FAYETTE County
Create Your Story!

Purchasing Department
140 Stonewall Avenue West, Ste 204
Fayetteville, GA 30214
Phone: 770-305-5420
www.fayettecountyga.gov

March 20, 2026

Subject: ITB 26050-B: Fayette Senior Center – Renovation & Construction
Addendum #2

Gentlemen/Ladies:

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

1. For the Cooler / Freezer, are to Match the Existing Manufacture or is there another Manufacture we should be using? If we are to Match the Existing Cooler / Freezer, can that Specification be sent to the Contractors.
   Please see the attached specification document from US Cooler (Attachment 1).

2. On the civil can it be confirmed that there are no underground Utility and Drainage work needed for the site on this project?
   There is no underground utility work required. There is no underground drainage work other than discharge from the rainwater downspouts on the new addition.

3. Has there been a Geotech report done on the soils on the site?
   No

4. We are going to need to know the Finish grades of the new building once the patio is removed to ensure everything is going to work with the new building is there any details showing where the grades need to be for the new Addition?
   No. The successful contractor will need to carry out a site survey to confirm the finish grades.

5. Also for the new concrete slab yard we will need the existing grades and the Final grade to accommodate for drainage.
   See answer to question 4

6. Can you provide the current fire alarm and devices manufacturers?
   Honeywell NFS-640 Fire Alarm Control Panel

7. A-101: A-101 keynote has #6, but not on the plan. Please clarify.
   Keynote 6 is a duplicate of note 13

8. Wall Finish: What is the interior wall finish including base for rooms 105?
   Painted wall finish with a rubber base.

9. Wall Finish: What is the interior wall finish including base for rooms 107 to 110?
   All sheetrock walls to be painted, standard rubber base

10. Door: Door schedule on A-602 has incorrect door type mark for 109 and 110B. It needs to change from D to A.
    110B should be door type C, 109 should be door type A.

11. Door Hardware: Do the doors 105, 107, 108, and 110A all need panic hardware?
    No

12. Fire Sprinkler: Is the sprinkler extension/modification included in the work scope?
    Yes – there is an allowance for sprinkler modification and extension

13. Base Bid: Does the bid amount on the Base Bid Summary form include $100,000 allowance, so it has to match with "Total Bid" on the Construction Cost spreadsheet?
    Yes the bid amount on the Bid Summary form should include the $100,000 allowance and match the Total Bid amount on the Construction Cost spreadsheet.

14. HVAC: Key note #4 on A-101 calls for relocation of mini-split HVAC and refers to MEP drawings, but MEP plans show no relocated unit. Please clarify.
    Allow for removing the mini-split and handing the unit to the Owner.

15. Cooler & Freezer: Walk-in cooler 102 and walk-in freezer 103 are hatched out (not in scope) on M-101 and key notes 8 and 9 on A-102 say GC to coordinate installation. Does GC furnish and install the cooler and freezer?
    Yes, the GC will be providing a new walk-in cooler & freezer. The existing (rooms 102 & 103) will remain in operation.

16. There aren't any civil plans, at the meeting it was noted that the retaining wall being removed however there is no future plan, civil plan to direct future use or finish work. Is the Contractor expected to provide the civil plan to complete this finish work or is that already in process?
    The patio wall being removed is not a retaining wall. There are no plans for additional civil plans.

17. Permits & Responsibility: Who is responsible for permits, the Contractor or the County (Owner)?
    The GC will apply for the permit through the County Building Safety department, however, no permitting fees will be charged.

18. Is the Contractor responsible for coordinating the utility shutdown?
    Yes

19. Phasing & Operations: Will the facilities provide us with a current daily operations schedule of all meals, activities, Meals on Wheels scheduling, full operations?
    Yes – there will be a coordination meeting with the successful GC prior to work starting.

20. Are there any absolutely restricted construction hours? What hours are allowed?
    Construction hours should be kept to normal business hours Monday to Friday 7AM to 5PM.

21. Are there weekend/after-hours allowed?
Only in exceptional circumstances and with the prior arrangement with the owners.

22. What is the kitchen shutdown tolerance and temporary operations required to continue to provide the services currently being offered? Has there been a plan in place that worked before that can be shared?
Kitchen shutdown can happen after 2:30pm on a daily basis.

23. Unknown Conditions & Allowances: Handling unforeseen conditions. How will the County handle unforeseen conditions that may arise during the process of construction? What will be the process of change orders if an occurrence arise?
The expenditure of all allowances and contingency items can only occur with the express written approval of the County Project Manager. All Change Orders will be evaluated in line with the Contract Conditions.

