

ADDENDUM NO. 1
ITB – 14-007

To All Bidders:

The following change is hereby made a part of ITB – 14-007 – New City Hall Phase One – Selective Demolition, as fully and as completely as if the same were fully set forth therein:

January 15, 2014

To all general contract bidders and plan holders of record for the Work titled: **KEY WEST CITY HALL AT GLYNN ARCHER PHASE ONE – SELECTIVE DEMOLITION, 1302 WHITE STREET, KEY WEST, FLORIDA**

The proposed Contract documents for the subject project have been modified or clarified as follows:

ITEM #1:

Pre- bid conference:

A mandatory pre-bid conference for the above referenced project was held on Tuesday, January 7, 2014 at the project site. The following were in attendance:

Company	Representative	Telephone	e-mail address
Bender & Associates Archit	Bert Bender	305-296-1347	blbender@bellsouth.net
Bender & Associates Archit	David Salay	305-296-1347	blbender@bellsouth.net
Bender & Associates Archit	Emily Schulte	305-296-1347	blbender@bellsouth.net
Complete Property Services	George White	813-997-3948	gwhite@completeproperty.com
Nearshore Electric	Dwight Devore	305-942-4446	dwrightnearshore@bellsouth.net
DN Higgins	John Creswell	772-215-0156	jcreswell@mckennacontracting.com
Nearshore Electric	Jeff Kirk	305-294-3991	nearshore@bellsouth.net
DNHI	Paul Waters	305-797-1019	dnhigginskeywest@aol.com
CT&S	Andrew Toppino	305-797-5839	ajtoppino@gmail.com
Key Iron Works	Otis May	305-294-0277	omay@kiw-keywest.com
Cross Environmental	James Smith	813-714-5045	jsmith@crossenv.com
Cross Environmental	Al Bistow	813-783-1688	cab@crossenv.com
Paragon Construction	Ray Gamez	305-216-4184	paragon@bellsouth.net
ABC Construction	Pablo Arcia	305-663-0322	kmelo@abconstruction.cc
		Fax 305-267-2403	
ABC Construction	Bobby Arena	305-663-0322	kmelo@abconstruction.cc
ADS Services, Inc.	Greg Godec	813-465-8006	gregorygodec@msn.com
Grader Mike LLC	Dave Kechoff	305-797-3235	gradermike1@yahoo.com
Charley Toppino	Paul Toppino	305-797-1000	paul@toppino.com
D.L. Porter	Gene Lenhart	813-477-2736	gcl608@aol.com
D.L. Porter	Robert Blanchard	941-929-9400	mwhite@dlporter.com

Company	Representative	Telephone	e-mail address
EE&G	Richard Grupenhoff	305-970-8609	rgrupenhoff@eeandg.com
TEM Environmental	Tom McKechnie	305-984-2683	temenvironmental@yahoo.com
P.B. Builders	Tom Moore & Steve Fulcher	305-414-8944	tm07846@aol.com
Toppino's	Richard Toppino	305-797-1002	richardjtoppino@aol.com
Lower Keys Plumbing	Barry Barroso	305-304-1367	barry@clkp.com
Mike Vieux	City of Key West	913-522-9551	mvious@keywestcity.com

Copies of the actual sign in sheet are on file with the Owner and the Architect and attached to this Addendum.

The project scope was outlined and bidders toured the site. This Addendum addresses general issues raised at the meeting as well as written questions received through January 12, 2014

ITEM #2:

Abatement Issues:

- A. All flooring materials applied over the original tongue & groove wood will be removed. Flooring materials requiring abatement are listed in the EE&G report contained in the Documents.
- B. A list of recyclable hazardous materials is included in the document package for this work.
- C. The minimal amount of lead paint is identified in the documents and shall be disposed of in accordance with federal, state and local regulations.
- D. Indoor air quality (mold) amounts were found to be negligible. See the EE&G report included with the bid documents.
- E. A separate third party HAZMAT consultant will not need to be employed by the Contractor. EE&G has been retained by the City through the Architect's contract and will perform those functions.
- F. Contractors should use caution when removing seats in the auditorium, due to flooring material under the seats which requires abatement.
- G. Building 'B' has ACM flashing on the upper parapet, but this work will be addressed during Phase 2. There is minor roof curb flashing ACM around the clerestory base of Building 'C', which requires abatement.

