

March 22, 2022

Subject: #2063-B Elections Building Remodel – Addendum #2

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. **The Bid due date has changed.**
The new due date is 3:00pm, Wednesday, March 30, 2022.
2. **Is it a requirement to submit a MS Excel copy of the bid form on a flash drive?**
No, however it is preferred.
3. **If a contractor observe additional needs can an allowance be added to the bid form?**
No. There are three (3) allowances displayed on the revised bid form. No other additional allowances are allowed. Add any additional needs to the appropriate division line items.
4. **Is there additional demolition work needed for this project?**
Yes, reference Notes and Legends on Sheet A-004
5. **What are the demolition needs?**
See question #4.
6. **Where can dumpsters be placed for demolition trash removal?**
East side of building near roll up doors. (33.445883, -84.451319)
7. **Do the contractors have to resubmit questions that were submitted before?**
All questions from before were answered and are included in this ITB. The previous ITB posting is available on the County's website.
8. **Did anything change in the plans since the last posting of this project?**
No.
9. **Does the contractor have to find the sewer line?**
The awarded contractor has to locate where the sewer line exists the building. If the line exits to the parking lot a road approve cover must be installed. The parking lot will be resurfaced outside of this ITB so no repatching is required.

10. **Are the previous project bid sheets available?**
Yes, see Attachment #1
11. **On sheet A-604 (finish Schedule) Room # 122 & 123 have the “base” listed as “BB” for Tile base with Schluter – the floor is LVT, with no tile on the walls (painted walls only) – Is this called out correctly or should it be “BA” which is 4” vinyl base?**
BA is correct if walls are only painted, but A-201 and A-202 shows tile at all restroom walls so BB is correct for sake of wall tiles in the restroom and needs to be the Schluter base that works with LVT flooring.
12. **Is the lighting package being purchased by the owner or do we need to include it in our bid?**
No, the contractor will provide lighting, it shall be included in your bid.
13. **Please provide specifications for the Sto-Lutusan Finish mentioned on A-101 Key Note 21.**
See Attachment #2 Sto-Lutusan data sheet. Provide smooth finish.
14. **Please provide specifications for the Self-Leveling underlayment mentioned on A-101 Key Note 28, Also since the amount needed is unknown we request that an allowance for the amount of the leveling in order to insure that all bids are equal.**
A leveling allowance for \$5,000.00 has been added to the updated bid sheet.
Specification: Self Leveler Plus by Mapei. G.C. to determine actual amount of leveler required for depth of application.
15. **What line item on the Bid Form should we use to include the “\$2,000.00 allowance per voting booths” as mentioned on A-101 Key Note 5?**
Utilize the blank line under Division 12 – Furnishings.
16. **A-101 Keynote 8 shown on the floor plan in room 120 refers to blacked out wall sections, however, the note states it is a Workstation, please clarify.**
Key note 8 correctly shows where power/data needs to be and is not related to blacked area. See Keynote #48 on sheet A- 004 relevant to blacked area.
17. **Please provide a detail of the construction of all the Workstations mentioned in A-101 Key Note 8 in rooms 119,120 & 124.**
Word “Workstation” in the key note #8 just means that Owner will provide cabinetry, furniture at that location. Purpose of the keynote #8 is to locate outlet / data.
18. **Please provide specifications for the Solid Surface Countertops shown on A-201.**
A Division 12 line item 123600 Solid Surface Countertops with a \$31.00/sf allowance, has been added to the bid form to include counter tops for the four (4) restrooms and breakroom area counters. See Attachment #3.
19. **What line item on the Bid Form should we use to include the Solid Surface Countertops?**
See question #19.
20. **The design of the New Metal Canopy and Facia for Alternate # 1 shown on A-801 is**

incomplete in order for pricing, I don't think the Facia will work on a wood frame and truss construction as it would require the removal of the truss tails. Also, the issue of the gutter work, the anchorage and bracing is unclear. Can you please provide more detail?

See bid coordination note on sheet A-801.

