



Post Office Box 3005  
2831 Talleyrand Avenue  
Jacksonville, Florida 32206-0005  
www.jaxport.com

June 12, 2024

**ADDENDUM NO. 01**

**SPECIFICATIONS AND CONTRACT DOCUMENTS FOR  
REQUEST FOR PROPOSAL  
DESIGN-BUILD JFRD FIRE STATION 48  
AT BLOUNT ISLAND MARINE TERMINAL  
JPA CONTRACT NO. RFP AE-1935A**

The item(s) of this Addendum shall modify and become a part of the contractual documents for this project as of this date.  
***(Failure to acknowledge this addendum will be grounds for rejection of proposal.)***

**ATTACHMENTS TO CONTRACT SPECIFICATIONS**

**Attachment No. 1**

Mandatory Pre-Submission Meeting Minutes and Site Visit Attendance List

**Attachment No. 2**

Response to Questions

- Question No. 7 Link to FS #47 PDF's and CAD Files:

[https://hashdrop.jaxport.com/downloads/PRR/cea4d04f5e9a143d8160ea7e5207bf9a86597e77/8\\_Addendum\\_No1\\_Response\\_from\\_E\\_C.zip](https://hashdrop.jaxport.com/downloads/PRR/cea4d04f5e9a143d8160ea7e5207bf9a86597e77/8_Addendum_No1_Response_from_E_C.zip)

***\*\*Your link will expire at 2024-06-19 11:54 AM. Please download file before then!\*\****

**Attachment No. 3**

Fire Station Project - Lessons Learned Documents - *(per question no. 13)*

**Acknowledgment of the following addenda is hereby made:**

Addendum #1, Dated: \_\_\_\_\_ Initials \_\_\_\_\_

Company \_\_\_\_\_

**NOTE: THIS ADDENDUM SHALL BE ACKNOWLEDGED IN YOUR SOQ SUBMISSION, FAILURE TO ACKNOWLEDGE ADDENDUM WILL BE GROUNDS FOR REJECTION OF PROPOSAL.**

**PLEASE VISIT [HTTP://WWW.JAXPORT.COM/PROCUREMENT/ACTIVE-SOLICITATIONS](http://www.jaxport.com/procurement/active-solicitations) PRIOR TO THE PROPOSAL OPENING TO DETERMINE IF ANY ADDENDA HAVE BEEN RELEASED ON THIS CONTRACT.**

**MANDATORY PRE-PROPOSAL MEETING INSTRUCTIONS**

**JPA Contract: RFP AE-1935A  
DESIGN-BUILD NEW JFRD FIRE STATION 48 AT BIMT**

**Date:** Wednesday, May 29, 2024

**Time:** 10:00 AM *(recording started at 10:00 AM)*

Good morning! It is now **10:00 AM** on **Wednesday, May 29, 2024** and the Mandatory Pre-Proposal Meeting for JPA Contract No. **AE-1935A DESIGN-BUILD NEW JFRD FIRE STATION 48 AT BIMT** will now begin. This meeting is being held via ZOOM Meeting teleconference which allows interested persons to view and participate remotely.

**This meeting is subject to Florida Sunshine Laws and therefore, is being recorded.**

As I am introducing the JAXPORT Staff, I ask that outside companies please type your name and the company you represent in the "Chat Box".

We will begin the meeting by introducing JAXPORT Staff Members:

**JAXPORT STAFF IN ATTENDANCE:**

- |   |   |
|---|---|
| <input checked="" type="checkbox"/> Name: Jerrie Gunder     | Title: Sr. Contract Specialist                        |
| <input checked="" type="checkbox"/> Name: Retta Rogers      | Title: Director, Procurement Services                 |
| <input checked="" type="checkbox"/> Name: Sandra Platt      | Title: Manager, Procurement Services                  |
| <input checked="" type="checkbox"/> Name: Michael McCoy     | Title: Coordinator, Vendor Management and SEB Program |
| <input checked="" type="checkbox"/> Name: Terri Lemon-Scott | Title: Contract Specialist                            |
| <input checked="" type="checkbox"/> Name: Kelsey Cox        | Title: Senior Director, Engineering & Construction    |
| <input checked="" type="checkbox"/> Name: Jose Vazquez      | Title: Director, Project Management                   |
| <input checked="" type="checkbox"/> Name: Brandon Braziel   | Title: Project Manager                                |
| <input checked="" type="checkbox"/> Name: Bobbi Mullins     | Title: Coordinator, Construction Contracts            |
| <input checked="" type="checkbox"/> Name: Ellen Carmosino   | Title: Construction Program Administrator             |

**ENGINEER OF RECORD**

- |  |                                     |
|--|-------------------------------------|
| <input checked="" type="checkbox"/> Name: Max Mozo | EOR: Jacobs Engineering Group, Inc. |
|--|-------------------------------------|

**IDENTIFY MEMBERS OF PUBLIC ATTENDEES**

Please clearly state your name and the company you are representing. *(Allow time for each person to speak, add their name to the Attendance list, and ask again at the conclusion of the meeting for verification).* *(Listed Alphabetically by Company's Name)*

**MANDATORY PRE-PROPOSAL MEETING INSTRUCTIONS**

**JPA Contract: RFP AE-1935A**

**DESIGN-BUILD NEW JFRD FIRE STATION 48 AT BIMT**

<b>COMPANIES' ATTENDANCE RECORD OF PRE-PROPOSAL MEETING</b>	
<b>REPRESENTING AGENT</b>	<b>COMPANY'S NAME</b>
<b>1. Eeva Campos</b>	ACON Construction
<b>2. Frank Andersen</b>	ACON Construction
<b>3. Stephen Lazar</b>	ACON Construction
<b>4. William Morgan</b>	Atlantic Engineering Services
<b>5. Cindy Reis</b>	Auld & White
<b>6. Edwin Willmore</b>	Baker Design Build
<b>7. Francisco Resurreccion</b>	Bhide & Hall Architects
<b>8. Tabitha Thomas</b>	Bhide & Hall Architects
<b>9. Annie Clayton</b>	Clayton Co Consultants, LLC
<b>10. Ed Goodson</b>	Goodson Bergen and Associates
<b>11. Scott Brady</b>	LS3P Associates
<b>12. Robin Smith</b>	NFPS
<b>13. Rob Hoenshel</b>	PQH Group
<b>14. John Yant</b>	ShayCore
<b>15. Becky Morgan</b>	Zyscovich
<b>16. Valerie Castillo</b>	Zyscovich

