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ADDENDUM No. 3

PC26-023 CDBG-DR Hometown Revitalization Program – Truesdell Facility

June 26, 2026

The purpose of this addendum is for the City of Panama City ("City") to provide updated information for Invitation to Bid Number **PC26-023 CDBG-DR Hometown Revitalization Program – Truesdell Facility** and shall it become part of the Contract Documents.

Addendum 3 provides updates and/or clarifications to the Contract Documents and they are amended in the following particulars:

I. SPECIFICATIONS

1. Voluntary Site Visit for inside of the facility:

A Voluntary Site Visit has been scheduled for **Wednesday, July 1, 2026 at 1:00pm Central Time**. This Site Visit will provide access to the inside of the building. The Site Address is: 2629 W 10th St., Panama City, Florida 32401.

2. Written requests for Substitutions must be made via email to purchasing@panamacity.gov no later than Monday, July 6, 2026 at 5:00pm Central Time.

3. Requests for clarification or interpretation of the Bidding Documents must be made by email to purchasing@panamacity.gov no later than Thursday, July 9, 2026 at 5:00pm Central Time.

4. **UPDATED DATE for BID SUBMITTAL AND OPENING**

BID SUBMITTAL AND OPENING

- A. Owner will receive sealed lump sum bids until the bid time and date at the location given below. Owner will consider bids prepared in compliance with the Instructions to Bidders issued by Owner, and delivered as follows:
1. Bid Date: **July 16, 2026**
 2. Bid Time: **10:00 AM CT**
 3. Location: 501 Harrison Avenue, Room 238 – Logistics Suite, Panama City, FL 32401
- B. Bids will be thereafter closed and read out loud in Room 010 of City Hall, 501 Harrison Avenue, Panama City, FL 32401
5. **ADD 08 71 00 – Door Hardware**, included in this Addendum as **Attachment 1**.

II. PLANS

1. **REPLACE** Sheets, A1.01A, A1.03, A2.00, A2.01, EJ1.01 and SJ1.01 are included in this Addendum as **Attachment 2**.

III. CLARIFICATIONS

The following RFIs have been received:

1. **RFI:** What are the allocated grant funds for this project?

RESPONSE: The allocated grant funds are approximately \$400,000.00.

2. **RFI:** Must the project comply with BABAA requirements?

RESPONSE: Yes.

3. **RFI:** The project manual is missing the door hardware schedule. How shall door hardware be priced, or can a schedule be provided?

RESPONSE: Refer to Door Finish Schedule attached to this addendum, Specification Section 087100 Door Hardware.

4. **RFI:** What is the expectation for finishing around new/replaced openings at the interior? Drywall returns? Leave unfinished?

RESPONSE: Existing walls remain unfinished at interior openings; drywall finishes & returns provided at future phase of construction.

5. **RFI:** The specifications includes “Bullet resistant doors and frames” with the “Bullet Resistant Openings” following the “Hurricane Resistant Openings”. Please confirm no openings are required to be bullet resistant. Note that exterior openings can be either wind rated or bullet resistant, not both.

RESPONSE: No openings are required to be bullet resistant; openings are wind-rated only.

6. **RFI:** Do the privacy screens on the south and east elevations need additional intermediate post to prevent slat bowing?

RESPONSE: Intermediate posts and footings added to privacy screens; refer to drawings attached to this addendum for revisions to fencing and fence lighting.

7. **RFI:** The new construction site plan on A0.02 indicates “Existing Trees to Remain”, however the demolition key note 6 on A1.01A states “Remove Trees on Site”. However the key note 6 doesn’t appear on the plan. Please clarify the extent of any tree removal. I assume this note likely refers to just the tree in the footprint of the porch addition.

RESPONSE: Tree within the footprint of the porch addition should be removed; site demo and tree removal was removed from this scope of work and should be coordinated with Panama City Engineering.

8. **RFI:** Demo key not 5 on A1.01A states the “existing interior building frame to be exposed”. Can we get clarification on the extent of this interior demo? Is it at the column conditions only along the exterior walls? Key note 5’s symbol is not on the demo plan detail.

RESPONSE: No interior demolition required; refer to drawing attached to this addendum for revised demolition schedule.

END OF ADDENDUM No. 3

Bidders must acknowledge receipt of Addenda in accordance with A701 Instructions to Bidders and 00 41 13 Bid Form.

For RFIs regarding this Addendum, please email the City of Panama City’s Purchasing Division at purchasing@panamacity.gov.

**PC26-023 CDBG-DR Hometown Revitalization Program – Truesdell
Facility**

ADDENDUM No. 3

Attachment 1

**SECTION 08 71 00
DOOR HARDWARE**

PART 1 GENERAL

1.01 SECTION INCLUDES

- A. Hardware for wood, aluminum, and hollow metal doors.
- B. Lock cylinders for doors with balance of hardware specified in other sections.
- C. Thresholds.
- D. Weatherstripping and gasketing.

1.02 RELATED REQUIREMENTS

- A. Section 06 20 00 - Finish Carpentry: Wood door frames.
- B. Section 07 92 00 - Joint Sealants: Sealants for setting exterior door thresholds.
- C. Section 08 11 13 - Hollow Metal Doors and Frames.
- D. Section 08 11 16 - Aluminum Doors and Frames.
- E. Section 08 12 13 - Hollow Metal Frames.
- F. Section 08 14 16 - Flush Wood Doors.
- G. Section 08 14 33 - Stile and Rail Wood Doors.
- H. Section 08 43 13 - Aluminum-Framed Storefronts: Door hardware, except as noted in section.
- I. Section 28 10 00 - Access Control: Electronic access control devices.

1.03 REFERENCE STANDARDS

- A. ADA Standards - 2010 ADA Standards for Accessible Design; 2010.
- B. ASTM E283/E283M - Standard Test Method for Determining Rate of Air Leakage Through Exterior Windows, Skylights, Curtain Walls, and Doors Under Specified Pressure Differences Across the Specimen; 2019.
- C. BHMA A156.1 - Standard for Butts and Hinges; 2021.
- D. BHMA A156.2 - Bored and Preassembled Locks and Latches; 2022.
- E. BHMA A156.4 - Door Controls - Closers; 2019.
- F. BHMA A156.5 - Cylinders and Input Devices for Locks; 2020.
- G. BHMA A156.6 - Standard for Architectural Door Trim; 2021.
- H. BHMA A156.7 - Template Hinge Dimensions; 2016.
- I. BHMA A156.18 - Materials and Finishes; 2020.
- J. BHMA A156.21 - Thresholds; 2019.
- K. BHMA A156.22 - Standard for Gasketing; 2021.
- L. BHMA A156.28 - Standard for Recommended Practices for Mechanical Keying Systems; 2018.
- M. BHMA A156.115 - Hardware Preparation in Steel Doors and Steel Frames; 2016.
- N. BHMA A156.115W - Hardware Preparation in Wood Doors with Wood or Steel Frames; 2006.
- O. DHI (H&S) - Sequence and Format for the Hardware Schedule; 2019.
- P. DHI (KSN) - Keying Systems and Nomenclature; 2019.
- Q. DHI (LOCS) - Recommended Locations for Architectural Hardware for Standard Steel Doors and Frames; 2004.
- R. DHI WDHS.3 - Recommended Locations for Architectural Hardware for Flush Wood Doors; 1993; also, in WDHS-1/WDHS-5 Series, 1996.
- S. FLA (FBC-B) - Florida Building Code: Building (8th Edition); 2023.

- T. ICC A117.1 - Accessible and Usable Buildings and Facilities; 2017.
- U. Miami (APD) - Approved Products Directory; Miami-Dade County; Current Edition.
- V. NFPA 80 - Standard for Fire Doors and Other Opening Protectives; 2022.
- W. NFPA 252 - Standard Methods of Fire Tests of Door Assemblies; 2022.
- X. Storm Codes:
 - 1. Florida Building Code.
- Y. UL (DIR) - Online Certifications Directory; Current Edition.
- Z. UL 10C - Standard for Positive Pressure Fire Tests of Door Assemblies; Current Edition, Including All Revisions.

1.04 ADMINISTRATIVE REQUIREMENTS

- A. Coordinate the manufacture, fabrication, and installation of products that door hardware is installed on.
- B. Sequence installation to ensure facility services connections are achieved in an orderly and expeditious manner.
- C. Preinstallation Meeting: Convene a preinstallation meeting one week prior to commencing work of this section; require attendance by affected installers and the following:
 - 1. Architect.
 - 2. Installer's Architectural Hardware Consultant (AHC).
 - 3. Hardware Installer.
 - 4. Owner's Security Consultant.
- D. Furnish templates for door and frame preparation to manufacturers and fabricators of products requiring internal reinforcement for door hardware.
- E. Keying Requirements Meeting:
 - 1. Attendance Required:
 - 2. Agenda:
 - a. Establish keying requirements.
 - b. Verify locksets and locking hardware are functionally correct for project requirements.
 - c. Verify that keying and programming complies with project requirements.
 - d. Establish keying submittal schedule and update requirements.
 - 3. Incorporate "Keying Requirements Meeting" decisions into keying submittal upon review of door hardware keying system including, but not limited to, the following:
 - 4. Record minutes and distribute copies within two days after meeting to participants, with two copies to Architect, Owner, participants, and those affected by decisions made.
 - 5. Deliver established keying requirements to manufacturers.

1.05 SUBMITTALS

- A. See Section 01 30 00 - Administrative Requirements for submittal procedures.
- B. Product Data: Manufacturer's catalog literature for each type of hardware, marked to clearly show products to be furnished for this project, and includes construction details, material descriptions, finishes, and dimensions and profiles of individual components.
- C. Shop Drawings - Door Hardware Schedule: A detailed listing that includes each item of hardware to be installed on each door.
 - 1. Prepared by or under supervision of Architectural Hardware Consultant (AHC).
 - 2. Comply with DHI (H&S) using door numbering scheme and hardware set numbers as indicated in Contract Documents.
 - a. Submit in vertical format.
 - 3. Include complete description for each door listed.
- D. Manufacturer's Installation Instructions: Indicate special procedures and perimeter conditions requiring special attention.
- E. Manufacturer's qualification statement.

- F. Installer's qualification statement.
- G. Supplier's qualification statement.
- H. Maintenance Data: Include data on operating hardware, lubrication requirements, and inspection procedures related to preventative maintenance.
- I. Keying Schedule:
 - 1. Submit three (3) copies of Keying Schedule in compliance with requirements established during Keying Requirements Meeting unless otherwise indicated.
- J. Warranty: Submit manufacturer's warranty and ensure that forms have been completed in Owner's name and registered with manufacturer.
- K. Project Record Documents: Record actual locations of concealed equipment, services, and conduit.
- L. Maintenance Materials and Tools: Furnish the following for Owner's use in maintenance of project.
 - 1. See Section 01 60 00 - Product Requirements, for additional provisions.

1.06 QUALITY ASSURANCE

- A. Standards for Fire-Rated Doors: Maintain one copy of each referenced standard on site, for use by Architect and Contractor.
- B. Manufacturer Qualifications: Company specializing in manufacturing products specified in this section with minimum three years of documented experience.
- C. Installer Qualifications: Company specializing in performing work of the type specified for commercial door hardware with at least three years of documented experience.
- D. Supplier Qualifications: Company with certified Architectural Hardware Consultant (AHC) to assist in work of this section.

1.07 DELIVERY, STORAGE, AND HANDLING

- A. Package hardware items individually; label and identify each package with door opening code to match door hardware schedule.

