



Addendum #4

Please accept the following Electrical related questions for you review and comment.

1. Fixture designation "D8" is on the lighting schedule, but not on the plans. Is this meant for fixture "DL8"

HG RESPONSE: Yes.

2. Fixture designation "D8E" is on the lighting schedule, but not on the plans. Is this meant for fixture "DLE8"

HG RESPONSE: Yes.

3. Fixture designation "N3.xxx" is on the lighting schedule, but not on the plans. Can this be voided or was a fixture missing?

HG RESPONSE: Yes.

4. Is there a basis of design for the cord reel(s)?

HG RESPONSE: Yes, here is link: https://www.uline.com/Product/Detail/H-10990/Extension-Cords-and-Power-Strips/Retractable-Cord-Reel-Heavy-Duty-45-Single-Outlet?pricode=WA9901&gadtype=pla&id=H-10990&gad_source=1&gad_campaignid=21817469654&gbraid=0AAAAAD_uetMAiM8D2mBsR_JITVgEkFWk_&gclid=Cj0KCQjwrPHABhCIARIsAFW2XBMQLLXncolVoJPw9UPZvwM09rhZ7dYnVpwJDgT5oT4O4NO6ioeMYSUaAhdtEALw_wcB

5. Arc Flash, Short Circuit, and Coordination Studies Required for this project?

HG RESPONSE: Yes, follow spec requirements. These studies are typically provided by the elec gear supplier.

6. Third Party Testing required for this project?

HG Response: No third party testing required.

7. Are the transformers being utilized to feed the new building shown on the electrical site drawings owner owned/furnished? Please describe the EC's scope of work on the primary work to be done for this project.

HG Response: Yes, pad mounted transformer is existing relocated and reused per elec drawings. See notes E-101 and E-102 for scope details. EC responsible for primary work. Primary on campus is owned by GCSC.

8. Are there any areas that fall under NEC Article 517 on this project? If so, will HCF cable, redundant grounding, and isolated ground receptacles for these areas required?

HG Response: No.

9. Does this project receive any federal funds or grants? If so, please RFI if this project falls under Buy American for steel materials.

Response: The only aid/grant received for this project is from Triumph and the college is following the protocols as defined and directed by Triumph.

10. Are there any sole providers / owner selected vendors for the Fire Alarm, Communications, Nurse Call, Access Control, or Security Systems?

HG Response: Fire alarm system to be compatible with existing campus GE EST3 system. No sole providers for nurse call. Greg Cook / Premier Engineering to answer for communications, access control, and security systems.

Premier Response: Communications: Specification Section 27 00 00 includes detailed qualifications for the Structured Cabling System Contractor. The GC shall identify the subcontractor in the bid forms along with proof of qualifications. Bids that do not include a qualified Structured Cabling System Contractor are subject to rejection.

Access Control System: We list the only two approved Access Control System Contractors on sheet ACS-301 along with qualifications. Additional qualifications are listed the specifications. The GC shall identify the subcontractor in the bid forms along with proof of qualifications.

Security Systems: There are no security systems other than the Access Control System.

Please consider the following questions for your review and comment.

1. Please confirm that sales tax **IS** to be Included in our proposal. **Yes**
2. Will ODP apply to all material purchases or on selected major purchases only? **All Direct Material Purchases shall follow the GCSC policy as outlined by the Purchasing Department.**
3. Please describe to what extent the demolition contractor will leave the site after building demolition. Will the demolition contractor include foundation removal, u/g utilities, capping of existing utilities, the backfill and compaction footing trenches and utility trenches?
Refer to revised Civil package (attached).
4. Reference Specification section 03 11 19 – Insulating Concrete Forming, paragraph 1.05 – Submittals. Part A is stating that the Name of ICF Products being proposed and the credentials of

the subcontractor for the installation of the ICF system be provided at **BID TIME**. Please confirm that this information is **NOT** required to be submitted at Bid time.

5. **We feel that the disclosure of the ICF system is required at the time of the bid.**

Here are a few more questions about the specs.