ITEM #3:

LEED Documentation and Sustainability Issues:

- A. This project is registered with the USGBC (United States Green Building Council) for certification under the LEED (Leadership in Energy & Environmental Design) program. This project has a minimum requirement of silver certification with a goal of attaining gold certification. For purposes of evaluating bid proposals to determine the lowest responsive bidder, include an outline of your proposed recycling/reuse plan. This recycling/reuse plan will be considered to be a part of the total bid package.
- B. Waste diversion from landfill:

This project has a minimum requirement for waste diversion from landfills of 75% with a goal of 95% diversion. Documentation for LEED purposes is required. The design team has determined that reporting by weight is preferable to reporting by volume.

Below is quick and preliminary list of items which we might expect to be hauled off-site and their potential disposition:

DIVERTED:

1. Vegetation and Excavated Soil (excluded from calculations)
2. ACM's and LCM's (excluded from calculations)
3. Crushed concrete sidewalks and curbs
4. Crushed asphalt pavement
5. Concrete (crushed + truck washout)
6. Cement Block
7. Metals
8. Reclaimed/Clean Lumber
9. Windows and Window Glazing
10. Doors and Door Glazing
11. Mechanical and Electrical equipment
12. Historic Chairs
13. Misc. Items (Insulation, PVC pipe, plastic wrap, bags, bottles, aluminum cans and packaging)
14. Cardboard, paper and newsprint

LANDFILL:

15. Acoustical Ceiling Panels (specific measures are needed to ensure viability, otherwise most likely sent to a landfill)
16. Gypsum Wallboard (specific measures are needed to ensure viability, otherwise most likely sent to a landfill)
17. Carpet (specific measures are needed to ensure viability, otherwise can end up in landfill)
18. Roofing
19. All other Non-recyclable construction waste

Based on those materials, one can argue that WEIGHT will result in a better diversion rate for this project, because the weight of diverted materials 3 thru 14 will far exceed that of materials 15 thru 19.

Include a similar analysis in your recycling/reuse plan. Also address materials which could be reused on site, such as grinding asphalt on site for fill under proposed parking areas.

- C. Waste Management has a recycling program on Rockland Key. In accordance with the requirements of the contract documents the Contractor must document for LEED submission, the tonnage of recycled material. However, the Contractor is free to use any waste coordinator of his choosing. It is the Contractor's responsibility to coordinate, document, and file all LEED on-line forms associated with waste diversion for this project.

- D. Materials scheduled for reuse include the auditorium seats and wood flooring removed from designated locations.

The Contractor will be responsible for removing the 524 auditorium seats, and moving them to the Owner's designated storage facility at a City-owned building, located at Truman Waterfront, at the end of Southard Street in Key West, Florida (next to the US Coast Guard Cutter Ingham Maritime Museum). Seating is to be stored in an orderly manner, to enable examination by the Architect, Owner and prospective buyers. Cover with 6 mil polyethylene sheeting. One hundred of those seats will be retained for the Owner's use at Glynn Archer. The remaining will be offered to the public. Coordinate as required.

Wood flooring designated for salvage will be removed in full sections and stored on site as shown on the Drawings.

All other salvage material, lumber, copper pipe, plumbing fixtures, etc., will become the property of the Contractor for disposal. All proceeds from the distribution of that material will accrue to the Contractor.

ITEM #4:

Existing Condition Clarifications:

- A. The existing live load capacities are 100 PSF at corridors and 75 PSF at classrooms and other locations.
- B. The concrete floor at Building 'C', which is to be demolished entirely, was investigated. A hole was drilled through the floor and found a 6" concrete slab on hard compacted fill. No wall vents were found below the finish floor.
- C. The interior side of the exterior walls will have lead paint abated as may be required by the EE&G report. No other work is required.
- D. All of the interior bearing walls will have lath and plaster removed from both faces leaving the rough framing exposed.
- E. After the finishes are removed from the second floor exterior frame wall on the west side of Building 'A', install diagonal bracing at ¼ points along the length of the wall. Demolished interior framing should be used for these braces.
- F. All floor finishes that are applied over the original wood floors shall be removed and abated in accordance with the EE&G report. Except for specific areas designated for removal, the original T&G will remain. No other work will be required. This wood will be removed for salvage during Phase Two.
- G. Under this contract, all existing rough and finish electrical, plumbing and HVAC in 'A' & 'B' Buildings will be removed, i.e., wiring, panels, fixtures, outlets, switches, water & sewer lines, etc. These items will become the Contractor's property for disposal under the terms of the contract Documents. All proceeds from the disposal of said items will accrue to the Contractor.

