



April 17, 2026

**ADDENDUM #1**  
**BL075-26, Gwinnett County Aquatic Center Pool Renovations**

**REVISIONS:**

- R1. The bid opening for BL075-26, Gwinnett County Aquatic Center Pool Renovations will be held virtually ONLY via WebEx. A link to the bid opening is included below:**

Bid submittal date and location

Bids should be typed or submitted in ink and returned in a sealed container marked on the outside with the BL# and Company Name. Bids will be received until **2:50 P.M. local time on April 30, 2026** at the Gwinnett County Purchasing Division, 75 Langley Drive, Lawrenceville, Georgia 30046. Any bid received after this date and time will not be accepted. To access the bid opening, visit the following link (<https://gwinnettgov.webex.com/gwinnettgov/j.php?MTID=m5324d1eb36acc977c80450f24b25fba1>) or dial **1-408-418-9388** and enter **Access Code 2346 595 9726**. Bids will be publicly opened and read at 3:00 P.M. Apparent bid results will be available the following business day on our website [www.gwinnettcounty.com](http://www.gwinnettcounty.com).

- R2. An additional pre-bid conference has been added. Please see below for revised key dates and information.**

A secondary pre-bid conference is scheduled for 10:00 A.M. on **April 20, 2026** at the Rhodes Jordan Park Pool, 100 E. Crogan Street, Lawrenceville, GA 30046. All bidders are strongly urged to attend.

Questions regarding bids should be submitted to Jake Scarpone, CPPB, Purchasing Associate III, via email [Jake.Scarpone@GwinnettCounty.com](mailto:Jake.Scarpone@GwinnettCounty.com) no later than 5:00 P.M. local time, **April 20, 2026**. Bids are legal and binding upon the bidder when submitted.

- R3. A REVISED BID SCHEDULE to include a Unit Price Schedule is included as an attachment to this addendum. Bidders should submit their bids on the REVISED BID SCHEDULE. Failure to submit your bid using the REVISED BID SCHEDULE may lead to your bid being deemed non-responsive.**

**QUESTIONS & ANSWERS:**

- Q1. In the bid it discussed joints and replacing the mastic in the joints. Does that only include joints that are in the pool or does that also include the joints and mastic that is on the deck (coping/deck joints, expansion joints)?**

**A1.** The Contractor shall replace the mastic in the joints located in the pool only.

- Q2. Tile: Are we including removing and replacing the 1"x1" tile not only on the tanning ledges but also the beach entry?**

**A2.** Yes, all tile at Rhodes Jordan Park Pool shall be replaced.

- Q3. Are we to include also replacing the in-wall ladder steps when we do the full chip down of the Rhodes Jordan pool?**
- A3. No, the Contractor should just replace any missing or chipped tile and clean grout.
- Q4. Landing pads (in the water) on play structure (Rhodes Jordan) appear to either be bolted/anchored in or glued to the plaster surface. Regarding these pads:**
- a. **Are we removing these pads and chipping out the plaster under them or just chipping around them?**
- b. **If we are removing them, are we re-installing the ones that are there after we plaster the pool or are we installing Life Floor product similar to what we are bidding for the play features?**
- A4. a. The Contractor shall remove the pads and chip out the plaster underneath.  
b. The Contractor shall re-install the existing pads for the play structure.
- Q5. Will there be any disassembling of the play structure required by the contractor in order to demo and plaster the pool or are we working around the structure?**
- A5. Gwinnett County staff will remove the netting and covers around the post.
- Q6. Life Floor: The bid talks about (4) posts, (2) pool edge lily pads, and (1) kiddy pool. To clarify, the lily pads refers to the landing in each side of the pool where the posts are and padding currently exists? For the kiddy pool, do you want to cover the entire coping edge around the kiddy pool area?**
- A6. Yes, the "lily pads" referred to are the landing pads on each side of the pool around the post. The kiddy pool shall have the entire coping edge covered.
- Q7. Dacula Park Racing Lanes and Target tile- Are we to quote removing and replacing the racing lanes and target tiles or just chipping around the existing racing lanes and targets?**
- A7. The Contractor should chip and saw cut around the target and racing lanes tile.
- Q8. Is Gwinnett County supplying the waterline tile and the zero-entry tile for Rhodes Jordan and Dacula, and also lane and lane target tile for Dacula?**
- A8. Gwinnett County will supply the tile for Rhodes Jordan Park and any tile needed for Dacula Park Pool, as Dacula will be replace if needed and existing tile is to be saw cut and chipped out around the targets and lane lines.
- Q9. On the tile and caulk installation, usually the caulk joint between the tile and underside of coping is performed after the tile has been grouted. Is this process acceptable?**
- A9. Yes, this is acceptable.
- Q10. Under section D, plaster installation, scope states scrub bond coat into the prepared concrete surface immediately prior to plastering. This process is not done here. The bond coat is addressed in plaster preparation section B and requires curing once applied and before plastering. Please advise on correction.**
- A10. Correct, the bonds coat shall be dry to the touch before plastering.

