

May 10, 2024

**Addendum #3  
BL063-24  
Provision of Comprehensive HVAC Services on an Annual Contract**

Please see the below summation of questions and answers for the above-mentioned bid.

**PLEASE DELETE PAGES 15-21 AND REPLACE WITH THE REVISED BID SCHEDULE PAGES 15R-21R.**

Please see the attached Pre-Bid Sign in sheet.

Q1: Under Instructions for Vendors Section IV Item H.- "Agreements were there is a cost-plus mark-up, mark-up will not be paid on taxes. Does this mean for example a \$100.00 invoice with \$7.00 in sales tax that equals \$107.00, the contractor can mark up the \$100.00 but not the \$7.00?

**A1: Correct, the contractor could only mark up the cost but not the tax.**

Q2: In regard to Section 2, Fire Stations, are the bay exhaust fan controls covered under comprehensive?

**A2: Yes. All Fire Stations except for 2, 3, 16, and 17 have CO2/NO controls with interlocks to the bay rollup doors. The awarded contractor shall assume each station to have a controller, four sensors, and interlocks for each rollup door. Contractor to provide annual calibration and comprehensive maintenance with repair and replacements for system.**

Q3: The equipment list does not completely match the bid form list. Can this be reviewed to ensure they are accurate?

**A3: Please see revised equipment list that is attached to our website.**

[Bids and RFPs - Gwinnett | Gwinnett County](#)

Q4: Does all equipment after 15 years get replaced and is it included in the bid or is it added as a change order?

**A4: The target age for equipment replacement is 15-18 years, but equipment replacements are based on age, condition, and number of repair work orders. Any equipment 20 years or over needing to be replaced would be the responsibility of Gwinnett County.**

Q5: How many pieces of equipment are over 15 years old?

**A5: The County regularly updates and renovates its facilities including mechanical equipment. The model and serial number is provided where available for equipment for the contractor to determine the age of each piece of equipment.**

Q6: How many pieces of equipment have been replaced in the last five years?

**A6: The County does not have an exact count, however we are providing the model and serial number for the units and a date code that will show the manufactures date of the equipment.**

Q7: Who handles controls?

**A7: Awarded contractor is responsible for maintaining the controls as specified in the Scope of Services, Comprehensive Services, section 3b. Repair Requirements. In the event the contractor does not have the specified resources available, the local Trane field office to be utilized is: Trane Technologies – GA: 4000 Dekalb Technology Parkway, Building 100 Atlanta, GA, 30340**

Q8: When does the contract start?

**A8: The anticipated contract start date would be July 1, 2024.**

**Clarifications:**

**1. Under Section I. Scope of Services; Subsection A. Comprehensive Services 2a, item number 8 should only read Replace filters. The note has been removed from this item.**

**2. Under Section I. Scope of Services; Subsection A. Comprehensive Services 2c will read as follows:**

On all facilities, the contractor shall provide two additional filter changes beyond those required under the Preventive Maintenance tasks. These filter changes shall be implemented on a schedule that insures there are filter changes in all of the specified equipment on a quarterly basis. Once this schedule is established, it shall be documented and used as a fixed schedule for the remainder of the contract period.

**3. Fire Station #1 currently has an HVAC replacement project underway. Expected completion date June 2024 with 1 year warranty period for equipment and controls. The warranty does not cover regular maintenance. Equipment will be replaced like for like with the addition of a DOAS unit and Trane control system.**

**4. Fire Station #4 HVAC equipment completed in March 2024 with 1 year warranty period for equipment. The warranty does not cover regular maintenance.**

**5. Fire Station #12 has an HVAC replacement and controls project recently completed. Substantial completion was date January 2024 with 1 year warranty period for equipment and controls. The warranty does not cover regular maintenance. All equipment except for the DOAS unit was replaced like for like. New equipment model and SN has not been updated on the equipment yet.**

**6. Fire Station #19 currently has an HVAC replacement project underway. Expected completion date July 2024 with 1 year warranty period for equipment and controls. The warranty does not cover regular maintenance. Equipment will be replaced like for like with the addition of a DOAS unit and Trane control system.**

**7. Fire Station # 27 is planned for an HVAC replacement project in 2025. Equipment will be replaced like for like with the addition of a DOAS unit and Trane control system.**

**8. Fire Station # 28 is planned for an HVAC replacement project in 2025. Equipment will be replaced like for like with the addition of a DOAS unit and Trane control system.**

**9. Fire Station # 28 is planned for an HVAC replacement project in 2027. Equipment will be replaced like for like with the addition of a DOAS unit and Trane control system.**

