

**1948 Warehouse Wall Remediation
951 5th Street, Macon, GA 31201
Macon Water Authority**

ADDENDUM NO. A1

A. GENERAL: It is the intent of this Addendum to answer questions from the Pre-Bid meeting, add the Pre-Bid Agenda and Pre-Bid sign-In Sheet to the Contract Documents, and make changes to the contract documents.

B. QUESTIONS followed by answers in red:

1. Does the new fire rated drywall installed on the interior of the building have to be painted?
 - a. No, new drywall will not be painted. Just taped and mudded to achieve a fire rated wall condition.
2. What type of conduit needs to be used for the new lighting system?
 - a. Rigid metal conduit is required.
3. Is there an existing circuit to tie the new exterior lighting to?
 - a. The new exterior lighting system needs to be tied into the same circuit as the West Elevation awning light.
4. Does any work need to be done to the West Elevation awning?
 - a. No, existing awning to remain.
5. Do only the masonry bricks on the West Elevation receive brick sealer?
 - a. Only masonry brick will receive brick sealer.
6. What needs to be done about the steel angles penetrating through the West Elevation?

**1948 Warehouse Wall Remediation
951 5th Street, Macon, GA 31201
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- a. The existing steel angles protruding from the west elevation shown in the above photo are to be removed.
7. Will Macon Water Authority remove the camera located on the South Elevation?
- a. Yes, MWA will remove and reinstall the camera.
8. Is a Georgia Utility Contractor License required for this project?
- a. No, this requirement has been redlined from the Invitation to Bid attached to this addendum.
9. Will a tapered edge strip need to be installed at the metal bottom closure of the newly installed elevation sheet metal panels?
- a. Yes, a tapered edge strip will need to be installed under the new 24-gauge sheet metal bottom closure to provide a slope to drain the water on this ledge. Detail 1 on A-5 of the drawings will be revised in a future addendum.
10. Are there any other areas of the CMU wall than what is marked on the drawings that will need the CMU replaced?



**1948 Warehouse Wall Remediation
951 5th Street, Macon, GA 31201
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- a. Yes, three more areas of CMU replacement/remediation will be added to revised drawings in a future addendum. The photos above show these three areas.

11. Will any CMU with face damage be replaced?

- a. Yes, all CMU that exhibits face damage is required to be replaced.

12. What type of mortar was used for the brick on the West Elevation?

- a. The existing mortar on the west elevation is historic lime putty mortar. The mortar test result for this elevation are attached to this addendum. When tuck pointing this area historic lime putty that matches the test results is required.

13. What work needs to be done to the concrete and concrete ledges under the windows located on the West Elevation?



- a. These areas are to be prepped, primed and painted in the same manner as New Work Note #2 on Drawing A-3 and a note will be added to revised drawings in a future addendum.

14. Does any work need to be done to the exterior panels in the areas that the new interior insulation and fire rated gypsum for the alternate will be installed?

- a. No.

15. Will Macon Water Authority remove the material from the interior racks to be able to access interior work areas?

- a. MWA will remove the horizontal racks of material to provide a larger work area. During the pre-construction meeting staging of the removal will be discussed.

C. SPECIFICATIONS and DRAWINGS:

1. Section 00020- Invitation to Bid: Remove and replace this section with attached "Section 00020- Invitation to Bid" to modify Georgia Utility Contractor License requirement.

October 28, 2026

**1948 Warehouse Wall Remediation
951 5th Street, Macon, GA 31201
Macon Water Authority**

D. ATTACHMENTS:

1. Pre-Bid Agenda
2. Pre-Bid Sign-In Sheet.
3. Section 00020 Invitation to Bid
4. West Elevation Mortar Test Result

END OF ADDENDUM NO. A1

Pre-Bid Meeting Agenda

MWA 1948 Warehouse Wall Remediation

Macon Water Authority

Location: 951 5th St., Macon Ga. 31201

Time: 10:00 am

Date: October 27, 2026

Pre-Bid Sign in Sheet

Please make sure to sign the Pre-Bid sign in sheet. It is mandatory to be at this meeting to Bid the project.

Project Contract Documents

Purchasing the contract documents is required to Bid the project. To purchase the documents, \$250.00 should be made payable to MEC&A and an electronic set of the Drawings and Specifications will then be provided to the Contractor.

Instructions to Bidders Specification Section 00100

Bidders are to read this section in the specs, as well as other related sections, for the instructions on how to submit your Bid for the project. The method of Bidding is a lump sum Bid with one contingency allowance and two alternates.

Bid Security

10% Bid bond is required.

