



Lincoln Trail

Area Development District
~ established 1968 ~



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Equal Opportunity Employer M/F/D/V/SO

Invitation for Bid: MEADE COUNTY ROAD DEPARTMENT BUILDING
BID NO: 2026-01

Date Issued: February 5, 2026
Bid Date: February 27, 2026

ADDENDUM #1 RESPONSES TO QUESTIONS:

The following information supersedes or is in addition to information released in the Contract Documents dated 2/5/2026. Each bidder shall govern their actions accordingly in the preparation of their bid.

1. Is a sprinkler system required? **No**
 - a. **See revised Layout Sheet A-2 and A-3 for revised wall locations and notes regarding fire walls.**
2. The architectural plans and MEP plans do not match regarding overhead door locations?
 - a. **Refer to the building layout sheet A-2 for door locations. The MEP drawings used an older version.**
3. What is the wall construction between the Wash Bay and Garage?
 - a. **All walls inside the Wash Bay are standard concrete block up to a height of 12'. The remaining wall to the roof line will be studs with a metal liner. The wall separating the Wash Bay and Shop shall have a layer of 5/8" Type X drywall on both sides.**
4. Is there a Bid Form to be filled out?
 - a. **Refer to page 2 of 7 of the Bid Specifications to see what items are required to be submitted**
5. Floor plans and elevations do not match regarding overhangs on the building. Are there to be overhangs and if so, what is the dimension on these? What soffit material?
 - a. **Overhangs are NOT required**
6. The specs call for a 20-year weathertight room warranty. Is this going to be required?
 - a. **No**
7. What is the roof slope. The plans call for 3:12 and the specs call for 4:12?
 - a. **The roof pitch is 3:12**

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8. Please confirm the design criteria (deflection limits) in the specs. This is higher than the MBMA standards. Can we provide the MBMA standards?
 - a. **Use the MBMA standards**
9. UL90 listing. Drawings page A-4 has UL90 NO box checked, however in the specs under Metal Roof Panels Page 133419-11 it calls for UL90 rating. Please advise.
 - a. **UL90 is not required**
10. Are any interior panels required? If so, we need locations, height, and materials required?
 - a. **The Wash Bay will have interior panel liners above the 12' concrete block. The Shop area does NOT have liners.**
11. The specs call for secondary steel (girts, purlins, bracing, etc) to be galvanized. Does this material actually need to be galvanized or can we provide standard red or gray primer?
 - a. **Red or gray primer is acceptable**
12. What is the stair and landing construction? Open grate treads and landing or concrete filled pans?
 - a. **The stairs can be built from conventional wood framing with posts for support. Disregard the note regarding cantilever of the landing. Be sure the construction of the landing and stairs meets all applicable building codes.**
13. How far down are the exterior wall panels to go?
 - a. **Extend to the FFE**
14. Will the door jambs sit on top of the 1'6" concrete wall or extend down to FFE?
 - a. **Extend to the FFE**
15. What type of metal wall panel fasteners are required? One part of spec calls for concealed fasteners and another calls for exposed fasteners.
 - a. **The exterior wall metal is 26-gauge metal with exposed fasteners**
16. What is the construction of the compressor room supposed to be? Metal building or stick frame?
 - a. **Include the compressor room in the PEMB package**
17. There needs to be an established allowance amount for the breakroom cabinets.
 - a. **Allow \$10,000 for cabinets**
18. The aluminum doors called for on the door schedule do not match the doors shown on the floor plans or elevations. Please advise.
 - a. **See revised door schedule on Sheet A-2. All solid core wood doors have been changed to metal doors. Ignore the elevation views regarding the style of door. Also note that all doors on the end walls of the shop area must be 1-hour fire rated doors. The toolroom Door 109 has been changed to a double metal door that is 1-hour fire rated. See Sheet A-3 for the revised Mezzanine layout and door locations. The doors are metal double doors that are 1-hour fire rated.**
19. Do you really want an epoxy floor for the shop area or would you want sealed concrete for this area?
 - a. **The base bid should include a solvent-based sealer on the Shop and Wash Bay. The owner may choose to upgrade to an epoxy coating if the budget allows.**
20. What pages are to be submitted as the bid form? The specs only reference pages 1,2 and 3. Does the base bid breakdown shown in the General Conditions need to be submitted with the bid?
 - a. **Refer to page 2 of 7 of the Bid Specifications to see what items are required to be submitted. The Bid Breakdown will be submitted by the selected bidder.**

