

ITB #26-20 LIBRARY ROOF REPLACEMENT

Addendum #2

Posted: June 5, 2026

1. Will you specify a specific color or will you leave it up to us to get the exact/closest match? (we did visit the site). We can also provide samples if awarded. **It needs to match the current.**
2. Is Davis Beacon applicable to this job? It says If Applicable on the bid sheet. Please confirm the applicable Davis-Bacon wage determination for this project. If GA20260313 Building Construction applies, please confirm the required classification and wage rate for asphalt shingle roof removal and installation. "Roofer" is not listed, please advise whether a conformance request is required. **This project is not funded by either Federal Funds or a Grant. Therefore, it is not applicable to this job.**
3. Should we replace the accessory building's roof as well? When looking at the library building, it is on the left side, across the parking lot. It is not attached, but appears to be a storage or maintenance building for it. We can leave it separate if would prefer, I just noticed it on the walk around and wanted to verify it wasn't intended to be a part of the roof project. **It should not be included.**

Also, on the invoice, do you prefer we list the price per rotted sheet of plywood replaced, instead of assuming a certain amount? Or prefer a one and done price including an assumed amount of wood replacement? We've had agencies ask for both ways, so we just wanted to conform to your preferences. **Include what you anticipate will need replacing, then you could list additional supplies cost separately.**

4. RFI-01 | Roof Area Discrepancy — Official Correction Required

Reference: Addendum #1 (May 20, 2026); ITB p.4, Section II

Addendum #1 acknowledges a measured roof area of approximately 17,476 SF compared to the 11,223 SF stated in the ITB.

Questions:

- Will the County issue a formal addendum correcting the roof area? **This is the final addendum. The difference was published in Addendum #1.**
- Will the Bid Proposal Template and scope be updated accordingly? **As the professional you will need to adjust according to the report published May 20th.**
- What roof area should bidders use as the basis for their lump sum bid? **The entire roof.**

Impact: A discrepancy of approximately 56% materially affects pricing and bid responsiveness.

RFI-02 | Existing Shingle Manufacturer, Product Line, and Color

Reference: Addendum #1; ITB p.4, Section III

Questions:

- Please provide the existing shingle manufacturer, product line, and color. **That information is not recorded. As the professional, you should use your best judgement and recommend accordingly.**
- If discontinued, will a comparable substitute be accepted? **Yes**
- Who will approve the final color match? **The Maintenance Director and County Manager**

Impact: Required to confirm material availability and pricing.

RFI-03 | Hazardous Materials — Asbestos and Lead Survey

Reference: ITB p.4, Section III

Questions:

- Has a hazardous materials survey been completed? If so, please provide.
- If not, will the County provide one prior to bid, or is testing the contractor's responsibility? **No**
- If ACM is discovered, who is responsible for abatement costs? **TBD**

Impact: Potential cost and schedule impacts if hazardous materials are present.

RFI-04 | Decking Replacement — Pricing Format and Scope Limits

Reference: ITB p.4, Section III

Questions:

- What is the preferred pricing format (allowance, unit price, or separate line item)? **Total anticipated price. You should list potential additional expenses.**
 - Is there any existing condition report available?
 - What is the decking type and required thickness?
 - **Impact:** Undefined scope creates open-ended financial risk. **No report is available. Individual inspection appointments were encouraged but not required.**
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RFI-05 | Owner Budget vs. Corrected Roof Area — Scope Reconciliation

Reference: Addendum #1

Questions:

- Does the \$75,000 budget reflect the corrected roof area? **The budget is \$75,000.**
- If bids exceed budget, will the Owner reduce scope, negotiate, or seek additional funding? **If the budget is not sufficient, we will re-evaluate proceeding with the project in this budget year.**
- Should bidders include alternates or reduced scope options? **The most responsive submission that meets all evaluation criteria will be chosen.**

Impact: Clarification required for proper bid strategy.

RFI-06 | Davis-Bacon Applicability — Wage Determination Required

Reference: ITB p.4; Federal Requirements

Questions: See 2 above

- Is Davis-Bacon applicable to this project?
- If so, please provide the applicable wage determination.
- If not, please confirm in writing.

Impact: Labor pricing cannot be finalized without this determination.

RFI-07 | Historic Fabric Language — Scope Restrictions

Reference: ITB p.2

Questions:

- What building elements are considered “historic fabric”?
- Do restrictions apply to roofing details (flashing, trim, ridge caps, etc.)?
- Is SHPO review or design approval required?

Impact: May require non-standard materials or custom fabrication. **No this does not apply to historic factors. No restrictions.**

NON-MANDATORY SITE VISITS Q & A DISCUSSIONS

- Office roof leak – approximately 15 years ago. Patched, but tiles were not changed.
- Building was built in 1992 – last roof 15 years ago.
- Drips into the vent, but not onto the floor were noted.
- We had someone hammer back in the pot nails
- Stained tiles noted in children’s room
- Clogged gutters could cause some of the stains
- When was the last AC service? Our maintenance team does the service unless repair work is required.
- One of the closets created black mold – maintenance treated issue.