



PURCHASING DEPARTMENT  
1772 County Services Parkway  
Marietta, Georgia 30008-4012  
(770) 528-8400/FAX (770) 528-1154

Mark Kohntopp  
INTERIM DIRECTOR

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**ADDENDUM No. 1**

**Sealed Bid # 12-5657  
Cobb County Juvenile Court Relocation of HVAC System, Complete  
Cobb County Property Management Department**

**DATE: APRIL 5, 2012**

Page 1 of 6

The following addendum hereby amends and/or modifies the Proposal Documents and specifications as originally issued for this project. All proposers are subject to the provisions of this Addendum.

**Proposers shall acknowledge receipt of this addendum.**  
Include this original form inside your proposal package.

**This Addendum consists of:**

- **Minutes from the pre-bid meeting on March 28, 2012**
- **Questions submitted in writing**
- **Sign in sheet from pre-bid meeting**

**All bids must be received before 12:00 (noon) by the Bid Opening date. Bids shall be delivered to Cobb County Purchasing Department, 1772 County Services Parkway, Marietta, GA 30008.**

**Electronic / faxed bid response will not be considered.**

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**I acknowledge that I have received Addendum No. 1**

**Sealed Bid # 12-5657  
Cobb County Juvenile Court Relocation of HVAC System, Complete  
Cobb County Property Management Department**

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

\_\_\_\_\_  
Signature

\_\_\_\_\_  
Date Sent to Purchasing

\_\_\_\_\_  
Please Print Name

Please sign, date, and return this form ONLY to:  
Cobb County Purchasing Department  
Fax #: 770-528-1154  
E-Mail: [purchasing@cobbcounty.org](mailto:purchasing@cobbcounty.org)

**Sealed Bid # 12-5657**  
**Cobb County Juvenile Court Relocation of HVAC System Complete**

**ADDENDUM #1 – DATED APRIL 5, 2012**

**BIDDERS ACKNOWLEDGE RECEIPT OF ADDENDA BY INSERTING THEIR NUMBER AND DATE ON THE BID FORM. FAILURE TO DO SO MAY SUBJECT BIDDER TO DISQUALIFICATION; ADDENDA FORM PART OF THE CONTRACT DOCUMENTS.**

**IN THE EVENT OF A CONFLICT BETWEEN ADDENDUM #1 ITEMS AND THOSE IN THE SPECIFICATION DOCUMENTS, ADDENDUM #1 ITEMS SHALL TAKE PRECEDENCE AND GOVERN.**

**Item # 1: Minutes from the pre-bid meeting held March 28, 2012:**

Comments by Bill Thomas from Purchasing on Bid Requirements

The bid number is 12-5657

- ◆ Bids are to be received on April 12, 2012 before 12:00 noon at Cobb County Purchasing Office, 1772 County Services Parkway. Late bids will not be accepted. 12:00 noon is by the County's clock.
- ◆ Bids will be opened on April 12, 2012 at 2:00 pm and will be broadcast on TV23.
- ◆ Submit an Original and 1 copy of your bid. Insure that the Original is well marked.
- ◆ Bid packages: Please mark all packages with company names
- ◆ The cut-off date for questions is April 3, 2012 by 5:00 pm. Questions must be submitted in writing to the Cobb County Purchasing at 770-528-1154 (fax) or by e-mail to <http://purchasing.cobbcountyga.gov>.
- ◆ Bidders must include the bid number and bid title on page with questions.
- ◆ All bids must include the Georgia Security and Immigration Act - Contractor Affidavit & Agreement Exhibit A in order to be considered for this project. This document must be signed, notarized, and include your E-verify number.
- ◆ Bid Bond is required for this project.
- ◆ Minutes to this Pre-Bid Meeting will be distributed to all plan holders on record with the Purchasing Department and also posted on the Purchasing Department web site: [purchasing.cobbcountyga.gov](http://purchasing.cobbcountyga.gov).
- ◆ Be sure everyone in attendance signs the vendor sign in sheet before leaving.
- ◆ Introduced Bob Harrison and Travis Stalcup from Property Management and the architect John Gross from Moreland Altobelli.