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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)"

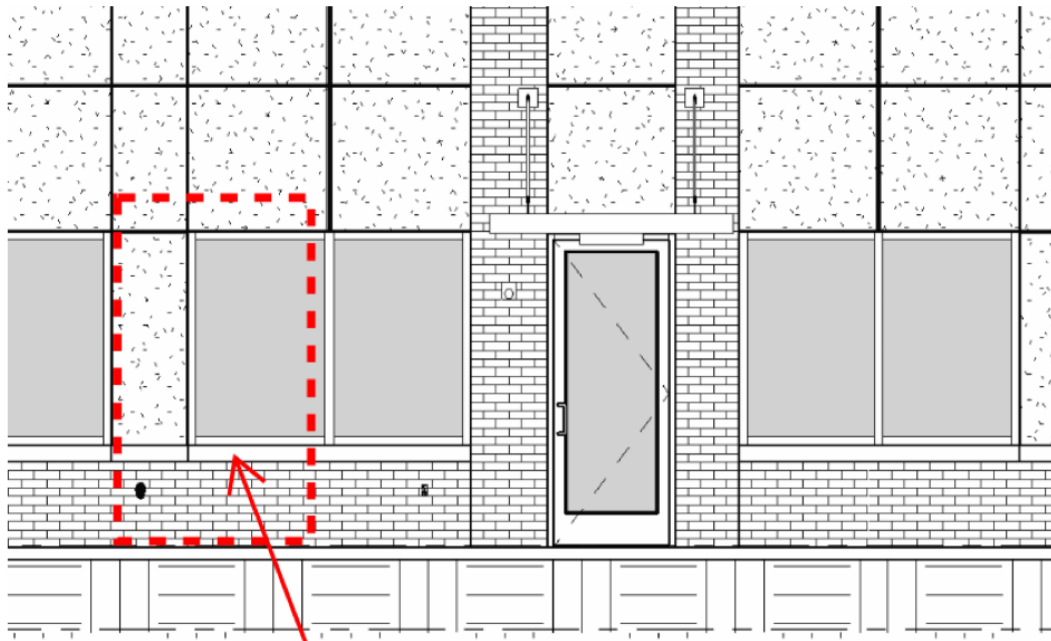
Add # 2 1A-2 #3 states section 27 80 00 IP Security Camera System was deleted from the TOC but was not. **RESPONSE:** section 27 80 00 IP Security Camera System has been deleted from the TOC.

From Yesterday:

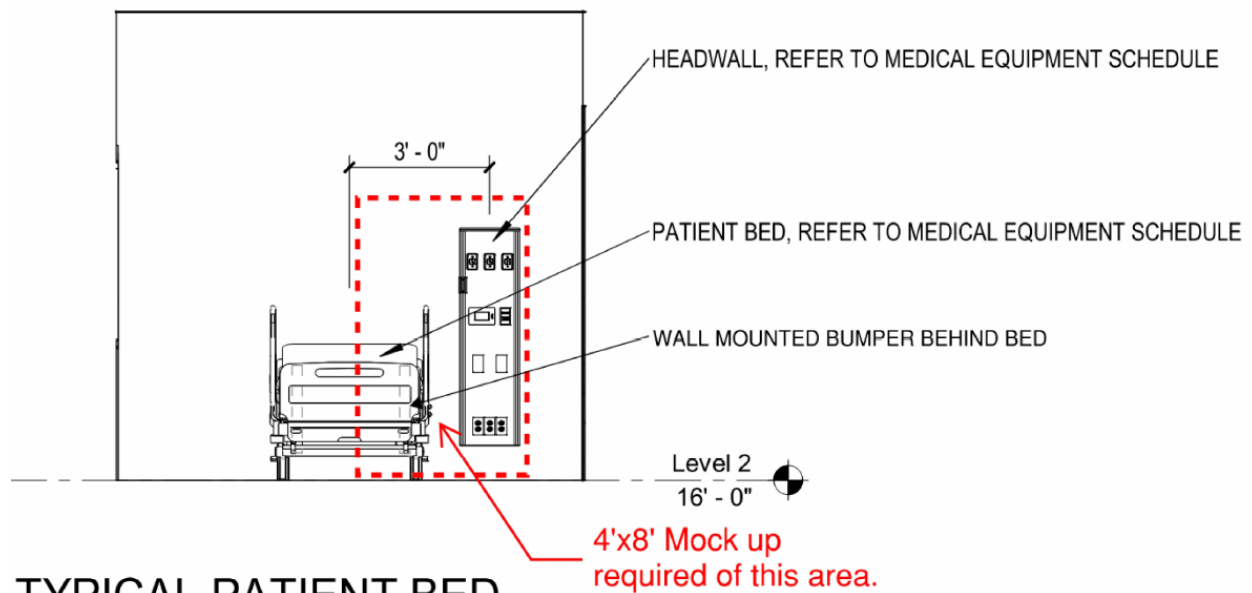
- Can bidders write the prices for the 8 copies of the bid in ink the day of submittal? You answered Yes. **Correct.**

