



**Florida Army National Guard**  
*Construction & Facility Management Office*



**ISSUED ADDENDUM**

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Date	6/12/2020
Addendum Number	1
Project Number and Name	218042 Demolish and Replace Barracks and Latrine Facilities 02108-02113
Invitation to Bid Date	5/13/2020
Number of Attachments	7
Bid Opening Date and Time	6/25/2020 (2:00 PM – St. Augustine, FL)

From: Department of Military Affairs, CFMO Contracting Office

This addendum and the listed attachments forms a part of the contract documents and modifies the original bidding documents. Acknowledgement of this addendum in Exhibit 4 - Bid Proposal form is required.

Concerns with this addendum should be addressed to:

[ng.fl.flarnng.list.cfmo-contracting@mail.mil](mailto:ng.fl.flarnng.list.cfmo-contracting@mail.mil)

Contents of the addendum are included on the following pages as prepared by Bhide & Hall Architects, P.A.

Attachment List

1. Responses to RFI
2. Asbestos Survey
3. Revised Drawings—Sheets A201 and A202
4. Specification Section 10 31 00 Exterior Signage
5. Revised Drawing—M-2
6. Revised Drawings—E-2 and E-3
7. Specification Section revision 26 24 16 Panelboards

END OF ADDENDUM #1

## ADDENDUM NO. ONE

To the Plans and Specifications for:

**DEMOLISH & REPLACE BARRACKS & LATRINE FACILITIES 02108-02113  
CAMP BLANDING JOINT TRAINING CENTER  
STARKE , FL  
For FLORIDA DEPT. OF MILITARY AFFAIRS**

Prepared By: **ARCHITECT**  
Bhide & Hall Architects, P.A.  
1329-C Kingsley Ave.  
Orange Park, FL 32073  
Certificate No. AAC000569

Date: June 11, 2020

### Index:

<u>Number</u>	<u>Discipline</u>	<u>Topic</u>
1	Non-Technical	RFI #001 Reply
2	Non-Technical	Asbestos Survey
3	Architectural	Revised Drawings – ABI #004 Clarification
4	Architectural	Specification Section 10 31 00, Exterior Signage added.
5	Mechanical	Revised Drawing – M-2, Mechanical Details
6	Electrical	Revised Drawings – E-2, Power Plan and E-3, Lighting Plan
7	Electrical	Specification Section 26 24 16, Panelboards revised.

**7 ITEMS TOTAL**

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#### **Item No. 1, RFI #001 reply.**

Responses to RFI #001 submitted by Bidders is attached.

#### **Item No. 2, Asbestos Survey.**

An Asbestos Survey was conducted on April 30, 1990 on all six (6) buildings contained in the Scope of Work of this project. It should be noted that all asbestos material discovered in these Buildings as noted in the Report has been abated as indicated on Page 1 of the Report.

#### **Item No. 3, Revised Drawings – ABI #004 Clarification.**

Drawing Sheets A201 and A202 have been revised to clarify the locations of ABI #004 within the building. As stated elsewhere in the Bidding Documents, the Scope of Work containing in ABI #004 is located solely within Room 103, Latrine of each building of the project.

**Item No. 4, Specification Section 10 31 00, Exterior Signage added.**

As indicated in RFI #001 reply, specification Section 10 31 00, Exterior Signage has been added to the Specifications and Bidding Documents to provide additional information regarding the exterior signage to be provided. Please see Sheet A301 of the Drawings for additional information.

**Item No. 5, Revised Drawing – M-2, Mechanical Details.**

Drawing Sheet M-2, Mechanical Details has been revised to remove the safety enclosure indicated to be provided around AHU CU-1 from the project.

**Item No. 6, Revised Drawings – E-2, Power Plan and E-3, Lighting Plan.**

Drawing Sheet E-2, Power Plan has been revised to provide additional information and clarification regarding the panel manufacturer and model requirements to meet CBJTC standards. Drawing Sheet E-3, Lighting Plan has been revised to provide update Lighting Fixture Schedule manufacturer and model information to meet CBJTC requirements. General Note #2 on Sheet E-3 has also been updated to provide additional information regarding occupancy sensor programming requirements.

**Item No. 7, Specification Section 26 24 16, Panelboards revised.**

Specification Section 26 24 16, Panelboards has been revised to include CBJTC approved manufacturers as noted in Paragraph 2.01. In addition, Paragraph 2.03G has been modified to include the use of snap-in circuit breakers to meet CBJTC requirements.

