



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

Rick Brun  
DIRECTOR

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**ADDENDUM No. 2**

**Sealed Bid # 10-5507  
Request for Proposal  
Design/Build  
Energy HVAC Retrofits for Three Cobb County Buildings  
DATE: July 14, 2010**

Page 1 of 12

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 of the July 13, 2010 Pre- Proposal Conference
- Pre-Proposal Conference Attendee List
- Exhibit 1 - APPLICABLE DAVIS-BACON WAGE RATES
- Exhibit 2 - REVISED EQUIPMENT TABLES

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**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. 2**

**Sealed Bid # 10-5507  
Design/Build  
Energy HVAC Retrofits for Three Cobb County Buildings**

\_\_\_\_\_  
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)

Please note: The deadline for questions is: July 20, 2010 by 5:00 pm  
Any questions received after this deadline will not be considered.

**Cobb County Sealed Bid 10-5507**  
**Request for Proposal**  
**Design/Build for Energy HVAC Retrofits for Three Cobb County Buildings**

**ADDENDUM #2 – DATED July 14, 2010**

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 THESE ADDENDUM ITEMS AND THOSE IN THE OTHER PARTS OF THE CONTRACT DOCUMENTS, THESE ADDENDUM ITEMS SHALL TAKE PRECEDENCE AND GOVERN.

**Item # 1: Minutes from the pre-bid meeting held July 13, 2010:**

I. County Bidding Requirements

Daphne Bailey, Cobb County Purchasing, outlined the general bid rules. She reminded bidders of the following:

- ◆ **The bid must be received at Purchasing by 12 PM on July 29, 2010.** It will not be accepted after that time.
- ◆ Bids will be publicly opened 2:00 p.m. on July 29, 2010 at Purchasing. The bid opening may also be viewed via a live stream of the meeting available at [www.cobbco.org](http://www.cobbco.org) tv23 icon.
- ◆ There should be 5 copies in addition to the original, with the original clearly marked.
- ◆ Please place the bid label provided on the outside of the bid package. If the label is not used, the bidder's name, with bid name, number and due date must be clearly visible on the outside of the package, since accidental opening would cause it to no longer be a sealed bid. If more than one package or box is used, clearly mark information on all packages and number packages as #1, #2, etc.
- ◆ A bid bond covering five percent (5%) of the base bid amount must be included, or the County cannot read or otherwise accept the bid. A certified or cashier's check can be in lieu of the Bid Bond or it can be in cash with proof of identification.
- ◆ All questions are to be sent to the Purchasing Department via facsimile @ 770-528-1154 or E-mail at [Purchasing@cobbcounty.org](mailto:Purchasing@cobbcounty.org) no later than 5:00 PM on July 20, 2010. Place the bid number and bid name on all correspondence.
- ◆ The Georgia Security and Immigration Act Affidavit is required to be submitted with the bid. Bidders must sign and notarize the form and include with their bid, or the County will not read or otherwise accept the bid. Note that Addendum #1 was issued that covers amended guidance on the Georgia Security and Immigration Act and provides new affidavits. Bidders must ensure use of the corrected documents provided in this addendum.
- ◆ Minutes of this meeting, with an attendance list, will be provided via this addendum.
- ◆ All addenda for this bid are available for viewing and downloading from the Cobb County Purchasing Dept. website, <http://purchasing.cobbcountyga.gov/> under the bid opportunities section for this bid. It is the responsibility of Bidders to view the website and all addenda, and to note addenda on their bid form.

## II: Introductions – Cobb County Staff

In addition to Ms. Bailey, the following Cobb County staff were introduced:  
From Cobb County Property Management: Chuck Hunt,– Utility Analyst; Scott Barfield, Operations Manager; Mike Perrow, HVAC Supervisor;  
From Animal Control, Capt. Jeff Patellis, Director.