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- Will Demolition or Student Activities impede construction? You answered, no. Demo will be far completed prior to start of construction and that parking is always hard but students will be away from equipment and construction. **Correct. Construction occurred on adjacent site with no conflicts w/ students**
 - Will a designated laydown yard be provided? You answered, yes. On the East side there will be plenty of space to be used for laydown, after demolition. **Correct.**
 - What Mockups will be required? You answered, please ask this in an email, but likely Masonry, Eifs, Windows, Headwall, etc. **Please see attached.**
 - Will GeoCon change post demolition? You answered no, it will not change. **Correct.**
 - You said the room to submit the bid may change. Please update us on the new location. **The Purchasing Dept. of GCSC will inform everyone if the drop-off location changes.**
 - What water supply will the irrigation tap into? You said a 3" main will need to be tapped into for water supply. **The agreed upon location by GCSC was the 3" WM on the south side of the building.**
 - Will a searchable spec be provided with any changes or revisions added? You said, yes we can work on making the one that was flattened, into a Control-F searchable Specification. **This spec will issue in a future addendum...**



4'x8' Mock up
required of this area.



TYPICAL PATIENT BED

1/4" = 1'-0"

I have some RFIs for this project:

- The A201-1997 Edition of the General Conditions is no longer supported or available from the American Institute of Architects. Can you provide a copy for our review? (The only supported versions available today are the 2007 and 2017 versions.) **See reply on previous RFI**
 - Section 10 14 23 - There are no examples for the Room ID Panel Signs. We need at least the outer dimensions. The specs say "match existing" but there are no images to refer to. **the approved manufacturer already has the sign size and color templates to match existing signage on campus.**
 - Drawings do not include a sign schedule. Shall we assume every door gets a Room ID Panel sign? **See above response.**
 - Section 10 14 16 - Plaques - Only one approved manufacturer is listed. Is it acceptable to use other comparable manufacturers? **Per previous addendum, there is only the approved manufacturer.**
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- Section 10 14 23 - Room ID Panel Signage - Only one approved manufacturer is listed. Is it acceptable to use other comparable manufacturers? **See previous response.**
- A-210 - East Elevation - Are these dimensional letters to be attached only at the top edge of each letter? Or can we add a raceway or horizontal brace to increase stability? **Please refer to attached detail**
- The specs section 211300 2.4 call for schedule 40 pipe. FP sheet FP001 General Note 12 calls for schedule 10 pipe. What schedule pipe should be used? **See reply on previous RFI**
- The fire pump specs call for using all OS&Y valves. FP002 shows some butterfly valves being used. Can butterfly valves be used in the fire pump design (other than the pump suction) to decrease costs? **See reply on previous RFI**
- Code allows for the full forward flow test header to be eliminated if there is a fire pump with a test header. Can the test header be omitted? **See reply on previous RFI**
- Will the fire pump exhaust exit through the exterior wall or the roof? **See reply on previous RFI**
- Should the fire pump exhaust be insulated? **See reply on previous RFI**
- Should a wall or roof thimble be included for the exhaust? **See reply on previous RFI**
- Detail 5 on I-202 shows a 1/2"x1/2" square tube with keyholes to attached a 1-1/2" wide plywood branch to. Is that tube to be steel and is the size correct? **This will be addressed in the next addendum.**
- What is the bulkhead to be constructed out of above the "trees". **Per 3/I-202, it is painted gypsum board w/ vertical Armstrong Axiom trim**
- The first laminate seam shows to be over 14' tall but the plam sheets only come in a length up to 12'. The seam will have to be placed lower than the balcony edge. Will this be a problem? **The first laminate seam meets the first floor bulkhead @ 11'-0" +/- AFF and a second seam @ 8'-4" below the circular soffit**

Please consider the following questions for your review and comment.

1. Reference "Deductive Alternate No.3 (Modifications to South Elevation)". The description of this alternate says to delete CW-05 and infill with ICF, EIFS and brick veneer. CW-05 occurs at the upper part of stairwell room 200B. Does the Exterior Storefront identified as SF-10, at the lower part of stairwell room 100D also get deleted? If so, is it to be replaced with a single HM door and frame or does it need to include side light frames?