21. The Summary of Work sheet #011000-2 Item C appears to be from another project?
- a. **Ignore this note**
22. Page 011000-3 Item 1.7.1 has items to be turned in with this bid. Are these applicable to this project? On the same page, item 2.1 mentions Parish Panic, that is not ours, please review the Summary of Work for applicable items the Owner is requesting from bidders.
- a. **1.7.1 is applicable but you can include large residential or commercial projects. This will be used to ensure the bidder is qualified.**
 - b. **2.1 can be ignored**
23. There are several lines concerning Security and Fencing, please indicate a temporary layout requirement so bidders can estimate this cost accurately.
- a. **Security Fencing is not required**
24. There is a spec section 116000 Animal Equipment that appears to be from another project.
- a. **Ignore any reference to animal equipment**
25. Please clarify the structure for the Mezzanine. Some PEMB manufacturers will not design a mezzanine that is bar joists, deck and concrete. Does the owner want steel joists and beams with Advantech plywood covering the floor? Can we install TJI Type Joists?
- a. **The PEMB manufacturer shall design the mezzanine to support a total load of 150 PSF. The owner prefers steel joists and beams with Advantech plywood. TJI Joists are not allowed.**
26. The clear height under the mezzanine must be 8 to 9' at the ACT and up to 10' to bottom of the joists. Does that apply to the beams as well?
- a. **The purpose of the clearance from ACT to joists is to allow for HVAC and other mechanicals.**
27. The 1'6" tall wall between door openings stopping at the column to the right of door 110 North. Explain about the area that doesn't have a wall above the slab will be finished out?
- a. **See the Pier Wall Detail on Sheet C10. The purpose of elevating the piers at these locations is to protect the steel from salt during the winter months.**
28. Do we fur out the interior side of the exterior walls in the office area with 2 1/2" metal studs and apply 5/8" drywall? What type of masonry wall is to be used on the office area walls? Is it a veneer or full block? Will these areas still have drywall on the interior walls? The veneer stops on the elevation views at the corner and doesn't continue towards the compressor room but Sheet C-10 shows the orange line continuing around the corner? Please advise.
- a. **All interior walls of the office area shall be 5/8" drywall. See the elevation view for split-faced CMU locations. The block will end at the corner. This wall will sit on the foundation and is not structural. The face of the block will be in line with the metal above.**
29. What is on the ceiling of the wash bay, shop and mezzanine? Exposed insulation vapor barrier or is there a liner panel at any of these places?
- a. **The ceilings in these locations are to be bid as exposed insulation with vapor barrier. Should the budget allow, liner panels may be added to the Shop Area after award.**
30. Please clarify which hardware set goes to which doors? Verify that each door with the same door label are the same size and hardware.
- a. **This sheet has been updated.**

31. Please note that the door in the safe room on Sheet A-2 is door 104 and is aluminum without glass in an aluminum frame. Can you detail this please? Thickness? Also note that the door 113 to the compressor room is aluminum in an aluminum frame with a lock only, no weather seals and no closures and is 2 – 2'-6" panels.
- a. **See revised door schedule.**
32. The layout for the Safe Room is not the same as A-2, C-8, C-9 and C-10. There is an additional wall and door on the C drawings and no door inside the room on the A-2 schedule.
- a. **Sheets C-8, C-9 and C10 are correct. See the door schedule for details.**
33. The strip footings between column footings appear to be 2' thick, please verify?
- a. **The footing is 2' thick**
34. Will there be any kind of grating or damper at the two ducts that enter the safe room on sheet M-101?
- a. **No**
35. Please clarify the scope of work we are to bid for the LP gas. I see that the 1000 gallon tank is by Owner but how much of the ¾" gas line is by Irvington Gas/Owner??
- a. **Irvington Gas will supply the ¾" line all the way to the building. Contractor will install the sleeves as shown.**
36. Who is supplying the ATS and can you supply the generator information and manufacturer to us if we supply the ATS?
- a. **The County shall provide the generator. They will transport the generator to the site. The contractor will provide the ATS. The make is Generac Power System and Model #QT02516ANSN. 25KW, 1 phase, 120/240 volt, 104 amp.**
37. Note 1 and 4 on Sheets C-1, C-2 and C-3 regarding owner furnishing rock and asphalt. Does the contractor need to include some rock to create a good working surface and access to the building site? Consider adding a note to say that the Owner will sequence the aggregate base and asphalt base course to be installed once grade is established and the contract work can proceed.
- a. **All rock under the asphalt is supplied by the County. All rock under concrete is supplied by the Contractor.**
38. Note 5 on same sheets, the contractor shall place 6" of topsoil on all slopes, swales, ditches and grassy areas as shown. Has the topsoil been stockpiled and is enough quantity on site?
- a. **The Sheet C-4 of the Civil Plan regarding the septic system. Clean topsoil must be imported to backfill the septic system. Additional topsoil may be needed to dress up other areas on the site.**
39. What is the floor finish in the Wash Bay?
- a. **Solvent Based Sealer on trowel finished concrete**
40. What floor finish in Tool Room and Compressor Room
- a. **Solvent Based Sealer on trowel finished concrete**
41. What is the door finish for the IT room in the Mezzanine?
- a. **See revised door schedule.**
42. Will the IT room walls go to the deck or stop at 10' for easy access?
- a. **Stop the walls at 10' and leave open at the top for access. Drywall the interior walls and ceiling.**
43. Does the tool room get ACT ceiling?

