



Addendum #3

- Is the Fire Alarm system a sole proprietary system? If so, who is the current fire alarm provider for the School? **Response: the Fire Alarm System is an existing Edwards EST 3 system and the sub performing the new work must be qualified with that system; the current provider is CSI. Refer to sheets E101 & E102 for add'l information.**
- Sheet S-501 Wall Footing Schedule – Where is WF1 used? Presumably, WF-2 is around the perimeter of the building (but not labeled) **Response: per the Structural Engineer, WF1 is no longer in the project; all ribbon footing to be WF2.**
- S-501 Section 6 – Can the Stem wall be constructed of ICF in lieu of CMU **Response: Bid as designed, but we will certainly look at cost saving options upon award of Contract.**
- Specification Section 024116 indicates existing building demolition is required (and asbestos abatement). Please confirm that all this work is to be facilitated through a separate contract. **Response: All demolition and abatement was done under separate contract.**
- In Addendum #2 under 1A-3 Drawings Question #4 States that the elevator pit will be 4' lower than FF. Sheet S-302 detail 1 shows the elevator pit to be 5' lower than FF. Due to the water table on-site, please confirm the depth of the elevator pit. **Response: Per detail 1/S302, the elevator pit is shown at 5'-0" below finish floor.**

- I have attached below the ITB Schedule for the Nursing Simulation Center. I noticed under the October 28th dates for the ITB due date, that there is a November 4th date listed. I'm assuming, but wanted confirmation that likely that November 4th date is for Shortlist Interviews?

Please confirm if you can the date, time, and association with the November 4th date. Thank you!

ITB #11-2023/2024 Schedule		
Time	Day / Date	Description
	SEPTEMBER 14, 21 AND 28, 2025	Advertise Invitation to Bid
	SEPTEMBER 12, 2025	Release / Posting of ITB on BidNet https://www.bidnetdirect.com/florida/gulfcoaststatecollege
10:00 AM CT	OCTOBER 1, 2025	Mandatory Pre-Bid Conference Student Union Breezeway Gulf Coast State College 5230 West US Highway 98 Panama City, FL 32401
10:00 AM CT	OCTOBER 14, 2025	Deadline for Written Questions from Bidders
4:00 PM CT	OCTOBER 21, 2025 (4:00 PM)	Owner response to Bidder's questions via Addendum (posted on BidNet https://www.bidnetdirect.com/florida/gulfcoaststatecollege)
2:00 PM CT 2:01 PM CT	OCTOBER 28, 2025 OCTOBER 28, 2025 NOVEMBER 4, 2025 (SELECTION COMMITTEE TO REVIEW BIDS AND DEVELOP QUALIFIED SHORTLIST)	ITB Due Date Gulf Coast State College Procurement Office Administration Building, Room 126 5230 West US Highway 98 Panama City, FL 32401 ITB Opened Gulf Coast State College Procurement Office Administration Building, Room 126 5230 West US Highway 98 Panama City, FL 32401
4:00 PM CT	NOVEMBER 11, 2025	Post Intent to Award Recommendation Addendum (posted on BidNet https://www.bidnetdirect.com/florida/gulfcoaststatecollege)
10:00 AM CT	NOVEMBER 20, 2025	District Board of Trustees Meeting / Award Approval William C. Cramer Seminar Room Student Union West Gulf Coast State College 5230 West US Highway 98 Panama City, FL 32401

2:00 PM CT	OCTOBER 28, 2025	ITB Due Date Gulf Coast State College Procurement Office Administration Building, Room 126 5230 West US Highway 98 Panama City, FL 32401
2:01 PM CT	OCTOBER 28, 2025 NOVEMBER 4, 2025 (SELECTION COMMITTEE TO REVIEW BIDS AND DEVELOP QAULIFIED SHORTLIST)	ITB Opened Gulf Coast State College Procurement Office Administration Building, Room 126 5230 West US Highway 98 Panama City, FL 32401

The 28th - 4th is the dates for the committee to create a shortlist and present the one who scored the highest to Triumph for approval. Once approved by Triumph the Board will approve that contractor at the November 20th meeting.