- Q11. Under section C, item #4, there are several tiled steps and circular bench that are out of water in area by the slide that have S812 radius nosing specialty tile. Will this area be re-done with same tile, left as is, or removed and plastered, keeping in mind that plaster is not an exposed material?**
- A11. This tile will be replaced if needed and cleaned and regouted. Exposed areas are not to be plaster.
- Q12. Under #2, Application of Plaster, the scope states perform slump test. We have never performed a slump test on any job including all Gwinnett awarded bids. Can this be excluded?**
- A12. Yes, the slump test shall be excluded from the scope of work.
- Q13. Under #4, Curing, it is not our practice to fog pools while they cure because it creates cracks. Can this be excluded?**
- A13. Yes, this shall be excluded from the scope of work.
- Q14. On the deck work, under section B, caulking and sealant, are all of the deck joints being redone including joints where deck meets the various buildings?**
- A14. No, caulking is just for the expansion joints in the pool and the coping joint between the concrete and tile.
- Q15. Can you provide us with drawings of the pools and deck areas?**
- A15. Please see the attached for Rhodes Jordan Park Pool. Drawings for Dacula Park Pool are not available at this time.
- Q16. In areas like the Lily Pads at Rhodes where padding is being removed and changed to Life Floor product, there is 2"-3" of padding whereas Life Floor is about an inch or less. Will additional padding thickness be installed under Life Floor? Will the county accept liability for changing these areas?**
- A16. The LifeFloor (or approved equivalent) product to be used to replace the landing pads shall also be LifeFloor's landing pad, so the area is equally protected. This would mean using the insulation pads and the large sheet that covers the insulation pads for these areas while the regular pads are to be used around the 4 posts for the lily pads.
- Q17. Will existing slide pads be removed and replaced with new of the same, replaced with Life Floor product or reused?**
- A17. The existing slide pads will be reused.
- Q18. Plaster Removal question for Dacula. Usually the first 100 SF of plaster tear out is included in the prep and then there is a SF price after 100 SF is met. How do we price this for Dacula so all bidders are providing same?**
- A18. Bidders shall include removal of 150 square feet. Please see the Revised Bid Schedule attached for the Unit Price Schedule. Provide a unit price per square foot for plaster removal beyond 150 sq. ft. The total price for the unit price items shall be included in the Base Bid total for Line Item #2 (Pool Renovations at Dacula Park Pool).
- Q19. Baby pool wall at Dacula does not have tile on either side only on top. This should be tiled on both sides and top with radius tile used on top edges. Please advise on scope of work here.**
- A19. The wall is not exposed from the water and the existing tile is to be saw cut and chipped around. Tiles to be replaced if needed, due to being chipped, cracked, or missing.

**Q20. Life Floor: Do you have a "spec'd" sq ft that you want vendors to quote or just our interpretation of the drawings in the RFP?**

A20. LifeFloor shall cover the existing areas and the entire coping edge of the kiddy pool. The contractor is responsible for taking accurate measurements of these areas.

**Q21. Waterline tile, racing lane tile, trim tile, depth tile...The vendors are providing that material, correct?**

A21. Yes.

**Q22. Dacula Park Pool- plaster hollow spots. It's impossible to determine how much hollow/delaminated plaster there will be until the pool is empty and the surface area can be evaluated. Are we to include a certain percentage of the total plaster area in our cost and then price additional hollow removal per sf?**

A22. Bidders shall include removal of 150 square feet. Please see the Revised Bid Schedule attached for the Unit Price Schedule. Provide a unit price per square foot for plaster removal beyond 150 sq. ft. The total price for the unit price items shall be included in the Base Bid total for Line Item #2 (Pool Renovations at Dacula Park Pool).

**Q23. Dacula Park Pool: Are we including replacing the anchors for the racing lane ropes that are in-set in the pool wall in our proposal or just chipping around them?**

A23. Contractors shall chip around them.

