

November 29, 2021

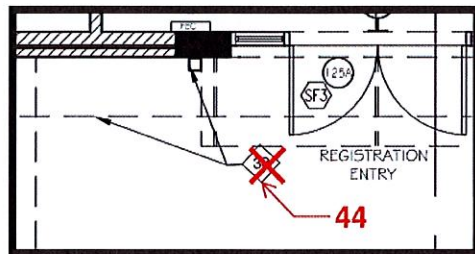
Subject: #2005-B Elections Building Remodel – Addendum #1

Gentlemen/Ladies:

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

- 1. When was the building built?**
 - a. The building was built in 1977.
- 2. Are the contractors responsible for the parking lot?**
 - a. No, the scope of work only covers the exterior and interior of the building.
- 3. Is the contractor responsible for the on-site generator?**
 - a. There is one port / outlet that will be connected to the generator. The county will maintain the regular maintenance of the generator.
- 4. What are the dimensions of the Public Defenders office for the painting and gutters?**
 - a. Painting - 2,500 square feet to match the Elections Side.
 - b. Gutters - 200' to have a continuous run from Elections to replace gutters for entire building.
 - c. Soffit - 125' of 24" w and 70' of 42" w
- 5. Is the contractor responsible for finding the location of the sewer line?**
 - a. Yes. G.C. to include the cost of locating the outgoing sewer line and installing a cleanout in the bid per note on P100.
 - b. Bid to be based on the assumed location of the existing sanitary main as shown on P100.
- 6. Is there any asbestos in the building?**
 - a. Per Fayette County, no, testing for asbestos has returned negative results.
- 7. Is there any lead paint in the building?**
 - a. Per Fayette County, no. Testing for lead paint has return a negative result.
- 8. Will the Public Defender side of the build be used during the duration of the project?**
 - a. Yes, the Public Defender office will remain open during the duration of the project.

- 9. Will supply and lead time be considered in the project completion time?**
- a. Supply and lead-time issues, properly documented and presented to the County staff will be considered for potential schedule impact.
- 10. Will liquidated damages start if the contractor is waiting on supplies?**
- a. See answer to item #9.
- 11. Is there an allowance for leveling the floor throughout the building? Can we include one?**
- a. G.C. to provide an allowance as part of the Tile Carpeting line item. Break out the allowance in the comment section for the bid analysis.
- 12. Is there a plan for the data cable design?**
- a. Per Fayette County, the current MEP drawing E100 shows the data cable port locations with pull strings specified.
- 13. Are there any sprinklers to be added to the building?**
- a. No, this building does not have sprinklers.
- 14. Will a Specification Manual be issued?**
- a. Specifications were issued in the Project Manual on the county website https://fayettecountyga.gov/purchasing/bids_and_proposals.htm under #2005-B Architect Drawings
- 15. A-002- General Note X – Will the General Contractor have to pay for a Fayette County building Permit?**
- a. Per the Terms & Conditions #29
Work performed for the County requiring building permits by licensed contractors will not have permit fees assessed, although any re-inspection fees for disapproved inspections will be the responsibility of the contractor prior to final inspections and the Certificate of Occupancy or Certificate of Completion being issued.
- 16. A-101- A Note 38 (Concrete Sealer) is outside the front of the building below Door # 125A. Is this an error?**
- a. Yes, it should be #44.



- 17. A101- are the windows in Public Observation room #108 to be bullet Proof?**
- a. The windows between Room 108 and 109 are BP3. The sidelight to door #108A is not bulletproof.

- 18. A-201- Restroom Accessories- Is there a preferred manufacturer or Specification for the RR accessories?**
- See architectural specifications for toilet accessories for manufacturers.
- 19. A201- Restroom millwork Elevations – Is there a specification or a PSF Allowance for the solid Surface counter tops?**
- Include an allowance of \$31.00 PSF.
- 20. A-601- Controlled Access Hardware – What is the allowance amount to be used for the New Access control Door Hardware in order to assure even bid costs?**
- G.C. to provide an allowance number under hardware based on prior experience and subcontractor bids. Break out the allowance in the comment section for the bid analysis.
- 21. A-604- Finish Legend and Allowances – The note under the “Existing Tile” says \$12.50 PSF Material and Labor”. What does this refer to?**
- This does not apply. Tile is no longer in the project per the revised A-604 dated 6/21/21.
- 22. A-801- Façade Alternate- Are the downspouts at the new façade to surface drain onto the concrete flatwork?**
- Yes. Provide splash blocks.
- 23. A- 801- Façade Alternate – Is the steel Façade Framing to be field painted to match the Corrugated Sheeting at the new Façade?**
- Yes, field paint to match.
- 24. A-801- Façade Alternate- The plan does not show the new vertical Parapet Wall returning towards the rear of the building at the right end as it does on the left end. This will expose the Parapet wall end, the roof drainage cricket behind it, and the angled bracing that supports the new parapet wall and angles down to the existing roof to view from ground level. Is this acceptable?**
- Parapet wall does not turn back onto the roof on the right end as seen facing the building.
 - A roof plan clarification drawing will be updated on the county website https://fayettecountyga.gov/purchasing/bids_and_proposals.htm under #2005-B Architect Drawings.
- 25. A-801- Façade Alternate- Are the new Canopies to sheet Drain into the pavement or are they to have gutters and downspouts?**
- Provide gutters and downspouts.
- 26. Permit: Is the construction permit fee waived for this county project?**
- See answer to item #15.

