43. Do we to provide new pipe stands for the line across the roof and is the existing roof hatch being replaced, also what type of insulation is going to provide for roof-over is it a densdecks only. [See Scope of Work. No coverboard.](#)
44. Please clarify whether a full coping is required at the parapet walls or if a gravel stop is acceptable at the top of the parapet walls. [ES-1 certified Coping or Pre-Manufactured Metal Era Secure Edge 200 with Manufactured Mitered Corners is required.](#)
45. A coping will cover the entirety of the top of the wall, and at 40" wide and using .050 alum, costs will be significant vs using a gravel stop at the leading edge, much less cost with same visible impact from the ground. [See question #43.](#)

46. Will the county remove and reinstall, recertify the existing lightning protection systems? Or is this part of the scope of work for the contractor? [See Question 4.](#)
47. Is there a cost for the permit? If not, is there a formula to use to calculate costs? [See Terms and Condition #25.](#)
48. Previously I submitted a request to use roof mfr. Equal to the stated mfr, Carlisle. Please provide approval to use verisco product with the same protective film. [No Substitution.](#)
[Versico Contractors are not the same as Carlisle](#)
49. The scope sheet says 'replace' meaning everything is removed down to the roof deck but speaks to 'recover' meaning to provide only the stated membrane over existing roof covering, please clarify. [It is a recover but may have wet abatement that will require tear off and replacement of wet areas per moisture scan results.](#)

Received by (Name): _____ Company: _____

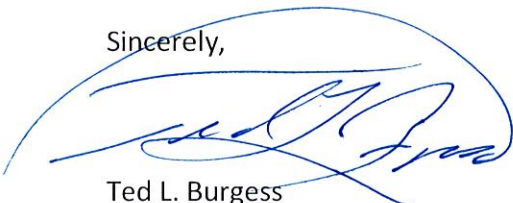
Note: If this addendum is not returned to the Fayette County Purchasing Department