

ADDENDUM No. ONE (1)
NIMS MIDDLE SCHOOL PHASE II GYM LOBBY EXPANSION
Leon County Schools
Tallahassee, Florida

JANUARY 15, 2025

This Addendum forms part of the Contract Documents and modifies the original Contract Documents as indicated below. Acknowledge receipt of this Addendum in the space provided on the Bid Form. Failure to do so may subject Bidder to disqualification.

This Addendum is seven (7) pages plus three(3) attachments, totaling 121 pages.

1. PROJECT SPECIFICATIONS

1.1. Replace the following specification sections with revised specification sections per “Attachment A - Addendum No.1 – Fitzgerald Collaborative”, dated January 15, 2025.

00 00 00	TOC
01 23 00	ALTERNATES
04 26 13	MASONRY VENEER
09 91 13	EXTERIOR PAINTING
10 44 13	FIRE PROTECTION CABINETS

2. PROJECT DRAWINGS

2.1. Replace sheets G002, G003, G005, G100, C101, S001, S101, S301, S302, S401, D202, A101, A103, A201, A202, A303, A401, A402, A403, A405, A421, A601, A611, P100, P101, P400, P500, AND E400 with revised sheets per Attachment A - “Addendum No.1 – Fitzgerald Collaborative”, dated January 15, 2025.

3. PROJECT MANUAL

3.1. List of Contract Documents:

3.1.1. Add Item #9 “Addendum No. 01” by Rippee Construction, Inc., dated January 15, 2025 to the List of Contract Documents.

3.2. Scope of Work:

3.2.1. Revise the following scopes of work (changes in red):



Certified General Contractor, License CGC1522435

Bid Package 02 41 – Selective Demolition

Specification Sections:

Division 00 All Sections

Division 01 All Sections

Division 02 All Sections

Base Bid: The scope of work shall include all Selective Demolition work per the contract documents, including, but not limited to:

- Concrete slabs, sidewalks, stairs, and ramps
- CMU walls
- Steel columns, beams, and precast tees
- Existing lower roof system (Demolition Note D-18)
- New openings in existing CMU walls. Saw cutting and toothing required. Coordinate with masonry contractor on locations of new openings.
- Handrails and railings
- Walkway and entrance canopies
- Chain link fencing
- Doors, frames, and door hardware
- Flooring & tile. Mortar/grout to be completely removed down to bare concrete.
- Toilet partitions and accessories
- Gypsum board ceilings in Boys and Girls Showers (Bldg. 4, Rms 04-031D & 04-032E)
- Contractor is required to ensure all existing buildings scheduled to remain shall remain weathertight and watertight during phased demolition.
- All saw cutting, hauling, and daily cleanup as pertaining to this scope of work.
- Protect existing finishes scheduled to remain

Exclusions: Unless otherwise noted above, site demolition shown on the Civil drawings and MEP demolition shown on the MEP drawings. Demolition of gutters and downspouts on upper roof (Demolition Keynote D-19) by others. **Main Court floor sanding by others.**

Alternate 1: Demolish and haul gymnasium seating

Alternate 5: Demolition and hauling of existing acoustical ceiling tiles and grid in Building 4

Alternate 6: Demolition and hauling of existing acoustical ceiling tiles and grid in Building 9

Bid Package 03 00 – Concrete

Specification Sections:

Division 00 All Sections

Division 01 All Sections

Division 03 All Sections

07 92 00 Joint Sealants (As Pertaining to This Scope of Work)

32 02 51 Concrete Curbs, Curbs & Gutters, and Sidewalks

Base Bid: The scope of work shall include all concrete work per the contract documents, including, but not limited to:

- Concrete footings, slabs, stairs, steps, site walls, retaining walls, ramps, sidewalks, **ladder pad**, and drop curbs
- Layout, excavation and prep, formwork, vapor barriers, bond breakers, reinforcements, welded wire fabric, concrete, finishing, slab isolation & control joints, keyways, and expansion joints
- Installation of embedded items furnished by others
- Backfill, compaction, and removal of excess soils from excavation work pertaining to this scope of work.
- Daily cleanup pertaining to this scope of work.
- Multiple mobilizations will be required.