1.08 WARRANTY

- A. See Section 01 78 00 - Closeout Submittals for additional warranty requirements.
- B. Manufacturer Warranty: Provide manufacturer warranty against defects in material and workmanship for period indicated, from Date of Substantial Completion. Complete forms in Owner's name and register with manufacturer.
 - 1. Closers: Ten years, minimum.
 - 2. Locksets and Cylinders: Three years, minimum.

PART 2 PRODUCTS

2.01 GENERAL REQUIREMENTS

- A. Provide specified door hardware as required to make doors fully functional, compliant with applicable codes, and secure to extent indicated.
- B. Provide individual items of single type, of same model, and by same manufacturer.
- C. Closers:
 - 1. Provide door closer on each exterior door, unless otherwise indicated.
 - 2. Provide door closer on each fire-rated and smoke-rated door.
 - 3. Spring hinges are not an acceptable self-closing device, unless otherwise indicated.
- D. Drip Guards: Provide at head of out swinging exterior doors unless protected by roof or canopy directly overhead. Aluminum Storefront doors do not require a drip guard.
- E. Weatherstripping and Gasketing:
 - 1. Provide weatherstripping on each exterior door at head, jambs, and meeting stiles of door pairs, unless otherwise indicated.
 - 2. Provide door bottom sweep on each exterior door, unless otherwise indicated.

F. Fasteners:

1. Provide fasteners of proper type, size, quantity, and finish that comply with commercially recognized standards for proposed applications.
 - a. Aluminum fasteners are not permitted.
 - b. Provide Phillips flat-head screws with heads finished to match door surface hardware unless otherwise indicated.
2. Provide machine screws for attachment to reinforced hollow metal and aluminum frames.
 - a. Self-drilling (Tek) type screws are not permitted.
3. Provide stainless steel machine screws and lead expansion shields for concrete and masonry substrates.
4. Provide wall grip inserts for hollow wall construction.
5. Fire-Resistance-Rated Applications: Comply with NFPA 80.
 - a. Provide wood or machine screws for hinges mortised to doors or frames, strike plates to frames, and closers to doors and frames.
 - b. Provide steel through bolts for attachment of surface mounted closers, hinges, or exit devices to door panels unless proper door blocking is provided.

2.02 PERFORMANCE REQUIREMENTS

- A. Provide door hardware products that comply with the following requirements:
1. Applicable provisions of federal, state, and local codes.
 2. Accessibility: ADA Standards and ICC A117.1.
 3. Fire-Resistance-Rated Doors: NFPA 80, listed and labeled by qualified testing agency for fire protection ratings indicated, based on testing at positive pressure in accordance with NFPA 252 or UL 10C.
 4. Hardware on Fire-Resistance-Rated Doors: Listed and classified by UL (DIR) as suitable for application indicated.
 5. Hardware Preparation for Steel Doors and Steel Frames: BHMA A156.115.
 6. Hardware Preparation for Wood Doors with Wood or Steel Frames: BHMA A156.115W.
 7. Products Requiring Electrical Connection: Listed and classified by UL (DIR) as suitable for the purpose specified.

2.03 HINGES

- A. Manufacturers: Conventional butt hinges.
1. BEST; dormakaba Group: www.bestaccess.com/#sle.
 2. PBB.
 3. McKinney.
- B. Properties:
1. Butt Hinges: As applicable to each item specified.
 - a. Standard Weight Hinges: Minimum of two (2) permanently lubricated non-detachable bearings.
 - b. Heavy Weight Hinges: Minimum of four (4) permanently lubricated bearings on heavy weight hinges.
 - c. Template screw hole locations.
 - d. Bearing assembly installed after plating.
 - e. Bearings: Exposed fully hardened bearings.
 - f. Bearing Shells: Shapes consistent with barrels.
 - g. Pins: Easily seated, non-rising pins.
 - 1) Fully plate hinge pins.
 - 2) Non-Removable Pins: Slotted stainless steel screws.
 - h. UL 10C listed for fire-resistance-rated doors.
- C. Sizes: .
1. Hinge Widths: As required to clear surrounding trim.
 2. Sufficient size to allow 180 degree swing of door.
- D. Finishes: See Door Hardware Schedule.

1. Fully polished hinges; front, back, and barrel.
- E. Grades:
 1. Butt Hinges: Comply with BHMA A156.1 and BHMA A156.7 for templated hinges.
 2. Comply with BHMA A156.18 Materials and Finishes.
- F. Material: Base metal as indicated for each item by BHMA material and finish designation.
- G. Types:
 1. Butt Hinges: Include full mortise hinges.
- H. Quantities:
 1. Butt Hinges: Three (3) hinges per leaves up to 90 inches in height. Add one (1) for each additional 30 inches in height or fraction thereof.
 - a. Hinge weight and size unless otherwise indicated in hardware sets:
 - 1) For doors up to 36 inches wide and up to 1-3/4 inches thick provide hinges with a minimum thickness of 0.134 inch and a minimum of 4-1/2 inches in height.
 - 2) For doors from 36 inches wide up to 42 inches wide and up to 1-3/4 inches thick provide hinges with a minimum thickness of 0.145 inch and a minimum of 4-1/2 inches in height.
 - 3) For doors from 42 inches wide up to 48 inches wide and up to 1-3/4 inches thick provide hinges with a minimum thickness of 0.180 inch and a minimum of 5 inches in height.
 - 4) For doors greater than 1-3/4 inches thick provide hinges with a minimum thickness of 0.180 inch and a minimum of 5 inches in height.
- I. Applications: At swinging doors.
 1. Provide non-removable pins at out-swinging doors with locking hardware and all exterior doors.
- J. Products:
 1. Butt Hinges:
 - a. Ball Bearing, Five (5) Knuckle. FBB Series

2.04 LOCK CYLINDERS

- A. Manufacturers:
 1. BEST, dormakaba Group: www.bestaccess.com/#sle.
 2. dormakaba; dormakaba Group: www.dormakaba.com/us-en/#sle.
 3. Sargent.
- B. Properties:
 1. Lock Cylinders: Provide key access on outside of each lock, unless otherwise indicated.
 - a. Provide cylinders from same manufacturer as locking device.
 - b. Provide cams and/or tailpieces as required for locking devices.
 - c. Provide cylinders with appropriate format conventional cores where indicated.
- C. Grades:
 1. Standard Security Cylinders: Comply with BHMA A156.5.
- D. Material:
 1. Manufacturer's standard corrosion-resistant brass alloy.
- E. Types: As applicable to each item specified.
- F. Products:
 1. Rim/mortise. 1E / 12E Series

2.05 CYLINDRICAL LOCKS

- A. Manufacturers:
 1. dormakaba; dormakaba Group: www.dormakaba.com/us-en/#sle.
 2. dormakaba, dormakaba Group: www.dormakaba.com/us-en/#sle.
 3. Sargent.
 4. Corbin Russwin
- B. Properties:
 1. Mechanical Locks:

- a. Fitting modified ANSI A115.2 door preparation.
- b. Door Thickness Fit: 1-3/8 inches to 2-1/4 inches thick doors.
- c. Construction: Hub, side plate, shrouded rose, locking pin to be a one-piece casting with a shrouded locking lug.
 - 1) Through-bolted anti-rotational studs.
- d. Bored Hole: 2-1/8 inch diameter.
- e. Backset: 2-3/4 inches unless otherwise indicated.
- f. Latch: Single piece tail-piece construction.
 - 1) Latchbolt Throw: 1/2 inch, minimum.
- g. Cylinders:
 - 1) Cylinder Core Types: Locks capable of supporting manufacturers' cores, as applicable.
 - (a) Small format interchangeable.
- h. Lever Trim:
 - 1) Style: See Door Hardware Schedule.
 - 2) Outside Lever Sleeve: Seamless one-piece construction.
 - 3) Keyed Levers: Removable only after core is removed by authorized control key.
- C. Latch Protection: Provide latch guard, where indicated in hardware sets.
- D. Finishes: See Door Hardware Schedule.
 - 1. Core Faces: Match finish of lockset.
- E. Grades: Comply with BHMA A156.2, Grade 1.
- F. Material: Manufacturer's standard for specified lock.
- G. Options:
 - 1. Regulatory Compliance: As required by authorities having jurisdiction the State in which the Project is located.
- H. Products:
 - 1. C100 (Grade 1).

2.06 CLOSERS

- A. Manufacturers:
 - 1. dormakaba commercial, dormakaba Group: www.dormakaba.com/us-en/#sle.
 - 2. LCN.
 - 3. Norton
- B. Properties:
 - 1. Surface Mounted Closers: Manufacturer's standard.
 - a. Construction: Cast iron.
 - b. Maximum Projection from Face of Door: 2-7/16 inches.
 - c. Mechanism: Separate tamper-resistant adjusting valves for closing and latching speeds.
 - 1) Include delayed action feature.
 - d. Hydraulic Fluid: All-weather type.
 - e. Arm Assembly: Standard for product specified.
 - 1) Include hold-open, integral stop, or spring-loaded stop feature, as specified in Door Hardware Schedule.
 - 2) Parallel arm to be a heavy-duty rigid arm.
 - f. Covers:
 - 1) Type: Standard for product selected.
 - (a) Full.
 - 2) Material: Plastic.
 - 3) Finish: Painted.
- C. Grades:
 - 1. Closers: Comply with BHMA A156.4, Grade 1.
 - a. Underwriters Laboratories Compliance:
 - 1) Product Listing: UL (DIR) and ULC for use on fire-resistance-rated doors.

(a) UL 228 - Door Closers-Holders, With or Without Integral Smoke Detectors.

- D. Types:
 - 1. Rack-and-pinion, surface-mounted. 1-1/2 inches minimum bore.
- E. Installation:
 - 1. Mounting: Includes surface mounted installations.
 - 2. Mount closers on non-public side of door and stair side of stair doors unless otherwise noted in hardware sets.
 - 3. At out swinging exterior doors, mount closer on interior side of door.
 - 4. Provide adapter plates, shim spacers, and blade stop spacers as required by frame and door conditions.
 - 5. Where an overlapping astragal is included on pairs of swinging doors, provide coordinator to ensure door leaves close in proper order.
- F. Products:
 - 1. Surface Mounted:
 - a. QDC100 Series.

2.07 PROTECTION PLATES

- A. Manufacturers:
 - 1. Trimco: www.trimcohardware.com/#sle.
 - 2. Burns.
 - 3. Rockwood.
- B. Properties:
 - 1. Plates:
 - a. Kick Plates: Provide along bottom edge of push side of each door, where indicated.
 - 1) Size: 10 inches high by 2 inches less than door width (LDW) on push side of door.
 - b. Edges: Beveled, on four (4) unless otherwise indicated.
- C. Grades: Comply with BHMA A156.6.
- D. Material: As indicated for each item by BHMA material and finish designation.
 - 1. Metal Properties: Stainless steel.
 - a. Metal, Standard Duty: Thickness 0.050 inch, minimum.
- E. Installation:
 - 1. Fasteners: Countersunk screw fasteners
- F. Products:
 - 1. K0050.

2.08 THRESHOLDS

- A. Manufacturers:
 - 1. National Guard Products, Inc: www.ngpinc.com/#sle.
 - 2. Reese.
 - 3. Zero.
- B. Properties:
 - 1. Threshold Surface: Fluted horizontal grooves across full width.
- C. Grades: Thresholds: Comply with BHMA A156.21.
- D. Material: Base metal as indicated for each item by BHMA material and finish designation.
 - 1. Threshold Assemblies: Aluminum.
- E. Types: As applicable to project conditions. Provide barrier-free type at every location where specified.
 - 1. Saddle Thresholds: Without thermal break.
- F. Products:
 - 1. 513.