**10. Fire Headquarters is planned for an HVAC replacement project in 2024. Equipment will be replaced like for like.**

**Additions to Scope of Work:**

**Under Section I. Scope of Services; Subsection A. Comprehensive Services 2e.**

**2e. Filter Requirements**

As Gwinnett County desires to maintain a certain level of quality within the maintenance program included in this contract, there are some minimum requirements for air filters that should be utilized by the awarded contractor. This will apply to all filter changes. Awarded contractor shall provide to Gwinnett County, upon notification of anticipated award, and prior to award, the manufacturer information to support the filters that will be utilized in this contract. In addition, to

ensure these filters are being utilized as part of the preventive maintenance program, Gwinnett County reserves the right to inspect various locations periodically.

Filter Specifications:

- a. Air filters shall be medium efficiency ASHRAE pleated panels consisting of synthetic media, welded wire media support grid, and beverage board enclosing frame.
- b. Filter media shall be a synthetic blend, lofted to a uniform depth of 0.15", and formed into a uniform radial pleat.
- c. A welded wire grid, spot-welded on one-inch centers and treated for corrosion resistance shall be bonded to the downstream side of the media to maintain radial pleats and prevent media oscillation.
- d. An enclosing frame of no less than 28-point high wet-strength beverage board shall provide a rigid and durable enclosure. The frame shall be bonded to the media on all sides to prevent air bypass. Integral diagonal support members on the air entering and air exiting side shall be bonded to the apex of each pleat to maintain uniform pleat spacing in varying airflows.
- e. The filter shall have a Minimum Efficiency Reporting Value of MERV 8 when evaluated under the guidelines of ASHRAE Standard 52.2. It shall also have a MERV-A of 8 when tested per Appendix J of the same standard. ISO 16890 rating is ePM10 50.
- f. Initial resistance to airflow shall not exceed 0.27", 0.31" or 0.27" w.g. at an airflow of 350, 500 or 500 fpm on 1", 2" or 4" deep models respectively.
- g. The filter shall have an Energy Cost Index (ECI) value of five stars.
- h. The filter shall be listed by Underwriters Laboratories as UL Class 900.
- i. Manufacturer shall provide evidence of facility certification to ISO 9001:2015.
- j. Manufacturer shall guarantee the integrity of the filter pack to 2.0" w.g.  
Supporting Data - Provide product test report including all details as prescribed in ASHRAE Standards 52.2, including Appendix J.

This addendum should be acknowledged on Page 22 of the Contractor Information Page.

Thank You,

**Alexis Holland**  
**Purchasing Associate II**

FAILURE TO RETURN THIS PAGE AS PART OF THE BID DOCUMENT MAY RESULT IN REJECTION OF BID.

ITEM No.	SECTION A – COMMUNITY SERVICE (PARKS) – COMPREHENSIVE SERVICES	MONTHLY CHARGE	ANNUAL CHARGE (Monthly x 12)
1.	Bay Creek Park, 175 Ozora Road, Loganville, GA 30052	\$	\$
2.	Best Friend Park, 6224 Jimmy Carter Boulevard, Norcross, GA 30071	\$	\$
3.	Bethesda Park, 225 Bethesda Church Road, Lawrenceville, GA 30044	\$	\$
4.	Bogan Park, 2723 North Bogan Road, Buford, GA 30519	\$	\$
5.	Bryson Park, 5075 Lawrenceville Highway, Lilburn GA 30047	\$	\$
6.	Cemetery Field Park, 211 Cemetery Street, Norcross, GA 30071	\$	\$
7.	Collins Hill Park, 2225 Collins Hill Road, Lawrenceville, GA 30043	\$	\$
8.	Collins Hill Golf Course, 2225 Collins Hill Road, Lawrenceville, GA 30043	\$	\$
9.a	Dacula Park Activity Building, 2735 Old Auburn Avenue, Dacula, GA 30019	\$	\$
9.b.	Dacula Park, 205 Dacula Road, Dacula, GA 30019	\$	\$
10.	Duncan Creek Park, 3700 Braselton Highway, Dacula, GA 30019	\$	\$
11a.	EE Robinson Park, 885 Level Creek Road, Sugar Hill, GA 30518	\$	\$
11b.	EE Robinson Park, 800 Peachtree Industrial Blvd. Sugar Hill, GA 30518	\$	\$
12.	Female Seminary, 415 South Perry Street, Lawrenceville, GA 30046	\$	\$
13.	George Pierce Park, 55 Buford Highway, Suwanee, GA 30024	\$	\$
14	Harmony Grove Park, 119 Harmony Grove Road, Lilburn, GA 30047	\$	\$
15.	Harbins Park, 2995 Luke Edwards Road, Dacula, GA 30019	\$	\$

