

**Addendum No. 1**

Date: 03/10/2026

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.
2. The following are the front-end documents that were provided by the owner and shall supersede that currently in the original specifications:
  - a. Bid bond
  - b. Bid form
  - c. Bid form checklist
  - d. Certified resolution
  - e. Contract
  - f. Foreign Corporations
  - g. Instructions to Bidders
  - h. Invitation to bid
  - i. Non-Collusive affidavit
  - j. Notice of Award
  - k. Notice to Proceed
  - l. Payment Bond
  - m. Performance Bond
  - n. References
  - o. Special Conditions
  - p. Subcontractors

1A-2 Specifications

1. Specification 01 21 00 Allowances
2. Specification 13 66 13 Telescopic Seating
3. Specification 22 01 00 Plumbing General
4. Specification 22 07 00 Insulation for Plumbing equipment and Piping
5. Specification 22 11 13 Potable Water System
6. Specification 22 13 16 Soil, Waste, and Vent System

7. Specification 22 30 00 Plumbing Fixtures, Equipment, Trim and Schedule
8. Specification 09 64 66 Wood Gymnasium Flooring
9. Specification 11 66 23 Gymnasium Equipment
10. Specification 27 41 00 Audio-Visual Systems
11. Specification 07 24 19 Sto Therm ci
12. Specification 09 91 13 Exterior Painting
13. Specification 09 91 23 Interior Painting

#### 1A-3 Drawings

1. M001- HVAC Legend, Schedules, and Notes (Re-Bid Revision No. 1 dated 2/24/26)
2. M101- HVAC Plan (Re-Bid Revision No. 1 dated 2/24/26)
3. P001- Plumbing Legend, Schedule, Notes, and Details (Re-Bid Revision No. 1 dated 2/24/26)
4. P002- Plumbing Details (Re-Bid Revision No. 1 dated 2/24/26)
5. P101- Plumbing Plan- Sanitary (Re-Bid Revision No. 1 dated 2/24/26)
6. P201- Plumbing Riser Diagrams (Re-Bid Revision No. 1 dated 2/24/26)
7. FP001- Fire Protection Legend, Notes, and Site Plan (Re-Bid Revision No. 1 dated 2/24/26)
8. FP101- Fire Protection Plan (Re-Bid Revision No. 1 dated 2/24/26)
9. A501.A – Alternate Door and Window Schedule (Reduced Scope dated 2/6/26)
10. E001 – Legend and Notes dated 3/12/26
11. E101 – Site Plan – Electrical dated 3/12/26
12. E201 Floor Plan – Power dated 3/12/26
13. E202- Floor Plan HVAC Power dated 3/12/26
14. E203 – Floor Plan Fire Alarm dated 3/12/26
15. E204 – Floor Plan Lighting – dated 3/12/26
16. E205 – Floor plan AV Power & Theatrical Lighting
17. E206 – Mezzanine Plan – Electrical dated 3/12/26
18. E301 – Electrical Details dated 3/12/26
19. E302 – Lightinh Fixture Schedule and Controls dated 3/12/26
20. E303 – Lighting Controls Details dated 3/12/26
21. E304 – Lighting Controls Details dated 3/12/26
22. E401 – Single Line Power & Fire Alarm Riser Diagrams
23. E501 – Mechanical Equipment & Panel Schedules
24. E601- Grounding Details

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

1. Bid form CORRECTION(s); Retainage  
Retainage @ 5%
2. 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.
3. Bid Form Correction(s); Funding = PBEG + FEMA/FDEM.  
Project Funding = PBEG + FEMA/FDEM.
4. 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.
5. 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.
6. Project duration (days from NTP)  
PBEG has confirmed to DAG, a project duration of fourteen (14) months (420 calendar days) for Substantial Completion from the date an executed Notice to Proceed (NTP) is signed by the Owner.
7. Liquidated damages amount per day  
PBEG has confirmed to DAG that there will be NO Liquidated Damage Charges assessed.
8. 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. See attached.
9. Geotechnical Report provided by PBEG.  
Geotechnical Report attached and included in Addendum #1, dated 04/16/2025.
10. 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. These allowances will be revised due to reduced scope in a later addendum.

11. 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.
12. 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.
13. 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](#)
14. 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.](#)
15. 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.](#)
16. I cannot find any deflection criteria. Generally, it is H/180 for the sidesway limit.  
Per SEOR and AOR [what is being referenced?](#)
17. 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?](#)
18. 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. Basis of Design: Pac Clad 7/8" Corrugated Metal Panel.](#) See attached cut sheet.

19. 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](#)
20. 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.](#)
21. 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 \(Reflected Ceiling Plan\).](#)
22. 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.](#)
23. 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".](#)
24. AMA Lighting Technology & Controls Solutions ~ "Prior Approval Submittal Package submitted by Kevin Blake".  
[Approved as Noted \(AAN\) ~ HG Engineers, Inc. \(CC\).](#)
25. Bell & McCoy Lighting and Controls ~ "Prior Approval Submittal Package submitted by Bryan Sheffield"  
[Approved as Noted \(AAN\) ~ HG Engineers, Inc. \(CC\).](#)
26. 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.](#)
27. 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.](#)

28. 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.

