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ADDENDUM No. 4

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

June 30, 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 4 provides updates and/or clarifications to the Contract Documents and they are amended in the following particulars:

I. SPECIFICATIONS

1. **REMOVE** 00 41 13 - Bid Form - Stipulated Sum in its entirety. **REPLACE** with 00 41 13 - Bid Form - Stipulated Sum Updated for Addendum 4, included in this Addendum as **Attachment 1**.
2. **ADD** 23 01 00 – General Mechanical, included in this Addendum as **Attachment 2**.

II. PLANS

1. **REMOVE** Sheet A0.00. **REPLACE** with Sheet A0.00 included in this Addendum as **Attachment 3**
2. **ADD** Sheets, M1.00 and M2.00 are included in this Addendum as **Attachment 4**.

III. CLARIFICATIONS

The following RFIs have been received:

1. **RFI:** Plans call for 12" exposure on the FBC siding. The spec section for Fiber Cement siding only lists James Hardie as an acceptable manufacturer. James Hardie does not manufacture a 12" exposure (16" wide) Hardieplank product. The largest exposure using James Hardie would cap at ~10 ³/₄" exposure using their 12" wide product. If 12" exposure is desired LP SmartSide does make a 16" wide product. Please advise whether LP SmartSide can be approved as an acceptable alternate manufacturer or if the exposure should be reduced.

RESPONSE: An exposure of 10"+ is acceptable.

END OF ADDENDUM No. 4

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. 4

Attachment 1

DOCUMENT 00 41 13 - BID FORM - STIPULATED SUM

1.1 BID INFORMATION

Bidder: _____.

Project Name: City of Panama City CDBG-DR Hometown Revitalization Program – Truesdell Facility

Project Locations:

4240-04 – Truesdell Facility – 2629 W 10th St Panama City, Florida 32401

Owner:

City of Panama City, FL
501 Harrison Avenue
Panama City, FL 32401

Architect:

Florida Architects, Inc.
103 W. 5th St.,
Panama City, FL 32401

Architect Project Number: 4240-04

1.2 CERTIFICATIONS AND BASE BID

- A. Base Bid, Single-Prime (All Trades) Contract: The undersigned Bidder, having carefully examined the Procurement and Contracting Requirements, Conditions of the Contract, Drawings, Specifications, and all subsequent Addenda, as prepared by Architect, having visited the site, and being familiar with conditions and requirements of the Work, hereby agrees to furnish all material, labor, equipment and services, including all scheduled allowances, necessary to complete the construction of the above-named project, including all phases of the Project, according to the requirements of the Procurement and Contracting Documents, for the stipulated sum of (Base Bid plus Alternates):
- B. Award of bid may not include all items of work listed in the Bid Form. Items of work will be selected based on available grant funding and Owners' preference.
- C. Include all associated costs and all related, and incidental Work shown on the Drawings and as indicated in the Specifications for each bid item amount on the Bid Form.

PRICE BREAKDOWN (Includes all work as defined in Drawings and Specifications):

4240-04 - TRUESDELL FACILITY BASE BID INCLUDES:	AMOUNT
A) Remove and replace windows	\$
B) Install new doors and openings with awnings	\$
C) New covered porch addition on south side with columns and roofing to tie into existing.	\$
D) New paver walkways and patios at south and west sides	\$
E) New gutters, downspouts, and fascia/drips	\$
F) New porch addition on west side with fence screening	\$
G) New fence screening at north entrance	\$
H) New fiber cement siding & trim entirety of existing building	\$
I) New porch addition with steps and ADA ramp at east side	\$
J) New exterior lighting	\$
K) New HVAC system	\$
4240-04 - TRUESDELL FACILITY BASE BID TOTAL =	\$

4240-04 - TRUESDELL FACILITY ALTERNATES INCLUDES:	AMOUNT
A) Remove and replace windows with vinyl window in lieu of replacing with fiber-glass windows.	\$
4240-04 - TRUESDELL FACILITY ALTERNATES TOTAL =	\$

TOTAL OF ALL BASE BID AMOUNTS (Shall include taxes, overhead and profit)
_____ Dollars (\$ _____)
Show in both words and figure. In case of discrepancy, amount shown in words shall govern.

TOTAL OF ALTERNATE AMOUNT (Shall include taxes, overhead and profit)
_____ Dollars (\$ _____)
Show in both words and figure. In case of discrepancy, amount shown in words shall govern.

1.3 BID GUARANTEE

- A. The undersigned Bidder agrees to execute a contract for this Work in the above amount and to furnish surety as specified within 10 days after a written Notice of Award, if offered within 60 days after receipt of bids, and on failure to do so agrees to forfeit to Owner the attached cash, cashier's check, certified check, U.S. money order, or bid bond, as liquidated damages for such failure, in the following amount constituting five percent (5%) of the Base Bid amount above, or \$10,000, whichever is more:

_____ Dollars (\$ _____)
Show in both words and figure. In case of discrepancy, amount shown in words shall govern.

- B. In the event Owner does not offer Notice of Award within the time limits stated above, Owner will return to the undersigned the bid security - cash, cashier's check, certified check, U.S. money order, or bid bond.

1.4 SUBCONTRACTORS, SUPPLIERS, AND MANUFACTURERS LIST

- A. General Contractor and all Subcontractors, suppliers, and manufactures shall have documented successful experience and qualifications for performing construction on projects of similar scope, scale, and complexity as this project.

1.5 TIME OF COMPLETION

- A. The undersigned Bidder proposes and agrees hereby to commence the Work of the Contract Documents on a date specified in a written Notice to Proceed to be issued by Architect and shall fully complete the Work within 180 calendar days.

1.6 ACKNOWLEDGEMENT OF ADDENDA

- A. The undersigned Bidder acknowledges receipt of and use of the following Addenda in the preparation of this Bid:

1. Addendum No. 1, dated _____.
2. Addendum No. 2, dated _____.
3. Addendum No. 3, dated _____.
4. Addendum No. 4, dated _____.
5. Addendum No. 5, dated _____.

1.7 BID SUPPLEMENTS

- A. The following supplements are a part of this Bid Form and shall be completed.

1. A305-2020 Contractor's Qualification Statement
2. A305-2020 Exhibit A.
3. Certification Regarding Debarments
4. Trench Safety Act
5. Drug-Free Workplace Program
6. Anti-Collusion Statement
7. Conflict of Interest Disclosure Form
8. Public Entity Crimes Affidavit
9. SAM.gov and E-Verify Acknowledgement Form
10. documentation of SAM.gov Registration
11. E-Verify MOU
12. State and Federal Statutes, Regulations, and Policies (CDBG-DR Required Contract Clauses)
13. Bid Guarantee (Completed Bid Bond OR certified check for the amount required)
14. Certificates of Insurance in the amounts indicated

1.8 CONTRACTOR'S LICENSE AND QUALIFICATIONS STATEMENT

- A. The undersigned further states that it is a duly licensed contractor, for the type of work proposed, in the state of Florida and that all fees, permits, etc., pursuant to submitting this proposal have been paid in full.
- B. The undersigned further swears and affirms that all information contained in the attached AIA form A305-2020 Contractor's Qualification Statement and all exhibits thereto are true and correct.

1.9 SUBMISSION OF BID

Respectfully submitted this ____ day of _____, 2026.

Submitted By: _____ (Name of bidding firm or corporation).

Authorized Signature: _____ (Handwritten signature).

Signed By: _____ (Type or print name).

Title: _____ (Owner/Partner/President/Vice President).

Email: _____

Witnessed By: _____ (Handwritten signature).

Attest: _____ (Handwritten signature).

By: _____ (Type or print name).

Title: _____ (Corporate Secretary or Assistant Secretary).

Street Address: _____

City, State, Zip: _____

Phone: _____

Email: _____

License No.: _____

Federal ID No.: _____ (Affix Corporate Seal Here).

