



PEDRO FALCON CONTRACTORS, INC.

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EC 13003416 / CGC 1507617
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Response to

THE CITY OF KEY WEST

ITB 19-026

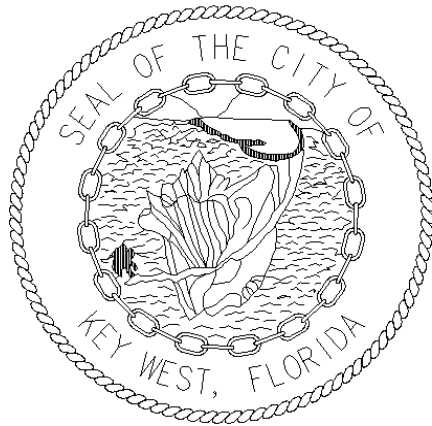
for

**TRUMAN WATERFRONT PARK PHASE
1B – BUILDING 1287 & FIELD**

AUGUST 28, 2019



CONTRACT DOCUMENTS FOR:



ITB # 19-026

TRUMAN WATERFRONT PARK PHASE 1B – BUILDING 1287 & FIELD

JULY 2019

MAYOR: TERI JOHNSTON

COMMISSIONERS:

GREG DAVILA

BILLY WARDLOW

JIMMY WEEKLEY

CLAYTON LOPEZ

SAM KAUFMAN

MARY LOU HOOVER

PREPARED BY:
K2M Design, Inc.
ARCHITECT

CITY OF KEY WEST

KEY WEST, FLORIDA

CONTRACT DOCUMENTS

For

TRUMAN WATERFRONT PARK PHASE 1B – BUILDING 1287 & FIELD

CONSISTING OF:
BID REQUIREMENTS
CONTRACT FORMS
CONDITIONS OF THE CONTRACT
GENERAL REQUIREMENTS
DRAWINGS

KEY WEST, FLORIDA

JULY 2019

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PART 1

BIDDING REQUIREMENTS

INVITATION TO BID

Sealed bids for the City of Key West ITB # 19-026 TRUMAN WATERFRONT PARK PHASE 1B – BUILDING 1287 AND FIELD, addressed to the City of Key West, will be received at the Office of the City Clerk, 1300 White Street., Key West Florida, 33040 until 3:00 p.m. on **Wednesday, August 28th, 2019** and then will be publicly opened and read. Any bids received after the time and date specified will not be considered.

Please submit one (1) original, and two (2) flash drives each with one single PDF file of the sections entitled “Bidding Requirements” and “Contract Forms”. Bid package is to be enclosed in a sealed envelope, clearly marked on the outside “ITB # 19-026 TRUMAN WATERFRONT PARK PHASE 1B – BUILDING 1287 AND FIELD” addressed and delivered to the City Clerk at the address noted above.

The project contemplated consists of providing all site work, materials, equipment and labor necessary to accomplish the following:

Provide labor, materials, equipment to complete Truman Waterfront Park Phase 1B. The scope includes the partial demo and remodel of Building 1287 and associated sitework and utilities, a new soccer field, dog park, and fruit tree grove, new sidewalk and new landscaping, per the provided drawings including, but not limited to, permitting, landscaping, fencing, hardscape, irrigation, maintenance and warranty.

Drawings and Specifications may be obtained from Demand Star by Onvia or City of Key West. Please contact Demand Star at www.demandstar.com or call 1-800-711-1712 or www.cityofkeywest-fl.gov

A MANDATORY Pre - Bid meeting will be held on **August 7th, 2019 at 11 a.m. in Room 216** Key West City Hall 1300 White Street, Key West, Florida

EACH BID MUST BE SUBMITTED ON THE PRESCRIBED FORM AND ACCOMPANIED BY BID SECURITY AS PRESCRIBED IN THE INSTRUCTIONS TO BIDDERS, PAYABLE TO THE CITY OF KEY WEST, FLORIDA, IN AN AMOUNT NOT LESS THAN FIVE (5) PERCENT OF THE AMOUNT BID.