Yes, SF-10 would be deleted and in its place would be just the typical wall construction/materials and a hollow metal door and frame assembly with no sidelights.

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Approved. See attached for flush cover color. All required factory fittings for power, comm and AV devices to be provided.

2. The Basis of Design for Electrical Floor Boxes (specifically the "T" sheets) is calling for an 11 gang Wiremold product that has been discontinued. Requesting approval to go with a Hubbell 10 Gang Eternal Series CFB10G55CRE and 610GCCVRALU cover plate. Please advise.
3. Please provide a Specification for the Aluminum Canopies. Please refer to attached spec section.
4. The two aluminum canopies on each side of the lobby are not shown to be Overhead Rod-Braced as compared to the canopies on the back side of the building. In conversing with an Aluminum Canopy Company, these canopies will require additional structural steel struts extending out into the projection of the canopy. The new sheet S-802 (issued in Addenda 2) that references detail 1/S-503 shows a C12x30 channel to support the canopy.
According to the Aluminum Canopy company they recommend that the structural drawings show TS 4"x4" 1/8" steel struts be added that extends out into the projection of the canopy. Please advise. The details and structure provided have been coordinated with the Basis of Design canopy Manufacturer and the Structural Engineer.
5. Per Amendment 2 , Item 9, Section 08 71 00 – Door Hardware, paragraph 2.06 A2 changes manufacturers from Best to Schlage. Are Hardware Vendors to supply Schlage Locks prepped for SFIC with construction cores and will the owner still provide the permanent cores?
This will be addressed in the next addendum.

I wanted to confirm the process for submitting RFIs on this project. In reviewing the specifications, I only located a Substitution Request form and did not see a standard RFI form included. Please advise if I may have overlooked it, or if the Substitution Request form is intended to be used for RFIs.

In the meantime, here are some questions we currently have:

1. The specs section 211300 2.4 call for schedule 40 pipe. FP sheet FP001 General Note 12 calls for schedule 10 pipe. What schedule pipe should be used? [See previous response.](#)

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2. The fire pump specs call for using all OS&Y valves. FP002 shows some butterfly valves being used. Can butterfly valves be used in the fire pump design (other than the pump suction) to decrease costs? [See previous response.](#)
 3. Code allows for the full forward flow test header to be eliminated if there is a fire pump with a test header. Can the test header be omitted? [See previous response.](#)
 4. Will the fire pump exhaust exit through the exterior wall or the roof? [See previous response.](#)
 5. Should the fire pump exhaust be insulated? [See previous response.](#)
 6. Should a wall or roof thimble be included for the exhaust? [See previous response.](#)

Also

- Page I-800 seems to be missing from the set of drawings.
[The interior sheets I-800 were not required as the spaces in the Alternate are already present in the original documents; their finishes do not change unless their function changes.](#)

Please see RFIs below regarding the Nursing Simulation Center.

1. The specs section 211300 2.4 call for schedule 40 pipe. FP sheet FP001 General Note 12 calls for schedule 10 pipe. What schedule pipe should be used? **Threaded piping above grade shall be schedule 40. Welded or roll grooved above ground shall be schedule 10.**
2. The fire pump specs call for using all OS&Y valves. FP002 shows some butterfly valves being used. Can butterfly valves be used in the fire pump design (other than the pump suction) to decrease costs? **OS&Y valves are required except where butterfly valves are shown on the detail.**
3. Code allows for the full forward flow test header to be eliminated if there is a fire pump with a test header. Can the test header be omitted? **As long as there is a test header with the fire pump, it can be eliminated. The test header from the fire pump must still be on the exterior of the building and would be in the same location as the forward flow test header.**
4. Will the fire pump exhaust exit through the exterior wall or the roof? **The fire pump will exhaust through the wall.**
5. Should the fire pump exhaust be insulated? **Yes. This will be addressed in an upcoming addendum.**
6. Should a wall or roof thimble be included for the exhaust? **Yes, a wall thimble will be required.**

