



QUESTION & ANSWER REPORT
ITB No. PD 25-26.096
Myrtle Grove Fire Station 11 - Construction

RESPONSE DEADLINE: September 25, 2026 at 10:00 am

Monday, September 14, 2026

Approved, Unanswered Questions

Approved, Answers Provided

1. Pre-Bid

Aug 25, 2026 12:55 PM

Question: Can the Pre-Bid Meeting be made mandatory for all prospective bidders? Important project information, clarifications, and discussions regarding the scope of work are often addressed during the Pre-Bid Meeting. Requiring all bidders to attend would help ensure that each bidder receives the same information and is bidding on an equal and consistent basis.

Aug 25, 2026 12:55 PM

Answered by Angela Jones: No, the county does not wish this to be a mandatory pre-solicitation. If we make the pre-solicitation mandatory, then we are drastically limiting the bidder pool. The county feels there is enough information in the plans, specs, etc. that bidders can determine what questions they need to ask before the question and answer due date without having a mandatory pre-solicitation.

Aug 25, 2026 2:07 PM

2. Budget

Aug 26, 2026 7:38 AM

Question: What is the County's budget for this project?

Aug 26, 2026 7:38 AM

Answered by Angela Jones: This is a formal solicitation so the county expects the budget to be over \$50,000.

Aug 26, 2026 12:05 PM

3. Signage

Aug 26, 2026 9:04 AM

Question: There is a reference to a digital sign on sheet T101, where is the detail for the digital sign?

Aug 26, 2026 9:04 AM

Answered by David Cordingly: Please disregard this note. There is no corresponding reference on the plan.

Sep 1, 2026 10:41 AM

4. Exterior/Interior Building Sign

Aug 26, 2026 9:04 AM

Question: Please provide details to the building signage

Aug 26, 2026 9:04 AM

Answered by David Cordingly: Sign specs are called out on sheet A201.

Sep 1, 2026 10:41 AM

5. Budget & Design

Aug 26, 2026 9:32 AM

Question: With Fire Station 20 being cancelled after bid due to costs exceeding the budget, will this Fire Station need redesign in order to fall within budget?

Aug 26, 2026 9:32 AM

Answered by David Cordingly: There will be no redesign.

Sep 1, 2026 10:41 AM

6. Sectional Overhead Doors

Aug 26, 2026 4:28 PM

Question: #1) Do the Sectional Overhead Door(s) Type J require "Energy Code Compliance": Air Infiltration Resistance for IECC, ASHREA, Florida Energy Code, per NFRC 400, ASTM E283, or DASMA 105?

Aug 26, 2026 4:28 PM

Answered by David Cordingly: It is our understanding that garage doors can be accepted under the following standards: Garage doors 0.40 cfm/ft² ANSI/DASMA 105, NFRC 400, or ASTM E283 A garage door can demonstrate its required air leakage using ANSI/DASMA 105 or ASTM E283 rather than NFRC 400. The specification calls for compliance with ASTM E283, doors must comply with this standard.

Sep 1, 2026 10:41 AM

7. Sectional Overhead Doors

Aug 26, 2026 4:29 PM

Question: Do the Sectional Overhead Door(s) Type J require "Water Infiltration Resistance" per ASTM E331 & ASTM E547?

Aug 26, 2026 4:29 PM

Answered by David Cordingly: It is our understanding that garage doors can be accepted under the following standards: Garage doors 0.40 cfm/ft² ANSI/DASMA 105, NFRC 400, or ASTM E283 A garage door can demonstrate its required air leakage using ANSI/DASMA 105 or ASTM E283 rather than NFRC 400. The specification calls for compliance with ASTM E283, doors must comply with this standard.

Sep 1, 2026 10:41 AM

8. Sectional Overhead Doors

Aug 26, 2026 4:39 PM

Question: Verify the PSF's for Door Type J as +41.7/-45.85?

Aug 26, 2026 4:39 PM

Answered by David Cordingly: See diagram on S001, one of the doors falls into a corner zone.

Sep 1, 2026 10:41 AM

9. "Sectional Overhead Door" Type J:

Aug 27, 2026 7:33 AM

Question: #1) Do the Sectional Overhead Doors Type J require "Energy Code Compliance": Air Infiltration Resistance for IECC, ASHREA, HVAC Standards; with NFRC certification? Florida State Specific Energy Code, per NFRC 400, ASTM E283, or DASMA 105? #2) Do the Sectional Overhead Doors Type J require "Water Infiltration Resistance" per ASTM E331 & ASTM E547? #3) Verify the PSF's (pressures) of Door Type J as +41.70/-45.85?