Interpretations and Addenda

No interpretations of the contract documents shall be made orally. No cost adjustment shall be made for failure to understand or for a misinterpretation of the contract documents. It is the contractor's responsibility to verify all existing conditions. All questions and interpretations made on site will be documented and answered officially in an addendum. Additional questions shall be in written form and emailed to the owner no later than 10:00 am on November 3rd, 2026. Those additional questions and interpretations will be answered in the form of an addendum issued to all those who attend the Pre-Bid meeting and purchased the Contract Documents by November 5th, 2026, no later than 72 hours prior to the Bid Opening.

Bid Opening

The Bid Opening will be held November 10th, 2026, at 2:00 pm in the MWA's Dorothy Black Training Room at 537 Hemlock Street, Macon, Georgia.

Project Description

The project consists of removing the existing windows above the CMU/brick walls on the West and South elevations and installation of wood framing, batt installation, type x gypsum board, and new metal wall panels. Clean all masonry surfaces, repair mortar joints, and replace damaged masonry on the West and South elevations. All sealant joints are to be replaced. Brick masonry to receive a breathable brick sealer. CMU masonry to receive new paint.

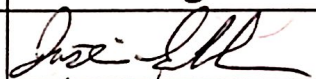
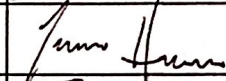
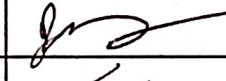
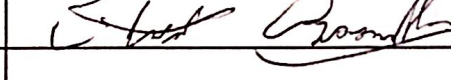
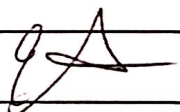
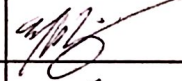
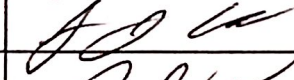
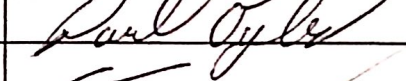
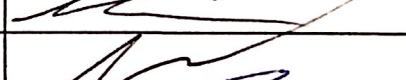
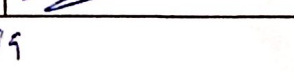
The contingency allowance included in the Bid is described in the contract documents. It is for any unforeseen or unexpected conditions. The allowance, if not documented or used during construction of the project, will be credited back to the Owner. Use of the contingency allowance must be approved by owner.

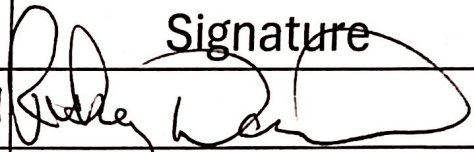
Two alternates are included in this bid. These alternates consists of the installation of fire-rated gypsum sheathing and batt insulation at the existing stud walls of the East, North, and South interior elevations and installation of wall packs for exterior lighting on the West and South elevations.

Pre-bid Sign In Sheet: 1948 Warehouse Wall Remediation

Macon Water Authority

Date: 10/27/2026

Name	Company	Email	Phone	Signature
Justin Schuchmann	MEC&A	justinschuchmann-mecanda@coxbusiness.net	478-250-7474	
Terence Heenan	MEC&A	t.heenan@mgacoxmail.com	478-719-6446	
Sarah Martin	MWA	shayes@maconwater.org	478-738-6510	
Jarvis Fennelle	MWA	jfennelle@maconwater.org	478-738-6471	
Stewart Rowell	MEC&A	srowell-mecanda@coxbusiness.net	478-714-8227	
<p>Jamie Giguere - Midwest Maintenance, Inc. 101 Fox Drive Piqua, OH 45356 Office: (937)773-9236 Cell: (937)418-0286 Email: Jamie@midwestmaintenance.com</p>				
Elizabeth Abarca	RRS Enterprises	elizabeth.abarca@rrs-llc.org	954-681-5891	
Matthew Whiting	Skyline Construction Services	skylineconst@yahoo.com	706-485-4707	
Grady Carnes	Skyline Const	skylineconst@yahoo.com	706-485-4707	
PAUL OGLES	OGLES CONSTRUCTION	paulygles@yahoo.com oglesconstruction.com	(478) 972-8131	
Shane Threlk	Trekker Group	Christopher.Hassell@TrekkerGroup.com	863 205 3362	
Joe Hill	THREKKEER GROUP	JOSEPH.HILL@THREKKEERGROUP.COM	863-251-3090	
Rupert Jones	The Mitchell Group	Twright@themitchellgroup.com	404-561-1995	

Name	Company	Email	Phone	Signature
Rickey Davis	Southern Preservation Systems	Rickel@spssatt.com	678-898-9271	
Chris McGovern	SunCoast Restoration	Chris@SunCoastGroup.com	678-575-3071	
Amanda Christopher	Flint Building Co	amanda@flintbuilding.com	478-960-8464	
Paul Cumbers	MWA	pcumbers@macwa.org	478-447-3936	
Marvin Land	MWA	mland@macwa.org	478-960-1453	
Shawn Williamson	MWA	swilliamson@macwa.org	478-447-2103	