ITEM #5:

Utilities

- A. The Owner will pay all utility bills for temporary electric, water and sewer.
- B. The Contractor is required to install temporary electric service, including setting a temporary pole. The temporary power will remain at the conclusion of this phase for use by the Phase Two Contractor. Coordinate power requirements with Keys Energy Services and the Owner's representative, Mike Vieux. Assume a 200 amp minimum service.

ITEM #6:

Increased Scope Items

Add the following items to the demolition scope.

- A. Walk-in freezer demolition is included in this scope.
- B. Remove the entire ceiling at the front porch on the east, White Street side, to facilitate inspection by the Architect and Engineer.
- C. A number of furniture items remain in the building. The Contractor will be responsible for disposal of these items. These items will need to be documented for LEED purposes. The Contractor may dispose of them in accordance with the contract documents and may retain any financial or tax benefit from said disposal. A list of items is attached to this Addendum, but said list is not to be considered as "all inclusive".
- D. Provide an additive alternate price to install an opaque windscreen on all chain link fencing to serve as a visual barrier. If accepted, the screen will remain in place throughout the Phase Two construction. New bid form is attached.

ITEM #7:

Miscellaneous Issues

- A. Refer any complaints from the public to the Owner's representative, Mike Vieux, or the Architect. The Contractor is not obligated to deal with public relations issues.
- B. The City will remove the covered aluminum shelter in the playground area prior to the start of construction. Any associated work on the superstructure is not in this contract. Removal of the concrete slab and any foundations is a part of this contract.
- C. The existing gymnasium building that houses the Boys and Girls Club is not a part of this project. The City will confirm that that Building is on a separate meter, and if required, the City will coordinate installation of a new service.
- D. The fence shown for installation around the gymnasium contains a gate to the City Hall site on the north side of the Gymnasium. Change this single gate to a double gate.

END OF ADDENDUM

Attachments:

Sign-In Sheets (2 pages)

List of Furniture Items for Removal

Bid Form with Alternate

KEY WEST CITY HALL AT GLYNN ARCHER
 SELECTIVE DEMOLITION
 PRE-BID MEETING
 January 7, 2014 11 AM

COMPANY	REPRESENTATIVE	PHONE/CELL	E-MAIL
BENDER → ASSOC ARCHITECTS	BERT BENDER	305 296 1347	BLBENDER@BELLSOUTH.NET
	DAVID SALAHY		
	EMILY SCHULTE		
Complete Property Services	Genevieve White	813 997 3948	gwhite@completeproperty.com
Nearshore Electric	Dwight Devore	305-942-4446	dwrightnearshore@bellsouth.net
DN Higgins	John Creswell	772-215-0156	jcreswell@dnhigginsconstruction.com
Nearshore Electric	Jeff Kirk	305-294-3991	Nearshore @ Bellsouth.net
DNHI	Paul Waters	305-797-1019	phiggins@keywestad.com
CT + S	Andrew Toppino	305-797-5839	AToppino@GMAIL.COM
KEY ROAD WORKS	Oris May	305 294-0277	OMay@keywest.com
Cross Environmental	JAMES SMITH	813-714-5045	jsmith@crossenv.com
Cross Environmental	Al Bristow	813-783-1689	cal@crossenv.com
PARAGON Const.	RAY GAMERZ	(305) 216-4184	PARAGON@BELLSOUTH.NET
ABC Const	Pablo Arria	305-663-0322 FAX - 305-267-2403	Kwelo@ABCconstruction.cc
Bobby Gunn	Bobby Gunn	"	"