Exclusions: Testing and soil treatments.



Certified General Contractor, License CGC1522435

Bid Package 09 51 – Acoustical Ceilings

Specification Sections:

- Division 00 All Sections
- Division 01 All Sections
- 07 92 00 Joint Sealants (As Pertaining to This Scope of Work)
- 09 51 13 Acoustical Panel Ceilings

Base Bid: The scope of work shall include all acoustical ceilings work per contract documents, including, but not limited to:

- All new acoustical ceiling systems
- Daily clean up as pertaining to this scope of work.

Exclusions: N/A

Alternate 5: Provide and install new 2x2 acoustical ceiling system in Building 4. Excludes rooms that do not currently have ACT (04-031D, 04-032B, 04-032E, 04-034, 04-036C, and 04-038). See D105 for layout.

Alternate 6: Provide and install new 2x2 acoustical ceiling system in Building 9. See D106 for layout.

Unit Price 0951-01: Square foot price to remove and reinstall sections of existing acoustical ceiling tiles and grid as needed for fire sprinkler and fire alarm installations in Buildings 4 and 9.

Unit Price 0951-02: Square foot price to provide and install new 2x2 acoustical ceiling system in Building 4 and 9. This price will be used to add or remove ACT work in specific rooms in Building 4 & 9.

Bid Package 09 60 – LVT, Carpet & Base

Specification Sections:

- Division 00 All Sections
- Division 01 All Sections
- 07 92 00 Joint Sealants (As Pertaining to This Scope of Work)
- 09 65 13 Resilient Base and Accessories
- 09 65 19 Resilient Tile Flooring
- 09 68 13 Tile Carpeting

Base Bid: The scope of work shall include all LVT, Carpet, & Base work per contract documents, including, but not limited to:

- Subfloor surface prep
- Carpet
- LVT
- Resilient base
- Transitions and accessories
- Daily clean up pertaining to this scope of work.

Exclusions: Ceramic tile, resinous flooring systems, and basketball court refinishing

Bid Package 09 72 – Wall Coverings & Signage

Specification Sections:

- Division 00 All Sections
- Division 01 All Sections
- 09 72 00 Wall Coverings
- 10 14 19 Dimensional Letter Signage

Base Bid: The scope of work shall include all wall coverings & signage work per contract documents, including, but not limited to:

- Custom digital print vinyl wall covering (for gypsum board and CMU walls)



Certified General Contractor, License CGC1522435

- Interior and Exterior metal letter signage
- Installation of owner provided room signage (for bid purposes assume 15 room signs)
- Daily clean up pertaining to this scope of work.

Exclusions: Blocking by others

Bid Package 09 90 – Paints & Coating

Specification Sections:

Division 00	All Sections
Division 01	All Sections
07 27 26	Fluid Applied Membrane Air Barrier
07 84 43	Joint Fire Stopping
07 92 00	Joint Sealants (As Pertaining to This Scope of Work)
09 91 13	Exterior Painting
09 91 23	Interior Painting

Base Bid: The scope of work shall include all paints & coatings per the contract documents, including, but not limited to:

- Surface prep.
- Interior & exterior painting - New and existing CMU, structural steel, handrails and railings, gypsum board walls and ceilings, doors and frames, fire extinguisher cabinets.
- Include painting 1000SF section of the north CMU wall in Room 039 (the basketball court), height not to exceed 10FT.
- Concrete sealer
- Dry fall paint on all exposed elements above ceiling
- Joint sealants and backer rod
- Joint firestopping at top of fire rated walls
- Fluid applied vapor barrier
- Daily clean up as pertaining to this scope of work.

Exclusions: N/A

Alternate 3: Prep and paint Building 6 existing exterior façade. Includes CMU, steel, HM doors & frames

Alternate 4: Prep and paint Building 6 existing interior façade, Main Court area only. Includes walls, ceilings, and HM doors & frames scheduled to remain (court side only).

