



GMC



LOCATION MAP
TRUE NORTH

Project General Notes

1. ALL WORK SHALL CONFORM TO THE REQUIREMENTS OF THE LATEST EDITION OF THE BUILDING CODE AND FIRE CODE ADOPTED BY STATE AND/OR LOCAL AUTHORITIES HAVING JURISDICTION. ALL MATERIALS AND EQUIPMENT REFERRED TO IN NOTES AND KEYNOTE LEGENDS SHALL BE NEW AND FURNISHED AND INSTALLED UNDER THE WORK OF THESE CONTRACT DOCUMENTS UNLESS NOTED OTHERWISE TO BE FURNISHED AND INSTALLED BY OWNER.
2. CONTRACTOR AND SUBCONTRACTORS SHALL EMPLOY SKILLED EMPLOYEES TO PERFORM ALL WORK IN ACCORDANCE WITH THE BEST STANDARDS OF WORK FOR ALL CATEGORIES OF WORK IN THE PROJECT.
3. CONTRACTOR AND SUBCONTRACTORS SHALL COORDINATE THEIR WORK WITH ALL OTHER SUBCONTRACTORS AND TRADE CONTRACTORS TO FACILITATE A SMOOTH WORK PROGRESSION. COORDINATION SHALL BE PERFORMED PRIOR TO ORDERING AND INSTALLATION OF MATERIALS.
4. IT IS THE RESPONSIBILITY OF THE CONTRACTOR AND SUBCONTRACTORS TO COORDINATE WITH ALL PARTIES INVOLVED WITH THE PROJECT SUCH AS, BUT NOT LIMITED TO, PARTIES ASSOCIATED WITH THE CONSTRUCTION CONTRACT AND PARTIES SEPARATE FROM THE CONSTRUCTION CONTRACT.
5. CONTRACTOR AND SUBCONTRACTORS SHALL SECURE THE OWNER'S APPROVAL OF ANY SUBSTITUTIONS PRIOR TO BIDDING, PURCHASING, AND INSTALLING. OWNER SHALL SUPPLY TO CONTRACTOR ANY SUBSTITUTIONS IN PROMPT ATTENTIVENESS TO THE PROGRESSION OF WORK.
6. CONTRACTOR SHALL OBTAIN AND PAY FOR ALL REQUIRED PERMITS AND APPROVALS AND SHALL NOTIFY AND SCHEDULE ALL REQUIRED INSPECTIONS AND APPROVALS WITH THE VARIOUS AUTHORITIES HAVING JURISDICTION.
7. CONTRACTOR SHALL PROVIDE AND MAINTAIN SUITABLE PROTECTION FOR ALL EMPLOYEES AND THE PUBLIC AND OCCUPANTS DURING THE COURSE OF THE WORK, COMPLYING WITH ALL APPLICABLE JOB SAFETY REGULATIONS.
8. CONTRACTORS AND SUBCONTRACTORS SHALL REMOVE FROM THE SITE ALL DEBRIS, RUBBISH, AND OTHER MATERIALS RESULTING FROM THEIR OPERATIONS. ALL SUCH MATERIAL MUST BE DISPOSED OF LEGALLY AND CONTRACTOR WILL BE RESPONSIBLE FOR ALL FEES ASSOCIATED WITH SAID REMOVALS AND DISPOSALS. SUBCONTRACTOR SHALL MAINTAIN THE PROJECT SITE IN A NEAT AND SAFE CONDITION AT ALL TIMES.
9. CONTRACTOR SHALL SUBMIT ALL SAMPLES AND COLOR SELECTIONS TO ARCHITECT FOR APPROVAL.
10. THE CONTRACTOR AND SUBCONTRACTORS SHALL UNDERSTAND THAT ANY ITEMS OBVIOUSLY ASSOCIATED WITH THE ITEMS TO BE DEMOLISHED (IN ORDER TO PERFORM THE CONSTRUCTION OR NEW WORK TO FOLLOW) SHALL ALSO BE CONSIDERED AS PART OF THE REQUIRED DEMOLITION WORK.
11. THE CONTRACTOR SHALL VERIFY THE LOCATION OF ANY AND ALL STRUCTURAL SYSTEMS SUCH AS LOAD BEARING WALLS. NO STRUCTURAL SYSTEMS SHALL BE REMOVED WITHOUT PRIOR WRITTEN NOTICE TO THE ARCHITECT AND STRUCTURAL ENGINEER.