24. Are there any existing reports available, such as conditions of equipment that is to remain, sprinkler systems conditions, etc?
No

Received by (Name):_____ Company_____

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

The opening date for this ITB has not changed. **The opening time and date are 3:00 p.m. on Thursday, March 26, 2026.** 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 Sherry White, Senior Contract Administrator at (770) 305-5314, fax (770) 719-5544 or email at swhite@fayettecountyga.gov .

Sincerely,

Ted L. Burgess
Chief Procurement Officer

Attachment 1

U.S. COOLER

401 Delaware, Quincy, IL 62301
800.521.2665 217.228.2421 Fax: 217.228.2424 www.uscooler.com

U.S. Cooler Walk-in Coolers and Freezers

1. Refrigeration
   A) Walk-in Refrigerator and Freezer Construction
      1) General: Each panel shall consist of inner and outer metal skins, a 4" insulation core, and be equipped with cam-action locking devices. The locking devices shall be operable from inside the walk-in. Cam plug buttons are provided to cover the holes after assembly is complete. Construction shall be as approved by the NSF International and shall bear the NSF® Seal of Approval. All panels shall be connected to one another by placing the tongue of the insulation core of one panel into the groove of the core insulation of the adjacent panel. The resultant tongue and groove joint shall be sealed at both sides by double barreled NSF® approved gaskets. In order to avoid future swelling and mold formation, no wood shall be permitted in the manufacture of the tongue and groove panel profile.
         (a) Wall Panels: Panel insulation shall be 4" thick, high quality, extruded polystyrene or foamed-in-place polyurethane, modular panels joined by not less than three (3) cam-lock devices; gasket to seal between panels; R-28 or greater for refrigerators and R-32 or greater for freezers.
            (i) Refrigerators:
               (a) Extruded Polystyrene: All wall insulation shall be 4" thick, high quality rigid extruded polystyrene, 1.6 lb density. K factor of not more than .139 and an R-factor of not less than 7.2 per inch, initial fresh R-28.8 minimum total wall R factor. Vapor transmission shall be less than 1 perm and foam core material must meet UL 5 flame spread rating with average smoke rating less than 165 (UL 723 test).
               (b) Foamed in-place Polyurethane: All wall and ceiling insulation shall be 4" thick, high quality, foamed in-place polyurethane, 2.2 lb density. K factor of not less than .141 and an R-factor of not less than 7.1 per inch, initial fresh R-28.4 minimum total wall R factor. Vapor transmission shall be less than 1 perm and foam core material must meet: UL Foam Core 25 flame spread rating with average smoke rating less than 450. (ASTM E-84)
            (ii) Freezers:
               (a) Extruded Polystyrene: All wall insulation shall be 4" thick, high quality, rigid, extruded polystyrene, 1.6 lb density. K factor of not more than .125 and an R factor of no less than 8.1 per inch, initial fresh R-32.4 minimum

total wall R factor. Vapor transmission shall be less than 1 perm and foam core material must meet UL 5 flame spread rating with average smoke rating less than 165 (UL 723 test).

(b) Foamed-in-place Polyurethane: All wall and ceiling insulation shall be 4" thick, high quality foamed in- place polyurethane, 2.2 lb. density. K factor of not more than .125 and an R factor of no less than 8 per inch, initial fresh R-32 minimum total walls R factor. Vapor transmission shall be less than 1 perm and foam core material must meet: UL Foam Core 25 flame spread rating with average smoke rating less than 450. (ASTM E-84)

(b) Ceiling: Panel insulation shall be 4" thick, high quality, extruded polystyrene or foamed-in-place polyurethane, modular panels joined by not less than three (3) cam-lock devices; gasket to seal between panels; R-28 or greater for refrigerators and R-32 or greater for freezers.

(a) Refrigerators:

i. Extruded Polystyrene: All ceiling insulation shall be 4" thick, high quality rigid extruded polystyrene, 1.6 lb density. K factor of not more than .139 and an R-factor of not less than 7.2 per inch, initial fresh R-28.8 minimum total wall R factor. Vapor transmission shall be less than 1 perm and foam core material must meet UL 5 flame spread rating with average smoke rating less than 165 (UL 723 test).

ii. Foamed in-place Polyurethane: All wall and ceiling insulation shall be 4" thick, high quality, foamed in-place polyurethane, 2.2 lb density. K factor of not less than .141 and an R-factor of not less than 7.1 per inch, initial fresh R-28.4 minimum total wall R factor. Vapor transmission shall be less than 1 perm and foam core material must meet: UL Foam Core 25 flame spread rating with average smoke rating less than 450. (ASTM E-84)