Alternate 7: Prep and paint existing precast double tees at Gym walkway canopy, exposed sides only.

Unit Price 0990-1: Price per square foot to prep and paint (latex) existing interior CMU walls. Height not to exceed 10FT.

Unit Price 0990-2: Price per square foot to prep and paint (latex) existing interior CMU walls. Height above 10FT.

Bid Package 22 00 – Plumbing

Specification Sections:

Division 00	All Sections
Division 02	All Sections
Division 03	All Sections (As Pertaining to This Scope of Work)
07 84 13	Penetration Firestopping (As Pertaining to This Scope of Work)
07 92 00	Joint Sealants (As Pertaining to This Scope of Work)
Division 22	All Sections

Base Bid: The scope of work shall include all plumbing work per contract documents, including, but not limited to:

- All plumbing disconnects and demolition



Certified General Contractor, License CGC1522435

- All plumbing new work
- Connect building sanitary sewer to main site sanitary sewer line. Includes piping, fittings and cleanouts SSB24, SSB25, and SSB35 shown on C301. Bid Package 3200 will be responsible for installing the main SS line that you will be connecting to.
- Gas piping demolition (P201 Demolition Keynote 6) limited to disconnects and above grade demolition. Removal of below grade gas piping is by others.
- Provide and install new condensate drain line to existing stormwater inlet
- **Provide and install Lavatory Guard Protection at sinks**
- Equipment pads and miscellaneous concrete work (thrust blocks, pipe supports, etc.) pertaining to this scope of work
- Saw cutting, removal, and patching of existing concrete slab as needed for plumbing demolition and new work.
- Core drilling and sealing of through wall penetrations pertaining to this scope of work. Wall rating must be maintained.
- Layout, excavation, backfill, compaction and daily clean up as pertaining to this scope of work.

Exclusions: Site sanitary sewer demolition (P201 Demolition Keynote 7) is by others.

Alternates: N/A

Bid Package 23 00 – HVAC

Specification Sections:

Division 00	All Sections
Division 01	All Sections
Division 02	All Sections
Division 03	All Sections (As Pertaining to This Scope of Work)
07 62 00	Sheet Metal Flashing and Trim (As Pertaining to This Scope of Work)
07 72 00	Roof Accessories (As Pertaining to This Scope of Work)
07 84 13	Penetration Firestopping (As Pertaining to This Scope of Work)
07 92 00	Joint Sealants (As Pertaining to This Scope of Work)
Division 23	All Sections

Base Bid: The scope of work shall include all HVAC work per contract documents including but not limited to:

- All HVAC disconnects and demolition. Including HVAC demolition shown on sheets D102, D104 (Keynotes D-16, D-22)
- All HVAC new work
- Remove and reinstall existing HVAC grilles in Boys and Girls Showers (Bldg 4, Rms 04-031D & 04-032E) as needed for replacement of gypsum board ceilings.
- Equipment pads pertaining to this scope of work
- Coordination, delivery, and installation of owner provided HVAC equipment (**See AHU 6-2 Equipment Package**)
- Core drilling and sealing of through wall penetrations pertaining to this scope of work. Wall rating must be maintained.
- Provide lift equipment required for this scope of work
- Daily clean up pertaining to this scope of work

Exclusions: Controls and test and balance by LCS

Unit Price 2300-01: Price per unit to remove, clean, and reinstall existing 2x2 HVAC grilles in Buildings 4 and 9 as needed for acoustical ceiling work.

Unit Price 2300-02: Price per unit to replace existing 2x2 HVAC grilles with new grilles in Buildings 4 and 9.