2.09 WEATHERSTRIPPING AND GASKETING

- A. Manufacturers:
 - 1. National Guard Products, Inc: www.ngpinc.com/#sle.
 - 2. Reese
 - 3. Zero
- B. Properties:
 - 1. Weatherstripping Air Leakage Performance: Not exceeding 0.3 cfm/sq ft of door opening at 0.3 inches of water pressure differential for single doors, and 0.5 cfm/sq ft of door area at 0.3 inches of water pressure differential for double doors for gasketing other than smoke control, as tested according to ASTM E283/E283M; with resilient or flexible seal strips that are easily replaceable and readily available from stocks maintained by manufacturer.
 - 2. Adhesive-Backed Perimeter Gasketing: Silicone gasket material applied to frame with self-adhesive.
 - 3. Rigid, Housed, Perimeter Gasketing: Sponge neoprene gasket material held in place by aluminum housing; fastened to frame stop with screws.
 - 4. Door Sweeps: Nylon brush gasket material held in place by flat aluminum housing or flange; surface mounted to face of door with screws.
- C. Grades: Comply with BHMA A156.22.
- D. Products:
 - 1. Weatherstripping: See Door Hardware Schedule.
 - 2. Door Bottom Seals:
 - a. Door Sweeps: See Door Hardware Schedule.

2.10 MISCELLANEOUS ITEMS

- A. Manufacturers:
 - 1. Trimco: www.trimcohardware.com/#sle.
 - 2. Don-Jo.
- B. Properties:
 - 1. Latch Protectors: Provide on door to protect latch from being tampered with while in locked position.
 - a. Type: Standard latch protector. Suitable for mortise or cylindrical locksets.
 - b. Material: Stainless steel.
- C. Products:
 - 1. Latch Protectors.
 - a. 5001.

2.11 KEYS AND CORES

- A. Manufacturers:
 - 1. BEST, dormakaba Group: www.bestaccess.com/#sle.
 - 2. dormakaba; dormakaba Group: www.dormakaba.com/us-en/#sle.
 - 3. Sargent.
- B. Properties: Complying with guidelines of BHMA A156.28.
 - 1. Provide small format interchangeable core.
 - 2. Provide Standard keys and cores.
 - 3. Provide keying information in compliance with DHI (KSN) standards.
 - 4. Keying Schedule: Arrange for a keying meeting, with Architect, Owner and hardware supplier, and other involved parties to ensure locksets and locking hardware, are functionally correct and keying complies with project requirements.
 - 5. Keying: Master keyed if required. Coordinate and determine specific requirements with Owner.
 - 6. Include construction keying and control keying with removable core cylinders.
 - 7. Supply keys in following quantities:
 - a. Master Keys: 4 each.
 - b. Construction Master Keys: 6 each.

- c. Construction Keys: 15 each.
 - d. Construction Control Keys: 2 each.
 - e. Control Keys if New System: 2 each.
 - f. Change Keys: 4 each for each keyed core.
 - 8. Provide key collection envelopes, receipt cards, and index cards in quantity suitable to manage number of keys.
 - 9. Deliver keys with identifying tags to Owner by security shipment direct from manufacturer.
 - 10. Permanent Keys and Cores: Stamped with applicable key marking for identification. Do not include actual key cuts within visual key control marks or codes. Stamp permanent keys "Do Not Duplicate."
 - 11. Include installation of permanent cores and return construction cores to hardware supplier. Construction cores and keys to remain property of hardware supplier.
- C. Products:
- 1. Standard. 1C7

2.12 FINISHES

- A. Finishes: Identified in Hardware Sets.

PART 3 EXECUTION

3.01 EXAMINATION

- A. Verify that doors and frames are ready to receive this work; labeled, fire-rated doors and frames are properly installed, and dimensions are as indicated on shop drawings.
- B. Correct all defects prior to proceeding with installation.
- C. Verify that electric power is available to power operated devices and of correct characteristics.

3.02 INSTALLATION

- A. Install hardware in accordance with manufacturer's instructions and applicable codes.
- B. Install hardware using the manufacturer's fasteners provided. Drill and tap all screw holes located in metallic materials. Do not use "Riv-Nuts" or similar products.
- C. Install hardware on fire-rated doors and frames in accordance with applicable codes and NFPA 80.
- D. Use templates provided by hardware item manufacturer.
- E. Do not install surface mounted items until application of finishes to substrate are fully completed.
- F. Wash down masonry walls and complete painting or staining of doors and frames.
- G. Complete finish flooring prior to installation of thresholds.
- H. Door Hardware Mounting Heights: Distance from finished floor to center line of hardware item. As indicated in following list, unless noted otherwise in Door Hardware Schedule or on drawings.
 - 1. For Steel Doors and Frames: Install in compliance with DHI (LOCS) recommendations.
 - 2. For Steel Door Frames: See Section 08 12 13.
 - 3. For Aluminum-Framed Storefront Doors and Frames: See Section 08 43 13.
 - 4. For Wood Doors: Install in compliance with DHI WDHS.3 recommendations.
 - 5. Flush Wood Doors: See Section 08 14 16.
 - 6. Stile and Rail Wood Doors: See Section 08 14 33.
 - 7. Mounting heights in compliance with ADA Standards:
 - a. Locksets: 40-5/16 inch.
- I. Set exterior door thresholds with full-width bead of elastomeric sealant at each point of contact with floor providing a continuous weather seal. Anchor thresholds with stainless steel countersunk screws with expansion anchors.
- J. Include in installation for existing doors and frames any necessary field modification and field preparation of doors and frames for new hardware. Provide necessary fillers, reinforcements, and fasteners for mounting new hardware and to cover existing door and frame preparations.

3.03 FIELD QUALITY CONTROL

- A. Perform field inspection and testing under provisions of Section 01 40 00 - Quality Requirements.

3.04 ADJUSTING

- A. Adjust work under provisions of Section 01 70 00 - Execution and Closeout Requirements.
- B. Adjust hardware for smooth operation.
- C. Adjust gasketing for complete, continuous seal; replace if unable to make complete seal.

3.05 CLEANING

- A. Clean finished hardware in accordance with manufacturer's written instructions after final adjustments have been made.
- B. Clean adjacent surfaces soiled by hardware installation activities.
- C. Replace items that cannot be cleaned to manufacturer's level of finish quality at no additional cost.

3.06 PROTECTION

- A. Protect finished Work under provisions of Section 01 70 00 - Execution and Closeout Requirements.
- B. Do not permit adjacent work to damage hardware or finish.

3.07 HARDWARE SETS

Manufacturer list

Code: Name:

BES	Best
DK	dormakaba
DKCH	dormakaba Commercial Hardware
NGP	National Guard Products
TRI	Trimco Hardware

Option list

Code: Name:

B4E	Heavy Bevel Edges
CSK	Countersunk Holes
J	Less SFIC Cylinder
RP3	Rings for 7 pin cylinder
RP	Rim Cylinder Ring
STD	Standard keyed core

Finish list

Code: Name:

B	Brown
A	Anodized Aluminum
689	Aluminum Painted
626	Satin Chrome
US27	Mill Finish
630	Satin Stainless Steel
626	Satin Chromium Plated

Set #1

Doors: 1-102, 1-116, 1-119

1	Mortise Cylinder	1E7 4 C4 RP3 STD	626	BES
---	------------------	--------------------------	-----	-----

NOTE: Provide mortise or rim cylinder only as required. Balance of hardware provided by Aluminum Door Supplier. Rim exit device, concealed vertical rod, (dual) concealed closer, astragal, lever handles, threshold

Set #2

Doors: 1-104, 1-115

3	Hinge	CB199 NRP 45X45	32D	BES
1	Exit Device (Classroom)	FL HC 2108 B V4908	630	PRE
1	Rim Cylinder	12E 7 2 STD RP	626	BES
1	Door Closer	QDC1 19 R	689	DKC
1	Kick Plate	K0050 8" X 2" LDW CSK B4E Heavy	630	TRI
1	Gasketing	127N Head & Jambs (2)	A	NGP
1	Door Sweep	600-BB x LAR	A	NGP
1	Threshold	513 LAR (10-24 SS MS/LA)	A	NGP
1	Drip Cap	16 4" ODW	A	NGP

Set #3

Doors: 1-16, 1-114

3	Hinge	CB199 NRP 45X45	32D	BES
1	Cylindrical Lock (faculty/privacy)	C1 40 LG C 10202 5101	626	DKA
3	Silencer	1229B		TRI
1	Coat Hook	3072	626	TRI
1	Door Closer	QDC1 19 R	689	DKC
1	Gasketing	127N Head & Jambs (2)	A	NGP
1	Door Sweep	600-BB x LAR	A	NGP
1	Threshold	513 LAR (10-24 SS MS/LA)	A	NGP

Set #4

Doors: 1-112

3	Hinge	CB199 NRP 45X45	32D	BES
1	Cylindrical Lock (Storerm.)	C1 80 T LG C 10252 5001 BLKTMP	626	DKA
1	Interchangeable Core	1C72 STD	626	BES
1	Door Closer	QDC1 19 R	689	DKC
1	Kick Plate	K0050 8" X 2" LDW CSK B4E Heavy	630	TRI
1	Gasketing	127N Head & Jambs (2)	A	NGP
1	Door Sweep	600-BB x LAR	A	NGP
1	Threshold	425 LAR (10-24 SS MS/LA)	A	NGP
1	Drip Cap	16 4" ODW	A	NGP

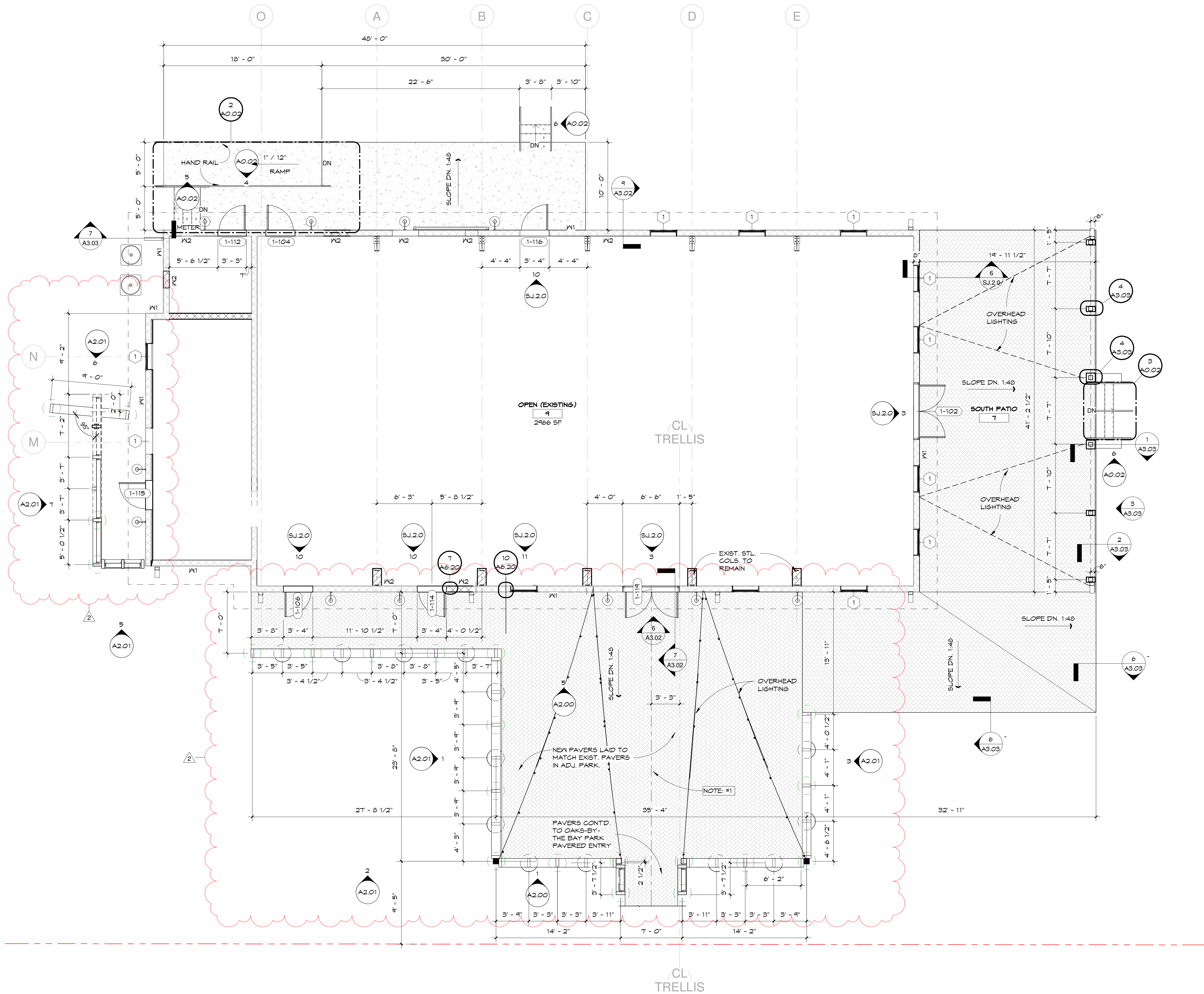
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**PC26-023 CDBG-DR Hometown Revitalization Program – Truesdell
Facility**