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

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ITEM No.	SECTION A – COMMUNITY SERVICE (PARKS) – COMPREHENSIVE SERVICES	MONTHLY CHARGE	ANNUAL CHARGE (Monthly x 12)
16.	Historic Courthouse, 185 Crogan Street, Lawrenceville, GA 30046	\$	\$
17.	Isaac Adair House, 15 Clayton Street, Lawrenceville, GA 30046	\$	\$
18.	JB Williams Park, 4935 Five Forks Trickum Road SW, Lilburn, GA 30047	\$	\$
19.	Jones Bridge Park, 4901 E. Jones Bridge Road., Norcross, GA 30092	\$	\$
20.	Lilburn Activity Building, 788 Hillcrest Road, Lilburn, GA 30047	\$	\$
21.	Lenora Church Park, 4515 Lenora Church Road, Snellville, GA 30039	\$	\$
22.	Lions Club Park, 500 Rockbridge Circle, Lilburn, GA 30047	\$	\$
23.	Lucky Shoals Park, 4651 Britt Road, Norcross, GA 30093	\$	\$
24.	Magistrate Building, 185 Crogan Street, Lawrenceville GA 30046	\$	\$
25.	McDaniel Farm Park, 3020 McDaniel Road, Duluth, GA 30096	\$	\$
26.	Mountain Park Park, 5050 Five Forks Trickum Road, Lilburn, GA 30047	\$	\$
27.	Parks Operation Center, 352 Hosea Road, Lawrenceville, GA 30046	\$	\$
28.	Peachtree Ridge Park, 3170 Suwanee Creek Road, Suwanee, GA 30024	\$	\$
29.	Pinckneyville Community Center, 4650 Peachtree Industrial Blvd, Norcross, GA 30071	\$	\$
30a.	Pinckneyville Park (Soccer), 4707 S. Old Peachtree Road, Norcross, GA 30071	\$	\$
31b.	Pinckneyville Park (Baseball, Skate, Corp. Pavilion), 4758 S. Old Peachtree Road, Norcross, GA 30071	\$	\$

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

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ITEM No.	SECTION A – COMMUNITY SERVICE (PARKS) – COMPREHENSIVE SERVICES	MONTHLY CHARGE	ANNUAL CHARGE (Monthly x 12)
32.	Rabbit Hill Park, 400 Rabbit Hill Road, Dacula, GA 30019	\$	\$
33.	Rhodes Jordan Park, 100 East Crogan Street, Lawrenceville, GA 30043	\$	\$
34.	Rock Springs Park, 550 Rock Springs Road, Lawrenceville, GA 30043	\$	\$
35.	Senior Information Building, 186 East Pike Street, Lawrenceville GA 30046		
36.	Shorty Howell Park, 2750 Pleasant Hill Road, Lawrenceville, GA 30136	\$	\$
37.	Singleton Road Activity Boulevard., 5220 Singleton Road, Norcross, GA 30093	\$	\$
38.	Simpsonwood Park, 4511 Jones Bridge Circle, NW, Norcross, GA 30092	\$	\$
39.	South Gwinnett Park, 2015 McGee Road, Snellville, GA 30078	\$	\$
40.	Tribble Mill Park, 2125 Tribble Mill Parkway, Lawrenceville, GA 30045	\$	\$
41.	Yellow River Park, 3232 Juhan Road, Stone Mountain, GA 30087	\$	\$
42.	Gwinnett Environmental & Heritage Center, 2020 Clean Water Drive, Buford, GA 30519	\$	\$
<b>SECTION A - SUPPORT SERVICES (PARKS) – COMPREHENSIVE SERVICES TOTAL</b>		<b>\$</b>	<b>\$</b>

**PRICES SHOULD NOT EXCEED 2 DECIMAL POINTS**

ITEM No.	SECTION B - SUPPORT SERVICES (FIRE) – COMPREHENSIVE SERVICES	MONTHLY CHARGE	ANNUAL CHARGE (Monthly x 12)
1	Fire Station No. 1, 165 Lawrenceville Street, Norcross, GA 30071	\$	\$
2.	Fire Station No. 2, 12 Harmony Grove Road NW, Lilburn, GA 30047	\$	\$
3.	Fire Station No. 3, 4394 Five Forks Trickum Road, Lilburn, GA 30047	\$	\$

