DATE: September 23, 2021

TO: All Contractors

FROM: Angela R. Young
Executive Director
FCS Capital Program Contracts

RE: RFP 403-22, Spalding Drive Elementary School Roof & Mechanical Improvements

Please find Addendum No. 1 to the subject solicitation attached.
1. Addendum No. 1 has been issued for the above referenced project. Please contact the architect listed below:

   Manley Spangler Smith Architecture, P.C.
   525 East Taylor Street
   Griffin, GA 30223
   Attention: Kenneth Moore
   Phone: (770) 227-5473 ext. 111
   Fax: (770) 228-3442
   kmoore@mssarchitects.com

2. All other terms and conditions remain the same.
ADDENDUM #1 (9-23-2021)

GENERAL

1.01 The following sets forth the format for issued Addenda.

ADDENDUM NO. 1, dated 09-23-21.

RE: Roof and Mechanical Renovations to Spalding Drive Elementary School

FROM: OWNER: FULTON COUNTY BOARD OF EDUCATION
       CAPITAL PROGRAM CONTRACTS
       6201 Powers Ferry Northfield Boulevard
       Atlanta, GA  30339

TO: ALL PROSPECTIVE OFFERORS:

This Addendum forms a part of the Contract Documents and modifies the Proposal Documents dated August 20, 2021, as noted below. Acknowledge receipt of the Addendum in the space provided on Document 004200 – Offeror Response Form. Failure to do so may result in the proposal being deemed non-responsive.

The Addendum consists of four (4) pages, and the following attachments:

A. CHANGES TO PROPOSAL REQUIREMENTS TABLE OF CONTENTS: None
B. CHANGES TO PRIOR ADDENDUM: None
C. CHANGES TO PROPOSAL DOCUMENTS: None
D. CHANGES TO CONDITIONS OF THE CONTRACT: None
E. CHANGES TO SPECIFICATIONS:
   1. Section 33 1113 Site Sanitary Sewer Construction:
      a. Page 331113-3, lines 21-30: Delete these lines in their entirety and insert the following:

         1. PVC PIPE AND FITTINGS
F. CHANGES TO DRAWINGS:

   a. At ROOF PLAN GENERAL NOTES add the following:
      13. In locations of all existing and new roof drains, the contractor shall carefully remove, salvage, and reinstall existing acoustical panel ceiling tiles, and grid as needed, to complete the work. Any tile or grid damaged during construction shall be replaced with matching materials at the contractor’s expense.

2. Sheet A1.32

3. Sheet M2.02
   a. Replace sheet M2.02 dated 08-20-21 with attached sheet M2.02 with a Revisions / Issuances date of 09-21-21.

G. OTHER CHANGES AS SET FORTH:

Pre-Proposal Request for Information

PP-RFI 01 Question:
Would you consider a 20-year system warranty with a fluid applied system? This is inclusive of all facets of the project. The proposed systems are either Silicone based or SEBS Thermoplastics. Typically, these are White or Gray but could be colored at an additional fee. This could meet the time frame, Correct ponding or low spots and manage the metal roof all at nearly 60% the cost of a TPO system.

Alternate option, 20-year silicone system over the existing modified bitumen and keep the current spec of single ply with rib system over the existing metal roof.

Response: The proposed option and alternate option are not approved for this project.

PP-RFI 02 Question:
With a TPO bid as specified, will you consider verified price indexing? This would include certified letters from the proposed manufacturer each price increase is announced for materials in a % format. Therefore, at the time of purchase/availability these increases will be calculated over the allotted period of time to reflect and be added to the total bid price for materials only.

Response: A pricing index is being looked into further by Fulton County Schools and will be addressed in a future addendum.

PP-RFI 03 Question:
Are you open to alternates for the membrane and cover board? For example, Installing a .60mil PVC and EPS cover board?

Response: The proposed alternates for the membrane and cover board are not approved for this project.

PP-RFI 04 Question:
During the course replacing mechanical units if a sprinkler head, electrical conduit, gas piping, water piping, etc. is encountered and needs to be relocated will this
scenario be considered an unforeseen condition and allowances used? It appears you all have a specified allowance for this scenario, but please confirm.

Response: That is correct.

PP-RFI 05 Question:
Demolition note six (6) on C2.1 states “electrical lines both overhead and underground, poles and guy lines within area of construction to be removed and rerouted in coordination with appropriate authority”, but none of the conditions described in this note are noted on the drawings. Can you provide a civil as-built drawing or label the existing plans? This scenario would be difficult to price and could be costly. Has anyone with the county or design team done a utility locate?

Response: We do not know of any specific electrical lines which must be rerouted to construct this project. The note does not indicate that the Contractor would be responsible for any costs associated with this work if it became necessary. The intent of the note is to communicate that if such a situation were to arise, it would be the responsibility of the Contractor to coordinate the work. The cost of unforeseen utility work is cover by a utility allowance. A new survey was not performed for this project. The survey utilized was a copy of the one completed for the 2007 project at the site. However, a private utility locate was performed at that time by Utility survey, LLC.

PP-RFI 06 Question:
If we encounter any overhead or underground utilities not shown on the civil drawings during construction, would a specified allowances cover the cost of relocating these utilities whether its power, water, electrical, gas etc.?

Response: That is correct.

PP-RFI 07 Question:
If we encounter rock in locations of new SS line would the removal be an allowance usage?

Response: Yes.

PP-RFI 08 Question:
Note 15 on the M drawings states we can reuse existing RTU curbs if the new RTU is the same size. If the new RTU is a different size are adapter curbs acceptable in lieu of having to make structural steel enhancements?