ADDENDUM No. 3

Attachment 2



FLOOR PLAN LEGEND	
---	- 1 HR FIRE RATED PARTITION
----	- SMOKE RATED PARTITION
1-100	- ROOM NUMBER DESIGNATION
(2-100)	- DOOR NUMBER DESIGNATION
△	- WINDOW NUMBER DESIGNATION
◇	- WALL TYPE NUMBER DESIGNATION

NEW CONSTRUCTION ROOM SCHEDULE		
NUMBER	NAME	AREA
103	KITCHEN	283 SF
105	HALL	134 SF
106	ADA RR	44 SF
108	MEN'S RESTROOM	195 SF
109	WOMEN'S RESTROOM	191 SF
110	CUSTOD.	26 SF
111	MULTI-PURPOSE RM.	184 SF
112	MECH./EL.	82 SF
113	STORAGE	32 SF
114	ADA RR	50 SF
115	VESTIBULE	75 SF
116	EAST PATIO	364 SF
117	MEETING	1925 SF
118	SOUTH PATIO	822 SF
Grand total: 14		4417 SF

NOTES:
1. LOCATE CENTERLINE OF NEW DOUBLE DOOR CLOSELY AS POSSIBLE TO CENTERLINE OF PARK WALKWAY TO THE WEST



103 W 5TH STREET
PANAMA CITY, FL 32401
(850) 257-5400



CLIENT:
CDBG-DR HOMETOWN
REVITALIZATION
PROGRAM - TRUESDELL
FACILITY
2629 W 10TH ST.
PANAMA CITY, FL 32401

CONSULTANT:

CONSULTANT:

CONSULTANT:

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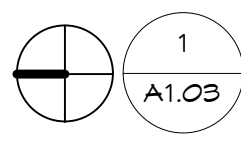
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NO	REVISION	DATE	
2	ADDENDUM #3	06/26/	

SHEET TITLE:
FIRST FLOOR PLAN
- NEW
CONSTRUCTION

PROJECT NO.
4240-04

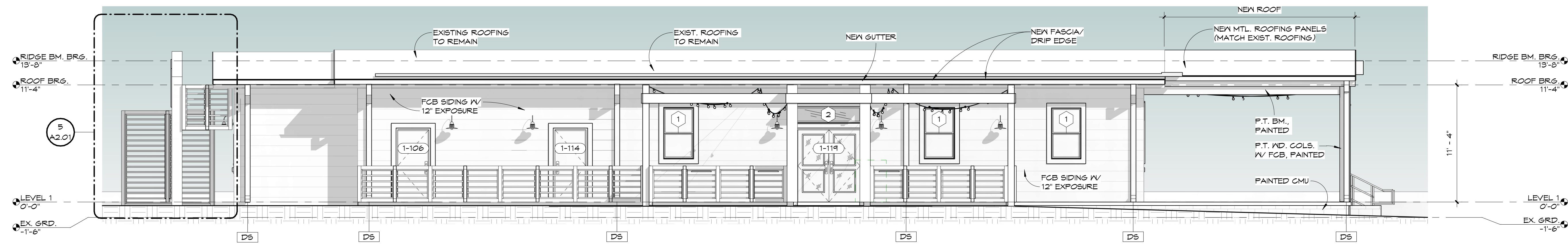
SHEET NO.
A1.03

OWNER / CONTRACTOR TO FIELD
VERIFY ALL EXISTING DIMENSIONS /
CONDITIONS PRIOR TO
DEMOLITION/CONSTRUCTION
AND/OR EQUIPMENT INSTALLATION

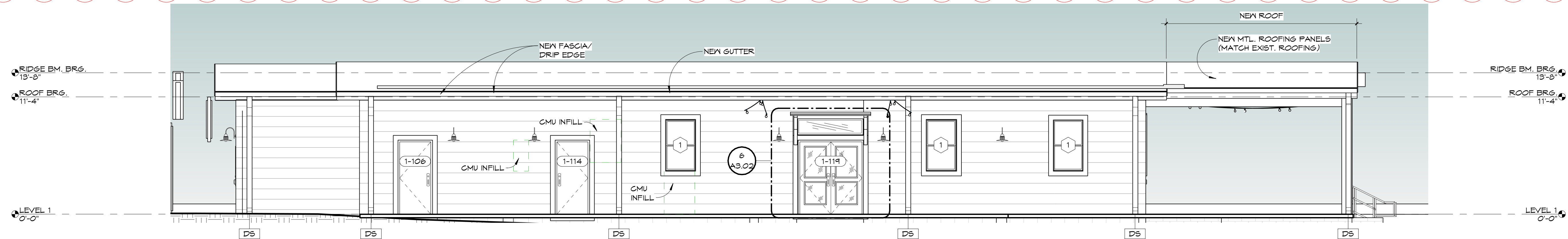


NEW CONSTRUCTION - FLOOR PLAN

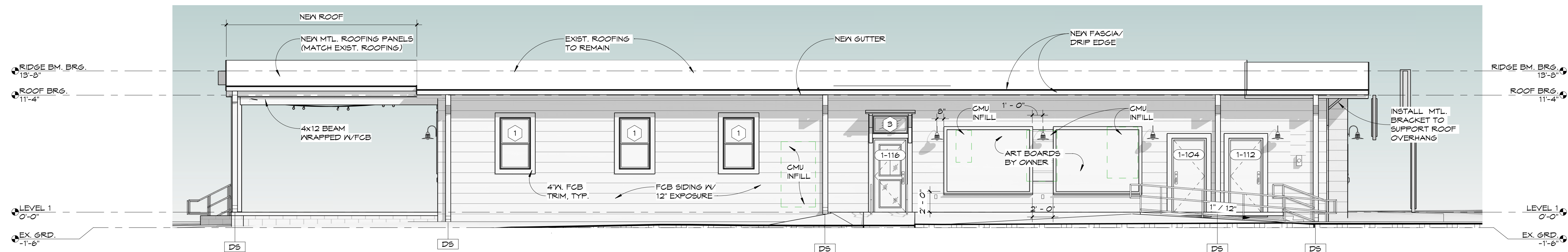
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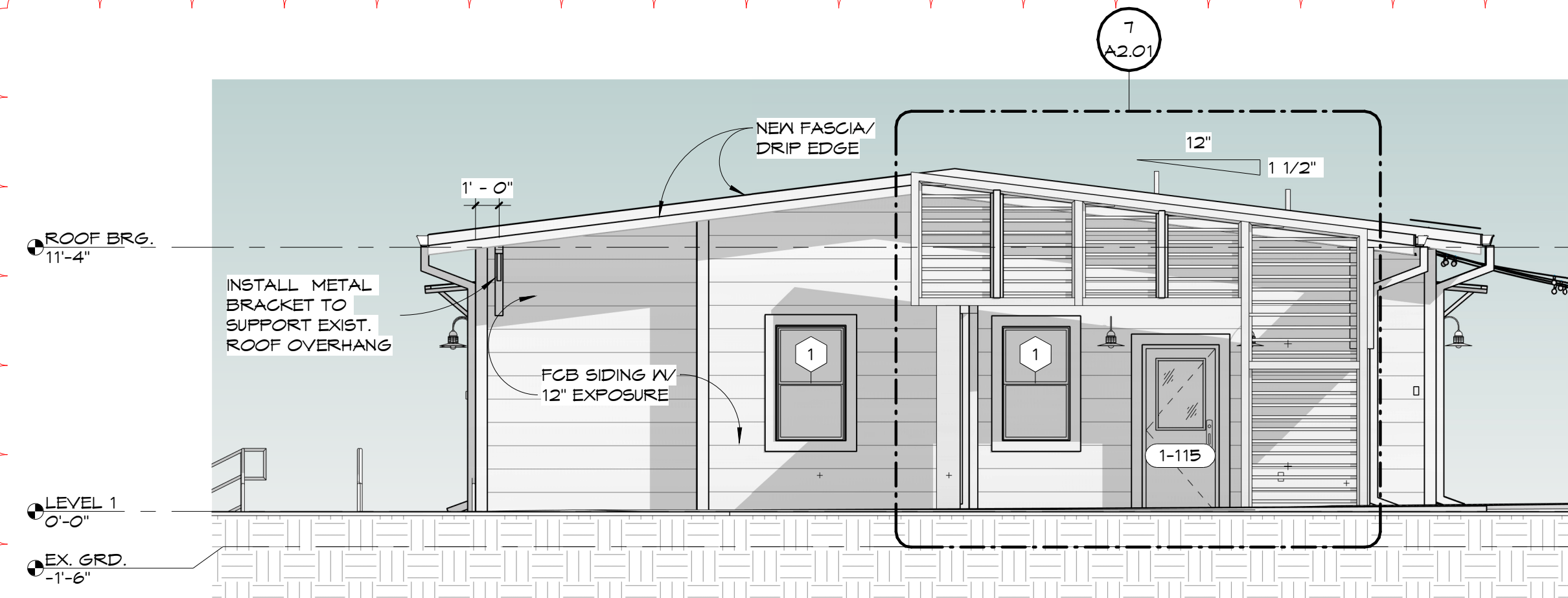
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NEW CONSTRUCTION - WEST ELEVATION
3/16" = 1'-0"