END OF DOCUMENT 00 41 13

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

ADDENDUM No. 4

Attachment 2

SECTION 23 01 00 MECHANICAL GENERAL

PART 1 GENERAL

- 1.1 The work covered by this division consists of providing all labor, equipment and materials and performing all operations necessary for the installation of the mechanical work as herein called for and shown on the drawings.
- 1.2 Related Documents:
- A. Drawings and general provisions of the Contract, including General, Supplementary, and Special Conditions and Division 1 Specification sections, apply to work of this section.
 - B. This is a Basic Mechanical Requirements Section. Provisions of this section apply to all mechanical work.
 - C. Review all other contract documents to be aware of conditions affecting work herein.
 - D. Definitions:
 - 1. Provide: Furnish and install, complete and ready for intended use.
 - 2. Furnish: Supply and deliver to project site, ready for subsequent requirements.
 - 3. Install: Operations at project site, including unloading, unpacking, assembly, erection, placing, anchoring, applying, working to dimension, finishing, curing, protecting, cleaning, and similar requirements.
- 1.3 Permits and Fees: Contractor shall obtain all necessary permits, meters, and inspections required for his work and pay all fees and charges incidental thereto.
- 1.4 Verification of Owner's Data: Prior to commencing any work the Contractor shall satisfy himself as to the accuracy of all data as indicated in these plans and specifications and/or as provided by the Owner. Commencement by the Contractor of any work shall be held as an acceptance of the data by him after which time the Contractor has no claim against the Owner resulting from alleged errors, omissions or inaccuracies of the said data.
- 1.5 Delivery and Storage of Materials: Materials delivered to site shall be inspected for damage, unloaded, and stored with a minimum of handling. All material shall be stored to provide protection from the weather and accidental damage.
- 1.6 Extent of work is indicated by the drawings, schedules, and the requirements of the specifications. Singular references shall not be constructed as requiring only one device if multiple devices are shown on the drawings or are required for proper system operation.

1.7 Field Measurements and Coordination:

- A. The intent of the drawings and specifications is to obtain a complete and satisfactory installation. Separate divisional drawings and specifications shall not relieve the Contractor or subcontractors from full compliance of work of his trade indicated on any of the drawings or in any section of the specifications.
- B. Verify all field dimensions and locations of equipment to insure close, neat fit with other trades' work. Make use of all contract documents and approved shop drawings to verify exact dimension and locations.
- C. Coordinate work in this division with all other trades in proper sequence to insure that the total work is completed within contract time schedule and with a minimum cutting and patching.
- D. Locate all apparatus symmetrical with architectural elements. Install to exact height and locations when shown on architectural drawings. When locations are shown only on mechanical drawings, be guided by architectural details and conditions existing at job and correlate this work with that of others.
- E. Install work as required to fit structure, avoid obstructions, and retain clearance, headroom, openings and passageways. Cut no structural members without written approval.
- F. Carefully examine any existing conditions, piping, and premises. Compare drawings with existing conditions. Report any observed discrepancies. It shall be the Contractor's responsibility to properly coordinate the work and to identify problems in a timely manner. Written instructions will be issued to resolve discrepancies.
- G. Drawings are essentially diagrammatic. Study carefully the sizes and locations of structural members, wall and partition locations, trusses, and room dimensions and take actual measurements on the job. Locate piping, ductwork, equipment and accessories with sufficient space for installing and servicing. Contractor is responsible for accuracy of his measurements and for coordination with all trades. If field measurements show that equipment or piping cannot be fitted, the Architect shall be consulted. Remove and relocate, without additional compensation, any item that is installed and is later found to encroach on space assigned to another use.

1.8 Guarantee:

- A. The Contractor shall guarantee labor, materials and equipment for a period of one (1) year from Final Completion, or from Owner's occupancy, whichever is earlier. Contractor shall make good any defects and shall include all necessary adjustments to and replacement of defective items without expense to the Owner.

- B. Owner reserves right to make emergency repairs as required to keep equipment in operation without voiding Contractor's Guarantee Bond nor relieving Contractor of his responsibilities during guarantee period.

1.9 Approval Submittals:

- A. When approved, the submittal shall be an addition to the specifications herewith, and shall be of equal force in that no deviation will be permitted except with the approval of the Architect.
 - 1. Refer to Section 01 33 00 Submittal Procedures.
 - 2. Submittals shall have been reviewed and approved by the General Contractor (or Prime Contractor). Evidence of this review and approval shall be an "Approved" stamp with a signature and date on the cover sheet.
 - 3. Submittals that include a series of fixtures or devices (such as plumbing fixtures or valves) shall be organized by the fixture number or valve type and be marked accordingly. Each fixture must include all items associated with that fixture regardless of whether or not those items are used on other fixtures.
 - 4. The electrical design shown on the drawings supports the mechanical equipment basis of design specifications at the time of design. If mechanical equipment is submitted with different electrical requirements, it is the responsibility of the mechanical contractor to resolve all required electrical design changes (wire and conduit size, type of disconnect or overload protection, point(s) of connection, etc.) and clearly show the new electrical design on the mechanical submittal with a written statement that this change will be provided at no additional cost.
- B. If the shop drawings show variation from the requirements of contract because of standard shop practice or other reasons, the Contractor shall make specific mention of such variation in writing in his letter of transmittal and on the submittal cover sheet in order that, if acceptable, Contractor will not be relieved of the responsibility for executing the work in accordance with the contract.
- C. Review of shop drawings, product literature, catalog data, or schedules shall not relieve the Contractor from responsibility for deviations from contract drawings or specifications, unless he has in writing called to the attention of the Architect each such deviation in writing at the time of submission, nor shall it relieve him from responsibility for errors of any sort in shop drawings, product literature, catalog data, or schedules. Any feature or function specified but not mentioned in the submittal shall be assumed to be included per the specification.

- 1.10 Test Reports and Verification Submittals: Submit test reports, certifications and verification letters as called for in other sections. Contractor shall coordinate the required testing and documentation of system performance such that sufficient time exists to prepare the reports, submit the reports, review the reports and take corrective action within the scheduled contract time.

- 1.11 O&M Data Submittals: Refer to Section 01 78 23 Operation and Maintenance Manuals.

PART 2 PRODUCTS

- 2.1 All materials shall be new or Owner-supplied reused as shown on the drawings, the best of their respective kinds, suitable for the conditions and duties imposed on them at the building and shall be of reputable manufacturers. The description, characteristics, and requirements of materials to be used shall be in accordance with qualifying conditions established in the following sections.

2.2 Equipment and Materials:

- A. Shall be new and the most suitable grade for the purpose intended. Equipment furnished under this division shall be the product of a manufacturer regularly engaged in the manufacture of such items for a period of three years. Where practical, all of the components shall be products of a single manufacturer in order to provide proper coordination and responsibility. Where required, Contractor shall furnish proof of installation of similar units or equipment.
- B. Each item of equipment shall bear a name plate showing the manufacturer's name, trade name, model number, serial number, ratings and other information necessary to fully identify it. This plate shall be permanently mounted in a prominent location and shall not be concealed, insulated or painted.
- C. The label of the approving agency, such as UL, IBR, ASME, ARI, AMCA, by which a standard has been established for the particular item shall be in full view.
- D. The equipment shall be essentially the standard product of a manufacturer regularly engaged in the production of such equipment and shall be a product of the manufacturer's latest design.
- E. Install in accordance with manufacturer's recommendations. Place in service by a factory trained representative where required.
- F. Model Numbers: Catalog numbers and model numbers indicated in the drawings and specifications are used as a guide in the selection of the equipment and are only listed for the contractor's convenience. The contractor shall determine the actual model numbers for ordering materials in accordance with the written description of each item and with the intent of the drawings and specifications.

PART 3 EXECUTION

- 3.1 Workmanship: All materials and equipment shall be installed and completed in a first-class workmanlike manner and in accordance with the best modern methods and practice. Any materials installed which do not present an orderly and reasonably neat and/or workmanlike appearance, or do not allow adequate space for maintenance, shall be removed and replaced when so directed by the Architect.

3.2 Coordination:

- A. The Contractor shall be responsible for full coordination of the mechanical systems with shop drawings of the building construction so the proper openings and sleeves or supports are provided for piping, ductwork, or other equipment passing through slabs or walls.
- B. Any additional steel supports required for the installation of any mechanical equipment, piping, or ductwork shall be furnished and installed under the section of the specifications requiring the additional supports.
- C. It shall be the Contractor's responsibility to see that all equipment such as valves, dampers, filters and such other apparatus or equipment that may require maintenance and operation are made easily accessible, regardless of the diagrammatic location shown on the drawings.
- D. All connections to fixtures and equipment shown on the drawings shall be considered diagrammatic unless otherwise indicated by detail. The actual connections shall be made to fully suit the requirements of each case and adequately provide for expansion and servicing.
- E. The contractor shall protect equipment, material, and fixtures at all times. He shall replace all equipment, material, and fixtures which are damaged as a result of inadequate protection.
- F. Prior to starting and during progress of work, examine work and materials installed by others as they apply to work in this division. Report conditions which will prevent satisfactory installation.
- G. Start of work will be construed as acceptance of suitability of work of others.

