

April 1, 2021

TO: All Bidders under **ITB No. 21-101358, Renovation and Development of the 178 Sams Street Facility**

FROM: Department of Purchasing and Contracting, DeKalb County, Georgia

ADDENDUM NO. # 2

Invitation To Bid (ITB) No.: 21-101358, Renovation and Development of the 178 Sams Street Facility is hereby amended as follows:

1. The **Question Due Date** has been extended. Questions will now be received until **April 7, 2021**, not later than 5:00 pm EST.
2. The **Bid Due Date has been extended.** Bids are now due on **April 14, 2021**, not later than 3:00 PM EST.
3. Emergency Responder Radio Drawings and Specifications have been issued and are incorporated into the solicitation and can be accessed at link noted.

DRAWINGS: LINK: <https://sftp.dekalbcountyga.gov/f/3791c501870bc888>

ARCHITECTURAL

A0.10 PARTITION TYPES - GENERAL NOTES & DETAILS

A1.11 BLDG 1 - LEVEL 1 PLAN

A1.12 BLDG 1 - LEVEL 2 PLAN

A1.13 BLDG 1 - LEVEL 3 PLAN

A1.20 BLDG 2 - LEVEL 0 PLAN

A1.21 BLDG 2 - LEVEL 1 PLAN

A1.22 BLDG 2 - LEVEL 2 PLAN

A1.23 BLDG 2 - LEVEL 3 PLAN

A7.03 DOOR SCHEDULE - LEVELS 2 & 3

A7.04 DOOR SCHEDULE - LEVEL 3

ELECTRICAL ELECTRICAL LIGHTING PLAN – BLDG 1 LEVEL 3

E2.13

E2.23 ELECTRICAL LIGHTING PLAN – BLDG 2 LEVEL 3

E3.11 ELECTRICAL POWER AND SYSTEMS PLAN – BLDG 1 LEVEL 1

E3.12 ELECTRICAL POWER AND SYSTEMS PLAN – BLDG 1 LEVEL 2

E3.13 ELECTRICAL POWER AND SYSTEMS PLAN – BLDG 1 LEVEL 3

E3.14 ELECTRICAL POWER AND SYSTEMS PLAN – BLDG 1 ROOF

E3.20 ELECTRICAL POWER AND SYSTEMS PLAN – BLDG 2 LEVEL 0

E3.21 ELECTRICAL POWER AND SYSTEMS PLAN – BLDG 2 LEVEL 1

E3.22 ELECTRICAL POWER AND SYSTEMS PLAN – BLDG 2 LEVEL 2

E3.23 ELECTRICAL POWER AND SYSTEMS PLAN – BLDG 2 LEVEL 3

E3.24 ELECTRICAL POWER AND SYSTEMS PLAN – BLDG 2 ROOF

E5.04 ELECTRICAL PANEL SCHEDULES BLDG 1 ‘A’

E5.10 ELECTRICAL PANEL SCHEDULES BLDG 2 ‘B’

SPECIFICATIONS: LINK: <https://sftp.dekalbcountyga.gov/f/ff199be28b943988>
Section 268115 EMERGENCY RESPONDER RADIO

4. Revised Drawings for the Power / Data / Security indicating relocation of power and data devices from under exterior wall ribbon windows to interior partitions and the addition of power and data outlets at the security equipment entrance have been issued. **DELETE** the following drawings and **REPLACE with the drawings listed below and included in the following link: <https://sftp.dekalbcountyga.gov/f/678e88258838c98e>**

DRAWINGS:

ARCHITECTURAL

I1.11 BLDG 1 LEVEL 1 FURNITURE, POWER, & COMMUNICATION
I1.12 BLDG 1 LEVEL 2 FURNITURE, POWER, & COMMUNICATION
I1.13 BLDG 1 LEVEL 3 FURNITURE, POWER, & COMMUNICATION
I1.20 BLDG 2 LEVEL 0 FURNITURE, POWER, & COMMUNICATION
I1.21 BLDG 2 LEVEL 1 FURNITURE, POWER, & COMMUNICATION
I1.22 BLDG 2 LEVEL 2 FURNITURE, POWER, & COMMUNICATION
I1.23 BLDG 3 LEVEL 3 FURNITURE, POWER, & COMMUNICATION

ELECTRICAL

E3.11 ELECTRICAL POWER AND SYSTEMS PLAN – BLDG 1 LEVEL 1
E3.12 ELECTRICAL POWER AND SYSTEMS PLAN – BLDG 1 LEVEL 2
E3.13 ELECTRICAL POWER AND SYSTEMS PLAN – BLDG 1 LEVEL 3
E3.20 ELECTRICAL POWER AND SYSTEMS PLAN – BLDG 2 LEVEL 0
E3.21 ELECTRICAL POWER AND SYSTEMS PLAN – BLDG 2 LEVEL 1
E3.22 ELECTRICAL POWER AND SYSTEMS PLAN – BLDG 2 LEVEL 2
E3.23 ELECTRICAL POWER AND SYSTEMS PLAN – BLDG 2 LEVEL 3
E5.01 ELECTRICAL PANEL SCHEDULES BLDG 1 ‘A’

LOW VOLTAGE

LV1.11 BLDG 1 - LEVEL 1 PLAN
LV1.12 BLDG 1 - LEVEL 2 PLAN
LV1.13 BLDG 1 - LEVEL 3 PLAN
LV1.20 BLDG 2 - LEVEL 0 PLAN
LV1.21 BLDG 2 - LEVEL 1 PLAN
LV1.22 BLDG 2 - LEVEL 2 PLAN
LV1.23 BLDG 2 - LEVEL 3 PLAN

5. The bid package submission on pages 3 and 5 have been modified to read:

SUBMIT ONE ORIGINAL BID PACKAGE (INCLUSIVE OF THE ENTIRE INVITATION TO BID DOCUMENT AND REQUIRED DOCUMENTS WITH THE EXCEPTION OF THE BID PRICE/PRICE SCHEDULE FORM) STAMPED “ORIGINAL” AND ONE IDENTICAL ELECTRONIC COPY ON A FLASH DRIVE OF THE BID PACKAGE TO THE ADDRESS LISTED ABOVE. DO NOT INCLUDE PRICING IN THE BID PACKAGE OR THE COPY.

6. Questions received have been compiled and their resulting answers are indicated below:

- A. **Question:** We respectfully submit for your consideration a request to approve products as an accepted substitute on 178 Sams Street Renovation (19-835766):

Specification: Phenotic Core Toliet Compartments

Proposed Substitution: Hiny Hilders Solid Plastic

Manufacturer: Scranton Products

Answer: Submittal substitution request did not include “annotated copy of applicable specification section” per section 012500 paragraph 1.3. While product literature appears to indicate this substitution is capable of meeting project specification, approval of this product substitution will be based upon the product submittal complying with or exceeding the project specification.

- B. **Question:** Is there a sign in sheet/list of contractors who are bidding this project that I can be sent so we can have discussions with them.

Answer: The Sign-In Sheet for the Mandatory Pre-Bid Meeting can be found on our website: <https://www.dekalbcountyga.gov/purchasing-contracting/bids-itb-rfps>. Look under the Pre-Bid Information for this solicitation.

- C. **Question:** Can we submit our proposal for the Fire Alarm system directly to you for this project or is it the Fire Alarm scope tied to the overall bid?

Answer: Fire Alarm submittal should be included in the Prime General Contractors Bid.

- D. **Question:** We would like to obtain prior approval for the dedicated outside air unit (N) DOAT 1-1 with the Dunham Bush product.

Answer:

1. The contractor needs to provide a copy of specification 237433 highlighting any differences between the contract documents and the substitution request. No cutsheets are needed at this time but will need to be provided at the time of submittal for review and comment.

2. Confirm that the unit is compatible with the existing Trane building automation system. If the substitution meets the requirements of the contract documents, the substitution is acceptable.

- E. **Question:** Would you be able to give us the contact at Georgia Power for this item?

Answer: Ken Mitchell, CEM, CEA, LEED AP, 470.401.8356 |
kemitche@southernco.com

- F. **Question:** The solicitation references a mandatory pre-bid on 3/18, but also references mandatory (prime) Dekalb First LSBE meetings on 3/3 and 3/10.

What is a Dekalb First LSBE meeting and if our company did not attend those meetings are we disqualified from bidding?

Answer: DeKalb First LSBE Meetings are Mandatory for your bid to be considered. Please refer to Pages 13, and 26-34 of the solicitation regarding details of the program and program requirements.

- G. **Question:** Are you familiar with the GC's bidding on this project? We are looking to bid to them. Thanks

Answer: The Mandatory Pre-Bid Conference Sign-in Sheets have been posted to the website: <https://www.dekalbcountyga.gov/purchasing-contracting/bids-itb-rfps>. Scroll for the project number and click the link for the Sign-In Sheets.

- H. **Question:** Because of COVID, is there a max on the number of subs each GC can bring?

Answer: No. Masks and social distancing are required when visiting the building. As a reminder the building is open daily for perusal from 8:30 am – 4:00 pm through April 2, 2021.

- I. **Question:** Do you plan to have another DeKalb First LSBE Meeting for the Renovation and Development of the 178 Sams Street Facility project?

Answer: Not at this time. Any additional meetings will be scheduled through and Addendum.

- J. **Question:** I was looking at the bid documents for the 178 Sams Street Project and noticed where it stated that no hazardous materials are expected to be encountered. We perform asbestos inspections and would like to provide you a bid for that if haven't had as asbestos inspection. Please let me know if we can provide asbestos services for you.

Answer: An environmental study was completed to assess both building one and two for Asbestos containing materials. Result: Asbestos containing materials were not encountered during the survey. Reports and certificates are

available through the Attachment Section of the DeKalb County Purchasing website.

- K. **Question:** Can the drawings be modified to indicate which electrical and HVAC scopes are to be provided not by GC bidding as indicated in Exhibit A? If there is not clear identification of scopes provided by GA Power (others), we as a GC may double up on our pricing and over price the project.

Answer: The contract documents (drawings and specifications) contain the necessary information and scope of work delineation between the general contractor and GA Power. Concerns of duplicate scope should be clarified with specific pre-bid questions.

- L. **Question:** G-001, Will the existing elevator be available for construction use?

Answer: No. As stated on the Note on Page 106 of the solicitation.

- M. **Question:** G-002, Will GPC be material handling of all lighting package and associated items delivered per floor?

Answer: No, only items in their scope of work.

- N. **Question:** A-001, How can we receive the door & hardware schedule?

Answer: Refer to sheet G1.01 for sheet index and A7 Series of sheets. Hardware is indicated in Project Manual Section 087100 Door hardware.

- O. **Question:** A-002, Who will be responsible for the trim package of the lights being installed by others?

Answer: See “Notes” column of the lighting fixture schedule on sheet E5.11.

- P. **Question:** A-003, The door frames that will remain and receive a new door, can you provide information on the frame manufacturer?

Answer: Refer to Project Manual Division 8 for frame specifications.

- Q. **Question:** MEP-01, Will there be data wiring into the raceways for the cubicles?

Answer: Yes, refer to keynotes at systems furniture locations on LV1 series sheets for additional information.

- R. **Question:** MEP-002, The raceways to be installed into the partitions, how many outlets will be required?

Answer: If this question refers to systems furniture partition, then assume 3 data outlets per workstation.

- S. **Question:** MEP-003, The areas where the gyb. board ceiling exist, is that to be considered the deck for suspending the electrical Junction boxes?