**Instructions for all participants/members of the public –**

- i. To avoid any microphones transmitting sounds that causes feedback, echoes or sounds that will otherwise cause a disruption to this meeting, participants (regardless of how they are accessing this meeting) are asked to keep their microphones on "mute" at all times when *not* speaking. PLEASE TAKE A MOMENT AND "MUTE" YOUR MICs FOR THIS MEETING.
- ii. Any individual who wishes to speak, should "unmute" their microphones and wait to be recognized by the host before speaking.
- iii. When called upon, please announce your name and the company you are representing.
- iv. Each person speaking should do so clearly and slowly to ensure they are heard and understood for recording purposes and by other participants and attendees.

**Key Dates:**

**Questions and Addenda:**

Any questions after the meeting and site visit must be by e-mailed to the attention of Jerrie Gunder at [jerrie.gunder@jaxport.com](mailto:jerrie.gunder@jaxport.com). Please do not send questions to anyone else. The deadline to submit questions by e-mail is: **MONDAY, JUNE 3, 2024 at 12:00 PM (ET)**

**SOO's and Technical Proposals are Due: Monday, June 17, 2024 at 2:00 PM (ET)**

**MANDATORY PRE-PROPOSAL MEETING INSTRUCTIONS**

**JPA Contract: RFP AE-1935A  
DESIGN-BUILD NEW JFRD FIRE STATION 48 AT BIMT**

Statements of Qualification, Technical Specification and Price Proposal and all required supplemental material as described in "Proposer Contents and Format", must be submitted in **PDF Format Only** through E-Builder. RFP packages and supplemental documents submitted through Email or Fax will not be accepted or considered. **Until further notice, JAXPORT is *not* accepting any RFP packages submitted by Mail or Hand-Deliveries. Please visit JAXPORT's website at [www.jaxport.com](http://www.jaxport.com) for more information and updates.**

The RFP package (SOQ and Technical Proposal) PDF file name should read **"AE-1935A (SOQ and Technical Proposal)"**

**QUALIFICATION & TECHNICAL PROPOSAL PROCESS**

**Two Step Selection Process:** Step-One Qualifications and Technical Proposals (See pages 8 -10).

**(a) Qualification Criteria – Pass/Fail Evaluation**

- Proposers History
- Proposers Engineer of Record
- Licensed Contractor
- Project Staffing
- Experience Modification Rate

**(b) Technical Proposal Criteria**

- |                      |                   |
|----------------------|-------------------|
| • Team Experience    | 10 Points         |
| • Project Approach   | 50 Points         |
| • Schedule           | 15 Points         |
| • Safety             | 15 Points         |
| • Quality Control    | 10 Points         |
| <b>TOTAL MAXIMUM</b> | <b>100 Points</b> |

See Exhibit F, pages TPC-1 through TPC-6, **the Proposer must not discuss or reveal elements of its Price Proposal in its Qualification & Technical Proposals.**

**Step Two – Price Proposals**

**Price Proposals will be Opened: Thursday, July 11, 2024 at 2:00PM (ET)**

Only competitive range qualified proposers will be invited, under a separate invitation key, to submit a price proposal. The RFP package (Price Proposal) PDF file name should read **"AE-1935A (Price Proposal)"** For Proposal submission, please refer to page 15 of the RFP.

**RFP package (SOQ and Technical Proposal) must be submitted prior to 2:00 PM (ET), MONDAY, JUNE 17, 2024 and RFP package (Price Proposal) must be submitted prior to 2:00 PM (ET), THURSDAY, JULY 11, 2024. The submit button in E-Builder will deactivate exactly at 2:00 PM (ET) and you will not be permitted to submit your proposal regardless of where you are in the process. Please plan accordingly.**

**MANDATORY PRE-PROPOSAL MEETING INSTRUCTIONS**

**JPA Contract: RFP AE-1935A**

**DESIGN-BUILD NEW JFRD FIRE STATION 48 AT BIMT**

**ADDENDA**

It is Mandatory that the Proposers shall acknowledge the inclusion of all addenda on the signature page. Acknowledgement shall be by initials and date. **Failure to acknowledge all addenda shall result in rejection of the Proposers RFP package.**

At the Bid Opening for Price Proposals on **Thursday, July 11, 2024 at 2:00PM**, The Director of Procurement will announce the Evaluation Committee's average technical score for each proposer prior to the opening of the price proposals.

The proposer to be recommended for an award of this project will be that Proposer whose adjusted score is the lowest and is the most qualified and capable bidder. JAXPORT does reserves the right to waive any informalities in any bid.

**Time for Completion:** The "**Design Phase**" and "**Construction Phase**" shall be **Three Hundred Sixty-Five (365)** calendar days from issuance of Notice to Proceed.

**Liquidated Damages** for this project are **\$4,687/per calendar day** per FDOT Standards

**The Warranty** for this project is **One (1) Year** from date of Substantial Completion.

There is a bid bond required to be submitted with the price proposal only. That information is on pages 17 - 18.