21. **The existing construction of the building is CMU and Wood Framing, is it acceptable to use CMU for patching and wood framed walls in lieu of metal studs as shown on the plans?**
CMU can be combined with metal studs but not wood framing.
22. **What line item on the Bid Form should we use to include the Exterior Aluminum Awning shown on A-301?**
Include the number in the blank line under Division 5 – Metals.
23. **A-004 Keynote 46 mention a new Beam and refers to the Structural plans, however, there is no Beam shown on the Structural plans, please advise.**
Yes, there is LVL beam shown of Framing plan sheet S-2
24. **Have the plans or Specs from the original Bid Changed?**
Plans have not changed other than the pre-bid RFI responses provided initially on 11/23/21, and sheet A-802 issued on 12/1/21 with a partial roof plan for the bid alternate.
25. **Do you have an anticipated Budget?**
There is no budget given.
26. **It is difficult for us to provide the Completed Bid form in Excel format on a Flash Drive, as stated in the Invitation to Bid. We receive sub bids just minutes before the Bid is to be turned in and would not be able to download it at the time of the Bid Opening.**
See question #2.
27. **What is the preferred method to Add additional Line items to the Bid Form?**
Insert lines within the division best suited for the addition and confirm the bid total includes the new amounts.

Received by (Name): _____ Company _____

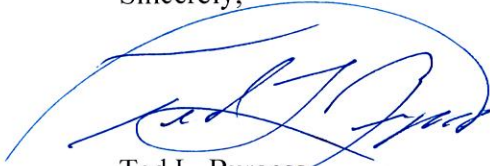
Note: If this addendum is not returned to the Fayette County Purchasing Department or if it is returned not signed, responding individuals, companies or other organizations will still be responsible for the requirements of this addendum and the specifications or changes herein.

The opening date for this ITB has changed. The **bids are due by 3:00pm, Wednesday, March 30, 2022.** Bids must be received by the Purchasing Department at or before the opening date and time.

The deadline for asking 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,

A handwritten signature in blue ink, appearing to read "Ted L. Burgess", is written over a large, loopy blue oval that serves as a background for the signature.

Ted L. Burgess
Director of Purchasing

**#2005-B Elections Building Remodel
Wednesday, December 8, 2021**

[illegible]

Attachment #1

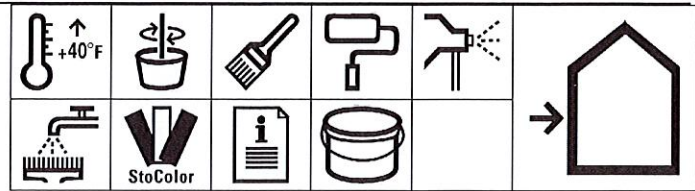


Product Bulletin

StoCoat® Lotusan®

Low VOC

The exterior coating with Lotus-Effect® technology
80217 StoCoat Lotusan – Low VOC



Technical Data

REPORT	TEST METHOD	TEST CRITERIA	TEST RESULT
Accelerated Weathering	ASTM G-155	2,000 hours	No Deleterious Effects
Resistance to Wind Driven Rain	ASTM D-6904 (formerly Fed Spec TTC-555B)	Weight Gain 1 coat with primer 2 coats without primer	No Water Penetration <0.3 oz (<0.02 lbs) <1.4 oz (<0.09 lbs)
Tensile Strength psi (MPa)	ASTM D-412		182 (1.25)
Mold Resistance	ASTM D-3273	28 day exposure	No Mold Growth
Adhesion to Concrete psi (MPa)	ASTM D-4541		550 (3.79)
Water Vapor Permeability Perms (ng/Pa·s·m²)	ASTM E-96 Wet-cup method	2 coats	40 (2280)
VOC (g/L)	This product complies with US EPA (40 CFR 59) and South Coast AQMD (Rule 1113) VOC emission standards for architectural coatings. VOC less than 50 g/L.		
Percent Solids, by volume*	52		

Typical values for material cured at 73°F (23°C) and 50% R.H.

* Percent Solids by volume is approximated from change in thickness from wet application to measured dry film.