SECTION 00020

INVITATION TO BID

THE MACON WATER AUTHORITY
MACON, GEORGIA

Sealed Bids for furnishing all materials, labor, tools, equipment and appurtenances necessary for the installation of 1948 Warehouse Wall Remediation (the "Project") will be received by the Macon Water Authority (the "Owner"), at the Macon Water Authority, 537 Hemlock Street, Dorothy Black Training Room, Macon, Georgia 31201 until 2:00 P. M., local time, November 10th, 2026, and then at said office publicly opened and read aloud. All bidders must attend a mandatory pre-bid meeting at 951 5th Street, at 10:00 A.M., on October 27th, 2026. All bid questions must be submitted to the Owner by 10:00 A.M. on November 3rd, 2026. The Bidder should attend the pre-bid meeting in its entirety.

The Project consists of removing the existing windows on two elevations and installing wood framing with metal wall panels. These two elevations will also receive masonry remediation which includes but is not limited to brick replacement, tuck pointing, installation of a breathable brick sealer and painting. An alternate for installation of batt insulation, fire rated sheet rock, and wall packs for exterior lighting is also included.

The Project will be awarded in one Contract. The Project will be awarded by base bid plus selected alternates on a lump sum basis for the performance and completion of all Work required by the Contract Documents.

The Contract Documents include, but may not be limited to, the Instructions to Bidders, the Contract Agreement, the General Conditions, the Drawings, the Specifications (Divisions 01 through 46, inclusive, where applicable), and the forms of Bid Bond, Performance Bond, and Payment Bond. These and any other Contract Documents may be examined at the following location:

Engineering Department
Macon Water Authority
537 Hemlock Street
Macon, GA 31201

Electronic copy of the Contract Documents may be obtained at the office of the Engineer, MEC&A, at 478-471-6661 or t.heenan@mgacoxmail.com upon a non-refundable payment of **\$250.00**. These documents will be provided electronically upon receipt of payment. **Bidders must purchase the Contract Documents in order to be eligible to submit a bid.** Bid documents on the MWA website are for informational purposes only.

Each Bid must be accompanied by a Bid Bond in the amount of 10% of the Bid, prepared on the form of Bid Bond that is part of the Contract Documents, duly executed by the Bidder as principal and having as surety thereon a surety company licensed to do business in the State of Georgia and listed in the latest issue of U.S. Treasury Circular 570.

Bidders must comply with the Disadvantaged Business Enterprise Participation Requirements

specified in the Instructions to Bidders.

~~The Bidder shall affix to the outside of its Bid envelope the Bidder's Georgia Utility Contractor License Number. A license number of a Utility Manager or a subcontractor is insufficient, and any Bid that fails to affix to the outside of its Bid envelope the Bidder's Georgia Utility Contractor License Number may be rejected.~~

The successful Bidder for this Project shall be required to furnish a Performance Bond and Payment Bond, satisfactory to the Owner, each in the amount of 100 % of the Contract Price.

Employment of Local Businesses and Contractors: It is the desire of the Owner that local businesses--including disadvantaged, minority, and women enterprise subcontractors-- be given the opportunity to participate on the various parts of the Work.

The Owner's encouragement of participation of disadvantaged, minority, and women enterprises and of locally owned businesses and contractors is not intended to restrict or limit competitive bidding or to increase the cost of the Work. The Owner supports a healthy, free market system that seeks to include responsible local businesses and provide ample opportunities for local business growth and development.

In an effort to assist minority-owned businesses, Georgia law permits an income tax adjustment on the state tax return of any company that subcontracts with a certified minority-owned firm to furnish goods, property or services to the State of Georgia pursuant to O.C.G.A. §48-7-38. Suppliers should consult with their tax advisors to find out how to take advantage of these tax credits.

The Owner reserves the right to reject any or all Bids. The Owner reserves the right to waive informalities and technicalities.

The Macon Water Authority
Michel Wanna
Interim Executive Director & President

END OF SECTION

October 28, 2026

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AMR Labs

1525 Corona Dr.
Granbury, TX 76048

817-366-8376
Mortarlab.com
mortarlab@gmail.com

Types of Testing

Rush Processing _____ Paid ☒ Send Invoice _____
Mortar Composition ☒
Sand Sieve _____
Color Matching _____ Boxes Ordered _____
Compressive Strength ☒

Contact Name: Mike Clark / Charles Bell
Business: Michael E. Clark & Associates
Address: 3643 Vineville Ave
City, ST Zip: Macon, GA 31204
E-mail: J. heenan@MGA.com
Charles Bell - mecanda@MGA.com

Job Name/#: _____
Address: _____
City, ST Zip: _____
Phone: 478-471-6661

Sample #/Location: Wareh B S1

Compressive Strength: N/A Crushing pressure is relative to size, age, and shape of samples tested. Some variance is allowed.