## **III: Bid Review and Responses to Attendee Questions**

- ◆ This project is funded through federal grants under the American Recovery and Reinvestment Act of 2009, and the Energy Efficiency and Conservation Block Grant program. All terms and conditions of these federal programs must be followed. These are summarized in Section 01000 of the Specifications in the bid documents. In particular, requirements of the grants include compliance with the Davis Bacon wage act, and the Buy American requirement from the American Recovery and Reinvestment Act of 2009. Buy American requirements from other federal legislation should not be relied upon.
- ◆ Intended contracting approach is to write a “Guaranteed Maximum Price” contract that includes the price for the winning bidder, plus a 25% “Owner’s Allowance”. Bidders should be prepared to perform the work necessary to execute the specifications in the bid for their bid price and should not anticipate any increase following contracting. However, the Owner’s Allowance may be used, at the Owner’s discretion, to accommodate changes to the bid specifications that the Bidder recommends or are determined necessary during the project Design phase.
- ◆ Warranties: Cobb County will issue clarification on the warranty requirements in a separate addendum to follow, but in general, warranty requirements will be those that are generally considered normal to the industry, including a 1 year labor and equipment repair or replacement warranty, 5 year compressor warranty, or longer if provided by the equipment manufacturer.
- ◆ Q: Questions on the Davis Bacon wage rates: (1) Will the County publish the applicable wage rate? (2) Should the HVAC technician category be used exclusively for covered employees?  
A. (1) Yes. The applicable wage determination as required in Specification Section 01000 is included with this addendum as Exhibit 1. (2) The County will not provide specific guidance on which labor classes are applicable. It is the responsibility of the Bidder to determine applicability.  
NOTE: For additional information or guidance, bidders should refer to the U.S. Dept. of Labor website <<http://www.wdol.gov/>>.
- ◆ Q: How do we enter pricing for equipment that may exceed the performance specifications?  
A: We recommend Bidders provide in their bids the equipment allowance applicable to meet the specifications only. Bids will be evaluated on the pricing in the bid. Once a contractor is selected, any enhancements to equipment would be addressed during the final design required in the specifications, with the equipment allowance adjusted per the allowances in the specifications.
- ◆ Q: Will site visits be arranged?
- ◆ A: Site visits will be conducted at the following times:
  - Friday, July 16, at 9:30 AM at The Arts Place, 3330 Sandy Plains Rd., Marietta, Ga. 30062
  - Monday, July 19, 2010 at 8:30 AM at Purchasing Offices, 1772 County Services Pkwy., Marietta, Ga. 30008
  - Monday, July 19, 2010 at 10:30 AM at the Animal Control building, 1060 Al Bishop Dr., Marietta, Ga. 30008Questions regarding site visit scheduling should be addressed to Chuck Hunt, 770-528-1061 or [chunt@cobbcounty.org](mailto:chunt@cobbcounty.org).
- ◆ Q: Will building drawings, site energy audits, and utility histories be available to bidders?
- ◆ A: The County does not anticipate issuing drawings, audit results, or utility histories at this time. No drawings were created for the work specified in the bid as the specifications call for replacement of existing equipment only. It is the responsibility of the Bidder to inspect site conditions.

NOTES: (a) Bidder's may request specific other details of existing equipment or building components they feel are necessary to the preparation of their bids. Such requests must be submitted in accordance with the timeline for questions, and must explain the need for information. The Owner will review the request and will respond through a separate bid addendum as such information is available.

(b) Any existing drawings, records, audit findings, etc. will be available to the winning bidder during the design phase of the work. Be advised the existing equipment schedules and the replacement equipment specifications were derived from the energy audits.

◆ Q: Is there an equipment list?

A: Yes, see replacement equipment tables in paragraph 1.09 of specifications section 01010.

NOTE: See Exhibit 2 to this addendum for revised replacement equipment tables.

◆ Q: Will contractor need to provide temporary heating or cooling?

A: No.

◆ Q: Will Test and Balance be required, and will allowance be made for existing conditions beyond the scope of the specifications?

A: Yes, T&B will be required, and yes, the County will make reasonable allowance for existing conditions.

Note: Recall that the specifications require heat gain and loss calculations be performed, and these will be used as the basis for determining adequacy of existing air flow. Contractors should not, however, in their bids, assume modifications to the air ductwork system (ducts, grilles, etc.) beyond the bid specifications. Any required changes will be addressed in design.

◆ Q: Is this a mandatory pre-bid? Will we be the only companies allowed to bid?

◆ A: No, this is not a mandatory pre-bid meeting.

◆ Can you clarify the requirements for the Building Management System requirements in the Specifications?

◆ A: Any references to installation of BMS systems were to have been removed. No new BMS is to be priced. The requirement is to install programmable thermostats for each unit, accessible by Ethernet or internet. REPLACE page 01010-7 with Exhibit 2 to this addendum (specifications page 01010-7 Rev.).

◆ Q: Questions on thermostat specifications: (1) Can you provide additional specifications or 2-3 examples of acceptable products in regards to the internet ready thermostat? (2) Who will be responsible for wiring the thermostats to the internet connection?