Scope of Work & Existing Conditions

1. PRIOR TO SUBMITTING A GMP, THE CONSTRUCTION MANAGER AND SUBCONTRACTORS SHALL CAREFULLY EXAMINE THE BIDDING DOCUMENTS AND THE CONSTRUCTION SITE (EXISTING CONDITIONS).
2. THE CM AND SUBCONTRACTORS SHALL FULLY INFORM THEMSELVES PRIOR TO PROVIDING A GMP AS TO ALL EXISTING CONDITIONS AND LIMITATIONS UNDER WHICH THE WORK IS TO BE PERFORMED AND SHALL INCLUDE IN THEIR BID A SUMMARY TO COVER THE COSTS OF ALL ITEMS NECESSARY TO PERFORM THE WORK AS SET FORTH IN THE CONTRACT DOCUMENTS.
3. THE CM/BIDDER SHALL CAREFULLY EXAMINE AND COMPARE THE BIDDING DOCUMENTS, PROJECT SITE AND LOCAL CONDITIONS WITH EACH OTHER.
4. ANY ITEM, MATERIAL, CONDITION, SERVICE, ETC. THAT MAY BE REFERENCED TO IN THE DRAWINGS OR SPECIFICATIONS, AND THAT IS NOT CLEARLY UNDERSTOOD BY THE BIDDER AS TO THE ARCHITECT'S INTENT, SHALL BE CLARIFIED BY THE BIDDER PRIOR TO THE BID. FAILURE TO CLARIFY ANY AMBIGUITY SHALL NOT RELIEVE THE BIDDER FROM SUPPLYING THE INTENT OF THE ARCHITECT AS PART OF THE BASE CONTRACT.
5. THE BIDDER SHALL BE FAMILIAR WITH ALL FEDERAL, STATE AND LOCAL LAWS, ORDINANCES, RULES AND REGULATIONS AFFECTING THE WORK. IGNORANCE OF THEM ON THE PART OF BIDDER SHALL IN NO WAY RELIEVE THE BIDDER FROM RESPONSIBILITY.
6. IT IS THE RESPONSIBILITY OF THE CONTRACTOR AND SUBCONTRACTORS TO VISIT THE PROPERTY AND FIELD VERIFY ALL EXISTING CONDITIONS SUCH AS, BUT NOT LIMITED TO, FIELD VERIFYING THE DIMENSIONAL SIZES OF ROOMS AND BUILDING SYSTEMS. ANY DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT PRIOR TO SUBMITTING A BID.
7. ARCHITECTURAL AND ENGINEERING SPECIFICATIONS AND DRAWINGS ARE PROVIDED TO DESCRIBE AND ILLUSTRATE THE INTENT OF THE PROPOSED RENOVATION WORK TO BE PERFORMED IN THE CONSTRUCTION CONTRACT.
8. THE ARCHITECTURAL AND ENGINEERING SPECIFICATIONS AND DRAWINGS DO NOT REPRESENT A PRECISE DESCRIPTION AND ILLUSTRATION OF THE EXISTING CONDITIONS.
9. ALL DIMENSIONAL INFORMATION PROVIDED IN THE CONTRACT DOCUMENTS ARE FOR REFERENCE ONLY FOR THE CONTRACTOR'S AND SUBCONTRACTORS' USE IN FIELD VERIFYING EXISTING CONDITIONS.
10. THE CONTRACTOR AND SUBCONTRACTORS SHALL VERIFY THE EXISTING CONDITIONS PRIOR TO COMMENCING ANY CONSTRUCTION WORK AND SHALL BRING ANY DISCREPANCIES TO THE ATTENTION OF THE ARCHITECT.
11. THE CONTRACTOR (GC OR CM) AND SUBCONTRACTORS SHALL PROVIDE A BID PRICE PER THE SCOPE OF THE WORK AS IT RELATES TO THE EXISTING CONDITIONS.