- a. **All rooms on the Office end of the building will have ACT ceiling except the Safe Room**
- 44. Will a Geotech report be made available with borings?
 - a. **A single boring was completed by a 3rd party in 2024 to establish the bearing capacity of the soil. The soil bearing capacity for the foundation design is 3000 PSF. The excavation will be considered unclassified. Bidders can get permission from the owner to dig a couple test pits as needed at their own expense.**
- 45. Is the Wash Bay partition in the PEMB scope of work? If so, is the walkdoor in the center of the wall? This would require a different column spacing?
 - a. **The Wash Bay wall on the Shop side is a non-structural block wall up to 12' high and then stud and 5/8" drywall on both sides. The Wash Bay side will have a liner up to the roof line. Place the man door so as not to impact the column location.**
- 46. Many of the back side windows cross over column locations. Can they be moved to the center of each bay?
 - a. **Adjust as needed based on PEMB design**
- 47. The mezzanine is going to use wood-type flooring. What kind of deck are we supposed to provide over the joists?
 - a. **Work with the PEMB engineer to design the floor system. The finish floor will be Advantech subfloor.**
- 48. Will all three walls of the Mezzanine be fire rated? Will they require top of wall firestopping as well?
 - a. **Only the wall separating the Shop and Office Area and the wall separating the Shop and Wash Bay will need to be fire rated. The local building inspector will likely require fire stop.**
- 49. Will there be an allowance for rock excavation?
 - a. **The excavation is considered unclassified. Include rock excavation in the bid as appropriate.**
- 50. **Are striping, bumper blocks and signage a part of the bid?**
 - a. **NO**

Clarifications:

1. **A sprinkler system is not required as long as the Shop Area is separated from the Wash Bay and Office Areas by 2-hour fire walls that extend to the roof line. The doors on those walls must be 1-hour rated.**
2. **The 5/8" Type X drywall is not required under the floor of the mezzanine.**
3. **Floors in the Safe Room, Compressor Room and Tool room are trowel finished concrete and solvent sealer. No LVT required in these rooms.**
4. **The Shop Area will have a standard solvent-based sealer. Epoxy may be considered if the budget allows after award of the project.**
5. **The walls in the Wash Bay are block up to a height of 12' and then studs and metal liner the rest of the way to the roof. The Shop side wall will have 5/8" drywall in addition to the liner inside the Wash Bay.**

6. The Shop wall adjacent to the Office Area will be framed all the way up to the roof line to create a 2-hour rated fire wall. Both sides of the wall will have 5/8" Type X drywall.
7. All doors are metal doors with metal frame. No solid core wood doors allowed.
8. The roof shall be standing seam metal and the pitch is 3/12.
9. The landing to the Mezzanine can be built out of conventional lumber and must meet building codes.
10. For the areas where the split face block is shown, place #5 bar stubbed up ever 32".
11. Include a bond beam above each man door and for the last run of block above the CMU split face block. Use a smooth face block for the top run.
12. See the notes in the Bid Specs on page 4 of 7 regarding Taxes. It is to be understood that the prices quoted are to be exclusive of taxes (Meade County will furnish an exemption certificate as required.)