3.3 Phasing: Provide all required temporary valves, piping, ductwork, equipment and devices as required. Maintain temporary services to areas as required. Remove all temporary material and equipment on completion of work unless Engineer concurs that such material and equipment would be beneficial to the Owner on a permanent basis.

3.4 Cutting and Patching: Notify General Contractor to do all cutting and patching of all holes, chases, sleeves, and other openings required for installation of equipment furnished and installed under this section. Utilize experienced trades for cutting and patching. Obtain permission from Architect before cutting any structural items.

3.5 Equipment Setting: Bolt equipment directly to concrete pads or vibration isolators as required, using hot-dipped galvanized anchor bolts, nuts and washers. Level equipment.

3.6 Painting: Touch-up factory finishes on equipment located inside and outside shall be done under Division 23. Obtain matched color coatings from the manufacturer and apply as directed. If corrosion is found during inspection on the surface of any equipment, clean, prime, and paint, as required.

3.7 Clean-up: Thoroughly clean all exposed parts of apparatus and equipment of cement, plaster, and other materials and remove all oil and grease spots. Repaint or touch up

as required to look like new. During progress of work, contractor is to carefully clean up and leave premises and all portions of building free from debris and in a clean and safe condition.

- 3.8 Start-up and Operational Test: Start each item of equipment in strict accordance with the manufacturer's instructions; or where noted under equipment specification, start-up shall be done by a qualified representative of the manufacturer. Alignment, lubrication, safety, and operating control shall be included in start-up check.
- 3.9 Climate Control: Operate heating and cooling systems as required after initial startup to maintain temperature and humidity conditions to avoid freeze damage and warping or sagging of ceilings and carpet.
- 3.10 Record Drawings:
- A. During the progress of the work the Contractor shall record on their field set of drawings the exact location, as installed, of all piping, ductwork, equipment, and other systems which are not installed exactly as shown on the contract drawings.
 - B. Upon completion of the work, record drawings shall be prepared as described in the General Conditions, Supplementary Conditions, and Division 1 sections.
- 3.11 Acceptance:
- A. Punch List: Submit written confirmation that all punch lists have been checked and the required work completed.
 - B. Instructions: At completion of the work, provide a competent and experienced person who is thoroughly familiar with project, for one day to instruct permanent operating personnel in operation of equipment and control systems. This is in addition to any specific equipment operation and maintenance training.
 - C. Operation and Maintenance Manuals: Refer to Section 01 78 23 Operation and Maintenance Manual.
 - D. Record Drawings: Submit record drawings.
 - E. Test and Balance Report: Submit four certified copies. The Report shall be submitted for review prior to the Substantial Completion Inspection unless otherwise required by Division 1.
 - F. Acceptance will be made on the basis of tests and inspections of job. A representative of firm that performed test and balance work shall be in attendance to assist. Contractor shall furnish necessary mechanics to operate system, make any necessary adjustments and assist with final inspection.
 - G. Control Diagrams: Frame under glass and mount on equipment room wall.

END OF SECTION 23 01 00

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

ADDENDUM No. 4

Attachment 3



CDBG-DR HOMETOWN REVITALIZATION PROGRAM – TRUESDELL FACILITY

2629 W 10TH ST PANAMA CITY, FL

BID SET

June 8, 2026



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:

ARCHITECTURAL:
FLORIDA ARCHITECTS INC.
103 W 5TH ST,
PANAMA CITY, FL 32401
(850) 257-5400

CONSULTANT:

CONSULTANT:

SEAL:

THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY
ARCHITECT ON THE DATE ADJACENT TO THE SEAL.
PRINTED COPIES OF THIS DOCUMENT ARE NOT
CONSIDERED SIGNED AND SEALED
AND THE SIGNATURE MUST BE VERIFIED ON ANY
ELECTRONIC COPIES

BID DOCUMENTS

SCALE:	DATE:	
As indicated	6/8/26	
DRAWN BY:	CHECKED BY:	
JB	JS	
NO	REVISION	DATE
3	ADDENDUM #4	06/29/2026

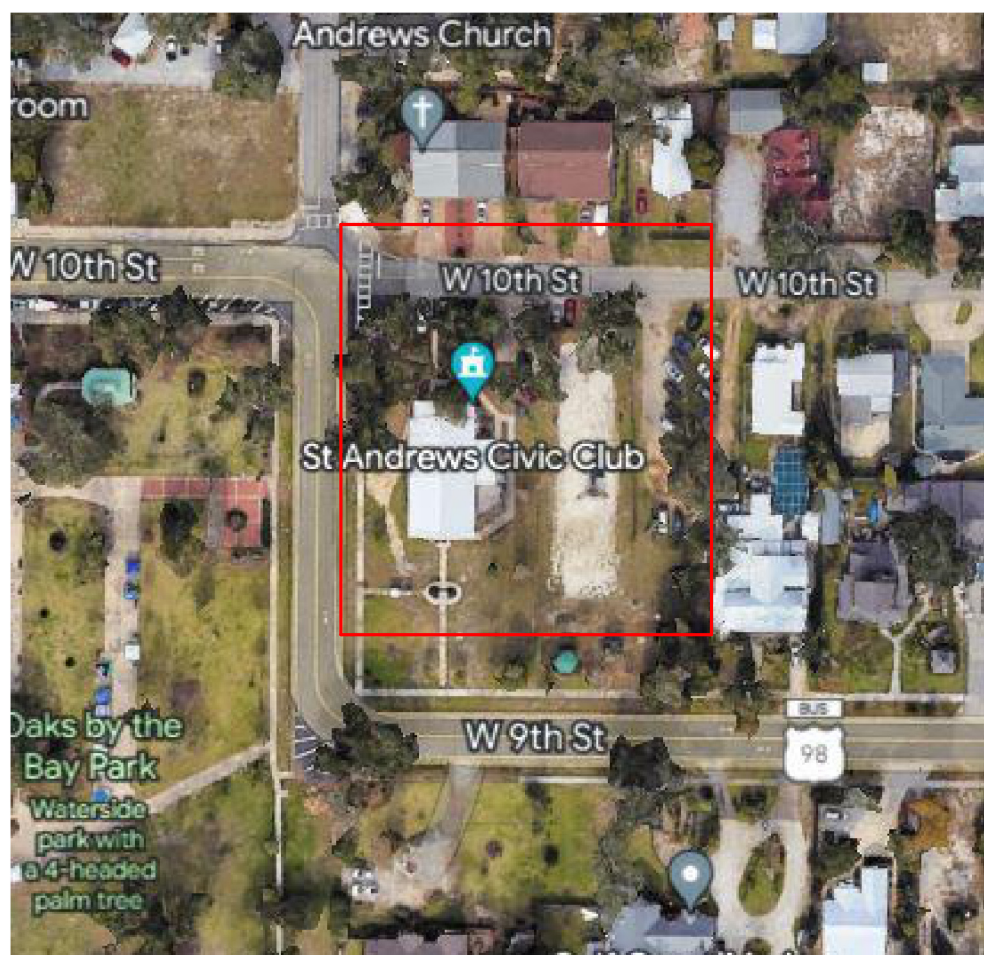
SHEET TITLE:
COVER SHEET

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

PROJECT NO.
4240-04

SHEET NO.
A0.00

PROJECT LOCATION:



GENERAL NOTES:

- DO NOT SCALE DRAWINGS. DIMENSIONS GOVERN.
- THE CONTRACTOR SHALL FIELD VERIFY ALL DIMENSIONS INDICATED WITHIN THESE DOCUMENTS AND SHALL NOTIFY THE DESIGN TEAM OF ANY VARIATION, PRIOR TO THE PURCHASING OF MATERIALS, STARTING FABRICATION OR BEGINNING CONSTRUCTION.
- "TYPICAL" MEANS THE REFERENCED DETAIL SHALL APPLY FOR ALL SIMILAR CONDITIONS UNLESS OTHERWISE NOTED.
- ALL WORK SHALL CONFORM TO THE REQUIREMENTS OF THE LOCAL BUILDING CODE, FIRE DEPARTMENT REGULATIONS, UTILITY COMPANY REQUIREMENTS, AND THE BEST TRADE PRACTICES.
- THE CONTRACTOR IS TO SECURE AND PAY FOR ALL NECESSARY FEES AND PERMITS FOR CONSTRUCTION, ELECTRICAL AND PLUMBING INSPECTIONS, ETC.
- ALL DIMENSIONS ARE GIVEN TO ROUGH FRAMING AND MASONRY UNLESS NOTED OTHERWISE.
- EXTERIOR WALLS ARE EXISTING TYPICAL. INTERIOR WALL FRAMING IS TO BE 2X6 SYP. TYPICAL.
- KEYING AT ALL NEW AND EXISTING INTERIOR DOORS TO BE COORDINATED BY CONTRACTOR WITH OWNER.
- THE GENERAL CONTRACTOR SHALL AT ALL TIMES MAINTAIN ON THE JOB SITE - A COMPLETE SET OF CONSTRUCTION DOCUMENTS, APPENDIX, SUPPLEMENTAL INSTRUCTIONS, SUPPLEMENTAL DRAWINGS, MEETING NOTES, ETC.
- CONTRACTOR TO VERIFY EXISTING WOOD FURRING ATTACHMENTS TO EXISTING CMU WALLS AND REINFORCE WHERE NECESSARY.