**Site Visit:** A **Mandatory Site Visit** will be held at **3:00 PM (ET), WEDNESDAY, MAY 29, 2024**. Attendees will meet in the parking lot of the Access Control Center (ACC) located at 9620 Dave Rawls Blvd, Jacksonville, FL 32226, attendees will be caravanned to the site location. Contact Person will be Brandon Braziel, Project Manager. **Please email [jerrie.gunder@jaxport.com](mailto:jerrie.gunder@jaxport.com) or call at (904) 357-3455 to have your name added to the Roster.**

**All attendees must have a HARD HAT, SAFETY BOOTS AND VEST and a valid driver's license/TWIC badge are required. No questions will be answered during the site visit.**

**Insurance Requirement:** James Conoly, Risk Specialist - RLI-1 through RLI-4

**Security Implementation Procedures:** Item U., Page 31

**Federal Requirements:** Special Conditions, Item 12 (1 – 28), pages SC-8 through SC-36

**SEB Requirements:** Michael McCoy will discuss SEB Goals for this project

**Scope of Services:** Brandon Braziel will give an overview of the Scope of Work as outlined in the specification documents.

This is a Mandatory Meeting and Site Visit (only participants will be allowed to submit proposal)

**MANDATORY PRE-PROPOSAL MEETING INSTRUCTIONS**

**JPA Contract: RFP AE-1935A**

**DESIGN-BUILD NEW JFRD FIRE STATION 48 AT BIMT**

**Note:** These minutes shall become a part of the bid documents and contract agreement. Any corrections, additions or errors will be brought to the attention of the Project Manager within 5 days after receipt of the minutes. It shall be the responsibility of the contractor submitting a proposal for this contract to ensure that all Subcontractors, Suppliers, and services that are incorporated into his proposal have received benefit of the minutes and any addenda that may be issued.

***If there are no additional questions, I will read back the names of the attendees. As mentioned, if I do not read back your name please bring it to my attention prior to close of this "ZOOM Meeting"***

Thank you for your participation and we look forward to your attendance at the Site Visit and receipt of your response.

**Meeting adjourned at 10:31 AM, Wednesday, May 29, 2024**

**Prepared by Retta Rogers, Director, Procurement Services**

**MANDATORY PRE-PROPOSAL SITE VISIT**  
**JPA Contract: RFP AE-1935A**  
**DESIGN-BUILD NEW JFRD FIRE STATION 48 AT BIMT**

**Wednesday, May 29, 2024 at 3:00 PM**

Attended	Name	Company - <i>(Listed Alphabetically)</i>
<input checked="" type="checkbox"/>	Frank Anderson	ACON Construction Co. Inc.
<input checked="" type="checkbox"/>	James "Bill" Anderson	ACON Construction Co. Inc.
<input checked="" type="checkbox"/>	William Morgan	Atlantic Engineers
<input checked="" type="checkbox"/>	Brett Nansen	Auld & White Constructors, LLC
<input checked="" type="checkbox"/>	Cynthia "Cindy" Reis	Auld & White Constructors, LLC
<input checked="" type="checkbox"/>	Edwin Willmore	Baker Design Build
<input checked="" type="checkbox"/>	Francisco Resurreccion	Bhide & Hall Architects
<input checked="" type="checkbox"/>	Tabitha Thomas	Bhide & Hall Architects
<input checked="" type="checkbox"/>	Annie Clayton	Clayton Co Consultants LLC
<input checked="" type="checkbox"/>	Brian Casimir	Clayton Co Consultants LLC
<input checked="" type="checkbox"/>	Ignacio Castano	Clayton Co Consultants LLC
<input checked="" type="checkbox"/>	Edward Goodson	Goodson, Bergen & Associates Consulting Engineers, Inc
<input checked="" type="checkbox"/>	Scott Brady	LS3P Associates LTD
<input checked="" type="checkbox"/>	Robin Smith	North Florida Professional Services
<input checked="" type="checkbox"/>	Rob Hoeshel	PQH Group Design, Inc.
<input checked="" type="checkbox"/>	John Yant	ShayCore, Inc.
<input checked="" type="checkbox"/>	Stephen Lazar	VRL Architects, Inc
<input checked="" type="checkbox"/>	Becky Morgan	Zyscovich
<input checked="" type="checkbox"/>	Laurel White	Zyscovich

**JAXPORT STAFF IN ATTENDANCE:**

Brandon Braziel	JPA, Project Manager
Michael Johnson	JPA, Director, Engineering & Construction Support
Brian Capprotti	JPA, Assistant Manager, Facilities
Michael McCoy	JPA, Coordinator, Vendor Management and SEB Programs



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**REQUEST FOR PROPOSAL  
DESIGN-BUILD JFRD FIRE STATION AT BIMT  
JPA CONTRACT NO. AE-1935A**

**ADDENDUM NO. 01  
RESPONSE TO QUESTIONS**

1. Section I D.1.(a) Qualifications Criteria – PASS/FAIL Evaluation criteria B requires identification of the Proposer's Engineer of Record for design of the project. Please confirm that the Lead Design Professional can be a Florida Registered Engineer or Architect. For the design of a fire station we would anticipate using an Architect of Record licensed in the state of Florida; the sub-consultants/engineers would be subconsultants to the Architect as the Design Professional.

**ANSWER: Confirmed. No Objection**

2. Section I D.1.(a) Qualifications Criteria – PASS/FAIL Evaluation criteria D requires resumes for the project manager and Superintendent, documenting that the individual possesses experience in design-build of metal building systems. The documents submitted with this RFP indicate the structure is masonry with wood trusses, not a metal building system.

**ANSWER: Replace "metal building systems" with "masonry and wood building systems"**

3. Section II B. Qualification Proposal Format indicates that the Qualifications shall be a maximum of Ten (10) 8-1/2 x 11" pages, exclusive of the cover page. There are several documents that are "to be completed and returned with qualifications:" Please confirm if these documents are included in the 10-page count or are these separate documents excluded from the Qualifications maximum of 10 pages:
  - Current license for Design Consultant
  - Current registration with Sunbiz.org
  - Audited financial report
  - Exhibit A – Conflict of Interest Form (3 pages)
  - Exhibit B – PEC Form (2 pages)
  - Exhibit C – E-Verify Form (1 page)
  - Acknowledgement of all addenda, Signature page (1 page)

**ANSWER: These documents are not included in the 10-page count. They are separate documents excluded from the qualification's maximum of 10 pages.**

4. Written Technical Report (WTP) indicates organization chart of DBF Team can be 11x17. Statement of Qualifications (SOQ) also indicates submittal of organization chart. Can we use the same 11x17 document for SOQ and WTP?

