

June 6, 2022

**Subject: ITB #2103-B: Fayette County Sheriff's Office Hewell Road Renovation
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 bid.

1. Can you provide the original PDF of the plans from the architect?

Plans included as separate PDF attachments A1, A2, A3 and A4.

2. Is the roof repair in the scope of work?

Yes. The skylights need to be removed and the roof infilled with similar metal roofing. Please allow for replacement of roofing fasteners / screws etc.

3. Do you want to MEP (Mechanical, Electrical & Plumbing) engineering, or can contractor do it?

All MEP engineering design can be carried out as part of the sub-contractor installation.

4. Is the driveway around the building and the parking lot in the back in the scope of work?

No – this work will be completed by the County

5. How do we allow for engineering costs for the MEP design when we do not know what it will be?

Engineering costs for MEP should be included as part of the cost of work – see question 3.

6. Where on the bid form do you want the structural engineering cost?

Bid form modified for Structural Engineering Design Cost. The updated Bid Form is attachment 5 and is provided in Excel format separately.

7. Do you have a scope of work for the basement level?

There is minimal work in the basement other than MEP connections. Externally, some windows and doors are being replaced or infilled – see elevation drawings.

8. For the liquidated damages, will you allow for weather and economic delays?

Yes. As per the bid documents weather delays will be considered if the rainfall is above the average daily amounts over the period of the contract. Supply chain disruption and other related economic factors (such as long order periods or unavailable materials) will require evidence of delays from manufacturers or material suppliers. Evidence of such delays will be required in writing and only after other alternatives have been exhausted.

9. Please clarify that Figure 5 on Drawing A1 called "Parking" is not included in the scope of this project.

See answer to question 4.

10. Please clarify if the addition of a steel lintel will be required to support the weight of the additionally shown masonry above the garage door on Elevation 1 on Drawing A1.

To be assessed by Structural Engineer as part of structural design package. A provisional sum of \$1,500 for steel support is included on the bid form Section 3, 304b.

11. Please clarify if the new timber back deck and front porch scope is to be stained/finished and if so, please provide any requirements.

Allow for a semi-transparent stain to be applied to deck and front porch.

12. Please clarify the requirements of attic insulation, if any.

Any attic insulation should be minimum R24.

13. Please clarify which door number on the Door Schedule are the new metal double doors in the lower back of the building. All doors shown on the door schedule appear to be Fiberglass or Wood. Please include door requirements including door type, frame, hardware set(device), finish, glazing, etc.

Use the same specification as for Door No.10.

14. Please clarify where on the bid form we are to enter the cost for the structural engineering and the structural solution.

See revised bid form – Section D. The updated Bid Form is attachment 5 and is provided in Excel format separately.

15. Please clarify where on the bid form we are to enter the cost for the EIFS scope.

Section C – line item 303 Brick Masonry & EIFS.

16. Life Safety: Will a Life Safety drawing be provided / required for permitting?

A life safety drawing will be needed for permitting. A drawing will be issued once an appointment has been made and for the purposes of permitting.

17. Roofing: Gutters and downspouts are not currently existing on the sides and back of the roof. Should they be added to the project work scope?

Yes. Provide include a cost for gutters and downspouts.

18. Floor Slab: Please confirm if the existing precast floor slab is post-tension.

Please allow for a Structural Engineer to assess the precast flooring as part of the overall structural engineering design.

- 19. Basement Stairs Infill:** Is the intent to infill this area with concrete or can the area be infilled with wood floor joists / framing / wood decking?

Wood floor joists and decking shall be the infill method.

- 20. Millwork:** Please confirm if the sinks in Men's and Women's are vanity-type millwork sinks, if they need to be ADA compliant, and if there are any specific material/hardware requirements for the cabinets and/or countertops.

Vanity units shall be ADA compliant. Plastic laminate countertops and cabinets.

- 21. FRP:** Will an FRP specification be provided as required per note under the Finish Schedule on Drawing A3?

For pricing purposes use a Glasteel Glasliner FRP panel 0.090 inch thick in white with traditional pebbled, textured one side.

- 22. Resilient Flooring:** Will LVT/LVP materials be specified, or can a material allowance be established?

Please include a \$6.50/sqft material allowance for a mid-grade LVT/LVP.

- 23. Ceramic Tile:** Will Floor/Wall Tile materials be specified, or can a material allowance be established? Is the Wainscot Wall Tile to be applied on 4 walls of each designated room or to only on the wet walls?

Please include \$12/sqft for floor tile material allowance & a \$5/sqft material allowance for wall tile. Wainscot wall tile to wet walls only.

- 24. Wall Framing:** The A3 drawing on the Wall Key calls for wood stud partitions however the Description of Work documents call out for metal stud framing. Please confirm metal stud framing is acceptable at the wall heights/configurations specified on the A3 Wall Key.

Metal stud partitions are acceptable.

- 25. Ceiling:** Please confirm if the existing drywall is to be removed / demo'ed from the existing vaulted ceiling.

Water damaged drywall to be removed and replaced from the ceiling.

- 26. Misc. Accessories:** Will two or three fire extinguishers suffice for the space, and should they be surface mount or enclosure-mount?

Allow for 3 surface mount fire extinguishers.

- 27. Toilet Accessories:** Please confirm if any toilet accessories are to be included and if so, please provide any requirements, quantities, and locations.

Toilet accessories will be provided by the Sheriff's Office.

- 28. Lockers & Bench:** Are the lockers and bench shown in the Staging Room on drawing A3 to be included in the project scope and if so, please provide any requirements.

Lockers and benches will be provided by the Sheriff's Office.

