



**Jackson County Board of Commissioners**  
**Finance Department**

67 Athens Street  
Jefferson, Georgia 30549

Phone: (706) 367-1199 Fax: (706) 708-2505

**Trey Wood**  
**Director**

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Date: January 28, 2019

To: Renovations to Historic Courthouse

From: Myrna Yarbrough, Purchasing Manager

RE: Addendum #4 to Jackson County ITB 180031, Renovation to Historic Courthouse, 2<sup>nd</sup> Floor, Jackson County, Jefferson, GA

1. Addendum #4 is hereby issued to inform all companies that have a copy of ITB 180031, Renovations to Historic Courthouse, 2<sup>nd</sup> Floor, Jackson County that the attached questions and answers are hereby made a part of this bid document.
2. All other terms and conditions in ITB 180031 remain unchanged.
3. Any inquiries concerning Addendum #4 should be addressed to Myrna Yarbrough, Purchasing Manager, 706-367-6309 or via email at [myarbrough@jacksoncountygov.com](mailto:myarbrough@jacksoncountygov.com)
4. Jackson County reserves the right to reject any and all proposals, to waive any technicalities or irregularities and to award the offer based upon the most responsive, responsible submission. Bidders must acknowledge receipt of addenda on the request for proposal form, or by signing and attaching this addenda to your bid.

## Jackson County Historic Courthouse

### Upper Level Restoration

#### Responses to Questions:

1. Replace the open floor area at the base of Stair 101 with marble to match existing as close as possible.
2. Remove the existing GWB ceiling, furring, electrical lighting, conduit, etc. at the ceiling of Stair 101.
3. Remove the existing pipe railing at Stair 101 and replace with that specified.
4. See specifications for catwalk manufacturer.
5. Uncover the portion of the window in Stair 208. Leave Welcome Center Office as existing.
6. Wood trim will be paint grade. Clear Poplar is acceptable.
7. A trash chute can be constructed on the West side of the courthouse building.
8. Refer to detail 9/A4 for metal stud furring requirement.
9. Restore plaster in Stair 101 and 208.
10. Woolen Mill is the basis for specification for the ceiling fan system. Equal or better manufacturers that can match the appearance and installation will be considered.
11. A dumpster can be located on either North Street or South Street at contractor's preference.
12. Unit pricing is required as per the Bid Form. No other unit pricing is required.
13. Refer to specifications for quantities of wood floor and wood ceiling to be replaced under unit pricing. These quantities are subject to be revised after discovery of existing conditions.
14. There will be no City or County Building Permit fees.
15. There are no preferred subcontractors.
16. The railings in the center of Stair 101 are to be removed. Provide new railings on each side of the stair.
17. The contract is expected to be awarded 30 to 60 days after the submission of bids.
18. Remove the existing carpet and glue in Stair 101/200. Clean and paint the existing concrete.
19. Elevator cab flooring to be marble tiles to match existing as close as possible.
20. Toilet grab bars and mirrors are to be provided to meet ADA requirements. Tissue holders, towel dispensers and soap dispensers are to be provided by the owner.
21. Restore existing plaster in rooms 101, 200, 208 and 300. The balance of walls are to be GWB.
22. Remove and replace metal ceilings in 300, 301 and stair to gallery. Restore existing wood ceilings in these areas.
23. Plaster walls are to have smooth painted finish to match existing. GWB walls are to have orange peel finish to match existing.