Answer: No. Refer to sheet AD1.11 for diagram in bottom left corner of the sheet that indicates approximate area of drywall on bottom of joists. Tone in this drawing refers to 'yellow' area reference in note Z on this same sheet.

- T. **Question:** MEP-004, Who will be responsible for providing test and balance?

Answer: GA Power will be providing testing and balancing of the hydronic systems for SCU startup and turnover. All other test and balance work is the responsibility of the General Contractor.

- U. **Question:** MEP-005, Will the contractor or the owner be responsible for monitoring the low voltage circuitry the first year? Or has this already been performed since it's a remodel?

Answer: There are no requirements for monitoring of low voltage cable signal after completion of the testing and certification requirements as listed in specification section 270800 – COMMISSIONING OF COMMUNICATIONS SYSTEMS.

- V. **Question:** MEP-006, Please clarify if the electrical contractor supposed to provide two (2) base bids, in accordance with page 3 & 4?

Answer: Question is unclear. If the electrical contractor is not a GC, then the electrical contractor must contract with a GC that is submitting a bid for the completion of the total project. One original copy of the bid, one copy of the bid and only one price schedule/bid form submitted in a separate sealed envelope is required.

- W. **Question:** MEP-007, Will the Electrical contractor be held responsible in repair of code violations?

Answer: This question is too vague for an articulate response. The improvements within the contract documents represent renovation work to an existing facility and have been designed to applicable building and life safety

codes. We have confirmed with the City of Decatur plan reviewer that this facility will not have to be renovated to meet the requirements of a 'High Performance Building' or repair all existing code violations.

- X. **Question:** MEP-008, Will the Electrical contractor need to cover code violation repair in their base bid?

Answer: See answer above (U).

- Y. **Question:** MEP-009, Will a unit price cost be acceptable for any repair of code violations Authority Having Jurisdiction may fine?

Answer: No. Please bid the project as detailed in the requirements. If any additional repairs are required to meet the code requirements of the Authority Having Jurisdiction they will be discussed with the awarded contractor.

- Z. **Question:** MEP-010, On the electrical power and systems plan-bldg. 1&2 level 1,2,3 states under description half tone devices and data are to remain. What is the intent of the Owner in replacing devices in areas that were designated not to be removed?

Answer: Half tone devices not shown as demolished shall be protected during construction and recircuited as indicated on the drawings. Defective devices shall be replaced in place with a new device of like kind. Existing data devices shown on the electrical series drawings have an associated data device symbol on the LV and AV series drawings if new cabling is to be provided to that device.

- AA. **Question:** Has an environmental study been done to assess the need for mold or asbestos abatement?

Answer: An environmental study was completed to assess both building one and two for Asbestos containing materials. Result: Asbestos containing materials were not encountered during the survey. Reports and certificates are available upon request.

- BB. **Question:** Our plans do not have sheet A1.40A?

Answer: This sheet was omitted from the set by mistake and is attached hereto.

- CC. **Question:** Will the sheet rock that is above the ceiling grid in some areas remain?

Answer: Refer to sheet AD1.11 for diagram in bottom left corner of the sheet that indicates approximate area of drywall on bottom of joists. Tone in this drawing refers to 'yellow' area reference in note Z on this same sheet.

- DD. **Question:** Can we get more clarification on the contract with GA Power in regards to the HVAC scope. There are many new PIUs and VAVs that are being relocated or new under the HVAC schedule on pages M6.02, M6.03, M6.04 and want to confirm that this work will not be performed by GA power, therefore requiring us to price this work?

Answer: The GA Power scope of work is indicated in the contract documents (drawings and specifications). GA Power's work is limited to the hydronic systems and the three SCUs. GA Power's scope of work does not include any air terminal units (powered induction or single duct). Please refer to those for final confirmation. Please refer to the Georgia Power Company scope of work document Exhibit A following Project Manual section 011200 Multiple Contract Summary where work by Georgia Power is indicated.

- EE. **Question:** Please confirm that appliances are owner supplier and GC installed.

Answer: Confirmed, refer to Sheet I2.00 for equipment schedule in top left corner of the sheet.

- FF. **Question:** On page MD1.14 under keynote 1. Demolish existing units on roof/dispose of as directed by owners representative. Can you tell us what will be required to remove these items?

Answer: Means and methods of demolition is at the discretion of the general contractor. Coordinating with the owner's representative is intended to give the owner, DeKalb County, the right to reclaim equipment for reuse (e.g., the air compressor located in the penthouse of Building 1) at their discretion. See 024119 - SELECTIVE DEMOLITION for more information.

- GG. **Question:** Who will be responsible for fire alarm work?

Answer: The General Contractor.

- HH. **Question:** Please confirm we are only to price the infrastructure for AV?

Answer: Refer to Sheet AV0.00 for Responsibility Matrix on the bottom right side of the sheet.

- II. **Question:** Please confirm we are only to price infrastructure for Access Controls?

Answer: Refer to Sheet LV0.00 for Responsibility Matrix on the bottom right side of the sheet.

JJ. **Question:** Please confirm we are only to provide cabling for telecom?

Answer: Refer to Sheet LV0.00 for Responsibility Matrix on the bottom right side of the sheet.

KK. **Question:** It is noted that we will not have access to building elevators? If so is there an alternate means we can use to get materials to the upper floor besides the stairs such as removing a window?

Answer: Refer to sheets AD2.22 and AD2.23 and notes indicated on the left side of the connector where General Contractor is to provide temporary plywood doors where storefront and glazing have been removed by Owners sub-contractor. The General Contractor will coordinate access through these two elevated locations for coordination with the trades. The Owners sub-contractor will replace the storefront and glazing.

LL. **Question:** It is understood that GA Power will be doing the lighting. Will they be rerouting circuits as necessary on their own for their installations?

Answer: Please refer to the Georgia Power Company scope of work document Exhibit A following Project Manual section 011200 Multiple Contract Summary where work by Georgia Power for limited circuitry scope is indicated.

MM. **Question:** Will GA power demo the existing lights or will this need to be covered by the GC?

Answer: Please refer to the Georgia Power Company scope of work document Exhibit A following Project Manual section 011200 Multiple Contract Summary where work by Georgia Power for fixtures is indicated.

NN. **Question:** Will GA power be responsible for the installation of lighting controls?

Answer: Please refer to the Georgia Power Company scope of work document Exhibit A following Project Manual section 011200 Multiple Contract Summary where work by Georgia Power for lighting controls is indicated.

OO. **Question:** Please confirm GA Power will not be conducting their own commissioning? If so will the GC be responsible for commissioning?

Answer: Commissioning is not required under this contract. See specifications requirements for information regarding unit startup, test & balance, turnover, and warranty.

PP. **Question:** There are Dry Erase and Marker Boards in the drawings. Will these items be GC provided? Will they be GC installed?

Answer: The products are to be owner provided and installed. Plywood back-board within the wall is by the General Contractor.

QQ. **Question:** The drawing index indicates that there should be mechanical controls plans/details (M8.01 – M8.06) however these pages are omitted from the set. There are also no HVAC controls specifications given. Please advise whether controls specifications will be provided and who the building controls vendor is to be.

Answer: See Addendum #1 for HVAC Controls. See 230923 - DIRECT DIGITAL CONTROL (DDC) SYSTEM FOR HVAC. The existing building controls system is by Trane.

RR. **Question:** The lighting schedule indicated in the drawing on sheet E5.11 shows majority of the lighting to be furnished and installed by GPC and few to be installed by the GC. Please confirm that this is correct.

Answer: Yes, please also refer to the Georgia Power Company scope of work document Exhibit A following Project Manual section 011200 Multiple Contract Summary where work by Georgia Power for fixtures is indicated.

- SS. **Question:** There is an existing sheet rock ceiling above the ACT ceiling in some areas throughout the space. Are these hard ceilings to be demolished? Please see image for reference.



Answer: Refer to sheet AD1.11 for diagram in bottom left corner of the sheet that indicates approximate area of drywall on bottom of joists. Tone in this drawing refers to 'yellow' area reference in note Z on this same sheet.

- TT. **Question:** Will the existing IT racks be reused?

Answer: Existing IT racks will remain in place. New racks will be owner provided as required.

- UU. **Question:** Will additional IT racks be necessary?

Answer: Telecom room buildout is by the owner. Refer to Sheet LV0.00 for Responsibility Matrix on the bottom right side of the sheet.

- VV. **Question:** Will we need to include a Demo of the existing Low Voltage cable?

Answer: Existing cable has recently been installed by the owner and is to remain. If there are segments of cable previously cut or abandoned then, yes include the removal of abandoned cable . Submit written requests to Architect prior to removal of cabling.

- WW. **Question:** There is a current Keyscan Access Controls system in place, are we to reuse this, or will we need to scrap it and install something new?

Answer: Leave system in place. The control system installation is by owner. Refer to Sheet LV0.00 for Responsibility Matrix on the bottom right side of the sheet.

- XX. **Question:** Should the General Contractor provide pricing for sound masking?

Answer: No, sound masking is not included.

YY. **Question:** Are there any detailed MDF and IDF Layouts prepared?

Answer: Telecom room buildout is by the owner. Refer to Sheet LV0.00 for Responsibility Matrix on the bottom right side of the sheet.

ZZ. **Question:** Will we need to install standard Category 6 Cabling or Category 6A Cabling throughout the space?

Answer: Please refer to device legend on LV0.00 and one-line diagrams on sheet LV4.01 for cabling requirements. Also refer to specification section 271513 horizontal copper cable for additional information.

AAA. **Question:** Has the IT personnel given any direction as to what type and what size feeder cabling will be needed between MDF and the IDF's?

Answer: Telecom room buildout is by the owner. Refer to Sheet LV0.00 for Responsibility Matrix on the bottom right side of the sheet.

BBB. **Question:** Per Letter E on sheet #36 on the ITB form, we are to provide a "New Employee Tracking Form". What is this form in regards to? Are we supposed to submit this form if the General Contractor plans on hiring a new employee?

Answer: This is a "Required Document" and the top part **must** be completed and returned with your submitted bid. If you are planning to utilize the services of WorkSource DeKalb, you will need to provide that document to them to request service.

CCC. **Question:** The index of the drawings lists Roof Structural Drawings as sheet A1.40A but there is not a sheet A1.40A in the drawings.

Answer: This sheet has been attached to this Addendum and is incorporated into the drawings by reference.

DDD. **Question:** Have the door sets been assigned with their respective hardware sets? There is a schedule in the hardware specs, but they are not assigned to the door numbers.

Answer: The specification Section 087100 "Door Hardware" lists the hardware headings. These headings are listed for each door in the "Set" column on sheets A7.00, A7.01, A7.02, A7.03 and A7.04.

EEE. **Question:** Print Electrical E1.01 in symbol guide for data/wireless indicates a 1" conduit to be installed from wall location to data closet. Is this correct or does this 1" conduit stubs up into ceiling and data cable will be installed in J-hooks from data closets.

Answer: 1" conduit to accessible ceilings. Then j-hook to cable tray back to telecommunications room.

FFF. **Question:** LV Prints indicate a 12" cable tray with 4" conduit connecting tray between hard deck ceilings. Confirm that low voltage contractor responsible for tray and 4" conduits.

Answer: Conduit rough-ins are by the electrical contractor.

GGG. **Question:** Confirm all fire-rated penetrations to be supplied and installed by low voltage contractor.

Answer: Section 078413 'Penetration Firestopping' calls for installation of fire resistive assemblies for both horizontal and vertical conditions. It is the General Contractors responsibility to determine who is provide this work with his contract.