StoCoat Lotusan is a smooth, vertical, above grade exterior wall coating with Lotus-Effect® technology for concrete, stucco, masonry and EIFS. Lotus-Effect® technology mimics the self cleaning capabilities of the lotus leaf.

Coverage

200-270 ft² per gallon (4.9-6.5 m² per liter) per coat, applied at 5-7 mils (0.13 to 0.18 mm), wet to achieve 2.6 – 3.6 mils DFT per coat.

940-1270 ft² (85-115 m²) per pail for a single coat, applied at 5-7 mils (0.13 to 0.18 mm) per coat, wet to achieve 2.6 – 3.6 mils DFT per coat.

470-635 ft² (44-58 m²) per pail for two coats, applied at 5-7 mils (0.13 to 0.18 mm) per coat, wet to achieve 2.6 – 3.6 mils DFT per coat.

Coverage may vary depending on application technique and surface conditions.

Packaging

5 gallon pail (19 L).

Features

Benefits

1	Super-hydrophobic	<ul style="list-style-type: none"> Extremely water repellent Outstanding resistance to soiling Improved resistance to mold, mildew and algae
2	Vapor permeable	Allows substrate to breathe naturally; resists blisters caused by trapped vapor
3	UV Resistant	Excellent color retention
4	Water-based	Safe, non-toxic; cleans up with water
5	Low VOC	Safe for workers and the environment

Color

Available in virtually any color including custom color matches.

Shelf Life

12 months, if properly stored and sealed.

Storage

Protect from extreme heat [90°F (32°C)], freezing and direct sunlight.

Surface Preparation



Product Bulletin

StoCoat® Lotusan® - Low VOC

All surfaces must be structurally sound, clean, dry, and free of frost and surface contamination such as dust, dirt, salts, grease, oils, efflorescence, mold, algae, mildew, and any other contamination that may affect adhesion. Use appropriate repair methods for the substrate to repair pitting, spalls, cracks, peeling, blistering, delamination, weak surface conditions such as laitance, water damage, or other defects that may exist.

Pressure washing is a recommended means of surface preparation. Follow necessary safety precautions and adjust pressure to avoid damage to the underlying substrate or substrate condition. For mold, algae, and mildew removal, treat surfaces with a commercial mildew removal and/or wash product carefully following manufacturer's application and safety directions. Rinse thoroughly with clean water, and allow a minimum of 24 hours to dry thoroughly.

Mixing

Mix with a clean, rust-free electric drill and paddle. For spray applications up to 5% dilution with water (40 ounces [1.2 L]) is permissible. The amount of water to add is proportional to the amount of colorant - darker colors use less water, lighter colors use more water. Add water

in increments to increase flow and facilitate spraying. **DO NOT EXCEED MAXIMUM ALLOWABLE WATER ADDITION.** Call Sto Technical Services (800 221-2397) for questions.

Application

Apply only to sound and clean, dry, properly prepared, frost-free surfaces. Do not apply over damp surfaces or during rain, hail, or snow events or if rain, hail, or snow is imminent. Apply StoCoat Lotusan - Low VOC in two uniform coats by brush, roller or with proper spray equipment to prepared/primed substrate. Apply coating in a continuous application, always working from a wet edge or architectural break to eliminate cold joints. Back roll open texture surfaces such as concrete masonry. Achieve 2.6 - 3.6 DFT per coat. Allow sufficient time for drying between coats.

IMPORTANT

ALWAYS check color for proper match. If color does not match, STOP-call your Sto representative. Minor shade variations may occur from batch-to-batch (refer to batch number on pail). Avoid installing separate batches side-by-side and avoid application in direct sunlight. Avoid installing new coating adjacent to weathered or aged coating. Sto Corp. will not be responsible for shade or color variation from batch-to-batch, variation caused by application or substrate deficiencies, or fading resulting from natural causes such as weather. See Tech Hotline Nos. 0694-C, 0893-EC and 1202-CF for helpful tips on prevention of color problems.