or if it is returned not signed, responding individuals, companies or other organizations will still be responsible for the requirements of this addendum and the specifications or changes herein.

The opening date and time for this ITB has changed. **The opening time and date will be announced with the posting of the infrared scan and core results (Addendum 3).** Bids must be received by the Purchasing Department at the address above, Suite 204, at or before the opening date and time.

Questions regarding this solicitation will be accepted until 2:00p.m., Tuesday, January 27, 2026. After that, we will not be able to respond to any inquiries about this project.

If you have questions, please contact Sherry White, Senior Contract Administrator at (770) 305-5314, or email at swhite@fayettecountyga.gov.

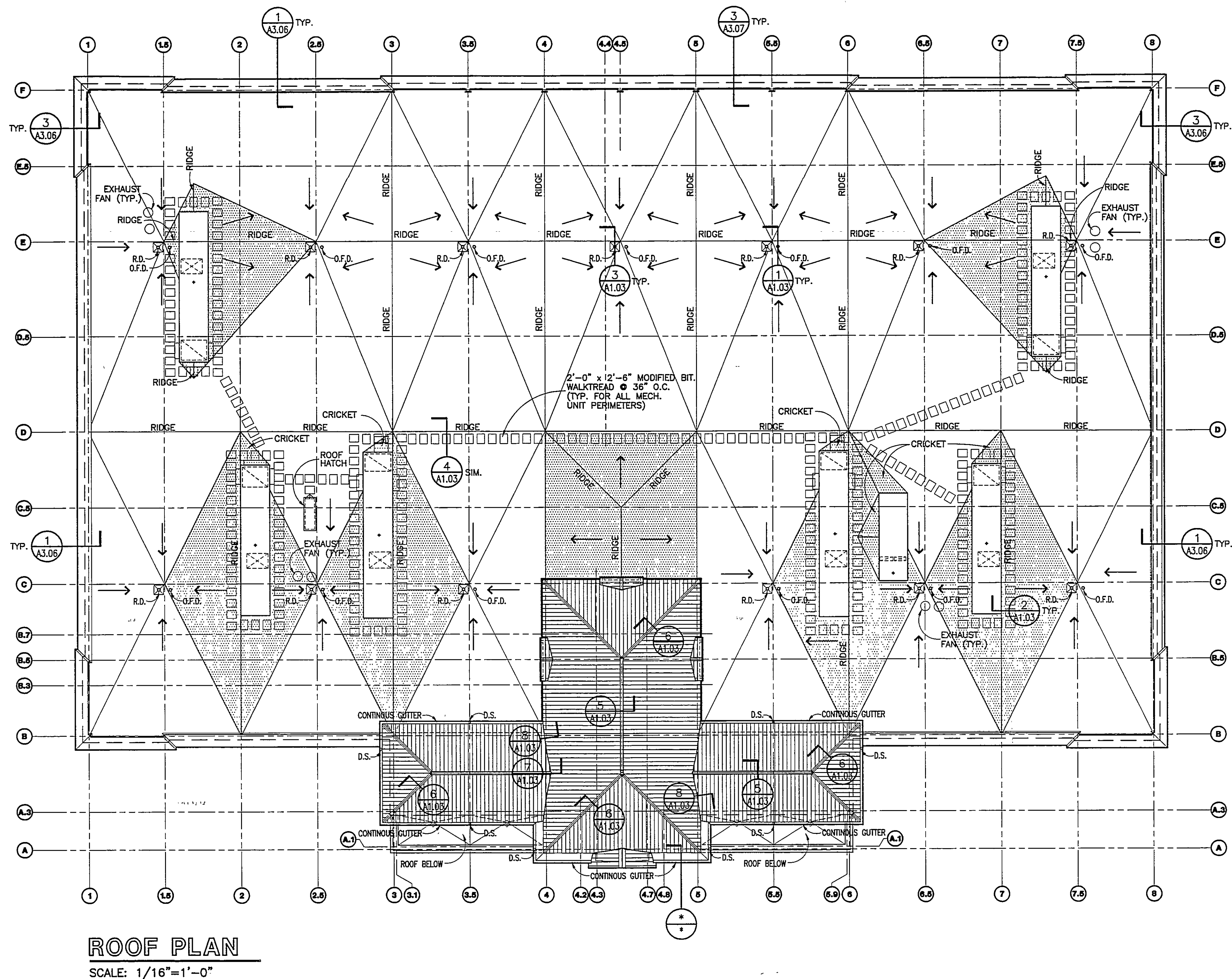
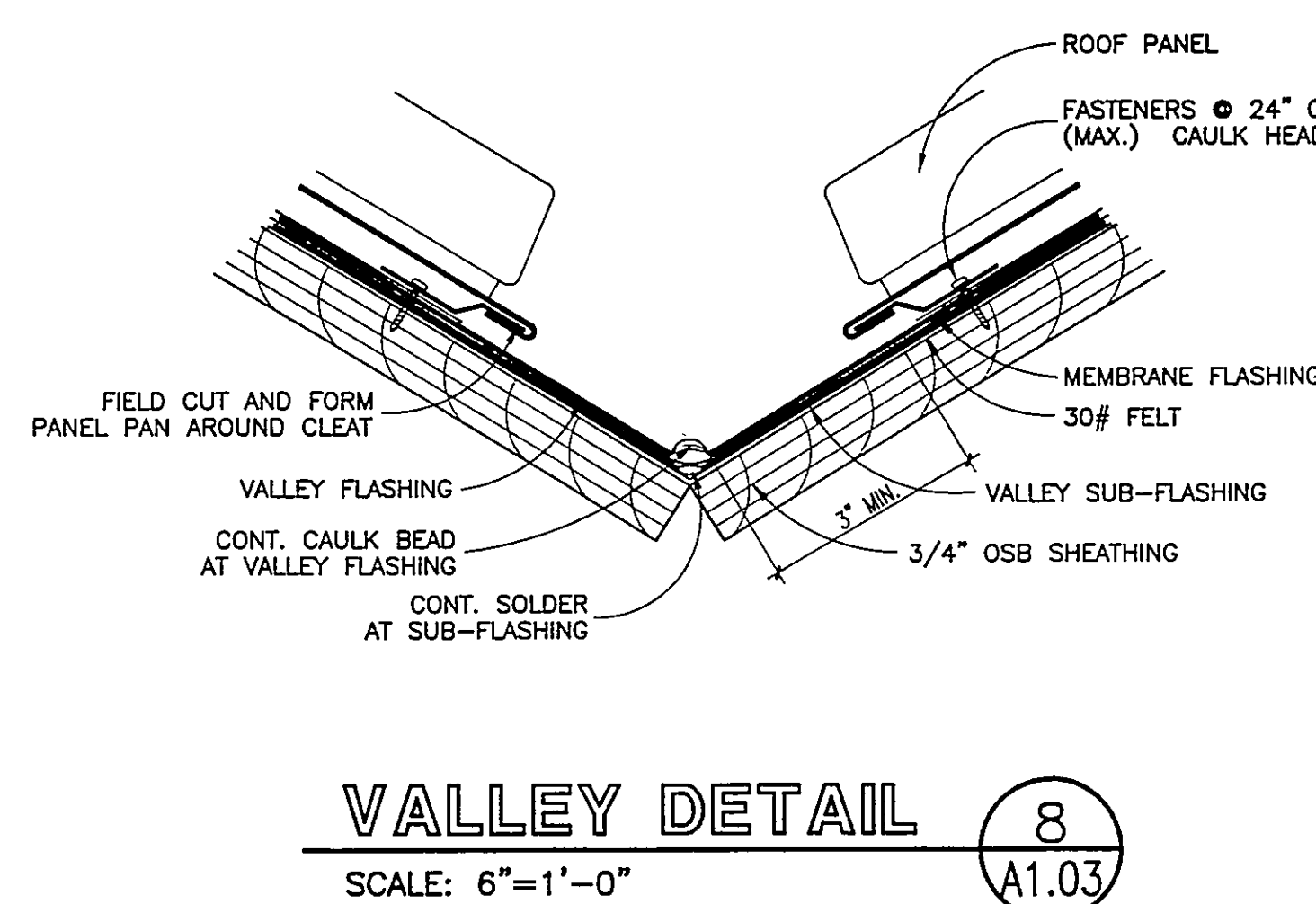