**END OF ADDENDUM NO. ONE**



## RFI REPLY

Project: Demolish & Replace Barracks & Latrine Facilities 02108-02113 Date: 06/08/2020  
Camp Blanding Joint Training Center Comm. No.: 18038

To: All Bidding General Contractors  Fax  
 Email  
 U.S. Mail  
Attn.  Messenger  
We are sending the following:  Quick Ship

RFI No.	Description	Date Rec'd
001	General Clarifications	6/5/2020

1. Building 2109 does not appear to have its own propane tank like the other buildings. Will it be fed off of the tank for Building 2108 or 2111, or does it need its own tank? If so, where will the extra tank be located?

**Response: The propane tank located between Buildings 2108 and 2109 as indicated on Drawings shall serve both buildings.**

2. Please provide more detail on the safety enclosure shown on page M-1 and detailed on page M-2. It says per manufacturer's specs but I do not see any specs for the enclosure, nor does the detail on page M-2 show enough detail on the enclosure/its anchoring in order to properly supply the intended enclosure.

**Response: The safety enclosure shown on Sheets M-1 and M-2 to be installed around AHU CU-1 has been eliminated from the project.**

3. ABI #4 lists the wall tile as it applies to the latrine, room 103. However, on pages A201 and A202, the notes point towards ABI #4 wall tile being inclusive of the rest of the building as well (Room 100). Is the intent for ABI #4 to include the Room 100 and 103 or just room 103?

**Response: Wall tile to be provided and installed as part of the Scope of Work of ABI #4 shall be provided in Room 103 only.**

4. Please provide specs for the exterior building number signage as shown on page A303.

**Response: Specification Section 10 31 00, Exterior Signage has been added to the Bidding Specifications and shall become part of the Bidding Documents.**

5. We have reviewed the drawings and comprised a takeoff, however, we are unable to quote this project because the specification manual lists conflicting information regarding window treatment. Part 1.1 of 12 51 00 section (Window Blinds) within the specs manual states that contractor is to furnish and install Vertical Blinds on window openings. However, Part 2 (Products) of the same section mentions "Window Blinds: Levolor 2-1/2" Premium Hardwood Collection, Color: White #1250290"

Can you please verify whether the windows are to be covered by Vertical Blinds or the 2-1/2" horizontal wood blinds?

**Response: All blinds on the project are to be 2-1/2" horizontal blinds.**



## RFI REPLY

6. Will the current contents of the barracks be removed prior to start of construction by the owner? Are the contents to be disposed of by the contractor?

**Response: All furnishings within the Buildings will be removed by the Owner prior to commencement of construction. Removal of all building materials is the responsibility of the contractor.**

7. Does the demolition of existing buildings need to follow any phasing plans?

**Response: Demolition phasing is not required. A demolition plan will be required for coordination with CBJTC and Environmental review.**

8. Has the site (roofing, concrete, etc.) been tested and found to be clear of any asbestos, or will abatement/wet demo be required?

**Response: An Asbestos Survey was conducted on April 30, 1990 on all six (6) buildings contained in the Scope of Work of this project. A copy of that Report will be made available to all Bidders via Addendum. It should be noted that all asbestos material discovered in these Buildings as noted in the Report has been abated as indicated on Page 1 of the Report.**

9. The front end specs say to mark the sealed envelopes with project number 211054, Yerkes Road Sewer line. Please advise if this needs updating.

**Response: Sealed envelopes shall be marked "Project Number 218042, Demolish & Replace Barracks & Latrine Facilities 02108-02113".**

10. Spec 28 31 00 states all fire alarm wiring shall be in rigid conduit whereas in spec 26 05 32 states dry interior locations can be EMT but painted RED for Fire Alarm. Which spec shall be followed?

**Response: Fire alarm wiring shall be installed in rigid conduit and/or as required to meet NFPA 72 requirements.**

11. Spec 27 13 43 PART 2 states telephone/data outlet raceways to be 3/4" conduit whereas drawing # E-1 states the conduit shall be 1". Which is correct?