Section 27 0510 'Firestop for Communication Systems' calls for installations specific to those systems.

HHH. **Question:** Low voltage contractor is to supply ground bar in MDF/IDFs? Supply rack RBB ground bars for each rack? If yes, since we are not supplying and installing racks/cabinets than we will need to know how many. Is there any ladder rack (supplied and installed by customer) that will need to be grounded?

Answer: This scope is by the electrical contractor as shown on sheet E4.02 – Electrical Telecom Grounding Riser

III. **Question:** Confirm that the customer will supply and install all MDF/IDF components including racks/cabinets, cable management, ladder rack, fire rated plywood, etc?

Answer: Per the responsibility matrix on LV0.00, the telecommunications room build-out is by the owner.

JJJ. **Question:** RG-11 coax will be installed from icons on each floor to MDF/IDF on that floor? Does not install from icons to a single IDF/MDF location? Coax backbone was not indicated in LV drawings and is not part of this quote?

Answer: RG-11 runs will be from the outlet location to the nearest MDF/IDF. Terminations and backbones in the telecom rooms are part of the owner's Telecom room buildout.

KKK. **Question:** There is no fiber optic backbone indicated in the LV drawings and are not part of this quote? Including any termination components?

Answer: Fiber Optic Backbone is currently existing on site and shall remain in place and not be demolished.

LLL. **Question:** There is no multipair copper backbone indicated in the LV drawings and are not part of this quote? Including any termination components?

Answer: Terminations and backbones within the telecom rooms are part of the owner's Telecom room buildout. See responsibility matrix on LV0.00.

MMM. **Question:** Are all permit fees waived?

Answer: No, the Authority Having Jurisdiction is the City of Decatur and all Permit Fees will be assessed for this project. DeKalb County has paid the "Plan Review Fee" which is separate from the Building Permit Fees, CO fees and Trade Permit Fees. Refer to the City of Decatur Fee Schedule.

City of Decatur Permit Technician Contact: Kathryn.Snow@DecaturGa.com.

NNN. **Question:** On Sheet LV4.02, Note 5, it states that the Cameras and Licenses are provided by owner and installed by Contractor. Is this correct?

Answer: Delete Key Note 5 on Sheet LV4.02, refer to Responsibility Matrix Sheet L0.00.

OOO. **Question:** E4.01, It appears from the one-line diagrams provided and the legend, and all the panel schedules on E5 series of drawings, that all panels shown are existing. The general note indicates that the panels have duplicate name designations, and that the EC is to provide new labels. Shall we assume that all panels are to be renamed per the one line diagram, and that all nameplates need to be new.

Answer: Yes, see equipment redesignation schedule on sheet E0.01 for old

and new designations.

PPP. **Question:** E4.01, The general notes also states to provide a listing of new and old panel names for the owner's reference. We'll need that info. to provide the list as well.

Answer: This requirement is to provide the owner with a historical reference of what the panel was previously called if they are referencing a homerun on a junction box or the original drawings. This work entails providing a laminated copy of the equipment redesignation schedule on sheet E0.01 in each electrical room.

QQQ. **Question:** E4.02, Keyed note 5 states to provide TGB at each non-telecommunications backboard. Keyed note 5 appears at numerous existing telecommunications backboards. Is the telecommunications grounding backbone shown existing to be reused?,

Answer: Please refer to Question III.

RRR. **Question:** A1.40a, Please provide sheet A1.40a, listed in the drawing index, not provided in the set received.,

Answer: This sheet is released in this Addendum.

SSS. **Question:** A1.40a, Please clarify who is responsible for structural steel at new hvac opening.,

Answer: General Contractor.

TTT. **Question:** 101423.16, Is there a signage schedule/quantities list and sizes for each type requested?

Answer: No there is not a schedule:

Provide a 6"x 6" sign for each room

Per section 101423.16 Paragraph 2.2B; Provide pedestal mounted building directories 18" x 24" (TWO).

UUU. **Question:** 4 and 9/A10.01, The cut section for the trash can cabinets shows a piano style hinge at the bottom of the door. Millwork subcontractors are warning us that this could potentially flip open and down even with a catch. Some are not willing to warranty this type of door. Please consider an alternate design.,

Answer: Locate piano hinge on side of cabinet door.

VVV. **Question:** A10.02 and A10.03, 5/A10.03 and 7/A10.03 shows the Turf Tubular Felt running the entire back of house length of the divider panel. 11/A10.03 shows the felt running partially down the entire boh length of the divider panel. 10/A10.02 shows the felt running 2' down the panel. 5/A10.02 shows the felt running only partially down the panel. Please clarify the extent of the felt on the divider panels.

Answer: Details 5 & 7 / A10.03: Fabric covers the entire width of panel including wrapping end of panel, except where PL-1 is indicated at 11'-1/2" width.

Detail 11/A10.03: Felt is to cover panel as indicated. similar to 5 & 7 / A10.03

Detail 10/A10.02 Felt has been shown with a vertical cut line to allow the tube steel within the panel to be seen. Width of fabric panel is shown incorrectly. Fabric is to extend the full width of the panel including wrapping end of panel except for the 11'1/2" width of PL-1.

Detail: 5/A10.02 Width of fabric panel is shown incorrectly. Fabric is to extend the full width of the panel including wrapping end of panel except for the 11'1/2" width of PL-1, (marked up on attached sheet)

WWW. **Question:** A9.12, Please provide further information on counter in A2107.

Answer: Refer to elevation 6 and 7 on sheet A10.02 released in this addendum.

XXX. **Question:** A9.12, Is banquette seating in A2107 owner provided furniture?,

Answer: Banquette seating in Breakroom A2107 is to be furnished under this bid contract. See elevation on 8/A10.02 and section on A/A10.02 released in this addendum.

YYY. **Question:** A10.06, 14/ and 15/A10.06 Plan indicates these are for Copy B1307, however A1.21 indicates B1307 is a Type C Office. Please clarify.

Answer: Copy room moved from B1307 to B1310. The revised millwork for B1310 is elevation 15 / A10.06. Elevation 14/ A10.06 has been voided. Room B1307 is a Type C office.

ZZZ. **Question:** A10.06, 14/A10.06 shows these as overhead cabinets, plans seem to show trash cabinets. Please clarify.,

Answer: See revised sheet A10.06 where Elevation 14 is deleted and elevation 15 in room B1310 indicates trash bins with overhead cabinets.

AAAA. **Question:** A7.05, On drawing A7.05 they called out door types AG twice and on page A.700 the door schedule they called out panel type F, but there's no panel type F on the panel types on A.7.05. Please clarify.,

Answer: The left 'AG' elevation on detail 1/A7.05 should be an 'F'.

BBBB. **Question:** The plan sheet A1.40-A Roof Structure Modifications as indicated on the Index of Drawings G1.01 are missing. Please provide if the sheet is needed for our Bid.

Answer: Released in this Addendum.

CCCC. **Question:** There is no Identification of the Special Ceilings on RCP in rooms A1300, A3400 and B1100 what is intended for these ceilings?

Answer: Released in this Addendum.

DDDD. **Question:** It is my understanding that the requirement is for the contractor to retain the existing ceiling grid in some areas and repair as needed, If there is to be extensive work completed above these ceilings such as mechanical and electrical how do we quantify the repair work that will be needed. Could there be an Allowance provided for all contractors to use in order to keep the bids competitive?

Answer: No Allowance will be provided. See response to Question W above.

EEEE. **Question:** Is Davis Bacon Wages a requirement on this Project?

Answer: No.

FFFF. **Question:** Will the installation and removal of roof equipment curbs and roof patching be the responsibility of the Contractor or will it be done by the Owners Roof Installer as noted on A1.40 and A1.41?

Answer: By General Contractor per documents. Previous roofer shall be retained to maintain warranty.

GGGG. **Question:** Please clarify the location of Lutron Pj2-3BRL-GWH-L01 wireless remote dimmers.

Answer: See lighting device locations on E2.XX Series Drawings.

HHHH. **Question:** Please clarify DvS type switching as 0-10 dimming.

Answer: Dimming controls shall be provided as required by the dimming protocol of the lighting fixture.

IIII. **Question:** Would 3way switching need wiring?

Answer: 3-way switches communicate wirelessly and do not require hardwiring.

JJJJ. **Question:** Please clarify the location of switch f at Workstation A1400.

Answer: Switch is located plan west of office A1405.

KKKK. **Question:** Please clarify, power pack location not indicated on the drawings.

Answer: Power packs shall be located as required by existing circuitry locations and wireless lighting control device provide dimming controls as shown on plan.

LLLL. **Question:** Would AB and ABUU type lighting need 0-10v dimming

Answer: Lighting Fixture type AB are specified with 0-10V dimming as standard.

MMMM. **Question:** Why some areas have no switching. Lobby, men's and women's.

Answer: These areas should have switches, please clarify the question to include room numbers that do not have lighting controls.

NNNN. **Question:** Would the L type fixture installation require the existing ceiling grid to be removed for the L lighting to be installed

Answer: The L Type fixtures are installed in new ceiling grid. See architectural reflected ceiling plans.

OOOO. **Question:** Can you send out the Lighting submittals.

Answer: Georgia Power's lighting contractor will prepare lighting fixture and controls submittals for the products they are furnishing.

PPPP. **Question:** Regarding Alternate #1, as ceiling tile has already been removed, will we be required to turn sprinkler heads up if Alternate #1 is accepted?

Answer: No, we will work with Building Inspector from the position that the space will not be used for any purpose and the work will be completed in the near future.

QQQQ. **Question:** Is Davis-Bacon required?,

Answer: No. No federal funding on the project.

RRRR. **Question:** Who is responsible for cutting the openings in the structure for the new hvac equipment?

Answer: Rooftop unit is by the General Contractor as is the associated work.

SSSS. **Question:** Drawings LV4.01 and LV4.02 note the all Telecom Room Build-outs will be provided by others. Will any required cable interconnects between Telecom Rooms be provided by others as well? If Telecom Contractor is to provide can a line drawing detail be provided with locations, types and quantities?,

Answer: Cabling interconnects between telecom rooms are considered part of the telecom room build-out and will be by the owner. See responsibility matrix on LV0.00 for additional information.

TTTT. **Question:** Sheet AD2.11 on the plan Northwest corner has a 2x4 that is hashed out. On the legend this symbol means "Demo Light Fixture" On Sheet E2.11, in the same location, the drawings indicate a "New or Retrofitted" Fixture Type AB which the schedule indicates is to be provided by and installed by GAPCO. Do I demo this fixture or not? Or does GAPCO, do the replace or retrofit?,

Answer: The architectural demo sheet indicates a light fixture that is going to be removed from its' existing location. The new location shown on the

lighting plan has moved down one space on the grid, hence the indication of a 'new' fixture. Demolition, relocation, and retrofitting of 2x4 lighting fixtures are by Georgia Power. See specification section 011200 – Multiple Contract Summary Exhibit A for Georgia Power Co. demolition scope.

UUUU. **Question:** Fixtures plan south of that fixture is a 2x4 that is shaded. On the legend this symbol means “Existing Fixture to be retrofitted or replaced” How do I know which it is? It is also listed as a Type AB provided and installed by GAPCO. Do I demo this fixture or not? Or does GAPCO demo and/or replace or retrofit?,

Answer: “Retrofitted or replaced” fixtures are by Georgia Power Company. (At their option they may replace the fixture entirely or replace the internal components.) No, the General Contractor does not demo this fixture. Georgia Power will demo and replace the fixture or leave the fixture and install new internal components. See specification section 011200 – Multiple Contract Summary Exhibit A for Georgia Power Co. demolition scope.