Project: GCSC Nursing Simulation Center

RFI Set	RFI #	Page / Spec	Detail	Description	Category	Date Asked	Date Answered	Response
1	1	E-611		Fixture designation "D8" is on the lighting schedule, but not shown on the plans. Is this meant for fixture "DL8"?	Electrical	10/7/2025		See reply on previous RFI
1	2	E-611		Fixture designation "D8E" is on the lighting schedule, but not shown on the plans. Is this meant for fixture "DLE8"?	Electrical	10/7/2025		See reply on previous RFI
1	3	E-611		Fixture designation "N3.xxx" is on the lighting schedule, but not shown on the plans. Please clarify.	Electrical	10/7/2025		See reply on previous RFI
1	4	E-111		Is there a basis of design for the cord reels	Electrical	10/7/2025		See reply on previous RFI
1	5			Are arc flash, short circuit, and coordination studies required for this project?	Electrical	10/7/2025		See reply on previous RFI
1	6			Is Third Party Testing required for this project?	Electrical	10/7/2025		See reply on previous RFI
1	7	E-102		Are the primaries and transformers shown on E-102 by FPL?	Electrical	10/7/2025		
1	8			Are there any areas that fall under NEC Article 517 on the project? If so, will HCF cable, redundant grounding, and isolated ground receptacles for these areas be required?	Electrical	10/7/2025		See reply on previous RFI
1	9			Are there any proprietary subcontractors for Fire Alarm, Communications, Nurse Call, Access Control, or Security Systems?	Low Voltage	10/7/2025		See reply on previous RFI
1	10	211300 / FP001		The Specification Section 211300-2.4 calls for schedule 40 pipe. Sheet FP001 General Note 12 calls for schedule 10 pipe. Which type of pipe should be used?	Fire Sprinkler	10/7/2025		See reply on previous RFI
1	11	FP002		Code allows for the full forward flow test header to be eliminated if there is a fire pump with a test header. Can the test header be omitted?	Fire Sprinkler	10/7/2025		See reply on previous RFI
1	12	FP002		Will the fire pump exhaust exit through the exterior wall or the roof?	Fire Sprinkler	10/7/2025		See reply on previous RFI
1	13	A-311		Is there a specification available for the pre-finished aluminum canopy system?	Architectural	10/7/2025		Please see attached spec section
1	14	C-101		On Sheet C-101 at the north side of the site, notes call out for the relocation of a light post and sign. Are these going to be removed by the current demolition contractor and stored for us to install? If yes, please provide detail of the footings for the installation of the sign.	Civil	10/7/2025		This to be answered in the next addendum
1	15	S101		On Sheet S101 along grid line A and grid lines 3,4,10, and 12 there appears to be concrete columns. Please provide column sizes. Is there a detail/schedule available that shows the required rebar for these columns? Will spread footings be needed at these locations?	Structural	10/7/2025		The concrete columns on S-101 are 2'-8" x 11-1/4" CIP concrete columns per detail 1 sheet S-502
1	16							
1	17							

Please see below RFI's:

- Can you clarify the below from addendum #3. It is still not clear what is required.
 - **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? The list of subcontractors must be completed and submitted with the Bid.
- Please provide the elevations for the existing contours on the grading plan. **See previous response.**
- Drawing I-104 and I-105 show furniture with callouts but no FFE package or Div 12 specs were provided. Is furniture by owner? **Furniture is by Owner.**
- Can we get some information about the Solid Surface Windowsills? There is no indication as to which of the SS materials on the Finish Schedule relates to the windowsills. Please advise. **Windowsills are to be Wilsonart SS 9204CE "Morning Ice".**
- Can you provide more information on the "Tree Trunk" material and the brass inserts for the "Tree Branches" (see I-202)? What is the desired material of the trunk ring (see below detail from 2/I-202) and the ring size? It says "finish face" on 1/I-202 but doesn't state the material type. Please advise. **Refer to details 1-7/I-202 and 7 & 8/I-203 for information.**

Please see below RFI's:

- In spec section 10 14 23, no examples for the Room ID Panel Signs were provided. We need at least the outer dimensions. The specs say "match existing" but there are no images to refer to. Please advise. [See previous response.](#)
 - Drawings do not include a sign schedule. Shall we assume every door gets a Room ID Panel sign? [See previous response.](#)
 - Section 10 14 16 - Plaques - Only one approved manufacturer is listed. Is it acceptable to use other comparable manufacturers? [See previous response.](#)
 - Section 10 14 23 - Room ID Panel Signage - Only one approved manufacturer is listed. Is it acceptable to use other comparable manufacturers? [See previous response.](#)
 - A-210 - East Elevation - Are the dimensional letters to be attached only at the top edge of each letter? Or can we add a raceway or horizontal brace to increase stability? Please advise. [See attached detail.](#)
 - Please provide spec for sealed concrete on Finish Legend I-001. [This will be included in the next addendum.](#)
 - Is Rauland an acceptable alternative for the Jeron nurse call? **YES**
 - Note 5 on E-111 mentions cord reels. Please provide basis of design for cord reels. [See previous response.](#)
 - Are electrical tests by third party? [See previous response.](#)
 - Are the transformers being utilized to feed the new building shown on E-102 owner owned/furnished? [See previous response.](#)
 - Are there any areas that fall under NEC Article 517 on this project? If so, will HCF cable, redundant grounding, and isolated ground receptacles for these areas required? [See previous response.](#)
 - Does this project receive any federal funds or grants? If so, please is Buy American required? [See previous response.](#)
- 3
- Are there any sole providers / owner selected vendors for the Communications, Access Control, or Security Systems? [See previous response.](#)
 - Please provide cut section of the Typical Restroom Vanity 11/I-200. Is this a solid surface counter w/ p-lam apron, or is there going to be ADA panel/vanity here? [Refer to Restroom Sink section on sheet A-407](#)
 - Verify if sinks are integral on 11/I-200. [Restroom Sinks are undermounts, not integral.](#)
 - [Graphic Legend on A-411 has a note that refers to sheet A-430 for casework sections. Please provide A-430, it is not in the provided set. This questions will be addressed in the next Addendum.](#)
 - [Please provide cut sections for C4/A404, D5/A404 and any other missing cut sections for the casework/cabinetry. This questions will be addressed in the next Addendum.](#)

In the highlighted section below, is the “(1) original, (8) copies, and (1) electronic thumb drive of your bid package,” due in the sealed envelope at the time of bid? As I’m sure you are aware, we receive subcontractor pricing up to minutes before our bid is turned in. I don’t know how it would be feasible to produce (8) copies of the original or a thumb drive in mere minutes. Please advise.

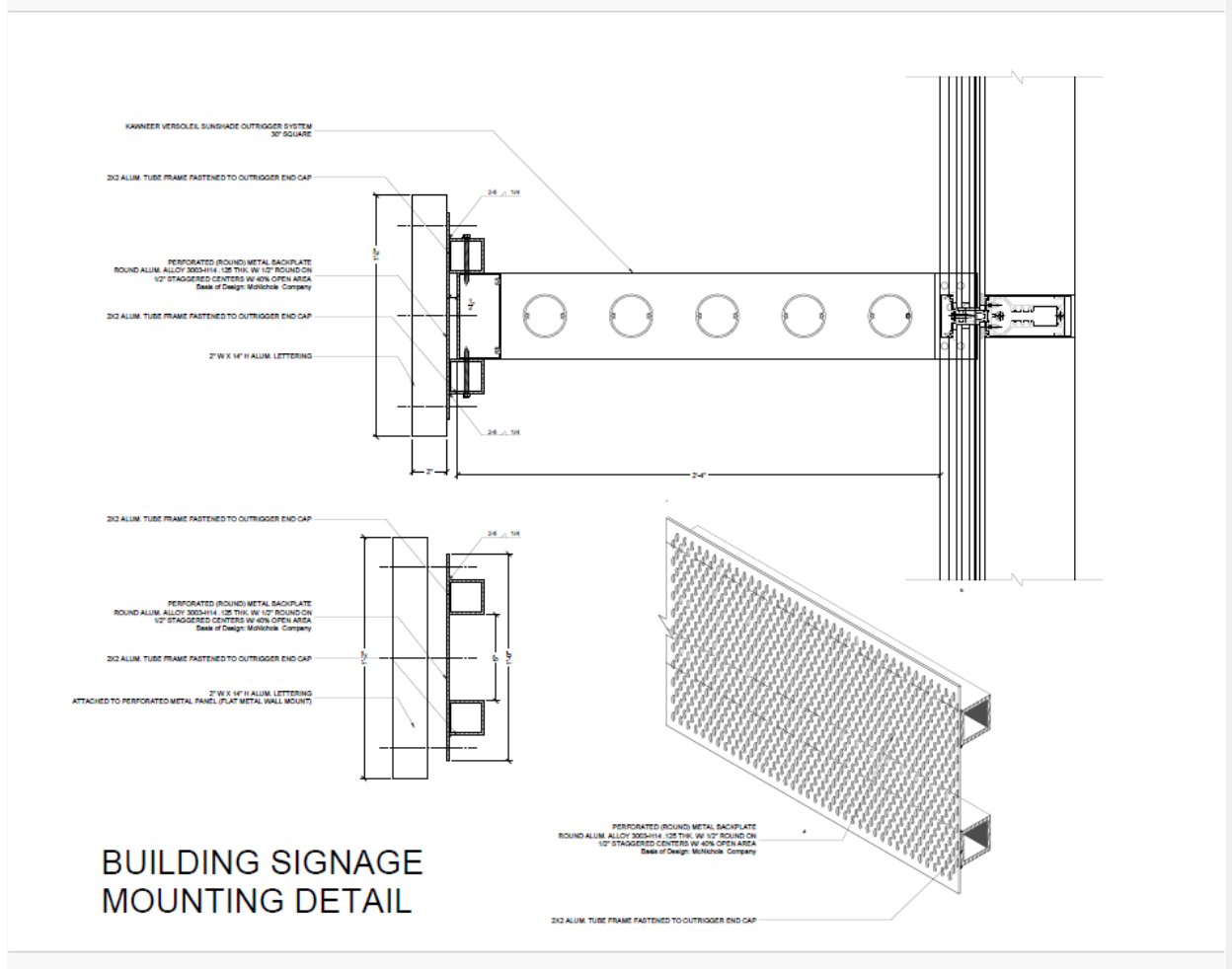
Contractors are to provide the Bids as per the instructions of the Invitation to bid.

