FAYETTE County
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Purchasing Department
140 Stonewall Avenue West, Ste 204
Fayetteville, GA 30214
Phone: 770-305-5420
www.fayettecountyga.gov

February 9, 2026

Subject: ITB #26071-B Justice Center Roof Replacement
Addendum #3

Gentlemen/Ladies:

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

1. Please see the attached Roof Moisture Scan and Core Report.

2. The new questions due date is 3:00p.m., Thursday, February 12, 2026. Please feel free to submit questions in writing to gain clarification on the project.

3. The new bid due date is 3:00p.m., Thursday, February 19, 2026.

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 ITB has been updated. The opening time and date is 3:00p.m., Thursday, February 19, 2026. 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 3:00p.m., Thursday, February 12, 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

ROOF MOISTURE SCAN REPORT

Fayette County Justice Center
1 Center Drive
Fayetteville, Georgia 30214
February 3, 2026

REEVES CONSULTING, INC.

3590 River Summit Trail
Duluth, Georgia 30097
404.983.0838
www.reevesconsultinginc.com

February 3, 2026

Mr. Anthony Ballard
Fayette County
146 McDonough Road
Fayetteville, Georgia 30214

Subject: **Roof Moisture Scan Report**
Fayette County Justice Center
1 Center Drive
Fayetteville, Georgia 30214

Mr. Ballard:

This infrared scan was performed to determine the amount of wet membrane or substrate and its location within the roof system.

Procedures

Procedures were performed following ASTM C-1153-10 as a guideline for infrared scanning.

- The weather was clear to partly cloudy. Surface winds were approximately 8 mph. The daytime high temperature was approximately 64°F and evening temperatures cooled to the approximately 53°F. The roof surface was dry.
- The moisture survey was conducted using a Flir Boson longwave infrared (LWIR) thermal camera mounted to an Autel Robotics EVO II Dual UAS, a FLIR e60 Handheld Thermal Imager, and a Tramex Roof & Wall Scanner (RWS). Destructive methods (core samples) were used to verify moisture content and system components.
- Temperature anomalies were detected at 3 locations encompassing approximately 210 SF of the roof system.
- This report includes representative thermograms, photographs, and an aerial image of the roof outlining the locations of moisture within the system.

Recommendations

- Remove wet roofing materials to the deck at two roof areas encompassing approximately 100sqft. Please see roof image below for locations.
- Remove loose membrane and tapered insulation at one roof area encompassing approximately 110sqft. Core the underlying roof a minimum of three times to confirm the underlying insulation is not saturated. Please see roof image below for location.
- Remove all insulation at drain sumps and fabricate new minimum 4'x4' sumps with ½" per foot slope, using tapered polyisocyanurate.

Limitations

This report does not eliminate the possibility that hidden conditions were present at the time of our survey and were not identifiable by the limited observations, nor does it identify issues that may develop in the future at the subject property. No warranties, expressed or implied, are intended or made by Reeves.

We appreciate the opportunity to provide these services to Fayette County. If we may be of additional assistance with this project, please do not hesitate to contact the undersigned directly. Please address any specific comments or questions regarding the contents of this report to the undersigned in writing.

Sincerely,

Reeves Consulting, Inc.

Jerry L. Reeves, Jr., RRC, CIT I,
Remote Pilot# 4152949
President

Photo 1: Roof 0verview.

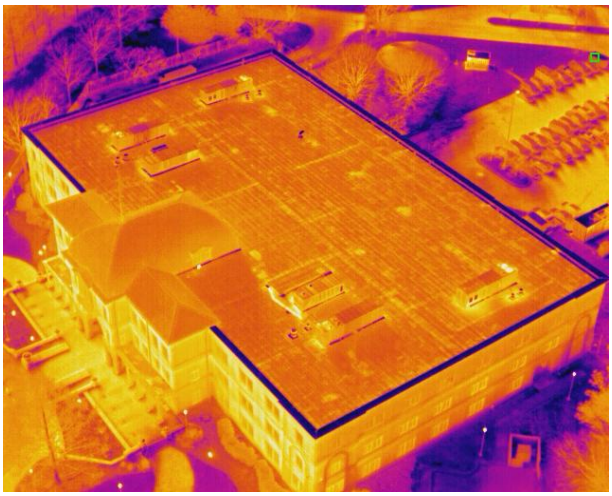

Photo 2: Thermal overview.

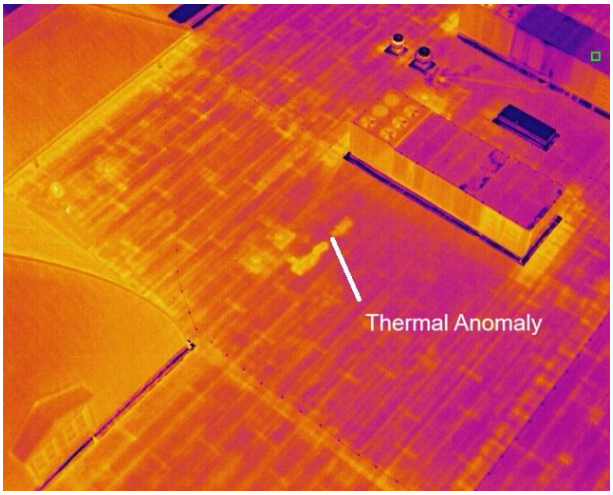

Photo 3: Thermal anomaly identified.