NOTICE TO CONTRACTORS AND BIDDERS
THESE CONSTRUCTION PLANS RELY UPON THE SPECIAL PROVISIONS AND THE SPECIFICATIONS TO PROVIDE FOR A COMPLETE DESCRIPTION OF THE WORK AND CONSTRUCTION REQUIREMENTS. THE PLANS SHALL ONLY BE USED IN COMBINATION WITH ALL CONTRACT DOCUMENTS.

DESIGN CODES

FLORIDA BUILDING CODE - 8TH EDITION (2023) - ACCESSIBILITY
FLORIDA BUILDING CODE - 8TH EDITION (2023) - BUILDING
FLORIDA BUILDING CODE - 8TH EDITION (2023) - ENERGY CONSERVATION
FLORIDA BUILDING CODE - 8TH EDITION (2023) - FUEL GAS
FLORIDA BUILDING CODE - 8TH EDITION (2023) - MECHANICAL
FLORIDA BUILDING CODE - 8TH EDITION (2023) - PLUMBING
FLORIDA BUILDING CODE - 8TH EDITION (2023) - TEST PROTOCOLS
FLORIDA FIRE PREVENTION CODE - 8TH EDITION (2023)
NFPA 101 - NATIONAL ELECTRICAL CODE
NFPA 101 - LIFE SAFETY CODE (2024 EDITION)

TO THE BEST OF OUR KNOWLEDGE, THESE CONSTRUCTION DOCUMENTS, SPECIFICATIONS AND APPLICABLE FIRE SAFETY CODE ARE IN COMPLIANCE WITH THE CRITERIA SET FORTH IN THE LATEST ADDITION OF THE FLORIDA BUILDING CODE.

PROJECT DETAILS:

CODE REVIEW ANALYSIS

PROJECT SUMMARY:	CITY OF PANAMA CITY - ALTERATIONS AND RENOVATIONS TO EXISTING BUILDING
CLASSIFICATION OF WORK:	ALTERATIONS LEVEL 3 TRUESDELL PARK AND ASSOCIATED SITE WORK
TYPE OF CONSTRUCTION:	TYPE III-B, UNSPRINKLERED
TYPE OF OCCUPANCY:	GROUP A-3
FIRE PROTECTION SYSTEM:	NONE
NUMBER OF STORIES:	ONE STORY BUILDING
BUILDING HEIGHT:	TOP HEIGHT - 16'

GENERAL SYMBOLS

	BUILDING OR WALL SECTION	78.0	EXISTING POINT ELEVATION
	DETAIL NUMBER	78.0	NEW OR FINISH POINT ELEVATION
	DETAIL REFERENCE	99.0	EXISTING CONTOUR LINE
	BUILDING ELEVATION	101.0	NEW OR FINISH CONTOUR LINE
	INTERIOR ELEVATION	TB-1	TEST BORING
	VIEW NAME		LEVEL ELEVATION DATUM POINT
	DETAIL NUMBER		REVISION NUMBER
	PROPERTY LINE		COLUMN LINE REFERENCE
	CENTER LINE		INDICATES WINDOW TYPE
	HIDDEN LINE OR LINE ABOVE		KEYNOTE
	BREAK LINE		ROOM NAME
	PLAN NORTH - NORTH ARROW		ROOM NUMBER
	TRUE NORTH - NORTH ARROW		PARTITION TYPE
	DOOR NUMBER		

INDEX OF DRAWINGS:

ARCHITECTURAL DRAWING SCHEDULE		
SHEET NUMBER	SHEET NAME	COMMENTS
A0.00	COVER SHEET	
A0.02	SITE PLAN - NEW CONSTRUCTION	
A1.01A	DEMOLITION PLAN - EXTERIOR	
A1.03	FIRST FLOOR PLAN - NEW CONSTRUCTION	
A1.50	ROOF PLAN - NEW WORK	
A2.00	EXTERIOR ELEVATIONS	
A2.01	EXTERIOR ELEVATIONS	
A3.02	NEW CONSTRUCTION WALL SECTIONS	
A3.03	DETAILS	
A6.20	DOOR SCHEDULE AND DETAILS	
A6.30	WINDOW SCHEDULE AND DETAILS	

STRUCTURAL DRAWING SCHEDULE	
SHEET NUMBER	SHEET NAME
SJ.1.00	GENERAL NOTES
SJ.1.01	FOUNDATION PLAN AND GENERAL NOTES
SJ.2.0	STRUCTURAL DETAILS
SJ.2.1	WINDLOAD DESIGN PRESSURE

ELECTRICAL DRAWING SCHEDULE	
SHEET NUMBER	SHEET NAME
EJ.1.01	ELECTRICAL LIGHTING PLAN

MECHANICAL DRAWING SCHEDULE	
SHEET NUMBER	SHEET NAME
M1.00	HVAC PLAN
M2.00	MECHANICAL DETAILS

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

ADDENDUM No. 4

Attachment 4

HVAC LEGEND:			
	CEILING DIFFUSER - SEE HVAC PLANS		TEE WITH TURNING VANES AND BALANCING DAMPERS IN EACH LEG
	RETURN AIR GRILLE		FLEX DUCT TAKEOFF WITH MVD, RUNOUT SIZE EQUALS DIFFUSER NECK SIZE UNLESS OTHERWISE INDICATED
	RECTANGULAR DUCT SIZE ("A" INDICATES SIDE SHOWN; "B" INDICATES SIDE NOT SHOWN)		BRANCH DUCT TAKEOFF WITH MVD
	FLAT OVAL DUCT SIZE ("A" INDICATES SIDE SHOWN; "B" INDICATES SIDE NOT SHOWN)		AIRFLOW MEASURING STATION
	ROUND DUCT SIZE		AIR DEVICE TAG. TOP LINE INDICATES TYPE OF DEVICE. BOTTOM LINE INDICATES AIRFLOW IN CFM.
	EXTERNALLY INSULATED DUCTWORK		AIR DEVICE TAG. TOP LINE INDICATES TYPE OF DEVICE. BOTTOM LINE INDICATES AIRFLOW IN CFM. (2) INDICATES TYPICAL OF TWO DEVICES
	DUCT ELBOW WITH TURNING VANES		FLEXIBLE DUCT
	DUCT ELBOW WITH TURNING VANES		
	FLEXIBLE DUCT CONNECTION		
	MANUAL VOLUME BALANCING DAMPER		