Aug 27, 2026 7:33 AM

Answered by David Cordingly: It is our understanding that garage doors can be accepted under the following standards: Garage doors 0.40 cfm/ft² ANSI/DASMA 105, NFRC 400, or ASTM E283 A garage

door can demonstrate its required air leakage using ANSI/DASMA 105 or ASTM E283 rather than NFRC 400. The specification calls for compliance with ASTM E283, doors must comply with this standard. See diagram on S001, one of the doors falls into a corner zone.

Sep 1, 2026 10:41 AM

10. Allowances

Aug 27, 2026 8:39 AM

Question: Please confirm whether any allowances will be issued by addendum. If so, should all allowances be included in our total bid amount on bid day, or will the County add them to the awarded bidder's final contract amount?

Aug 27, 2026 8:39 AM

Answered by David Cordingly: The following Allowances are included in the bid. 1. Brick - \$800 per thousand 2. Security Engineering - \$225,000 3. 10% Owner's Contingency

Sep 1, 2026 10:41 AM

11. Bid Time

Aug 28, 2026 12:44 AM

Question: Can the bid time be moved to the more customary 2:00 pm?

Aug 28, 2026 12:44 AM

Answered by Kent Jensen: Not at this time. We conduct all bid openings during normal business hours. In this case, the scheduled time is based on personnel availability.

Aug 28, 2026 9:15 AM

12. Questions & Answers

Aug 28, 2026 12:46 AM

Question: Can a PDF file of all questions and answers be published for download at the end of the question and answer period?

Aug 28, 2026 12:46 AM

Answered by Kent Jensen: All questions and answers are downloaded as printable report to the addendum section of the solicitation after Q&A period has ended.

Aug 28, 2026 9:17 AM

13. Flooring

Aug 28, 2026 2:19 PM

Question: There is porcelain tile listed on the Flooring Legend on page A106. Is it supposed to be used somewhere, and they didn't put that on the plans?

Aug 28, 2026 2:19 PM

Answered by David Cordingly: Porcelain tile can be omitted from the plans, since the toilet rooms were changed to epoxy.

Sep 11, 2026 4:11 PM

14. Epoxy Flooring

Aug 28, 2026 2:20 PM

Question: The epoxy flooring in the Apparatus Bay is not supported and warranted, by Neogard, in this area as it is not strong enough to uphold the traffic in that space. Is there another system recommended for that space?

Aug 28, 2026 2:20 PM

Answered by David Cordingly: FOR ALL AREAS SCHEDULED TO RECEIVE EPOXY 2, CHANGE TO THE FOLLOWING: Heavy-duty epoxy broadcast flooring: Neogard Epoxy Broadcast Overlay, Series 2, consisting of epoxy primer, 70750/70751 low-modulus epoxy wear coat, and #16 aluminum-oxide aggregate, with manufacturer-approved UV-resistant topcoat where exposed to sunlight. Provide a slip-resistant finish suitable for wet fire-apparatus bays. System to be applied approximately 50 mils thick.

Sep 14, 2026 3:57 PM

15. PEMB Purchase

Aug 31, 2026 1:36 PM

Question: I believe it was stated in the prebid meeting that the county would direct purchase the PEMB. 1) Does this include the PEMB insulation? 2) Does this mean the County will select a PEMB vender for purchase, or with the GC need to carry their PEMB vender cost, and then the County will enter into PO with the GC's vender after award? 3) If the County is purchasing the PEMB directly to help avoid the project going over budget, the County may want to direct purchase the same way they are purchasing the HVAC equipment, so that PEMB material costs are NOT included in the GC's bid cost.

Aug 31, 2026 1:36 PM

Answered by David Cordingly: 1) PEMB insulation will be included in Owner purchase. 2) The County will be putting the metal building out for bid, the Contractor should not include the metal building in the price. 3) Correct, not included.

Sep 11, 2026 4:12 PM

16. Request for Approval of PEMB Manufacturer

Aug 31, 2026 2:12 PM

Question: We would like to request that ProSpan Steel Buildings be considered an approved Pre-Engineered Metal Building manufacturer for this project.