Prevent or repair leaks from roofs, parapets, windows, sealants, or other components of construction, and prevent accumulation of water inside the wall assembly during or after construction. Water accumulation behind the coating could cause damage to the coating or underlying construction.

Prepare a job site mock-up of the final coating assembly to verify aesthetics and adhesion to properly prepared/primed surfaces as specified by design professional or owner's quality assurance agent.

Substrates and Recommended Primers:

Substrate	Min. Age	Primer	WFT (DFT)
Concrete	28d	Sto Hot Prime	5 (2.1)
Stucco	7d	Sto Hot Prime	5 (2.1)
CMU	28d	Sto Primer Smooth	6-8 (2.7-3.7)
EIFS	N/A	Sto Primer Sand	4-6 (1.8-2.7)
Painted	N/A	Depends on paint & its condition. Test to determine best primer	

Note: Sto Plex W is recommended as a surface conditioner and supplemental component for chalking substrate conditions. Selection of primer may vary depending on actual substrate conditions such as pH, absorption, texture, and desired aesthetic look.

Spray Application

When spray applying StoCoat Lotusan - low VOC we recommend using a Graco 1095 or equivalent with a 19 to 21 mil tip size. Initial pressure should be 1900 to 2100 psi. Adjust pressure to optimize application for field conditions. See Mixing instructions for water additions.

Curing/Drying

Dries within 24 hours under normal conditions [70°F (21°C), 50% RH]. Drying time varies with temperature/humidity and surface conditions.

Lotus-Effect® Technology

The super hydrophobic properties of Lotus-Effect technology are not immediate and require up to 30 days of weathering after it is applied to develop. These properties develop with aging and environmental conditions. Some highly textured surfaces may have reduced hydrophobic properties.

Clean Up

Clean tools and equipment with water immediately after use. Dried material can only be removed mechanically.

Health And Safety

WARNING!

Causes eye and skin irritation.

Precautionary Statement

Wash hands thoroughly after handling.

Wear protective gloves/protective clothing/eye protection/face protection.

FIRST AID MEASURES

Eye Contact: Immediately flush eyes with plenty of water for at least 15 to 20 minutes. Ensure adequate flushing of the eyes by separating the eyelids with fingers. Get immediate medical attention.

Skin Contact: Immediately wash skin with plenty of soap and water for 15 to 20 minutes, while removing contaminated clothing and shoes. Get medical attention if irritation develops or persists.

Inhalation: If inhaled, remove to fresh air. If not breathing, give artificial respiration or give oxygen by trained personnel. Seek immediate medical attention.

Ingestion: If swallowed, do NOT induce vomiting. Call a physician or poison control center immediately. Never give anything by mouth to an unconscious person.

Store locked up.

Spills

Collect with suitable absorbent material such as cotton rags.

Disposal

Dispose of in accordance with local, state or federal regulations.

Warning

Sto Corp.
3800 Camp Creek Parkway
Building 1400, Suite 120
Atlanta, GA 30331

Tel: 404-346-3666
Toll Free: 1-800-221-2397
Fax: 404 346-3119

www.stocorp.com

S155-80217
Revision: A4.0
Date: 08/2015



Attention

This product is intended for use by qualified professional contractors, not consumers, as a component of a larger construction assembly as specified by a qualified design professional, general contractor or builder. It should be installed in accordance with those specifications and Sto's instructions. Sto Corp. disclaims all, and assumes no, liability for on-site inspections, for its products applied improperly, or by unqualified persons or entities, or as part of an improperly designed or constructed building, for the nonperformance of adjacent building components or assemblies, or for other construction activities beyond Sto's control. Improper use of this product or use as part of an improperly designed or constructed larger assembly or building may result in serious damage to this product, and to the structure of the building or its components. **STO CORP. DISCLAIMS ALL WARRANTIES EXPRESSED OR IMPLIED EXCEPT FOR EXPLICIT LIMITED WRITTEN WARRANTIES ISSUED TO AND ACCEPTED BY BUILDING OWNERS IN ACCORDANCE WITH STO'S WARRANTY PROGRAMS WHICH ARE SUBJECT TO CHANGE FROM TIME TO TIME.** For the fullest, most current information on proper application, clean-up, mixing and other specifications and warranties, cautions and disclaimers, please refer to the Sto Corp. website, www.stocorp.com.