**ANSWER: No.**

5. Please confirm TWIC is not required for this project.

**ANSWER: TWIC will not be required**



6. The PDF titled "RFP AE-1935A – sec-2 (APPEX B-Drawings-pt2).pdf" doesn't include all the Fire Station 47 architectural drawings. Are these drawings going to be provided? Was there supposed to be a "pt-1" PDF?

**ANSWER: See response to question #7**

7. Are PDFs of the structural, mechanical, electrical, plumbing, and fire protection drawings for Fire Station 47 going to be provided?

**ANSWER: FS #47 Architectural, Electrical, Fire Protection, Mechanical, Plumbing, Electrical and Structural PDF's and CAD files provided, see link below:**

[https://hashdrop.jaxport.com/downloads/PRR/cea4d04f5e9a143d8160ea7e5207bf9a86597e77/8\\_Addendum\\_No1\\_Response\\_from\\_E\\_C.zip](https://hashdrop.jaxport.com/downloads/PRR/cea4d04f5e9a143d8160ea7e5207bf9a86597e77/8_Addendum_No1_Response_from_E_C.zip)

**\*\*Your link will expire at 2024-06-19 11:54 AM. Please download file before then!\*\***

8. Business Auto Policy: Page no. 27 of the RFP indicates the minimum limits to be maintained by the Proposer shall be \$1,000,000 per accident; however, this conflicts with page RLI-2 of the General Conditions, which requires \$5,000,000 each occurrence, \$15,000,000 aggregate, and maximum deductible of \$10,000. Please clarify the requirements.

**ANSWER: Refer to page RLI-2 for the project Business Auto Policy Required Limits of Insurance:**

***\$5,000,000 each occurrence, \$15,000,000 aggregate, with maximum deductible or self-insured retention in an amount not exceeding \$10,000.***

9. Professional Liability: Page no. 28 of the RFP indicates the minimum limits of professional liability to be \$1,000,000 per occurrence, and in the aggregate; however, this appears to conflict with the professional liability requirement indicated on page RLI-3 of the General Conditions, which indicates 100% of the completed value or full insurable value. Please clarify?

**ANSWER: Refer to page RLI-3 for the project Professional Liability Required Limits of Insurance:**

***Contractor shall obtain professional liability coverage in conjunction with the planning, design, and construction of the Project with the minimum amount of insurance to be 100 percent of the completed value or full insurable value. Such coverage will include liability for interpretation of technical specifications, drawings, judgements, and decisions on matters of a technical nature as pertains to design and construction of the Project***

10. Section 3.1 Existing Conditions and Elevations of page 36 of the Scope of Work, it indicates that the site must be rezoned from Industrial Waterfront (IW) to Public Buildings and Facilities 1 (PBF-1). Will JAXPORT be responsible for the rezoning?

**ANSWER: Yes.**

11. In section 6.8.4 Environmental Design Criteria on page 50 of the Scope of Work, it indicates for a cooling design temperature of 65 degrees in the fire station occupied areas. Per the Florida Building Code, the cooling design temperature must be 75 degrees?

**ANSWER: Florida Building Code utilizes 75 degrees as a minimum. It is the DBF's responsibility to exceed the minimum at 65 degrees.**

12. Is owner removing the metal frames and any concrete foundations at the site?

**ANSWER: Metal frames will be removed by the owner prior to start of construction. The concrete foundations will not be removed and this will be the responsibility of the DBF.**

13. There are a couple of references to a "Lessons Learned document by VIA" in the RFQ, but we can't locate the document...will you please help us find it?

**ANSWER: SEE ATTACHMENT NO. 3 - Lessons Learned Documents.**

14. Would you be able to provide Structural drawings available from Firestation #47? If not, could you please provide the name of the Structural Engineer of Record for that project?

**ANSWER: See response to question #7**

15. Are resumes included in the page count, or can they be added to an appendix to not count toward the page limit numbers?

**ANSWER: Resumes are not included in the page count**

16. Can you provide any specific details regarding the water pressure on the site?

**ANSWER: No**

17. Is there information available about the power source for running an emergency generator on the site?

**ANSWER: No**

18. Will it be the owner or contractor's responsibility to remove all the structures and foundation identified during the site visitation (Fencing, Solar Panels, Foundation, Electric Pole, miscellaneous items, etc.)?

**ANSWER: Fencing and metal framing will be removed by the owner prior to start of construction. All other items will be the responsibility of the DBF**

19. Time for Completion indicates The Contractor shall totally and finally complete all work no later than 365 calendar days after receipt of Notice to Proceed. Since this is a Design-Build contract, please confirm if 365 days includes Design & Permitting Phase or if it is 365 days from Notice to Proceed with Construction? Permitting through SJRWMD could take several months.

**ANSWER: 365 days will start once Notice to Proceed for construction is issued. However, all grant Terms and Conditions must be satisfied. In the grants Terms and Conditions, Special Conditions, Item 6, construction end date shall be June 30, 2026.**

20. Permits – please confirm if Permitting and Inspections will be through City of Jacksonville?

**ANSWER: Permitting and Inspections will be through The City of Jacksonville.**

21. Following up on the Vehicle Exhaust Extraction System for this project, just wanting to be sure the station design is the same with same dimensions as JFRD ST #47 since it has those drawings and system design shown in the packet?

**ANSWER: Vehicle Exhaust Extraction System for JFRD FS #48 will have the same dimensions as JFRD FS #47**

22. All drawings reference station #47 but project says #48 at BIMT. If you could please add clarity here so I can work up a system design and budgetary estimate.