INDEX OF DRAWINGS

SHEET NAME	
C5	COVER SHEET
L51.01	LIFE SAFETY PLAN
D1.01	DEMOLITION FLOOR PLAN
D1.02	DEMOLITION REFLECTED CEILING PLAN
A1.01	NEW WORK OVERALL FLOOR PLAN
A1.02	REFLECTED CEILING PLAN
A1.11	NEW WORK FLOOR PLAN - FINISH PLAN
A1.12	NEW WORK FLOOR PLAN - FINISH PLAN
A1.20	TYPICAL CLASSROOM - BUILDING 1 SCOPE OF WORK
A1.21	TYPICAL CLASSROOM - BUILDING 1 SCOPE OF WORK
A1.22	TYPICAL CLASSROOM FLOORING AND FINISH SCOPE OF WORK
A1.30	TYPICAL CLASSROOM - SCOPE OF WORK
A1.40	ENLARGED DINING AREA FLOOR PLAN
A1.41	ENLARGED DINING AREA REFLECTED CEILING PLAN
A1.50	ART ROOM / MUSIC ROOM SCOPE OF WORK
A1.60	GANG TOILET SCOPE OF WORK
A6.01	DETAILS
PO.01	PLUMBING LEGEND, SCHEDULES, DETAILS & NOTES
P1.01	PLUMBING DEMOLITION PARTIAL FLOOR PLAN BUILDING 1
P1.02	PLUMBING DEMOLITION PARTIAL FLOOR PLAN BUILDING 1
P2.01	PLUMBING NEW WORK PARTIAL FLOOR PLAN BUILDING 1
P2.02	PLUMBING NEW WORK PARTIAL FLOOR PLAN BUILDING 1
MO.01	HVAC LEGEND, SCHEDULE, NOTES & DETAIL
M1.01	HVAC DEMOLITION AND NEW WORK PARTIAL FLOOR PLAN BUILDING 1
M1.02	HVAC DEMOLITION AND NEW WORK PARTIAL FLOOR PLAN BUILDING 1
EO.01	ELECTRICAL LEGEND AND NOTES
E1.01	ELECTRICAL SITE PLAN - DEMOLITION
E1.02	ELECTRICAL SITE PLAN - NEW
E1.11	DEMOLITION FLOOR PLAN - BUILDING 1 SOUTH
E1.12	DEMOLITION FLOOR PLAN - BUILDING 1 NORTH
E1.21	DEMOLITION CEILING PLAN - BUILDING 1 SOUTH
E1.22	DEMOLITION CEILING PLAN - BUILDING 1 NORTH
E1.31	NEW POWER PLAN - BUILDING 1 SOUTH
E1.32	NEW POWER PLAN - BUILDING 1 NORTH
E1.41	NEW FIRE ALARM PLAN - BUILDING 1 SOUTH
E1.42	NEW FIRE ALARM PLAN - BUILDING 1 NORTH
E1.51	NEW LIGHTING PLAN - BUILDING 1 SOUTH
E1.52	NEW LIGHTING PLAN - BUILDING 1 NORTH
E5.01	ELECTRICAL DETAILS
E5.02	GROUNDING DETAILS
E5.03	LIGHTING CONTROLS DETAILS
E5.04	LIGHTING CONTROLS DETAILS
E6.01	FIRE ALARM RISER DIAGRAM
E6.02	POWER RISER DIAGRAM
E6.03	PANEL SCHEDULES - EXISTING
E6.04	PANEL SCHEDULES - DEMOLITION
E6.05	PANEL SCHEDULES - NEW
E6.06	PANEL SCHEDULES - NEW
TO.01	TELECOMMUNICATIONS LEGEND AND NOTES
T1.01	TELECOMMUNICATIONS SITE PLAN
T1.11	DEMOLITION FLOOR PLAN - BUILDING 1 SOUTH
T1.12	DEMOLITION FLOOR PLAN - BUILDING 1 NORTH
T1.21	NEW TELECOMMUNICATIONS PLAN - BUILDING 1 SOUTH
T1.22	NEW TELECOMMUNICATIONS PLAN - BUILDING 1 NORTH
T5.01	TELECOMMUNICATIONS DETAILS
T5.02	TELECOMMUNICATIONS DETAILS
T5.03	TELECOMMUNICATIONS DETAILS

ADD ALTERNATE LIST

BASE BID:
BASE BID SCOPE OF WORK FOR BUILDING 1 IN ITS ENTIRETY AS DESCRIBED IN PLANS AND SPECIFICATIONS.

