

ADDENDUM NO.1

DATE: November 22, 2023

TO: ALL BIDDERS

FROM: JONATHAN SIMS
DEWBERRY
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BLOUNTSTOWN, FL 32424-6209
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PROJECT NAME: HOLMES COUNTY AGRICULTURAL CENTER

PROJECT NUMBER: 50136786

Please note the following clarifications, corrections or supplemental information regarding the above-referenced project:

1. What is the estimated construction budget?

RESPONSE: The construction cost estimate is \$2,300,000 for the completed building, sitework, and utilities.

2. Is there a door & window schedule?

RESPONSE: The door and window schedule has been provided on the attached finish schedule drawings.

3. What are the interior elevations for the roll up pass through window and the window between rooms 101 & 102?

RESPONSE: The dimensions of the roll up pass through window are shown on the attached finish schedule drawings.

4. Are there any specifications for the roll up door at the pass-through window?

RESPONSE: The specifications for the pass-through window are outlined on the attached finish schedule drawings.

5. Are there any specifications for the for the partition wall between rooms 113 & 114?

RESPONSE: The partition wall is not required by the contractor. The owner will provide the partition wall at a later date after building construction is completed.

6. What is the paint color selection needed?

RESPONSE: All paint colors will be selected by the owner during the submittal process. All interior walls shall be primed and painted with two coats of paint that are outlined in the specifications section of the bid package. The colors to be selected include interior walls, trim, metal siding on building, tile, and LVP that are identified in the finish schedule drawings.

7. What color roof panels are needed?

RESPONSE: The roof will be galvalume metal finish with no required color and shall meet windload requirements for Holmes County. We would anticipate a 24 Ga. PBR panel for the roofing but will review all the building components during the shop drawing review. The building plans will need to be signed and sealed by a Florida Registered Professional Engineer.

8. What color counter tops and cabinets?

RESPONSE: The counter tops shall be Corian Solid Surface ½” thick and the owner will provide the final selection during the submittal process but has expressed a desire for white or off-white countertop color. The kitchen sink shall be a 33” Athol single bowl Stainless Steel undermount farmhouse sink by Magnus Products. Refer to attached specifications for the kitchen sink.

9. The spec book mentions joint firestopping. What walls need to be fire rated?

RESPONSE: The only 2-hour fire rated wall in the building will be located between the open arena area and the built-out office spaces. The contractor will need to provide a 2-hour fire rated wall (80-foot length) with two layers of 5/8” Type X gypsum and the wall will need to extend to the roofline with fire proofing. The finish schedule attached shows two options for the 2-hour fire rated wall with either 2x4 wood studs or with metal studs. Either option will be acceptable. Other options to achieve the 2-hour fire rating for the wall will be evaluated for approval if the contractor provides an alternative that meets the 2020 Florida Building Code.

10. Will a fire alarm and sprinkler system need to be installed?

RESPONSE: The contractor will be required to install smoke detectors in all offices and rooms that are hard wired with backup batteries and will be required to install the fire extinguishers with cabinets as shown on the Life Safety Plans. The specifications for the fire extinguishers are attached to this addendum. There will not be a central fire alarm or sprinkler system required for the construction.

11. What kind of wall base will be needed?

RESPONSE: The wall base is shown on the finish schedule attached and will be 1x6 primed and painted finger joint wood. The wall base boards will be installed in all offices, hallways, and all areas that have sheetrock walls. Refer to the finish schedule for other trim that will be required in the building.

12. With the walls being framed inside of a steel framed building and not bearing any load, could metal framing be used in place of wood?

RESPONSE: Yes – the contractor may elect to use metal stud framing however it will be required to be braced overhead around all corners and door openings to prevent excessive movement when doors open and close and shall be a minimum 18 Ga. for studs and tracks. The option for 2x4 #2 SYP will require pressure treated base plates and will also need to be braced overhead at corners and door openings to prevent excessive movement for when doors open and close.

Prebid Questions / Responses

13. The contractors may elect to install the 2” Forcemain across the parking lot with a directional bore instead of open cutting the parking lot. If the open cut option is used the contractor will be required to compact the trench to 95% modified proctor maximum dry density with select sand and provide a minimum of 8” limerock base compacted to 98% modified proctor maximum dry density with a 1.5” minimum thickness SP-12.5 asphalt surface.
14. The foundation design included in the plans is an estimate of the footer sizes that may be required for the building. These are being provided for estimating purposes for the contractor and will be re-designed by Holmes County based on the reactions that are provided by the metal building supplier. The footers could get bigger or smaller depending on the reactions from the metal building supplier that is chosen by the contractor. There will not be any additional compensation for the contractor if the footers that are required by the reactions are larger than what is shown in the bid plans. The contractor will also have the option to hire their own Florida Registered Professional Engineer for the foundation design of the building. In any case, the slab thickness will need to be 4” minimum and is required to be treated for termites prior to installation of 6 mil vapor barrier and 6x6 10/10 wire reinforcement that is continuous across the slab. The open arena area will not require any slab construction and will only consist of the footers required for the frame reactions.
15. The bid schedule has been revised to omit the demolition of the existing building. The existing building is currently being removed by Holmes County and all concrete slabs and debris will be removed prior to the contractor starting work on the new building.
16. Please disregard sheet A1.2 from the bid set of plans. The revised plans attached do not include that sheet.
17. Contractor shall provide eight (8) ceiling mounted exit signs as shown in the Life Safety Plan Sheet included in the updated plans attached.

18. The contractor is not responsible for the bleachers that are shown on the floor plans on several sheets. These will be provided by Holmes County at a later date.
19. There is a detail in the foundation plan that refers to a 5" thick slab incorrectly. The slab is a 4" minimum thickness throughout with the exception of the arena area that will be left as exposed dirt 4" below the finished floor elevation of the building.
20. The interior ceiling height for the building shall be 10 feet at all locations except for the arena area that will be exposed to the insulated deck above.
21. All wall insulation shall be R-13 minimum and all roof insulation shall be R-38 minimum. The roof insulation assembly will be provided by the metal building manufacturer for approval during the shop drawing review.
22. The LVP required on the project shall be interlocking 7"x48" commercial grade (20 mil wear thickness min.) and shall be waterproof and stain resistant. The owner will select the color and desires a wood grain pattern that has integral padding. The installation shall match the manufacturers' recommendations.
23. The ceramic tile that is required on the project shall be commercial grade with a PEI rating of 4 minimum. Grout lines shall be 3/8" and the colors will be selected by the owner during the submittal process.
24. The contractor will not be required to provide any appliances as part of the project including ice machine, refrigerators, microwaves, or any other appliances shown in the plans. These will be purchased and installed by Holmes County after construction completion.
25. The countertop at the pass-through window will be provided by the owner. All other counter tops will be provided and installed by the contractor with Corian Solid Surface 1/2" thick countertops as outlined above in the addendum. The contractor shall provide the knee wall for the countertop to sit on top of that matches the other counter top elevations.

Note: Please email a notice of receipt back to sborgen@dewberry.com. Please also include a copy of the signed addendum in the Bid Package. Any bidders that fail to submit a signed copy of this addendum will have their bids rejected by the Holmes County Board of County Commissioners.

ACCEPTED BY:

Signature of Bidder

Date

TYPE OR PRINT NAME OF BIDDER