



Florida Department of Transportation

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GOVERNOR

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SECRETARY

January 21, 2022

To: Prospective Bidders

Addendum No.: 3 F2004, FIN# 42786945201
Redesign a new HVAC system, remove and dispose of the existing HVAC system, and reconstruct a new HVAC system for the Lake City Operations Crew Building, Lake City, FL. Provide sufficient expertise, work force, equipment, materials, oversight, permitting, safety, clean-up, disposal and all incidentals necessary to replace existing HVAC system as depicted and specified in this scope, plans, contract documents, and special provisions. All work will be in accordance with the 2020 Florida Building Code, and all applicable laws, rules, and codes shall be followed for this project, in Columbia County.

This is the response to the Bid Questions listed below:

We appreciate your comments and with much consideration, the original scope remains as We appreciate your comments and with much consideration, the original scope remains as written. The concern of the existing 20 ton unit using 100% outside air for just the men and women's restroom areas must be addressed. It is inefficient and has never worked properly. The intent of the project is to improve the existing design for energy efficiency (it shouldn't take a 20-ton unit for the restrooms) and to reduce the 100% fresh air exchange rate of the restrooms to meet the minimum Florida Building Code fresh air exchange rates. The design needs to address these fundamental concerns.

Question: I believe that the engineer originally designed the 100% outside air unit tagged AHU-F4 for both bathrooms due to the showers. I would not recommend removing this design as the showers are being used. I also notice that EF-F1 (Mens) and EF-F2 (Womens) were not running but the disconnects were on. So, there is an issue with them. These should run in conjunction with AHU-F4.

Question: AHU-F2 and AHU-F3 are mounted above the ceiling, half in the bathroom and half in the hallway. The return has a 10" long piece of sheet metal that is open and is returning air from above the ceiling in the bathrooms and not from the offices. So, this is an issue. Also found the return smoke damper closed on AHU-F2 so no return from the offices were making back to the AHU-F2.

Question: I feel that the best solution is to replace all the existing units like for like and move AHU-F2 & AHU-F3 out of the bathrooms and into the hallway given an enough room that the return air can be pull from the offices back to each AHU which then will allow the system run efficiency.

Question: I would add a humidity/Temperature sensor in both bathrooms and have a controller mounted at AHU-F4. This with allow the system to control both bathrooms. Right now, there is one sensor mounted in the men's rest room.

Question: I would also have the Fire alarm system looked.

Question: I provided my ideas to correct the issue, but these are not the scope of work that is being looked at by the other bidding contractors.

Please sign this addendum and return a signed copy to me to indicate receipt.

Company Name

Signature

Date

Thank you,
Jim Brown
District Contracts Administrator
Phone: 386-758-3798
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