THE BIDDER MUST BE A LICENSED CONTRACTOR BY THE STATE OF FLORIDA AND SUBMIT PROOF OF SUCH WITH THE BID.

The successful Bidder shall furnish documentation showing that he is in compliance with the licensing requirements of the State and the provisions of Chapter 66 Section 87 of the Code of Ordinances of the City of Key West; within 10 days following the Notice of Award and must demonstrate that he holds at a minimum, the following licenses & certificates;

- A. City of Key West Business Tax License Receipt
- B. A valid State of Florida Contractor Certification

All bid bonds, insurance contracts, and certificates of insurance shall be either executed by or countersigned by a licensed resident agent of the Surety or Insurance Company having his place of business in the State of Florida, and in all ways complying with the insurance laws of the State of Florida. Further, the said Surety or Insurance Company shall be duly licensed and qualified to do business in the State of Florida.

Before a Contract will be awarded for the work contemplated herein, the CITY will conduct such investigation as is necessary to determine the performance record and ability of the apparent low Bidder to perform the size and type of work specified under this Contract. Upon request, the Bidder shall submit such information as deemed necessary by the CITY to evaluate the Bidder's qualifications.

Any request for information concerning this project must be made in writing, per City of Key West Ordinance Section 2-773, Cone of Silence, to Albi Balliu, Senior Project Manager, at aballiu@cityofkeywest-fl.gov.

As stated above at the time of the bid submittal the Bidder must provide satisfactory documentation of State Licenses. The Bidder shall furnish documentation showing that he is in compliance with the licensing requirements of County, and City licenses as would be required within ten days of the award. The successful Bidder must also be able to satisfy the CITY Attorney as to such insurance coverage and legal requirements as may be demanded by the Bid in question. The CITY may reject bids for any and/or all of the following reasons: (1) for budgetary reasons, (2) if the bidder misstates or conceals a material fact in its bid, (3) if the bid does not strictly conform to the law or is non-responsive to the bid requirements, (4) if the bid is conditional, or (5) if a change of circumstances occurs making the purpose of the bid unnecessary to the CITY. The CITY may also waive any minor formalities or irregularities in any bid, (6) if such rejection is in the best interest of the CITY.

INSTRUCTIONS TO BIDDERS

1. CONTRACT DOCUMENTS

A. FORMAT

The Contract Documents are divided into parts, divisions, and sections for convenient organization and reference. Generally, there has been no attempt to divide the sections into work performed by the various building trades, work by separate subcontractors, or work required for separate facilities in the project.

B. DOCUMENT INTERPRETATION

The separate sections contained within these Contract Documents are intended to be mutually cooperative and to provide all details reasonably required for the execution of the proposed work.

Should there be any doubt as to the meaning or intent of said Contract Documents, the Bidder should request of the ARCHITECT, in writing (at least ten (10) calendar days prior to bid opening) an interpretation thereof. Any interpretation or change in said Contract Documents will be made only in writing in the form of Addenda to the documents which will be available to all registered holders of Contract Documents via Demand star. Bidders shall submit with their Bids, or indicate receipt of, all Addenda. The CITY will not be responsible for any other explanation or interpretations of said Documents.

2. GENERAL DESCRIPTION OF THE PROJECT

A general description of the work to be done is contained in the Invitation to Bid. The scope is specified in applicable parts of these Contract Documents.

3. QUALIFICATION OF CONTRACTORS

The prospective Bidders must meet the statutorily prescribed requirements before award of Contract by the CITY. Bidders must hold or obtain all licenses and/or certificates as required by the State and Local Statutes to bid and perform the work specified herein.