(b) Freezers:

i. Extruded Polystyrene: All ceiling insulation shall be 4" thick, high quality, rigid, extruded polystyrene, 1.6 lb density. K factor of not more than .125 and an R factor of no less than 8.1 per inch, initial fresh R-32.4 minimum total wall R factor. Vapor transmission shall be less than 1 perm and foam core material must meet UL 5 flame spread rating with average smoke rating less than 165 (UL 723 test).

ii. Foamed in-place Polyurethane: All wall and ceiling insulation shall be 4" thick, high quality, foamed in-place polyurethane, 2.2 lb density. K

factor of not less than .141 and an R-factor of not less than 7.1 per inch, initial fresh R-28.4 minimum total wall R factor. Vapor transmission shall be less than 1 perm and foam core material must meet: UL Foam Core 25 flame spread rating with average smoke rating less than 450. (ASTM E-84)

(c) Rain Roof Package: When specified. For use on walk-ins installed outdoors. Specify whether walk-in is free standing or which wall is butted against the building. A single-ply membrane roof shall be supplied to provide water resistant covering of the ceiling panels. Membrane materials shall be provided in one complete roll designed for the size of the walk-in. No welding of seams shall be required for installation.

(d) Sloped Roof Package: When specified. For use on walk-ins installed outdoors. May be required at certain snow loads. In order to form a sloped roof profile, suitable quantities of sloped foam shall be provided. The foam shall be cut in a manner that upon installation, a ¼":1' slope is obtained. The membrane roof shall be increased in size appropriately, in order to provide the additional material required to properly cover the resultant profile.

(e) U.S. Cooler panels are rated to withstand up to 90 mph winds. Load calculations must be performed on individual construction to confirm wind loads. Increased wind loads can be achieved with additional support.

(c) Finishes:

(i) Exterior Finishes:

(a) 26 gauge stucco embossed galvalume
(b) 26 gauge stucco embossed galvanized steel
(c) 26 gauge white stucco embossed galvanized steel
(d) 26 gauge tan stucco embossed galvanized steel
(e) 26 gauge black stucco embossed galvanized steel
(f) 24 gauge smooth stainless steel

(ii) Interior Finishes

(a) Wall Panels:

i. 26 gauge stucco embossed galvalume
ii. 26 gauge stucco embossed galvanized steel
iii. 26 gauge white stucco embossed galvanized steel
iv. 26 gauge tan stucco embossed galvanized steel

v. 26 gauge black stucco embossed galvanized steel
vi. 24 gauge smooth stainless steel

(b) Ceiling Panels:
i. 26 gauge stucco embossed galvalume
ii. 26 gauge bright stucco embossed galvanized steel
iii. 26 gauge white stucco embossed galvanized steel
iv. 26 gauge tan stucco embossed galvanized steel
v. 26 gauge black stucco embossed galvanized steel
vi. 24 gauge smooth stainless steel.

(c) Floors:
i. 22 gauge smooth stainless steel
ii. 20 gauge smooth galvanized steel (used for use with quarry tile application)
iii. .100 Aluminum (when specified)

(d) Panel Dimensions:
(i) Wall Panels:
(a) Maximum panel height - 20' (maximum enclosure height is 20'4" including the 4" ceiling panel)
(b) Maximum panel width - 47"

(ii) Ceiling Panels:
(a) Maximum ceiling panel length - 20'
(b) Maximum ceiling panel width - 47"
(c) Indoor units: Ceiling supports are required for ceiling spans over 14'.
(d) Outdoor units: Depending on snow load, wind load and other environmental variables, a steel frame may be required for support.

(iii) Floor Panels:
(a) Maximum floor panel length -14'
(b) Maximum floor panel width - 47"

2) Partitions: When specified, walk-ins shall be divided into compartments by the use of panels that are constructed in accordance with the specification for all panels.

3) Floor: See item specifications for conditions that apply to this project.

(a) Exposed Prefabricated Floor: Prefabricated refrigerator or freezer floor panels must have R-28 rating or greater; allowable stationary load of 600 pounds per sq. ft. when placed on a continuous concrete slab, reinforced floor panels for larger loads are available; verify that building is transit level prior to installing walk-ins; notify Owner and Architect if sub-floor ventilation or heating is

required for walk-in freezers; Dealer or Consultant to verify that sub-floor installation conditions are acceptable prior to installing floor and box.

(b) Floorless:

(i) Floor Screeds: Floor screeds shall be provided for all floorless walk-ins. The screeds shall be vinyl, and have NSF® approved cove both inside and out.

