

ADDENDUM 1 – UPDATED DRAWINGS AND SUMMARY OF WORK  
RFQ97901 JEA NORTHSIDE GENERATING STATION (NGS) BREAKROOM UPGRADE

JEA NORTHSIDE BREAKROOM

19009

DATE: November 1, 2019

JEA Northside Generating Station  
(NGS) Breakroom Upgrade

Jacksonville, Florida

FOR: JEA

ARCHITECT: PQH GROUP, INC.  
4141 SOUTHPONT DRIVE EAST, #200  
JACKSONVILLE, FL 32216

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THIS ADDENDUM SHALL BE ATTACHED TO AND FORMS A PART OF THE PROJECT DOCUMENTS.

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**DRAWINGS:**

AD100: Revised Notes as follows:

1. **Relocate** Water Cooler #1.
2. **Remove** Existing upper cabinets (2) locations.
3. **JEA To Salvage** all (4) Tables

A100: Revised Notes as follows:

1. New 25" Counter and New upper cabinets and base cabinets, (2) locations.
2. At Open Office, New Fixed Window Single Glazed Clear.
3. Removed 4 x 8 tables and associated notes and show (4) new 5' diameter tables.
4. **Added Table Note "Tables: Global Furniture Group Kadin; LKD60DIA 60" round laminate top table with 3 legs, Laminate Color to be selected by JEA. Contact Larry Aziz at Holmes and Brakel (904) 358-9883 "**

A102: Revised Notes as follows:

1. Aluminum Frame with 1" **Insulated** Gray Tinted **Glass** with low E coating and **Clear Interior Glass.**

**SPECIFICATIONS:** Updated Summary of Work

**ATTACHMENTS:** Updated Summary of Work

**SECTION 011000 - SUMMARY OF WORK**

PART I - GENERAL

1.1 SUMMARY

A. Section Includes:

1. Project information.
2. Work covered by Contract Documents.
3. Access to site
4. Coordination with occupants.
5. Work restrictions.
6. Specification and drawing conventions.
7. Miscellaneous provisions.

B. Related Requirements:

1. Special Conditions per JEA's Front End specification.

1.2 PROJECT INFORMATION

A. Project Identification: JEA Breakroom Upgrade.

1. Project Location: 4433 William Ostner Drive, Jacksonville, FL 32226

B. Owner: JEA, CC6•, 44 West Ashley St., 6<sup>th</sup> Floor, Jacksonville, FL 32202.

1. Owner's Representative: Lawrence Costea.

C. Architect: PQH Group, Inc. Rob Hoenshel, AIA.

1.3 WORK COVERED BY CONTRACT DOCUMENTS

A. The Work of Project is defined by the Contract Documents including but not limited to the following:

1. Remove existing **upper and** base cabinets and countertop in the Breakroom and the countertop in the Open Office, salvage desk supports.
2. Remove **the** existing vinyl tile and light fixtures in Breakroom and Open Office.
3. Remove the existing three (3) wall phones as indicated on the drawings.
4. Remove the existing ceiling tiles, and grid in the Breakroom.

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5. Remove the existing ductwork in the Breakroom as shown on the drawings.
  6. Remove the existing windows three (3) on the east and one (1) on the north as shown.
  7. Remove existing metal panels as shown on the drawings.
  8. Remove A/C Window Unit in the Open Office Area.
  9. Provide new floor expansion joint after removing concrete floor as required for flush finish with new vinyl plank flooring.
  10. Provide framing where windows were removed along with new GWB for the interior and metal panels on the exterior as shown on the drawings.
  11. Provide new vinyl plank flooring **and vinyl base** as shown on the drawings.
  12. Paint new and existing walls in the renovation area as shown on the drawings. Color to be selected by JEA.
  13. Provide new **upper and base** cabinets and countertops for the Breakroom and Open Office Area including new corner support in the Open Office **single glazed with clear glass** NE corner.
  14. Provide new fixed windows. One (1) in Breakroom tinted, insulated and with Low E Coating and one (1) in the Open Office where the AC unit was removed.
  15. Provide new ductwork, supply and return diffusers as shown on the drawings.
  16. Extend existing fire sprinkler system as required for coverage in the Open Office Area.
  17. Provide new ceiling grid and tile as indicated on the drawings.
  18. Provide new light fixtures in the Breakroom and Open Office as shown on the drawings.
  19. Provide related Electrical Panel and Power Outlets along with new Exit Sign as shown on the drawings.
  20. Provide new faucet in the relocated existing sink.
  21. Salvage the existing **three (3) tall** cabinets, refurbish, paint and provide new 4" wire pull handles to match the new cabinets.
  22. **Provide four (4) - 5' diameter tables as specified on the drawings.**
- B. Owner's Responsibility:
1. JEA to remove the existing **four (4) tables**, tool chest, TV with VCR, Microwave Ovens, Coffee Pot and other appliances, furniture etc., prior to the Contractor mobilizing on site.