GENERAL NOTES

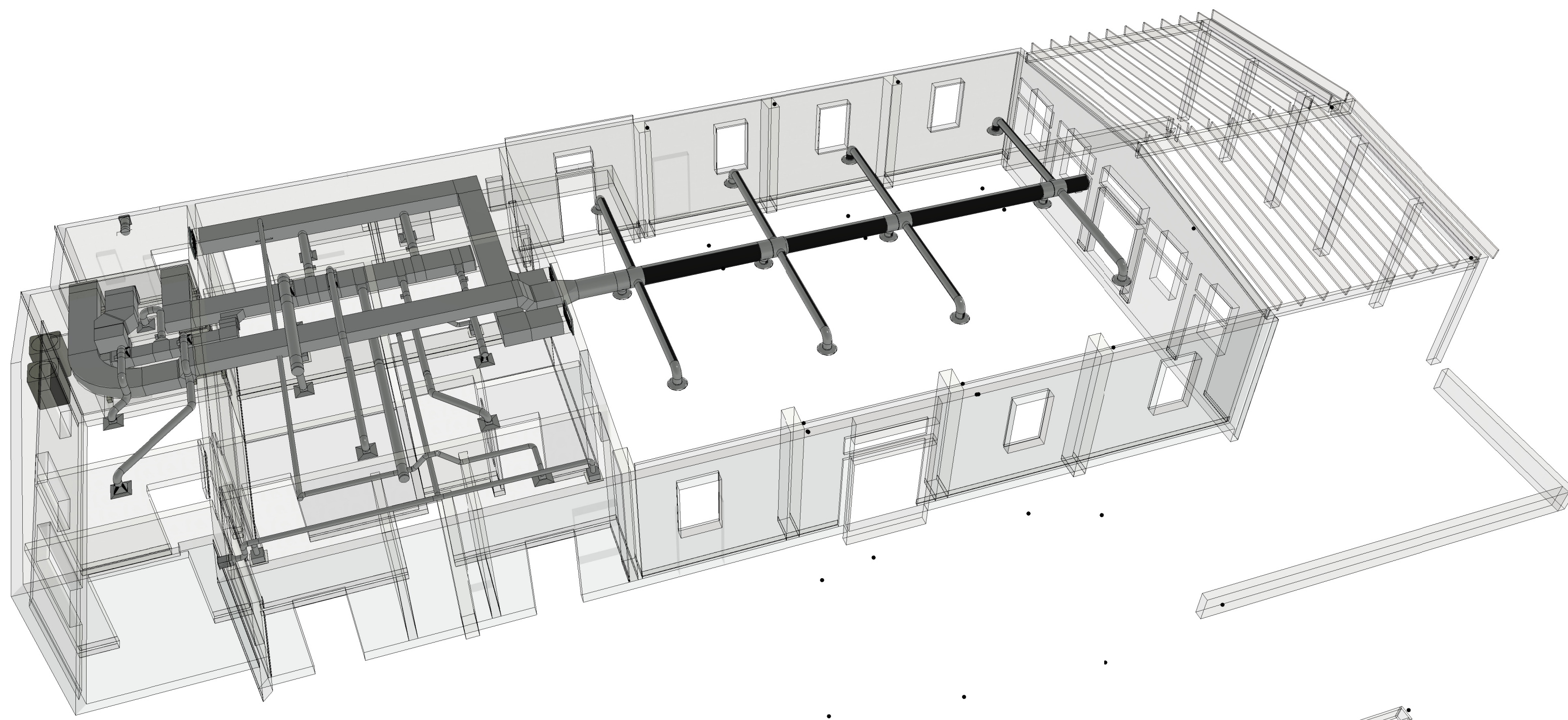
THE CONTRACTOR SHALL PROVIDE SHOP DRAWINGS COORDINATED WITH THE STRUCTURE AND ARCHITECTURAL WORK FOR REVIEW PRIOR TO COMMENCING WORK.

CONTRACTOR TO PROVIDE HVAC LOAD CALCULATIONS SUBMITTAL PRIOR TO PURCHASING EQUIPMENT.

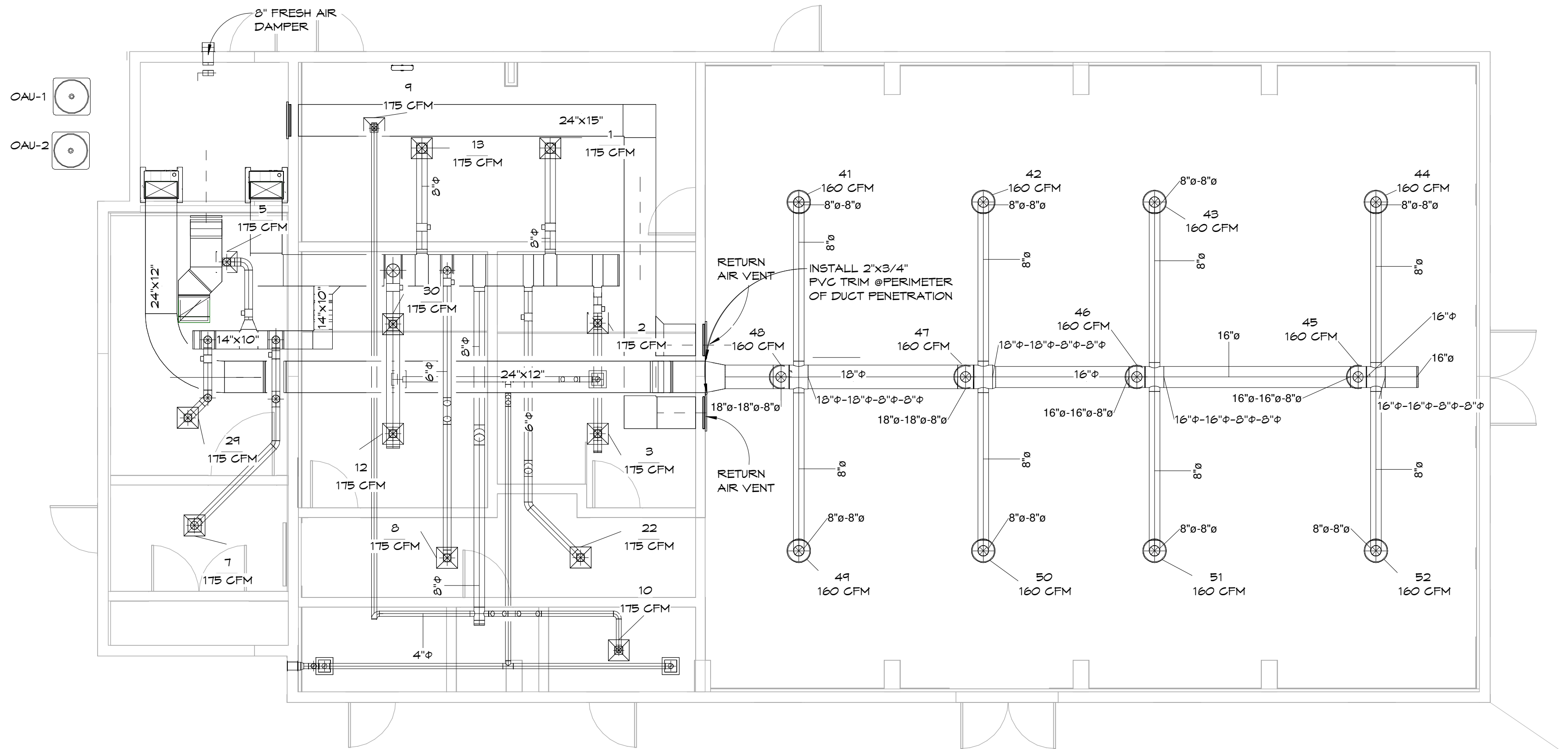
1. ALL DUCT DIMENSIONS ARE NET INSIDE.
2. VERIFY COLLAR SIZES ON ALL AIR TERMINALS, EQUIPMENT OUTLETS AND INLETS, TRANSITION DUCTWORK AS NECESSARY. EXTERNALLY INSULATE TRANSITIONS AT EQUIPMENT CONNECTIONS.
3. FIELD VERIFY CLEAR SPACE AVAILABLE, ROUTING PATH, AND CONFLICTS WITH STRUCTURE AND THE WORK OF OTHER TRADES PRIOR TO FABRICATING DUCTWORK. PROVIDE OFFSETS IN DUCTWORK AS REQUIRED, WHETHER SPECIFICALLY INDICATED ON DRAWINGS OR NOT. SUBMIT SHOP DRAWINGS ON DUCTWORK LAYOUT PRIOR TO COMMENCING WORK. MAINTAIN CLEARANCE AROUND ALL LIGHT FIXTURES AS REQUIRED TO REMOVE AND SERVICE FIXTURES. COORDINATE WITH ROOF TRUSSES/STRUCTURE. PRESSURE TEST ALL DUCTWORK FOR LEAKS. SEE SPECIFICATIONS.
4. CONTRACTOR SHALL INSTALL ALL EQUIPMENT, PIPING, AND DUCTWORK SUCH THAT MANUFACTURERS' RECOMMENDED CLEARANCES ARE MET FOR ALL ACCESS PANELS, MOTORS, FANS, BELTS, FILTERS AND AIR INTAKES. CONDENSATE LINES SHALL BE CLEAR OF FILTER RACK ACCESS.
5. PROVIDE DUCT FLEX CONNECTIONS & VIBRATION ISOLATION FOR ALL UNITS NOT INTERNALLY ISOLATED.
6. WASTE VENT STACKS, EXHAUST FANS, ETC. SHALL BE A MINIMUM OF 10 FT. FROM OUTSIDE AIR INTAKES.
7. ALL SUPPLY, RETURN, EXHAUST AND OUTSIDE AIR INTAKE DUCTWORK SHALL BE GALVANIZED SHEET METAL.
8. ALL AHU FILTERS SHALL BE OF A READILY AVAILABLE SIZE, OF DISPOSABLE TYPE, AND BE ACCESSIBLE WITHOUT THE USE OF SCREWS OR OTHER MECHANICAL DEVICES REQUIRING TOOLS.
9. PROVIDE ACCESS PANELS IN HARD CEILINGS AS REQUIRED FOR MAINTENANCE AND ADJUSTMENT OF EQUIPMENT LOCATED ABOVE CEILING.
10. ALL BIRD AND INSECT SCREENS SHALL BE ANODIZED ALUMINUM.
11. BECAUSE OF THE SMALL SCALE OF CONTRACT DOCUMENTS IT IS NOT POSSIBLE TO SHOW ALL OFFSETS, TRANSITIONS, ETC. THE CONTRACT DOCUMENTS ARE ESSENTIALLY DIAGRAMMATIC. THE CONTRACTOR SHALL PROVIDE SHOP DRAWINGS COORDINATED WITH THE STRUCTURE AND ARCHITECTURAL WORK FOR REVIEW PRIOR TO COMMENCING WORK.