4. BIDDER'S UNDERSTANDING

Each Bidder must inform himself of the conditions relating to the execution of the work, and it is assumed that he will inspect the site and make himself thoroughly familiar with all the Contract Documents. Failure to do so will not relieve the successful Bidder of his obligation to enter a Contract and complete the contemplated work in strict accordance with the Contract Documents. It shall be the Bidder's obligation to verify for himself and to his complete satisfaction all information concerning site and subsurface conditions.

The CITY will make available to prospective Bidders upon request and at the office of the ARCHITECT, prior to bid opening, any information that they may have as to subsurface

conditions and surface topography at the worksite.

Each Bidder shall inform himself of, and the Bidder awarded a Contract shall comply with, federal, state, and local laws, statutes, and ordinances relative to the execution of the work. This requirement includes, but is not limited to, applicable regulations concerning minimum wage rates, nondiscrimination in the employment of labor, protection of public and employee safety and health, environmental protection, the protection of natural resources, fire protection, burning and non-burning requirements, permits, fees, and similar subjects.

5. TYPE OF BID

A. LUMP SUM

The Bid for the work is to be submitted on a lump sum basis. Lump sum prices shall be submitted for each of the two (2) Notice to Proceeds (NTP) and cumulative total. All items required to complete the work specified but not included in the Proposal shall be considered incidental to those set forth in the Proposal.

The Bidder shall submit a Schedule of Values for each NTP with the Proposal. It shall be broken down by bid items listed in the Bid Proposal Form to be used as a basis for payment.

6. PREPARATION OF BIDS

A. GENERAL

All blank spaces in the BID form must be filled in, as required, preferably in BLACK ink. All price information shall be shown in both words and figures where required. No changes shall be made in the phraseology of the forms. Written amounts shall govern in case of discrepancy between the amounts stated in writing and the amounts stated in figures. In case of discrepancy between unit prices and extended totals, unit prices shall prevail.

Any BID shall be deemed informal which contains omissions, erasures, alterations, or additions of any kind, or prices uncalled for, or in which any of the prices are obviously unbalanced, or which in any manner shall fail to conform to the conditions of the published Invitation to Bid.

Only one BID from any individual, firm, partnership, or corporation, under the same or different names, will be considered. Should it appear to the CITY that any Bidder is interested in more than one Bid for work contemplated; all Bids in which such Bidder is interested will be rejected.

B. SIGNATURE

The Bidder shall sign his BID in the blank space provided therefore. If Bidder is a

corporation, the legal name of the corporation shall be set forth above, together with the signature of the officer or officers authorized to sign Contracts on behalf of the corporation. If Bidder is a partnership, the true name of the firm shall be set forth above, together with the signature of the partner or partners authorized to sign Contracts in behalf of the partnership. If signature is by an agent, other than an officer of a corporation or a member of a partnership, a notarized power-of-attorney must be on file with the CITY prior to opening of Bids or submitted with the Bid, otherwise the Bid will be regarded as not properly authorized.

C. SPECIAL BIDDING REQUIREMENTS

The Bidder's attention is brought to the hiring practices and licenses and permits of the City of Key West. These are defined in the addition to Article 39, ORDINANCES, PERMITS, AND LICENSES, as set forth in the Supplementary Conditions.

The Bidder shall submit with his Bid his experience record showing his experience and expertise in the specified work. Such experience record shall provide at least five current or recent projects (within the past 5 years) of similar work, within the State Florida and preferably Monroe County. For each project the following information shall be provided:

1. Description and location of work.
2. Contract amount.
3. Dates work was performed.
4. Owner and name of Owner's contact person and phone number.
6. Designer and name of Designer's contact person and phone number.

The bidder shall submit with his bid a list of items to be performed by his own labor and that performed by subcontractors or others.

