



ADDENDUM NO. 2

DATE: August 13, 2026

TO: ALL PLAN HOLDERS

FROM: JOSH BAXLEY, P.E.
DEWBERRY
324 MARINA DRIVE
PORT ST. JOE, FL 32456

PROJECT NAME: GCEC HURRICANE SAFE ROOM

PROJECT NO: 50150343

Please see the RFI responses below.

1. Sheet A101 (Floor Plan)- General Note 9 states: "Refer to sheet A-632 for wall partition types and assemblies." There is no sheet A631 in the drawings or listed in the Index.

Response: See revised sheet A-631 along with revised sheet A-101 FLOOR PLAN to include wall type tags.

2. General Note 3 states, "Extend Partitions to underside of structure/deck U.N.O." However, the interior building sections (B1/A-301), some interior walls look to be drawn at full height (Ref. Corr. 100) and others just go to 6" above ceiling (Ref. Break Area 112). The heights of the walls are not clearly noted on the drawings.

Response: Wall type tags referenced in RFI-1 response will clarify this issue.

3. Section at roof parapet extension(s) reads 4" mtl. stud. Per the designated arch. scale, the studs measure 6" wide and the corresponding structural conditions measure 6" wide. Please confirm 6" ext. LGMF is correct/intended. Also, no 05400 specification is found/listed. Ref. Plan Details A-503. Note: 4" metal ext. LGMF will likely not allow the ext. sheathing to be installed flush with the structural HSS tubes for the ext. LGM infill (parapet).

Response: 6" MTL stud is correct. All notes on sheets A-502 WALL DETAILS and A-503 PLAN DETAILS related to the parapet framing reading (4" METAL STUD) should read (6" METAL STUD).

4. Please confirm sheathing type front and back sides of the LGM (infilled) roof parapet extension. The call out notes it to be 7/8" sheathing but does not provide material type/specification. Plywood would be recommended for Hardiboard attachment.

Response: All notes on sheets A-502 WALL DETAILS and A-503 PLAN DETAILS related to the parapet sheathing reading (7/8" EXTERIOR SHEATHING) should read (3/4" EXTERIOR PLYWOOD).

5. (At the LGMF (roof) parapet extensions - typ.), please clarify the sheathing type and attachment method at the brick sill with cap flashing and Rigid insulation. (see sketch for clarification).

Response: Regarding the transition from the top of the brick veneer to the horizontal lap siding that steps back, the intent is provide 2x wood blocking with positive slope away from the wall to fully cover/cap the brick veneer, air space and rigid insulation board and to provide support for the metal flashing starting behind the first row of lap siding and continuing over and down the front of the top row of brick veneer with drip edge and cleat. Provide 2x wood nailer/ledger to face of CMU as needed to fasten 2x wood blocking/cap.

6. What interior walls require R11 UF sound bats? No wall types found. No R11-sound bats are delineated in the small-scale building sections, etc. Plans do not provide information on where insulation is to be provided on interior walls.

Response: Sheet A-101 FLOOR PLAN will be revised to include wall type tags identifying walls receiving sound batt insulation.

7. What is the R-value required for the thermal batts at the LGM furred (int. chase) walls at the CMU perimeter. Also, please confirm all Fiberglass batts are unfaced (Ref. A602 - typ.).

Response: Provide 2" rigid insulation board on exterior side of CMU with brick veneer; no interior batt insulation is required at these locations. Only at the two (2) main entrances (doors 100A & 100B) where the exterior CMU walls have direct applied Portland cement stucco finish, is 2 1/2" thick unfaced fiberglass insulation to be provided on the interior side of the CMU.

8. Please clarify if any of the interior walls are intended to be fire rated for this project. If so, designate specific locations and the UL-lab fire resistance requirements for the assemblies.

Response: This project contains no fire rated partitions.

9. SC-7.06.P limits subcontracted work to 50% of the Contract Price. Given the specialty trade scope, all bidders are likely to exceed this limit. Please delete or revise the provision or confirm approval will be granted.

Response: The percentage of subcontracted work will not be stipulated in this contract. The General Contractor will be expected to meet the percentage stipulated in their Section 3. The specifications will not be amended, however this addendum will serve as the amendment.

10. A geotechnical report is referenced in the structural general notes and listed as a Contract Document. None was provided. Please provide it.

Response: See attached geotechnical report.

11. Sheet A-101 General Note 9 refers to Sheet A-631 for wall partition types and assemblies. A-631 is not in the set and no partition types appear anywhere else. Please provide it.

Response: See revised sheet A-631.

12. The bid form is set up as unit prices with owner quantities, but the agreement is a stipulated price form. Please confirm which governs.