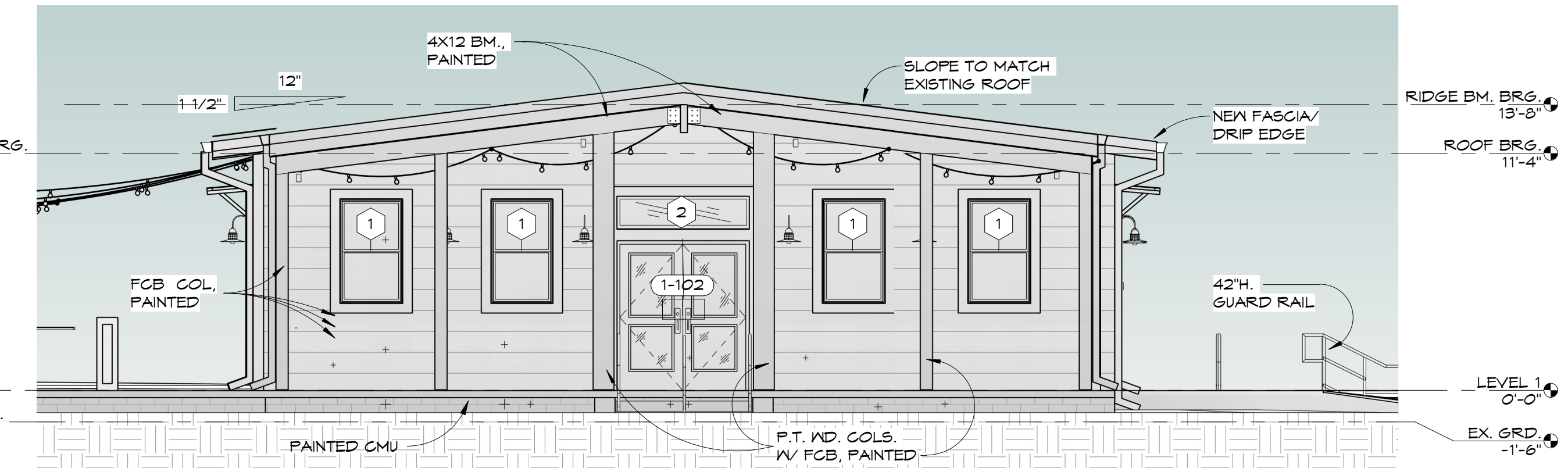
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NEW CONSTRUCTION - WEST WALL
3/16" = 1'-0"



2
A2.00
NEW CONSTRUCTION - EAST ELEVATION
3/16" = 1'-0"

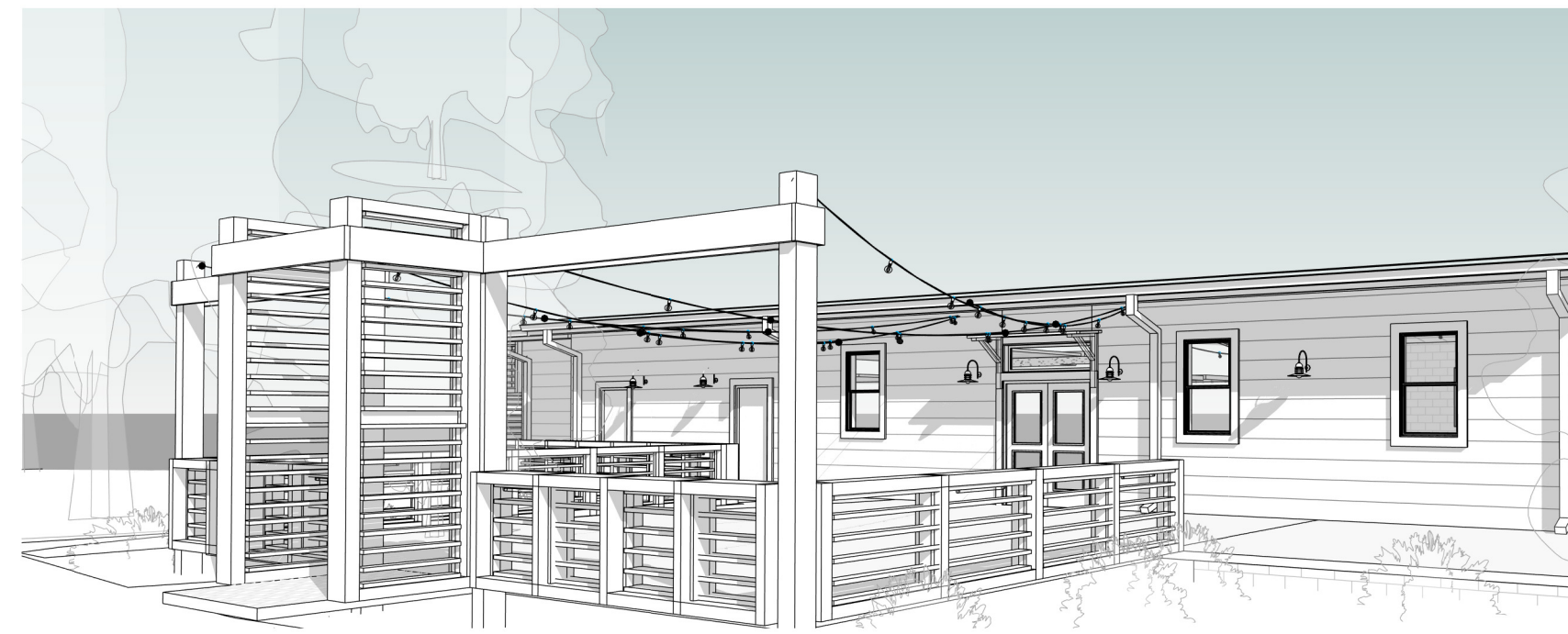
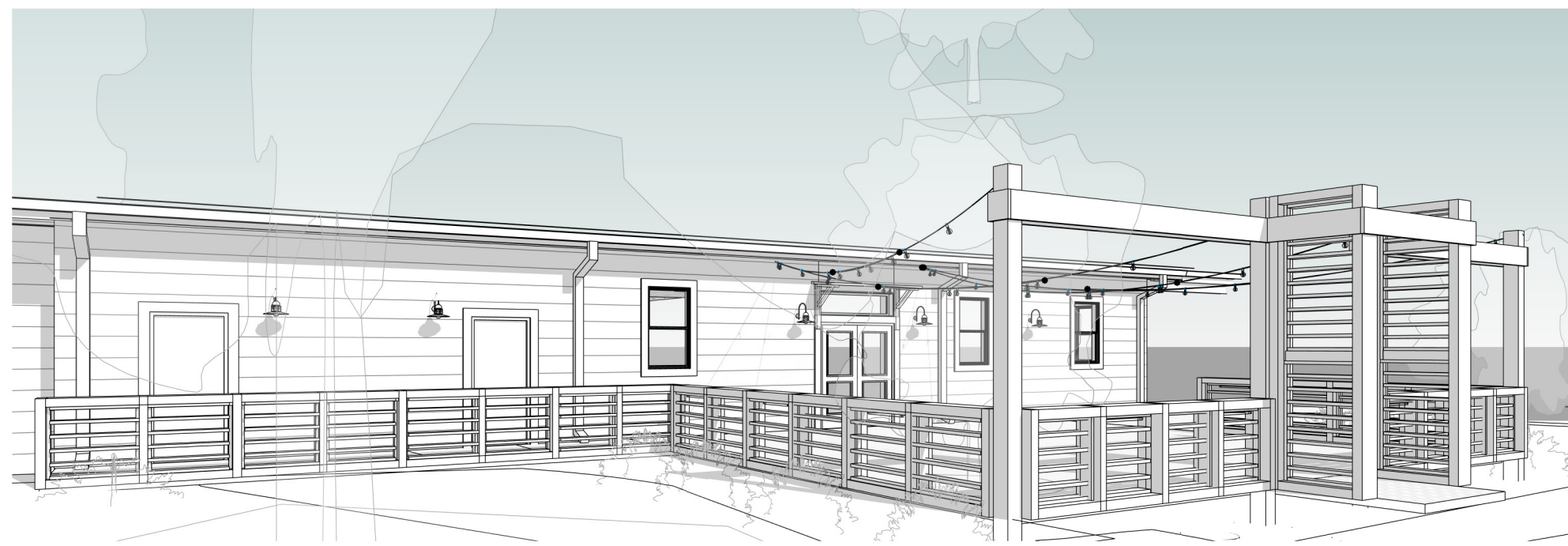
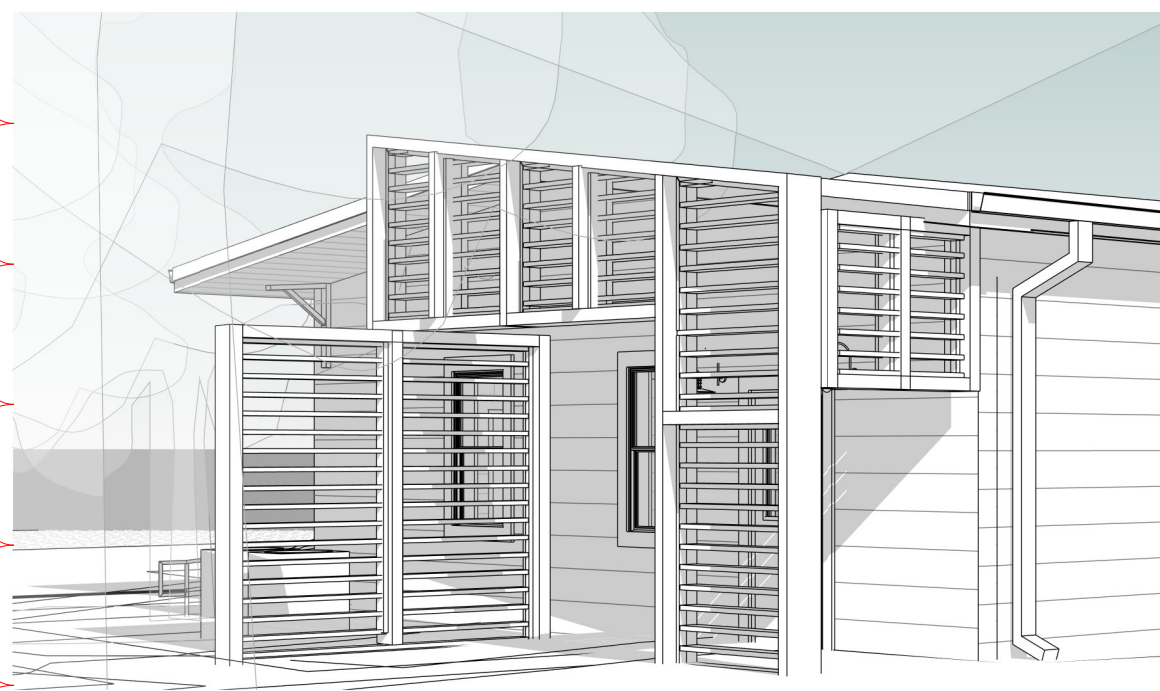


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A2.00
NEW CONSTRUCTION - NORTH ELEVATION
3/16" = 1'-0"