Certified General Contractor, License CGC1522435

Bid Package 26 00 – Electrical

Specification Sections:

Division 00	All Sections
Division 01	All Sections
Division 02	All Sections
Division 03	All Sections (As Pertaining to This Scope of Work)
07 84 13	Penetration Firestopping (As Pertaining to This Scope of Work)
07 92 00	Joint Sealants (As Pertaining to This Scope of Work)
Division 26	All Sections
Division 28	All Sections

Base Bid: The scope of work shall include all electrical work per the contract documents including but not limited to:

- Temporary power & lighting
- Electrical disconnects and demolition (Site and Building)
- Modifications and rerouting of existing electrical systems as needed for demolition and new construction
- Electrical new work (Site and Building) – Power, lighting and controls, security, access controls, IT and communications, fire alarm, and lightning protection
- Remove and reinstall existing light fixtures in Boys and Girls Showers (Bldg 4, Rms 04-031D & 04-032E) as needed for replacement of gypsum board ceilings.
- In Building 3 only, remove and reinstall existing ACT as needed for above ceiling work.
- Coordination, delivery, and installation of owner provided electrical equipment
- Equipment pads pertaining to this scope of work
- Excavation, backfill, and compaction pertaining to this scope of work
- Provide lift equipment required for this scope of work
- Daily clean up pertaining to this scope of work

Exclusions: N/A

Alternate 5: Building 4 - Demolish existing light fixtures and replace with new 2x2 LED fixtures. See D106 for demolition quantities. Contractor to determine quantity and layout of new LED lights required to provide proper light distribution within each space. Provide quantity of lights calculated on Bid Form.

Alternate 6: Building 9 - Demolish existing light fixtures and replace with new 2x2 LED fixtures. See D106 for demolition quantities. Contractor to determine quantity and layout of new LED lights required to provide proper light distribution within each space. Provide quantity of lights calculated on Bid Form.

Unit Price 2600-01: Unit Price for 1 new 2x2 LED light fixture. Price to be used to calculate deduct if Leon County Schools elects to provide the new LED light fixtures.

Bid Package 32 00 – Earthwork & Exterior Improvements

Specification Sections:

Division 00	All Sections
Division 01	All Sections
02 02 05	Demolition (Civil)
Division 31	All Sections
32 02 93	Sodding, Seeding, & Mulching for Site Stabilization
Division 33	All Sections

Base Bid: The scope of work shall include all Earthwork and Exterior Improvements per contract documents, including, but not limited to:

- Site survey & layout
- Stormwater Pollution Prevention Plan Permit & compliance



Certified General Contractor, License CGC1522435

- Tree protection, erosion and sediment control. Includes daily inspections, repairs, and maintenance of tree protection, erosion and sediment control while earthwork and exterior improvements activities are in progress, and removal and hauling at project completion.
- Site clearing and demolition:
 - Trees and shrubs (Trees must be removed when students are not on campus. Weekend work will be required)
 - Existing stormwater systems
 - Existing site sanitary (P201 Demolition Keynote 7)
 - Below grade portion of existing 2" gas line (See P201 Keynote 6. Disconnects and above grade demolition by others)
- Site preparation, grading, fill, and compaction. All foundations to be within +/-1/10" of concrete pad. (See Structural Drawings for additional requirements pertaining to foundations for structures)
- Site drainage and stormwater structures, piping, downspout boots and connections, manholes, cleanouts, and grates
- Sanitary sewer piping, cleanouts, and structures (See below for exclusions)
- Finish grading, soil prep and sod. (For bid purposes assume 22,300 square feet of sod)
- Includes all saw cutting, core drilling, and concrete work pertaining to this scope of work.
- Includes removal of all excess soils pertaining to this scope of work

Exclusions: Plumbing contractor to provide and install SSB24, SSB25, SSB35 cleanouts, piping, and connections required to connect building sanitary sewer to new SS drain line.

Unit Price 3200-1: Unit price to provide and install one pallet of sod. Price to be used to add or subtract from base bid sod quantities as needed to accommodate the sod coverage needed on site.

4. BID FORMS

- 4.1. Revise Bid Forms to reflect scope changes detailed above. See "Attachment C – Bid Forms"

ATTACHMENTS:

Attachment A - Addendum No.1 – Fitzgerald Collaborative, dated January 15, 2025, 73 pages

Attachment B – Bid Forms – Revised Per Addendum 1, 16 pages

Attachment C – AHU 6-2 Equipment Order Packet, 25 pages

End of Addendum One