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- C. Type of Contract.
  - 1. Project will be constructed under a single prime contract.

1.4 ACCESS TO SITE

- A. General: Contractor shall have limited use of Project site for construction operations as indicated on Drawings by the Contract limits and as indicated by requirements of this Section.
- B. Use of Site: Limit use of Project site to areas within the Contract limits indicated. Do not disturb portions of Project site beyond areas in which the Work is indicated.
  - 1. Limits: Confine construction operations to the area being constructed.
  - 2. Driveways, Walkways and Entrances: Keep driveways loading areas, and entrances serving premises clear and available to Owner, Owner's employees, and emergency vehicles at all times. Do not use these areas for parking or storage of materials.
    - a. Schedule deliveries to minimize use of driveways and entrances by construction operations.
    - b. Schedule deliveries to minimize space and time requirements for storage of materials and equipment on-site.
- C. Condition of Existing Building: Repair damage caused by construction operations.

1.5 COORDINATION WITH OCCUPANTS

- A. Partial Owner Occupancy: Owner will occupy the premises during entire construction period, with the exception of areas under construction. Cooperate with Owner during construction operations to minimize conflicts and facilitate Owner usage. Perform the Work so as not to interfere with Owner's operations. Maintain existing exits.
  - 1. Maintain access to existing walkways, corridors, and other adjacent occupied or used facilities. Do not close or obstruct walkways, corridors, or other occupied or used facilities without written permission from Owner and authorities having jurisdiction.
  - 2. Provide not less than 72 hours' notice to Owner of activities that will affect Owner's operations.

1.6 WORK RESTRICTIONS

- A. Work Restrictions, General: Comply with JEA restrictions on construction operations.
- B. On-Site Work Hours: Limit work in the existing building to normal business working hours of 7:00 a.m. to 5:00 p.m., Monday through Friday, unless otherwise indicated.
  - 1. Holidays when the facility is closed.

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- C. Existing Utility Interruptions: Do not interrupt utilities serving facilities occupied by Owner or others unless permitted under the following conditions and then only after providing temporary utility services according to requirements indicated:
  - 1. Notify User and Owner not less than two working days in advance of proposed utility interruptions.
  - 2. Obtain User and Owner's written permission before proceeding with utility interruptions.
- D. Noise, Vibration, and Odors: Coordinate operations that may result in high levels of noise and vibration, odors, or other disruption to Owner occupancy with Owner.
  - 1. Notify User and Owner not less than two working days in advance of proposed disruptive operations.
  - 2. Obtain User and Owner's written permission before proceeding with disruptive operations.
- E. Nonsmoking Building: Smoking is not permitted within the building or within 25 feet of entrances, operable windows, or outdoor-air intakes.
- F. Controlled Substances: Use of tobacco products and other controlled substances on Project Site is not permitted. .

1.7 SPECIFICATION AND DRAWING CONVENTIONS

- A. Specification Content: The Specifications use certain conventions for the style of language and the intended meaning of certain terms, words, and phrases when used in particular situations. These conventions are as follows:
  - 1. Imperative mood and streamlined language are generally used in the Specifications. The words "shall," "shall be," or "shall comply with," depending on the context, are implied where a colon (:) is used within a sentence or phrase.
  - 2. Specification requirements are to be performed by Contractor unless specifically stated otherwise.
- B. Division 01 General Requirements: Requirements of Sections in Division 01 apply to the Work of all Sections in the Specifications.
- C. Drawing Coordination: Requirements for materials and products identified on Drawings are described in detail in the Specifications. One or more of the following are used on Drawings to identify materials and products:
  - 1. Terminology: Materials and products are identified by the typical generic terms used in the individual Specifications Sections.
  - 2. Abbreviations: Materials and products are identified by abbreviations published as part of the U.S. National CAD Standard and scheduled on Drawings.

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Access to Documents: All printing costs during the course of the contract are the Contractor's responsibility. The Contractor will be provided during bidding one (1) set of electronic (PDF) drawings, including any issued addendum and during the construction period, the contractor will be issued electronic (PDF) drawings. These documents will be for the Contractor's use and reproduction. If at any point the Contractor, their sub-contractors, and suppliers request "CADD" drawings for their use, at the sole discretion, the Architect (which includes architectural, structural, and electrical) may issue request drawings upon receipt of the signed "CADD" release and remittance of \$25.00 per sheet additional payable to the author of the documents. Release and distribution of drawings for any other consultants (i.e. electrical design) will need to obtain directly at the sole discretion of that consultant.

1.8 MISCELLANEOUS PROVISIONS

- A. See requirements in JEA's Front End Specifications.

PART 2 - PRODUCTS (Not Used)

PART 3 - EXECUTION (Not Used)

END OF SECTION 011000