



**ADDENDUM 1:
ITB #11-007 MARTIN LUTHER KING CENTER RENOVATIONS**

To all general contract bidders of record on the Work titled:

**MARTIN LUTHER KING CENTER RENOVATIONS
KEY WEST, FLORIDA**

This addendum is issued as supplemental information to the ITB # 11-007 package for clarification of certain matters of both a general and a technical nature. The referenced ITB package is hereby addended in accordance with the following items as fully as completely as if the same were fully set forth therein:

The following clarifications and/or modifications address issues raised at the mandatory pre bid conference held on site, March 9, 2011:

ITEM #1: EXISTING SITE CONDITIONS

- a) Pool Built in 1958
- b) Original surface of pool was Marcite and Pool Coat
- c) Surfaced was patched with Pool Coat until 1998
- d) 1998 - Fiber Tech liner was installed over the Pool Coat and lasted over 10 years
- e) 2008 - Liner started to leak and fiberglass patches were installed over the leaks and cracks
- f) The City made the fiberglass repairs last year, found out that whatever material the pool is made of is completely saturated and wet, in order to get to a good workable surface all the fiberglass will need to be removed so that there will be a surface that products can adhere to. Not clear as to how far down a dry surface is, mystery as to the depth of materials will need to be removed.
- g) Pitch of the pool deck is another major problem, all the rain water drains into the pool instead of off the pool deck. The City wants to bring it back to code and drain the water off the pool deck. Also re-slope in front of the office area so that there isn't puddling in front of the office.

ITEM #2: WORK SPECIFICATIONS

Q. You want to go all the way down to the shell?

A. Yes, all the way to good material, mostly the concrete shell.

Q. How would you handle the drain in front of the office?

A. French drain, or deco drain, a slim drain and then drain it off each end and re-slope the area.

Q. Will the perimeter piping all be replaced?

A. Yes, there is accessibility underneath the pool. (A walk-thru was conducted with interested parties). There is a new spa pack underneath running into the building. But once you are under the building it is all old piping. Piping needs to be properly strapped to code. Please remember that the City is in a saltwater environment and the City wants the project to last, and not rot away in three years, if you see something that isn't in the scope of work email us so that the City can have everyone on the same page. The City does not want any change orders. The City understands that the piping is going to be difficult because of the radius of the pool. The City

will allow for the piping to be moved out away from the walls a little bit. However the City will still need clearance on the strapping.

Q. Are you looking for PVC?

A. Yes.

Q. Schedule 40?

A. Yes.

Q. Licensing requirements? Commercial Pool Contractors License to do this job, right?

A. Yes and a Plumbing License and it will be inspected by City of Key West Inspectors

Q. Why a plumbing license if you have a Commercial Pool Contractors License?

A. You don't if your Commercial Pool Contractor Licenses covers the plumbing.

Q. Same conditions with the lighting pole?

A. Yes

Q. Finishes are typical plumbing?

A. Yes

Q. Do you have a proposed method to pitch the pool?

A. Raising or grinding the edges and correct nosing

Q. What type of finish for the pool deck?

A. Patterned concrete finish up to date. Existing finish on the pool deck needs to be removed so that the new will properly adhere.

Q. What about the fencing? Remove and replace?

A. No in your scope, but yes there are plans to remove and replace it.

Q. So when you redo the deck someone else will remove and replace the fence?

A. The City is going to allow you guys to remove the fence as you do the deck, because you will have to safe up the area.

Q. So we will remove the fence and someone else will replace the fence?

A. Yes. The City is going to keep part of the fence. The back area will remain the rest will be replaced with an aluminum horizontal picket. That will be surface mounted.

Q. All new electrical bonding too?

A. Yes

Q. Who will remove the awnings?

A. The awning will be removed in house, by staff.

Q. Will you re-utilize all the deck hardware? Lifeguard stands, safety equipment?

A. They will get moved around and flush mounting will be installed. The basketball goal will be removed and all the portable equipment. Anything that is fixed will have the contractor install the slip couplings. But anything movable or portable will be moved out of the way.