**ANSWER: JFRD FS #47 is to be utilized as a reference. The DBF is designing and constructing JFRD FS #48 which mimics JFRD FS #47**

23. Assuming no GC selection at this point?

**ANSWER: GC selection is the responsibility of the DBF.**



**ADDENDUM NO. 01**

**REQUEST FOR PROPOSAL  
DESIGN-BUILD JFRD FIRE STATION AT BIMT  
JPA CONTRACT NO. AE-1935A**

# **FIRE STATION PROJECT LESSONS LEARNED DOCUMENT**

**FIRE STATION PROJECTS- LESSONS LEARNED****3/20/24**Architectural

1. Look into steel corner guards on future stations, the steel cabinet vendor has installed for free in past. If they are extra cost, JFRD does not want them.
2. Install 32" upper cabinet above coffee maker/coffee station.
3. Make sure stainless steel kitchen shelves are approved by JFRD and contractor installing has submittal. Gary Daly to review submittals, with cc to Chief Lesniak.
4. Kitchen base cabinets to have doors. Microwave shelf needed near the ranges, as well as receptacle to plug in. Upper cabinets to be 42", plus allow a clearance of true 18" from countertop to upper cabinet doors. Doors currently hang below bottom shelf creating a 2" skirt to hide under-cabinet lights. Elevation is 19" to bottom of cabinet, not doors. (Min. 8'3" total ceiling height is required.)
5. Schluter's required on the vertical tile corners and 'edge L's' required on the tile horizontal corners.
6. No doors with safety glass anywhere in station, except for doors to apparatus bay. Patio door to be a full glass door.
7. Only metal ceilings allowed in the area- No vinyl ceilings in the patio area, barbeque grills are used here and the heat warps the vinyl ceilings.
8. 'Climate' ceiling tiles need to be used in non-air-conditioned rooms.
9. No more recessed ceiling tiles allowed.
10. Exterior Red paint faded at FS73, will need extended warranty period on exterior red paint, or don't use.
11. No red accent walls, 2nd grey shade to be deleted, Stations to only have 1 color wall and 1 color trim.
12. Restroom sidewalls should be ceramic tile (floor to ceiling), not epoxy paint.
13. Solid surface is NOT preferred for the wall caps in bunk room, should be wood and match FS10.
14. Door openings for the overhead doors- need to ensure if brick or some other product is on the outside of the station, must also have it at the returns- and that it is factored into the opening size. (Station Remodel specific comment)
15. No upper cabinets at all in bunker gear room, only open shelving for spare gear bags over all gear lockers.
16. Door 114 (From Dining Room 109 to Corridor 114) is not needed, opening only.
17. Roll-out floor protection required on slab during construction on future fire stations.
18. Both FS 63 and 61 had issues with installing the correct board on the wet walls- flagged for the future stations. (Inspector Note)
19. Lockers must be 24" x 24" x 84", with single 24" x 84" door.
20. Vents on roof to be in back of building if at all possible (FS61 has large roof vent in front of app bay).
21. Chief's Toilet Room 124 to be roll-in ADA shower.
22. Private Room 107 to include upper cabinets and counter top.
23. Men's showers to be minimum 48" wide.
24. Solid wall return to be eliminated in Room 116 – the room formerly known as Women's Shower.
25. Electric room to shrink by 3 FT (Based on Station 63/65 plans) Private Room 107 to be extended by 3 FT.
26. No holes permitted on exposed block for foam fill injections.
27. Note to be included in plans regarding refrigerator "*Coordinate opening width with owner*".
28. All door locks to be reviewed (every project).
29. Full size mirrors to be included in bathrooms.
30. ADA issues encountered at bunk room and patio room exterior doors on several stations. To be reviewed during design. – Set door frames flush with the interior side of the cmu in lieu of centered, to eliminate the ADA issues.
31. Chief's Room desk to be extended by 2 FT (from 63/ 65 plans) Total LF= 8'-11 1/2".
32. Lentils to be shown on all Architectural drawings in plans. Specifications to be on DCP.
33. EMS storage closet should have the same type adjustable shelving as we have in the food lockers.
34. All Apparatus Bay interior doors to have rubber sweeps or thresholds installed underneath to eliminate debris getting into the rooms.
35. Roof flashing to be sloped similar to FS 65, no more stepped flashing on future stations.