Response: The bid is a unit price bid but will be evaluated on the lump sum price.

13. Line 32 of the bid form has a fence allowance with no value. Please provide the allowance amount to include.

Response: See revised bid form.

14. Spec 262100-1 states to include an allowance for utility company charges. Please provide this allowance and clarify who is responsible for utility fees.

Response: GCEC will cover the cost of the utility fees (water & electric) during construction, excluding any internet fee or anything for the contractor job trailer.

15. The bid form states bids remain firm for 60 days and the Advertisement states 90 days. Please confirm which applies.

Response: Bid shall remain firm for 90 days per the advertisement.

16. Is this required to be an ICC 500 tornado rated shelter, a hurricane shelter only, or both? Do the openings require ICC 500 test reports, or is Florida Product Approval Large Missile Level E sufficient? The structural notes and the specifications state different criteria.

Response: Hurricane only. Funding is provided by FEMA, therefore ICC 500 test reports are required. Reference sheet S-001 (upper right-hand corner) for FEMA DESIGN CRITERIA STATEMENT.

17. Please confirm the impact rating required for the roof hatch, the louvers and the exterior doors.

Response: Note, project does not contain a roof hatch. DEI Structural – Louvers and exterior doors require: 9 pound 2x4 missile impact at 80 mph, per S-001 and in accordance with ICC 500.

18. Please confirm the grout extent required for the protected envelope masonry.

Response: Grout all cells solid per note 6 on Detail 3/S-410. Reinforce building walls with #5 at 16" OC per 3/S-410 and screen walls with #5 at 24" OC per 14/S-301.

19. Is the building sprinklered? There are no specifications and no bid item.

Response: *As indicated on sheets G-100 FEMA INFORMATION and G-101 FLORIDA BUILDING CODE & LIFE SAFETY INFORMATION, there are no sprinklers.*

20. Toilet partitions, window treatments, defibrillator cabinet, railings, fiber cement siding and aluminum windows are specified but have no corresponding bid items. Please confirm whether they are to be included and identify where each should be carried on the bid form.

Response: *SECTION 10 2116 - PHENOLIC TOILET COMPARTMENTS as indicated on sheet A-401 RESTROOM PLANS AND ELEVATIONS, detail A1 ENLARGED RESTROOMS. SECTION 12 2000 - WINDOW TREATMENTS per owner selected finishes; if no window treatments are desired by the owner, this spec section can be ignored. SECTION 10 4313 - DEFIBRILLATOR CABINETS, owner to provide one (1) automated external defibrillator (AED). Coordinate with owner for type and location of the defibrillator cabinet. SECTION 055213 - PIPE AND TUBE RAILINGS, there are no railings; ignore this spec section. SECTION 07 4646 - FIBER CEMENT SIDING, is referred to as "PANELING" on sheets A-201 ELEVATIONS and A-501 WALL SECTIONS and as "HORIZONTAL LAP SIDING" on sheets A-502 WALL DETAILS and A-503 PLAN DETAILS. SECTION 085113 - ALUMINUM WINDOWS, no scope, ignore this section.*

21. There is no bid item for the building permit or for plan review and inspection fees. Please advise who carries them.

Response: *Contractor is responsible for obtaining the building permit and coordinating any inspections or testing required. Building permit will be obtained through the Gulf County Building Department.*

22. Please clarify if the builder's risk requirements is it required to cover the entire project value.

Response: *Yes. Entire project value.*

23. Who is responsible for monthly utility charges during construction?

Response: *See response to question #14.*

24. Please confirm who is responsible for special inspections, threshold inspection and any ICC 500 peer review or third-party commissioning.

Response: *The contractor shall be responsible for determining and coordinating all required inspections. However, there is no further requirement for a peer review, as that has been completed and has already determined that the design complied with the applicable design guidance, including the applicable elements of ICC-500 and FEMA P361*

25. The grinder pump shown on the plans is 3 phase. That pump is only made in single phase. Please confirm the intended pump and phase.

Response: The pumps will be Barnes ZSGV, 3 phase. GCEC will provide 3 phase service to the site. See revised Civil plans.

26. Spec 087100 Section 3.6 ends with "Hardware Schedule TBD" and no schedule follows. The same section states the hardware sets are a guideline only and not a detailed schedule. Please issue the hardware schedule. We cannot price the openings without it.

Response: The hardware schedule will be provided in Addendum 3.

27. Spec 081100 2.6.C says knock down frames are not permitted. Spec 081213 2.3.B.4 says frames shall be knocked down or slip on. Please confirm which governs.

Response: Specification 081213 - HOLLOW METAL FRAMES is to govern.