ADD ALTERNATE 1A:
BUILDING 1: REMOVE AND REPLACE EXTERIOR CLASSROOM EGRESS WINDOWS AND REPLACE WITH NEW INSULATED IMPACT RATED EGRESS WINDOWS. CLEAN AND REPAINT EXISTING EXTERIOR WINDOW SCREENS

ADD ALTERNATE 1B:
BUILDING 1: PROVIDE AND INSTALL NEW ACOUSTICAL CEILING GRID AND SUSPENSION SYSTEM IN CLASSROOMS, CLASSROOM STORAGE ROOMS, CLASSROOM RESTROOMS, AND DESIGNATED GANG TOILETS. INSTALL NEW CEILING GRID IN EXISTING LOCATIONS AND AT EXISTING HEIGHT.

ADD ALTERNATE 1C:
BUILDING 1: REMOVE ALL EXISTING AIR DEVICES AND REPLACE WITH NEW AS DESIGNATED IN MECHANICAL PLANS.

ADD ALTERNATE 1D:
BUILDING 1: ALL WORK ASSOCIATED WITH THE REPLACEMENT OF EXISTING PLUMBING LINES IN ROOMS 208, 209, 212, AND 213 AS DESIGNATED ON PLANS

Renovation and Modernization of Northside Elementary School, Panama City, FL

GOODWYN MILLS CAWOOD, LLC

ARCHITECTURE

HG ENGINEERS

ELECTRICAL ENGINEERING

WATFORD ENGINEERING

MECHANICAL / PLUMBING ENGINEERING

PRODUCT APPROVAL DATA

CATEGORY/SUB-CATEGORY	MANUFACTURER	PRODUCT DESCRIPTION	APPROVAL NUMBER
EXTERIOR WINDOW	CGI	EXTERIOR WINDOW ASSEMBLY	FL 19328 R4

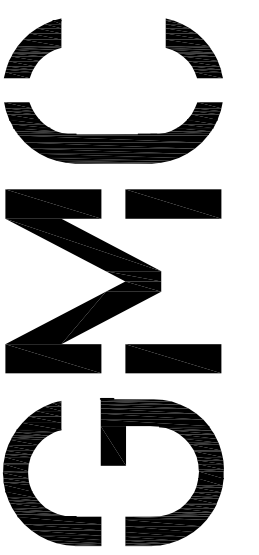
CONTRACTOR SHALL MAINTAIN ON SITE THE FOLLOWING:
1. COPY OF THE PRODUCT APPROVAL, INCLUDING PERFORMANCE CHARACTERISTICS WHICH THE PRODUCT WAS TESTED AND CERTIFIED TO COMPLY WITH
2. COPY OF APPLICABLE MANUFACTURER'S INSTALLATION INSTRUCTIONS
PRODUCT SUBSTITUTION SHALL BE MADE SUBJECT TO FULL COMPLIANCE WITH THE CRITERIA NOTED HEREON, AND SUCH SUBSTITUTION SHALL BE SUBJECT TO PRIOR APPROVAL BY THE DESIGN PROFESSIONAL AND THE LOCAL BUILDING AUTHORITY HAVING JURISDICTION

