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PURCHASING DEPARTMENT

840 West 11th Street
Panama City, Florida 32401
Telephone: (850) 248-8270
Fax: (850) 248-8276

April 24, 2023

Prospective Respondents

RE: Addendum #6 23-25 Bay County Courthouse Renovations

Please accept this as Addendum No. 6 for the above referenced solicitation.

See attached revised plans.

The following questions have been received. The County's answers follow in **bold**.

1. Drawing A9.1 Toilet Plan-

- a. Rm 112/113 there are several #4's (mirrors) and nothing else in this room. There are no other notes for this room except #4

See Sheets: A- 3.1, A- 6.1, E- 4.1, M- 1.1, P- 1.1

There are No Toilet Accessories on any of these sheets listed.

See attached revised plans

- b. Rm 112/113/150 There is Note #11 in the room but no Note #11

Disregard

- c. Rm 219/220 There is nothing except Note #8 & 9 in the room plan. There are no other notes except #8 & #9

See Sheets: A- 3.3, A- 5.3, A- 6.1, A- 7.2, A- 9.1, M- 1.3,

MD- 1.3, P- 1.3, E- 4.3 There are No Toilet Accessories on any of these sheets listed

See attached revised plans

- d. There are diaper changers in the specifications and in some of the actual rooms but none are depicted on the plan. Are we replacing or using existing changers?

Replacing existing changers. Diaper Changer specs can be found in CDE spec book pp. 102800-3.

2. Rm 204/203- is not in the hatched area; however, there are no notes in these rooms and they are not depicted on A9.1. Are these rooms being renovated?
Rms. 203/204 A6-1: Paint Walls and Ceiling, Existing Wall & Floor Tile to Remain, Existing Light Fixtures to Remain (E-4.3)
3. Plumbing Fixtures- is there a record of existing fixtures and carriers or is there a BOD?
See Sheets A- 1.1, A- 1.2
Toilet Accessory BOD is specified in CDE spec manual pp. 102800-1, 102800-2, 102800-3, 102800-4.

Plumbing Fixture BOD

- **Lavatories- Toto (See existing fixtures in 1st Floor restrooms Rm. 112 & 113)**
 - **Lavatory Faucets- Toto (Hands Free) (See existing fixtures in 1st Floor restrooms Rm. 112 & 113)**
 - **Toilets- Toto (See existing fixtures in 1st Floor restrooms Rm. 112 & 113)**
 - **Urinals- Toto (See existing fixtures in 1st Floor restrooms Rm. 112 & 113)**
 - **Toilet/Urinal Flush Valves- Toto (See existing fixtures in 1st Floor restrooms Rm. 112 & 113)**
 - **Restroom Partitions BOD- See spec manual pp. 102113-1 thru 102113-3**
4. Existing Wood Doors- is there a BOD or record of existing doors?
See Sheets A 1.1 & A 1.2
BOD Interior Doors- Natural Finished Birch, See spec. manual pp. 081416-1 thru 081416-5 Door Hardware Schedule- Spec Manual pp. 087100-1 thru 087100-15

5. Bulletproof Panels in behind Judge's Bench- is this opaque or clear?
See Page 102641-2 in Specifications Manual Provided With ITB
6. Drawing A6.1 shows a Finish Schedule- there are no selections made. Is there a BOD? **See attached revised plans**
7. The current car is hydraulic. The specification is calling to replace it with a MRL Traction Car. This is an expensive option. Would we be allowed to price a hydraulic modernization package for this?

The elevator will be designed and constructed per CDE specifications outlined in the bid package.

8. The existing elevator design is a Holed Hydraulic Elevator. It appears that the spec is for new installation and new hoistway build measurements. Standard scope would be to perform hydraulic elevator modernization for existing hydraulic elevators. There would be high cost involved to remove a hydraulic design and

convert to a traction. Also, we would not be able to fit a non-proprietary traction MRL design with the existing hoistway measurements already in place.

Question: Will you accept a bid to perform Hydraulic Elevator Modernization based on the existing hydraulic design?

The elevator will be designed and constructed per CDE specifications outlined in the bid package.

9. Sheet A3.1 Room 160. Has a note labeled 21 which is for elevator finishes? Does this apply to this room? **Room 160 is the existing elevator machine room.**
10. Sheet A4.3 Does not show new wall construction of exterior wall at room 222 and 225 – demo sheets show it to be removed? Exterior walls are not to be removed. The line type is wrong. **Corrected on drawing. See attached revised Sheet A4.3.**
11. Sheet A3.3 Room 219 and 220. Notes 2 and 16 are identified in this room. Should this be just 2 or just 16. Both notes are similar in reference. **Drawing revised.**
12. Sheet A3.3 Room 205. Note 13 is shown at one dashed line. Does the other similar dashed line in this room require a note 13 as well? **Dashed lines to be removed at second location. They indicated the appropriate location of a possible second window opening based on old drawings.**
13. Sheet A4.1. Wall Type D calls for Sound Batts, What is the STC rating for this wall? **STC 60.**
14. Sheet A4.1. Please provide wall type for new walls in exterior wall of room 117. **To be added to the floor plan.**
15. Sheet A4.1. Corridor 106 is to receive new acoustic ceiling and grid, where should the transition occur between the ceiling to remain in Room 111 and the new ceiling in corridor 106? **It will occur at the existing vault door between Rooms 111 and 106. Vault door header and jamb to remain due to cost to remove it per County.**
16. Sheet A6.1 General Note #3 calls to texture all walls with existing wallpaper. What walls have existing wallpaper on them? **Pretty much all existing gypsum board walls have wallpaper. The wallpaper was on the outside layer of the type of gypsum board that was used when it was originally installed.**
17. Are there any additional wainscot or trim that is to be replaced other than what is shown by Note 4 typical of A4.1? **There would be where an existing or new**