4) Doors: R-25 or greater for refrigerators; R-32 or greater for freezers. Door shall be flush mounted, positioned and hinged; provided with suitable sweep and magnetic gaskets, door closer, one pre-wired vapor proof light fixture, light switch with pilot light, dial thermometer, manual internal lock override, chrome plated cam lift hinges, chrome plated door latches with strike.

(i) Outdoor Units: Doors on outdoor walk-ins shall have weather protected light switch and door drip cap.

(ii) Freezer Doors: Freezer doors shall be identical to cooler doors, but with the addition of UL approved heater wire on all four sides. Freezer doors shall include a heated pressure relief port in the adjacent panel.

(b) Hinges: One cam-lift spring assisted self-closing hinge and one cam-lift hinge.

(c) Handle: Kason or Component equivalent with steel reinforced plate inside door panel, pull door handle with cylinder lock, padlock hole and interior safety release; provide common key for all walk-in doors.

(d) Door Closer: Kason or spring assisted comparable

(e) Vision Panel (If Specified): Not less than 150 square inches; heated; double pain glass for refrigerators and triple pane glass for freezers.

(f) Kick plate (If Specified) : 1/8" thick aluminum diamond-tread plate on both sides of door and frame; extend from door bottom to door handle; secure with stainless steel screws; seal perimeter with silicone.

(g) Incandescent Light – Single Light Fixture

(h) Internal Ramp: 30" deep, various widths, 22 gauge stainless steel, extruded polystyrene; three - 8" non-skid strips, NSF approved

(i) External Ramp: 30" deep, varying widths, ¼" steel diamond tread plate, painted safety yellow.

(j) Glass Doors: When specified. Glass door openings shall be provided as necessary for the doors being installed. Sill height shall be per customer specification. Wood framing of the opening shall be required to assist with the installation of the glass doors.

(k) Optional Doors: Optional sliding and overhead doors are available; customer to specify.

(l) Electrical: Wire surface mounted on door panel to junction box top of door.

(m) Thermometer: See item specification for thermometers required for this project: Thermometer installed flush-mount on hinge side of door panel.

(n) Digital Thermometer (optional): 3" round digital thermometer with probe, installed flush-mount on hinge side of door panel.

(o) Digital Thermometer with Alarm (optional): Specifications available.

5) Pressure Relief Port: Provide heated relief port in freezers, non-heated relief port available upon request for refrigerators; located in exposed wall

6) Lights:

(a) Fluorescent: 4' vapor proof; optional per customer specification.

(b) Incandescent: Single bulb, vapor proof; installed on door panel.

(c) LED: Single bulb or 4' vapor proof; optional per customer specification.

7) Sprinkler Heads: When required, cut holes for sprinkler heads; provide stainless steel trim cap and seal holes.

8) Installation: Dealer to install walk-in units.

(a) Drawings and Instructions: Manufacturer shall supply a set of installation instructions and lay-out drawing. All panels shall have panel identification corresponding with the lay-out drawing to facilitate rapid and accurate field erection.

B) Refrigeration System: Complete operating system consisting of a condensing unit and a evaporator coil.

1) Condensing Unit: See item specification for condensing unit requirement for this project.

(a) General: Condenser fan motors of under 1 h.p. must use electronically commutated (EC) motors or permanent split capacitator-type (PSP) motors; splash lubrication system using Mobil EAL Arctic 22 polyester synthetic refrigeration oil; oil sight glass; removable oil drain plug; label indicating oil used; high/low pressure control; suction line filter; suction and discharge service valves and copper/brass vibration isolators; receiver with fusible plug or relief valve; liquid line shut-off valve; sight glass; molecular sieve filter dryer; main power supply fused disconnect switch

(b) Air-Cooled: Air-cooled condenser with ball-bearing permanently lubricated fan motor.

(c) Outdoor: Weather proof housing; crank case heater and low ambient temperature controls required to insure proper and efficient operation; fan cycling controls where ambient temperatures do not fall below -15°; head

master valve and oversized, heated, insulated receiver and lines where ambient temperatures fall below -15°F.

2) Evaporator Coil: Forced convection style; match to condensing unit and suspend with air discharged parallel to the ceiling; lifetime sealed motors with inherent motor protection; evaporator fan motors of under 1 hp and less than 460 volts must use electronically commutated (EC) motors; enclose coil section and fans within aluminum housing
   (a) Refrigerator: Air defrost
   (b) Freezer and Low Temperature Refrigerator: Electric heater and controls for positive automatic defrost
   (c) Installation: Hang using plastic or nylon fasteners; spread coil weight evenly over ceiling panels; support long span ceiling panels as required.