1. Can an “Instructions to Bidders” spec section be provided as is typical?
2. In the absence of a section for Instructions to Bidders, can the various forms to be required with the bid proposal be specifically enumerated?
3. Also, in the absence of section for Instructions to Bidders, can the required percentage for the bid security be provided?
4. Could you please confirm the proper project name? There appears to be inconsistencies across the documents: **Name should be The Nursing & Simulation Center**
 - a) The cover of the specs shows the name as *The Nursing & Simulation Center*.
 - b) The cover of the drawings shows the name as GCSC Nursing Sim. Center
 - c) The bid form refers to it as *The Nursing Simulation Center Panama City Florida*
 - d) Addendum No. 2 identifies it as *GCSC Nursing Simulation Center Demo Package*

Clarification would be appreciated to ensure consistency in our bid submission.

5. The Addendum Acknowledgement form (section 00 41 01) requires that we fill out the date of each addendum. Although Addendum 1 is numbered, it is not dated. Addendum 2 is neither numbered or dated. Can this be corrected for clarity?
6. Section 00 43 36 of the specification states that a “Subcontractors Form” must be completed and submitted with the bid. However, item no. 9 on the Bid Form indicates the following:

“List of subcontractors proposed for this project will not be required at the time of bidding. The ~~low bidder~~ (would change to “lowest qualified bidder”) will be required to deliver to the architect’s office within 48 hours after time of bid opening, a complete list of subcontractors and material suppliers for approval.” Also, feel that a list of subcontractors should be required at the time of the bid.

Additionally, Addendum 1 states that the form listing subcontractors is due at the time of bid, which is contrary to the statement on the actual bid form.

Can the requirement for the list of subs be made clear? In providing clarity, can this submission of subcontractors be pushed to at least one or two hours after the time of bid

submission?

7. Since the completely filled out bid form (as well all attachments) are to be provided on a USB drive, can the requirement for multiple copies of the bid form submitted at the time of bid be eliminated? **Multiple copies with the USB should be required at the time of bid.**

Another option would be to require multiple copies with a USB to be provided within one hour after the time of bid submission.

Reference: Sheet S-001 – General Notes - Note 22

The note states: *“Owner/Contractor shall be responsible for all threshold inspection requirements (if applicable).”*

Please clarify whether the Owner or the Contractor is responsible for fulfilling the threshold inspection requirements.

Response: There are no threshold inspections required for this project.

Reference: Section 1.7 – Testing and Inspection Allowances

This section outlines what is included and excluded under the testing and inspection allowances. However, no specific testing allowance amount has been provided.

Please confirm whether a testing allowance should be included, and if so, the amount.

Response: The allowance is set at \$16,500 for testing.

I have a couple of general questions as it pertains to this upcoming project.

1. The pdf specifications will not allow me to search for key words. Can you reach out to your POC with DAG Architects requesting they make the documents searchable? **It is in progress and will be issued in another Addendum.**
2. I see that a Bid Bond is required but no value is found. Typically, it is 5% of the Contract amount. Please advise. **5% is the Bid Bond value.**
3. We have received Amendment 1. What is the official date that this amendment was issued on? **Refer to BidNet for Addendum dates.**

There are a few questions or comments regarding Addendum #2 for the Nursing Simulation Center project.

Section 1A-2 Specifications:

Number 3 states that section 27 50 00 Intercom/PA System was deleted from the TOC, however, it is still shown on the revised TOC issued with the addendum. **Response: section 27 50 00 has been removed from the TOC**

Number 15 states that section 23 05 91 was to be revised on the TOC to read Testing, Cleaning, and Sterilization of Piping Systems. It was not revised on the revised TOC.

Response: section 23 05 91 has been changed to read "Testing, Cleaning, and Sterilization of Piping Systems".

Number 21 states that a revised section 32 92 19 Grassing (By Seeding) was issued but it was not included in the addendum. **Response: section 32 92 19 Grassing (By Seeding), as listed in the TOC, is attached.**

There were 2 sections that were issued with the addendum but not listed as being revised.
32 09 23 Direct Digital Controls

32 92 10 Turf & Grasses **Response: section 23 09 23 Direct Digital Controls has been added to the TOC and Specifications.**

Section 32 92 10 Turf and Grasses was added to the Specifications.

