



Shelby County EMA-IT Building Project

ADDENDUM NO. 2

Date: November 13, 2025

RE: Shelby County EMA-IT Building Project Bid

BID DATE AND TIME:

Tuesday, November 25, 2025 at 2:00 p.m. CST

Location for the bid opening remains the Shelby County Manager's Office, located at 200 West College Street, Room 123, Columbiana, Alabama, 35051

General:

There is a Mandatory Pre-Bid Conference Meeting on November 17, 2025 at 10:00 a.m. CST for this project. The location of the pre-bid meeting is 200 West College Street, Room 123, Columbiana, Alabama, 35051.

Project Manual, Plans and Specifications:

None

Substitution Request:

- 07-5419 PVC Roofing – Everguard PVC KEE 60 mil by GAF – NOT APPROVED
- 23-5000 Heating and Air Conditioning Equipment and Specialties – 2.10 Packaged Air Handling DOAS-SS - AboveAir – NOT APPROVED
- 23-5000 Heating and Air Conditioning Equipment and Specialties – 2.9 Horizontal Fan Coil Unit – Carrier M#42DHA – APPROVED
- 23-5000 Heating and Air Conditioning Equipment and Specialties – 2.14 Single Zone Roof Top 100% Fresh Air Unit DOAS – Carrier M#62X – NOT APPROVED
- 23-5000 Heating and Air Conditioning Equipment and Specialties – 2.14 Horizontal Fan Coil Unit – Grease Master – NOT APPROVED
- 23-5000 Heating and Air Conditioning Equipment and Specialties – 2.16 Centrifugal Roof Exhausters – Captiveaire – NOT APPROVED
- 23-5000 Heating and Air Conditioning Equipment and Specialties – 2.16 Centrifugal Roof Exhausters – Loren Cook – NOT APPROVED
- 23-5000 Heating and Air Conditioning Equipment and Specialties – 2.17 In-Line Centrifugal Fans – Loren Cook – NOT APPROVED

- 23-5000 Heating and Air Conditioning Equipment and Specialties – 2.18 Ceiling Exhaust Fans – Loren Cook – NOT APPROVED
- 23-5000 Heating and Air Conditioning Equipment and Specialties – 2.19 Propeller Fans – Loren Cook – NOT APPROVED
- 28-3100 Fire Alarm System – 2.15 Fire Alarm System Manufacturer – Edwards Fire Alarm System – NOT APPROVED

Questions and Clarifications:

Q1 — Please provide a construction start date.

A1 – See Specification 00-1310 Section 1.6 (A and C), Specification 00-1020 Note 1 and 3. It is the County's goal to begin construction as soon as possible pending an acceptable bid result. January 2026 is the target to begin construction activities.

Q2 - Please further define or provide narrative for Alternate #2 and Alternate #3. The civil drawing does not provide the 'limits' of Alternate #2 clearly.

A2 – The location and scope of the alternates are shown on plan sheet C200.

Q3 - For Alternate #2: Are we to simply bid 700 SY of milling/removal & replacement of asphalt at 4" depth = 2.5" binder & 1.5" wearing surface, with locations TBD?

A3 – The locations shall be marked in the field by the engineer. These areas are labeled 1B on the plans and in general these locations are in the center of the existing asphalt parking lot and are to correct damaged existing asphalt in preparation for a complete overlay. The replacement asphalt shall consist of 4" of 425-B Upper Binder placed flush with the top of the existing asphalt.

Q4 - For Alternate #3: Are we to simply bid milling/removal and replacement of asphalt for the entire existing parking lot at 1.5" depth = 1.5" wearing surface with max aggregate size of 1/2" = approximately 4,170 SY?

A4 – See plan sheet C200 Alternate #3 scope of work summary, 1C. Mill at edge of curb only to allow asphalt overlay to be flush with the top of the existing gutter. Milling of the entire parking area is not required. The entire parking area as shown within the dashed line area and labeled as 1C is to be included.

Q5 – Plan Sheet C504 & C505 both show the Alternate #1 parking lot in-place. For bidding the Bermuda sod that must be installed for base bid, please clarify if the entire parking lot area that is shown will require sod or permanent seeding, if Alternate #1 is not selected by owner.

A5 – If Alternate #1 is not awarded, the contractor shall seed and mulch the area defined as parking in Alternate #1 on Sheet C200. Seed and mulch shall also be placed in the areas labeled as SOD-2 on Sheet C504 if Alternate #1 is not awarded. Sod shall only be placed in areas labeled SOD-2 if Alternate #1 is awarded.

Q6 – Specification 06-4100 Architectural Wood Casework – Section 1.4: Please confirm if AWI Certification is required. In order to obtain more competitive pricing, as we request this to be waived. AWI standards will still be met.

A6 – The AWI Quality Certification is waived. However, proof of competency meeting the experience requirements of 10 years minimum shall be required.

Q7 - Please advise unit pricing requirements. There are no instructions for unit pricing, and Geotech report seems to indicate that some degree of undercut/replacement will be required. Please advise if Allowances/Unit pricing will be added via addendum.

A7 – Any undercut and replacement fill shall be included in the base bid for the project. Contractors are welcome to perform additional site investigation if desired.

Q8 - As project disturbed area is greater than 1-acre, please confirm the following in regards to ADEM/NPDES.

A8 – If the contractor can phase work such that the total disturbed area is less than 1 acres at any given time a permit is not required. If the area is exceeded the contractor shall be responsible for obtaining an NPDES permit (Section 00-1020, note #6). The contractor shall be responsible for all ADEM required permit application documents above what is provided in the project plans CBMPP. The contractor shall be responsible for all fees associated with the ADEM NPDES permit. The contractor shall be responsible for all permit requirements (QCI inspections and monitoring if required).

Q9 - Please confirm who pays for all utility related charges/fees such as water tap & system development fees, sewer impact fees, APCO aid to utility fees, and gas service fees (if applicable to project) – owner or GC.

A9 – The County to pay each utility company directly for cost associated with permanent power, water and sewer service. Any scope of work not provided by the utility shall be the responsibility of the contractor. Columbiana Water shall provide the required 4" and 2" meters and shall be paid for by the County as part of the tapping and impact fee. All other water service related materials shall be provided by the contractor.

Q10 – Specification 10-5300 Sunshades/Solar Louvers – is TVM the only allowed supplier? Are other providers required to submit prior-approval substitution?

A10 – TVM is the basis of design. Other suppliers are welcome and should be submitted for approval prior to bidding.

Q11 – Plan Sheet M3 calls out a different kitchen hood than the one referenced in Addendum #1. Please clarify which one is required.

A11 – The required range hood shall be the one specified in Addendum #1 - Broan Glacier Range Hood – Model GLA2303SS – 30 inch stainless with ADA Wiring Kit. Disregard the unit specified on Sheet M3.

End of Addendum