Aug 31, 2026 2:12 PM

Answered by David Cordingly: Approved, provided they meet all requirements of the original project specifications.

Sep 11, 2026 4:12 PM

17. Builder's Risk

Sep 4, 2026 2:03 PM

Question: Is Builder's Risk by the Owner?

Sep 4, 2026 2:03 PM

Answered by David Cordingly: Yes, Builder's Risk will be provided by the Owner for this project.

Sep 10, 2026 7:52 AM

18. Bid Date

Sep 8, 2026 9:08 AM

Question: Would it be possible to move the bid date from Friday the 25th to Monday the 28th?

Sep 8, 2026 9:08 AM

Answered by Kent Jensen: There are no plans to change the bid opening at this time.

Sep 8, 2026 9:19 AM

19. Glass/Glazing

Sep 8, 2026 8:45 AM

Question: Window HH is on the A-301 window schedule (14'-4" sloped clerestory) but is not tagged on any plan or elevation we can find. Please advise where this window is located.

Sep 8, 2026 8:45 AM

Answered by David Cordingly: The window lettering on Sheet A301 is incorrect. These three windows should be labeled FF, GG, and HH.

Sep 11, 2026 4:12 PM

20. Glass/Glazing

Sep 8, 2026 8:45 AM

Question: A-301 type DD is drawn 12'-0" x 3'-10", 4 lites. The A-402 wellness elevation shows an untagged 18'-0" x 5'-0" 5-lite band at the same Corridor 136 wall. Which one governs?

Sep 8, 2026 8:45 AM

Answered by David Cordingly: Provide Window Type DD as indicated on Sheet A301. The referenced interior elevation, 135A/A402, is located within the Wellness Room and depicts the interior mirror wall.

Sep 11, 2026 4:12 PM

21. Glass/Glazing

Sep 8, 2026 8:46 AM

Question: Spec 088000 article 2.10.A: the large missile Low-E insulating glass lists overall unit thickness 1 9/16 inch (25 mm). Those do not match, and the interlayer makeup for the large missile rating is not listed. What IGU makeup and thickness is required?

Sep 8, 2026 8:46 AM

Answered by David Cordingly: Total thickness is 1-5/16". Exterior lite is 1/4" low-e, 1/2" air space, 9/16" impact layer including .090" PVB.

Sep 11, 2026 4:12 PM

22. Glass/Glazing

Sep 8, 2026 8:46 AM

Question: The glazed partition at the Kitchen 127 west wall to Corridor 120, with door 120A at its north end, has no tag and no A-301 schedule row. Is it in Division 08 scope, and what type applies?

Sep 8, 2026 8:46 AM

Answered by David Cordingly: This is not a glazed partition; it is a double metal stud wall for sound protection.

Sep 11, 2026 4:12 PM

23. No subject

Sep 8, 2026 8:47 AM

Question: The kitchen pass window to Dining 126 (elevation 127C/A-402) has no mark or schedule row. Please indicate what type.

Sep 8, 2026 8:47 AM

Answered by David Cordingly: This window is noted at Type EE on sheet A101.

Sep 11, 2026 4:12 PM

24. Glass/Glazing

Sep 8, 2026 8:47 AM

Question: Door 127B is tagged on rear elevation 1/A-202 with full-height sidelites but has no A-301 row. What size and hardware set apply? Window EB beside it has no schedule row either.

Sep 8, 2026 8:47 AM

Answered by David Cordingly: Per sheet A101, the door tag on sheet A201 should read 127A.

Sep 11, 2026 4:12 PM

25. Glass/Glazing

Sep 8, 2026 8:48 AM

Question: Door 123A: the schedule remark reads Clopay steel insulated door, the type H caption reads Cornell. Which governs?

Sep 8, 2026 8:48 AM

Answered by David Cordingly: Cornell is correct. The Clopay door was unable to meet the wind load.

Sep 11, 2026 4:12 PM

26. Glass/Glazing

Sep 8, 2026 8:48 AM

Question: Small untagged opening in the south exterior wall at Toilet 103 on 5/A-107. Louver or window? Please provide additional details.

Sep 8, 2026 8:48 AM

Answered by David Cordingly: There is no window or louver on this wall.

Sep 11, 2026 4:12 PM