RENOVATION and MODERNIZATION of NORTHSIDE ELEMENTARY SCHOOL

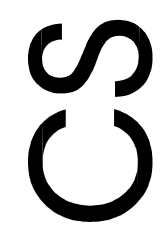
ISSUE DATE
BID DOCUMENTS 05/22/2026

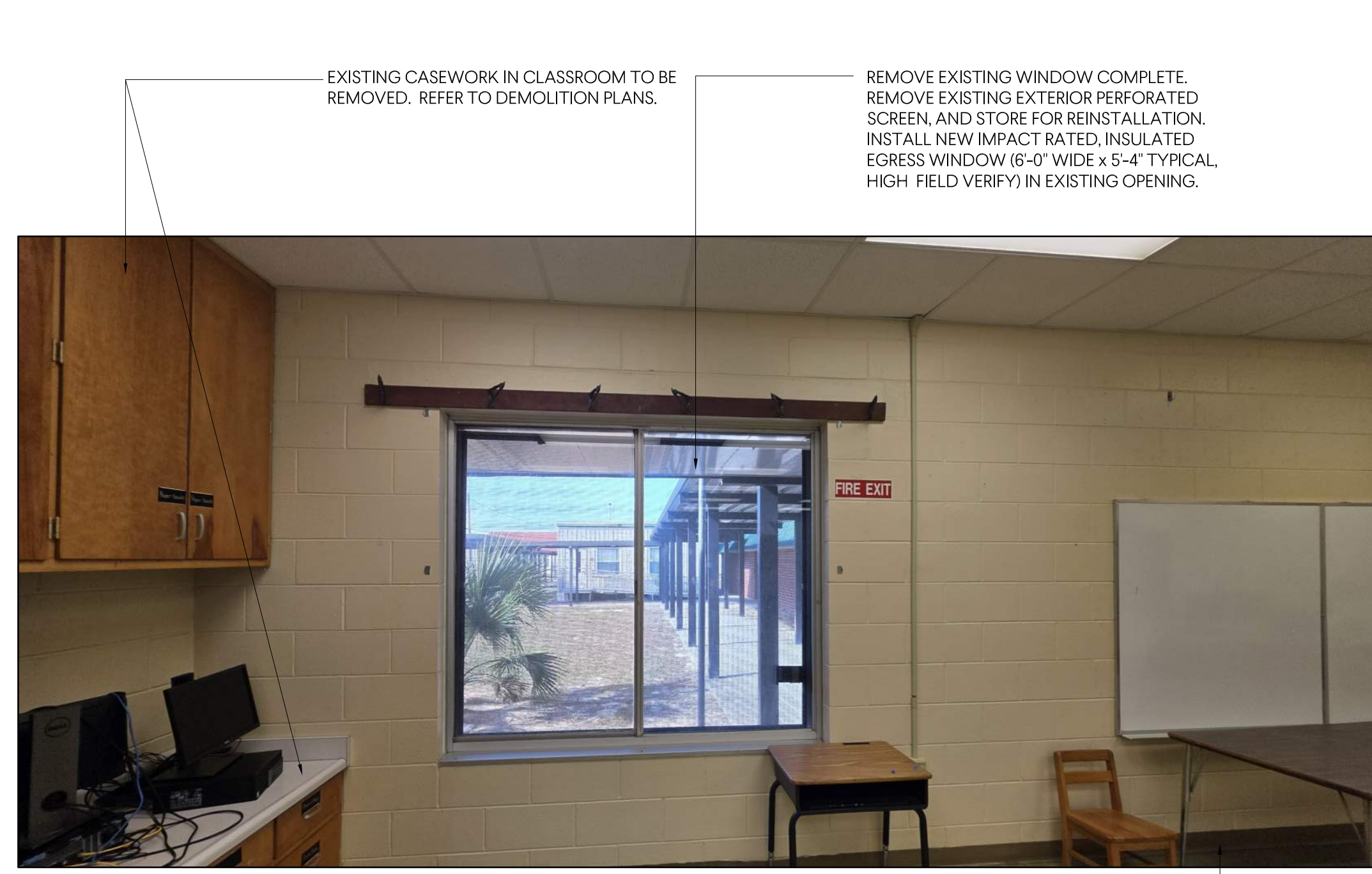
Panama City, FLORIDA
GMC Project #: APEN250033

