

August 25, 2026

**Subject: RFQ #27022-A: Starrs Mill Educational Facility Building Modifications
Addendum #1**

Gentlemen/Ladies:

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

1. **The existing septic and drainfield is located near/within the current gravel parking area. The On-Site Sewage Management System Inspection Report is provided for reference (Attachment 1).**
2. **Stamped Engineered drawings for Mechanical, Electrical, and Plumbing (MEP) are not required for this project.**
3. **The contractor shall ensure kitchen plumbing meets minimum slope requirements.**
4. **Will the brick inside the building need to be painted?**
No. Repair existing joints, including removal of loose, cracked, deteriorated, or damaged mortar and masonry materials. Clean and properly prepare all masonry surfaces following completion of repairs, and apply a clear, penetrating masonry/brick sealer with a matte, non-gloss finish in accordance with manufacturer requirements. Sealer shall not materially alter the natural color or appearance of the existing brick. No brick replacement is required.
5. **Will the steel beam be left exposed or boxed in?**
The steel beam shall remain exposed. The exposed steel beam is to be painted as part of the work. Provide all required surface preparation, primer, and finish coats necessary to provide a complete and uniform painted finish.
6. **Will the ceiling need to be insulated?**
Yes. Provide and install R-38 blown-in insulation in the ceiling. Include all labor, materials, equipment, and associated costs required for the R-38 blown-in insulation in Line Item 4 Ceiling Replacement & Attic Access. This work may also require adjustment, relocation, and/or securing of existing wiring within the attic space as necessary to accommodate the insulation.
7. **Do we need to install a water heater?**
Yes. The Contractor shall remove and properly dispose of the existing water heater located in the attic, including all existing water-heater components, piping, wiring, connections, supports, accessories, and other associated equipment that will no longer be required.

The Contractor shall provide and install two (2) new Thermomate 1.3-Gallon Electric Point-of-Use Water Heaters – 120V, or equivalent. One (1) unit serving the restroom sink and one (1) unit serving the kitchen sink.

The Contractor shall include all labor, materials, equipment, electrical work, plumbing, wiring, connections, fittings, valves, supports, modifications, terminations, testing, and all other incidental work necessary to provide complete and fully operational water-heater installations. All costs associated with removal and disposal of the existing water heater and components and the complete installation of the two new point-of-use water heaters shall be included in Line Item 8 Restroom/Kitchen Modifications.

8. Do we need to repair the stucco on the exterior where the painted brick is exposed?

No. Stucco repair is not required at the areas where the painted brick is exposed. At locations where existing TVs, lighting, wiring, or other mounted equipment/components are removed, all resulting holes, penetrations, and damaged areas shall be properly filled, patched, and repaired to match the adjacent existing stucco surface and texture prior to painting.

9. Where will the outdoor condenser unit (compressor/heat pump) be placed?

The outdoor condenser unit (compressor/heat pump) shall be located on the south side of the building (near or under the covered patio facing the gravel road). The Contractor shall identify and show the proposed location of the outdoor unit on the applicable drawings submitted for permit. The final location shall comply with all applicable manufacturer requirements, required clearances, codes, and permitting requirements.

10. Do the exterior porch rafters need to be painted?

No. The exterior porch rafters are not required to be painted.

11. Are the granite knee walls staying in their current locations?

Yes. The existing granite knee walls shall remain in their current locations. Protect the granite walls from damage during construction and leave them in place.

12. How many sets of stairs and how many ramps are needed?

Construct and install four (4) complete sets of brick and concrete steps and one (1) complete ADA-compliant brick and concrete wheelchair access ramp.

13. Will all the landscaping need to be removed?

Remove and legally dispose of all existing yucca plants on the slope and along the gravel road, as well as shrubbery and associated vegetation immediately adjacent to the front and side porches, including any vines, climbing plants, or other vegetation growing, creeping, or attached to the exterior building surfaces, foundation, porches, walkways, columns, railings, gutters, downspouts, or other building components. Backfill, compact, and grade disturbed areas with suitable topsoil as required, and furnish and install new sod, in kind, to match the existing adjacent turf.