This addendum should be acknowledged in the space provided on page 22 of the bid documents and returned with your bid. Failure to do so may result in your bid being deemed non-responsive.

Thank you,

*Jake Scarpone*

Jake Scarpone, CPPB  
Purchasing Associate III

Attachments:

1. Pre-Bid Conference Sign In Sheet 4.9.26
2. **REVISED** Bid Schedule, Pages 22**R**-24**R**
3. Rhodes Jordan Park Pool Drawings

**PRE-BID CONFERENCE**

**BL075-26**

Representative Name	Company Name	Phone #	E-Mail Address
<b>(DEPARTMENT REPRESENTATIVES SIGN-IN AT BOTTOM)</b>			
1. Kennedy Nelson	United Pools construction	470.692.3331	Kennedy @ unitedpools.com
2. Connor Embrey	United Pool CONSTRUCTION	470-692-3327	Connor@unitedpools.com
3. Todd Johansen	Paryani Construction	404-452-5853	t-johansen@paryaniconstruction.com
4. Jimmy Don Murray	Sweetwater	678-507-6564	JimmyDon@sweetwaterpools.net
5. Jim McConnell	Poolside, Inc.	404-323-3634	Poolsideinc@comcast.net
6.			
7.			
8.			
9.			
10.			
11.			
12.			
13.			

Department Representative Name	Department	Department Representative Name	Department
Jake Scarpone	Purchasing	David Marton	P&R

**FAILURE TO RETURN THIS PAGE AS PART OF YOUR BID DOCUMENT MAY RESULT IN REJECTION.**

**REVISED BID SCHEDULE**

ITEM #	BASE BID	TOTAL PRICE
1.	Pool Renovations at Rhodes Jordan Park Aquatic Center, per specifications	\$
2.	Pool Renovations at Dacula Park Pool, per specifications	\$
<b>SUB-TOTAL</b>		\$
ITEM #	ALTERNATE	TOTAL PRICE
1.	Installation of Landing Pads at Rhodes Jordan Park Aquatic Center, per specifications	\$
<b>BASE BID + ALTERNATE TOTAL</b>		\$

**NOTE: Pricing MUST contain ALL charges associated with service including installation, materials, and travel.**

List product(s) to be used & state warranty for labor and materials:

---



---

State number of days to begin work once the bid has been awarded: \_\_\_\_\_

State number of days to complete work once the project has started: \_\_\_\_\_

Company Name \_\_\_\_\_

**FAILURE TO RETURN THIS PAGE AS PART OF YOUR BID DOCUMENT MAY RESULT IN REJECTION OF BID.**

**UNIT PRICE SCHEDULE**

The stated unit price includes only the item listed in the Unit Price Schedule. The total cost amount for the estimated quantity of 150 SF for the Unit Price item below is included and part of the Base Bid amount noted on the Bid Schedule above for Line Item #2 (Pool Renovations at Dacula Park Pool). Payment for Unit Price items will be for actual in-place quantities. **The quantity of Unit Price items will be verified by the County's representative. Unit Price items noted in the Unit Price Schedule are for work above and beyond what is currently shown in the Contract Documents. Awarded bidder may not invoice any work currently shown in the Contract Documents at the Unit Price. Should the total Unit Price amount included in the Base Bid for these items not be encountered, a change order will be initiated to refund to the County the difference at the bid unit price.**

No.	Item	Unit	Est. Qty.	Unit Price	Total
1.	Unit price for plaster removal at Dacula Park Pool after removal of 150 sq. ft.	SF	150	\$ /SF	\$

The undersigned represents that the unit prices listed above are complete as specified in the Unit Price Schedule, acknowledges that the quantities are not guaranteed, and agrees that payment will be for the actual in-place quantities installed per the plans or as directed by the owner's representative. Prices must be entered, for all the blanks in the schedule.

Company Name \_\_\_\_\_

**FAILURE TO RETURN THIS PAGE AS PART OF YOUR BID DOCUMENT MAY RESULT IN REJECTION.**

**CONTRACTOR INFORMATION**

The undersigned acknowledges receipt of the following addenda, listed by number and date appearing on each:

Addendum No.	Date	Addendum No.	Date
_____	_____	_____	_____
_____	_____	_____	_____

Certification Of Non-Collusion in Bid Preparation \_\_\_\_\_  
(Signature) (Date)

The County requires that all who enter into a contract for the physical performance of services with the County must satisfy O.C.G.A. § 13-10-91 and Rule 300-10-1-.02, in all manner, and such are conditions of the contract.