COVER SHEET

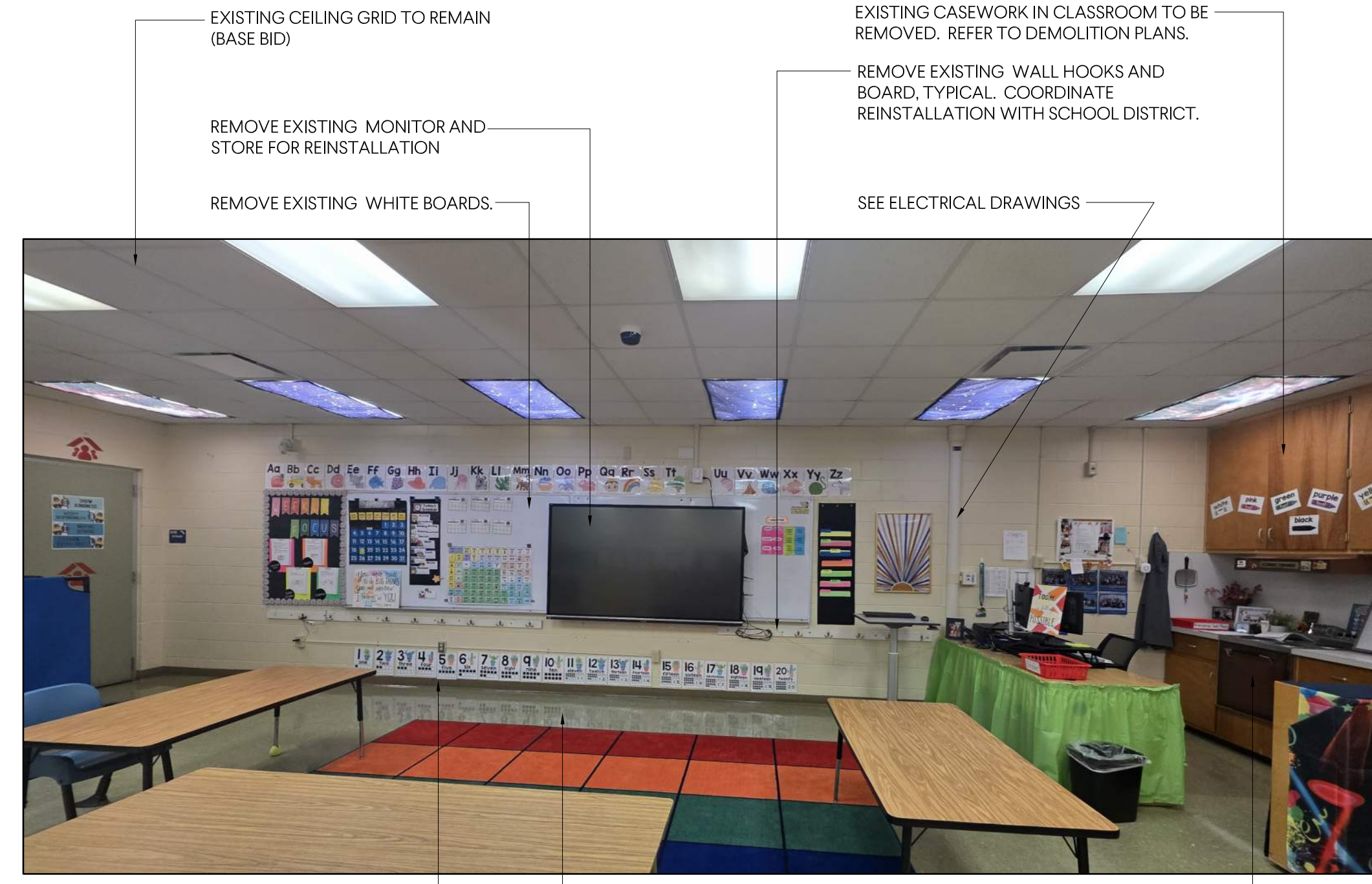


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Qualifying Architect -
FL Architect #AR68689

