



Procurement Department Bid Section

June 4, 2025

ADDENDUM NUMBER: TWO (2)

TITLE: 1411975246 (IFB) Brandy Branch Generating Station Turbine Parts Warehouse

PROPOSAL DUE DATE: June 10, 2025

TIME OF RECEIPT: 12:00 PM EST

**THIS ADDENDUM IS FOR THE PURPOSE OF MAKING THE FOLLOWING CHANGES OR CLARIFICATIONS:**

1. **Question:** What type of materials will be stored in the warehouse?

**Answer:** It's intended purpose is to store our capital spare turbine parts such as, buckets (blades), fuel nozzles, liners, flow sleeves, transition pieces (TP's) etc. There will also be electric motors, spare large switchgear breakers, etc. We have a dedicated oil room so it won't be storing those types of items.

2. **Question:** Will JEA not be utilizing the permit exemption for this project?

**Answer:** Yes, no permit required.

3. **Question:** We are having issues trying to figure out why we have the piping systems drawings for existing buildings...are we supposed to be providing new piping systems around the facility or are the drawings for info as we were under the impression that RFQ building is an open storage area within the enclosed building?

**Answer:** The drawings were reference of previous tie in to an existing building (bldg 27). The UG drawings show closest tie in point for potable H2O and for fire protection. The RFQ is for a Pre-engineered metal warehouse 100'x125'. This is a standalone building, open span, not a building in a building.

4. **Question:** What are the required CFMs for the exhaust fans?

**Answer:** Contractor to determine per Florida Building Code. In technical specification, page 122, it states a minimum of 5 ACH (air changes per hour).

5. **Question:** Where is the gravel parking area?

**Answer:** The entirety of the fenced off area where the warehouse is going to be located is what is currently considered "the gravel parking area". This is where we were during the pre-bid walkdown.

6. **Question:** Has this project been approved by SJRWM and DEP? If so, where are those drawings? Please advise.

**Answer:** Permit approval in hand. FDEP Amendment Request (AM22-269)

7. **Question:** What are the details for the "typical asphalt surface road section" included in the bid package if we don't know where this section applies? Please specify if this is need reference sheet 410518-CSTF-3050.

**Answer:** Applies to all the new asphalt roads shown on S3000

8. **Question:** There are no details for around the new building. Is there sidewalk, driveway, irrigation, trees or landscaping around the new building? Please specify.

**Answer:** Driveway and Grassing is as shown on S3000. There are no other landscape features required.

9. **Question:** Do we know where the water line for the building is supposed to be stubbed out and what size? Does it already have a backflow installed and will bac-t testing have to be done on the water once it is tied in? Who is doing the testing and who is paying for it?

**Answer:** Design of all services within the building are by the Contractor per Section 01100.2 of the Technical Specifications. A back-flow preventer shall be installed and shall meet the requirements of the JEA Water and Wastewater Standards Manual and JEA Standard Detail Plate W-15. Bac-t testing shall be by the Contractor.

10. **Question:** Where is the detail for the 10" fire water supply coming into the building and where is the fire riser room located?

**Answer:** Design of all services within the Building is by the Contractor.

11. **Question:** Has a topo been completed for the area where the new building will be located? Does this cost need to be part of the contractors cost?

**Answer:** None completed, Contractor to perform

12. **Question:** It looks like the 1" CPVC water line runs to the east, goes off the drawing and never shows tying in anywhere?

**Answer:** Dwg 60903-CMA-S3304 sent out in addendum 1 shows closest point to tie into 3" PW line near the steam turbine step up transformer.

13. **Question:** The notes at the top right of the drawing got cut off so you can't see notes 1-3.

**Answer:** Please see attached "1411975246 Addendum 2 - JEA BGS Warehouse Grading Paving and Drainage Plans\_Rev3\_sealed"

14. **Question:** Are there any details for the temporary synthetic sediment trackout mat?

**Answer:** All of the SWPPP is to be developed by contractor to meet FDEP requirements. [Link for Typical Trackout mat.](#)

15. **Question:** There's no legend for the items show by the fire line that look like they could be gate valves or post indicator valves?

**Answer:** FM approved Post Indicator Valves

16. **Question:** Please confirm all civil drawings required for permitting are to be provided by the owner.

**Answer:** No site development or building permits are required for this project, other than the ERP and Construction NPDES permit, since the project is on a Power Generating Facility. The ERP has been obtained by JEA. Contractor is responsible for the Construction NPDES permit (per 01100.2) and is responsible for the Certified As-Built survey to close-out the ERP (per 01100.2.2).

17. **Question:** Section 01100 page 1, foundation bullet: Clarify rebar in 12" slab. Current statement applies to "thickening edge" which is continuous footer. Slab requirement is needed.

**Answer:** Detail 2 on drawing 410518-DS-S5001 shows the detail for the thickened edge including the rebar detail. Note the foundation drawing is preliminary until PEMB foundation reactions are received from the Contractor.

18. **Question:** 01100.3.6 - Statement does not contain language regarding how the cost to resolve conflict is to be handled.

**Answer:** Contractor is not expected to include the cost of unknown utility conflicts, only known utility crossings.

19. **Question:** 01100.3.7 No Geotechnical data provided to determine water tables. Statement as to how cost for dewatering will be accomplished is not stated.

**Answer:** See attached “1411975246 Addendum 2 - Groundwater test pit 6.15.22”, no groundwater was encountered at 9 ft depth.

20. **Question:** 01100.6 item 0909, Rev 13120. Does this apply? Concept drawing does not illustrate.

**Answer:** Per the scope of work, design of all services within the PEMB is by the Contractor. See section 01100.2 of the Technical Scope of Work: “Design and installation of building electrical systems to include 200A, 480V, 3-phase, 3W panelboard, 480 to 208Y/120V stepdown transformer and 208Y/120V panelboard (minimum 42 circuit), building lighting and building receptacles.”

21. **Question:** 01200 Tech Spec Tag No. 16120. How does this apply?

**Answer:** Applies to the Service Panel/Lighting Panel. See section 01100.2 of the Technical Scope of Work: “Design and installation of building electrical systems to include 200A, 480V, 3-phase, 3W panelboard, 480 to 208Y/120V stepdown transformer and 208Y/120V panelboard (minimum 42 circuit), building lighting and building receptacles.”

22. **Question:** 13120 Pre-engineered Metal Building item 19, Foam Insulation conflicts with item 98, 99, 100 & 101. Is Manufacturer standard insulation acceptable in lieu of foam?

**Answer:** Manufacturers standard acceptable if meets FM Global requirements.

23. **Question:** 13120 items 73, 74, 75 & 76 - Embossed panels specified are much more costly and not typical for industrial standard panel warehouse. Is standard panel acceptable provided it meets specifications, warranty requirements and color?

**Answer:** Non-embossed panels are acceptable.

24. **Question:** 13120 Item 74 - Liner panel. No detail provided. Is it the intent to use on full walls and ceilings, ½ wall, etc? Please provide detail.

**Answer:** No liner panels required.

**ACKNOWLEDGE RECEIPT OF THIS ADDENDUM ON THE PROPOSAL FORM.**