◆ A: County is reviewing the requirements for thermostat products and installation. More guidance will be provided in a separate bid addendum to follow.

END OF ADDENDUM #2 – EXHIBITS FOLLOW

**EXHIBIT 1 to BID ADDENDUM #2: APPLICABLE DAVIS-BACON WAGE RATES  
 Cobb County SEALED BID 10-5507  
 Design/Build for Energy HVAC Retrofits for Three Cobb County Buildings**

The following wage rates are to be paid to laborers and mechanics performing work on the job sites included in this project.

US DOL General Decision Number: GA100255 dated 05/28/2010 (GA255).

GA100255 MOD 2 REVISED 05/28/10 GA255  
 \*\*\*\*\* THIS WAGE DETERMINATION WAS REPLACED ON 05/28/10\*\*\*\*\*  
 General Decision Number: GA100255 04/02/2010

Superseded General Decision Number: GA20080255

State: Georgia

Construction Type: Building

County: Cobb County in Georgia.

BUILDING CONSTRUCTION PROJECTS (does not include single family homes or apartments up to and including 4 stories).

Modification Number	Publication Date
0	03/12/2010
1	03/19/2010
2	04/02/2010

\* ASBE0048-001 04/01/2010

	Rates	Fringes
ASBESTOS WORKER/HEAT & FROST INSULATOR.....	\$ 21.82	12.41

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CARP0225-003 07/01/2008

	Rates	Fringes
CARPENTER (including form work; excluding drywall hanging and acoustical ceiling installation).....	\$ 21.45	6.35

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CARP1263-001 07/01/2009

	Rates	Fringes
MILLWRIGHT.....	\$ 22.42	11.95

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ELEC0613-014 03/01/2010

	Rates	Fringes
ELECTRICIAN (including		

installation of temperature  
controls for HVAC Systems).....\$ 29.00 8.09

FOOTNOTES: Work on bar joists, walk logs, exposed steel and swinging scaffolds when the surface the worker stands or sits on exceeds twenty-five (25) feet above solid floor and the worker is subject to free fall: \$1.00 per hour additional. Work of a similar nature above fifty (50) feet: \$3.00 per hour additional.

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ELEV0032-001 01/01/2010

	Rates	Fringes
ELEVATOR MECHANIC.....	\$ 33.98	20.035+a+b

PAID HOLIDAYS:

a. New Year's Day, Memorial Day, Independence Day, Labor Day, Vetern's Day, Thanksgiving Day, the Friday after Thanksgiving, and Christmas Day.

b. Employer contributes 8% of regular hourly rate to vacation pay credit for employee who has worked in business more than 5 years; 6% for less than 5 years' service.

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ENGI0926-027 07/01/2009

	Rates	Fringes
Operating Engineers:		
Backhoe/Excavator, Hoist and Mechanic.....	\$ 23.74	9.03
Bulldozer, Compactor, Drill, Forklift, Loader, and Scraper.....	\$ 23.43	9.03
Crane and Boom.....	\$ 27.38	9.03
Oiler.....	\$ 20.21	9.03

FOOTNOTE: Paid Holidays - Labor Day and Christmas Day, if the worker has one year of continuous employment with the same contractor.

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IRON0387-001 08/01/2009

	Rates	Fringes
IRONWORKER, STRUCTURAL.....	\$ 24.04	9.86

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PAIN0193-008 01/01/2010

	Rates	Fringes
DRYWALL FINISHER/TAPER.....	\$ 20.12	8.00

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PAIN0193-011 01/01/2010

	Rates	Fringes
PAINTER: Brush, Roller and Spray.....	\$ 20.12	8.00

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PAIN1940-001 10/01/2009

	Rates	Fringes
GLAZIER.....	\$ 21.00	7.05

FOOTNOTE: Paid holidays: Thanksgiving Day, Christmas Day,  
New Year's Day, National Memorial Day, July 4th and Labor  
Day; if the employee works the day before and the day after  
the holiday.

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PLUM0072-012 08/01/2009

	Rates	Fringes
PIPEFITTER, Including HVAC Pipe Installation.....	\$ 28.90	12.31
PLUMBER (Excluding HVAC Pipe Installation).....	\$ 28.90	12.31

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SFGA0669-001 01/01/2010

	Rates	Fringes
SPRINKLER FITTER (Fire Sprinklers).....	\$ 25.55	14.60

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SHEE0085-001 08/01/2008

	Rates	Fringes
SHEET METAL WORKER, Including Hvac Duct Installation and Metal Roofing		
Buildings over 100,000 square feet.....	\$ 28.00	11.11
Buildings up to 100,000 square feet.....	\$ 22.40	10.95

FOOTNOTE: Work on swinging stages, boatswains chairs or  
scaffolds, booms, or scissors lifts over 50 ft. high: \$1.25  
per hour additional.