14. What vegetations is to be remove?

Remove and legally dispose of all existing yucca plants on the slope and along the gravel road, as well as shrubbery and associated vegetation immediately adjacent to the front and side porches, including any vines, climbing plants, or other vegetation growing, creeping, or attached to the exterior building surfaces, foundation, porches, columns, railings, gutters, downspouts, or other building components. Backfill, compact, and grade disturbed areas with suitable topsoil as required, and furnish and install new sod, in kind, to match the existing adjacent turf.

15. Are we to design Ramp and Steps?

Examples of step and ramp design are included in Exhibit E.

16. Drawing of exact location, of steps and ramp?

Step and ramp locations were discussed and identified during the onsite pre-quote meeting. A rough, not-to-scale depiction of the proposed locations is included with this addendum. Stair widths should match the corresponding walkway widths as closely as practicable. Ramp width and slope shall meet all applicable minimum ADA accessibility requirements.

17. What are type of reses light to be used?

As stated in the RFQ, "Furnish and install 17 new 6-inch round recessed LED downlights, Prescolite LFR-6RD, rated at 1,500 lumens, 12 watts, and 3500K color temperature, or approved equivalent".

18. Location and quantity of smoke and carbon detectors?

As stated in the RFQ, "Coordinate final locations with Fayette County Project Manager". For quote purposes, it can be assumed that the anticipated smoke and carbon detector locations will be one near the kitchen area and one in the open area behind the bathroom.

19. Exact location of TV monitors?

As stated in the RFQ, "coordinate final outlet locations and mounting heights with Fayette County". For quote purposes, it can be assumed one television mounting location at each end of the building along the long side.

20. What is to be used to seal brick and are we to just fill mortar joints if needed?

See response to Question 4.

21. Is steel beam to be just painted or does it need to be wrapped with wood?

See response to Question 5.

22. What R Value do we need in the ceiling area?

See response to Question 6.

23. Will Performance and Bid Bond Be needed for the project?

Yes. Please see the RFQ Terms and Conditions for the bond requirements.

24. I would like to know if you have detailed electrical and HVAC plans for the above listed project.

No. Detailed electrical and HVAC plans are not provided as part of the project documents. However, the HVAC system requirements and applicable performance criteria are identified in the RFQ and in the response to Question 9.

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 for this RFQ has not changed. **The opening time and date are Quotes will be accepted until 3:00pm on Friday, August 28, 2026.** Quotes must be received by the

Purchasing Department at the address above, Suite 204, at or before the opening date and time.

The deadline for inquiries has passed, so the Purchasing Department will not be able to accept any additional questions after this time.

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

Sincerely,

A handwritten signature in blue ink, appearing to read "Ted L. Burgess", enclosed within a blue oval shape.

Ted L. Burgess
Chief Procurement Officer

Georgia Department of Human Resources

ON-SITE SEWAGE MANAGEMENT SYSTEM INSPECTION REPORT

County Code 2 3 4	Construction Permit 5 6 7 8	Case Number (FHA, VA, etc.) 9 10 11 12 13 14 15 16 17 18 19 20	Health Dist. 21 22	Day 29	Month 07	Year 93
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Property Location 115 Waterfall Way (Off Golly 85 South)	Property Owner Ray T. Boomer	County
	Sewage Disposal Contractor Romnie Johnson	

ALL ITEMS: Blank = Not Applicable; 0 = Unknown

*ITEMS: 1 = Yes; 2 = No

SECTION A - GENERAL

- Type Water Supply:
(1) Public, (2) Community, (3) Indiv.
- Financial Assistance:
(1) FHA, (2) VA, (3) Farmers Home, (4) Conventional, (5) Other
- House Structure:
(1) New, (2) Existing < 1 year, (3) Existing > 1 year
- Sewage Disposal Installation:
(1) New, (2) Repair to existing sys.
- If Repair of Existing System - Years System Installed:
(1) < 1 year, (2) 1 - 2, (3) 2 - 3, (4) 3 - 5, (5) 5 - 10, (6) > 10
- Percolation Rate Min./In.:
- *Is Property Part of a Subdivision:

SECTION B - FACILITY

- **Type Facility: See Code Below
- Water Usage Determined by:
(1) No. Bedrooms, (2) No. Gallons
- Number Bedrooms or Gallons:

SECTION C - LOT SIZE

- Lot Depth (Average):
- Lot Width (Average):
- Building Line (Feet):