**THE DISTRICT BOARD OF TRUSTEES OF
GULF COAST STATE COLLEGE
NOTICE OF INVITATION TO BID**

SEALED BIDS FROM QUALIFIED FIRMS TO PROVIDE CONSTRUCTION SERVICES FOR GULF COAST STATE COLLEGE SHALL BE RECEIVED BY THE DISTRICT BOARD OF TRUSTEES OF GULF COAST STATE COLLEGE, AT THE PROCUREMENT DEPARTMENT, 5230 WEST HIGHWAY 98, PANAMA CITY, FLORIDA, 32401 UP UNTIL 2:00 PM (CST), **OCTOBER 28, 2025**. SEALED BIDS SHALL BE OPENED AT 2:01 PM (CST) ON **OCTOBER 28, 2025**. ALL BIDS SHALL BE SUBMITTED IN A SEALED ENVELOPE, PLAINLY MARKED WITH RESPONDENT’S NAME, ADDRESS, DATE AND TIME OF OPENING AND ITB NUMBER **“ITB #2-2025/2026”** FOR BID FOR CONSTRUCTION SERVICES OF THE **NURSING SIMULATION CENTER**, FOR GULF COASTSTATE COLLEGE, PANAMA CITY CAMPUS”.

PLEASE SUBMIT ONE (1) ORIGINAL (MARKED “ORIGINAL”), EIGHT (8) COPIES AND ONE (1) ELECTRONIC THUMB DRIVE OF YOUR BID PACKAGE TO GCSC PROCUREMENT.

DESCRIPTION OF WORK: THIS IS AN ADVERTISEMENT FOR BIDS FOR CONSTRUCTION OF THE **“NEW 2 STORY (30,962SF) NURSING SIMULATION CENTER AND RELATED SITE WORK”**, FOR GULF COAST STATE COLLEGE, PANAMA CITY CAMPUS.



Please consider the following questions for your review and comment.

1. Does the client/owner have a dedicated means of how construction traffic needs to enter and exit the Campus on a daily basis? In other words, is there a construction route that the contractor needs to use on this project?
2. Also, is there a dedicated area available on campus for laydown and storage of incoming materials?
3. Is weekend work allowed on this project?
4. Reference drawing sheet A-001 Abbreviations & Symbols. The Medical Equipment Schedule indicates that the GC is to provide and install certain "MED" items. Please

confirm if items “MED-03 through MED-12” are in fact CFCI. If so please provide specifications for these items.

5. Reference drawing sheet A-001 Abbreviations & Symbols. The Specialty Equipment Schedule indicates several Residential Appliance items that are contractor provided. Please provide a specification for the residential appliances.

There will be a dedicated construction site entrance at the north end of the job site, but as of yet , no directed path from 23rd street or 98. There will be a laydown yard inside the fenced in construction site, along with a separate paved area for job trailers and additional lay down. Weekend work will be allowed. The current construction fence will remain in place and the GC will be responsible for assuming fence rental.