VVVV. **Question:** Will we be required to insulate all supply air ducts that are currently not insulated?

Answer: Yes, all uninsulated supply ducts shall be insulated. Note that some ducts may be lined, and duct liner where existing is acceptable. New installations of duct liner shall be per contract documents.

WWWW. **Question:** Gang Bathroom Fixtures are shown as existing to remain, however they will have to be removed for the installation new tile. Existing Fixtures do not meet code GPM per flush. Please confirm that all water closets and urinals will have to be replaced with new

Answer: No, refer to contract documents for scope of work.

XXXX. **Question:** Please confirm that all of the fire dampers shown are required as this is a fully sprinkled building with a single tenant (DeKalb Co.)

Answer: Fire dampers shown in contract documents are based on our interpretation of the applicable building codes and shall be included in bid.

YYYY. **Question:** Please confirm whether BIM Drawings are required for this project and if they can be excluded or eliminated as a Value Saving Deduct

Answer: Not required.

ZZZZ. **Question:** Does the sound proofing (sheetrock at bar joist in Building one) need to be kept in place. Will we be required to patch it

Answer: No and No.

- AAAAA. **Question:** Plumbing drawings show Lavatories as existing and only replacing the faucets, however, drawing A10.01 detail #8 shows a new solid surface counter top Lavatory Detail. Please confirm that all lavatories are to be removed and reinstalled or replaced.

Answer: Refer to architectural drawings for toilet room countertops that are to remain. (Gang toilet room countertops are to remain) Refer to plumbing drawings for new lavatories and those that are to remain.

- BBBBB. **Question:** Please confirm that new ceiling grid is to be installed per the Reflective Ceiling Plans. Confirm that all ceilings shown as existing are to remain as is.

Answer: Ceiling grid in addition to what is shown as being replaced on the RCPs may need to be replaced depending upon installation of building systems. General Contractor is to coordinate this scope of work.

- CCCCC. **Question:** Addenda #1 states that controls are by Georgia Power. Please confirm that we are to exclude HVAC Controls in their entirety.

Answer: The GA Power scope of work is indicated in the contract documents (drawings and specifications). GA Power's work is limited to the hydronic systems and the three SCUs. GA Power's scope of work does not include any air terminal units (powered induction or single duct). Please refer to those for final confirmation. Please refer to the Georgia Power Company scope of work document Exhibit A following Project Manual section 011200 Multiple Contract Summary where work by Georgia Power is indicated.

- DDDDD. **Question:** Please confirm that we are to provide Terminal Units with no controls and Georgia Power has included field mounting and wiring of all terminal units in their scope.

Answer: The GA Power scope of work is indicated in the contract documents (drawings and specifications). GA Power's work is limited to the hydronic systems and the three SCUs. GA Power's scope of work does not include any air terminal units (powered induction or single duct). Please refer to those for final confirmation. Please refer to the Georgia Power Company scope of work document Exhibit A following Project Manual section 011200 Multiple Contract Summary where work by Georgia Power is indicated.

EEEE. **Question:** Have all permit fees been waived?

Answer:

- No, the Authority Having Jurisdiction is the City of Decatur and all Permit Fees will be assessed for this project.
- DeKalb County has paid the “Plan Review Fee” which is separate from the Building Permit Fees, CO fees and Trade Permit Fees.
- Refer to the City of Decatur Fee Schedule.
- City of Decatur Permit Technician Contact:
Kathryn.Snow@DecaturGa.com

FFFF. **Question:** Is there any Temporary Site enclosure / fencing required?

Answer: Site and building security will be the responsibility of the General Contractor during construction.

GGGG. **Question:** Schedule / Schedule of Values due at bid submittal, or after award?

Answer: The Attachment A, BID FORM/PRICE SCHEDULE FORM pages are due at bid submittal in a separate sealed enveloped per the requirements of the solicitation.

HHHH. **Question:** Project Management & Coordination: Manual 013100-3-5 : Coordination Drawings- Are the Owner’s Contracted vendors to prepare all coordination drawings related to their scopes ofwork?

Answer: The Owners vendors will not be preparing coordination drawings. They will be cooperating with the General Contractor by sharing information about their systems and the schedule of their work. The General Contractor is to work as Project Coordinator per Project Manual Section 011200 Multiple Contract Summary.

IIII. **Question:** Will the GC be allowed to use the existing and or new HVAC heating and cooling systems duringconstruction?

Answer: HVAC may be used during construction and systems shall be protected as follows:

- a. SCUs shall have temporary filter media installed on the return air intake and shall be changed when filter becomes loaded to prevent wear and tear on the unit.
- b. PIUs shall have temporary filter media installed on the return air intake and shall be changed when filter becomes loaded to prevent wear and tear on the induction fan.

- c. Exhaust fans shall have temporary filter media installed on the return air intake and shall be changed when filter becomes loaded to prevent wear and tear on the unit.
- d. Duct systems shall be cleaned as per specification 230130.52
EXISTING HVAC AIR DISTRIBUTION SYSTEM CLEANING.
- e. Equipment shall be inspected, cleaned (coils washed), etc., prior to turning over units to owner.
- f. Coordinate use of new equipment during construction with manufacturer's warranty requirements. Warranty shall be provided as indicated in contract documents for all new equipment.
- g. Filter media for equipment operated during construction shall be maintained as indicated in 234100 - PARTICULATE AIR FILTRATION.

JJJJJ. **Question:** 017300-7,-1- What temporary facilities are required for Owner Furnished Contractor Installed Products ?

Answer: Work in coordination with owner's contractors includes the temporary plywood doors for level 2 and 3 where the storefront and glazing are to be removed for material deliveries. See notes on AD2.22 and AD2.23. this work is to be provided in coordination with Georgia Power's access for removal and placement of mechanical equipment on these floors.

KKKKK. **Question:** May the workers / GC Staff use the existing toilet facilities as available?

Answer: YES

LLLLL. **Question:** Sheet A1.11-What is the Window Size / Description for the added window at Guard Station Room # A1301?

Answer: Hollow metal frame 4' x 6" with 6 mm laminated glass

MMMMM. **Question:** Sheet RCP A2.11 – What does the ceiling hatch pattern to the left and right of the coffered ceiling entry mean (Also appears on RCP Sheets A212 – Waiting A2300, A213 Reception A3400, A2.21 Waiting B1100)?

Answer: Reference Project Manual 095113 paragraph 2.2. The diagonal pattern ceiling is the Acoustical Panels Optima – Shapes for DesignFlex. Armstrong - Optima, tegular DesignFlex Shapes

NNNNN. **Question:** RCP Sheets – the legend calls out New GWB pattern, but none of this pattern is on the RCP plans?

Answer: The orthogonal ceiling called out at ‘New 2x4 ceiling grid’ is Optima tegular panel matching the DesignFlex under Project Manual 095113 paragraph 2.2. (Armstrong, Optima Square tegular 2' x 2' tile and additional grid). The grid is to meet the performance criteria under Project Manual 095113 paragraph 2.3.

OOOOO. **Question:** Are all Ceiling acoustic Ceiling Tiles ACT- 1 Unless Noted otherwise (For areas of ACT than donot have a callout / tag at new ACT)?

Answer: See response to questions 9 and 10 above.

PPPPP. **Question:** Sheet A1.1- “New Surface on both sides of modular partitions and doors”- what are the specifications for this new surface?

Answer: Movable Wall: Carnegie Xorel Linen 629-4

QQQQQ. **Question:** Deduct Alternate Areas- Are the walls and doors in the partitions that form the break line for the deductive alt to be repaired / painted / stained on the sides facing the renovated areas?

Answer: YES however, finish doors and frames on both sides.

RRRRR. **Question:** Sheets A1.11 & A10.02– Divider Walls / Tubular Felt tile- Is this material to be on both sides of all 17 Divider Walls?

Answer: See responses in Addendum #5

SSSSS. **Question:** Sheets A1.11 & A10.02– Divider Walls / Tubular Felt tile- Is this material to be wrapped around the ends of the divider walls? (Wrapped is in the description on detail 5 & 7- A10.3)?

Answer: See responses in Addendum #5

TTTTT. **Question:** Sheets A1.11 & A10.02– Divider Walls / Tubular Felt tile- Is this material to be 2' wide and extend to the top of the divider walls above the counter tops?

Answer: Detail 5/A10.02 indicates a M1 partition which per chart on Sheet A0.10 is a 3-5/8" stud wall encapsulating the steel tubes in detail 10/A10.02.

UUUUU. **Question:** HVAC – Building 1 / GA Power Scope – Sheet M0.02-
Existing Conditions note 2: Will owner's vendor "Provide evidence video
or photos of condenser piping conditions"?

Answer: Yes

VVVVV. **Question:** HVAC – Building 1 / GA Power Scope – Sheet M0.02-
Existing Conditions note 3: Will owner's vendor "remove all existing
pneumatic tubing and equipment"?

Answer: Demolition and disposal of existing pneumatic system shall be
performed by the General Contractor and shall be coordinated with the
Controls Contractor. Coordinate removal and disposal of air compressor
with DeKalb County.

WWWWW. **Question:** HVAC – building 1 / GA Power Scope – Sheet M0.02-
Existing Conditions note 4: Will owner's vendor "Test isolation valves
and replace all that are nonfunctioning or damaged"?

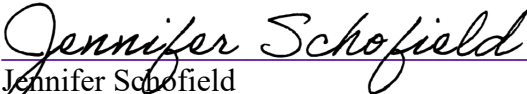
Answer: GA Power shall provide new isolation valves for Building 1
condenser water system for their scope of work items. General contractor
shall provide new isolation valves for DOAS unit. General contractor
shall test and replace isolation valves for any existing to remain valves. If
deemed cost effective, or preferred by the General Contractor, all
isolation valves can be replaced with new.

XXXXX. **Question:** Lighting- will the deduct for the deleted light fixtures / controls at
building 2-Floors 1,2,3 be part of the GC Alternate, or will GA Power
provide the value of the deleted labor and materials direct to the owner?

Answer: The lighting and lighting controls are part of the GC deductive
alternate. See keynote 1 on sheet E2.21, E2.22, and E2.23 for scope of work.

7. It is the responsibility of each respondent to ensure that he/she is aware of all addenda
issued under this ITB. Please sign and return this addendum with your response. You
may contact Jennifer Schofield, Procurement Agent, jjshofield@dekalbcountga.gov;
before the Bids are due to confirm the number of addenda issued.