D. ATTACHMENTS

Bidder shall complete and submit the following forms with his bid:

- Anti-Kickback Affidavit
- Non-Collusion Affidavit
- Public Entity Crimes Form
- Indemnification Form
- City of Key West Business License Tax Receipt
- Local Vendors Form
- Domestic Partnership Affidavit
- Cone of Silence Affidavit

E. PUBLIC ENTITY CRIMES FORM

Pursuant to the requirements of Chapter 287.133, Laws of Florida, pertaining to the sworn statement on Public Entity Crimes and the Convicted Vendor List, all Bidders shall submit

a signed and notarized statement with their Bid on the form provided herein.

7. STATE AND LOCAL SALES AND USE TAXES

Unless the Supplementary Conditions contains a statement that the CITY is exempt from state sales tax on materials incorporated into the work due to the qualification of the work under this Contract, the Contractor, as required by the laws and statutes of the state and its political subdivisions, shall pay all state and local sales and use taxes. Prices quoted in the Bid shall include all nonexempt sales and use taxes, unless provision is made in the Bid form to separately itemize the tax.

8. SUBMISSION OF BIDS

All BIDS must be submitted not later than the time prescribed, at the place, and in the manner set forth in the Invitation to Bid. BIDS must be made on the BID forms provided herewith, **submit one (1) ORIGINAL and two (2) FLASH DRIVES each containing a single PDF file of the entire bid package.**

Each BID must be submitted in a sealed envelope, so marked as to indicate the Bidder's name and its contents (project name and number) without being opened, and addressed in conformance with the instructions in the Invitation to Bid.

9. MODIFICATION OR WITHDRAWAL OF BIDS

Prior to the time and date designated for receipt of BIDS, any BID submitted may be withdrawn by notice to the party receiving BIDS at the place designated for receipt of BIDS. Such notice shall be in writing (letter or email) over the signature of the Bidder. No BID may be withdrawn after the time scheduled for opening of BIDS, unless the time specified in paragraph AWARD OF CONTRACT of these Instructions to Bidders shall have elapsed.

10. BID SECURITY

BIDS must be accompanied by cash, a certified check, or cashier's check drawn on a bank in good standing, or a bid bond issued by a Surety authorized to issue such bonds in the state where the work is located, in the amount of five (5) percent of the total amount of the Bid submitted. This bid security shall be given as a guarantee that the Bidder will not withdraw his BID for a period of ninety (90) days after bid opening, and that if awarded the Contract, the successful Bidder will execute the attached Contract and furnish properly executed Performance and Payment Bonds, each in the full amount of the Contract price within the time specified. Agent and Surety phone numbers must be provided.

The Attorney-in-Fact who executes this bond in behalf of the Surety must attach a notarized copy of his power-of-attorney as evidence of his authority to bind the Surety on the date of execution of the bond. Where State Statute requires, certification by a resident agent shall also be provided.

If the Bidder elects to furnish a Bid Bond, he shall use the Bid Bond form bound herewith, or one conforming substantially thereto in form and content.

11. RETURN OF BID SECURITY

Within 15 days after the award of the Contract, the CITY will return the bid securities to all Bidders whose BIDS are not to be further considered in awarding the Contract. Retained bid securities will be held until the Contract has been finally executed, after which all bid securities, other than Bidders' bonds and any guarantees, which have been forfeited, will be returned to the respective Bidders whose Bids they accompanied.

12. AWARD OF CONTRACT

Within 90 calendar days after the opening of Bids, the CITY will accept one of the Bids or will act in accordance with the following paragraphs. The acceptance of the Bid will be by written notice of award, mailed to the office designated in the Bid, or delivered to the Bidder's representative. In the event of failure of the lowest responsive, responsible Bidder to sign the Contract, provide additional documents, insurance certificate(s) and evidence of holding required licenses and certificates, the Owner may award the Contract to the next lowest responsive, responsible Bidder. Such award, if made, will be made within 120 days after the opening of Bids.

The CITY reserves the right to accept or reject any or all Bids, and to waive any informalities and irregularities in said Bids.

13. BASIS OF AWARD

The award will be made by the Owner on the basis of the BID from the lowest, responsive, responsible BIDDER which, in the Owner's sole and absolute judgment will best serve the interest of the Owner.