KEY WEST CITY HALL AT GLYNN ARCHER
 SELECTIVE DEMOLITION
 PRE-BID MEETING
 January 7, 2014 11 AM

COMPANY	REPRESENTATIVE	PHONE/CELL	E-MAIL
ADS Services, Inc	Greg Godde	(813) 465-8006	gregorygoddec@msn.com
Greider M. Ke LLC	Dave Kuchoffs	305-797-3235	greider.m.ke@johnc.com
Charles Toppino	Paul Toppino	797 1000	Paul@toppino.com
DL Porter			
DL Porter	Gene Lemhart	813-477-2736	gcl608@aol.com
DL Porter	Robert Blanchard	941-929-9400	mwhite@dlporter.com
KEEG	Rich Grupenbdt	305-970-8609	rgsupenhoff@earthlink.net
TEM Environmental	Tom McKechnie	305-984-2183	TEMEnvironmental@yahoo.com
P.B Builders	Tom Progre Steve Fulcher	305-414-8144	TM07844@aol.com
Toppinos	Richard Toppino	305-797-1002	RichardToppino@aol.com
Lower Keys Plumbing	Barry Barroso	305-304-1367	barry@CLKB.com
Mike Vieira	City of KM	913.522.9551	mike mvieira@keywestcity.com

Glynn Archer -Approximate Loose Furniture Inventory
5-Nov-13

Item	Notes	Bldg A & Aud		Bldg B		Bldg C	Totals
		1st Flr	2nd Flr	1st Flr	2nd Flr		
Small tables	Generally student desks & tables	10	22	7	78	24	141
Small chairs	Generally plastic student chairs	10	20	49	46	24	149
Wheeled chairs	Generally plastic, sim to student chairs	5	1	4	6	16	16
Larger tables	4' plus in length, some folding	2	15	7	4	23	51
Open bookcases	Various styles & condition	17	20	14	18	25	94
Misc cabinets	Closed, generally poor condition	4	23	3	11	8	49
Café tables	Folding, seat 16					15	15
Display cabinets	One reasonably good condition	3				1	4
Office/teacher desks		4	7	7	4	2	24
Office/teacher chairs		4	1	5		3	13
2-dwr vert files	Most letter, some legal	3	3	1	1	3	11
4-dwr vert files	Most letter, some legal	2	7	2	2	7	20
Aquarium		1					1
Piano & bench		1					1
Lounge furniture	Generally poor condition	1					10
E-waste	TV's, comp, micros, o.h. proj, servers, etc.	2	3			18	23
Outdoor	Picnic tables, benches, etc	3					3

Note: Does not include misc pieces that are obviously damaged or built-in items.

REVISED BID FORM per ADDENDUM #1

ITB #14-007

Base Bid Lump Sum Price* \$ _____ **B1**

Base Bid Total in Words:

_____ **U.S. Dollars**

Base Bid = Basis of Award. In the event of a discrepancy, the Base Bid amount in words shall take precedence.

Add Alternate #1: Provide and install 6' high
opaque windscreen on fencing all around site \$ _____ **A1**

Unforeseen Conditions Allowance \$ **50,000.00** _____ **C1**

Award Total \$ _____ **T**

To be completed by Owner upon award. Base bid + Unforeseen Conditions Allowance

BID BREAKDOWN

The Bidder shall provide a schedule of values for all aspects of the project including mobilization/demobilization, labor and materials, permitting, etc. required or to be used for the project. The schedule of values shall be in sufficient detail to allow the owner to understand how the Bidder arrived at said Bid price and shall become part of the contract for basis of payment. The City may ask for a more detailed schedule of values if one submitted is not deemed sufficient.

***FINAL PAYMENT WILL BE BASED ON ACTUAL QUANTITIES MEASURED IN THE FIELD AND APPROVED BY CITY STAFF**

SUBCONTRACTORS

The Bidder further proposes that the following subcontracting firms or businesses will be awarded subcontracts for the following portions of the work in the event that the Bidder is awarded the Contract:

Portion of Work: _____

Name: _____

Address: _____

Portion of Work: _____

Name: _____

Address: _____

Portion of Work: _____

Name: _____

Address: _____

BIDDER

The name of the Bidder submitting this Bid is: _____

Doing business at _____

City _____ State _____ Zip _____

Telephone No. _____

Email Address _____

This address is where all communications concerning this Bid shall be sent.

The names of the principal officers of the Corporation submitting this Bid, or of the Partnership, or of all persons interested in this Bid as Principals are as follows:

Name

Title

If Corporation

IN WITNESS WHEREOF the undersigned corporation has caused this instrument to be executed and its seal affixed by its duly authorized officers this _____ day of _____, 20__.

(SEAL)

Name of Corporation

By: _____

Title: _____

Attest: _____

Secretary

If Sole Proprietor or Partnership

IN WITNESS hereto the undersigned has set his/her/its hand this _____ day of _____,
20__.

Signature of Bidder _____

Title _____