8. All other conditions remain in full force and effect.


Jennifer Schofield
Procurement Agent
Department of Purchasing and Contracting

Delois Robinson

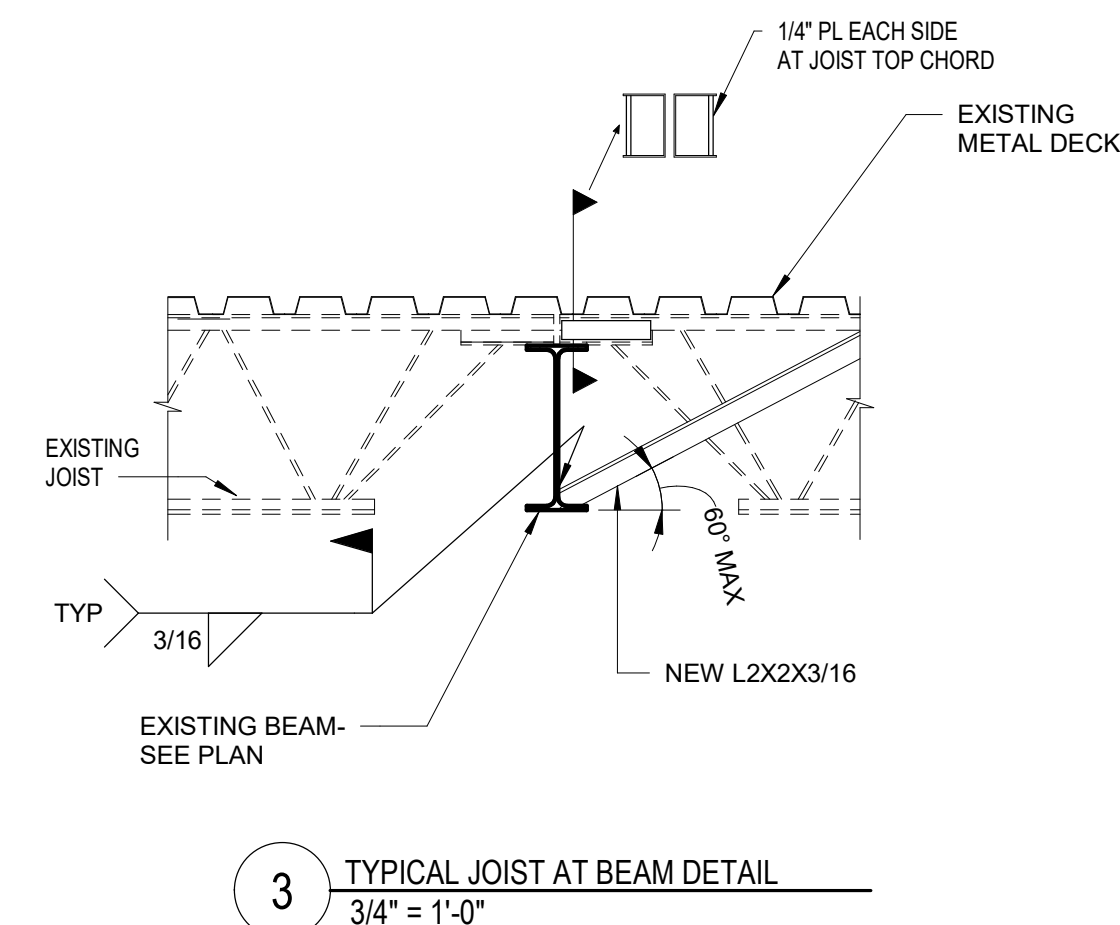
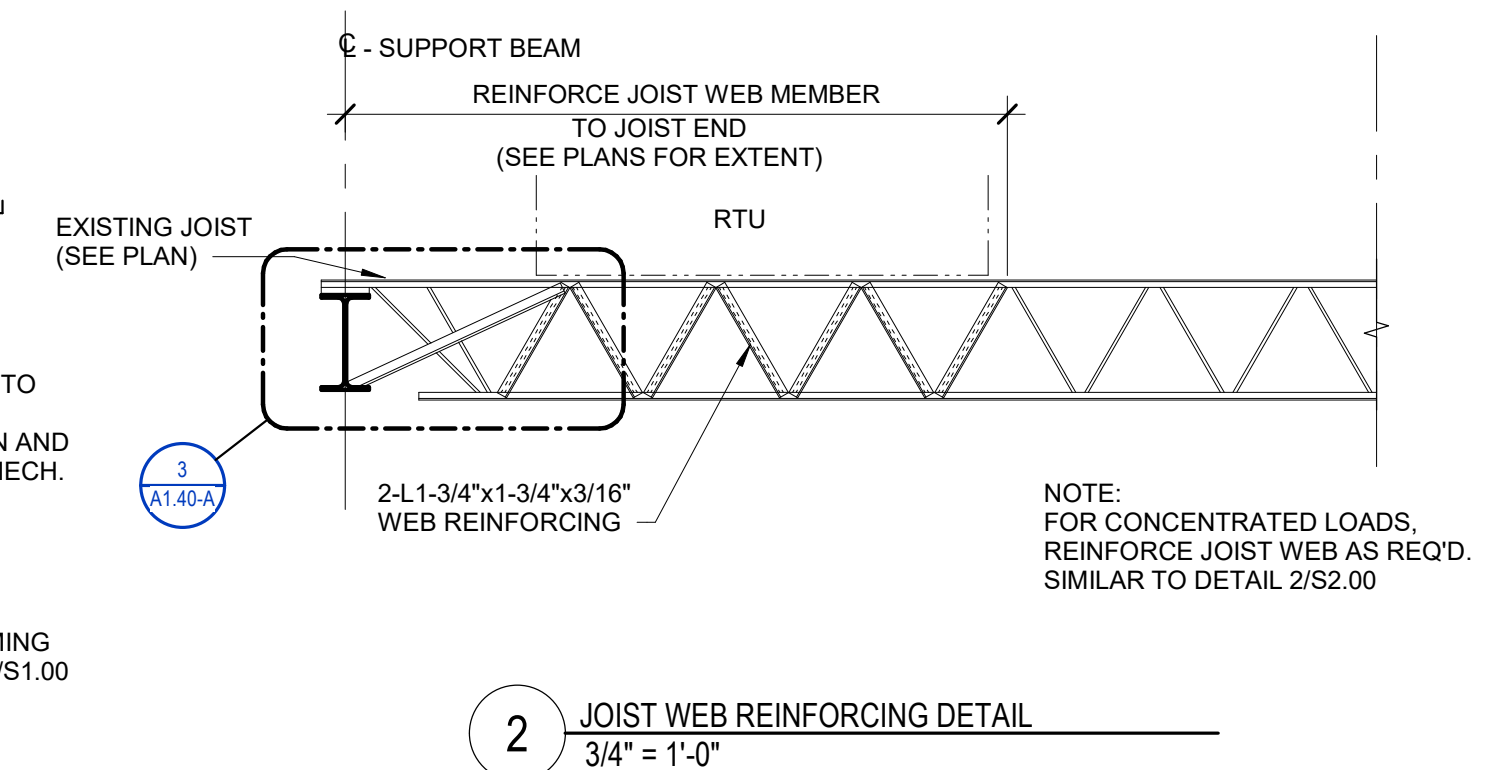