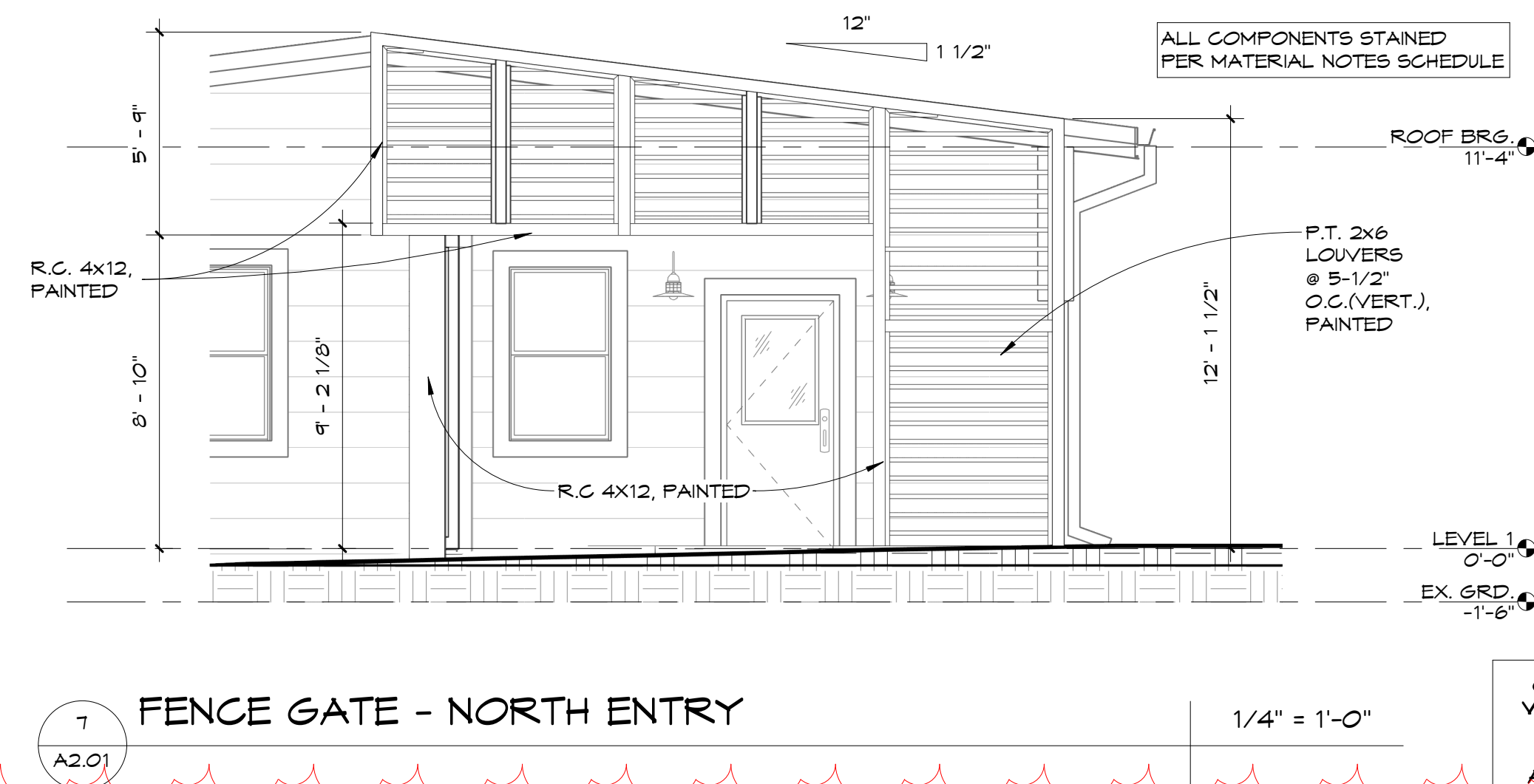
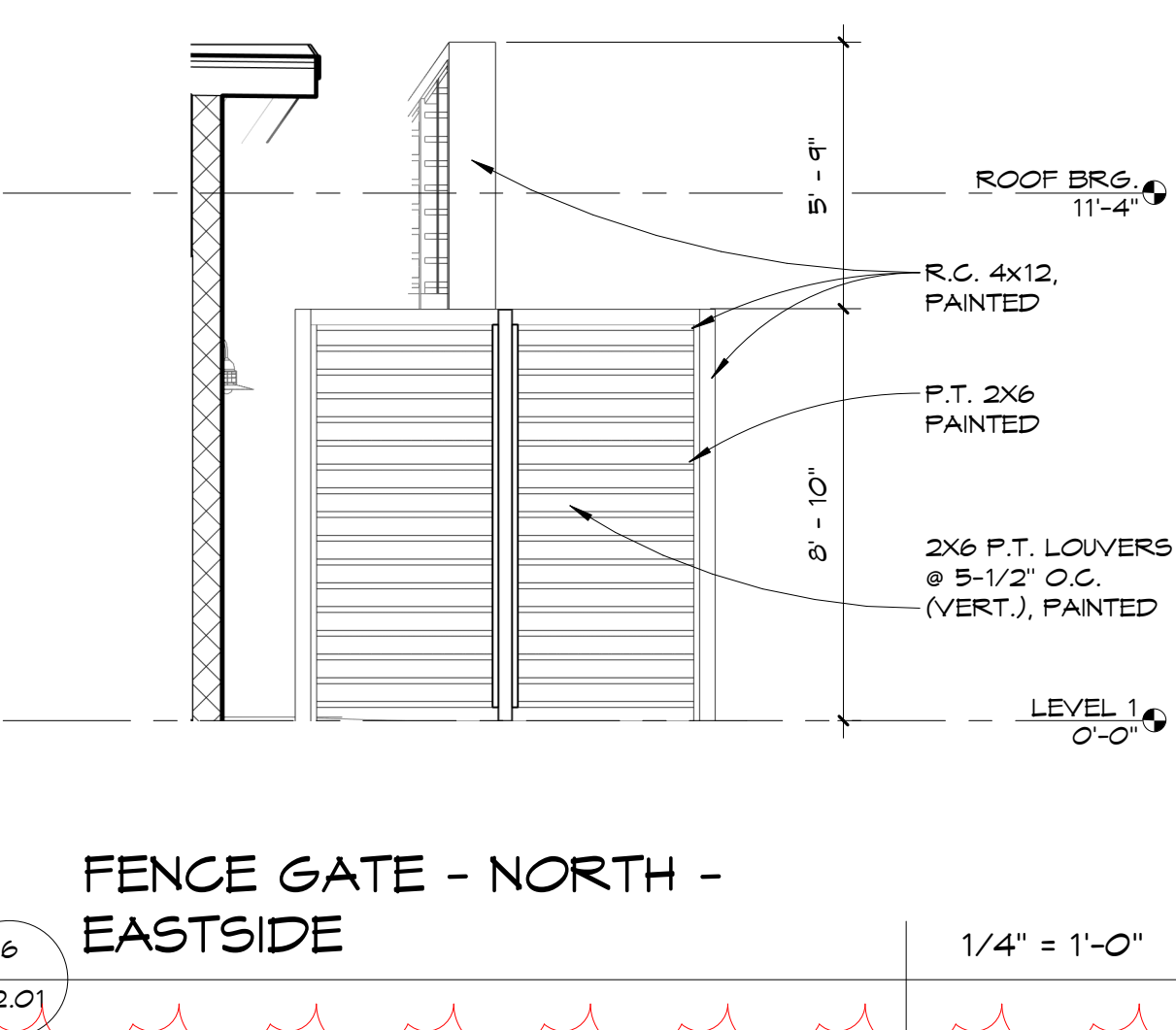
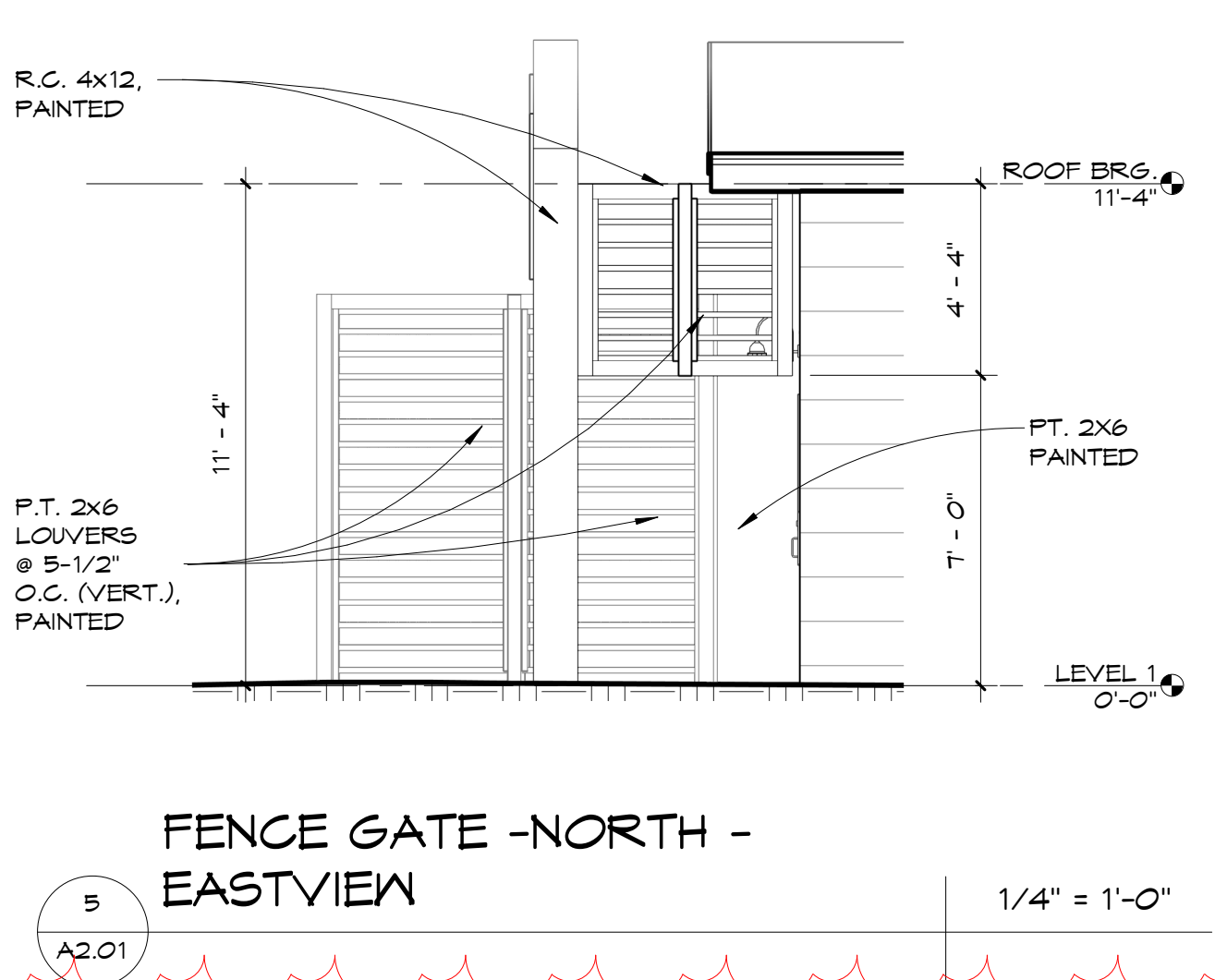
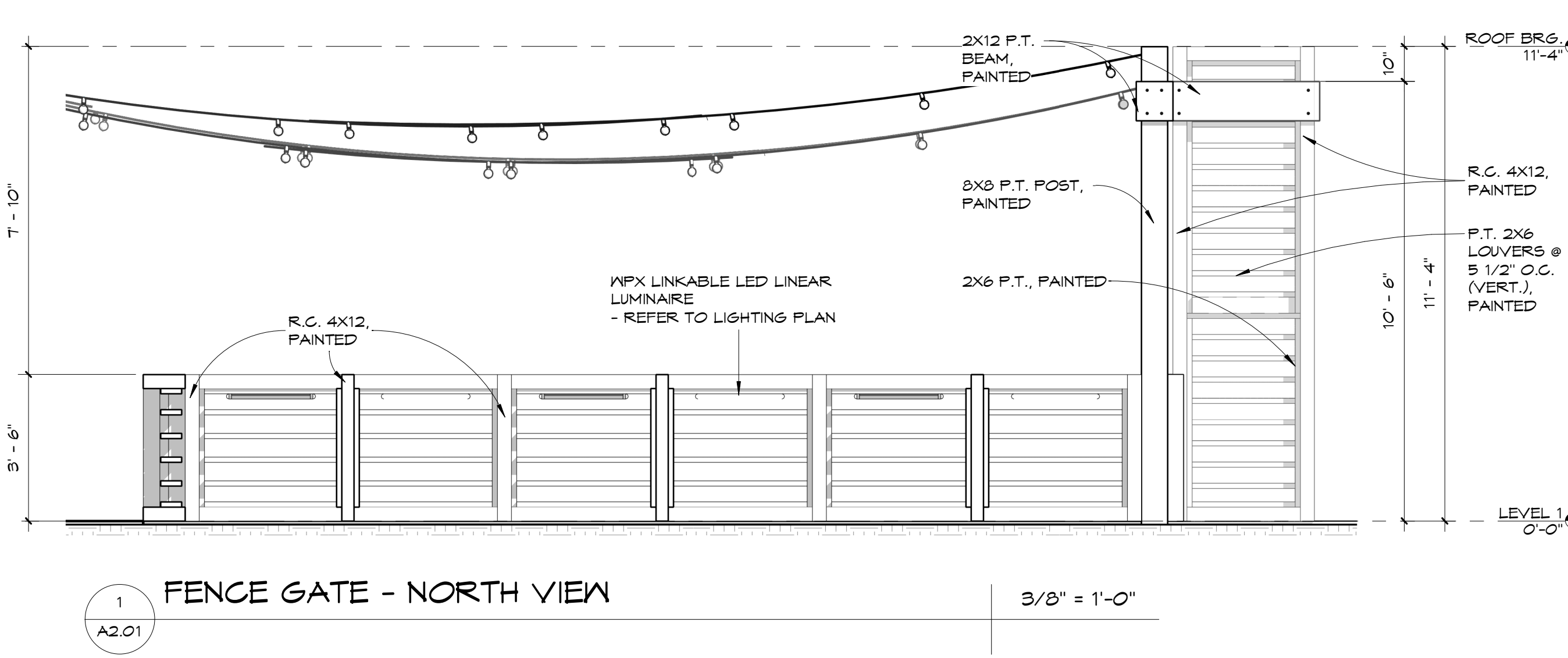
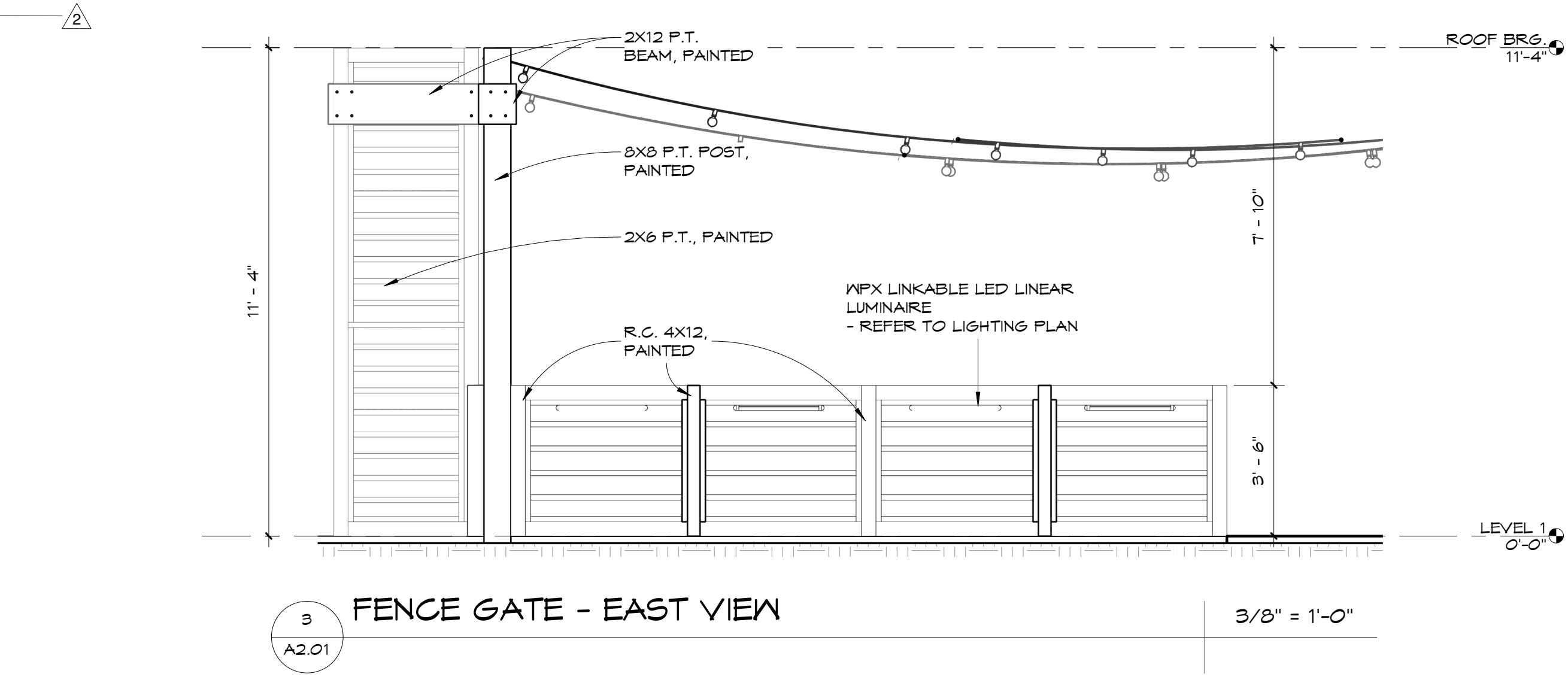
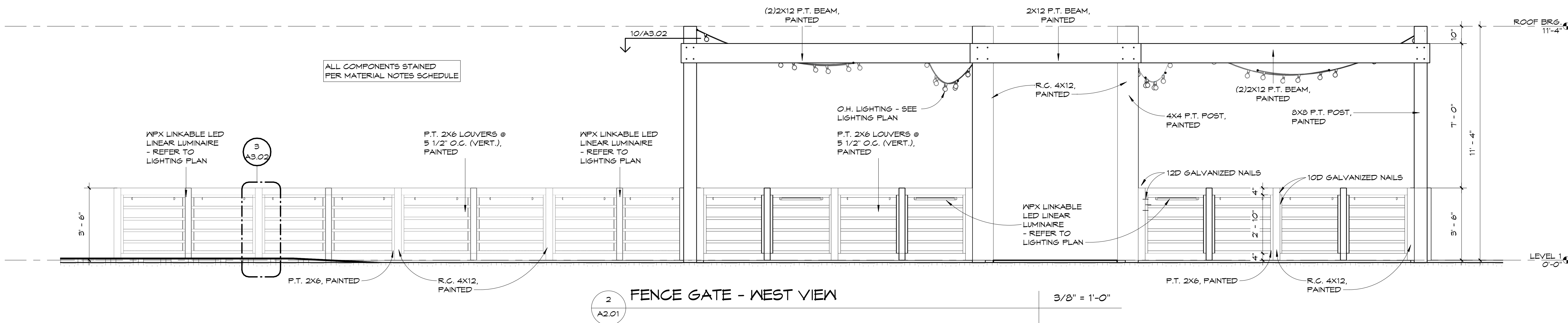