StoCoat® Lotusan® - Low VOC

Limitations

- Protect installed materials from rain, freezing, and continuous high humidity until completely dry.
- Apply when ambient and surface temperatures are 40°F (4°C) and rising.
- Do not apply if the surface temperatures is less than 5°F (2.8°C) above the ambient dew point temperature.
- Do not apply in freezing conditions or during precipitation.
- Do not overcoat with solvent-based materials.
- Do not use below grade, on horizontal surfaces, or in areas of ponding water.
- Dark colors and colors requiring organic pigments may not be available.
- Custom color samples will not show hydrophobic properties until weathered.
- For directions on cleaning and general maintenance of StoCoat Lotusan refer to the Tech Hotlines available on www.stocorp.com

KEEP CONTAINER CLOSED WHEN NOT IN USE. KEEP OUT OF THE REACH OF CHILDREN. NOT FOR INTERNAL CONSUMPTION. FOR INDUSTRIAL USE ONLY. Consult the Material Safety Data Sheet for further health and safety information.

Safety Data Sheet (SDS) is available at www.stocorp.com

LIMITED WARRANTY

This product is subject to a written limited warranty which can be obtained free of charge from Sto Corp.

Refer to Sto Specifications for more complete information on proper use and handling of this product.

Sto Corp.
3800 Camp Creek Parkway
Building 1400, Suite 120
Atlanta, GA 30331

Tel: 404-346-3666
Toll Free: 1-800-221-2397
Fax: 404 346-3119

www.stocorp.com

S155-80217
Revision: A4.0
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Attention

This product is intended for use by qualified professional contractors, not consumers, as a component of a larger construction assembly as specified by a qualified design professional, general contractor or builder. It should be installed in accordance with those specifications and Sto's instructions. Sto Corp. disclaims all, and assumes no, liability for on-site inspections, for its products applied improperly, or by unqualified persons or entities, or as part of an improperly designed or constructed building, for the nonperformance of adjacent building components or assemblies, or for other construction activities beyond Sto's control. Improper use of this product or use as part of an improperly designed or constructed larger assembly or building may result in serious damage to this product, and to the structure of the building or its components. **STO CORP. DISCLAIMS ALL WARRANTIES EXPRESSED OR IMPLIED EXCEPT FOR EXPLICIT LIMITED WRITTEN WARRANTIES ISSUED TO AND ACCEPTED BY BUILDING OWNERS IN ACCORDANCE WITH STO'S WARRANTY PROGRAMS WHICH ARE SUBJECT TO CHANGE FROM TIME TO TIME.** For the fullest, most current information on proper application, clean-up, mixing and other specifications and warranties, cautions and disclaimers, please refer to the Sto Corp. website, www.stocorp.com.

**Bid #2063-B: Elections Building Remodel
BID FORM**

Project: FAYETTE COUNTY ELECTIONS OFFICE
 Address: 175 JOHNSON AVE, FAYETTEVILLE, GA 30214
 Square Feet: 5,416 sf (Existing one story building)
 Contractor: _____
 Address: _____
 Contact: _____
 Email: _____
 Phone: _____

Plan Date: _____
 Project Start: _____
 Completion Date: _____
 Project Duration: _____