DUCTWORK AND INSULATION GENERAL NOTES

1. ALL ROUND FLEXIBLE DUCT SHALL BE FLEXMASTER TYPE 8M OR ENGINEER APPROVED EQUAL. MAXIMUM LENGTH OF ANY FLEXIBLE DUCT RUNOUT SHALL BE 5'-0". WHERE LENGTH REQUIRED EXCEEDS 5'-0", INSTALL EXTERNALLY INSULATED ROUND SNAPLOCK DUCT FOR BALANCE OF DISTANCE TO SPIN-IN TAP AT MAIN DUCT TRUNK.
2. SEAL ALL DUCT PENETRATIONS OF WALLS AND FLOORS AIRTIGHT, REGARDLESS OF WHETHER WALLS AND FLOORS ARE FIRE RATED OR NOT.
3. UNLESS OTHERWISE INDICATED, ALL SUPPLY AIR DUCTWORK UPSTREAM OF TERMINAL UNITS SHALL BE OVAL OR ROUND, SMACNA STATIC PRESSURE CLASS 3" W.G., SEAL CLASS A, SPIRAL. DUCT SIZES INDICATED ARE INSIDE CLEAR DIMENSIONS.
4. ALL SUPPLY AIR DUCTWORK DOWNSTREAM OF TERMINAL UNITS (EXCEPT TAKEOFFS TO SUPPLY AIR DIFFUSERS) SHALL BE LOW PRESSURE RECTANGULAR, SMACNA STATIC PRESSURE CLASS 2" W.G., SEAL CLASS A, EXTERNALLY INSULATED. DUCT SIZES INDICATED ARE INSIDE CLEAR DIMENSIONS.
5. -OMITTED-
6. ALL OUTSIDE AIR INTAKE DUCTWORK SHALL BE LOW PRESSURE RECTANGULAR, SMACNA STATIC PRESSURE CLASS 2" W.G., SEAL CLASS A, EXTERNALLY INSULATED. DUCT SIZES INDICATED ARE INSIDE CLEAR DIMENSIONS.
7. STANDARD EXHAUST AIR DUCTWORK SHALL BE LOW PRESSURE RECTANGULAR, SMACNA STATIC PRESSURE CLASS 1/2" W.G., SEAL CLASS A, INSULATION NOT REQUIRED.
8. AVOID ROUTING DUCTWORK AND TUS WITHIN 6" OF TOP OF LIGHT FIXTURES WHEREVER POSSIBLE. MAINTAIN CLEARANCE BETWEEN TUS AND DUCT INSULATION TO TOP OF LIGHTS. PROVIDE CLEARANCE ALL AROUND AIR TERMINAL UNITS AS REQUIRED FOR ROUTINE MAINTENANCE.
9. PROVIDE MVD'S AT ALL TAKEOFFS FROM MAIN DUCTS.

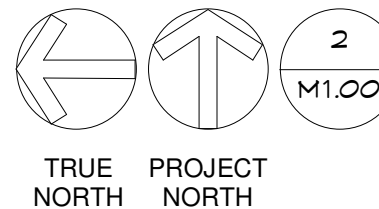


1 3D VIEW MECH.
M1.00



NEW CONSTRUCTION - 1ST
FLOOR PLAN MECH.

3/16" = 1'-0"



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

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:

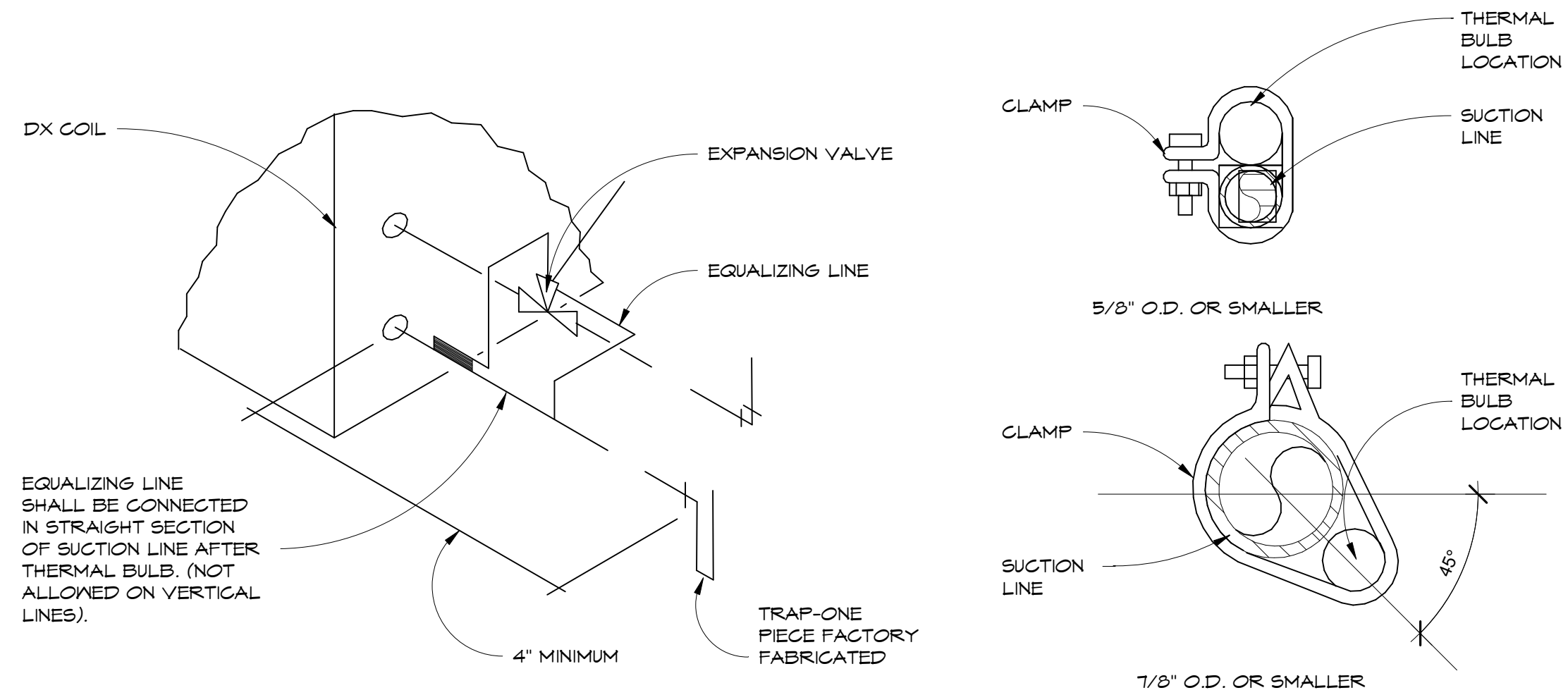
THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY
ARCHITECT ON THE DATE ADJACENT TO THE SEAL.
PRINTED COPIES OF THIS DOCUMENT ARE NOT
CONSIDERED SIGNED AND SEALED
AND THE SIGNATURE MUST BE VERIFIED ON ANY
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BID DOCUMENTS

