FRANKLIN COUNTY

REPLY TO:
BOARD OF COUNTY COMMISSIONERS
33 MARKET STREET, SUITE 203
APALACHICOLA, FL 32320
(850) 653-8861, EXT. 100
(850) 653-4795 FAX

REPLY TO:
COUNTY ADMINISTRATION
248 HIGHWAY 98
EASTPOINT, FL 32328
(850) 653-5143

ADDENDUM NO. 1 – Answers to questions posed by interested bidders

ITB PROJ. NAME:	**Carrabelle Library Re-Siding Project**
DATE:	October 27, 2026
TO:	All mandatory pre-bid meeting attendees
CONTACT:	Erin Griffith, Fiscal Manager/Grants Coordinator, 850-653-5143, erin@franklincountyflorida.com

---

All mandatory pre-bid meeting attendees please see the architect's answers (in red text) to questions posed by interested bidders.

1st Email with Questions:

The documents list six items to be included in the base bid:

- Carpet replacement
- Door replacement
- Sheathing replacement
- Wood framing replacement
- Gypsum wall board replacement
- Insulation replacement

The specification book also provides unit pricing for these items. Since the exact quantities needed for replacement are currently unknown, I want to ensure I understand how to properly account for them in the base bid.

Could you please clarify the correct approach for bidding these items?

The technical specifications include all six items, allowing the Contractor to review the specifications and understand the Architect's intent for the proper installation of the specified products as required.
Page 13 of the Bid Instructions requires the Contractor to provide a base bid in accordance with the drawings, the Summary and the technical specifications. The Summary provides direction regarding the required installation and clarifies the intent of the bid specifications.

The Schedule of Unit Costs identifies and states the costs that are above and beyond the General Contractor's overall lump-sum base bid. These unit costs are intended to address unforeseen conditions and will only be implemented, if required, through an approved change order.

To be clear, the contractor's base bid is to include replacing the siding, trim, and soffit; rebuilding the columns; installing gutters and downspouts; and painting the building. The additional unit costs are for unforeseen items that may be discovered during construction. These unit costs provide a way to address unexpected conditions at predetermined prices and help protect the owner from potentially large change orders.

2nd Email with Questions:

A. Base Bid, Unit Prices, and Concealed Repairs

1. **Base bid versus additional repair costs:** Bid Form Article 5 states that unit costs should be included in the lump-sum bid, but the following schedule says they are above and beyond the lump-sum bid. Section 010000 and Drawing A3.3 also describe these costs as included in the base bid, while Document 012200 provides for additions or deductions. Please clarify the intended pricing method and provide the base-bid quantity or dollar allowance for each repair category. - *The technical specifications include all six items, allowing the Contractor to review the specifications and understand the Architect's intent for the proper installation of the specified products as required. Page 13 of the Bid Instructions requires the Contractor to provide a base bid in accordance with the drawings, the Summary and the technical specifications. The Summary provides direction regarding the required installation and clarifies the intent of the bid specifications. The Schedule of Unit Costs identifies and states the costs that are above and beyond the General Contractor's overall lump-sum base bid. These unit costs are intended to address unforeseen conditions and will only be implemented, if required, through an approved change order.*

2. **Printed unit-price amounts:** Are the printed rates for insulation, sheathing, studs, doors, carpet, and gypsum board mandatory owner-established prices, material allowances, or amounts bidders should replace with their own installed prices? Please issue one coordinated schedule, including correction of the duplicated door-replacement item and the omitted gypsum-board item in the summary repair list. - *The contractor's base bid is to include replacing the siding, trim, and soffit; rebuilding the columns; installing gutters and downspouts; and painting the building. The additional unit costs are for unforeseen items that may be discovered during construction. These unit costs provide a way to address unexpected conditions at predetermined prices and help protect the owner from potentially large change orders.*