**Response: Conduit at telephone/data outlet raceways shall be 1" diameter rigid conduit.**

12. Is there HVAC to be removed during the demolition of the barracks? (i.e. Will any refrigerant need to be recovered?)

**Response: There is no existing HVAC equipment to be removed on the project.**

Copies to:	With Attachments	Transmittal Only	Sent VIA
File		X	

By: Brian Sawyer, AIA LEED AP

**Bhide & Hall Architects, P.A.**

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Orange Park, Florida 32073  
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Phone: 904.264-1919

CAMP BLANDING JOINT TRAINING CENTER  
 ENVIRONMENTAL DIVISION  
 5629 State Road 16 West, Building 4540  
 Starke, Florida 32091-9703

DATE: 9 April 2014

PROJECT Remodel HQ Facility FAC 02108

THRU	INITIAL	DATE	
NEPA Coordination – Mitchell:  1,2,5,6,9,10,11,12,27,28,29,30, CatEx, Rec	MHM	9-APR-14	<input checked="" type="checkbox"/> Initial and Forward
Cultural – Mitchell:  17,18,19,20,21,22,23,24,25,26	MHM	9-APR-14	<input checked="" type="checkbox"/> Initial and Forward
T&E, General Biology, and MFR – Perkins/Mitchell:  2,3,4,9,13,14,15,16	JP	18 Apr 14	<input checked="" type="checkbox"/> Initial and Forward
Haz and Compliance – Croci/Kerce:  2,3,4,7,8,9	JK	17 Apr 14	<input checked="" type="checkbox"/> Initial and Forward
Environmental Division Approval – Catlett/Croci	PC	18 APR 14	<input type="checkbox"/> Signature and Return

COMMENTS:

~~Assume Asbestos Containing Material in  
 Boiler Room & Roofing; especially  
 Transite Panels, Ceiling exhaust Material,  
 AND ALL Roofing Material.~~  
 per report dated April 30, 1990, Bldg.  
 Jerry D Kerse 2108, is NOT listed  
 11 July 14 as containing asbestos.

ASBESTOS SURVEY  
OF THE  
FLORIDA NATIONAL GUARD BILLETING FACILITY  
CAMP BLANDING  
CLAY COUNTY, FLORIDA

PREPARED FOR

STATE OF FLORIDA  
DEPARTMENT OF MILITARY AFFAIRS  
STATE ARSENAL, BOX 1008  
ST. AUGUSTINE, FLORIDA 32084

BY

PROFESSIONAL SERVICE INDUSTRIES, INC.

1450 NORTH LANE AVENUE  
JACKSONVILLE, FLORIDA 32205

PSI Report No: 438-09037-01  
Date: April 30, 1990

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EXECUTIVE SUMMARY

The following buildings were surveyed as part of the Military Academy Headquarters Facility:

Latrines:

Bldg. No. 2110  
Bldg. No. 2115  
Bldg. No. 2120  
Bldg. No. 2125

Barracks (North):

Bldg. No. 2108  
Bldg. No. 2109  
Bldg. No. 2111  
Bldg. No. 2112  
Bldg. No. 2113  
Bldg. No. 2114  
Bldg. No. 2116  
Bldg. No. 2117  
Bldg. No. 2118  
Bldg. No. 2119  
Bldg. No. 2121  
Bldg. No. 2122  
Bldg. No. 2123  
Bldg. No. 2124  
Bldg. No. 2126  
Bldg. No. 2127

Barracks (East):

Bldg. No. 2204  
Bldg. No. 2208  
Bldg. No. 2212  
Bldg. No. 2218  
Bldg. No. 2220  
Bldg. No. 2224  
Bldg. No. 2226  
Bldg. No. 2230  
Bldg. No. 2234

Classroom:

Bldg. No. 2102

Laundry:

Bldg. 2106  
Bldg. 2104

Billeting Post Headquarters:

→ Bldg. No. 2100

## EXECUTIVE SUMMARY

The following building materials were confirmed to be asbestos-containing:

- BOILER TANK INSULATION - Friable - Assumed with >10% damage. High potential for further damage - Latrine Boiler Room, Building Numbers 2110, 2115, 2120, 2125 - Homogeneous Area 01BI.
- CEILING EXHAUST MATERIAL - Friable - Assumed with >10% damage, low potential for further damage - Boiler Room, Building Numbers 2110, 2115, 2120, 2125 - Homogeneous Area 02BI.
- TRANSITE PANELS - Nonfriable - Containing 25% Chrysotile asbestos fibers, with <1% damage, high potential for further damage - Mess Hall, Building Numbers 2109, 2114, 2121, 2126 - Homogeneous Area 03BI.
- ✕ BOILER TANK INSULATION - Friable - Assumed with >10% damage, high potential for further damage - Rear Latrine Area, Building Number 2100 - Homogeneous Area 09BI.
- ✕ CEILING EXHAUST MATERIAL - Friable - Assumed with >10% damage, low potential for further damage - Rear Latrine Area, Building Number 2100 - Homogeneous Area 010BI.
- ✕ AIR CELL PIPE INSULATION - Friable - Assumed with >50% damage, high potential for further damage - Rear Latrine Area, Building Number 2100 - Homogeneous Area 011BI.
- BOILER TANK INSULATION - Nonfriable - Assumed ACM with >10% damage, high potential for further damage - Building Numbers 2104 and 2106 - Homogeneous Area 014BI.