27. Bid Form: Bid form spreadsheet needs Plumbing division.

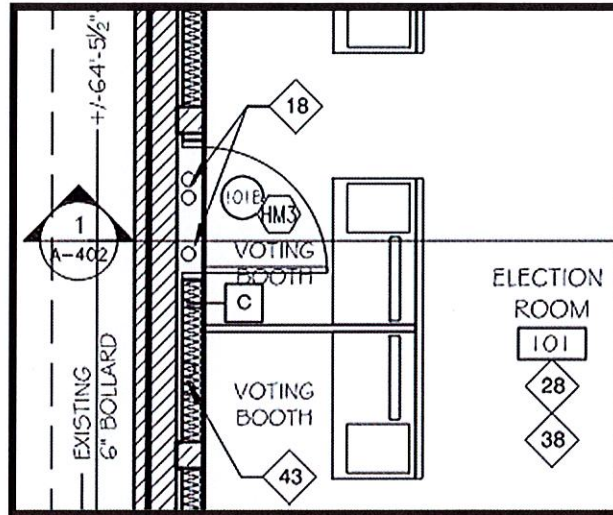
- a. Plumbing is in division 15, see section 015300.

28. Fire Protection: Fire Protection Notes on Floor Plan A-101 refers to Sheets F-101 to F-103, but these sheets are not included.

- a. Fire Protection Note #1 can be deleted.

29. Door: Does the door 101B on Floor Plan (A-101) and Door Schedule (A-601) exist?

- a. Door 101B is located in the Election Room 101 and provides a shallow "closet" condition for existing pipes.



30. Door: Door 109B is missing in the Door Schedule on A-601.

- a. Door 109B shall be the same specifications as door #121A.

31. Door: Door type D and E are for interior HM frame and SW doors. Do these doors need 1" insulated glasses, or can standard 1/4" tempered glass be used?

- a. 1/4" tempered glass can be used.

32. Bullet Proof Window: All bullet proof windows, voice ports, and deal trays should be level 3? Can either Glass-clad polycarbonate or laminated polycarbonate/acrylic be used?

- a. Yes, level 3.
- b. See sheet A-602 "BULLET PROOF TRANSACTION WINDOW DETAILS".

33. Bullet Proof Window: Interior Bullet Proof Frames Schedule on Sheet A-602 notes that GC provides the alternate bid for bullet proof windows to be HM frame with 1/4" tempered glass. Is this item to be included in the Bid Form Spreadsheet?

- a. Yes, Add the alternate price in the Comments field.

34. Finish: Finish Schedule on A-604 should call the wall type "WB" for rooms 122 & 123.

- a. WB is the correct wall type.

35. Finish: Finish Allowances on A-604 shows \$6 for LVT, \$3 for Carpet, \$12 for Tiles. Should we bid with these prices?

a. Yes.

36. Ceiling: Finish Schedule on A-604 calls out new 2x4 acoustic ceiling at room 117, but RCP (A-102) shows existing gypsum and 2x2. Please clarify.

a. Existing Gypsum is correct as the base bid.

b. Provide bid-alternate for 2x4 acoustic ceiling in the comment column.

37. Furnishing: Floor Plan (A-101) Keynote 27 indicates 4ea 24"x48" shelves in room 109. Should these be furnished/installed by a contractor? If so, please provide the details.

a. Keynote #27 are to be provided by Owner and installed by G.C.

38. Liquidated Damage: Liquidated damages of \$1,000/day in ITB page 12 looks unreasonable these days with disrupted and unpredictable supply chains. Can it be eliminated?

a. See answer to item #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 ITB has not changed. The bids are due by 3:00pm, Wednesday, December 8, 2021. Quotes must be received by the Purchasing Department at or before the opening date and time.

The deadline for questions regarding this solicitation has passed. We will not be able to respond to any inquiries about this project.

If you have questions, please contact Sherry White, Contract Administrator at (770) 305-5314 or fax (770) 719-5544 or email at swhite@fayettecountyga.gov.

Sincerely,



Ted L. Burgess
Director of Purchasing