3. **Unit-price inclusions:** Please define the complete scope included in each unit price, including removal, disposal, materials, labor, equipment, fasteners, finishing, taxes, bonds, insurance, overhead, and profit. Please clarify whether any associated costs are intended to be carried separately in the base bid. – *The unit price is to cover all cost associated with the proposed item.*

4. **Measurement, authorization, and adjustments:** Please identify how repair quantities will be measured and documented, how partial sheets/rolls and waste will be treated, who authorizes the quantities, and how approved work will appear on payment applications. Please explain how excess quantities and unused allowances will adjust the contract amount. -*We believe the Schedule of Unit Costs clearly identifies the pricing basis for Items 1 through 3, whether priced per roll, per sheet, per slab, per unit replacement, or per square foot. Please review the Schedule of Unit Costs, as it specifies the applicable unit of measurement for each item.*

5. **Structural deterioration beyond individual studs:** If demolition exposes damaged sill plates, headers, beams, posts, steel columns, hold-downs, anchors, or structural connections, who will provide the required repair details? Please

identify the pricing and authorization process for these repairs and any necessary temporary structural support. - *We understand that structural deterioration would be considered an above-and-beyond or unforeseen condition. If these conditions are identified during construction, the architect and structural engineer will prepare the necessary details for the contractor to address them.*

6. **Door-replacement unit price:** The documents include inspection and minor adjustment of four exterior doors. For doors requiring replacement, please define whether the unit price covers the door leaf only or the complete assembly, including frame, hardware, closers, panic hardware where applicable, threshold, weatherstripping, flashing, finish, and surrounding repairs. Please identify the required assembly specifications and approval criteria. - *The unit cost of $5,000 per door includes replacement of the door and all associated components, including but not limited to the frame, flashing, weather stripping, hardware, threshold, drip edge, closer, and any other components necessary for a complete door replacement.*

7. **Carpet and gypsum-board repairs:** Please identify the carpet product and matching requirements, substrate preparation, furniture relocation responsibilities, and whether replacement is limited to affected areas or extends to entire rooms. For gypsum board, please identify the required thickness/type, finish level, texture matching, and painting limits included in the unit price. - *The unit cost for carpet replacement is based on replacing the existing carpet in like manner, using the same identical carpet as currently installed.*

B. Existing Wall Construction, Framing, and Exterior Scope

8. **Original drawings versus current wall details:** Original Sheets A4.1 and S1 show exterior 2×6 wood studs at 16 inches on center with 7/16-inch OSB sheathing. Current Drawing A3.3 shows 6-inch metal framing and 5/8-inch plywood. Please confirm the existing assemblies bidders should anticipate and the required replacement framing and sheathing by location. - *The 2x6 exterior wall construction is based on the existing drawings for the gable end. Please follow the original drawings for the exterior wall construction for size of stud and sheathing. For the porch column reconstruction, refer to the new architectural drawings for the required details and construction.*

9. **Replacement framing specification:** Section 061000 requires TimberStrand LSL exterior wall framing, while the unit-price schedule describes a 2×4×12 stud and the original drawings show 2×6 framing. Please identify the required replacement material, dimensions, grade, and treatment, and explain how the stud unit price applies to each required condition. – *Considering the existing exterior wall construction is 2×6 rather than 2×4, we recommend increasing the unit cost for wood stud replacement to $30 per stud to account for the larger lumber size and associated replacement costs.*

10. **Porch structural columns:** The porch detail identifies an existing wood post column to remain, while another note refers to demolishing existing columns and installing new columns. Please clarify whether the structural posts remain and receive new wraps or whether the posts themselves must be replaced. If replacement is required, please provide post, connection, anchorage, and temporary support details. - *Adhere to Detail 1 on Sheet A3.1. The existing wood post column is to remain.*