Q. Basically the new stuff will be the ladders and grab bars?

A. Yes

Q. Is one handicap lift adequate for this pool? Or will the Baby pool also need one?
Brett and Richard will be checking on that.

Q. We're (Contractor) providing the engineering as well?

A. Yes, drawings, permits, fees, and impacts-the whole bit. Make sure that include any type of application fees, engineer inspections

Q. Are you going to want to address the drainage issue around the perimeter of the pool now that the slope has changed? Guttering and such?

A. No not at this point are the City is going to address this, it is all grass. Perhaps at a later day we may have to, unless it is required by code.

Q. It looks like you have waterline tile 6" down from the rail, it looks like the top of the rail also gets tile complete. What do you want in that area?

A. Basically, anywhere in the splash zone and 6" below the splash zone we'd like to tile so that The City can clean it and keep it clean.

Q. So like a 6X6 mud cap, and a 2X2 and then a 6X6 again on the wall and tile depth markers.

A. Correct, and the City isn't sure if we are required to have lines in the pool for the different depth changes.

Q. Is that drain compliant?

A. The City needs to check on the drain in the deep end of the pool, there was discussion that it is not compliant. Ms. Lee says that 'something needs to be changed' with the drain.

Not sure if it meets the Virginia Graham Baker Act. Again whatever the codes are, bring it up to code. Last year it passed inspection, however make sure that it meets code in both the baby and the large pool. There is a lot of working being done and the drains will most likely need replaced to be up to code.

Q. Do you want all new pipes?

A. Yes

Q. Tiling the bathroom and the main entrance?

A. The City is looking for a really rough, nonskid tile that can be used throughout the downstairs. Currently the City is painting the flooring and it has to be painted quite often. The City may even consider what you will be putting on the upper pool deck, a pour-over that is stamped and colored. The City wanted this as an option if there is enough funding.

Q. What about the toilet partitions and fixtures, because now we are opening a can of worms as far as ADA requirements?

A. If there is money for that the City would have in-house staff removes the partitions and re-install them once you are complete.

Q. And if they need to be redesigned, it will be addressed later if they need to be replaced?

A. Right, that is just an option for you guys to do the floor for us.

Replace ladder anchors with slip anchors so that ladders can be removed for cleaning. Currently they aren't removable and want to be able to remove the ladders.

New railing for the stairways will be done in house.

Handicap lift will be removed and reattached by the City of Key West. It will remain the same, it is portable and hydraulic.

There will be issues with the steps; might have to do something different to meet code. So that they are even and no trip hazards, that is addressed in the scope.

Pool Supervisor wanted to make sure that everyone is aware that there is hydrostatic water on the lower level of the Martin Luther King Jr. Building

The City is looking for a solution other than paint for the flooring in bottom of the building. We are looking for a surface that is good for 5-10 years, if not 20 years.

This is a turnkey project. It is necessary to bid on all the items in the scope of work. This way all bidders have bid on the same specifications.

As a matter of public record the budget for this project is \$226,000.00
As an Invitation to bid it is traditionally awarded on the price.

All bids are to be received by March 16, 2011, that is also the opening of the bid. The date of March 30, 2011 is incorrect.

Awarding of the contracts?

Commission meets on April 5, 2011; notice to award will be on the 6th of April

Once awarded how long do you have for the preparation of the plans?
Not sure of the time frame, The City'll have to get back with them

Are there any other plans other than the 75 page documents that were part of the ITB?
No, just the as builds that were handed out today.

END OF ADDENDUM No. 1

All Bidders shall acknowledge receipt and acceptance of this Addendum No. 1 by acknowledging Addendum in their proposal or by submitting the addendum with the bid package. Bids submitted without acknowledgement or without this Addendum may be considered non-responsive.

Signature Name of Business