4
A2.00
NEW CONSTRUCTION - SOUTH ELEVATION
3/16" = 1'-0"

OWNER / CONTRACTOR TO FIELD
VERIFY ALL EXISTING DIMENSIONS /
CONDITIONS PRIOR TO
DEMOLITION/CONSTRUCTION
AND/OR EQUIPMENT INSTALLATION



- MATERIAL NOTES**
- LUMBER:**
- PRESSURE TREATED SOUTHERN YELLOW PINE
 - R.C. = ROUGH CUT
- FASTENERS:**
- SIMPSON STRONG DRIVE CONNECTOR SCREWS
 - HOT DIPPED GALVANIZED NAILS (10D, 12D)
 - SIMPSON FBZ (CONCEALED FENCE BRACKET)
 - SIMPSON FBR24Z (FENCE BRACKET)
- STAIN:**
- WOOD STAIN BEHR ULTRA PURE WHITE SC-210 EXTERIOR SOLID STAIN
- REFERENCE SHEET A3.02 FOR NAILING LAYOUT

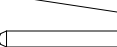
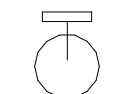
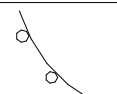


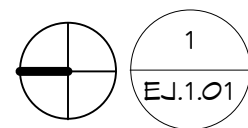
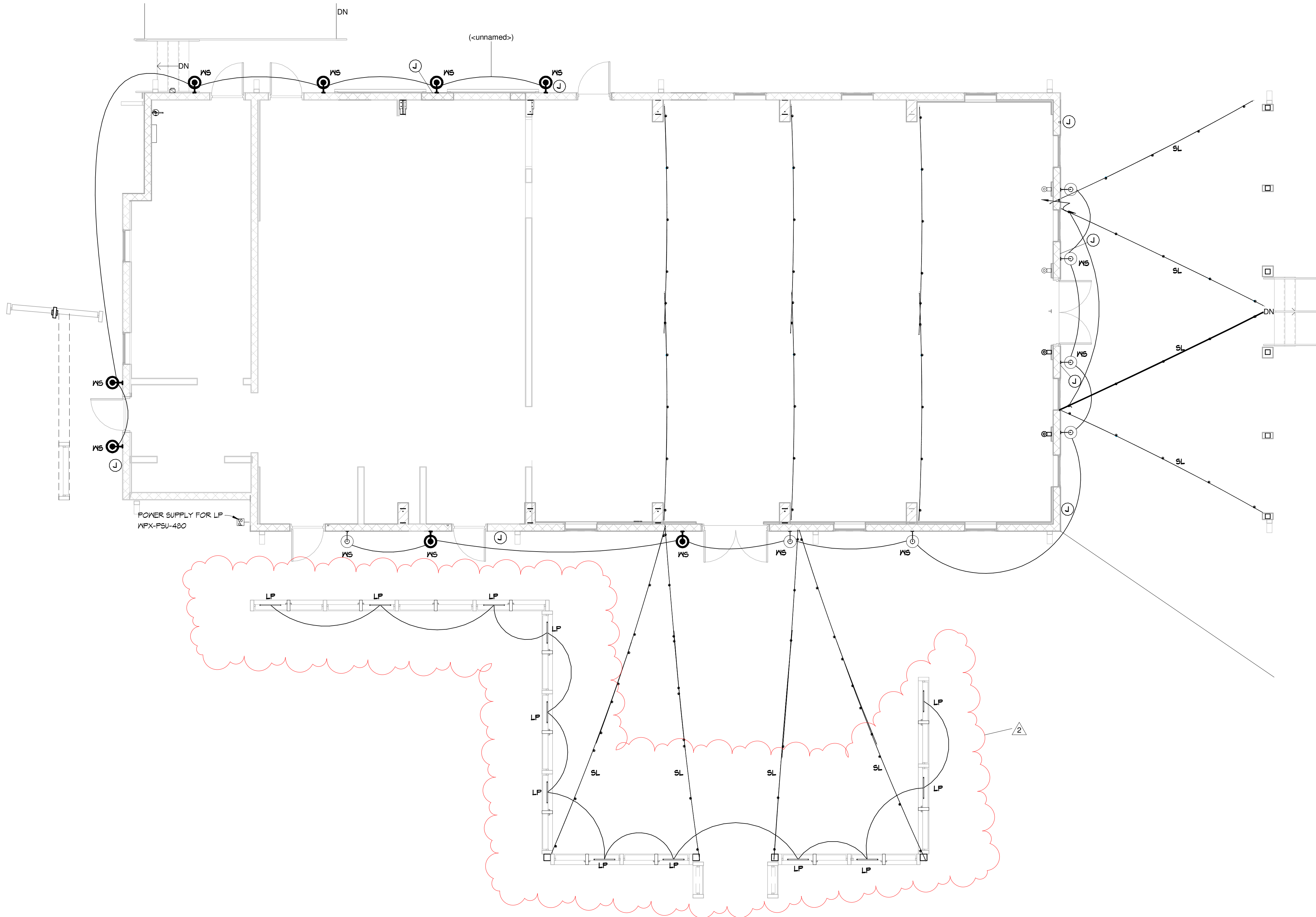
OWNER / CONTRACTOR TO FIELD VERIFY ALL EXISTING DIMENSIONS / CONDITIONS PRIOR TO DEMOLITION/CONSTRUCTION AND/OR EQUIPMENT INSTALLATION