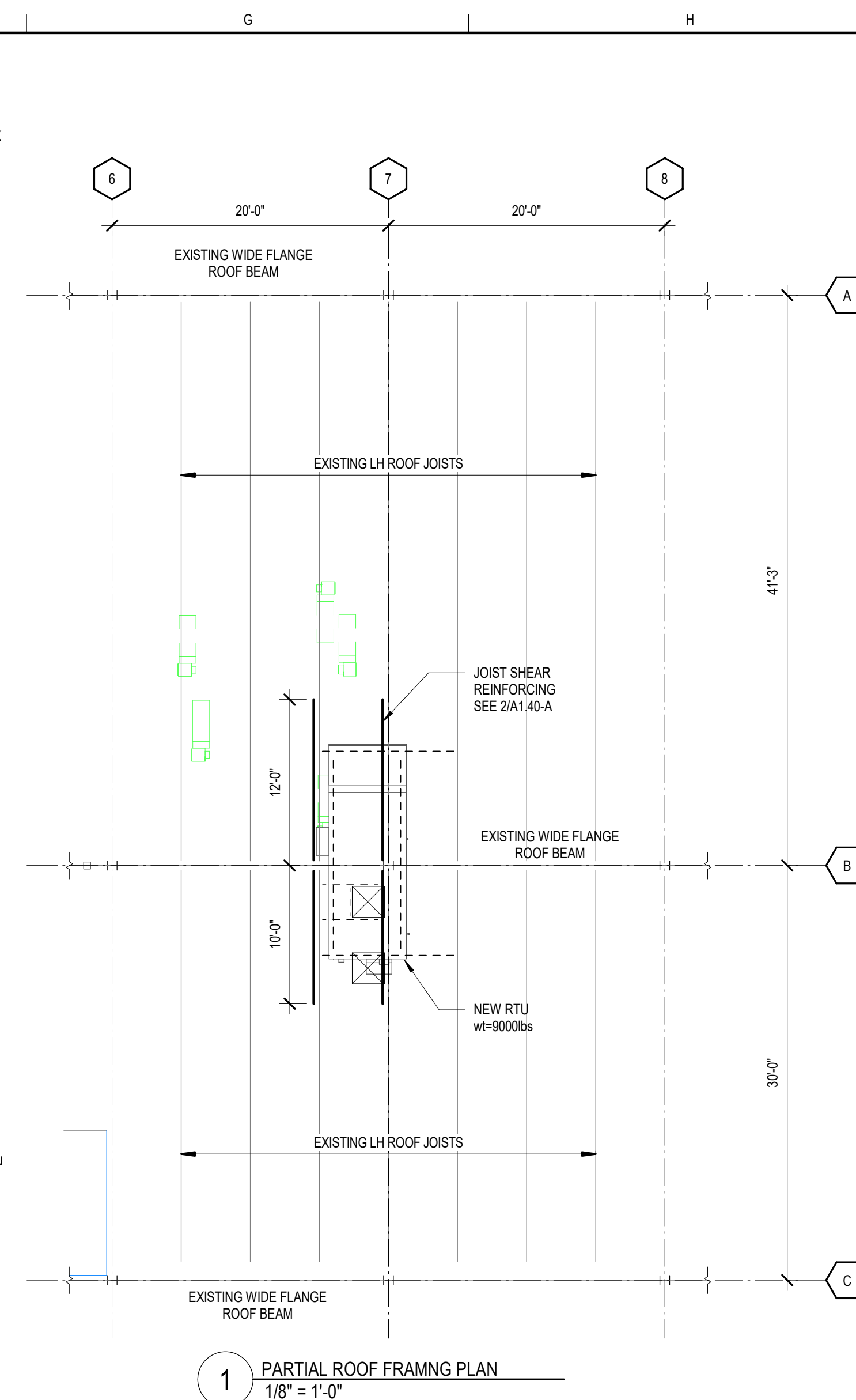
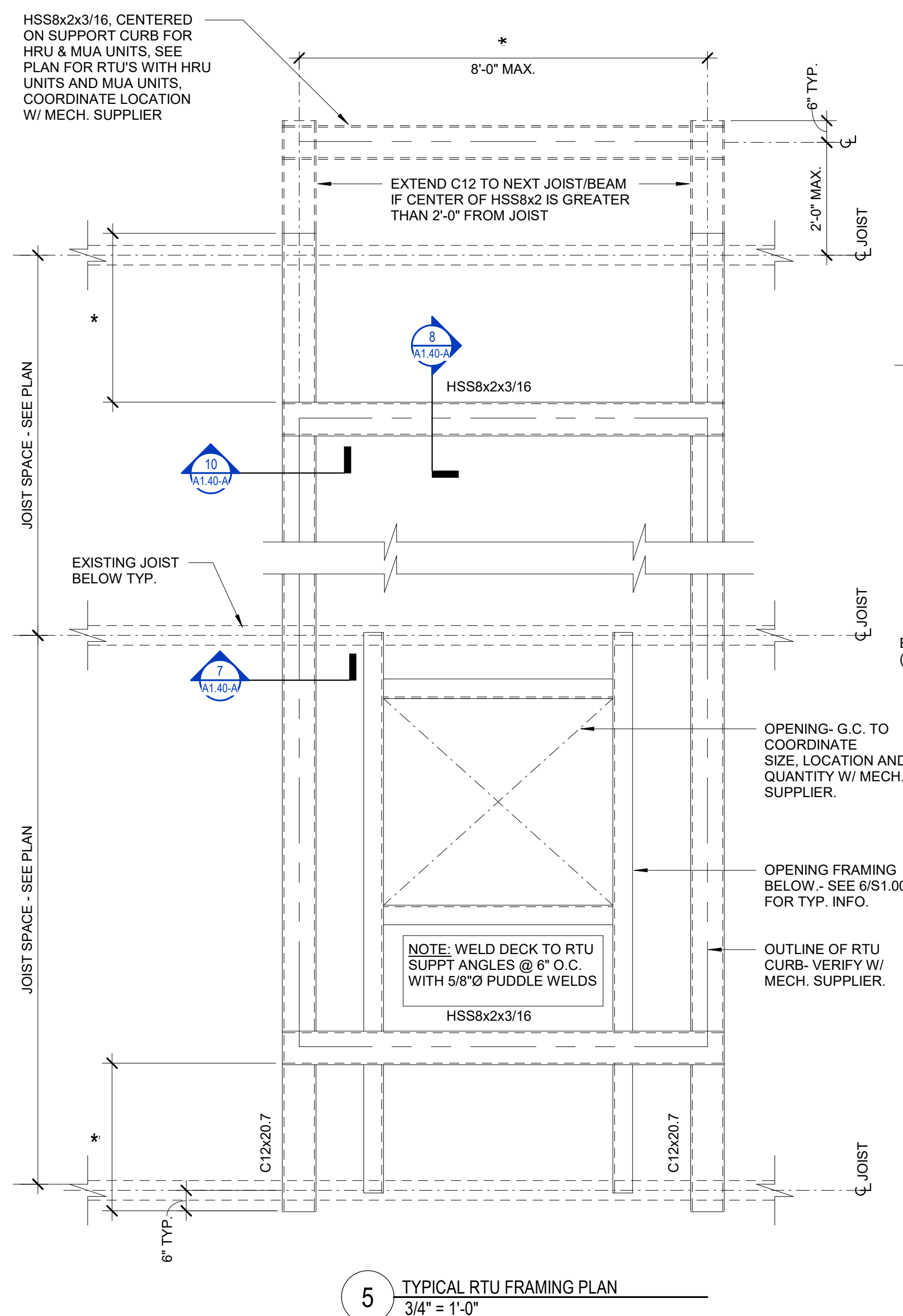
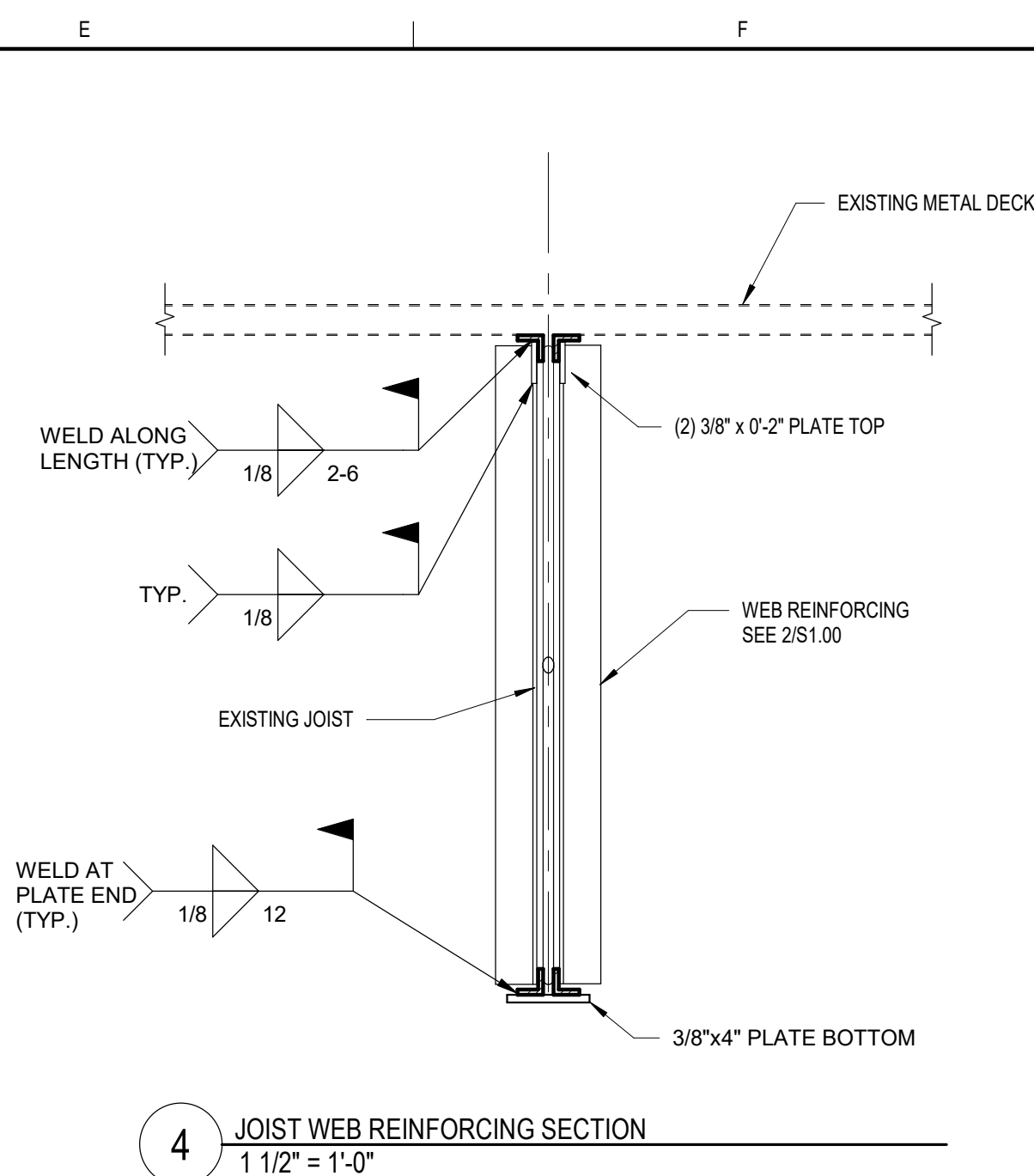
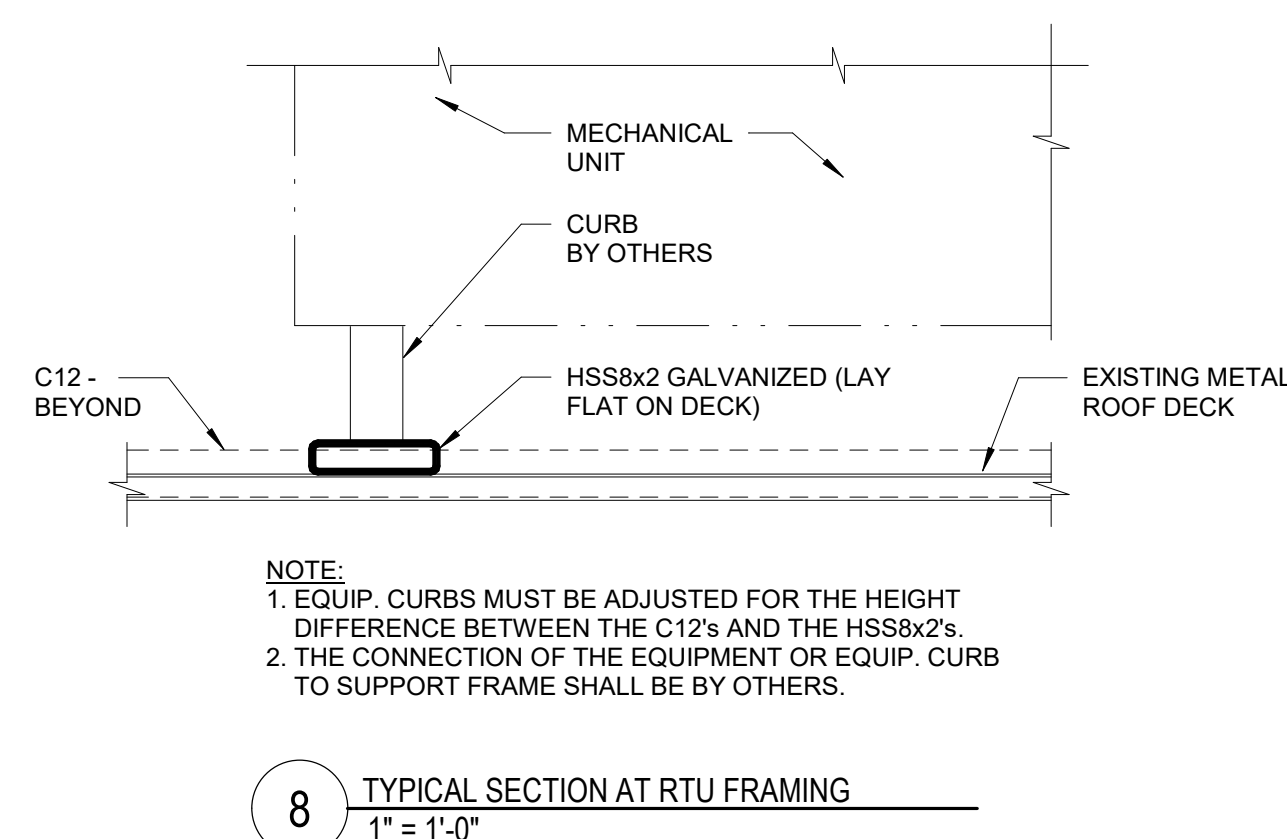
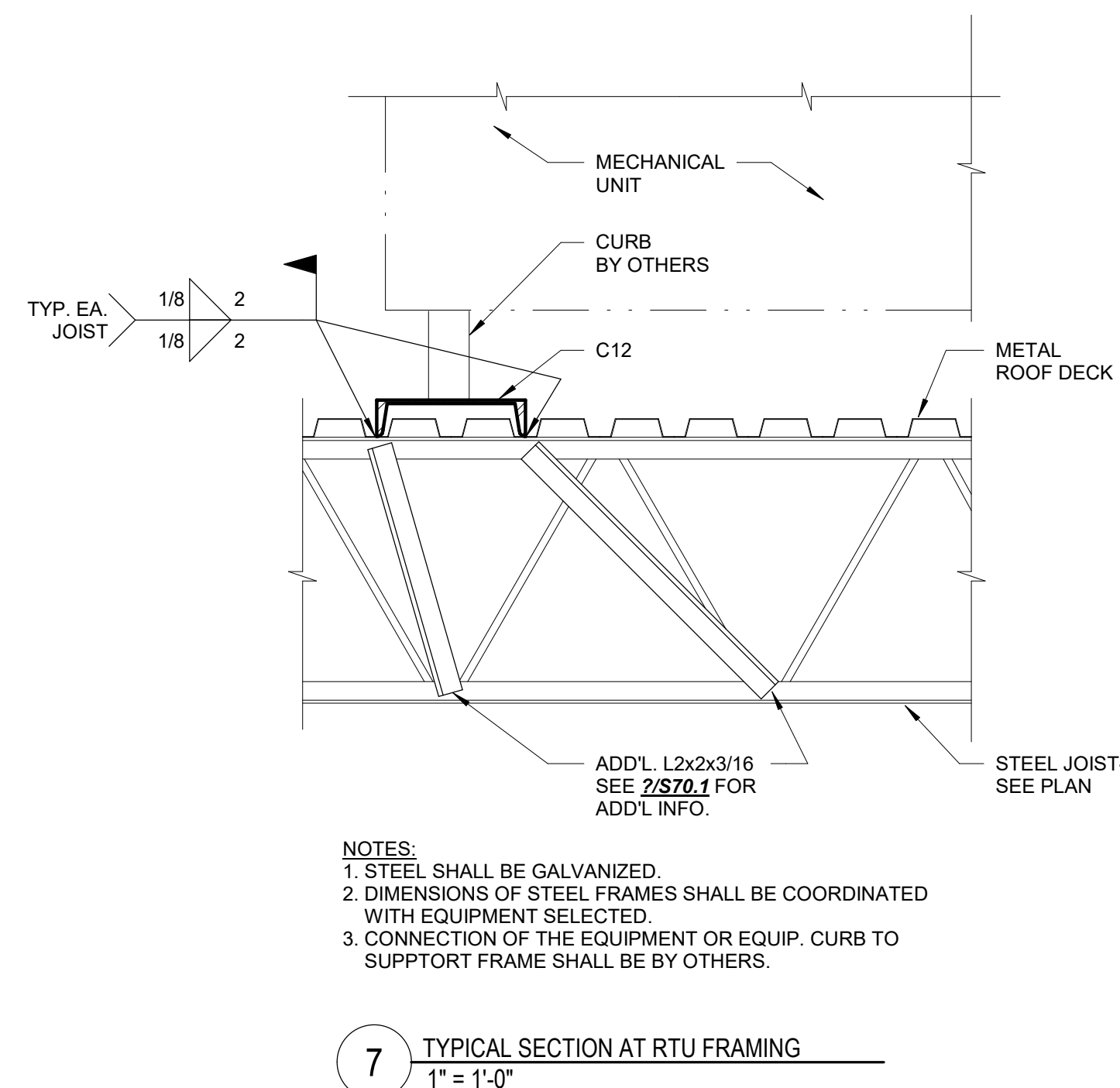