11. **Soffit, fascia, and porch-ceiling limits:** The elevations and project summary call for new soffits/fascia, while the A3.3 wall section identifies existing soffit and fascia to remain. Section 074646 also states that soffit was not identified for the project. Please identify the areas to replace, retain, repair, and repaint, including porch ceilings and tower areas, and provide the applicable ventilation requirements. - *All existing soffit and fascia are to be replaced and repainted, including the porch ceilings and tower areas. Provide all required ventilation in accordance with the applicable building code and project requirements.*

12. **Siding widths and tower pattern:** The summary and A3.3 specify 5¼-inch HardiePlank Cedarmill with a 4-inch exposure throughout. Section 074646 lists additional board widths, and the elevations call for random, alternating widths at the tower. Please provide the required tower board widths, exposures, and pattern and confirm the siding layout for the remaining walls. - *We believe the tower siding patterns shown on Sheets A3.1 and A3.2 provide sufficient information for the contractor to determine the quantities and prepare pricing for the lap siding.*

14. **Trim materials and profiles:** Section 062013 includes both wood and fiber-cement trim. Please provide a coordinated schedule identifying the material, dimensions, texture, and profiles required at corners, window and door surrounds, frieze boards, rakes, fascia, column wraps, and decorative trim. - *It is the contractor's responsibility to provide the required quantities and labor hours based on their field visits and review of the existing conditions. We expect the general contractor to match the detailing shown on Sheets A3.1 and A3.2, including window and door surround dimensions, existing freezeboards, rakes, fascia, and column wraps, as indicated in the architectural drawings.*

C. Weather Protection, Flashing, and Insulation

15. **Drainage layer behind the siding:** Section 072500 requires a separate drainage material over the building wrap. Please identify the approved product or system, minimum thickness, installation and termination details, and any required adjustments to trim, openings, shutter attachments, and siding fasteners. - *Certain technical specification sections, such as Section 07 25 00, are informational and apply when the specified materials are required. Any necessary work associated with these materials should be addressed through the applicable unit costs and treated as an unforeseen condition, where applicable. Shutter attachment and reattachment shall be the contractor's responsibility as part of their means and methods. Trim shall match existing conditions. Fasteners shall be selected in accordance with the manufacturer's recommendations and requirements to maintain the manufacturer's warranty.*

16. **Weather-barrier assembly requirements:** Section 072500 includes NFPA 285 provisions for the wrap, flashing, and drainage materials. Please clarify their applicability to this project and identify the required assembly and supporting test documentation. - *Section 07 25 00, Weather Barriers, does not specifically require NFPA 285 compliance for this project. The building does not require fire-rated exterior wall assemblies. This information is included in the technical specifications for general reference and is applicable only if required by the project conditions or applicable building code. Therefore, NFPA 285 compliance is not a project requirement unless specifically required by the applicable code.*

17. **Window flashing and opening repairs:** The documents require replacement of deficient window sheet-metal trim/flashing and refer to additional work being handled as a unit cost, but no corresponding unit-price category is listed. Please define the base-bid flashing scope, provide the required head/jamb/sill transition details, and identify how additional opening repairs will be priced. Please also clarify how necessary window removal and reinstallation will be handled where proper flashing integration requires it. - *This information was provided for reference if needed. We understand that replacement of window flashing would be considered an unforeseen condition if deterioration is discovered during construction. At this time, we do not know whether deterioration exists at the window locations. If deterioration is found and replacement is necessary, the associated cost would be justified and addressed through a change order, as applicable.*

18. **Wall and attic insulation:** Section 072100 references an insulation allowance and R-38 attic insulation. Please identify the required insulation type, facing, and R-value for the confirmed wall assemblies. Please also clarify whether attic insulation work is required and, if so, whether it involves topping up existing insulation or removal and replacement, with the applicable limits and pricing basis. - *The specification was provided for informational*

purposes. Replacement insulation shall match the existing insulation requirements, including insulation type, facing, and R-value.

