

Addendum No. 1

Date: 04/16/2025

Project: Pam Bay Gymnasium

DAG Project #: 22019

1A-1 General

1. The following changes and/or additions to the plans and specifications are hereby made part of same and are incorporated in full as part of the Contract documents.

1A-2 Specifications

1. Section 01 21 00 Allowances
2. Section 13 66 13 Telescopic Seating
3. Section 22 01 00 Plumbing General
4. Section 23 01 00 Mechanical General

1A-3 Drawings

1. N/A

1A-4 Answers & Clarifications to Bidder Questions & Comments

1. BID Date ~ Moved to Tuesday, May 6, 2025 @ 2:00 PM CDT.
PBEG, Inc. (PBEG) has confirmed to DAG (Destin Architecture Group, Inc.) the BID date has been moved to Tuesday, May 06, 2025, accordingly bids will be received, opened and read aloud on 05/06/25 @ 2pm CDT in the existing Palm Bay School cafeteria.
2. Last Day for GC questions will be Tuesday, April 22, 2025 @ 5:00 PM CDT.
PBEG has confirmed to DAG the LAST DAY for questions SHALL BE Tuesday, April 22, 2025 @ 5:00 PM CDT.

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3. Will there be Phases and/or Alternates?
PBEG has confirmed to DAG this project WILL NOT be phased, nor will there be alternates.
4. Bid form CORRECTION(s); Retainage
Retainage @ 5%
5. Bid form CORRECTION(s); Invoicing
PBEG confirmed 80% of the GC's monthly invoice will be paid by PBEG within fifteen (15) days of an invoice approved by the Architect of Record (AOR) with the remaining 20% less 5% retainage to be paid by PBEG upon PBEG's receipt of project funds from FEMA and/or FDEM.
6. Bid Form Correction(s); Funding = PBEG + FEMA/FDEM.
Project Funding = PBEG + FEMA/FDEM.
7. FEMA Language to be included in FRONT END Specification from PBEG, Inc., ATTORNEY
To receive FEMA/FDEM funding the General Contractors' invoice SHALL include the person(s) name, hours, date, description of exact work being performed and requested for reimbursement. General Contractor SHALL provide a complete and accurate explanation.
8. Days bid is valid (60 days from BID date ~ 05/06/25)
PBEG has confirmed to DAG, accepted bids will be valid for sixty (60) days from the date of submittal, Tuesday, May 06, 2025, 2PM CDT.
9. Project duration (days from NTP)
PBEG has confirmed to DAG, a project duration of fourteen (14) months (424 calendar days) for Substantial Completion from the date an executed Notice to Proceed (NTP) is signed by the Owner.
10. Liquidated damages amount per day
PBEG has confirmed to DAG that there will be NO Liquidated Damage Charges assessed.
11. AIA Contract type (AIA 133) currently called out in the Front-End documents is for a CM with a GMP. Is this correct?
NO! the AIA contract referenced in the front-end specifications will be corrected to accommodate a competitive hard bid (stipulated lump sum bid). AIA Document A101-2017.
12. Geotechnical Report provided by PBEG.
Geotechnical Report attached and included in Addendum #1, dated 04/16/2025.
13. The specification for Security Cameras (Section 27 00 50), Intercom Systems (Section 27 50 00) and Access Control (Section 28 10 00) specify including an ALLOWANCE as part of the base bid. To ensure uniformity between bids, will a specific allowance be provided to the bidders?

Premier Engineering Group, LLC provided on 04/03/25 the ALLOWANCE for a Turn-Key Intercom System (Intercom/PA System [Section 27 50 00](#)) from JSC Systems = \$64,914.00. Premier Engineering Group, LLC provided on 04/04/25 the ALLOWANCE for the Security Access Control/Intrusion Alarm ([Section 28 10 00](#)) and Security Camera System ([Section 27 00 50](#)) from MCA = \$80,360.71.

14. Per Plan Sheet S101 ~ Mark TS-108 is found on Sheet S101 however mark TS-108 is not reflected on the footing schedule. Can the type of footing being called out be confirmed?
[Per the SEOR ~ TS-108 is a 9' \(wide\) x 16" \(deep\) thickened slab with eleven \(11\) continuous #5 longitudinal bars and #5 ~ 8'-6" transverse bars @ 18" o.c.](#)
15. Per Plan Sheet C7 there is a detail showing curb however, there is not a curb call out on the plans. Sheet C2 shows a bold line along the 11th Street side of the parking lot and drive lane that vaguely resembles a curb line. Can it be confirmed there is a curb to be located along the 11th Street side of the parking lot and the drive lane?
[Per the CEOR there is no proposed curb \(per CEOR - PEI\). The detail can be ignored.](#)
16. The pre-engineered building requires a 100 lb. live load. I've never seen a live load this high on a roof. Typically, I see 20 lbs./sf. Sometimes reducible, sometimes not.
[Per the SEOR this is a Plan TYPO, it is 20lbs./sf](#)
17. There's a contradictory roof spec. One paragraph calls for a vertical leg standing seam panel and the other calls for an exposed fastener R panel. Which is correct?
[Per the AOR ~ Standing Seam Vertical Leg to meet design pressure criteria.](#)
18. They're calling for a three (3) coat finish on the panels. Our coil supplier has had a lot of trouble with the three-part system and we can only provide the two-part system.
[Per SEOR and AOR ~ Contractor should price this way and provide details in quote.](#)
19. I cannot find any deflection criteria. Generally, it is H/180 for the sidesway limit.
[Per SEOR and AOR what is being referenced?](#)
20. There's a reference to Factory Mutual. Can you find out if a Factory Mutual design is required or if the panels just have to be Factory Mutual approved. There's a pretty big difference. At minimum, Factory Mutual requires a 22 ga. Panel.
[Per SEOR and AOR what is being referenced?](#)
21. The specifications call for a 16" wide by 3" deep wall panel with concealed fasteners. American does not carry a panel like that. Is there a specific manufacturer that they want, or will our standard Architectural panel work?
[Per AOR see Specification 07 42 13.13 – Formed Metal Wall Panels, Section 2.2.](#)
22. Room 102 - The Finish Schedule (A502) shows the stage being wood, The Finish Plan (A101.3) shows it being LVT. Which is correct?
[Per the AOR ~ LVT, follow Finish Plan, A101.3](#)