In compliance with the attached specifications and O.C.G.A. §36-91-50, the undersigned offers and agrees, if this bid is accepted by the Board of Commissioners within sixty (60) days of the date of bid opening, to furnish any or all of the items upon which prices are quoted, at the price set opposite each item, delivered to the designated point(s) within the time specified in the bid schedule. By submission of this bid, I understand that Gwinnett County uses Electronic Payments for remittance of goods and services. Vendors should select their preferred method of electronic payment upon notice of award. For more information on electronic payments, please refer to the Electronic Payment information in the instructions to bidders.

Legal Business Name \_\_\_\_\_

Address \_\_\_\_\_

Does your company currently have a location within Gwinnett County? Yes  No

Representative Signature \_\_\_\_\_

Print Authorized Representative's Name \_\_\_\_\_

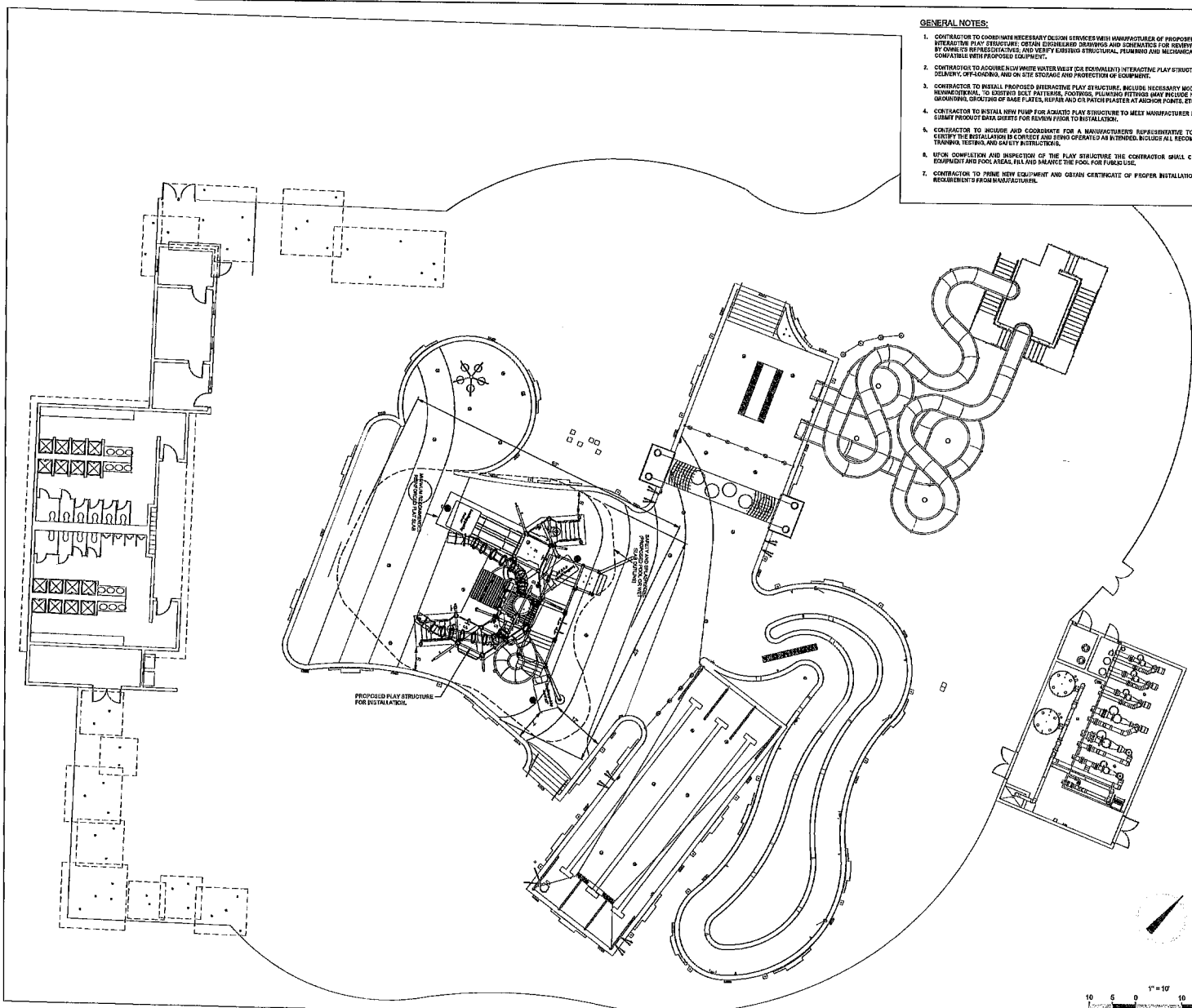
Telephone Number \_\_\_\_\_ Fax Number \_\_\_\_\_

