



**CITY OF CALLAWAY
GORE PARK COMMUNITY BUILDING IMPROVEMENTS
BID NO.: LS2025-01**

ADDENDUM #2

Date Issued: January 14, 2025

1. On sheet 2, "Electrical Demolition Plan," it states to relocate 1 fluorescent in the men's restroom and 2 fluorescents in the kitchen area. It also states to remove the rest of the fluorescents and replace them. Doing this will cause there to be LEDs in some areas and fluorescents in other areas. Please clarify if this is correct. **All lights are to be replaced with new LED. Same size as existing.**
 2. On sheet 1, note #1, it states to lay tile on the existing tile. This will raise the level of the flooring to be higher than it currently is, which will affect the door transitions. Would you like a price to remove the existing tile? We also looked through and tapped on tiles; many of the bathroom tiles and tiles around doors are loose underneath, which can cause issues when putting new ones on top. Does the LVP need to be removed in the kitchen before tile is laid and then a thinset poured underneath? **All existing tile shall be removed and floor prepped for new tile.**
 3. There is an existing air handler in the ceiling above the 2nd ceiling. Does it stay, or does it need to come out? **It comes out, as there will be a completely new HVAC system installed.**
 4. Does the wall that separates the dining area and the existing restrooms go to the roof deck? **Yes.**
 5. Does all wall tile in the restroom come out? **Yes.**
 6. Peachtree is no longer in business. We can quote this in a different fiberglass door unit if that is suitable? **Quote any type of door manufacturer that is equal.**
 7. Is there a reason that the door unit hardware calls for keypad cylindrical locks along with push/pulls? **Yes.**
 8. I quoted the requested water heater door the same as the other doors except for a 30"x80" instead of 36"x80". Is that suitable? **Yes.**
 9. The card locks are quoted as keypad/card swipe, battery operated, with key override in conventional Schlage 6-pin cylinders, keyed alike. Is this correct? **yes.** If not, please specify what part number chain is being requested for the locks.
 10. Is the wall paneling in the kitchen and along the lower half of the walls around the entire building to be removed? **yes.**
 11. Will we be able to cut more of the 2nd ceiling out to have more access to the attic? **yes.**
 12. Are you wanting a fiberglass duct board for the duct system? **yes.**
 13. Are insulated panels suitable for the replacement of the aluminum awning? **yes.** This will meet wind load requirements.
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14. Are we to leave the existing electrical panel or replace it? **Replace the existing electrical panel and entire electrical wiring for the building and bring up to the current building code.**
1. The plan says to patch in the ceiling where we are removing the kitchen walls so we immediately assume we are saving the ceilings. On the last page, it says that the drop ceiling and the ceiling under it (Celotex) or to be removed and replaced. Verify if we are removing or if we are repairing. **Remove and complete replace the drop ceiling with a new ceiling.**
 2. The plan states that there is Hardi board on the interior walls but then another place says we are using 2x8 shiplap. **Use 1x8 ship lap on the interior.** It also states that 5/8" plywood is to be used inside and out. There is furring strips under the paneling which will have to stay for any wall covering. I am assuming we will be using shiplap throughout the interior which is fine. **Yes, the plywood is not needed inside or out.** Ship lap is generally 1x8 and it isn't 2x8. So can you clarify that we are using 1x8 shiplap. **1x8. Use 1x4 furring strips for ship lap on the interior (18" centers) and 1x 4 pressure treated furring strips for the hardi board on the exterior. Install tyvek wrap under the furring strips.**
 3. The exterior shows stucco removal and then plywood installed over the block. The plywood would have to be pressure treated and would not work well at all for hanging hardi to it. **Do not use plywood. Use 1x4 pressure treated furring strips on 18" centers.** The common process is to furr the building out with 1x4 strips and install the plywood and then the hardi. Stripsd will be installed with glue and fasteners and then the plywood shot to the strips and the the hardi installed. Can we verify a process for this part of the project as each of them are quite different.
 4. The electric panel is in a small closet over the top of the water heater with no reasonable access. This is against Florida Building Code and the panel would technically need to be relocated and the mechanical room/storage room would be the best location for it. The lights and much of the electric is also not grounded properly. Further, the outside panel is missing a cover, and it needs one to pass inspections. It is likely the the building will require complete rewiring as we are surpassing the 50% rule on renovations. Please take this into account when considering the bids. **Provide a new electrical service panel and locate in the storage room. Provide a complete new electrical system to code.**

Ashley Robyck

Ashley Robyck, City Clerk

This Addendum must be acknowledged and included with the bid packet submission.

Signature

Company Name

Date