ELECTRICAL FIXTURE LEGEND

-  DUPLEX OUTLET
-  GFI DUPLEX OUTLET, GROUND FAULT INTERRUPTED
-  DUPLEX OUTLET IN WATERPROOF BOX
-  DUPLEX OUTLET IN-FLOOR
-  FIRE / SMOKE DETECTOR
-  SWITCH
-  3-WAY SWITCH
-  DATA OUTLET
-  EMERGENCY LIGHT FIXTURE WITH BATTERY BACKUP
-  LOW VOLTAGE CEILING MOUNTED OCCUPANCY SENSOR
-  RECESSED 6" CAN LIGHT
-  VAPOR TIGHT LED STRIP LIGHT/48"
-  EXTERIOR WALL MOUNTED LIGHT
-  SY602 SERIES SYRIOS/6" WALL UP/DOWN LIGHT
-  SATCO S8033/48FT/LED/SL/S14/IRR/RGBW/12V
-  19" VCVL LED LUMINAIRE
-  TYK 20 EXTERIOR FLOOD LIGHT/AN-96
-  WPX LINKABLE LED LINEAR LUMINAIRE - AMBER COLOR
-  1X4 LED SURFACE LIGHT
-  VANITY LIGHT FIXTURE
-  PROVIDE JUNCTION BOX 12" AFF FOR FUTURE WEATHERPROOF GFCI OUTLET (CENTER UNDER EXTERIOR LIGHTING WHERE SHOWN)

ADDITIONAL NOTES:

LIGHTING FIXTURE SCHEDULE													
SYMBOL	LABEL	QUANTITY	MANUFACTURER	CATALOG NUMBER	DESCRIPTION	NUMBER LAMPS	LUMENS PER LAMP	LIGHT LOSS FACTOR	WATTAGE				
	LP	12	G4S INDUSTRIAL LIGHTING	WPX4-AMB-UVO	4" LINKABLE AMBER LED LINEAR LUMINAIRE, UVO PROTECTION, 120° BEAM ANGLE PROVIDE LEADER CABLES, JUMPERS & MOUNTING CLIPS MOUNTING HEIGHT - VARIES		3500	N/A	50				
	MS	15	TMS LIGHTING	PRV14-O-15LED-40K-120-WM-F21-NONE-NONE-G2-NONE	EXTERIOR LED - CRI 80, 15W, 40K LED, 120V, WALL MOUNTED, ARCHITECTURAL BRONZE, FROSTED GLOBE MOUNTING HEIGHT - 6'-8"	1	900	0.9	15				
	SL	10	SATCO PRODUCTS INC	S8033	EXTERIOR/INTERIOR, 48FT - PVC LED STRING LIGHT, RGBW, 12V, 15W, 27K-50K, BLACK FINISH MOUNTING HEIGHT - VARIES		VARIES	N/A	15				



ELECTRICAL LIGHTING PLAN

3/16" = 1'-0"

OWNER / CONTRACTOR TO FIELD
VERIFY ALL EXISTING DIMENSIONS /
CONDITIONS PRIOR TO
DEMOLITION/CONSTRUCTION
AND/OR EQUIPMENT INSTALLATION



103 W 5TH STREET
PANAMA CITY, FL 32401
(850) 257-5400

CLIENT:



CITY OF PANAMA CITY, FL

PROJECT:

CDBG-DR HOMETOWN
REVITALIZATION
PROGRAM - TRUESDELL
FACILITY
2629 W 10TH ST,
PANAMA CITY, FL 32401

CONSULTANT:

CONSULTANT:

CONSULTANT:

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ELECTRICAL
LIGHTING PLAN

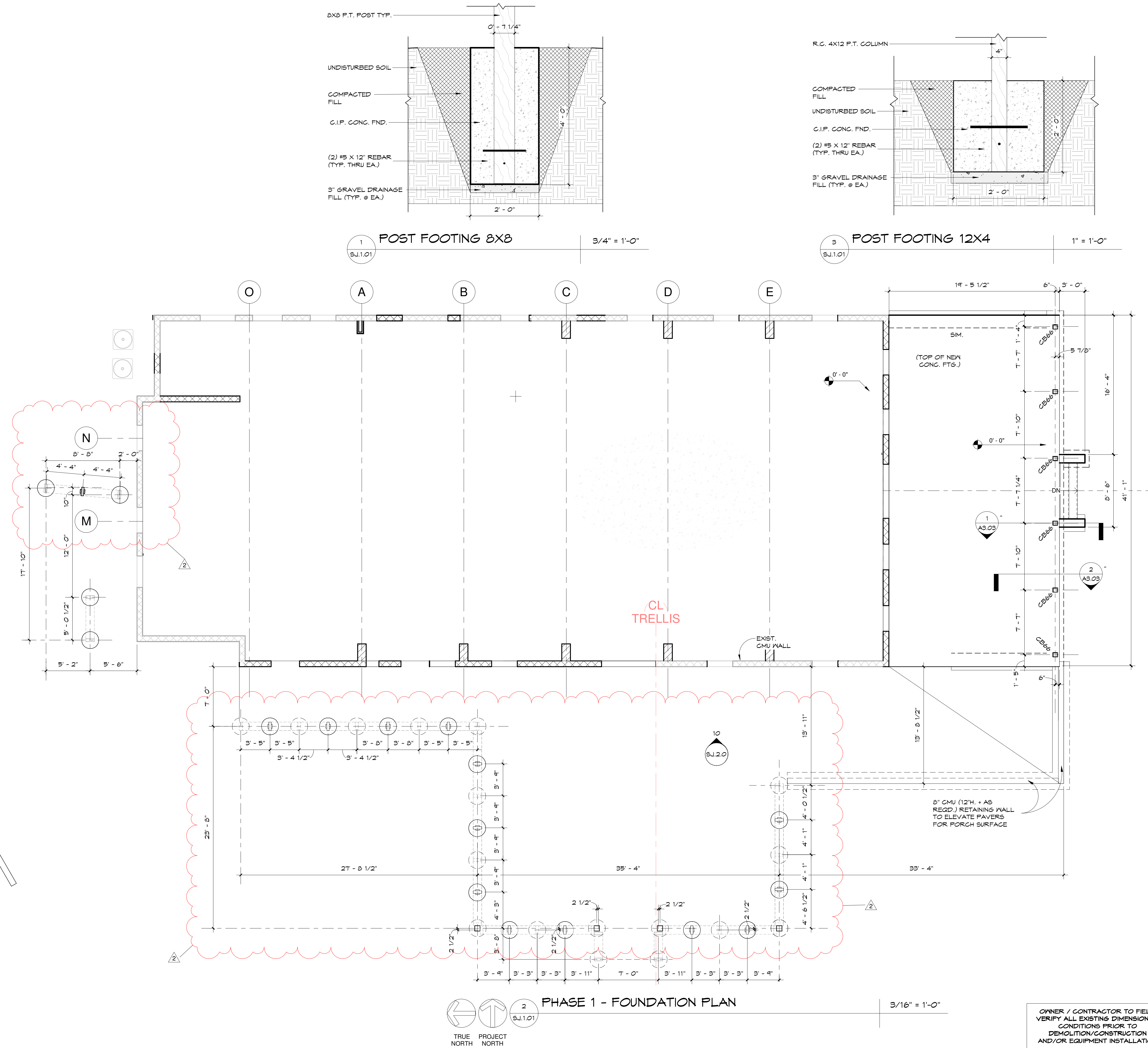
PROJECT NO.
4240-04

SHEET NO.
EJ.1.01

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STRUCTURAL NOTES:

- DESIGN BASED ON THE FLORIDA BUILDING CODE 2020, BUILDING
- STRUCTURE DESIGNED AS AN ENCLOSED BUILDING
- DESIGN REQUIREMENTS:
 - SOIL BEARING CAPACITY (PSF)
2,500
 - CONCRETE F_c PER ACI 318 (PSI)
3,000
 - REINFORCING STEEL, ASTM A615 (PSI)
GRADE 60
- USE TABLE 2304.9.1 FASTENING SCHEDULE, FBC, BUILDING (2020), U.O.N.
- ALL FRAMING PER FLORIDA BUILDING CODE, (2020) U.O.N.
- LUMBER CHOICE 1 - SYP NO. 2 (MMC 19%) OR STRONGER
- LUMBER CHOICE 2 - LODGE POLE PINE NO. 1 (MMC 19%) OR STRONGER
- LUMBER CHOICE 3 - SPF SELECT STRUCTURAL (MMC 19%) OR STRONGER
- FRAMING LUMBER WITH SINGLE EXTREME FIBER BENDING, PER NDS DESIGN VALUES 2017 AND SUPPLEMENTS
- EXPOSED FASTENERS - STAINLESS
- ALL LUMBER PRODUCT SIZES ARE STATED IN TERMS OF NOMINAL DIMENSIONS
- USE SIMPSON FRAMING ANCHOR AT TOP AND BOTTOM OF ALL INTERIOR & EXTERIOR LOAD BEARING WALL.
TOP: SP2
BOTTOM: SP1
- USE SIMPSON HURRICANE HARDWARE AT EACH TRUSS TO TOP PLATE CONNECTION. PER TRUSS MANUFACTURER.
- WINDOWS WITHIN 36" OF CORNERS:
STUDS FROM WINDOW JAMBS TO CORNER 8'-0" C-TRIPLE STUDS AT CORNER
- THE CONTRACTOR (CONTRACTOR) SHALL VERIFY AND BE RESPONSIBLE FOR ALL DIMENSIONS AND CONDITIONS FOR THE PROJECT. WHERE JOB CONDITIONS PREVENT OBTAINING DIMENSIONS OR RESULTS AS SHOWN OR SPECIFIED, THE CONTRACTOR SHALL CONSULT THE ARCHITECT/ ENGINEER FOR RESOLUTION.
- ANY DISCREPANCIES IN FIELD CONDITION VS. DESIGN PLAN, CONTRACTOR TO CONTACT FLORIDA ARCHITECTS INC. TO DETERMINE SOLUTION.



FLA

FLORIDA ARCHITECTS

LICENSE #A12728

103 W 5TH STREET

PANAMA CITY, FL 32401

(850) 257-5400

CLIENT:

CITY OF PANAMA CITY, FL

PROJECT:

CDBG-DR HOMETOWN REVITALIZATION PROGRAM - TRUESDELL FACILITY

2629 W 10TH ST, PANAMA CITY, FL 32401

CONSULTANT:

CONSULTANT:

CONSULTANT:

SEAL:

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SHEET TITLE:

FOUNDATION PLAN AND GENERAL NOTES

OWNER / CONTRACTOR TO FIELD VERIFY ALL EXISTING DIMENSIONS / CONDITIONS PRIOR TO DEMOLITION/CONSTRUCTION AND/OR EQUIPMENT INSTALLATION

PROJECT NO. 4240-04

SHEET NO. SJ.1.01

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