**Item #2 General Scope of Work**

Travis Stalcup, Bob Harrison and John Gross outlined the general scope of work for this project.

1. The facility is located at 30 Waddell Street downtown in the Judicial Complex. This is a secured facility. All contractors' employees will be screened by the Sheriff's department and allowed only in the job site area. The job site has its own entrance and exit and all

- material can be brought through this entrance. The public will have no access to the work area. No Parking will be provided by the County. Work to be performed during normal working hours.
2. The County urges all bidders to visit the job site preferably all at one time. Call Travis Stalcup to schedule a meeting at 770-528-2115.
  3. The plumbing contractor shall be responsible for the gas lines and the HVAC contractor shall be responsible for the water circulation line which is a modification to the statement made in the bid package.
  4. Demolition will be done entirely by Cobb County, the contractor begin from a start point in an empty shell and complete as shown on the drawings. The facility is currently vacant. Cobb County will perform electrical work and perform the build out utilizing county staff and the Renovation crew.
  5. Cobb County will serve as the General Contractor and bid the HVAC work, sprinkler work, Plumbing work and security work which has already been contracted. Holding cells and security hardware will be bid as well. Contractor must coordinate with the Owner all work activity as other Contractors will be in the same space at the same time.
  6. There two air handlers and a chiller in the penthouse which were replaced in 2004. The roof top units will remain as is, existing controls will need to be replaced but must be compatible with the equipment. There is a boiler as well. The existing supply and return vertical duct will remain place. Contractor will provide for any roof penetrations.
  7. The project will last for 18 months.

Plans and Specifications for the referenced project, as prepared by Moreland Altobelli Associates, Inc., dated February 20, 2012 are hereby modified in the following particulars:

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**Base Bid - Controls:** The Bidder shall provide fully functional DDC controls that are fully compatible with the existing Metasys control system (BAS), and shall tie controls into the existing Metasys system so as to provide full functionality and control of all new components installed as part of this work, as well as existing HVAC equipment that will remain on site.

The Bidder shall develop and install new interactive graphic interfaces for all components provided in this bid. Such graphics shall depict new “as built” floor plans as well as system components. The Bidder shall provide training to the Owner’s representative on all new equipment and controls components delivered in this work.

All control products used in meeting the Base Bid requirements shall be Metasys branded or otherwise certified as compatible with the existing Metasys controls system. The Owner shall have final approval of all control components.

**Bid Alternate:** Should the Bidder so choose, an alternate bid to fully replace or upgrade the existing controls system may be proposed. Acceptable controls systems are limited to the Johnson Metasys or Siemens Apogee control systems and components. In the event a new or upgraded system alternative is proposed, the new system must provide full functionality of both new work and all points currently controlled by the current BAS – most notably the central HVAC equipment and related sensors, and must include fully functional graphic operator interface for all existing and new equipment.

Note to Bidders: This is a Design-Build bid, and the controls specifications above should be considered minimal “functional” specifications only. It is the intent that the Owner receives a

fully functioning HVAC system and controls typical of work of this nature and suitable for the Owner's intended use of the facility.

Failure of the Owner to include all details of the Work shall not excuse the Bidder from delivering fully functional HVAC and controls systems. The Bidder shall be responsible for clarifying any details necessary to meet this intent.

A. DRAWING H0.4 – HVAC SPECIFICATIONS – Revise section 15900 to read as follows:

”PART 1 GENERAL

A. CONTRACTOR SHALL PROVIDE COMPLETE DDC SYSTEM IN COMPLIANCE WITH COBB COUNTY'S CONTROLS SYSTEM SPECIFICATION AND AS FOLLOWS FOR ALL NEW HVAC EQUIPMENT AND EXISTING HVAC EQUIPMENT IN THE PENTHOUSE. ENTIRE HVAC SYSTEM INCLUDING EXISTING AIR HANDLER AND CHILLER IN PENTHOUSE, DUCTLESS SPLIT-SYSTEM FOR DATA ROOM AND NEW AND EXISTING EXHAUST FANS SHALL BE CONTROLLED BY DDC SYSTEM.