28. Sheet A-602 does not show jamb, head and sill details on the door schedule, and does not show elevations for all wall types. Are all walls CMU with 7-5/8 jamb depth frames? If not, please provide elevations and wall types for the whole project.

Response: See revised sheets A-101, A-401 & A-402 and new sheet added A-631 provide the requested wall/interior partition wall types needed to size the door frames.

29. TA15 and TA16 appear on the enlarged restroom plans but are not in the A-401 equipment schedule. Please identify both.

Response: TA15 should read TA14 and TA16 should read TA11.

30. Please provide the size of the TA12 mirror.

Response: Mirrors are to be 24" x 48".

31. Spec 102813 includes waste receptacles, robe hooks, mop holders and utility hooks. None appear on the equipment schedule or the enlarged restroom plans. Are they required? If so, please provide quantities.

Response: Provide one (1) waste receptacle at every paper towel dispenser location. Provide one (1) robe hook per shower. Provide one (1) mop holder and utility hook at every Janitor Closet location.

32. Spec 087100 1.4.C requires the supplier to have a certified AHC on staff. Would a DHI certified DHT or DHC be acceptable in lieu?

Response: Yes, a DHI certified DHT or DHC is acceptable in lieu of a certified AHC.

33. Bid item 27 calls for an 18" FDOT headwall. We find no detail or location for it on the civil sheets. Please provide both. Also confirm whether the headwall and the 18" MES at item 26 are both required, since only one outfall is shown. The headwall unit is listed as 1 LF, please confirm.

Response: See revised Civil plans.

34. Is lining required on the existing manhole at the force main tie in? We find no spec or detail. Please confirm the tie in requirements including coring, boot, and any interior lining or corrosion protection.

Response: No lining required.

35. The civil sheets show the pond to be excavated. It appears to already be dug in the field. Please confirm the existing condition and whether the bid form earthwork quantities account for it. This affects items 14, 15, 16 and the sod quantity.

Response: See revised Civil plans.

36. Bid item 20 calls for 2" of SP 9.5. Under FDOT 334 that requires two lifts. Would a single 2" lift of SP 12.5 be acceptable in lieu?

Response: No. Paving will be per plans in two lifts.

37. Is Florida sales tax to be included in the bid or excluded? The Instructions to Bidders and the Supplementary Conditions contradict each other.

Response: Sales tax should be included.

38. Appendix B contains two Davis Bacon wage decisions with no direction on which applies where. One is dated 2022. Please confirm the applicable decisions and issue the current one.

Response: Updated versions of "Building" and "Heavy Construction" wage decisions for Gulf County are attached to this addendum. Both wage decisions may apply, with the "Building" wage decision taking precedence.

39. Fire alarm devices are shown on the reflected ceiling plans and the electrical notes cite NFPA 72. There is no specification section and no bid item. Please advise.

Response: Based on the Florida building code, a fire alarm system for this occupancy is not required because we are less than 300 people.

40. The proposed pond appears to already be dug. Please clarify.

Response: See revised Civil plans.

41. Will the storm system tie into the existing pond?

Response: See revised Civil plans.

42. Sheet C4 calls out approximately 55 LF of directional bore for the 2" sewer service, but shows no bore for the 2" water service running roughly 575 LF across

the yard. Bid item 29 describes the water service as including bores. Please confirm whether the water line is to be bored beneath the existing asphalt pavement, and identify the locations and lengths.

Response: Utilities shall be constructed per the plans.

43. Bid item 29 states the water meter will be provided by the City. Sheet C4 shows a connection to an existing well service and also shows a connection to an existing 6" water main. Please clarify the water source and which connection is intended.

Response: Utilities shall be constructed per the plans.

44. Appendix J item 31 states that BABA applies "when required by federal program legislation." Please confirm whether Build America, Buy America applies to the project.

Response: BABA is not required as part of this project.

45. Spec 051200 1.8.B allows a non-AISC certified erector with five years experience, please confirm.

Response: Yes, non AISC allowed if they follow all the requirements listed in spec.

46. RFI period is closed. No further responses will be provided. One final addendum will be issued by 8/17.

47. What color is the fencing?

Response: Fencing will be black polymer.

48. Bids will be received until 3:00 pm Central Time, on Monday, August 24, 2026 at Gulf Coast Electric Cooperative, 637 W. Highway 22, Wewahitchka, FL 32465, and will be opened and read aloud thereafter at 3:10 pm Central Time.

ACCEPTED BY: _____
Signature of Bidder _____ Date _____

TYPE OR PRINT NAME OF BIDDER: _____

NAME OF COMPANY: _____

CBT Only!