E-Mail Address \_\_\_\_\_

Contact Person (if someone other than the authorized representative listed above) \_\_\_\_\_  
\_\_\_\_\_

Telephone Number \_\_\_\_\_ Fax Number \_\_\_\_\_

E-Mail Address \_\_\_\_\_



**GENERAL NOTES:**

1. CONTRACTOR TO COORDINATE NECESSARY OCCUP SERVICES WITH MANUFACTURER OF PROPOSED REPLACEMENT INTERACTIVE PLAY STRUCTURE. OBTAIN ENGINEERED DRAWINGS AND SCHEMATICS FOR REVIEW AND APPROVAL BY OWNER'S REPRESENTATIVE AND VERIFY EXISTING STRUCTURAL, PLUMBING AND MECHANICAL SYSTEMS ARE COMPATIBLE WITH PROPOSED EQUIPMENT.
2. CONTRACTOR TO ACQUIRE NEW WHITE WATER PUMP (SEE EXHIBIT A) FOR INTERACTIVE PLAY STRUCTURE, SCHEDULE DELIVERY, OPERATING AND ON-SITE STORAGE AND PROTECTION OF EQUIPMENT.
3. CONTRACTOR TO INSTALL PROPOSED INTERACTIVE PLAY STRUCTURE, INCLUDE NECESSARY MODIFICATIONS OR REINFORCEMENT. TO EXISTING SOLT PATTERNS, FOOTINGS, PLUMBING FITTINGS MAY INCLUDE NEW HORIZONTAL, VERTICAL, OR DIAGONAL BRACES OF BASE PLATES, RIVETS AND GUSSET PLATES AT ANCHOR POINTS, ETC.
4. CONTRACTOR TO INSTALL NEW PUMP FOR AQUATIC PLAY STRUCTURE TO MEET MANUFACTURER REQUIREMENTS. SUBMIT PRODUCT DATA SHEETS FOR REVIEW PRIOR TO INSTALLATION.
5. CONTRACTOR TO INSURE AND COORDINATE FOR A MANUFACTURER'S REPRESENTATIVE TO INSPECT AND CERTIFY THE INSTALLATION IS CORRECT AND SAFELY OPERATED AS INTENDED. INCLUDE ALL RECOMMENDED STAFF TRIMMING, TRIMMING AND SAFETY INSTRUCTIONS.
6. UPON COMPLETION AND INSPECTION OF THE PLAY STRUCTURE THE CONTRACTOR SHALL CLEAN ALL NEW EQUIPMENT AND POOL AREAS, FILL AND FINISH THE POOL, FOR PUBLIC USE.
7. CONTRACTOR TO PRIME NEW EQUIPMENT AND OBTAIN CERTIFICATE OF PROPER INSTALLATION AND SAFETY REQUIREMENTS FROM MANUFACTURER.

**ENGINEER:**

**FORESITE group**

Foresite Group, Inc.  
3740 Davison Ct.  
Suite 100  
Peachtree Corners, GA 30092

www.fginc.net  
1 770.368.1399  
1 770.368.1944

**DEVELOPER:**

75 LANGLEY DRIVE  
MARIETTA, GA 30067  
O: (770) 822-8824  
F: (770) 822-8336  
CONTACT: BETTE CONWAY

**PROJECT:**

**REPLACEMENT OF THE RHODES  
JORDAN PARK AQUATIC PLAY  
STRUCTURE**

100 EAST CROGAN STREET,  
MARIETTA, GA 30067  
LUMPKIN DISTRICT-2

**SEAL:**

REVISIONS	DATE

PROJECT MANAGER:	JWP
DRAWN BY:	EGJ
JURISDICTION:	OWENETT COUNTY, GA
DATE:	12/20/18
SCALE:	1" = 10'
TITLE:	

**AQUATIC PLAY STRUCTURE  
INSTALLATION PLAN**

SHEET NUMBER: **C-1**

COMMENTS: RELEASED FOR CONSTRUCTION

PROJECT NUMBER: 223.078