75 psi _____ 150 psi _____ 350 psi _____ 400 psi _____ 750 psi _____ 1800 psi _____ 2800 psi _____ Over 2800 psi _____

Powder ☒ Shatter _____ Can be crumbled by hand ☒ or under light load _____ Consistent _____ Inconsistent _____

7 day _____ 14 day _____ 28 1/2 day _____ Date Made: _____

90-140 psi

Based on compressive strength, mortar is likely Type: L ☒ K ☒ O _____ NC _____ N _____ S _____ M _____ Portland Cement _____

Visible Parts:

Historic Lime _____ Unmixed Lime _____ Unmixed Portland _____ Large Aggregates _____ Hair _____ Plant Fiber/Grass _____ Shells/Reactive Aggregates _____ Sandy _____
Deterioration _____ Algae _____ Paint _____ Indicates Repair/Pointing _____ Color Grey _____ White Specs _____ Large White Specs _____ Clay _____ Moist _____

Notes:

Weight Loss: 28.12 g - 22.45 g = 5.67 g / start weight = _____ = 20.16 % Loss

Weight Loss 2: _____ g - _____ g = _____ g / start weight = _____ = _____ % Loss

Acid Reaction and Weight Loss are consistent with test results for mortar

type: L ☒ K ☒ O _____ NC _____ N _____ S _____ M _____ Portland Cement _____

Sand: Graded _____ Not Graded _____ Source: Quarry _____ River _____ Mixed _____
Size and Shape: Some 1/4 inch or larger _____ None larger than sieve #16 _____
Rounded _____ Jagged ☒ Flat _____
Gradation: General _____ % #30 sieve or larger _____

Acid Reaction: Reactive Aggregates ☒ Violent _____ Slow _____
Pigment _____ Color _____
Lime Reaction: VH ☒ MH _____ M _____ ML _____ Low _____ VL _____ None _____
Portland Reaction: VH _____ H _____ MH _____ M _____ ML _____ Low _____ VL _____ None _____
Solution: Requires Heating _____ Green _____ Orange _____ Clear ☒ / Cloudy _____
Indication of Sealer _____ Latex _____ Clumping _____ Pos. Gypsum _____ Yellow _____
Samples being tested are different _____

Sand Color: Clear
Clear ☒ Tan ☒ Brown _____ Red _____ Pink _____
Yellow _____ Black ☒ Grey _____ White ☒
Other _____

Full Sieve Analysis _____ #4- _____ % #8- _____ % #16- _____ % #30- _____ % #50- _____ % #100- _____ % #200- _____ % Fine- _____ %

Notes:

Summary:

Mortar Type: L ☒ K ☒ O _____ NC _____ N _____ S _____ M _____ Portland Cement _____ Gypsum _____ (Use White Portland _____)

Mortar Formula: P=Portland, L=Lime, S=Sand, G=Gypsum, NC=Natural Cement

Sand variance is between 2.25 and 3 parts sand by volume. P+L= total Mix multiplied by 2.25 to 3 parts sand. Always measure sand as loose damp aggregate.

Lime Mortar= 1 part lime : 3 sand

Gypsum Mortar= 1 part Gypsum : 3 sand

Type N= (1P:1.25L): 6.75 Sand

Portland Cement= 1 part Portland : 3 sand

Type K= (1P:3L): 12 Sand

Type S= (1P:1/2L): 4.5 Sand

Natural Cement= 1 part Natural Cement: 3 sand

Type O= (1P:2.5L): 10.5 Sand

Type M= (1P:1/4L): 3.75 Sand

Ratio of Mix to Sand: Use Sand portion times the total of (P+L): 2.25 _____ 2.5 ☒ _____ 2.75 _____ 3 _____ 4 _____ Other _____

Lime: Large Historic Lime _____, Smaller Historic Lime _____, Type S/SA Lime _____, Lime Putty ☒, Dolomitic Impurities Low 9 / High _____

Additional Notes/Recommendations:

Color Match: _____
Color Code: Type: _____ # _____
Pigments: None _____, A _____
Tablespoons/Gallon Mix: _____
_____ Lt Buff, _____ Dk Buff, _____
_____ Maroon, Other: _____
Terracotta, _____

Date of Analysis:

10/26/2026

Approved/Performed By:

James Nech - GM-AMR