The file of revised drawings had a duplicate set. There should have been 85 but there were 170. Please advise. **Response: Please remove sheets 86-170 as they are exact duplicates of the original set.**

Spec section 09 25 13 Finish System for ICF (Insulating Concrete Forms) on the TOC is titled Stucco Exterior Wall Systems on the bottoms of the pages. **RESPONSE: Footer has been revised to say "Finish System for ICF (Insulating Concrete Forms)"**

Add # 2 1A-2 #3 states section 27 80 00 IP Security Camera System was deleted from the TOC but was not. **RESPONSE: section 27 80 00 IP Security Camera System has been deleted from the TOC.**

With there being no instructions to bidders in the project documents, aside from the Invitation to Bid instructing questions about the ITB should go to you, I'd like to ask please, to whom shall our pre-bid Requests for Information and clarifications for the plans and specifications be directed to? Shall they be sent to you, or DAG?

All questions are to be sent to Taylor Gilmore: tgilmore1@gulfcoast.edu

We'd like to include the EMS vendor drawing package as an attachment to the next Addendum. They are for reference only as the only required information for the bidding contractors is already addressed by the electrical engineers and included in their drawings; this is strictly a coordination effort. **SEE ATTACHED**

	1	2	3	4	5	6	7	8	9	10	
J											J
I											I
H											H
G											G
F											F
E											E
D											D
C											C
B											B
A											A

SYMBOL LEGEND

CFE		COMPUTER
EMS		MICROPHONE PAGING
EMS		MONITORING HEADPHONE PACKAGE
EMS		SPEAKER CEILING MOUNT
EMS		MICROPHONE CEILING MOUNT, → INDICATES A DIRECTIONAL MICROPHONE
EMS		PTZ CAMERA CEILING MOUNT
EMS		FIXED LENS CAMERA CEILING MOUNT → INDICATES LENS DIRECTION
EMS		PTZ CAMERA WALL MOUNT
EMS		FIXED LENS CAMERA WALL MOUNT INDICATES LENS DIRECTION
EMS		VITAL CAPTURE WALL PLATE
EMS		HDMI WALL PLATE
EMS		MANIKIN VOICE PACKAGE WALL PLATE
EMS		CONTROL TOUCH PANEL
EMS		##" LCD DISPLAY WALL MOUNT WITH BACKING CENTERED BEHIND DISPLAY

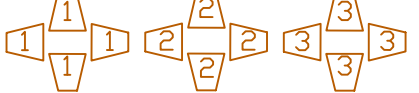
SYMBOL LEGEND

EMS		EMS EQUIPMENT RACK
CFE		SINGLE GANG DATA WALL MOUNTED AT 18" AFF UNLESS NOTED OTHERWISE; # = NO. OF DROPS
CFE		WALL BOX FOR LOW VOLTAGE A/V CABLING WITH 1" CONDUIT STUBBED ABOVE CEILING; # = NO. OF GANGS
CFE		NEMA 5-20R 120V 20A DUPLEX OUTLET WALL MOUNTED AT 18" AFF UNLESS NOTED OTHERWISE
CFE		NEMA 5-20R 120V 20A QUADPLEX OUTLET WALL MOUNTED AT 18" AFF UNLESS NOTED OTHERWISE

EMS SYMBOL SET FOR OVERHEADS AND REQUIREMENTS WILL BE A SEPERATE LAYER ON THE DWG FILE PROVIDED BY THE CLIENT AND WILL BE COLORED ORANGE.