10250 Normandy Blvd., Suite 205, Jacksonville, FL 32221  
www.via-cs.com

Engineering, Administration and Inspection Services

36. FS65 Door Frame Color scheme to be used at future stations. (SW7067 "Cityscape" for Interior/ Exterior/ App Bay).
37. Outlet bar in dispatch room to be wall to wall, and either be stainless steel, black, or mill finish.
38. Restroom vanities to have end panels.
39. Solid surface countertops with Integrated rectangular sinks to be incorporated into design of new fire station restrooms.
40. All interior door hinges to be heavy weight T4A3786.
41. 6" Vinyl base to be placed on all lockers and food pantries.
42. Ceiling Height to all be uniform 8'8" except for hard ceiling rooms (9'4"), bunker gear room (9'), Comms Room (8'4").
43. Front Building Signage- Anchors to be used to mount the letters (In attempt to have letters even/ level). Anchors to be concealed or as unobtrusive as possible, and can either use split face block color or neutral color that will not clash.
44. Black out shades to be included in Day Room.
45. Level 5 finish primer needed prior to interior painting.
46. Edge banding to be added on millwork to protect the edges and prevent chipping/ damage.
47. Updated privacy room layout to be incorporated into future stations (EMS storage Room width reduced by 2', Storage Room 117 extended by 2'. Room designation for 107 will change to Storage, with as much shelving as can be incorporated).
48. Chief's restroom tile to run floor to ceiling.
49. Backsplash tile to go all the way to the ceiling above the range hood. This does not include space above the sink- this area will remain as detailed currently.
50. Moldings to be added to above the kitchen cabinets.
51. JFRD prefers Maglocks for card access at entry door.
52. Filling the control joints in the slab prior to polishing is required at all stations, otherwise it just becomes a dirt trap when they sweep each day. Auld & White has used Spal-Pro RS88 in the past, but it does not have to be that exact product.
53. Kitchen to be designed to accommodate commercial dishwasher, (make sure FGBC points are still achieved).
54. Review anticipated storage capacity and potential mezzanine options with JFRD.
55. JFRD requests the showers be 48" wide. 36" wide showers are way too narrow for the normal person. If the showers and changing area is 7' depth this works- doesn't matter whether the dressing area is 3'6" deep or 4' deep. JFRD in agreement to use stacked corner shelving in shower. Preferred be an addition after the tile has been installed as opposed to some fixed corner shelving that may be damaged or allow water intrusion.
56. Grout Caulk to be used in kitchen at backsplash/ stainless steel interface.
57. The partitions in the bunk room should angle away from the bunk room kitchen door.
58. Kitchen wall behind sink should have durarock installed behind sink area.
59. Extend the exterior wall the bunker gear storage, weight room and storage closet service by 5'4" (block work). There is currently not enough room in our current drawings to accommodate all of the weight equipment that goes in this room. This gives us more usable space in all three rooms. Change the current storefront for the weight room to a set of double storefront doors which would provide 6' opening when both are opened. This accommodates installation of weight equipment. No sidelights required, just pair of doors. Doors to be 3'-2" wide with 2" frame to make block coursing. Also, the doors can be a nominal 7'-2" tall with 2" frame to maintain 7'-4" opening to match the hollow metal door frame lintels.
60. The last 2 cubicles in the bunkroom on the right side of the walk path need to be converted to "Officers" cubicles. This entails bringing the partition walls to approx. 18" from the drop ceiling for these two cubicles. Code states the walls cannot be any closer than 18" as to not affect sprinkler coverage. This also means we do not have to make HVAC accommodations for two separate rooms. These two cubicles are to have a 3' x 7' door and frame with a privacy lock in each door- they do not need to be keyed.
61. FS47 had backer board installed in two walls of the kitchen for ease of tile installation. If we are going to install backer board in the kitchen, please make sure it is installed at all wet wall locations (sink and coffee maker).

M/E/P

100. LED bay door lighting for new bays: LED lighting on the exterior of the building at the rear overhead doors. LED lighting on the interior of the bay at the front overhead doors.
101. Install sensors for light switches above FRP for a better finished look. Sensor height AFF needs to be looked into for code requirements to accommodate this request.
102. Hose bibbs (w/ Cold only- No hot water required) required on back side of Apparatus Bay (both sides) on all new stations.
103. Exterior Mop wash station to have hot and cold water.
104. All bay heaters need to be electric.
105. Bunker Gear room needs A/C.
106. Bunker Gear room lights need to be run off motion sensors.
107. JFRD uses Tradewinds Generators for all new construction.
108. Exterior Apparatus Bay lighting should include 4 wall pack lights on entrance side and 4 wall pack lights on exit side.
109. Overhead Door Sensors need to be at Bumper height. Alternative O/H door sensors (curtain and laser scanners to be considered).
110. JFRD prefers multiple light switches for App Bay interior lighting vs 1 switch in bays for all lighting.
111. A/C will be run at 65 degrees, HVAC to be designed to handle.
112. Floor outlet in dining room 109 to be deleted.
113. Water line for coffee maker in 108 to be centered, no phone or data required at coffee station.
114. Sink in Laundry Room 119 to be correct model (Match previous stations), and floor drain to be included in room.
115. Recess the generator acknowledgment panel- it does not need to be sticking out of the wall (Dispatch Room).
116. Floor drains required for all mini-splits.
117. Fencing/ cages for AC units to be reviewed.
118. 2" Metal Water connection outside for the trucks to be included at all stations. (not pvc).
119. Make sure to capture 110V duplex receptacles on the inside of all interior bay columns for any future station.
120. Need to make sure we have a receptacle located in the right place in the extractor rooms for the JFRD installed pump that puts cleaning solvents into the extractor. Plug needs to be behind extractor or to right of unit as you are standing in front of. If unit is centered in room as it is in most of designs, then plug would need to be on wall behind unit.
121. Receptacle for microwave in kitchen needs to be installed behind shelf. Currently hole is being drilled in shelf and cord is plugged into backsplash receptacle.
122. Bay ceiling receptacles for charging cords used on apparatus need to be centered on columns, not bay doors.
123. Apparatus Bay Exhaust to automatically start when truck pulls into bay (using photo eye at garage door).
124. The O/H door trolley track systems do not automatically come with a chain pulley system to lift the doors in a power failure. Note that FS 74 does not have the chain pulley system and only has the handle release. Due to the weight and height of the door, it could never be opened by hand without the chain pulley system.
125. Keep FDC under 27" or out of the walkway path to avoid the ADA issue- Mac Blanton required a bollard at 65 since the FDC was not under 27". The following was implemented at 64 to avoid bollards:
  - a. An "L" shaped piece of stainless steel needs to be attached to the wall below the irrigation meter projection. It needs to be positioned at the height the FDC should have been. This SS piece needs to be the depth of the actual meter projection to alert a vision impaired, cane assisted person to be aware there is a hazard in this area.
  - b. An "L" shaped piece of stainless steel needs to be attached to the wall below the irrigation meter projection. It needs to be at the height the FDC should have been. This SS piece needs to be the depth



Engineering, Administration and Inspection Services

of the actual meter projection to alert a vision impaired, cane assisted person to be aware there is a hazard in this area.