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SUGA2008-167 08/21/2008

	Rates	Fringes
ACOUSTICAL CEILING MECHANIC.....	\$ 14.00	0.00
BRICKLAYER.....	\$ 16.00	0.00
CARPENTER (Drywall Hanging		

Only).....	\$ 15.05	0.82
CEMENT MASON/CONCRETE FINISHER...	\$ 12.94	0.00
HVAC MECHANIC: System Installer (Excluding HVAC Duct and Pipe Installation).....		
	\$ 16.26	1.26
IRONWORKER, REINFORCING.....	\$ 11.05	0.21
LABORER: Common or General.....	\$ 10.90	1.44
LABORER: Pipelayer.....	\$ 13.06	3.56
OPERATOR: Grader/Blade.....	\$ 9.00	0.24
OPERATOR: Roller.....	\$ 10.88	0.00
ROOFER (Excluding Metal Roof)....	\$ 10.00	0.00
TILE SETTER.....	\$ 15.00	0.00
TRUCK DRIVER.....	\$ 12.27	1.56
WATERPROOFER.....	\$ 10.50	0.00

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WELDERS - Receive rate prescribed for craft performing  
operation to which welding is incidental.  
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Unlisted classifications needed for work not included within  
the scope of the classifications listed may be added after award only as  
provided in the labor standards contract clauses (29 CFR 5.5(a)(1)(ii)).

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In the listing above, the "SU" designation means that rates  
listed under the identifier do not reflect collectively bargained wage and  
fringe benefit rates. Other designations indicate unions whose rates have  
been determined to be prevailing.

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WAGE DETERMINATION APPEALS PROCESS

1.) Has there been an initial decision in the matter? This can  
be:

- \* an existing published wage determination
- \* a survey underlying a wage determination
- \* a Wage and Hour Division letter setting forth a position on  
a wage  
determination matter
- \* a conformance (additional classification and rate) ruling

On survey related matters, initial contact, including requests for summaries of surveys, should be with the Wage and Hour Regional Office for the area in which the survey was conducted because those Regional Offices have responsibility for the Davis-Bacon survey program. If the response from this initial contact is not satisfactory, then the process described in 2.) and 3.) should be followed.

With regard to any other matter not yet ripe for the formal process described here, initial contact should be with the Branch of Construction Wage Determinations. Write to:

Branch of Construction Wage Determinations  
Wage and Hour Division  
U.S. Department of Labor  
200 Constitution Avenue, N.W.  
Washington, DC 20210

2.) If the answer to the question in 1.) is yes, then an interested party (those affected by the action) can request review and reconsideration from the Wage and Hour Administrator (See 29 CFR Part 1.8 and 29 CFR Part 7). Write to:

Wage and Hour Administrator  
U.S. Department of Labor  
200 Constitution Avenue, N.W.  
Washington, DC 20210

The request should be accompanied by a full statement of the interested party's position and by any information (wage payment data, project description, area practice material, etc.) that the requestor considers relevant to the issue.

3.) If the decision of the Administrator is not favorable, an interested party may appeal directly to the Administrative Review Board (formerly the Wage Appeals Board). Write to:

Administrative Review Board  
U.S. Department of Labor  
200 Constitution Avenue, N.W.  
Washington, DC 20210

4.) All decisions by the Administrative Review Board are final.

END OF GENERAL DECISION

**EXHIBIT 2 to BID ADDENDUM #2: REVISED EQUIPMENT TABLES**  
**Cobb County SEALED BID 10-5507**  
**Design/Build for Energy HVAC Retrofits for Three Cobb County Buildings**

Strike Specifications Section 1.09 in its entirety and replace with the following. This replacement section revises the equipment tables to remove requirements for building management systems and substitutes a requirement for web capable thermostats.