PENETRATIONS/PASS-THROUGHS

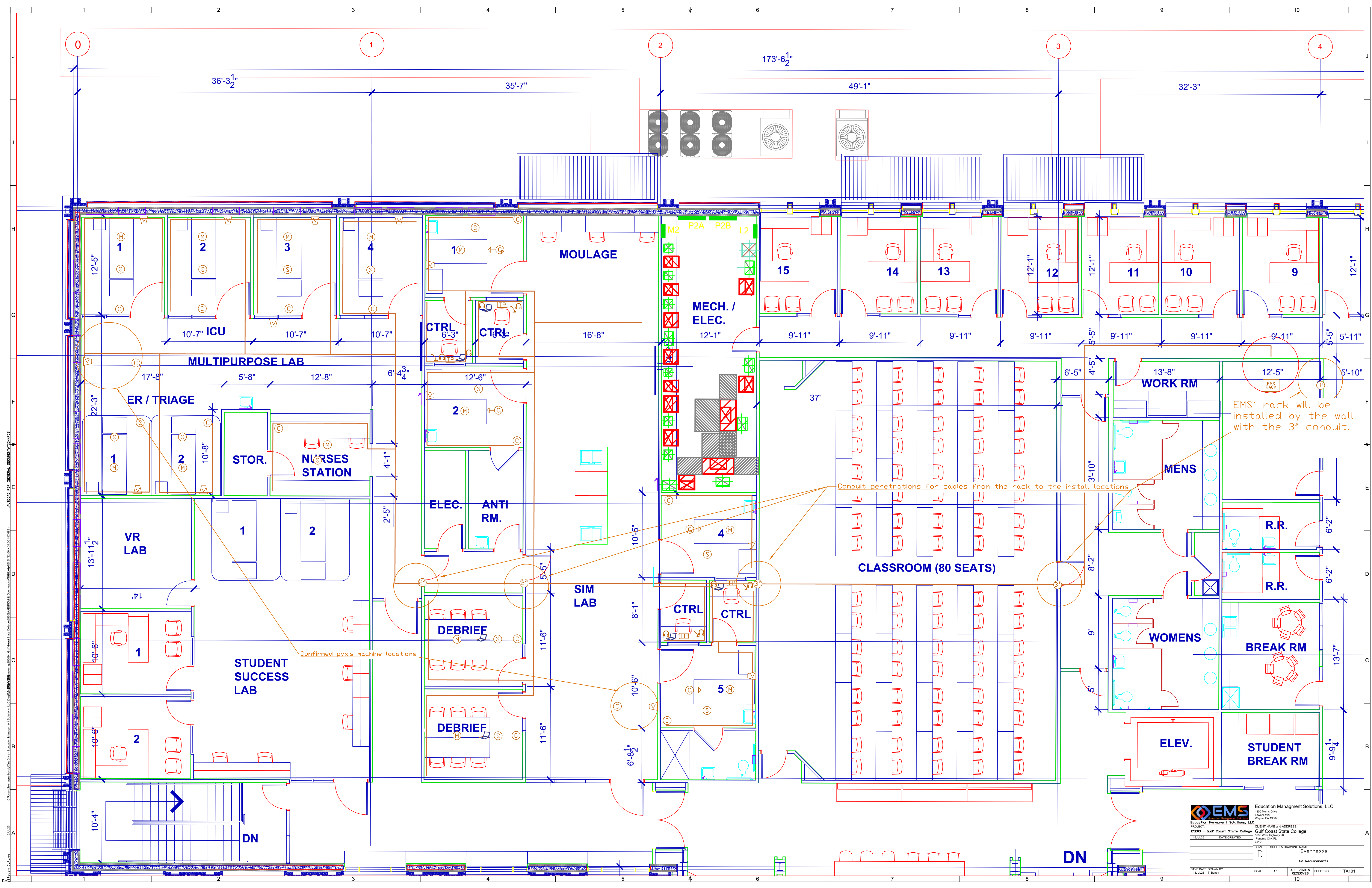

MULTI-DIRECTION DATA DROPS


MULTI-DIRECTION WALL BOXES


MULTI-DIRECTION VITALS


SPECIAL CASE SCENARIOS

EMS		PILLOW SPEAKER WALL PLATE
EMS		SPEAKER WALL MOUNT
EMS		LIVE HEADSET WITH BOOM MICROPHONE
EMS		CONTROL BUTTON PANEL
EMS		CAMERA CONTROL JOYSTICK
EMS		VOLUME CONTROL WALL PLATE



Columns: 1, 2, 3, 4, 5, 6, 7, 8, 9, 10
Rows: A, B, C, D, E, F, G, H, I, J

**Education Management Solutions, LLC**
1500 Morris Drive
Wayne, PA 19382

PROJECT:
GSCC - Gulf Coast State College
2020 West Highway 98
Panama City, FL 32401

DATE CREATED:
15/04/25
DRAWN BY:
T. Bundy

CLIENT NAME AND ADDRESS:
Gulf Coast State College
2020 West Highway 98
Panama City, FL 32401

SHEET & DRAWING NAME:
D Overheads
AV Requirements

SCALE: 1:1
ALL RIGHTS RESERVED
SHEET NO.: TA101