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

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ITEM No.	SECTION B - SUPPORT SERVICES (FIRE) – COMPREHENSIVE SERVICES	MONTHLY CHARGE	ANNUAL CHARGE (Monthly x 12)
4.	Fire Station No. 4, 5550 Spalding Drive, Norcross, GA 30092	\$	\$
5.	Fire Station No. 5, 3001 Old Norcross Road, Lawrenceville, GA 30044	\$	\$
6.	Fire Station No. 6, 3890 Johnson Drive, Lithonia, GA 30058	\$	\$
7.	Fire Station No. 7, 3343 Buntan Road, Duluth, GA 30096	\$	\$
8.	Fire Station No. 8, 2295 Brannan Street., Grayson, GA 30017	\$	\$
9.	Fire Station No. 9, 1900 Five Forks Trickum Road, Lawrenceville, GA 30044	\$	\$
10.	Fire Station No. 10, 1131 Rock Springs Road, Lawrenceville, GA 30043	\$	\$
11.	Fire Station No. 11, 5885 Live Oak Parkway, Norcross, GA 30093	\$	\$
12.	Fire Station No. 12, 2815 Lenora Church Road, Snellville, GA 30078	\$	\$
13.	Fire Station No. 13, 343 Highway 23, Suwanee, GA 30024	\$	\$
14.	Fire Station No. 14, 1600 Buford Highway, Buford, GA 30515	\$	\$
15.	Fire Station No. 15, 275 Perry Street SW, Lawrenceville, GA 30045	\$	\$
16.	Fire Station No. 16, 195 Dacula Road, Dacula, GA 30019	\$	\$
17.	Fire Station No. 17, 2739 Brooks Road, Dacula, GA 30019	\$	\$
18.	Fire Station No. 18, 1515 Mineral Springs Road, Hoschton, GA 30548	\$	\$
19.	Fire Station No. 19, 3275 N. Berkley Lake Road, Duluth, GA 30136	\$	\$
20.	Fire Station No. 20, 1801 Cruse Road, Lawrenceville, GA 30044	\$	\$
21.	Fire Station No. 21, 470 Old Peachtree Road, Lawrenceville, GA 30024	\$	\$
22.	Fire Station No. 22, 2180 Stone Drive, Lilburn, GA 30047	\$	\$

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

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ITEM No.	SECTION B - SUPPORT SERVICES (FIRE) – COMPREHENSIVE SERVICES	MONTHLY CHARGE	ANNUAL CHARGE (Monthly x 12)
23.	Fire Station No. 23, 4355 Steve Reynolds Boulevard, Norcross, GA 30093	\$	\$
24.	Fire Station No. 24, 2735 Mall of Georgia Boulevard., Buford, GA 30519	\$	\$
25.	Fire Station No. 25, 3575 Lawrenceville Highway, Lawrenceville, GA 30044	\$	\$
26.	Fire Station No. 26, 6075 Suwanee Dam Road, Sugarhill, GA 30518	\$	\$
27.	Fire Station No. 27, 2825 Old Fountain Road, Dacula, GA 30019	\$	\$
28.	Fire Station No. 28, 3725 Rosebud Road, Loganville, GA 30052	\$	\$
29.	Fire Station No. 29, 2800 Thompson Mill Road, Buford, GA 30519	\$	\$
30.	Fire Station No. 30, 1052 Ozora Road, Loganville, GA 30052	\$	\$
31.	Fire Station No. 31, 1056 Collins Hill Road, Lawrenceville, GA 30043	\$	\$
32.	Fire Administration Building/Headquarters, 408 Hurricane Shoals Road, Lawrenceville, GA 30045	\$	\$
33.	Fire Logistics Bldg., 450 Hosea Road, Lawrenceville, GA 30045	\$	\$
34.	Fire Facilities Management, 1890 Five Forks Trickum Road, Lawrenceville, GA 30044	\$	\$
35.	Fire Apparatus Management, 650 Swanson Drive, Lawrenceville, GA 30043	\$	\$
36.	Fire Academy, Building 1, 3608 Braselton Highway, Dacula, GA 30019	\$	\$
37.	Fire Academy Apparatus Building 2, 3608 Braselton Highway, Dacula, GA 30019	\$	\$
38.	Fire Annex Old-18, 3600 Braselton Highway, Dacula GA 30019	\$	\$
<b>SECTION B - SUPPORT SERVICES (FIRE) – COMPREHENSIVE SERVICES TOTAL</b>		\$	\$