29. 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.

30. 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.

31. 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.

36. Division 09 (Finishes) Specification, 09 64 66, Wood Gymnasium Flooring, General Contractor Request Substitution, ACTION Floor Systems, LLC.

Per the AOR in accordance with Section 1.2 Quality Assurance, the Basis of Design shall be Robbins, Inc., Section 1.3 Warranty, Paragraph A., "flooring materials supplied by ~~HORNER~~ Robbins, Inc.," Section 2.1 MATERIAL, Paragraph A., First Grade.

37. DDC System General Note #1 on Sheet M301 states that DDC Contractor is to connect the existing Daikin Building Management DDC System. Please confirm that the existing is Daikin or can a system be provided that is designed to tie into just and open-protocol (non-proprietary) front end?

MEOR (a) Revised (Attached in LINK) Division 23, Specification 23 08 00, HVAC System (b) Revised (Attached in LINK) Division 23, Specification 23 09 23, Direct Digital Controls and (c) Revised (Attached in LINK) Plan Sheet M301.

38. Plan Sheet S101 notes a 4-inch concrete topping slab with reinforcing on 26-gauge Vulcraft non-composite metal deck. Plan Sheet S102 shows a 20-gauge Vulcraft roof deck over bar joist but does not have any concrete to be poured. Detail 3/A313 shows a 4-inch concrete slab over a 1-1/2" metal deck over bar joist. Please confirm if concrete is to be poured for the two (2) mezzanine decks and if so, please specify the required reinforcement.

Plan Sheet S101 refers to the stage condition and the SEOR called for a concrete slab to be placed. On Plan Sheet S102 the conditions reference the framing for the mezzanine and the SEOR omitted the concrete as this was a platform for mechanical equipment.

39. Plan Sheet S101 shows a typical CIP Pier and footing and Detail F/S501 shows reinforcement of typical pier details is provided. Can the SEOR provide the required height of the piers?  
Per Atlas (AEC - SEOR) the final pier height will depend on final grading and FFE (Finished Floor Elevation). For pricing purposes assume a 30" (30-inch) pier height.
40. Wireless enclosure note on Plan Sheet T302. General Contractor requests the wireless access make and model number.  
The General Contractor should base its Bid on the WAP enclosure called out on Plan Sheet T302. After the AWARD, the General Contractor (GC) shall submit an RFI during the product submittal period.
41. Drawing SEC 101 has iPro cameras associated with this project, however the note on SEC 200 states one must be Avigilon Certified. Which camera system is the Palm Bay Gymnasium project going with?  
The security cameras shall be furnished and installed by the IP Security Camera System Integrator as described in the Allowance for IP Security Camera System Integrator note on Sheet SEC200 with all related references in the drawings and specifications. See Addendum No. 1 for the allowance statement provided by the Integrator with cost to be included in the base bid and the Integrator to be a subcontractor to the General Contractor. Also see IP Security Camera System Integrator Allowance paragraph 1.3 in Specification Section 27 00 50. The Integrator will provide Avigilon cameras equivalent in the judgement of the Engineer to the iPro cameras listed on Plan Sheet SEC 101. In addition, see related ALLOWANCE FOR ACCESS CONTROL SYSTEM note on Sheet ACS 301 and Paragraph 1.2, ACCESS CONTROL SYSTEM CONTRACTOR ALLOWANCE in Specification Section 28 10 00 – ACCESS CONTROL & INTRUSION ALARM SYSTEM. The Access Control System Contractor shall also be a subcontractor to the General Contractor. See Addendum No. 1 for the ALLOWANCE statement provided by the Access Control System Contractor with cost to be included in the base bid.
42. REVISED – BID Delivery Location  
Tuesday, April 20, 2026 @ 2:00 PM CDT, opened and read aloud in Ron Danzey's office/conference room (same location where mandatory pre-bid meeting was held).  
Other revised dates:  
Last Day for Questions: April 7, 2026  
Last Day for A/E Response: April 14, 2026  
Bid Opening: April 20, 2026  
Board Approval: April 23, 2026
43. Division 27, Specification 27 41 00 added to comply with Plan Sheets AV100, AV200, AV300, AV 400, and AV401

AVEOR added (Attached in LINK) Division 27, Specification 27 41 00.

47. After researching the "Owner's Contingency" item further, it was noticed in Addendum #1 a specification for Allowances (Section 01 21 00) was issued. Included in the Allowances specification, Section 1.7, Item C, states all bidders (i.e., General Contractors) are instructed to include a \$100,000.00 allowance in their base bids for owners' use related to Building scope refinements that may become necessary during the construction process.

Addendum #2, Item #42 indicates the bidders are to include a 5% Owner Contingency.

Bidder (i.e., General Contractor) shall carry in its bid proposal the \$100,000.00 allowance for Building Design and Owner Scope Contingency as specified in Section 01 21 00 - ALLOWANCES, Section 1.7, Item C., **in lieu of** a 5% Owner's Contingency.