23. The basis of design is Armstrong Mesa 2x2x3/4. (LR not less than .85 NRC not less than .70, CAC not less than .42). This tile does not meet those specifications.
[Per the AOR the Basis of Design is acceptable.](#)
24. The reflected ceiling plan (A101.2) and Finish Schedule (A502) do not correlate, corridors, equipment, storage, warming kitchen, telecom, entry vestibule call for gypsum board ceilings. On the RCP these are hatched for ceiling tile. The total square footage for these areas is about 420 SF. Should I follow the Finish Schedule or the RCP page?
[Per the AOR follow the RCP \(Reflected Ceiling Plan\).](#)
25. The Finish Schedule for Supplies Room #115 to be ACT, but the RCP page shows it to be Gypsum Board. Should I follow the Finish or RCP page?
[Per the AOR ~ ACT follow the Finish Schedule.](#)
26. Division 7 for the EIFS it is showing STO as the manufacture and list it as the only manufacturer, will the architect/owner allow Dryvit's Outsulation Plus MD (Moisture Drainage) System to be used in lieu of what they have specified.
[Per the AOR ~ STO as the BASIS of Design "or equal".](#)
27. AMA Lighting Technology & Controls Solutions ~ "Prior Approval Submittal Package submitted by Kevin Blake".
[Approved as Noted \(AAN\) ~ HG Engineers, Inc. \(CC\).](#)
28. Bell & McCoy Lighting and Controls ~ "Prior Approval Submittal Package submitted by Bryan Sheffield"
[Approved as Noted \(AAN\) ~ HG Engineers, Inc. \(CC\).](#)
29. Per plan Sheets A601.1 and A601.2, regarding the Wall Tile in the bathrooms and the accent band do we have any additional information about these selected tiles? Also, how are these needing to be intermingled amongst each other within those accent bands along the wall? What mix, the percentage of each, in the mixed tile areas?
[Per the AOR ~ Match Existing ~ Contractor Shall Field Verify.](#)
30. Specification Section 093013 does not call out a manufacturer for the wall tile.
[Per the AOR ~ DAL Tile Basis of Design - Match Existing - Contractor Shall Field Verify.](#)
31. There are two (2) carpet products which we were unable to locate on the Finish Plans. On the Finish Plan both carpet products had the same "hatching" pattern within the identifying legend which makes it difficult to differentiate between the two (2). The two (2) carpet products that have not been accounted for are the following: a.) Tandus Centiva Angulate 04655 Casting Shadow 22107, b.) Tandus Centiva Angulate 04655 Luminarie 22105.
[Per the AOR ~ Alternate between the classrooms.](#)

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32. The Finish Schedule on Plan Sheet A502 states CPT1 or LVT, without specifying which type is required. Could the Finish Schedule be updated to indicate which product is required?
Per the AOR ~ Follow the FINISH Plan ~ See A101.3.
33. Engineered Shop Drawings ~ Will engineered shop drawings need to be provided for steel framing of the new addition.
Per the SEOR, if the reference is regarding the PEMB, then YES engineered shop drawings would be required and typically provided by the supplier of the PEMB. (2.) Per the SEOR, if the reference is regarding cold form steel, bar joist, etc.... Then YES engineered shop drawings would be required. (3.) Per the SEOR see Plan Sheet S001, Structural General Notes.
34. If the GC is already pre-qualified with Bay District Schools (BDS), is it mandatory to submit an A305, Contractor's Qualification Statement with the bid?
Per the AOR, if a General Contractor who attended the Palm Bay Gymnasium mandatory pre-bid on 03/25/25 has already been pre-qualified with BDS, then that General Contractor DOES NOT need to submit form A305, Contractor's Qualification Statement.
35. Division 23 (Mechanical) Specification, Paragraph 1.8.1, calls for a five (5) warranty on all labor, materials, and equipment. Is this a TYPO or is the five (5) year warranty required?
Per the AOR, The warranty period associated with the Division 23 (Mechanical) Specification, Paragraph 1.8.1 will be REVISED to state a one (1) year warranty on labor, materials, and equipment is required.

End of Addendum No. 1