PART 2 PRODUCTS

A. DDC SYSTEM SHALL COMPLY WITH OWNER PROVIDED SPECIFICATIONS. ALL EXISTING CONTROLS SHALL BE REMOVED AND REPLACED WITH NEW DEVICES AS REQUIRED FOR COMPATIBILITY WITH THE NEW SYSTEM.

PART 3 SEQUENCE OF OPERATION

3.01 DUCTLESS SPLIT SYSTEM

A. FCU-6-1 / CU-6-1: INTEGRAL FACTORY CONTROLS SHALL CONTROL FANS AND COMPRESSOR PER FACTORY-PROGRAMMED SEQUENCES TO MAINTAIN COOLING SETPOINT (74F ADJUSTABLE).

3.02 FANS

A. RESTROOMS: F-1 (EXISTING), F-2, F-3: PROVIDE STARTERS AND INTERLOCK WITH DDC SYSTEM FOR REMOTE START AND STOP OPERATION. REPLACE EXISTING CONTROLS AS REQUIRED FOR COMPATIBILITY.

3.03 TERMINAL UNITS

A. PIU'S: SHALL BE CONTROLLED BY DDC SYSTEM VIA WALL-MOUNTED THERMOSTATS FOR EACH ZONE TO MAINTAIN HEATING AND COOLING SETPOINTS.

1. COOLING OPERATION: PRIMARY AIR VALVE SHALL MODULATE BETWEEN FULL OPEN AND FULL CLOSED TO MAINTAIN COOLING SETPOINT (75F ADJUSTABLE), FAN SHALL BE OFF, HW COIL SHALL BE INACTIVE.

2. DEADBAND (BETWEEN COOLING AND HEATING): PRIMARY AIR VALVE SHALL BE CLOSED, FAN SHALL BE OFF, HW COIL SHALL BE INACTIVE.

3. HEATING OPERATION: PRIMARY AIR VALVE SHALL BE CLOSED, FAN SHALL BE ON, HW COIL SHALL BE ACTIVE AND VALVE MODULATING TO MAINTAIN HEATING SETPOINT (70F ADJUSTABLE).”

B. DRAWING H1.1 through H1.2

C. DRAWING H1.2 – 6<sup>TH</sup> FLOOR HVAC PLAN

1. Change routing of the supply ducts to the existing 6<sup>th</sup> floor restrooms to enter through the East wall (above drinking fountains) in lieu of through fire rated walls on South side.

**Item #3 Questions Submitted in Writing**

**Question:** I would like to get clarification on the scope of work for this project. The title states HVAC System but the bid package has prints for all trades?

Are you bidding the HVAC only or the entire “tenant build-out” shown on the prints?

**Answer:** We are bidding HVAC only on this bid. Plumbing, sprinkler, security and Holding cell construction are separate bids. Cobb County will self perform the other construction work.

***END OF ADDENDUM No. 1***

PRE- PROPOSAL CONFERENCE

SEALED BID # 12-5657  
 COBB COUNTY JUVENILE COURT RELOCATION OF HVAC SYSTEM, COMPLETE  
 MARCH 28, 2012

REPRESENTATIVE NAME	COMPANY NAME & COMPLETE ADDRESS	PHONE (INCLUDE AREA CODE)	FAX # (INCLUDE AREA CODE)	E-MAIL ADDRESS
Bill Thomas	Cobb Co Purchasing			
Matt Presley	Presley Inc.	770 482 6552	770 482 6828	presley@presleyenterprises.com
Tim Powers	QT CONTRACTING	770-487-2040	6783641754	CHERRI@ALLPOWERS.COM
W.E. Ryals	John F. Pennebaker 1840 South Lee Ct. Buford, GA 30516	678 546-8858	678 546 8828	JohnPennebaker@ JohnPennebaker.com
bb Harrison				
John Gross				

\*Please note that contact information provided to a government agency may be subject to public release as required by Georgia's open records law.