Response: If the new RTU requires a different footprint than the existing, then a new roof curb will be required. Adapter curbs are not acceptable.

PP-RFI 09 Question:
If structural steel enhancements are required, would this be an allowance usage since we have not way to determine the new equipment sizing in the bidding stages?

Response: An allowance will be added to cover material and installation costs associated with additional structural steel due to change in mechanical equipment curb size. The additional structural steel reinforcing shall be designed by the structural engineer once the new equipment curb size and RTU weight has been determined.
PP-RFI 10 Question:
Will traffic control or any sort of detour expenses be that of the GC?

Response: The sanitary sewer work that will occur at Spalding Drive will require traffic control measures. This cost will be the responsibility of the Contractor.

Clarification or any other notice of a change in the Proposal Documents will be issued only by the OWNER Contracts Department and only in the form of a written Addendum, transmitted by fax or e-mail to all who are known by the issuing office to have received a complete set of PROPOSAL Documents. Any other purported Addenda are void and unenforceable.

END OF ADDENDUM NO. 1
2.10 115 CFH PER ADDENDUM NO.1

MINIMUM 2-1/2" GAS PRESSURE REGULATOR PIPING RELIEF AND/OR PIPE TO EXTERIOR INSTALL FULL SIZE 90° ELBOW GROUND FACE UNION PLANS FOR SIZE VALVE. SEE FULL PORT BALL 1/2" THREADED TEE FITTING WITH (5.0 PSI) FROM MAIN 10 PIPE DIAMETERS MINIMUM PLAN FOR LOCATION AND SCHEDULE GAS PRESSURE REGULATOR. SEE REMOVABLE PLUG THREADED TEE FITTING WITH 1/2" INCREASER (AS REQUIRED)

LOW PRESSURE GAS TO UNITS AND MINIMIZE CROSS OVERS.
COORDINATE ROUTING OF GAS PIPING TO UNITS TO CLEAR WALKPAD ACCESS EXISTING VENTS SHALL BE RE TOP OF ROOF TAPER INSULATION AT POINT OF ROOF PENETRATION. ALL SANITARY VENTS THRU ROOF SHALL EXTEND 12" ABOVE ROOF MEASURED FROM BEING PLACED IN SERVICE.

FINAL PAINTING SHALL BE DONE AFTER THE SYSTEM IS TESTED, AND PRIOR TO REGULATOR SEPARATION IS MAINTAINED BETWEEN UNIT INTAKE AND GAS PRESSURE WITH OUTSIDE AIR INTAKES ON HVAC UNITS SO THAT 10 CONTRACTOR SHALL COORDINATE LOCATION OF GAS PRESSURE REGULATORS DUCTLESS SPLIT CONDENSATE PIPING ROUTED TO THE ROOF SHALL BE PROVIDED NEW 1" COPPER CONDENSATE DRAIN FROM UNIT TO ROOF DRAIN. ROOF. THE INSULATION SHALL BE WRAPPED WITH AN ALUMINUM JACKET. ADJACENT ROOF DRAIN PIPE. DRAIN BODY AND PIPING SHALL BE INSULATED. ARCHITECTURAL ROOF PLAN. ROUTE NEW 4" DRAIN OVER AND TIE INTO THE PROVIDE NEW 4" ROOF DRAIN (RD). COORDINATE EXACT LOCATION WITH TO MATCH EXISTING.

REPLACEMENT OF ROOF DRAIN SHALL INCLUDE REMOVING DRAIN (RD). FIELD VERIFY PIPE SIZES AND LOCATIONS PRIOR TO REARIOOFING IS COMPLETE PROVIDE NEW 26X20 EXTERIOR DUCTWORK IN THE NEW ROOF MOUNTED EXHAUST FAN SAME LOCATION.

EXISTING ROOF TOP UNIT & CURB SHALL BE DEMOLISHED. NEW ROOFTOP TOP EXISTING ROOF MOUNTED EQUIPMENT SHALL REMAIN.

AND MATCH FOR NEW GAS PIPING. PIPING WHEN THE ROOF WORK IS COMPLETE. VERIFY EXISTING GAS PIPING SIZE MODIFY EXISTING DUCT WORK AS REQUIRED TO CONNECT TO NEW CURB UNIT SHALL BE MOUNTED ON NEW CURB IN SAME LOCATION AS EXISTING UNIT. EXISTING ROOF MOUNTED CONNDENSATE REFRIGERANT PIPING ON THE INSULATED THE EXISTING DUCTLESS SPLIT REFRIGERANT PIPING ON THE ROOF SCOPE OF WORK. REPLACEMENT OF ROOF DRAIN SHALL INCLUDE REMOVING DRAIN (RD). FIELD VERIFY PIPE SIZES AND LOCATIONS PRIOR TO REARIOOFING IS COMPLETE.

EXISTING COPPER CONDENSATE PIPING SHALL BE REUSED. CONTRACTOR SHALL PHOTO REINSTALLATION AFTER REAROOFING IS COMPLETE PROVIDE NEW 32X20 EXTERIOR DUCTWORK IN THE DOCUMENT THE EXISTING CONNDENSATE ROUTING AND ADD IT TO THE AS

BUILT 180 CFH 5" 4" ROOF PLAN - GAS PIPING - 3/4"ø 1"ø 1 1/4"ø 2"ø 10 FEET 9 FEET 8 FEET 6 1"ø 1/16" = 1'-0"