



Procurement Department Bid Section
225 North Pearl Street
Jacksonville, Florida 32202

February 29, 2024

ADDENDUM NUMBER: Three (3)

TITLE: IFB Westside Service Center Glove Lab and Administration Building - 1411562446

RESPONSE DUE DATE: ~~February 27, 2024~~, March 5, 2024

TIME OF RECEIPT: 12:00 PM EST

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

- 1. JEA is extending the Response Due Date to March 5, 2024.**
- 2. JEA is holding a second optional Site Visit meeting. See the meeting information below.**

Date: February 28, 2024

Time: 2:00 PM EST

Location: JEA Westside Service Center (WSSC), 6727 Broadway Avenue, Jacksonville, FL 32254

Email Halley Stewart (REIMHJ@JEA.COM) before the site visit to receive an invitation.

3. Correction to Addendum 2 - Answer for Question 1:

Question: Please confirm all the rooms that will have the epoxy system.

Answer: Rooms 08 Testing Lab, 09 Janitor and 10 Pick Up Room as indicated on the Room Finish Schedule on Sheet A101.

4. Question: Please specify a countertop color.

Answer: Countertop: Corian; Color: "Concrete"

Cabinet: Wilson Art; Color: "Battleship" Finish: "Leno Weave"

5. Question: Will you accept a substitution for the Siplast system that is specified? We would simply be looking to switch out the roofing membranes, the insulation and coverboard system would remain as is.

Answer: Manufactures acceptable by JEA Standards include Siplast, Johns Manville and Soprema. Systems must meet FM Global requirements. See attached response to FM Global that includes revised specs sections 075200 with Checklist For Roofing System, 081743 for FRP Exterior Doors, updated Structural drawings and updated Roof Plan and Details A190.

6. Question: Please confirm the base material for the 10'x10' box around the lift station, on sheet C4 it shows asphalt.

Answer: Change to Appendix A – Drawings – Bid Set – C4

1. Revised drawing to note “concrete.”

7. Question: On sheet C4, what are we stubbing the 1 ½” water line into at the lift station?

Answer: Change to Appendix A – Drawings – Bid Set – C4

1. 1 ½” water line removed.

8. Question: Are there fire alarm drawings/requirements?

Answer: Fire Alarm drawings are required for permitting of the Fire Alarm Scope, but not required for the General Building Permit.

9. Question: Is Lightning protection needed?

Answer: No.

10. Question: Please provide Telecom drawings/requirements.

Answer: Conduits, boxes and plugs per drawings equipment Install by IT/Comm.

11. Question: Please provide Security drawings/requirements.

Answer: The contractor needs to contract with a Security subcontractor to install the equipment and JEA will have their contractor provide the programming only.

12. Question: Are modular whips provided with furniture?

Answer: Yes, they are proprietary, Electrician to wireup.

13. Question: We see the controls are Struxureware. Is there a preferred or specific vendor for this site?

Answer: Automated Logic.

14. Question: Please provide CAD Civil drawings.

Answer: Please refer to CAD Files.

15. Question: Please clarify the routing of the refrigerant liquid and suction line sets for the condenser units located outside the building to the equipment located inside the building. Also, will these line sets be running AG (above ground) or UG (underground).

Answer: Refrigerant lines to be run underground. Provide protection of pipe below grade. Provide Sch 40 PVC pipe for protection at least 2” Ø larger. Ends to be sealed to prevent vermin and insects from entering the sleeve. Detail will be updated prior to construction.

16. Question: 2.2.D of 233100 in Project Manual states all exposed insulation is to be internal. Does this mean no external insulation in any exposed space or just to the AHUs?

Answer: This is correct. The only exposed ductwork should be ductwork located in the mechanical rooms. All else is concealed above ceilings.

17. Question: I looked and could not find the thicknesses required for refrigerant and condensate. The specification says they should be on the drawings, but I couldn’t find any.

Answer: Provide flexible elastomeric, ¾" thick insulation for all mechanical piping. Note all exterior piping shall be protected with UV protection or field applied jacketing.

18. Question: Building # 5 that is being demoed can you provide electrical demo pages?

Answer: No, not available.

19. Question: In the electrical specification 28 31 00 fire alarm and detection systems is not provided. Please advise.

Answer: All fire alarm equipment will be supplied and installed by General Contractor.

20. Question: On page E001 suggested matrix of responsibility, all technology shall be shown on T-series. Please provide T-series drawings.

Answer: Suggested Matrix of Responsibility and Reference to T Sheets Removed. See revised sheet E001.

21. Question: Request for bidders list for the JEA Westside Glove Lab.

Answer: See attached file - 1411562446 IFB Mandatory Pre-Response and Site Visit Sign In Sheet.

22. Question: Can you confirm the timing of this job is from 4/1/24 through 12/1/2025. Will the 210 days start when we mobilize and after permitting and procurement is completed?

Answer: Time will be adjusted as needed. JEA expects to have permitting process completed soon. JEA will adjust start date as needed. We can get the submittal process started while waiting on permits. JEA does not anticipate issues at this time.

23. Question: Does the existing building being demolished have an asbestos or hazardous material report completed?

Answer: Yes, JEA had the site tested and reports will be provided to Contracted Vendor.

24. Question: Can you confirm the duration it will take JEA to move out of the old building into the new?

Answer: Approximately 2 weeks.

25. Question: Can you provide a window schedule for the two windows located in Office 1 and Office 2.

Answer: See window elevation on sheet A100.

26. Question: Sheet G004, Wall Types 3A and 3B call for 6 mil poly. Please advise if regular poly or fire rated.

Answer: Walls are not rated and therefore regular poly is sufficient. The purpose of the poly is to act as a vapor barrier between the conditioned mechanical room and the conditioned Testing Lab, Pick-Up Room and the IT/Data Room when the motorized damper is open when the air compressor is running and moist air is in the space.

27. Question: Lift station: please confirm E/One sewer system meets JEA/commercial standard.

Answer: E/One Sewer System does not meet JEA Standards for a Neighborhood Lift Station, but is appropriate for this project only serving one building.

28. JEA is providing the additional and updated documents listed below.

1411562446 Addendum 3 - Appendix A – Drawings – Bid Set – C4
1411562446 Addendum 3 - Lead Survey Report
1411562446 Addendum 3 - TCLP Letter
1411562446 Addendum 3 - Asb Survey Report
1411562446 IFB Mandatory Pre-Response and Site Visit Sign In Sheet

29. Link provided for large Addendum 3 documents: Use link below to access documents that will be available until 3/4/24.

CAD Files
113100 APPLIANCES Addendum 3
JEA Glove Lab FM Global Roof Review Letter (with attachments)
JEA GLOVE LAB_ G001 (Cover), G003, A100, A101, A400
JEA GLOVE LAB_E001, E202, E500
JEA GLOVE LAB_M201, M500, M501, M502
P23_23003313.00_JEA GLOVE LAB_C, P600
PQH City of Jax Permit Review Comments #1

<https://pqh.sharefile.com/public/share/web-s691975b61a5d4449b4bfb8f33895bccf>

ACKNOWLEDGE RECEIPT OF THIS ADDENDUM ON THE RESPONSE FORM