Stipulated Sum Construction Cost					
		Bid Amount	UNITS	QUANT.	Comments
PART A: BASE BID					
Division 1 - General Conditions					
	Total Gen. Conditions (Provide breakdown on Exhibit B.)				
	Fees				
	Insurance				
	Sub Total Division 1	\$ -			
Division 2 - Existing conditions					
024119	Selective demolition				
	Sub Total Division 2	\$ -			
Division 3 - Concrete					
031000	Concrete forming and accessories				
032000	Concrete reinforcing				
033000	Cast in place concrete				
	Sub Total Division 3	\$ -			
Division 4 - Masonry					
042613	Masonry Veneer				
047200	Cast stone masonry				
	Sub Total Division 4	\$ -			
Division 5 - Metals					
051200	Structural steel framing				
054000	Cold -formed metal framing				
055000	Metal fabrications				
	Sub Total Division 5	\$ -			
Division 6 - Wood & Plastics					
006010	Lumber				
061000	Rough Carpentry				
061600	Sheathing				
061800	Glue laminated construction				
062023	Interior finish carpentry				
	Sub Total Division 6	\$ -			
Division 7 - Thermal Moisture					
072100	Thermal insulation				
072500	Weather barriers				
072600	Vapor Retarders				
073113	Asphalt shingles				
076200	Sheet metal flashing and trim				includes gutters, downspouts, trim & soffits around project extents only.
079200	Joint Sealants				
	Sub Total Division 7	\$ -			
Division 8 - Doors & Windows					
081113	Hollow metal doors and frames				
081416	Flush wood doors				
083113	Access doors and frames				
084113	Aluminum-framed entrances, storefronts and windows				
087100	Door hardware				
088000	Glazing				
088300	Mirrors				
	Sub Total Division 8	\$ -			
Division 9 - Finishes					
092216	Non-structural metal framing				
092900	Gypsum board				
095123	Acoustical tile ceiling				
096513	Resilient base and accessories				
096813	Tile carpeting				
099113	Exterior painting				
099123	Interior painting				
	Sub Total Division 9	\$ -			
Division 10 - Specialties					

		Bid Amount	UNITS	QUANT.	Comments
101423	Room-identification panel signage				
102113	Phenolic core toilet compartments				
102800	Toilet, bath and laundry accessories				
104413	Fire protection cabinets				
104416	Fire Extinguishers				
	Sub Total Division 10	\$ -			
Division 11 - Equipment					
	Misc. Equipment				
	Sub Total Division 11	\$ -			
Division 12 - Furnishings (Furnish Install)					
123600	Solid Surface Countertops (\$31.00/sf)				
124813	Entrance floor mats and frames				
	Sub Total Division 12	\$ -			
Division 15 - Mechanical					
015100	Mechanical material and methods				
015300	Plumbing piping system				
015530	Split system condensing units				
015540	Power ventilators				
015560	Gas fired heaters				
015600	Ductwork				
015610	Ductwork accessories				
015700	Covering and insulation				
015800	Testing, adjusting and balancing				
015900	Basic fire protection general requirements				
015910	Basic fire protection materials and methods				
015920	Fire protection systems				
	Sub Total Division 15	\$ -			
Division 16 - Electrical					
016010	Special provisions for electrical work				
016110	Raceways				
016120	Wire and cable - 600 Volts and under				
016131	Junction and pull boxes				
016134	Outlet boxes				
016140	Wiring devices				
016150	Motors, controllers and electric powered equipment				
016170	Disconnect switches				
016190	Supporting devices				
016400	Class "B" fire alarm system				
016471	Panel Boards				
016476	Fuses				
016501	Lighting fixtures and controls				
016603	Empty raceway system				
016730	Category 6, coaxial, audio, and video cable				
016910	Temperature controls				
	Sub Total Division 16	\$ -			
	Allowance for Testing & Inspections	8,000.00			
	Allowance for Contingencies	40,000.00			
	Total Stipulated Sum - Base Bid	\$ 48,000.00			
PART B: BIDS FOR ADDITIVE ALTERNATES:					
	ALTERNATE #1 (EXTERIOR ALTERNATE FAÇADE)	\$ -			(See A-801, A-801A, A-801B & A-801C for Alternate Façade Design)
	ALTERNATE #2 (GUTTERS & FACIA - PUBLIC DEFENDER SIDE)	\$ -			(To include Gutters, Downspouts, Trim & Soffits around entire building)
	ALTERNATE #3 (PAINT FAÇADE - PUBLIC DEFENDER SIDE)	\$ -			(To include paint on EIFS surfaces & trim around entire building façade)