- 29. Window Treatments:** Please confirm that no window treatments (blinds, etc.) are required.

No window treatments are needed.

30. Window Shutters: Do the existing outside window shutters get replaced? If so, please provide any requirements.

Replace the window shutters to the front 2 windows flanking the front door to match existing shutters.

31. HVAC: Please confirm if there are any HVAC system/equipment guidelines or requirements.

Please allow for 2 x 4-ton 14 seer heat pump AC units.

32. Plumbing: Please confirm if there are any plumbing fixture requirements.

Please use American Standard Commercial bathroom fixtures – such as Cadet range or equivalent.

33. Fire Protection / Sprinkler: Please confirm fire protection is not required. Adding fire protection piping would seem to require additional service out to the street.

Fire Protection and sprinklers are not part of this scope of work.

34. Electrical: Please provide specific electrical requirements if any, associated with Electrical Notes #6 on Drawing A4.

(2) DUAL OUTLETS EACH ON SEPARATE 20A CIRCUITS: (1) AT THE PERIMETER OF THE SYSTEM BASE (110V 60Hz) AND (1) ABOVE THE CEILING MOUNTED PROJECTORS (110V 60Hz). ALL OUTLETS TO BE PROPERLY GROUNDED.

35. Fire Alarm: Please confirm that fire alarm is not required.

Fire Alarm is not part of this scope of work.

36. Low Voltage Cabling: Please confirm if network/data, cable TV, phone or any other structured cabling is required. If so, please provide requirements.

No structured cabling or LV cabling in this scope of work.

37. Security System/Access Control: Please confirm that security systems are not required.

Security system and access control is by the Sheriff's Office.

38. Please clarify if we are to repair the roof or replace the roof.

See answer to question 2.

39. During the site walk, we were told that we are to replace windows in the basement but the drawings show windows to stay and doors to be replaced. Please clarify.

Please refer to drawing A1 for scope of work

40. Please provide flooring specs or allowances to be used for pricing.

See answer to questions 22 & 23.

41. Is the GC to provide bench and lockers? If yes, please provide specs.

See answer to question 28.

42. Please provide specs for plumbing fixtures and lighting fixtures.

See answer to question 32. Lighting fixtures – allow \$250 per pendant light and \$200 per wall mounted light.

43. What is the approximate project start date and construction duration?

Start date will be once the Notice to Proceed is issued and set at the pre-construction meeting. Construction duration to be proposed by the bidding contractors.

44. Is there any allowance for engineering costs?

Structural Engineering Design costs are part of the project bid.

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 opening time and date are 1:00 p.m., Tuesday, June 14, 2022.** Bids 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 Natasha Duggan, Contract Administrator at (770) 305-5150, fax (770) 719-5534 or email at nduggan@fayettecountyga.gov.

Sincerely,



Ted L. Burgess
Director of Purchasing

**Bid #2103-B: Hewell Road Renovation
 BID FORM - Updated 6/6/2022 Addendum 1**

Project: **FCSO HEWELL ROAD RENOVATION**
 Address: **203 Hewell Road, Jonesboro, GA 20238**
 Square Feet: **3,888sqft**
 Contractor: _____
 Address: _____
 Contact: _____
 Email: _____
 Phone: _____

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

Sum Construction Cost

		Bid Amount
PART A: BASE BID		
Section A - General Conditions		
101	Permits (BY OWNER)	
102	Mobilization and Field Office	
103	Performance Bond / 100% Material Payment Bond	
104	Project Insurance	
105	Payroll Taxes & Benefits	
106	Job Supervision	
107	Field Eng. / Layout /Construction Staking / Testing	
108	Equipment	
109	Expendables / Job Trailer / Toilets / Misc. Expenses	
110	Construction Utilities (Temporary)	
111	Construction Project Signage Allowance	
112	General Clean-up & Disposal	
	Sub Total Section A - General Conditions	\$0.00
Section B -Existing conditions		
201	Site Clearing	
202	Landscaping Allowance	5,000.00
	Sub Total Section B - Existing Conditions	\$5,000.00
Section C - Building Construction		
301	Demolition	
302	Concrete	
303	Brick Masonry	
304a	Steel	
304b	Steel Support Allowance	1,500.00
305	Rough Carpentry, Framing, Ply-wood (incl nailers & sheathing)	
306	Cabinetry/Millwork	
307	Insulation	
308	Metal Roofing Repairs and Infill	
309	Flashing and Sheet Metal	
310	Waterproofing	
311	Cement Board Siding	
312	Caulking and Sealants	
313	Interior Wood Doors & Frames	
314	Hollow Metal Doors & Frames	
315	Aluminum Storefront System	
316	Storefront Windows (glazing and frames)	
317	Windows	
318	Lighting Fixtures	
319	Finish Hardware	
320	Gypsum Wall Board Assemblies	
321	Ceiling Assemblies (2x2) & GWB	
322	Carpet	
323	Rubber base, wood base	
324	Porcelain tile	
325	Resilient Flooring	
326	Paint	
327	Fire Extinguishers and Accessories (Allow for Type A-B-C 10 lb.)	
328	Toilet Accessories	
329	Specialties, Misc. Items, toilet partitions	
330	Plumbing	
331	HVAC	
332	Electrical	
333	Misc Finishes	
	Sub Total Section C - Building Construction	\$1,500.00
Section D - Structural Engineering		
401	Cost for providing Structural Engineering Design	
402	Allowance for work associated with Structural Engineering Design	5,000.00
	Sub Total Section D - Structural Engineering Design	5,000.00
	Total Stipulated Sum - Base Bid	\$11,500.00