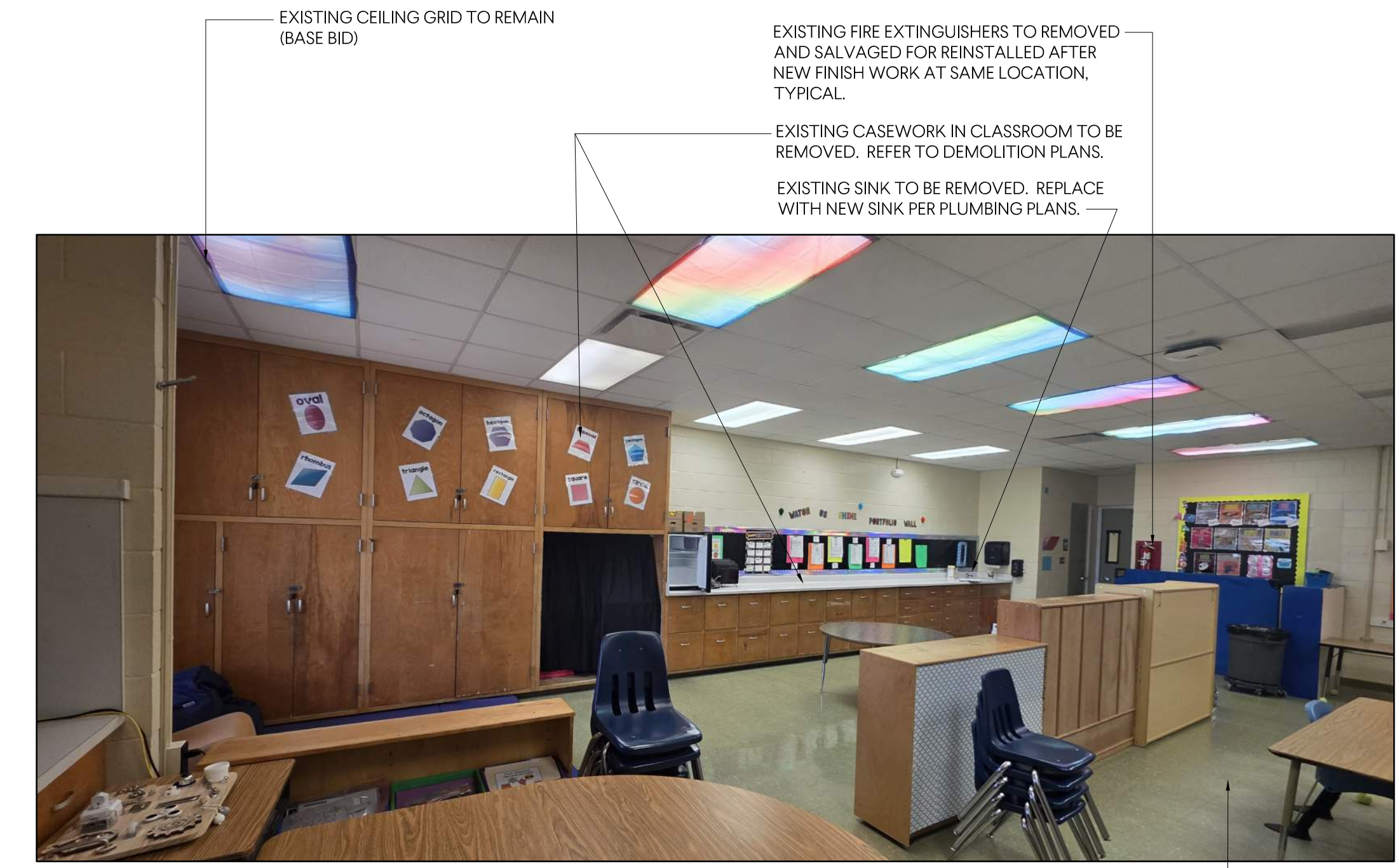




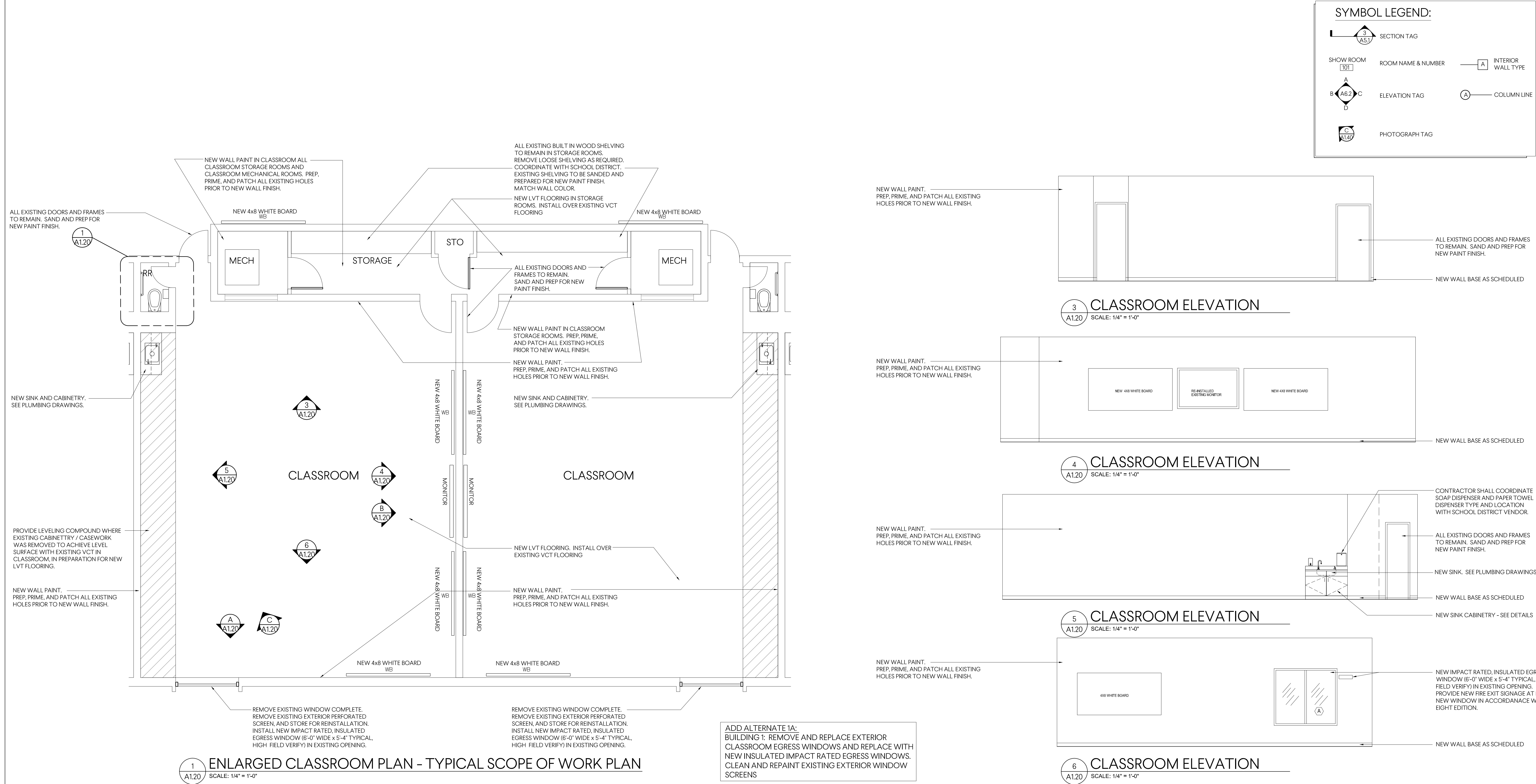
A
A1.20 TYPICAL CLASSROOM CONDITION - WINDOW
N.T.S.



B
A1.20 TYPICAL CLASSROOM CONDITION - MEDIA WALL
N.T.S.



C
A1.20 TYPICAL CLASSROOM CONDITION - EXISTING CASEWORK
N.T.S.



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RENOVATION and MODERNIZATION of
NORTHSIDE ELEMENTARY SCHOOL

Panama City, FLORIDA
GMC Project #: APEN250033

ISSUE DATE
BID DOCUMENTS 05/22/2026

DRAWN BY: .
CHECKED BY: .

TYPICAL CLASSROOM - BUILDING 1
SCOPE OF WORK

A1.20