**PRICES SHOULD NOT EXCEED 2 DECIMAL POINTS**

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



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ITEM #	SECTION C - COMMUNITY SERVICES - COMPREHENSIVE SERVICES	MONTHLY CHARGES	ANNUAL CHARGE (Monthly x 12)
1	Bethesda Park Aquatic Center, 225 Bethesda Church Road, Lawrenceville, GA 30044	\$	\$
2.	Bogan Park Community Center, 2723 North Bogan Road, Buford, GA 30519	\$	\$
3.	Bogan Park Aquatic Center, 2723 North Bogan Road, Buford, GA 30519	\$	\$
4.	Bogan Park Gym, 2723 North Bogan Road, Buford, GA 30519	\$	\$
5.	Collins Hill Aquatic Center, 2200 Collins Hill Road, Lawrenceville, GA 30043	\$	\$
6.	Mountain Park Aquatic Center, 1063 Rockbridge Road, Stone Mountain, GA 30087	\$	\$
7.	Mountain Park Activity Building, 1063 Rockbridge Road, Stone Mountain, GA 30087	\$	\$
8.	West Gwinnett Aquatic Center, 4488 Peachtree Industrial Blvd, Norcross, GA 30071	\$	\$
<b>SECTION C - COMMUNITY SERVICES - COMPREHENSIVE SERVICES TOTAL</b>		\$	\$

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

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<b>MAINTENANCE AND REPAIR SERVICES ON A TIME AND MATERIAL BASIS</b>					
<b>Item #</b>	<b>Description</b>	<b>Approx. Annual Quantity</b>	<b>Unit</b>	<b>Unit Price</b>	<b>Total Price</b>
1.	Technician – Repair during normal hours, Monday – Friday, 8:00 a.m. to 5:00 p.m.	575	Hour	\$	\$
2.	Technician – Repair after hours, Monday – Friday, After 5:00 PM, Weekends & Holidays	15	Hour	\$	\$
3.	Helper – Repair during normal hours, Monday – Friday, 8:00 AM to 5:00 PM	15	Hour	\$	\$
4.	Helper – Repair after hours, Monday – Friday, After 5:00 PM, Weekends & Holidays and parts used in repairs, maintenance, and installations.	5	Hour	\$	\$
5.	Service Call Charge (one-time charge per call)	150	Each	\$	\$
6.	Mechanic - Ductwork Installer during normal hours, Monday – Friday, 8:00 a.m. to 5:00 p.m.	25	Hour	\$	\$
7.	Mechanic – Ductwork Installer after hours, Monday – Friday, After 5:00 p.m., Weekends & Holidays	5	Hour	\$	\$
8.	Helper – Ductwork Installer during normal hours, Monday – Friday, 8:00 a.m. to 5:00 p.m.	25	Hour	\$	\$
9.	Helper – Ductwork Installer after hours, Monday – Friday, After 5:00 p.m., Weekends & Holidays	5	Hour	\$	\$
10.	Administrative Fee for coordinating subcontractor work/rental equipment	20	Each	\$	\$
11.	State percentage of mark up above cost for repair parts (not to exceed 15%)*	\$50,000.00	Each	%	\$
12.	Cost per unit to perform preventive maintenance only, per specifications, on all replacement or new units during warranty periods.	5	Each	\$	\$
<b>TOTAL MAINTENANCE AND REPAIR SERVICES – ALL SECTIONS</b>					<b>\$</b>

\*To calculate percentage markup, multiply \$50,000.00 by percentage markup (for example if markup is 15%, calculation would be \$50,000.00 x 1.15 = \$57,500.00)

<b>Overall Bid Total</b>	
Section A - Community Service (Parks) Comprehensive Services Total	\$
Section B – Support Services (Fire) Comprehensive Services Total	\$
Section C – Community Services Comprehensive Services - Total	\$
Maintenance and Repairs Services Total	\$
<b>GRAND TOTAL</b>	<b>\$</b>

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

**PRE-BID CONFERENCE**

**BL063-24 Provision of Comprehensive HVAC Services on an Annual Contract**

	<u>Representative Name</u>	<u>Company Name</u>	<u>Phone #</u>	<u>E-Mail Address</u>
1.	Robert Mays	5-Seasons	206-714-2314	robart@5-sm.com
2.	Billy Smith	Smith Mechanical	706 570 4498	SmithMechanical7@gmail.com
3.	Tony Gray	5 SEASONS MECH	470-281-1427	Tony@5-sm.com
4.	Mike Stephens	Maxair Mechanical	770-714-9620	mstephens@maxairmech.com
5.	Savannah Cook	Daikin Applied	470-728-4004	Savannah.Cook@Daikinapplied.com
6.				
7.				
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11.				
12.				
13.				

<u>Department Representative Name</u>	<u>Department</u>	<u>Department Representative Name</u>	<u>Department</u>
RAFFERTY	Doss		
Brian Greene	Doss		
Alexis Holland	DUPS		