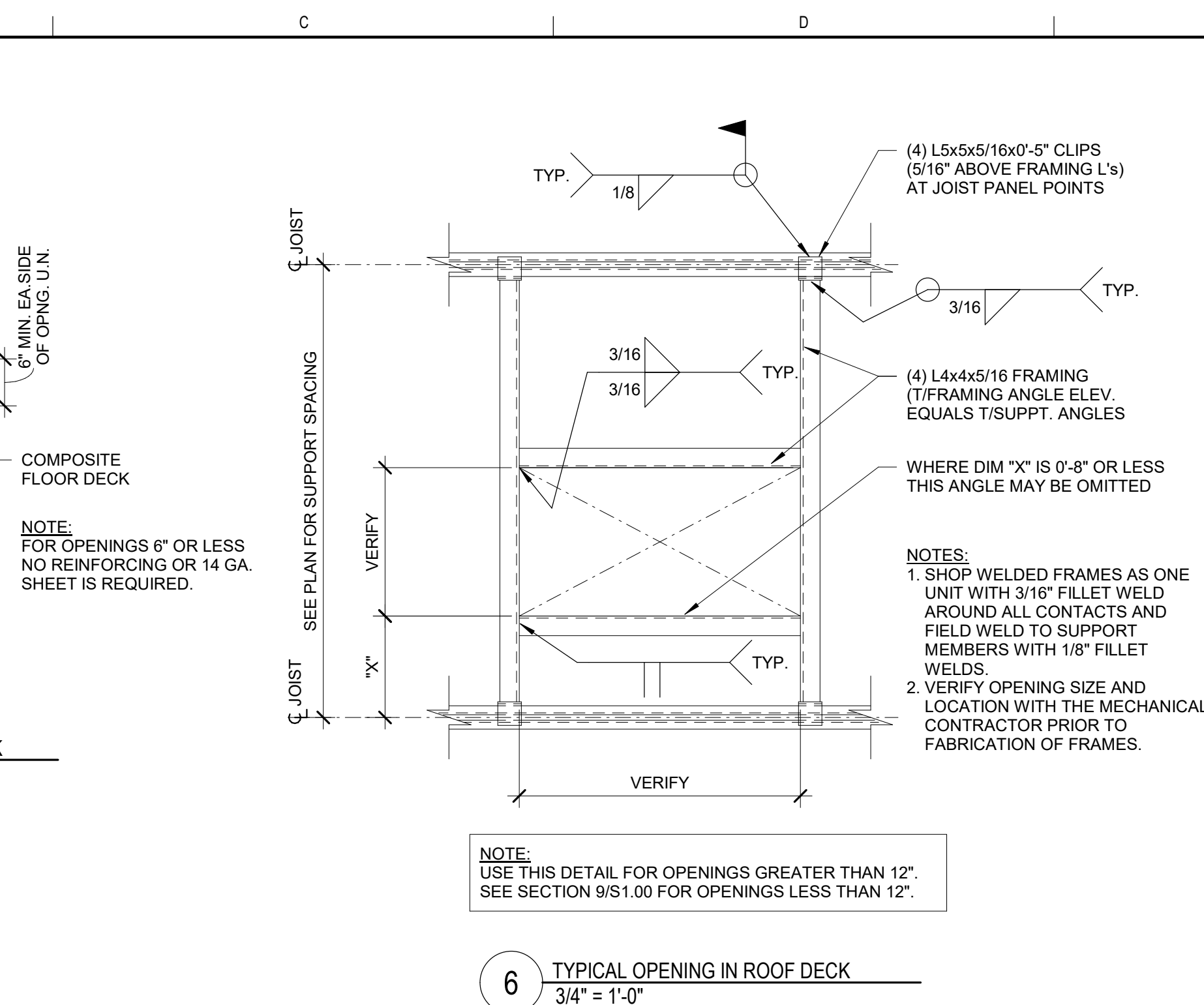
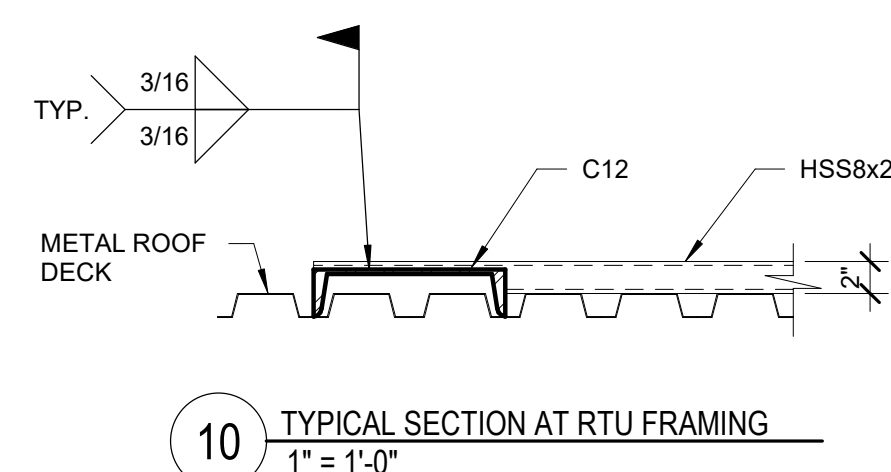
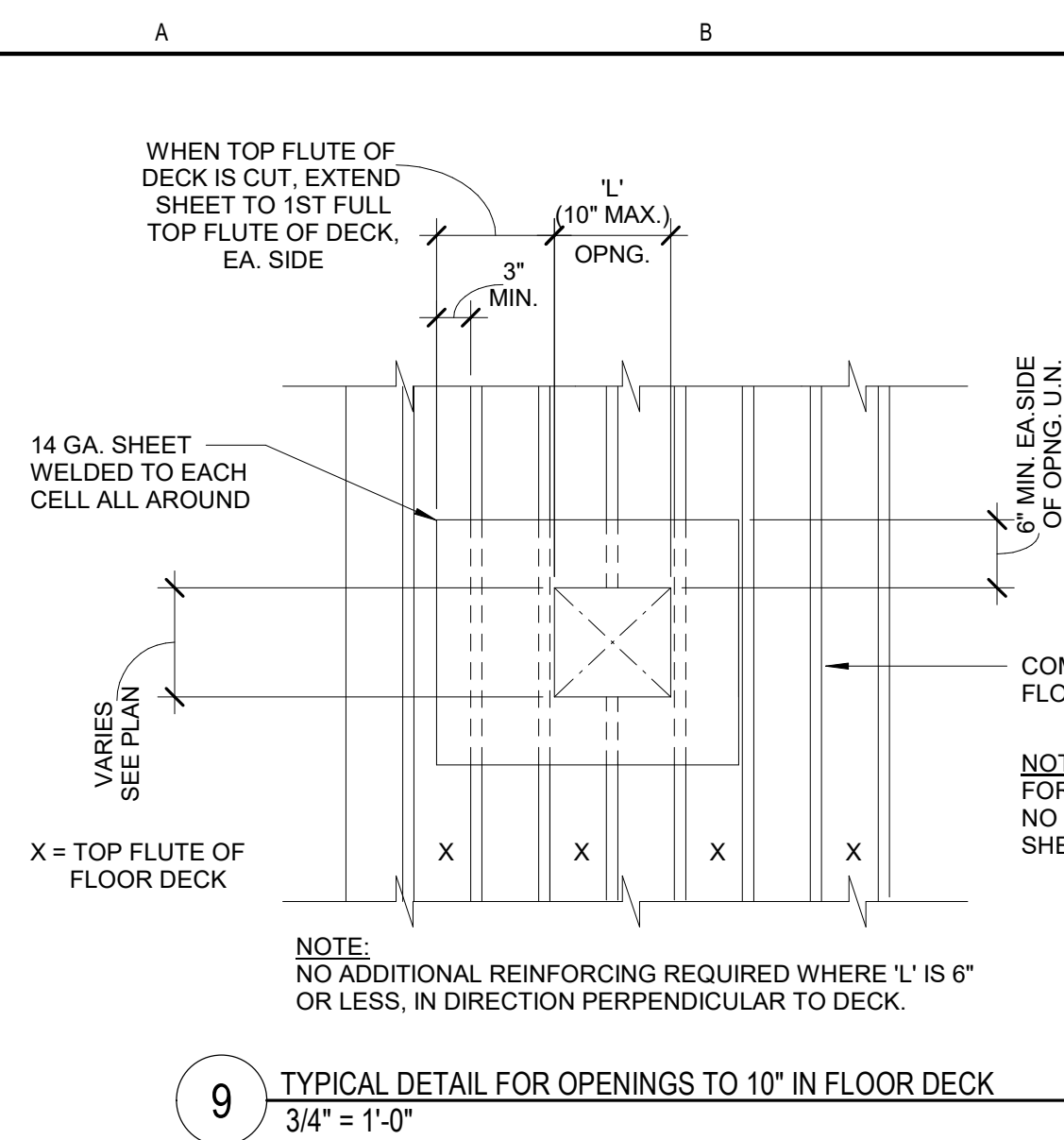
ACKNOWLEDGMENT**ITB No. 21-101358, Renovation and Development of the 178 Sams Street Facility**