The following materials were sampled but found to be non asbestos-containing:

-	CEILING BOARD	Bldg #2126/#2109	Homo. 04BI
-	CEILING PANEL	Bldg #2126/#2101	Homo. 05BI
-	WALL BOARD	Bldg #2126/#2109/#2102	Homo. 06BI
-	LT. BROWN 12X12 FLOOR TILE	Bldg #2102	Homo. 07BI
-	CEILING BOARD	Bldg #2220/#2216	Homo. 08BI
-	CEILING BOARD	Bldg #2100	Homo. 012BI
-	CEILING PANEL	Bldg #2100	Homo. 013BI
-	CEILING BOARD	Bldg #2106	Homo. 015BI
-	TAN 12X12 FLOOR TILE	Bldg #2234	Homo. 016BI
-	WALLBOARD	Bldg #2234	Homo. 017BI
-	ROOF SHINGLE AND FELT	All Buildings	Homo. 018BI

NOTE: This failed to note 2108 as being sampled.

## INTRODUCTION

As requested, an asbestos survey has been performed at the Billeting Facility located at Camp Blanding in Clay County Florida, a Florida Army National Guard Facility.

### Authorization

Authorization to perform this assessment was given by Colonel Richard T. Powers from the Florida National Guard Headquarters in St. Augustine, Florida to Professional Service Industries, Inc..

### Purpose

The purpose of the survey was to determine the presence of asbestos containing building materials that may have been used during the construction and remodeling of the above mentioned project as required by Florida Statutes, Chapter 255.553. This report was prepared in accordance with the requirements set forth by the Department of Labor and Employment Security Specification # S.V.Y. 3-789.

### Scope

The scope of the survey included: A review of the available construction, maintenance and renovation documents; personal interviews with maintenance personnel; review of any previous asbestos surveys; visual observation of each room of the facility for the presence of suspect ACM; delineation of homogeneous areas and functional spaces; bulk sampling and laboratory analysis of suspect ACM; documentation including photographs of each sample location; conditional assessment of each confirmed or assumed asbestos containing material; and a written report discussing the results and recommendations of the survey.

## BUILDING DESCRIPTION

The Camp Blanding Billeting Facility consists of thirty-three (33) buildings which were within the scope of this project. Buildings 2100 through 2125 were constructed from the late 1930's to 1940. Buildings 2204 through 2234 were constructed in the late 1970's. All structures are of masonry construction on a concrete slab foundation. Roofs of all structures were replaced in 1985. The facility was predominately unoccupied at the time of the survey.

Building 2234 is a medical operations building. The interior walls are wallboard and the ceilings are ceiling board. The floor coverings are tan, 12" X 12" floor tile and carpet. Barracks buildings 2230 and 2226 have ceilings open to the wooden rafters and interior wall are concrete block. Barracks buildings 2204 through 2224 have interior walls of concrete block and ceilings consisting of ceiling board panels.

The latrine buildings, building numbers 2110, 2115, 2120 and 2125, have ceilings open to the wooden rafters and interior walls consisting of concrete block. The hot water storage tank (boiler) is located in an interior boiler room. The north barracks, building numbers 2127, 2124, 2123, 2122, 2119, 2118, 2117, 2116, 2113, 2112, 2111 and 2108 all have concrete block interior walls and the ceiling is open to the wooden rafters.

Mess Halls, building numbers 2109, 2114, 2121 and 2126, have exterior, asbestos-containing, cementitious panels located on the western corner of the buildings. The dining room ceiling consists of a systems of suspended ceiling panels, and the kitchen ceiling consists of ceiling board. The pantry and refrigeration room consists of wooden panel walls and ceilings and the interior walls of the kitchen and dining areas are wallboard.

Building numbers 2106 and 2104 have ceilings which consist of ceilingboard and interior walls of concrete block. A boiler room is located within the building with outside access. Building 2102 has board ceilings and walls. Flooring materials consist of floor tile and carpet.