126. AC units to be on concrete pad above risk of water.
127. Kitchen outlets to have Stainless steel plates with grey receptacles.
128. Mechanical closet containing air handler unit in 'west wing' is supposed to be in bunker gear room, not in storage room. If not, carcinogens will be distributed to fitness and storage rooms. (Individual mini-splits can be considered, as well as system that ties into vehicle exhaust system). Filter being added to AC return side at Station 64 to solve problem.
- 129.
130. JFRD and ITD have requested data port for the Wi-Fi access point in the bay ceiling be in the middle bay toward the exiting door. The revised location will allow for the best Wi-Fi coverage of the bay area.
131. Add outlet under windows in Chief's Room (Will be behind night stands).
132. No outlet needed in Entry/ Dispatch Room adjacent to the Day Room door.
133. Rooms with FRP- Receptacles/ switches to be entirely in FRP, not halfway in FRP, or above FRP.
134. No hot/cold water hookup needed in apparatus bay moving forward.
135. 80-gallon water heater in lieu of 50-gallon water heater required in new stations.
136. Owner training on replacing batteries in the toilet flush valve and cleaning ports to be conducted prior to final acceptance.
137. 220V outlet in Comms room is no longer needed, per COJ ITD.
138. On new fire stations, plumbing design needs to include at least 2, if not 3, 50-gal water heaters depending on station size. One water heater will be needed for the extractor and the remaining heaters will be used in the building. (Dual 50-gallon electric water heaters piped in tandem to service the main building. Single 50-gallon electric water heater to service the extractor in the out building). They should be installed side by side and in parallel. Stacked lowboys are also acceptable. JFRD cannot acquire new electric water heaters larger than 50-gal and the requirement that firefighters must take a shower within 1-hr of returning from a call puts too much demand on the system if there is not adequate supply. Further Information:
  1. Accommodations for the Installation of dual 50 electric water heaters for the gen pop area. The water heaters should be installed side by side in a dedicated area in close proximity to the showers/restrooms. Each individual water heater to be serviced by a 30 amp service respectively. Reasoning:
    - a. Ease of maintenance. 50 gal. electric is now the largest water heater than can be purchased. Two (2) 50 gallon water heaters would provide enough hot water for a double station housing 6-8 personnel. Public Buildings states they can provide quicker repair and replacement to these 50 gallon units as opposed to the larger gas units.
    - b. More cost effective than a tankless system. LP use is doubled if not tripled with tankless. Secondly, our current tankless struggles to keep up with demand during use after a fire.
  2. Accommodations for the Installation of single 50 electric water heaters for the extractor. Each individual water heater to be serviced by a 30 amp service respectively.
139. In future stations, include the no contact bottle filler with the ADA lower drinking fountain and have the standard height for the second higher drinking fountain.
140. Washer & Dryer Specs have not changed on other than cosmetics. Stacking W&D is not an option.
  - i. Washer – Speed Queen TC5003 WN
  - ii. Dryer = Speed Queen DC5003 WE



ITD/ Purvis/ Access Control

200. No LCD monitor needed in dispatch room.
201. No dialers needed at Fire Stations. JFRD and Building Department have an agreement that Fire Stations are not required to have Fire Alarm monitoring.
202. Power/ Data for TV's to be specifically called out in plans. TV's must have coax.
203. All speakers to have home runs- no junction boxes. All wires must be certified. COJ ITD to review LV submittals.
204. TV electrical outlet/ CATV connection in Chiefs Room needs to be reviewed/ approved by JFRD- add to initial progress meeting agenda for discussion.
205. Data/ telephone outlets in the chief's room should be located where the desk is.
206. Contractor to supply Purvis with drawings so they can write the scope of work for each new build or even the existing station renovations- early in the process of drawing the plans.
207. Need to make sure Purvis will certify the system and accept it. This may limit manufacturers of certain items and installers. LV contractor needs to be approved by COJ. Contractor to notify Purvis of LV subcontractor. (Pre-construction item)
208. Need rack layout from Jeremy McDaniel for electricians.
209. Total of 4 red illuminated speakers to be integrated into Station 65 and newer stations. Locations will be as follows: 1 for the Chiefs room, 1 for each corridor leading to the apparatus and 1 in the bunk room. (Model # 315-141001-131-RW Recessed Speaker, 8" with Red/White LED Ring (25/70v))- 2 in bunk room needed.
210. Round Recessed speakers with built in volume control knobs (Model # 315-130401-131-SO Recessed Speaker, 8" (25/70v)), will replace ceiling tile speakers and eliminate the need for wall mounted volume controls throughout the station. Only the 3 outdoor speakers will have a wall mounted volume control going forward in all new stations.
211. Alerting system reset button should be located in Dispatch room, Chief's room by the door, and hallways leading to app bay.
212. Data, telephone and power needs to be ran to the fitness room for possible future conversion to offices. – as well as 2 Purvis elevated power and data outlets. (each side of the room)
213. Motion sensor over front door entrance door needs to be deleted (At FS61 door unlocks when crew walks by, currently has tape over it).
214. JFRD would like a keypad as well as the card reader and remotes for the entry gates. The clarification comes from Gary Daly who states the keypad for the entry gates does not tie into any ITD or IT security. The keypad is installed by the company who installs the gate and gate openers. The keypad is ONLY tied into the gate operator and does **NOT** tie into any building IT or network. This being said the pedestal at the gate will need to be able to accommodate a card reader and keypad. Secondly, Gary recommended we incorporate an "Exercise Clock" into the quotes for the gate openers. The clock acts as a timer that automatically opens and closes the gate at a set time (i.e. 0600 – 1000 hrs.). These hours are normal shift change hours and this "clock" will reduce the wear and tear on the gate opener and gate. Finally, I am being told there is **NO** button (home run wiring) connected from the fire station to the gate opener that would allow someone to press the button in the station to activate the gate. There is enough redundancy with the remotes, card reader and now keypad to facilitate gate operation. Please disregard any discussion about adding a button inside of the fire station to activate the gate.
215. JFRD and ITD needs to see IT and low voltage building plans before final plans are done. ITD also to attend early progress meetings to review LV plans as necessary.
216. The audio amplifier needs to be rack mounted under the radio shelf.
217. Ensure LCD display mounts are correct size, and are not too big- extending beyond the original display size.
218. The outside horn speaker wiring must not be exposed and should be in seal tight conduit.
219. Ensure all audio wiring- the locations are clearly labeled and punched down on a 66 block. The cables cannot be attached to a barrier strip tucked under the amp.
220. The antenna cable (RG58) must be run to the antenna location in the watch office (dispatch?) ceiling.- antenna cable should be LMR400
221. Only outdoor speakers will have a wall mounted volume control going forward.