Date: _____

The above Addendum #2 is hereby acknowledged:

(NAME OF FIRM)_____
(Name and Signature)_____
(Title)

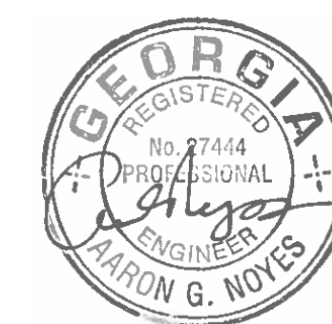
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■ SUBMITTALS (BY LETTER)/REVISIONS (BY NUMBER)

[illegible]

☒ APPROVED FOR CONSTRUCTION
☐ NOT APPROVED FOR CONSTRUCTION

■ PROJECT NUMBER: 20024.00
■ DATE: FEBRUARY 26, 2022

DeKalb County
GEORGIA

ARCHITECTURE AND
ENGINEERING SERVICES FOR
THE RENOVATION AND
DEVELOPMENT OF THE 178
SAMS STREET FACILITY

BID SOLICITATION NUMBER:
ITB 21-101358, RENOVATION
AND DEVELOPMENT OF THE
178 SAMS ST. FACILITY

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ROOF STRUCTURAL MODIFICATIONS

A1.40-A

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REVISION #6 Addendum #5

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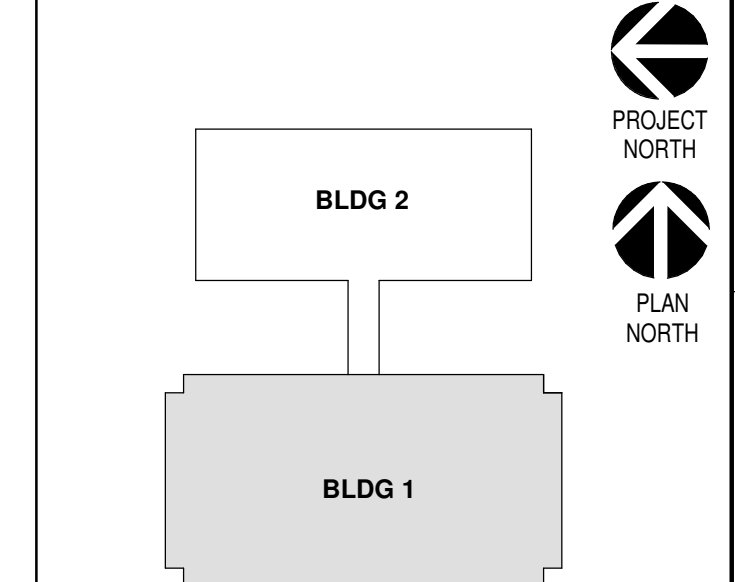


1 LEVEL 2 FLOOR PLAN
1/8" = 1'-0"

DRAWING CONVENTIONS LEGEND

	EXISTING PARTITION		BORROWED LITE ALUMINUM FRAMES, SEE A7.20 & SPEC SECTION 081216
	EXISTING EXTERIOR CONSTRUCTION		BUILT GLAZED BORROWED LITE ALL GLASS ENTRANCES, SEE A7.20 SECTION 084126.23
	EXISTING 1 HOUR RATED METAL STUDS CONSTRUCTION		GRAY TONE INDICATES EXISTING TO REMAIN
	EXISTING 2 HOUR RATED METAL STUDS CONSTRUCTION		
	NEW PARTITION		
	CENTERLINE		
	BUILDING ELEMENTS ABOVE		
	EXISTING COLUMN GRID REFERENCE		
	ALIGNMENT REFERENCE		

KEYPLAN



S&W

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NO.	DATE	DESCRIPTION
1	02/26/2021	Contract Documents
3	03/25/2021	Addendum #2
6	03/29/2021	Addendum #5

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BLDG 1 - LEVEL 2
PLAN

A1.12



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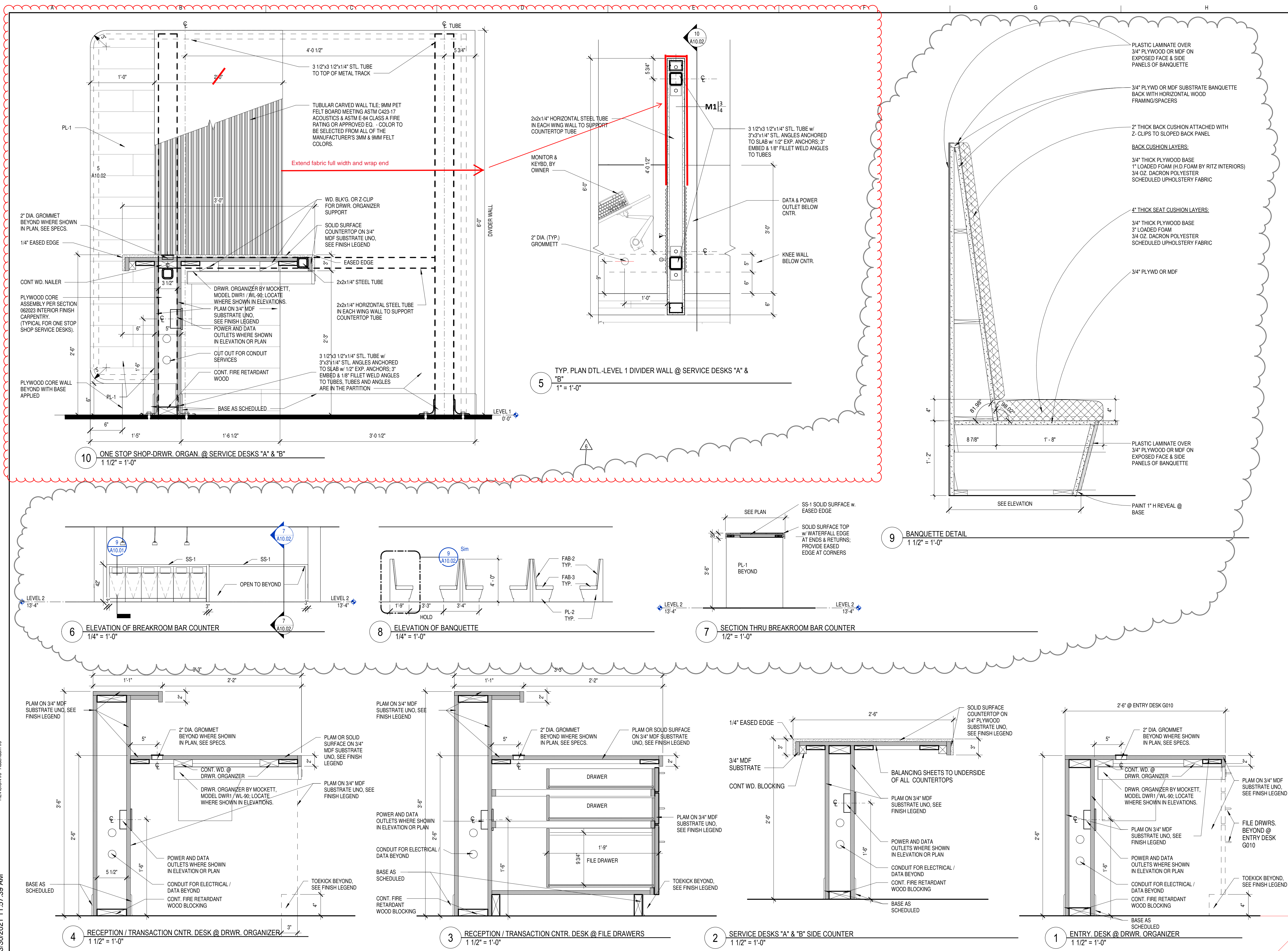
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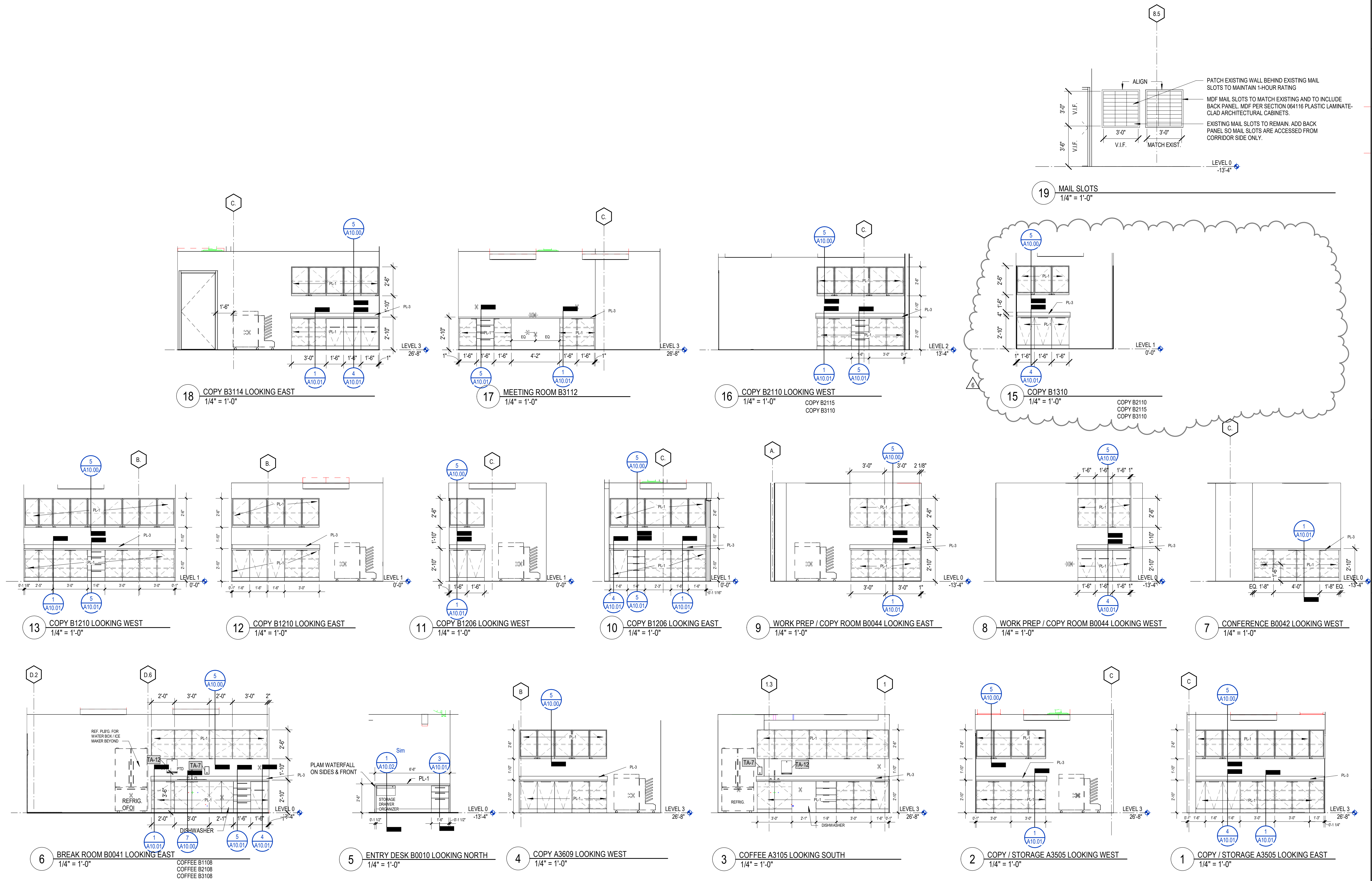
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MILLWORK SECTIONS & DETAILS

A10.02



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REVISION # Addendum #5
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NO.	DATE	DESCRIPTION
1	02/26/2021	Contract Documents
2	03/29/2021	Addendum #5
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BLDG 1 LEVEL 3 -
BLDG. 2 LEVELS 0 - 3 -
INTERIOR MILLWORK
ELEVATIONS

A10.06