1.09 REPLACEMENT EQUIPMENT TABLES

**Animal Control**

<b>Description</b>	<b>Quantity</b>	<b>Cooling Capacity</b>	<b>Heating Capacity</b>
DX split system, straight cool CU w/ gas furnace	1	1.5 ton	75 MBH
DX split system, straight cool CU w/ gas furnace	2	3 ton	80 MBH
DX split system, straight cool CU w/ gas furnace	3	5 ton	100 MBH
DX split system, straight cool CU w/ gas furnace	3	7.5 ton	100 MBH
Provide Web Capable Programmable Thermostats	9		

**Purchasing**

<b>Description</b>	<b>Quantity</b>	<b>Cooling Capacity</b>	<b>Heating Capacity</b>
DX split system, straight cool CU w/ gas furnace	1	2 ton	100 MBH
DX split system, straight cool CU w/ gas furnace	3	3.5 ton	100 MBH
DX split system, straight cool CU w/ gas furnace	1	5 ton	100 MBH
DX split system, straight cool CU w/ gas furnace	1	7.5 ton	100 MBH
Provide Web Capable Programmable Thermostats	6		

**Arts Place**

<b>Description</b>	<b>Quantity</b>	<b>Capacity Cooling</b>	<b>Heating Capacity</b>
Rooftop Package Unit w/ direct fired gas heat	4	10 ton	120 MBH
Provide Web Capable Programmable Thermostats	4		

END OF SECTION

PRE- BID CONFERENCE

REQUEST FOR PROPOSAL  
DESIGN/BUILD

ENERGY HVAC RETROFITS FOR THREE (3) COBB COUNTY BUILDINGS  
COBB COUNTY ANIMAL CONTROL, COBB COUNTY PURCHASING DEPARTMENT,  
COBB COUNTY" THE ARTS PLACE"  
SEALED BID #10-5507  
COBB COUNTY PROPERTY MANAGEMENT DEPARTMENT  
JULY 13, 2010

REPRESENTATIVE NAME	COMPANY NAME & COMPLETE ADDRESS	PHONE (INCLUDE AREA CODE)	FAX # (INCLUDE AREA CODE)	E-MAIL ADDRESS
JOSEPH THREADCRAFT	S.L.KING 270 PEACHTREE N.W Suite 1600 ATL.GA 30303	404 524 5800		JL.THREADCRAFT @ S.L.KING.COM
DONNIE McDANIEL	Brown Brothers of GA 205 Camden Falls Pkwy Conyers GA 30012	770 922 7126	770 922 9934	ronbrown@bbofga .com
BRAD Serati	e.escher 1802 Macy Dr. Roswell, GA 30076	770 642 8299	770 642 4799	brad.serati@ eescherinc.com
Russell Clough	JCI	770-243-7131		russell.h.clough@ jci.com
RICK JENKINS	BARDI	770-246-6051	770-263-9400	NICKETJENKINS@ BARDI.COM
CAPT. JEFF PATELLIS	COBB P.D.	770 590-5600		

PRE- BID CONFERENCE

REQUEST FOR PROPOSAL  
DESIGN/BUILD

ENERGY HVAC RETROFITS FOR THREE (3) COBB COUNTY BUILDINGS  
COBB COUNTY ANIMAL CONTROL, COBB COUNTY PURCHASING DEPARTMENT,  
COBB COUNTY "THE ARTS PLACE"

SEALED BID #10-5507

COBB COUNTY PROPERTY MANAGEMENT DEPARTMENT

JULY 13, 2010

REPRESENTATIVE NAME	COMPANY NAME & COMPLETE ADDRESS	PHONE (INCLUDE AREA CODE)	FAX # (INCLUDE AREA CODE)	E-MAIL ADDRESS
Ron Sears	John F. Pennelbaker Co. 1840 South Lee Ct. Buford, GA 30518	(678) 546-8858	(678) 546-8828	ron@ johnfpennelbaker.com
Scott BARFIELD	PM	7528 2108	7528 2148	Scott.Barfield@cobbcounty.org
Chuck Hunt	CC P.M.	7/528-1061	7/528-2148	chunt@cobbcounty.org
DAVID WADE	RDA ENGINEERING	770 - 421-0870	770 - 421-0885	dww@rdaeng.com
Mike Perra	CCPM	7/5282109		mike.perra@cobbcounty.org
Tim POWERS	QT CONTRACTING	7/487/2040	678 3641754	CHERRI@CALLPOWERS.COM
Matthew Gregory	Johnson Controls 1350 Northmeadow PKWY suite 100 Roswell, GA 30076	770-710-3745	770-663-1490	matthew.w.gregory@jci.com
Daphne Bailey	Cobb County	770-528-8423		