



Macon-Bibb County Government
Procurement Department
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Laura Hardwick
Director of Procurement

November 24, 2025

ADDENDUM 4

To: ALL PROSPECTIVE FIRMS

Re: INVITATION FOR BIDS: 26-020-LH, Renovation of Code Enforcement Offices

The Invitation for Bids, referenced above, is modified as follows:

1. On existing walls with wood paneling and texture (that are to remain in place), are we to replace with new drywall?

Answer: All wall finishes on Shet. A2.1 are gypsum boards. Remove existing wood paneling and overlay existing walls with new gypsum board.

2. Are background checks required for Contractor's employees and subs?

Answer: Please refer to Attachment A document for contractor's/ subcontractor's requirements.

3. Are there any restrictions on work hours/days?

Answer: Work hours are between 8 a.m. to 5 p.m.

4. Is there a layout of the existing plumbing?

Answer: No.

5. Is the above ceiling on 1st and 2nd floor considered return air plenum?

Answer: Above ceiling 2nd floor is not RA plenum. We are ducting RA.

6. Can the plumbing work that has to be done above offices on 1st floor be done during regular business hours? Coring holes, water piping and sanitary sewer piping will be required. No one can be in these offices during work for safety reasons.

Answer: Plumbing work can be performed after hours above 1st floor spaces.

7. Are the drains for the water heater to run down the outside face of the building? These drains will have to go down to the ground to prevent hot water from spraying on people.

Answer: T & P tap from water heater would drain to lower roof north of Office 209.

8. What is the location of the electrical room that feeds the space in this project? What is the breaker type and wire length.

Answer: See attached sheet M25018E3.1 with the relative location of the basement electrical room. Field verifies the exact location prior to work. The existing panel is a Westinghouse Electric Corporation CDP Panel (see attached image) and will require a compatible breaker from Eaton/Cutler-Hammer. The wire length from Panel A to Panel LP1/LP2 will be approximately 75 feet. Field verifies exact length prior to work.

9. I believe you mentioned at the pre-bid meeting you could provide a list of minority subcontracts. If I understood correctly, could you please send a list to me.

Answer: Please refer to Attachment C on the Macon-Bibb County Procurement website posting.

10. Is the first-floor ceiling a drop ceiling? Is this an open-air plenum above the ceiling?

Answer: Our scope of work was second floor only. We have not investigated first floor RA path.

11. Can we obtain a plan layout for the 1st floor identifying where plumbing might be located?

Answer: The existing plans may not be accurate, due to the First-Floor plan dates back before the spaces were renovated.

12. What are the hours by which the 2nd floor will be available to work?

Answer: Workday hour restrictions are between 8:00 a.m. to 5:00 p.m.

13. Are there limitations of hours and days of week to access the 1st floor to tie in plumbing if needed?

Answer: Refer to question #12.

14. Are any of the brick walls demolished load bearing? If so, are there any structural drawings to show how this will have to be supported?

Answer: It is not anticipated that existing masonry walls are load bearing due to existing concrete pan roof structure. However, a structural engineer will make a follow-up inspection after selective demolition is complete and before demolition of brick walls.

15. What is the total dimension size of the mechanical mezzanine on page A8.1?

Answer: Above Women's Restroom, Space 213.

16. Should Office 220 have a return grill and duct?

Answer: We are undercutting the door; add small 6-inch grill.

17. Do the restroom and exit signs need to be changed on the partial first floor plans to match the signs for the restrooms on the 2nd floor?

Answer: Existing 1st floor restrooms are not included in the project scope. New exit doors on the 1st floor should have exit signage.

18. Is the roof under warranty? If so, who is the roofer and contact information that provides the warranty?

Answer: Roof was installed in 2023 and has a manufacturer warranty. Skyline Roofing replaced the roof.

19. Will the low voltage sub, CANA Communications as referenced in the plans, be responsible for demolition of all abandoned low voltage wires or is the GC responsible?

Answer: It will be the responsibility of the GC for demolition of all abandoned low voltage wires. The allowances for CANA Communications only cover new cable and equipment.

20. Has a lay down area been designated for construction dumpsters and port-a-potty? If so, what is the location?

Answer: Lay down and dumpster location to be determined later.

21. At the site walk, location and access to the basement for Panel A was not available. Is there a set of pages that can show the relative location of the Electrical room in the basement to the electrical room on the 2nd floor?

Answer: See attached Sht. M25018E3.1 with the relative location of the basement electrical room. Field verifies the exact location prior to work.

22. Can owner provide the manufacture and model of Panel A in the basement as GC could not be provided access at the time of the site-walk?

Answer: The existing Panel a is a Westinghouse Electric Corporation CDP Panel (see attached image/Attachment B).

23. The water riser as built is not in the location as indicated on the plans and would likely need to be relocated. The 1st floor was not available for access during the site walk. It is unknown if there is a chase wall below that goes to the deck or if there is an ACT ceiling with the chase exposed above to access for sanitation and water line relocation. Please advise if underneath the 2nd floor is accessible from 1st floor through ACT and exposed chase wall.

Answer: Contractor would need to field investigate the exact location.

24. Is the existing wood panel on the right side of the plan north wall (To be Kitchen/Break room) to be removed and replaced with Gypsum?

Answer: All wall finishes on Sht. A2.1 are gypsum boards. Remove existing wood paneling and overlay existing walls with new gypsum board.

Please incorporate this change into the Invitation for Bid and acknowledge receipt of this addendum on your bid form.

Sincerely,

Laura Hardwick