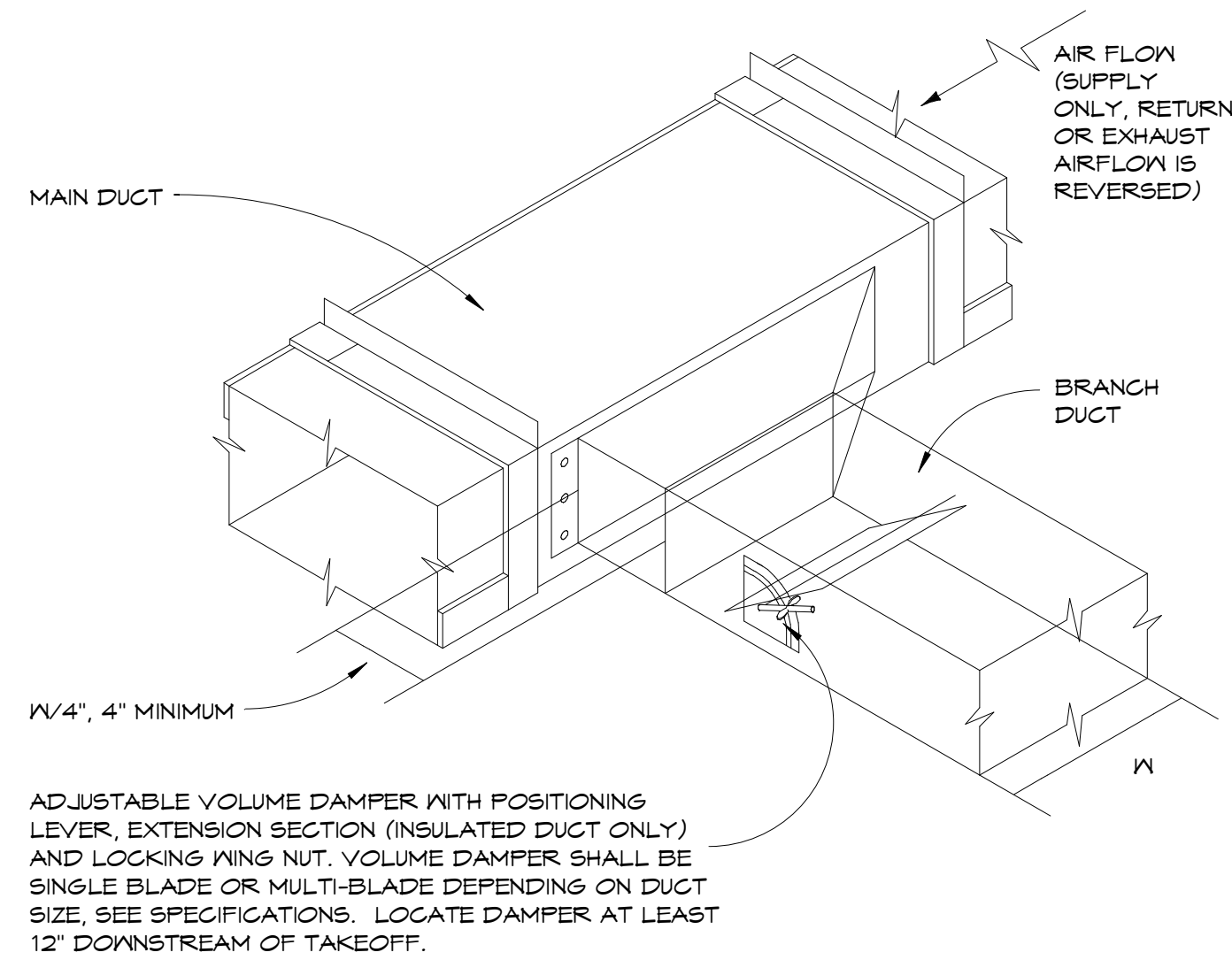
SCALE:	DATE:	
As indicated	6/8/26	
DRAWN BY:	CHECKED BY:	
JB	JS	
NO	REVISION	DATE
3	ADDENDUM #4	06/29/2026

SHEET TITLE:

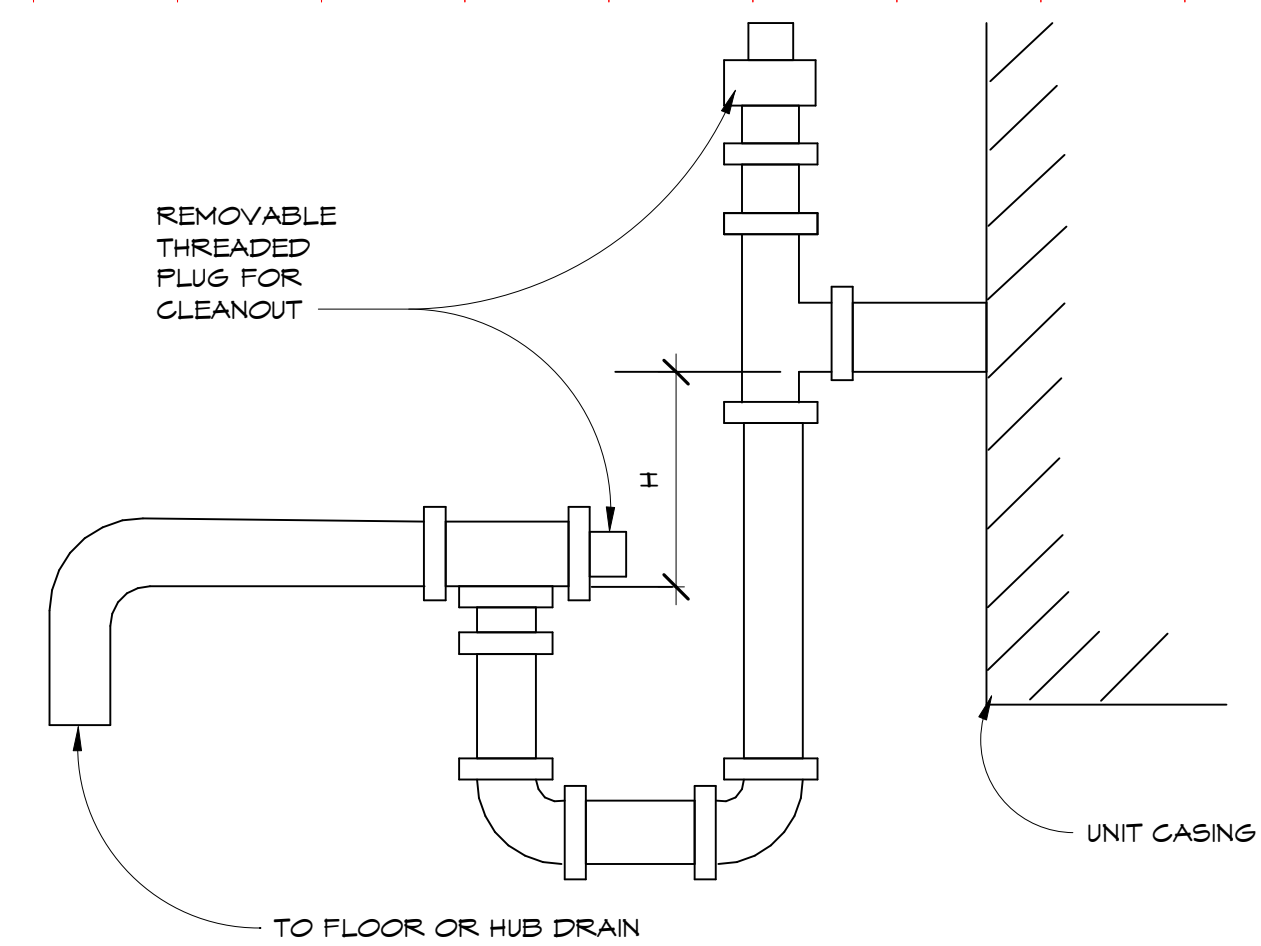
HVAC PLAN



2 REFRIGERANT COIL CONNECTION 1/4" = 1'-0"

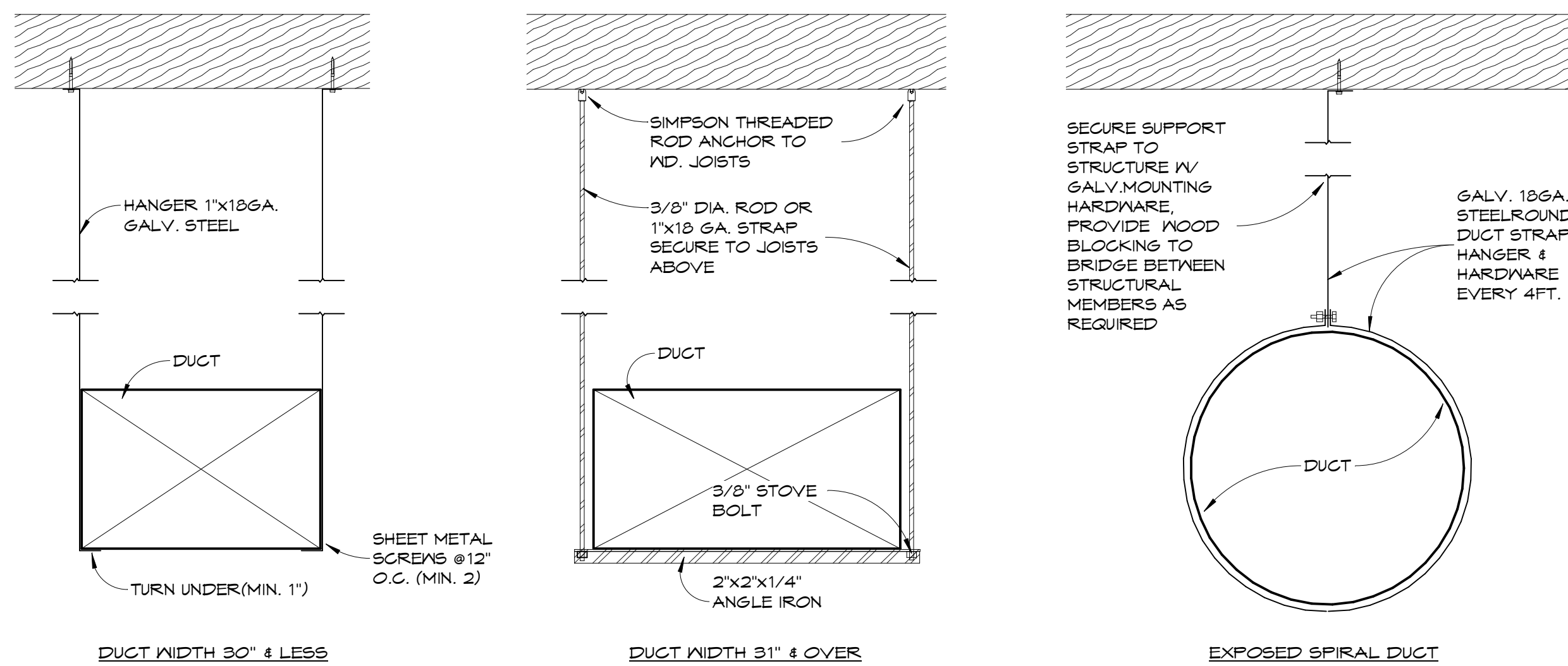


3 BRANCH DUCT TAKEOFF 3/16" = 1'-0"

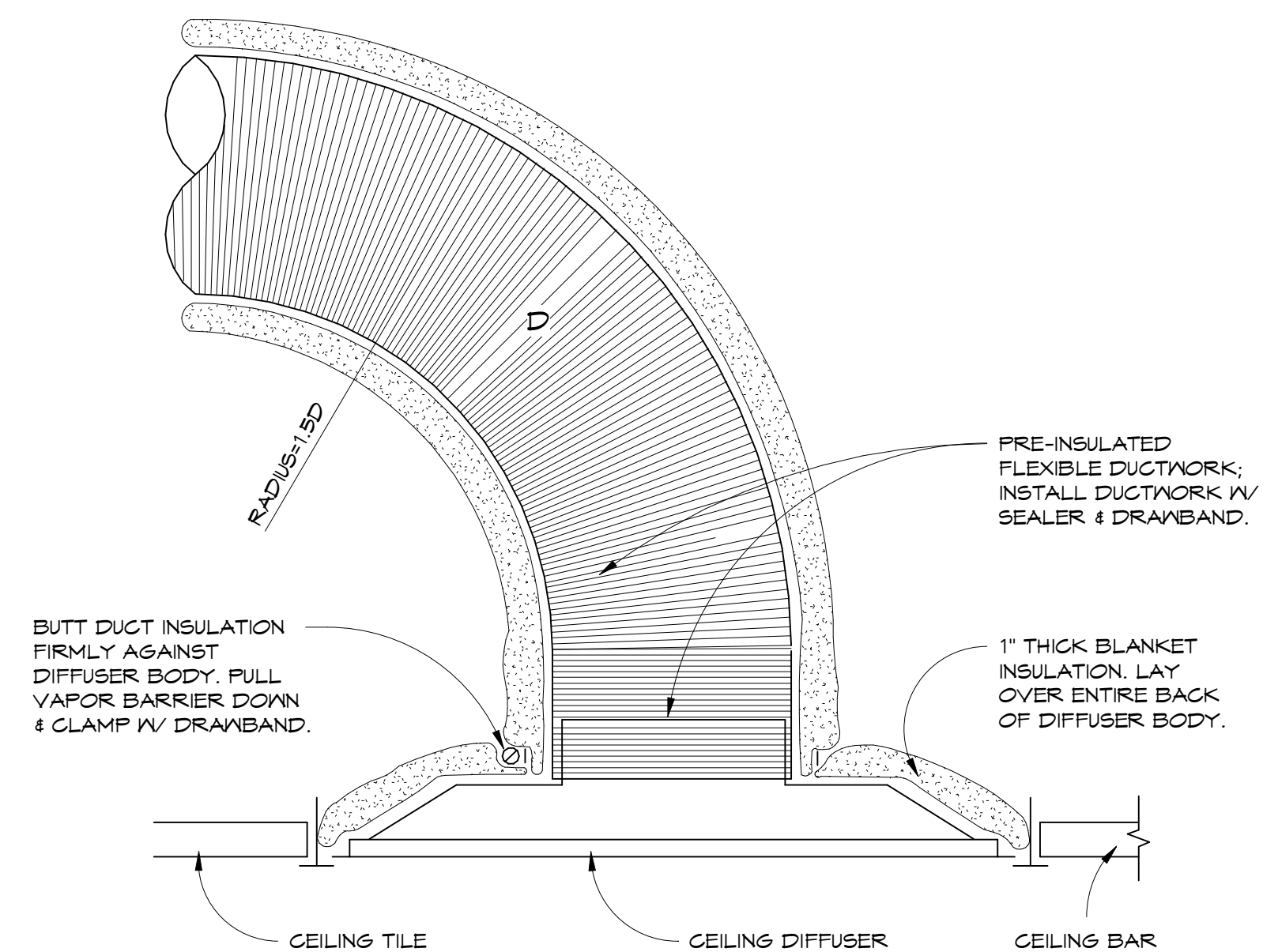


- NOTES:
- PIPE TYPE: SCHEDULE 40 PVC
 - CONDENSATE LINE AT FULL SIZE OF UNIT
 - CONNECTION, BUT IN NO CASE SMALLER THAN 3/4"
 - LOCATE TRAPS SO AS TO BE ACCESSIBLE FOR CLEANING
 - H = AIR UNIT TOTAL STATIC PRESSURE +1" J=H/2

1 NEGATIVE PRESSURE CONDENSATE DRAIN TRAP 1/4" = 1'-0"



4 TYPICAL DUCTWORK HANGER DETAILS 3/16" = 1'-0"



- NOTES:
- FLEX DUCT SHALL BE NO LONGER THAN 5'-0"
 - PROVIDE 24X24 LAY IN PANEL FOR DIFFUSERS IN LAY IN CEILINGS
 - PROVIDE BEVELED MOUNTING FRAME FOR DIFFUSERS IN HARD CEILINGS

5 FLEX DUCT DETAIL 3/16" = 1'-0"

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