



May 6, 2026

**ADDENDUM #1
BL063-26**

Replacement of HVAC Systems at the F. Wayne Hill Water Resources Center Operations Building

I. Revisions

R1. Insert Drawing #0330-056 into the project documents.

Relocated unit AHU-4 shall be placed on a new equipment pad constructed by the Contractor per the provided detail. Anchorage of new unit shall be as recommended by the Manufacturer.

R2. Please add the following to the following clarification to the project documents.

The use of manufacturer's name and model or catalog number is for the purpose of establishing the standard of quality and general configuration desired. Such reference is not intended to indicate a restrictive preference on the part of GCDWR for that particular manufacturer or product, or to prohibit the use of equivalent products or equally qualified manufacturers. GCDWR may approve or accept alternates at the discretion of the Engineer and GCDWR after reviewing bid submittals.

II. Questions:

Q1. Is this an open bid to all registered vendors or invitation only?

A1. This bid is open to any qualified firm that wishes to bid.

Q2. Will this project require a general contracting license or will holding the appropriate mechanical license be acceptable?

A2. Yes, a general contracting license will be required for this project.

Q3. Are bids submitted to Gwinnett County or Jacobs?

A3. Bids should be submitted to Gwinnett County Purchasing following the procedures included in the Invitation to Bid.

Q4. Is Gwinnett County planning on replacing the existing BMS server or integrate into the existing server?

A4. Gwinnett County plans to integrate into existing server.

Q5. Johnson Controls uses an open BACnet communications protocol and proprietary BACnet controls, communicating BACnet protocol. Johnson Controls can utilize BACnet MSTP or Banet IP. Any contractor is able to work on these controllers. All contractors have open access to all the tools and can be pulled into any system. Please confirm if this is acceptable.

A5. This is acceptable.

Q6. Will there be a housekeeping pad for the new unit relocation? (AHU-4)

A6. Yes, per Detail 0330-056 provided this Addendum, see R1.

- Q7. Where is a good location for the new unit's drain line? (AHU-4)**
A7. It is through the wall to outside.
- Q8. Who is responsible for disposing of all the old AHUs?**
A8. Disposal of the existing AHU's is part of the scope by the Contractor.
- Q9. What are the lead times on the new AHUs from the manufacturer?**
A9. AHU's are part of the scope and lead times to be advised by Contractor.
- Q10. Will there be any time restrictions for work?**
A10. All work to be undertaken during normal Plant working hours: 7:00 A.M. to 4:00 P.M. Work outside these hours is possible under certain circumstances provided it is to be pre-approved by Plant Staff.
- Q11. Please confirm if there is a commissioning agent for the project.**
A11. Commissioning is part of the scope by the Contractor.
- Q12. Please confirm that there is no pneumatic work.**
A12. There is not pneumatic systems in this project.
- Q13. Please confirm that there is no additional equipment required to be connected to BAS apart from what is provided in the documents. This may include but is not limited to any existing non-HVAC units that are tied into the system but not part of the renovation project.**
A13. Since the BAS is being replaced. All the HVAC equipment part of this project shall be connected to the new BAS. All the existing equipment/systems currently connected to the existing BAS that are not part of the scope of this project shall be connected to the new system as well. All existing equipment is shown in the Record Drawings included in the project documents.
- Q14. Trane utilizes ASHRAE standard, open BACnet protocol for communication of field and network devices. Furthermore, we offer our tool set to the owners in addition to having a distribution network of 4 companies in the metro-Atlanta area to satisfy the "fully" open specified with the intent to use Tridium. Trane is listed in the specification, but the bid form lists Tridium only. Trane Tracer system meets and/or exceeds all project requirements specified therein 230900 and is the preferred controls vendor for Gwinnett County with over 30 operational sites. As such, please approve Trane Tracer Controls system for this project.**
A14. Firms may submit bids for products not included on the approved manufacturers list. These products will be evaluated for equivalency after the bid opening. Please refer to R2.
- Q15. Can you clarify who currently holds the controls scope and identify the approved controls vendors?**
A15. The current controls system is Carrier i-Vu. The approved vendors are listed in the specifications. Alternate vendors may be approved at Owner discretion.
- Q16. Is JCI excluded from bidding?**
A16. No, firms may submit bids for products not included on the approved manufacturers list. These products will be evaluated for equivalency after the bid opening. Please refer to R2.

Q17. Bid Schedule Part 8.1 notes for integration of new open protocol Niagara based DDC control system. Specification 230900 Section 2.01 lists 10 manufacturers, most of which are not Niagara based. Please confirm that a native Niagara based platform is desired per the Bid Schedule and to match other previously completed projects.

A17. Niagara base platform is acceptable but not required. Manufacturers included in the specifications are acceptable and alternates may be approved at Owner discretion.

Q18. For fire dampers, the specifications call for 316 stainless steel. Will 304 stainless steel be acceptable for use and installation? Metal Ducts and Accessories 23 31 13, 1, 2.15

A18. Yes. 304 SST is acceptable

Q19. Please provide the Pre-Bid Conference Sign-In Sheet.

A19. The Pre-Bid Conference Sign-In Sheet is attached to this addendum.

This addendum should be signed in the space provided below and returned with your quote. Failure to do so may result in your bid being deemed non-responsive.