19. **Crawlspace vapor retarder:** Section 072600 describes installation of a 10-mil crawlspace membrane, while the original drawings show slab-on-grade construction. Please identify any areas where this work is required and its installation limits, or confirm that this provision does not apply to the project. - *The specification was provided for informational purposes only. Since this specification does not apply to this project, it may be disregarded.*

D. Gutters, Awnings, Drainage, and Related Exterior Work

19. **Gutter and downspout specification:** The summary and A3.3 require matching the existing gutter/downspout size, profile, material, gauge, and color. Section 077100 specifies 0.063-inch aluminum gutters, a SMACNA Style A profile, 0.125-inch extruded-aluminum rectangular downspouts, continuous screened leaf guards, and a fluoropolymer/Kynar finish. Please identify the controlling requirements and required gutter/downspout dimensions. - *We would like the replacement gutters and downspouts to match the existing conditions in size, profile, material, gauge, and color. Provide continuous gutter screens/leaf guards with a factory-finished color to match the gutters.*

20. **Downspout discharge:** The summary calls for precast concrete splash blocks at downspout discharge locations, while Section 077100 refers to underground drainage connections. Please identify which outlets receive splash blocks and which require underground connections or modifications. - *All downspouts shall be provided with splash blocks. No underground connections or modifications to the existing downspout drainage system are required.*

21. **Awning quantity, locations, and dimensions:** The drawings depict three awnings—two on the north elevation and one on the east elevation—while the written scope refers to north and west façades. In addition, A3.3 specifies a 48-inch width, while Section 010000 specifies a 96-inch width; both specify a 40-inch projection. Please confirm the quantity, locations, and dimensions and identify the complete frame/assembly requirements, attachments, and required wind-design or engineering submittals. - *Adhere to the awning sizes, locations, and quantities shown on Sheets A3.1 and A3.2.*

22. **Sidewalks, aprons, and drainage corrections:** The documents require inspection of adjacent concrete and identification of drainage deficiencies but do not establish the limits of corrective work. Please identify any required concrete demolition/replacement, grinding, regrading, threshold corrections, or drainage improvements, together with the locations, details, and pricing basis. - *This was included as a general note based on the site inspection, in the event that sidewalk, apron, or drainage corrections are needed. Any such work would be addressed if required by the existing site conditions.*

23. **Preexisting hurricane-shutter damage:** Removal, protection, and reinstallation are included in the scope. Please clarify how preexisting damage to shutters, tracks, anchors, and related components will be documented and how approved repair or replacement will be priced. - *The removal of the existing shutters, tracks, and anchors shall be addressed as part of the contractor's means and methods. We expect the contractor to take appropriate precautions to avoid damaging the shutters during replacement. If there is a concern that removal would damage the existing shutters, leaving them in place may be considered as an alternative, subject to coordination and approval.*

24. **New building lettering:** For the new lettering shown on A3.1, please identify the required material, thickness, finish, and attachment details. - *Please review Specification Section 08 83 00. We have requested new 6-inch-tall signage letters. The color will be determined by the architect. The basis of design is the Austin font by Modern House Numbers, with letters measuring 6 inches in height.*

E. Painting, Sealants, Mockups, and Warranties

25. **Window-painting conflict:** The summary and A3.3 exclude existing windows from painting, while Section 099113 directs painting exposed window frames and sashes. Please identify the controlling requirement. - *The existing windows are storefront systems and are not to be painted.*