wall is adjacent to the main corridors. The note has been added to these locations. See revised Sheets A4.1 and A4.3.

18. Sheet 4.2. Room 153, what does note 1 in hexagon call out annotate? **This should be “C” and has been changed on the plans.**
19. Sheet 4.2. Room 153, what does note 1 in hexagon call out annotate? **This should be “C” and has been changed on the plans.**
20. Per specification section 024119 - section 3.1 E. Requires engaging a professional engineer for structural approval of removing any element that might be deemed structural. How is this to be handled? Is this delegated design or will the AOR be responsible for this action? **Although the County gave us all the old drawings for the existing building that they had, until certain areas have been demoed, we do not know what the structure is exactly because the drawings don't exist anymore. There are basically four areas where we need the contractor to remove the existing gypsum board to see what is there. The new door locations at Toilets 112 and 113, the removal of the existing spiral stair and new floor at Jury Room 136 and opening the existing walls for new doors at Rooms 203 and 234. We have a structural engineer as part of the project who will make inspections of these areas during the demolition and decide at that time how to best handle these areas. There may however be unexpected areas that need to be looked at by the structural engineer as the construction progresses.**
21. Project Specifications call for Egg shell/ Satin Paint for walls to be painted. As a majority of the walls are existing with new walls calling for a Level 4 gypsum finish, Will all walls need to be brought up to a level 4 finish prior to painting as part of patching or will patching of existing walls be held to damaged areas and nail holes only? **Existing painted walls are to be repaired and patched as necessary.**
22. There are areas where the existing wallpaper is peeling and will need to be cleaned up. Also, the gypsum board with the wallpaper will receive a new skim coat finish over the entire wall. The finish here could be a Level 4 if the County wants to keep it that way. Please advise. **Wallpapered walls will require the removal of wallpaper and walls skim-coated to a Level 4 finish.**
23. The door schedule and the supplied hardware sets given in the specifications do not match up.

The specified hardware sets call out doors that are not on the door schedule (220, 222, 223, 225, 229, 227, 225, 228, 235, 221, 230, 224, 231, 232, 233, 234).

Also, the specification is missing hardware sets for doors that are shown on the door schedule (114, 116, 120 and 200 thru 216).

Could the architect please verify the door schedule and the specified hardware sets match each other? **See attached revised plans.**

24. Sheet A6.1 List ceiling type AT for room 118. What is the scope of work for the ceiling in this room? **See attached revised plans.**
25. Sheet A6.1 Note 2 requires replacement of damaged ceiling tiles in existing rooms? Who makes the decision as to what is damaged and what is to remain? **The contractor shall be familiar with the project while bidding it and decide as to how many existing ceiling tiles will need to be replaced. There possibly would be enough existing ceiling tiles that could be used from areas that are to receive new ceiling tiles if the existing tiles are carefully removed and stored.** Should this be added to the \$30,000.00 project allowance that already exists in lieu of base bid? **No.**
26. Specification Section 011000 states that work will be conducted in phases and that the courthouse will remain occupied. In relation to phase planning is there a sequence of ongoing operations that has limited timeframes for work to be performed? Exp. Does the court schedule dictate when we are allowed to work? Will there be required off hour and weekend work? **The County will coordinate with the awarded contractor in determining which areas need to be done and in what order to facilitate Court operations. This work also needs to be coordinated with the construction of the new juvenile justice addition.**
27. In regards to phasing, is there a minimum or maximum amount of square footage or area that can be worked in at one time? Can work take place on the 1st and 2nd floor concurrently? **See question #26**
28. Per specification section 024119 - section 1.5 F. It states that Hazardous materials are present in the jobsite and that a report is available. Will you be issuing that report? The County has the report which we have not been given a copy of. **See attached report. The County will be coordinating the removal of existing materials containing asbestos in certain areas but not necessarily all areas. Work will need to be completed in conjunction with the construction of the Juvenile Justice Addition.**

All respondents shall acknowledge receipt of this addendum by signing and submitting, with their bid, the addendum acknowledgement form included in the Bid package.

Regards,

Ken Longstreet
Grant Procurment Administrator