The Billeting Headquarters, building number 2100, consists of offices in the east wing which have ceiling board and panel ceilings and concrete block interior walls. The south latrine wing of the building houses the boiler and associated pipe insulation and the ceilings are open to the wooden rafters.

## DISCUSSION OF FINDINGS AND RECOMMENDED RESPONSE ACTION

The hot water storage tank (boiler) insulation located in building numbers 2100, 2110, 2115, 2120 and 2125 is ACM based on previous analysis (see Section 11). The material is assessed as friable, thermal system insulation, asbestos-containing material in poor condition with a high potential for future damage. The material has >10% physical and water damage with distributed cuts and gouges. Based on the above parameters the primary abatement response is removal. A secondary abatement response would be enclosure of the material.

The white ceiling exhaust insulation material located above the hot water storage (boiler) tanks in building numbers 2100, 2110, 2115 and 2125 is ACM based on previous samples obtained from similar material in the Military Academy Headquarters. The material is assessed as friable thermal system insulation, asbestos-containing material in poor condition with a low potential for future damage because of the materials location at ceiling level. The material is delaminated and frayed due to deterioration from age. Based on the above parameters the primary abatement response would be removal. A secondary abatement response is complete enclosure of the material.

The air cell pipe insulation located in building number 2100 is ACM based on previous analysis (see Section 11). The material has greater than 50% physical and water damage and is torn and hanging from the pipes. The material is assessed as friable asbestos-containing, thermal system insulation with a high potential for future disturbance. Based on the above parameters the only response action is removal.

The exterior transite panel boards located in building numbers 2109, 2114, 2121 and 2126 was found to contain 25% to 30% chrysotile asbestos mineral fibers. The material is assessed as non-friable, miscellaneous, asbestos-containing material in good condition with a high potential for future damage due to location of the material. Based on the above parameters the primary abatement response is implementation of an operations and maintenance program until renovations or demolition of the building mandates removal of the material.

As an additional recommendation, a cursory study of airborne fiber concentrations in the functional spaces, where friable asbestos is present, would aid in determining the actual concentration of fibers in the area and would help to define the appropriate response actions, as well as determine urgency with which this material needs to be addressed.

## COST DATA

The costs associated with the abatement of the asbestos containing materials is a function of many parameters. These include the types of abatement chosen, number of phases required, whether non-friable materials are removed or monitored, cost associated with an Operations and Maintenance program, current and changing disposal regulations and codes, and material replacement costs.

The most likely materials which would warrant removal is the friable and non friable hot water storage tank (boilers) thermal system insulation (TSI) located in building numbers 2100, 2104, 2106, 2110, 2115, 2120, and 2125, air cell pipe insulation in building number 2100 and ceiling exhaust material located in building numbers 2100, 2101, 2115, 2120 and 2125.

Testing ambient air for airborne fibers, as previously discussed, will determine the urgency with which this material should be abated. Should removal of these materials be warranted or elected, the most economical means would be removal of all of the above referenced materials during the same removal episode.

The rooms where the materials are located can be sealed off to develop a containment system. All materials can be removed utilizing one containment for each building and one contractor mobilization for the entire project. The cost for the removal of these materials is estimated to be between \$30,000.00 and \$40,000.00. An alternative abatement solution for the hot water storage tanks (boilers) would be enclosure of these systems. The cost for this abatement alternative would be between \$15,000.00 and \$20,000.00.

The cost to implement an Operations and Maintenance (O & M) Program for these materials would be included in the buildings O & M and is discussed later in this section.

It is generally more economical to place the transite panel in good condition, found in building numbers 2109, 2114, 2121, and 2126 under the scrutiny of an O & M Program. However, if removal is elected or becomes warranted, the cost for removal of this material is estimated to be between \$4,000.00 and \$7,000.00.

Operation and Maintenance Costs

An Operations and Maintenance Program for this facility would include guidance documents for proper handling and cleaning techniques of ACM, material labeling, material tracking methods, and an air monitoring program, where friable asbestos is present. The cost of implementing the program is as follows:

## Building O &amp; M Costs

1.	Start of Costs	\$2,000.00	to	\$3,000.00
	a. Training	\$ 600.00		\$ 900.00
	b. Equipment	\$1,000.00	to	\$1,500.00
	c. Medical Monitoring	\$ 400.00	to	\$ 600.00
2.	Material Monitoring per/month	\$ 100.00	to	\$ 200.00
3.	Air Monitoring	\$4,000.00	to	\$5,000.00

The cost of maintaining this program would diminish as materials are removed in a phased approach.