Thank you,

Anna West
Purchasing Associate II

Company Name _____

Authorized Representative _____

4 1/2" MIN ALL AROUND

3" MIN ALL AROUND

1 1/2" FLUID
NON-SHRINK GROUT
OR EPOXY GROUT

1 1/2"
MAX

SEE NOTE 7

ANCHOR BOLT SLEEVE

EXST SUSPENDED SLAB
OR SLAB ON GRADE, FOR
THICKNESS SEE PLANS

EQUIPMENT BASE

#4@12" EW

ANCHOR BOLT, SEE NOTES
& ANCHOR BOLT DETAILS

3/4" CHAMFER, TYP

2 - #4 @ TOP OF PAD

ADDL #4@6"
FOR PAD HT > 10"

#5 ADHESIVE DOWEL
@ 12" MAX, 4 MIN,
EMBED PER

CONSTRUCTION JOINT,
ROUGHEN & CLEAN
PRIOR TO PLACING PAD

TYPE F

GENERAL NOTE:

FOR GENERAL NOTES SEE DETAIL 2 OF 2

CONCRETE EQUIPMENT PAD - TYPE F

NTS

DETAIL 1 OF 2

0330-056F

NOTES:

1. PAD SIZE SHALL BE MINIMUM INDICATED OR AS SHOWN ON THE PLANS OR AS INDICATED BY THE MANUFACTURER AND APPROVED BY THE ENGINEER.
2. THE SIZE, NUMBER, TYPE, LOCATION, AND THREAD PROJECTION OF THE ANCHOR BOLTS SHALL BE DETERMINED BY THE EQUIPMENT MANUFACTURER AND AS APPROVED BY THE ENGINEER. ANCHOR BOLTS SHALL BE HELD IN POSITION WITH A TEMPLATE OR OTHER ACCEPTABLE MEANS, MATCHING THE BASE PLATE, WHILE PAD IS BEING PLACED.
3. ANCHOR BOLT SLEEVES SHALL BE USED TO PROVIDE MINIMUM ANCHOR BOLT MOVEMENT OF 1/2" IN ALL HORIZONTAL DIRECTIONS. THE MINIMUM SLEEVE LENGTH SHALL BE 8 TIMES THE BOLT DIAMETER.
4. ANCHOR BOLT SLEEVES SHALL HAVE A MINIMUM INTERNAL DIAMETER 1" GREATER THAN BOLT DIAMETER AND A MAXIMUM INTERNAL DIAMETER 3" GREATER THAN ANCHOR BOLT DIAMETER. SLEEVES SHALL BE FILLED WITH NON-SHRINK GROUT AFTER BOLTS ARE ALIGNED. SEE (0330-057).
5. EQUIPMENT BASES SHALL BE INSTALLED LEVEL UNLESS INDICATED OTHERWISE.
6. WEDGES, SHIMS, OR LEVELING NUTS SHALL BE USED TO SUPPORT THE BASE WHILE THE GROUT IS PLACED. WEDGES OR SHIMS SHALL BE REMOVED AFTER GROUT IS SET AND PACK VOID WITH GROUT.
7. HEIGHT OF PADS SHALL BE MINIMUM REQUIRED FOR ANCHOR BOLT CLEARANCE TO KEEP ANCHOR BOLT ABOVE SUPPORTING SLAB (SEE TABLE BELOW). WHERE EQUIPMENT OR PIPING ELEVATION REQUIRE A PAD HEIGHT LESS THAN THE MINIMUM SHOWN, USE TYPE "B" EQUIPMENT PAD WITH BLOCKOUT.
8. TYPE "D" PAD SHALL BE USED ONLY WHERE SPECIFICALLY INDICATED. PLACE THE SURROUNDING FLOOR SLAB AFTER THE EQUIPMENT PAD.
9. AT CONTRACTOR'S OPTION, CONCRETE ANCHORS MAY BE USED IN LIEU OF CAST-IN-PLACE ANCHOR BOLTS FOR EQUIPMENT ANCHOR BOLTS LESS THAN 3/4" DIAMETER WHEN APPROVED BY THE EQUIPMENT MANUFACTURER AND APPROVED BY THE ENGINEER. ANCHORS SHALL BE INSTALLED WITH 4" MINIMUM EDGE DISTANCE IN EACH DIRECTION.

AB DIA (IN.)	1/2	5/8	3/4	7/8	1	1 1/4	1 3/8	1 1/2	1 3/4	2
MIN PAD HT (IN.)	7	8 1/2	10	11	12 1/2	15	16 1/2	18	21	24

CONCRETE EQUIPMENT PAD - NOTES

NTS

DETAIL 2 OF 2

(0330-056L)

PRE-BID CONFERENCE

BL# 063-26

Representative Name (DEPARTMENT REPRESENTATIVES SIGN-IN AT BOTTOM)	Company Name	Phone #	E-Mail Address
1. Kevin Wilson	Kelso Building Services	943-245-5553	kwilson@kelso.buildingservices.com
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4. Jeremie Jones	Jones Mechanical Contractor	706-318-6430	jeremie@jonesmechanicalcontractors.com
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Clay Phillips
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FAHEEM HASKINS

5-Seasons Mechanical
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MAXAIR MECH

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