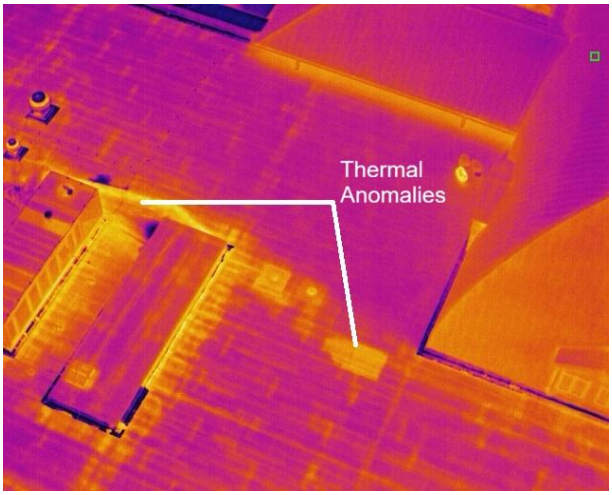

Photo 4: Thermogram with two temperature anomalies.

Photo 5: View of an area containing wet insulation.

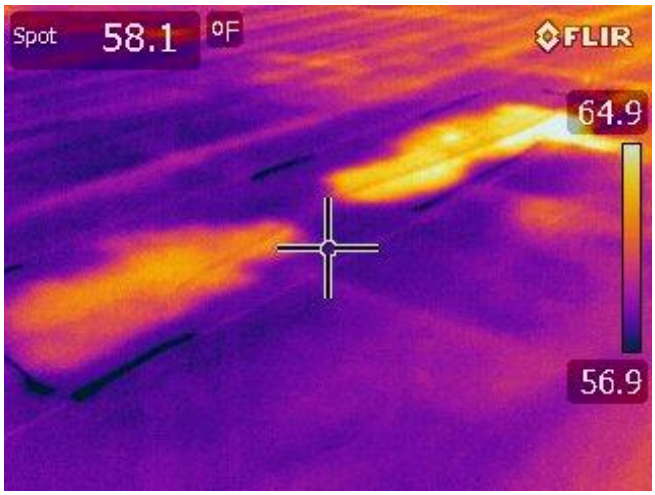

Photo 6: Thermogram of the previous photo.

Photo 7: View of an area containing wet insulation.

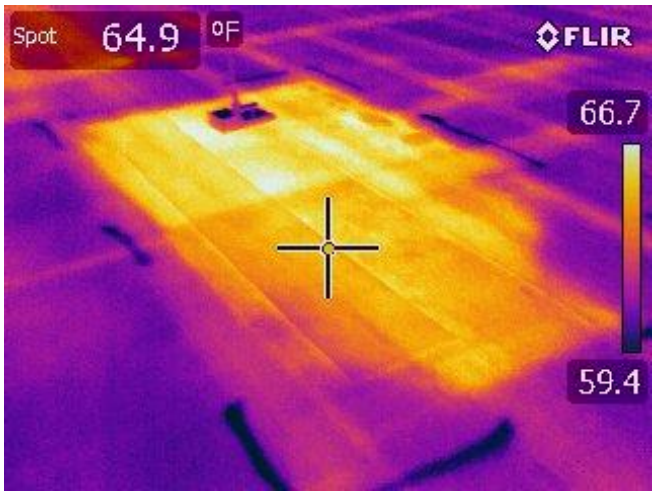

Photo 8: Thermogram of the previous photo.

Photo 9: View of an area containing wet insulation. This area may not contain wet insulation below the repair.

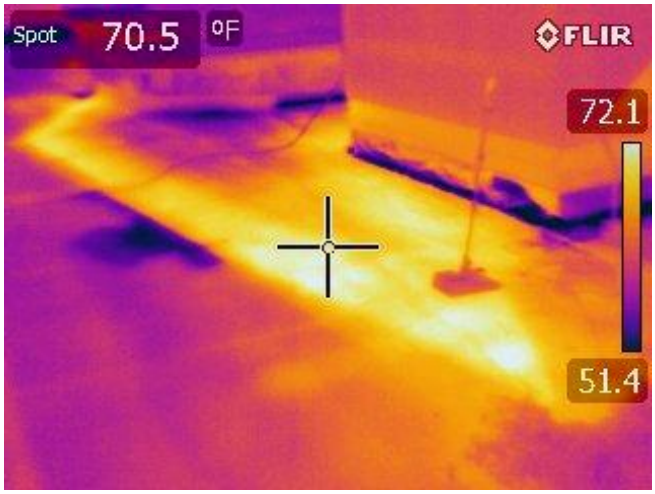

Photo 10: Thermogram of the previous photo.

Photo 11: Tramex RWS indicating elevated electrical impedance readings.

Photo 12: Core components. 2” polyiso, .75” perlite. Approx total core 3.25”

1. Remove wet roofing materials to the deck at two roof areas encompassing approximately 100sqft.
2. Remove loose membrane and tapered insulation at one roof area encompassing approximately 110sqft. Core the underlying roof a minimum of three times to confirm the underlying insulation is not saturated.