26. **Selected coating systems:** Section 099113 lists multiple primer and sheen options. Please identify the required primer/topcoat system, coat count, and sheen for each applicable substrate and provide a consistent bidding basis for the finish selections. - *Provide a complete exterior painting system appropriate for each substrate, including surface preparation, primer, and finish coats. Wood siding, trim, soffit, fascia, freeze boards, porch ceilings, and column wraps shall receive one coat of compatible exterior wood primer on all bare or exposed wood, followed by two coats of premium 100% acrylic exterior paint in a satin sheen. Previously painted surfaces shall be properly prepared and spot-primed where bare substrate is exposed or as required by the coating manufacturer. Masonry and stucco surfaces, where applicable, shall receive appropriate surface preparation, compatible masonry primer as required, and two coats of exterior acrylic masonry coating in a flat or low-sheen finish. Metal surfaces designated for field painting shall be properly prepared and receive a compatible corrosion-inhibitive primer and two finish coats suitable for the specific substrate, including ferrous metal, galvanized metal, or aluminum, as applicable. All coatings shall be suitable for Florida's coastal environment and provide appropriate resistance to moisture, mildew, UV exposure, and corrosion. Follow the manufacturer's written requirements for surface preparation, application conditions, film thickness, and recoat intervals. The Architect shall select all colors. Before proceeding, the contractor shall submit product data identifying the proposed primer, finish coating, number of coats, and sheen for each applicable substrate. Existing storefront windows are not to be painted, and factory-finished components shall retain their existing factory finish unless otherwise indicated. Include all labor, materials, surface preparation, masking, protection, and touch-up necessary to provide a complete and uniform finish.*

27. **Exterior sealant schedule:** Section 062013 calls for exterior latex sealants, while Section 079200's exterior schedule calls for silicone, and fiber-cement siding appears under the interior sealant schedule. Please provide a coordinated exterior-joint schedule identifying the required products or sealant types and which joints require paintable sealant. - *For exterior joints exposed to weather, including storefront perimeters, dissimilar-material transitions, and other designated weather-seal joints, provide a high-performance, UV-resistant, neutral-cure silicone sealant complying with ASTM C920, with movement classification and substrate compatibility appropriate for each joint. At exterior joints between fiber-cement siding, and trim that are intended to be painted, provide a permanently flexible, paintable elastomeric sealant complying with ASTM C920, Grade NS, Class 25 or higher, or a compatible latex sealant complying with ASTM C834 where permitted by the siding manufacturer's installation requirements. Do not use standard silicone sealant at joints that require painting. Fiber-cement siding sealants shall comply with the siding manufacturer's written recommendations. Provide compatible backer rod and primer where required by the sealant manufacturer. The contractor shall coordinate sealant type, color, joint dimensions, and finish requirements with adjacent materials and the architectural drawings. Submit product data for each sealant type for Architect's review before installation.*

28. **Mockup coordination:** Please identify the required mockup locations and quantities. Can one coordinated eave/gutter/downspout mockup satisfy the overlapping requirements of Sections 076200 and 077100? – *No mock-up required.*

29. **Conflicting special warranties:** Please reconcile the siding/trim warranty periods in Sections 062013 and 074646 and the metal-finish warranty periods in Sections 076200 and 077100. Please also confirm that the Leon County

warranty-service organization requirement and 24-hour repair-response provision in Section 017400 are intended to apply to this Franklin County project. – *This would apply to Franklin County*

F. Hazardous Materials and Occupied-Site Requirements

30. **Hazardous-material information and scope:** Section 024119 states that hazardous materials are present and that no report has been issued, while CS-2 states that known asbestos-containing materials affected by the work have been removed. Please reconcile these statements and provide the applicable survey, testing, and removal documentation. Please identify remaining affected materials, locations, quantities, and any testing or abatement included in the contractor's scope, with the pricing and insurance requirements. Please also clarify how this identified scope relates to the unforeseen-condition procedures in A201 Section 10.3. - *To our knowledge, there is no asbestos in the building, nor has any asbestos been identified in the past. This note is included to address the possibility of discovering asbestos during construction. If suspected asbestos-containing materials are encountered, notify the Architect before proceeding with any work in the affected area.*

31. **Work hours and phasing:** We understand that the library will remain occupied. Please identify permitted work hours, required construction phases, restrictions on noisy or disruptive work, and any limitations on temporary entrance or walkway closures. - *Please adhere to the library's published hours of operation. Once the contractor has been selected, we will coordinate a pre-work meeting with County staff to confirm operating hours, temporary entrances as required, and designated staging areas before construction begins.*