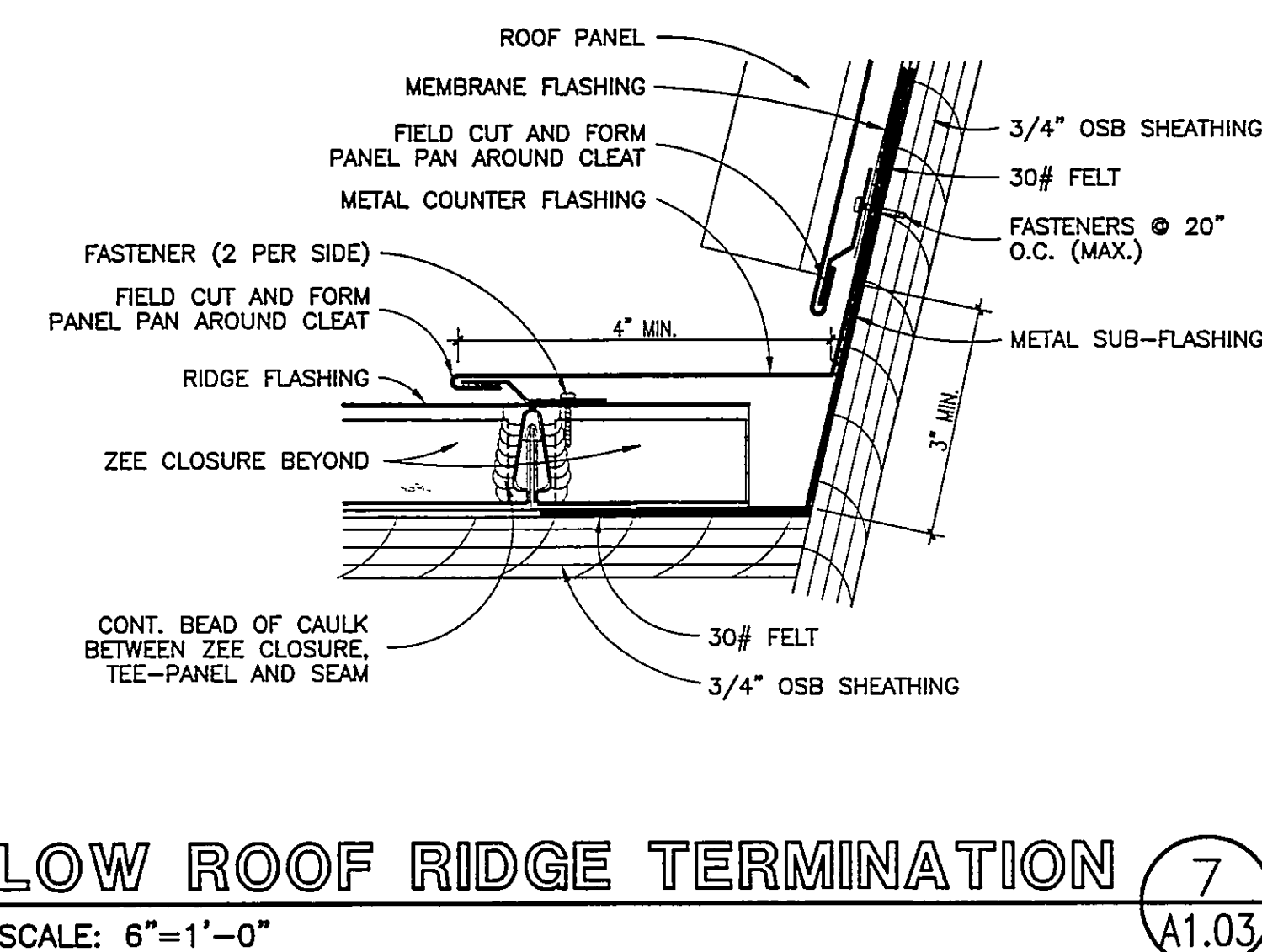
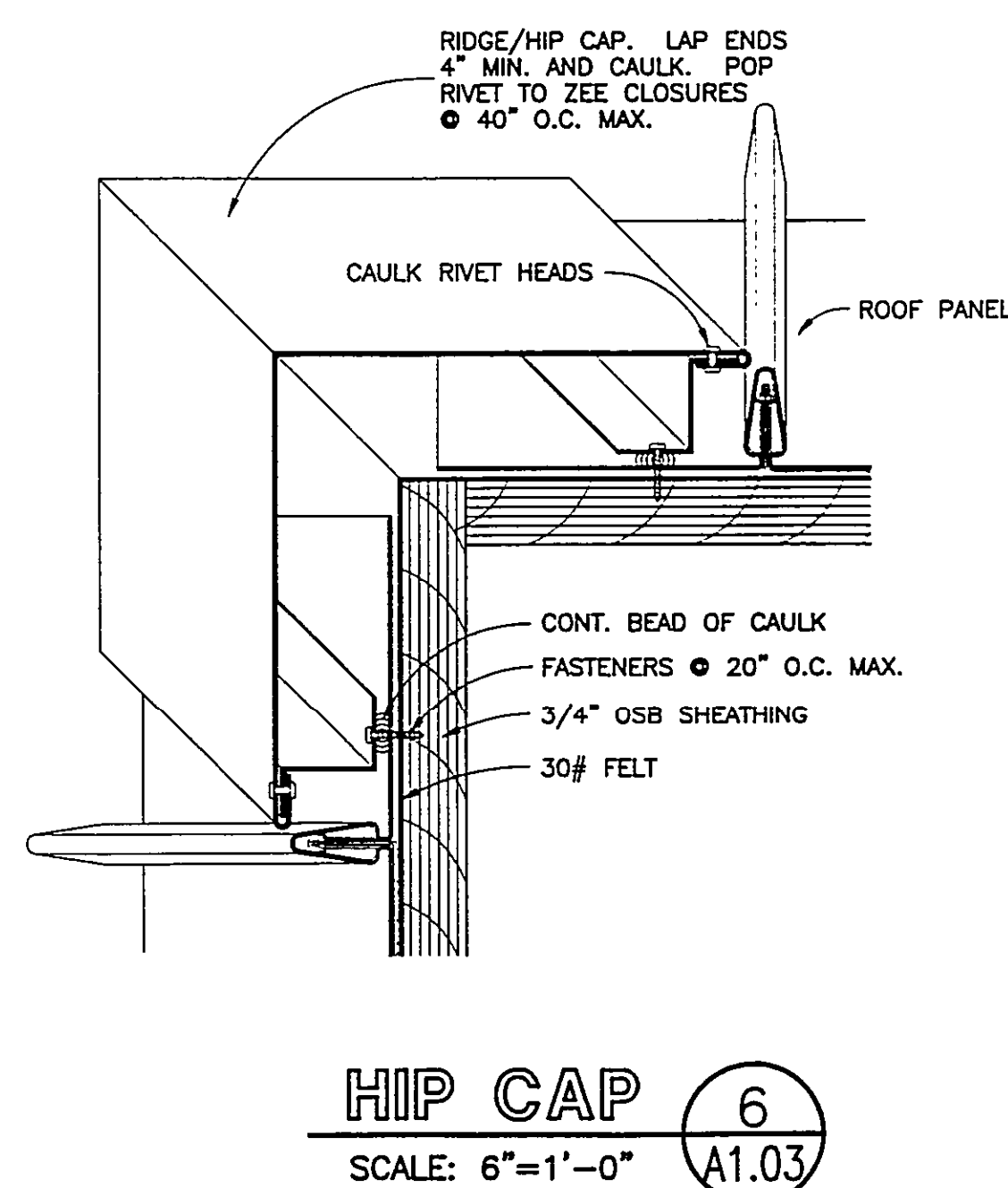
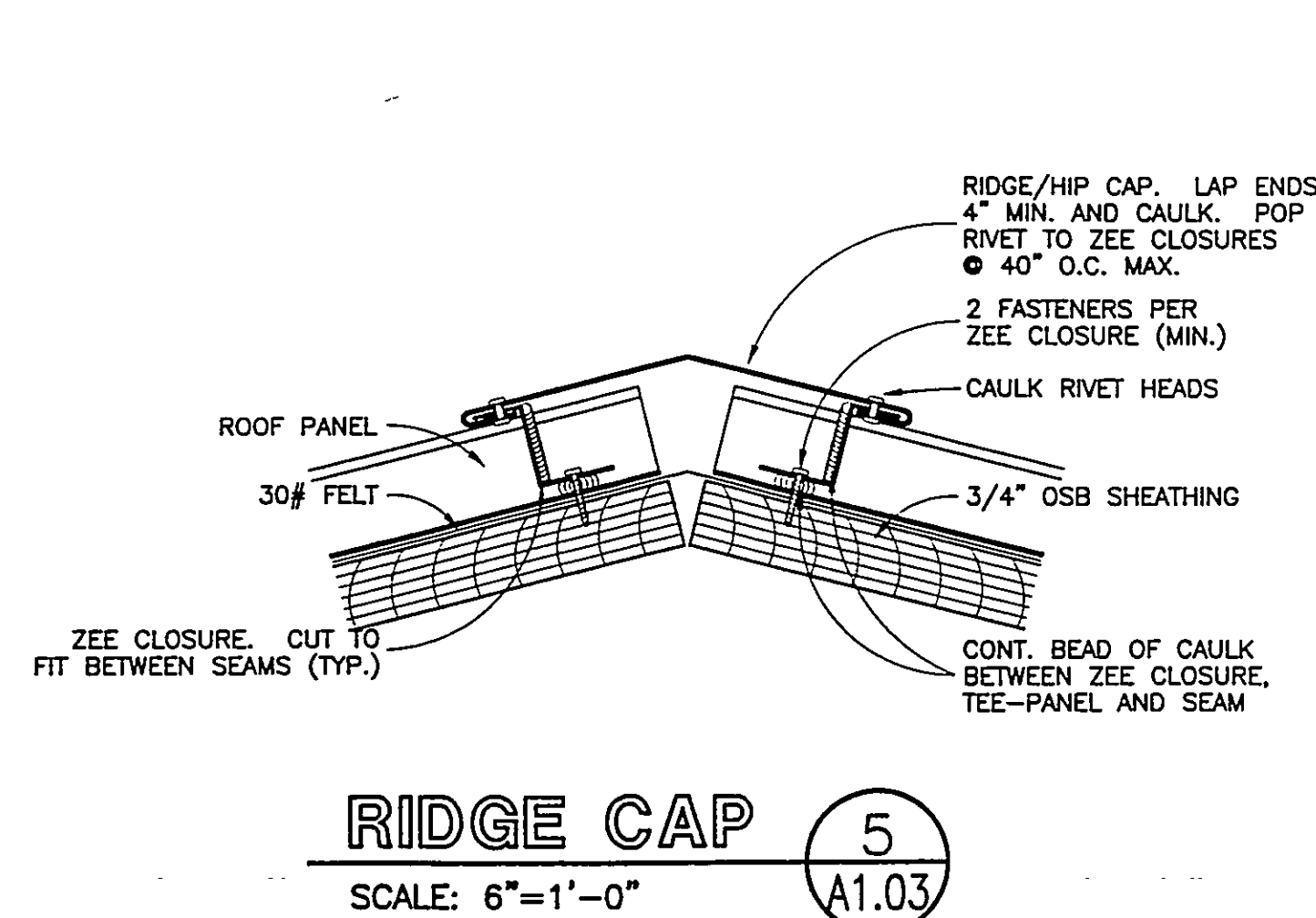
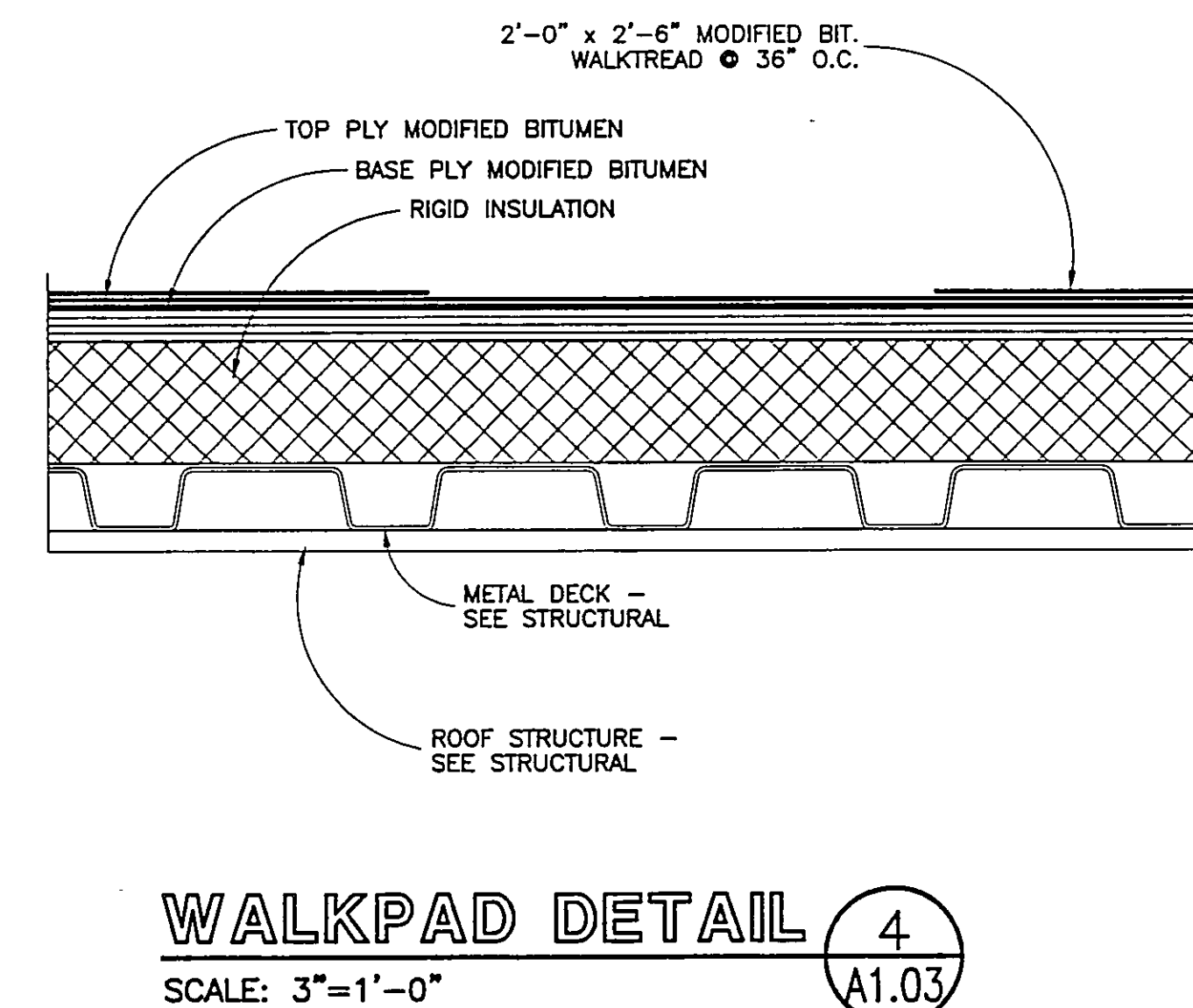
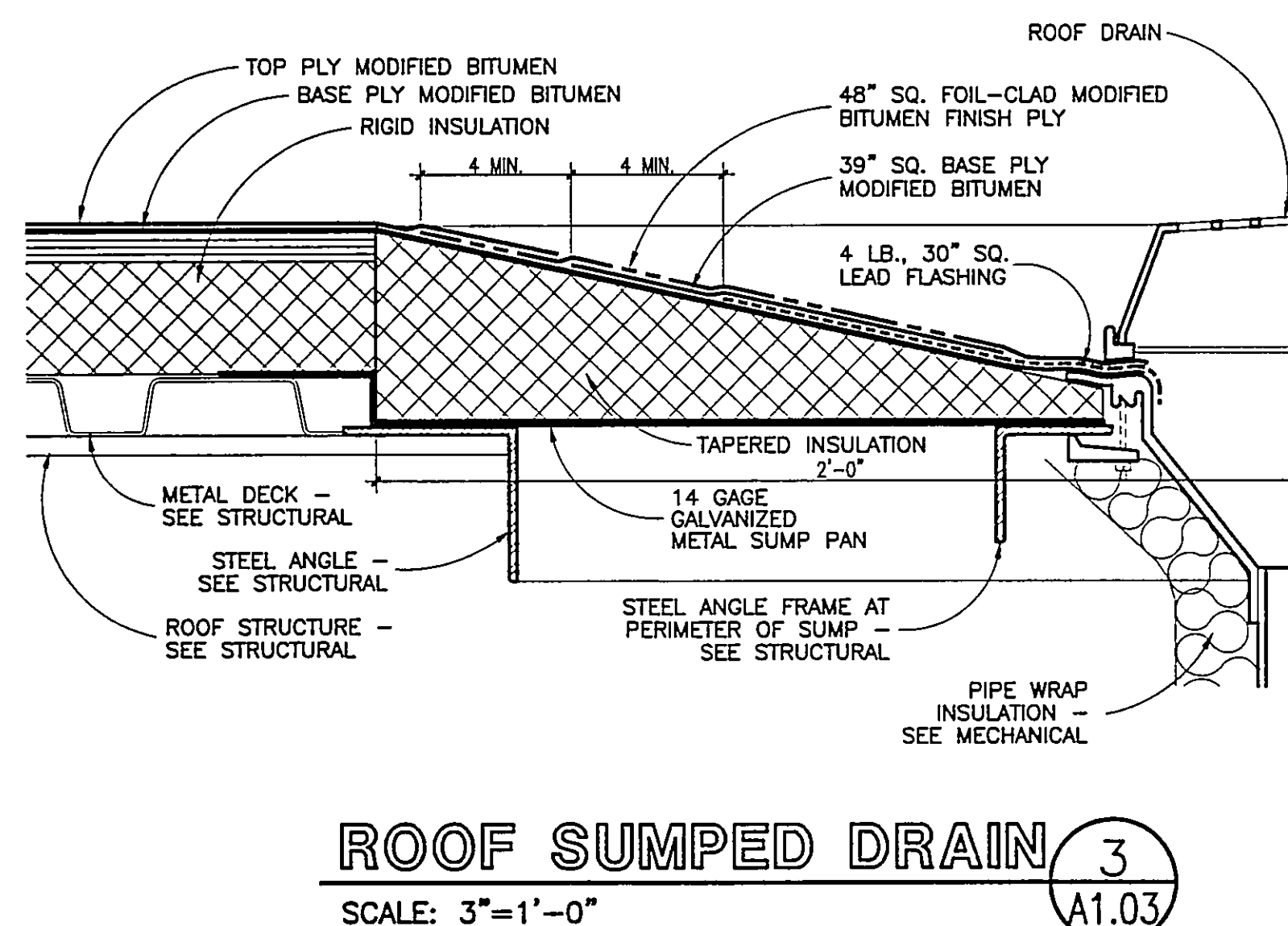
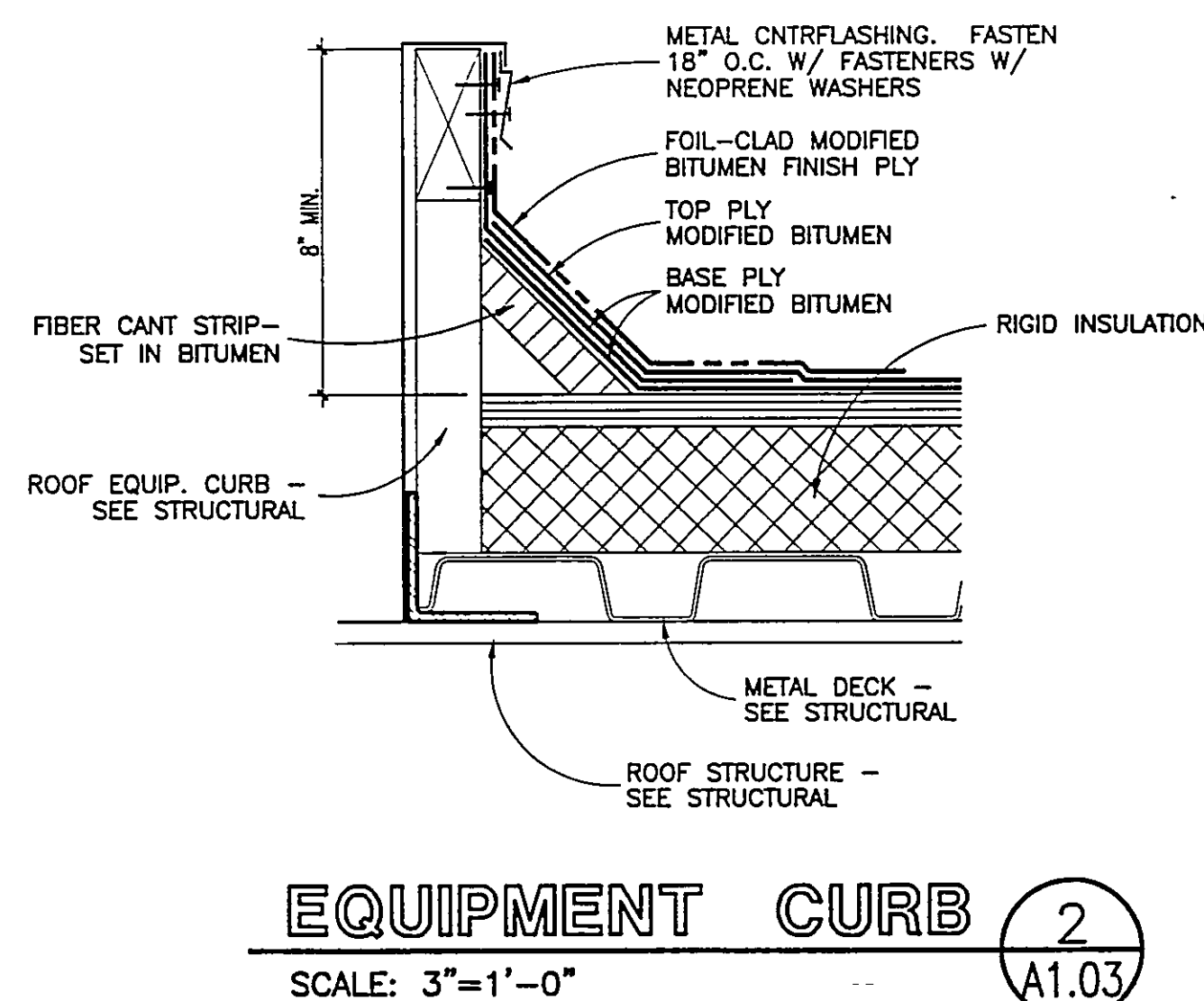
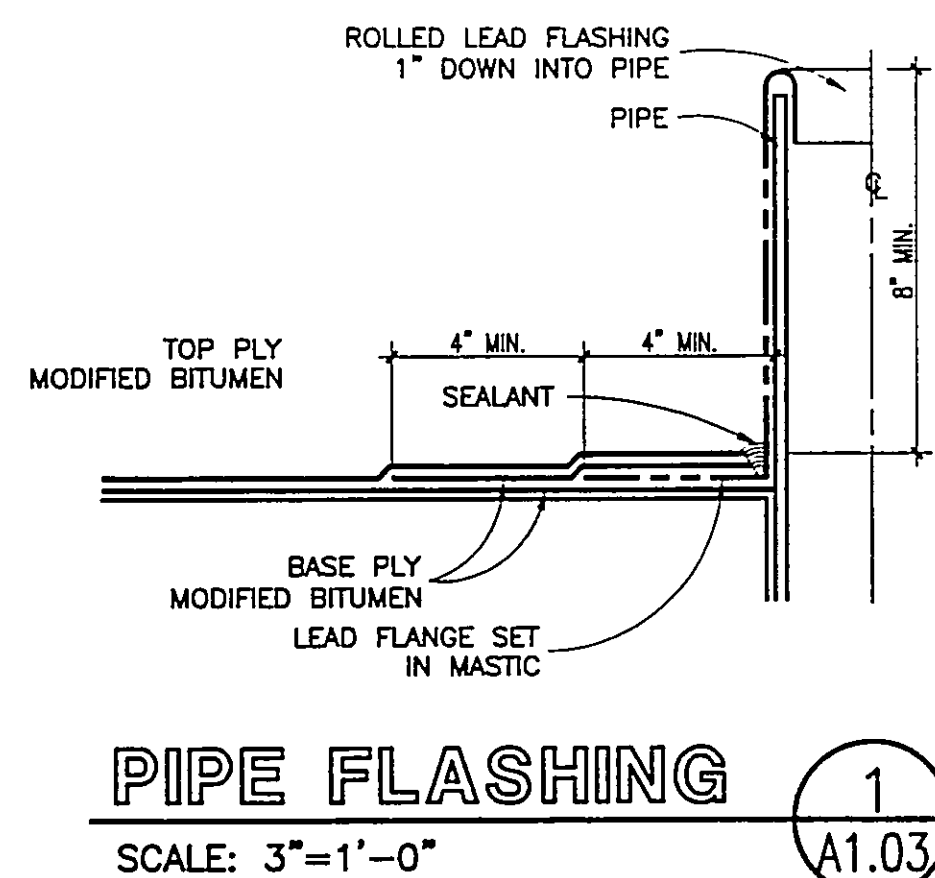
Sincerely,



Ted L. Burgess
Director of Purchasing

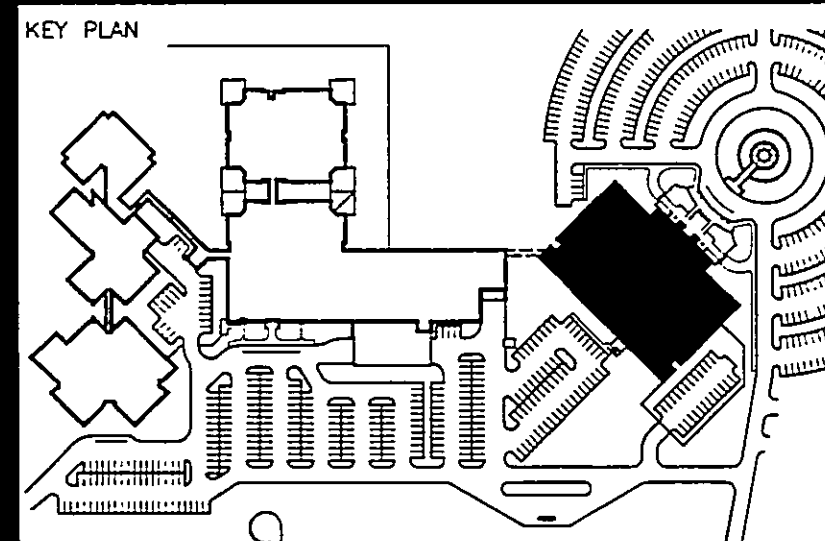
LEGEND

- MODIFIED BITUMEN ROOF OVER RIGID INSULATION
- MODIFIED BITUMEN ROOF OVER TAPERED INSULATION
- R.D. ROOF DRAIN
- O.F.D. OVERFLOW DRAIN
- D.S. DOWNSPOUT
- DRAINAGE ARROW



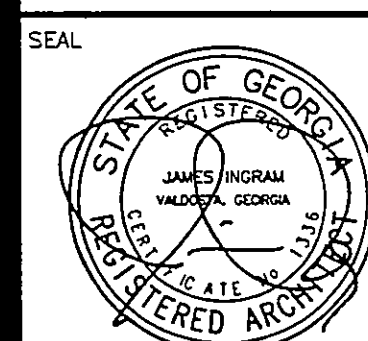
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JAIL EXPANSION
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Fayetteville, Georgia



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TITLE
**ROOF PLAN
& DETAILS**



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