24. Restore all existing wood casings and trim wherever possible. Otherwise, replace as per the discussion during the mandatory walk through.
25. Finish Schedule notes 1, 2 & 3 are typical and apply wherever conditions exist.
26. Refer to detail C/A5 for new glass rail at gallery. Top of rail to be 42" above floor.
27. Ceiling panels are to be attached as per manufacturer's specifications. Furring materials are as specified for suspended ceilings.
28. Provide 12" batt insulation only above upper level ceilings.
29. The existing seating will be removed, refinished and reinstalled by the owner.
30. Existing furniture and radiators will be removed, refinished and reinstalled by the owner.
31. Judge's Bench assembly to be constructed as per AWI Standards to match the profiles indicated on the drawings.
32. The Owner will remove all salvable historic elements. Should any historic elements be discovered during demolition or construction, they are to be turned over to the owner.
33. Exposed and stained wood materials are to match existing. Painted materials are to be as specified. Clear Poplar is acceptable.
34. Wood ceilings under the gallery are to match the existing clear pine.
35. The condition and replacement requirements of the existing wood ceilings and flooring will be determined after demolition and discovery.
36. The existing wood shelving in room 211 is to be stripped and repainted.
37. The only known masonry work is the repair and/or replacement of brick units under and in the vicinity of the existing windows.
38. New walls are ½" GWB on 3-1/2" 24 gage metal studs.
39. There are no suspended ceiling panels in the scope of work other than the metal panels indicated and specified.
40. The scope of work of demolition was described during the mandatory walk through.
41. The elevator shaft will be reconfigured to accommodate the existing electrical panels which will remain as existing.
42. All existing pipe railings at the stairs are to be removed and replaced with those specified.
43. The HVAC equipment in the elevator lobby will have to be relocated as per instructions during the mandatory walk through.
44. The owner will remove the existing demolition debris.
45. The existing wood railing at the gallery will remain. The glass rail system will be attached to the floor and existing rail.
46. There is no fire alarm system in the building. The smoke detectors are to be tied into the HVAC controls.

47. The existing structure can support the catwalk system which is capable of spanning between the roof structure assembly.
48. There are no additional framing requirements for the catwalk components.
49. The catwalk will be engineered and coordinated by the manufacturer.
50. The ceiling heights are to match existing or previously existing as per instructions during the mandatory walk through.
51. Installation of the pull down stair and roof scuttle will be field coordinated after demolition when all existing conditions are known.
52. The ceilings in rooms 201 and 204 are GWB as per the finish schedule.
53. The ceiling structural grid specified is intended for both GWB and metal panel ceiling materials.
54. The 48" elevator pit is acceptable.
55. The elevator shaft dimensions will be coordinated with the elevator manufacturer.
56. The elevator specified will fit within the existing building height for overhead clearance.
57. The building is not sprinklered. A sump pump is not required in the elevator shaft. If a drain is required, a gravity drain can be installed as the bottom of the pit is above the exterior grade level.
58. The elevator does not penetrate beyond the roof truss structure. After demolition and discovery of existing conditions, final construction details of how the existing floor joists bear onto the elevator shaft and how the elevator shaft is laterally braced can be determined.
59. The elevator shaft will be 8" CMU with all cells filled with 3,000 PSI concrete and vertical #5 reinforcing bars at 24" on center. The pit floor will be 12" thick concrete with #5 bars at 12" on center each way. The pit floor shall extend 8" beyond the CMU walls.
60. A hoist beam is not required for the elevator.
61. Either an aluminum or galvanized steel pit ladder is acceptable.
62. A shaft cover is not required for the elevator.
63. The glass rail attachment to the gallery rail will be coordinated with existing conditions once they are discovered.
64. Refinish doors or replace missing doors as per the discussion during the mandatory walk through.
65. Replace all glazing in doors and transoms.
66. Provide new railings on both walls in stair 101 and on outside wall only of stair 208.
67. New transom operators are to match those existing on the restored lower level.
68. There are no new windows.
69. The millwork in the event preparation area is to be plastic laminated with a solid surface countertop.

70. Abatement of hazardous materials has been performed. It is recommended however that the general contractors exercise Lead Based Paint awareness procedures during construction.
71. Existing utilities can be used by the general contractor during the construction.
72. Only historic items are to be salvaged and turned over to the owner that may be discovered during demolition and construction. All known historic items have or will be removed by the owner.
73. Access doors are to be provided where water valves would otherwise be covered and inaccessible otherwise.
74. Stamped metal components are to match as closely as possible to those existing and will be selected from the manufacturer's standard product line. The only custom fabricated element will be the large metal cove in the courtroom.
75. VCT flooring materials will be 12" x 12" x 1/8" commercial grade and selected from the manufacturer's standard product line.
76. The existing mop sink will be removed in the vicinity of the new elevator.
77. Tie-ins to existing plumbing will be determined during discovery.
78. Remove all exposed existing radiator piping. Abandon all concealed radiator piping.
79. There are no rated chases in the scope of work.
80. Remove all existing conduit that would be exposed or interfere with new construction. Abandon all concealed conduit.
81. See note 7 on sheet E2 for variable speed fan controller.
82. Provide a time clock for lighting controls in the courtroom as per note 4 on sheet E2.
83. Provide lighting in attic space at HVAC units only.