SECTION D - PRIMARY TREATMENT

- Sewage Disposal Method:
(1) Septic Tank, (2) Construction Privy, (3) Pit Privy, (4) Aerobic Unit, (5) Other
- Septic Tank Capacity (gallons):
- Unit 1 Tank/Compartment Capacity:
- Septic Tank Inside Length (feet):
- Septic Tank Inside Width (feet):
- Septic Tank Liquid Depth (feet):
- Septic Tank Material:
(1) Precast concrete, (2) Poured in place, (3) Other
- Dosing Tank Capacity (gallons):
- Grease Trap Capacity (gallons):
- Distance Septic Tank from Well:

SECTION E - SECONDARY TREATMENT

- Field Layout Method:
(1) Distribution Box, (2) Level Field, (3) Serial, (4) Mound, (5) Other
- Absorption Field:
a. Total Square Feet

- Total Linear Feet

- Length each Trench (feet)

- Width of Trenches (inches)

- Number of Trenches

- Distance between Trenches

- Average Trench Depth (inches)

- * Aggregate Proper Size

- * Aggregate Proper Depth

- Distance from Building Foundation

- Nearest Property Line:

- (1) Front, (2) Rear, (3) R. Side, (4) L. Side

- Distance Nearest Property Line

- Distance Privy or Absorption Field from Well

SECTION F - HEALTH AGENCY TIME

- Total Inclusive Time (min.):

SECTION G - SYSTEM APPROVED

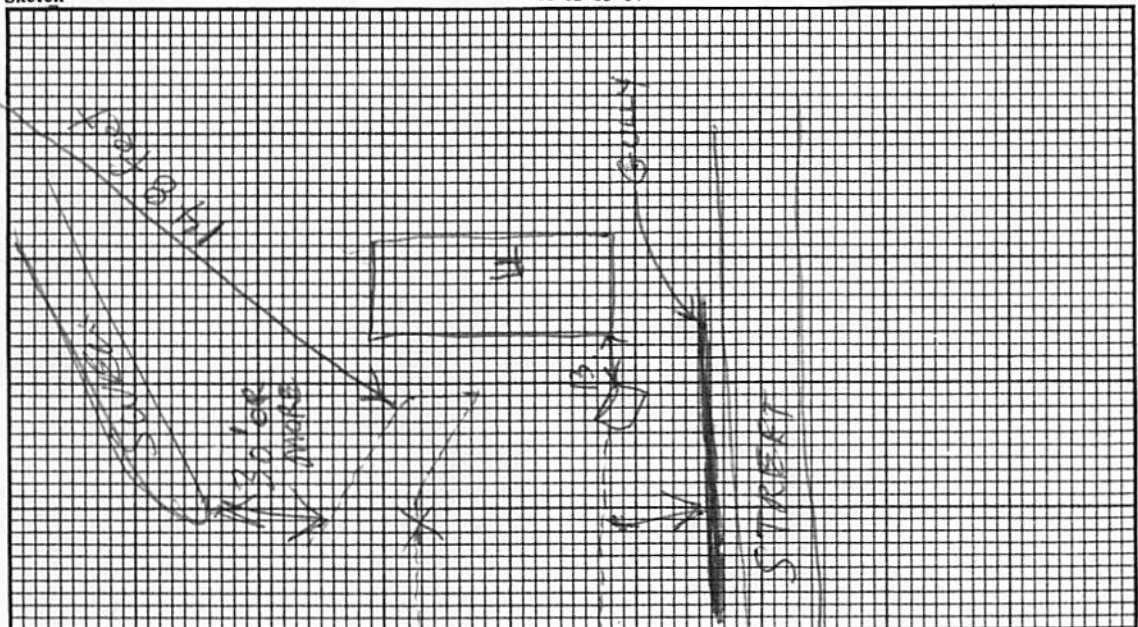
- * Yes
- No

Sketch

61 62 63 64

74

- **Type Facility
- (1) Residence
- (2) Apartment
- (3) Institution
- (4) Service Station
- (5) Restaurant
- (6) Church
- (7) Tourist Accommodation
- (8) Launderette
- (9) Mobile Home Park
- (10) Other (Specify) _____



Remarks:

Inspected By: Richard Lehr	Title: EHS IV	Health Agency:
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"Flex" Building Proposed Step and Ramp Locations

DRAWING NOT TO SCALE

FOR INFORMATIONAL PURPOSES ONLY