Engineering, Administration and Inspection Services

222. Phone jack in Bunk Room 113 to be on return adjacent to door 113A leading to app bay corridor.
223. Phones in dining room to be on wall shared with bunk room and also on wall between patio door and window.
224. No phone or data required in Patio 132.
225. No data jacks required in the individual spaces in bunk room 113.- 1 Purvis outlet for each monitor, 1 data outlet for each cisco network phone/ red phones.
226. Apparatus Bay phones to be centrally located on both east and west walls, next to door 114, and between Bunker Gear room and Fitness room.
227. Remotes for card readers to be included in GMP.
228. LCD and TV in Corridor 106 to be on 121 (Locker Room) wall or 132 (Patio) wall.
229. LCD and TV in Chiefs Room 123 to be mounted on Corridor 122 wall.
230. Locker Room 121 LCD to be on Corridor 114 wall. No phone jack necessary in 121.
231. App Bay LCD's to be mounted on Exit columns (Between Doors 133C/133D and 133D/133E), at 8' - 10' height.
232. No LCD required in Bunker Gear Room.
233. Day Room 105 LCD to be on Toilet 104 wall.
234. No Voice or Acknowledgement buttons required on any corridors.
235. Volume controls at Apparatus Bay, Patio, and Outside/ Exterior to all be independent.
236. Trip lighting required to be in Chief's Room, Bunk Room, Day Room and 3 corridors only. In bunk room, 2 trip light speakers are required.
237. No more than 2 speakers to be in any single room.
238. Dispatch 102 backside drawer space- data/ power to be mounted in backsplash (for printers, so cables are not suspended in air above printers). Buttons to be entirely in 'backsplash' (not half way into drywall).
239. Head End Access Control scope to be in GMP.
240. Emergency door bells required only- no typical door bells necessary. No emergency bell in the apparatus bay or the bunkroom. In the past the plans called for two doorbells, one for the front lobby area and one for an emergency that would ring the whole firehouse. JFRD would like one doorbell only that would ring the entire fire station and it connects into the Purvis system.
241. COJ uses the HID RP40 model # 920PTNNEK00000 for their Lenel Access Control System.
242. Per Cpt. Groff there is no code requirement for an FAAP. Remove this one piece of equipment from future fire stations.
243. Chief's Room data and power layout to match Station 75 plans dated 6/14/23.
244. Fitness Room to contain coax hookups for future TV on Storage and Bunker Gear walls.
245. Conduit for Antenna is currently vague on drawings- to be placed by LV Subcontractor, on exterior wall and 50' maximum from communication room. No line of sight needed to a central place in the City. Fire Stations in remote parts of town must have special consideration regarding position/ orientation (FS 47 for example). Placing it on the high wall of the apparatus bay over dispatch area is a good solution.

Site/ Structural/ Landscaping/ Misc.

300. Trench drain needed across concrete landing adjacent to Bunk Room exterior door (with swale or drain), as water ponding and intrusion is an issue. Trench drain near the back door of the bunk room needs to be as close to the door as possible.
301. JFRD does not want lock boxes on exterior spigots, prefer a simple commercial spigot.
302. JFRD has approved Bermuda sod species used in irrigated areas (in lieu of Zoysia), Bahia in non-irrigated areas. Zoysia is acceptable as well.
303. Prior to sod placement, dirt to be graded, and sod to be rolled per COJ specifications.
304. Extractor building slab needs poly drain trough system.
305. Outdoor mop basins required on all fire station projects.
306. Contractors to provide report of material substitutions/ alternates based on submittals for COJ/ JFRD review.

Engineering, Administration and Inspection Services

307. Additional Reinforcement required at exterior and bay door openings, and Comms Room/ Elec. Room conduit penetration stub areas.
308. Yellow plastic sleeves required for bollards.
309. PG 76-22 asphalt binder to be discussed at progress meetings, to eliminate asphalt 'shoving' on radius.
310. End of concrete driveway radius to be squared off.
311. Concrete expansion joint detail to be included in plans.
312. CMU block cleaning to be discussed at preconstruction conferences. Product Stellar used at Station 65 (EaCo Chem Inc. – NMD 80 New Masonry Detergent), to be passed along to AWC.
313. Sidewalks to all have radius- (no straight 90's)
314. Extractor Specifications: Uni Mac, Model V, UWT065D30LX050EA00, Voltage: 200-240/60amp breaker/ 1or 3 phase, It does not come with heat option.
315. Heavy Duty Asphalt areas to be 3" thick.
316. Add vinyl privacy slats in the fencing to all stations.
317. Keep Landscape Shrubbery to a minimum. From Station 64- *JFRD has no way to maintain 1200+ shrubs, plantings, etc. JFRD city properties have no lawn maintenance services, i.e. mowing, shrubbery maintenance, pesticides, fertilization, fungicides, etc. We can maintain 6-12 at best. Move forward on what we need to do to make arrangements to substitute or delete.*
318. Confirm Landscaping has been designed for easy maintenance.
319. Riding mower has to be able to get access to the storage shed/extractor building. The curbing that leads to the shed is a full curb and the riding mower is not able to drive over it. Curb needs to be taken out at that area because JFRD personnel will be using the riding mower every Saturday per the schedule. All curbing should have some points for the riding mowers to access grass that needs to be mowed (Valley Curbs).

COJ/ JFRD/ CEI

400. Lift station telemetry funding must be resolved well in advance of construction. Currently Public Buildings covers costs, moving forward it will be ITD (One of the issues with the telemetry station is that IT and Public Buildings need to know what cell service the station will be able to use. They want to make it standard and right now 65 uses AT&T and 75 is using T-Mobile. From what I have been told some of the stations are only compatible with specific service companies. That is where the main problem is happening). **Flag for 76- must be at&t.**
401. Update standard warranty on TPO roofs for workmanship to a 2-year minimum.