32. **Site access and coordination:** Please identify the areas available for staging, material storage, dumpsters, contractor parking, scaffolding, and lift access. Please also identify any work by the owner or other contractors that must be coordinated with this project. – *This is means a method of the contractor.*

33. **Personnel screening and security:** Please provide the owner's specific employee identification, background-screening, drug-screening, and site-security requirements, including any fees or processing time bidders should account for. - *As the general contractor, you are responsible for identifying all personnel who will be working on-site and establishing appropriate identification, background screening, drug screening, and security procedures. These measures are particularly important because the library will remain open to the public during construction. Please coordinate with County staff to confirm and comply with all applicable personnel screening, access control, and site security requirements before work begins.*

G. Bid Documents and Contract Terms

34. **Current document set and pre-bid information:** Please provide the current document/addendum index, pre-bid meeting minutes, and attendance roster, together with any supplemental condition reports or details bidders must use. Please confirm the status of the August 2000 drawings and identify any original details incorporated into the current contract. – *Information will be provided in addendum.*

35. **Project limits and general notes:** Please clarify the reference to "both Projects" in Bid Form Article 5. Please also identify which CS-2 general notes apply to this exterior renovation, including references to new electrical/water services, fire-alarm work, a Knox box, concrete floor leveling, and guardrails, and provide the scope of any such work required in the base bid. – *Not required.*

36. **Completed agreement and construction dates:** The included A101 Agreement bears an October 20, 2025 date and leaves the commencement and substantial-completion selections incomplete. Please issue the completed project-specific agreement, identify the anticipated notice-to-proceed date and commencement trigger, incorporate the stated 120-calendar-day substantial-completion requirement, and identify any separate final-completion or phased

deadlines. Please also complete the liquidated-damages provision with the applicable amount and trigger or mark it not applicable. - *The AIA agreement is provided as an example for use as a reference during the construction process only. The contract duration shall be 120 calendar days to achieve Substantial Completion. Liquidated damages shall be assessed at $250 per calendar day for each day Substantial Completion is delayed beyond the contract time.*

37. **Progress payments and retainage:** Please complete the progress-payment submission cutoff and payment-due provisions in A101 Section 5.1.3. Please also identify the retainage percentage or amount, applicable exclusions, reduction provisions, and release conditions.

38. **Insurance requirements:** Please complete the insurance limits in Exhibit A and identify any required additional coverage or project-specific amendments, including any changes to the stated property-insurance allocation. If hazardous-material abatement is included in the contractor's scope, please identify the associated insurance requirements and limits. - *Exhibit A shall be completed at the time of contract with the applicable insurance limits and any required project-specific coverage or amendments, including clarification of the property-insurance allocation. Hazardous-material abatement is not anticipated as part of the contractor's scope. If abatement becomes necessary, the applicable insurance requirements and limits shall be established and approved by the County before the work proceeds.*

39. **Bid security and alternates:** The Invitation requires a bid bond based on 5% of the base bid, while the Instructions require 5% of the maximum bid including alternates. Please confirm the required calculation, identify any required alternates, and provide or identify the approved bid-bond form. – *There are not alternates.*

40. **Bid-hold and withdrawal period:** Please clarify the applicable bid-hold and withdrawal period in light of the Invitation's 30-day withdrawal restriction and the 60-day firm-bid/acceptance language elsewhere in the documents. – *60 days*

41. **Product approvals and addendum timing:** The substitution-request deadline stated in the Instructions falls before the mandatory pre-bid meeting. Will product-approval requests arising from these clarifications be accepted, and what deadline will apply? Please also advise when responses/addenda are expected and whether the bid deadline will be adjusted if material scope or pricing changes are issued close to bid receipt. – *The bid deadline will not be adjusted.*