14. EXECUTION OF CONTRACT

The successful Bidder shall, within 10 working days after receiving Notice of Award, sign and deliver to the CITY an original Contract and two (2) copies in the form hereto attached, together with the insurance certificate as required in the Contract Documents and evidence of holding required licenses and certificates. Within 10 working days after receiving the signed Contract from the successful Bidder, the City's authorized agent will sign the Contract. Signature by both parties constitutes execution of the Contract.

The contract shall be executed on the basis on available funding and respective NTP lump sum fees, starting with NTP 1. NTP 2 will follow as the final Phase IB component as exercised by approved change order.

16. FAILURE TO EXECUTE CONTRACT AND FURNISH BID BOND

The Bidder who has a Contract awarded to him and who fails to promptly and properly execute the Contract shall forfeit the bid security that accompanied his bid, and the bid security shall be retained as liquidated damages by the CITY, and it is agreed that this said sum is a fair estimate of the amount of damages the CITY will sustain in case the Bidder fails to enter into a Contract. Bid

security deposited in the form of cash, a certified check, or cashier's check shall be subject to the same requirement as a Bid Bond.

17. TIME OF COMPLETION

The time of completion of the work to be performed under this Contract is the essence of the Contract. Delays and extensions of time may be allowed in accordance with the provisions stated in the General Conditions.

When the Contractor receives a Notice to Proceed, he shall commence work as soon as possible and shall complete all work within the number of calendar days stipulated in this Bid.

The term of this contract will not exceed **540 calendar** days as follows:

NTP 1:	270 days
NTP 2:	<u>270 days</u>
	540 days

NTP completion days may overlap based on funding and date of respective Notice to Proceed, but in no circumstance shall the total contract term exceed 540 calendar days.

NOTE TO BIDDER: Use preferably BLACK ink for completing this BID form.

BID PROPOSAL FORM

To: The City of Key West
Address: 1300 White Street, Key West, Florida 33040
Project Title: TRUMAN WATERFRONT PARK PHASE 1B – BUILDING
1287 AND FIELD - ITB # 19-026

Bidder's contact person for additional information on this BID:

Company Name: Pedro Falcon Contractors, Inc.
Contact Name & Telephone #: Christian Brisson 305-872-2200 ext 26
Email Address: cb@pedrofalcon.com

BIDDER'S DECLARATION AND UNDERSTANDING

The undersigned, hereinafter called the Bidder, declares that the only persons or parties interested in this Bid are those named herein, that this Bid is, in all respects, fair and without fraud, that it is made without collusion with any official of the Owner, and that the Bid is made without any connection or collusion with any person submitting another Bid on this Contract.

The Bidder further declares that he has carefully examined the Contract Documents for the construction of the project, that he has personally inspected the site, that he has satisfied himself as to the quantities involved, including materials and equipment, and conditions of work involved, including the fact that the description of the quantities of work and materials, as included herein, is brief and is intended only to indicate the general nature of the work and to identify the said quantities with the detailed requirements of the Contract Documents, and that this Bid is made according to the provisions and under the terms of the Contract Documents, which Documents are hereby made a part of this Bid.

CONTRACT EXECUTION

The Bidder agrees that if this Bid is accepted, he will, within 10 days, not including Sundays and legal holidays, after Notice of Award, sign the Contract in the form annexed hereto, and will at that time, deliver to the Owner evidence of holding required licenses and certificates, and will, to the extent of his Bid, furnish all machinery, tools, apparatus, and other means of construction and do the work and furnish all the materials necessary to complete all work as specified or indicated in the Contract Documents.

CERTIFICATES OF INSURANCE

Bidder agrees to furnish the Owner, before commencing the work under this Contract, the certificates of insurance as specified in these Documents.

START OF CONSTRUCTION AND CONTRACT COMPLETION TIME

The Bidder further agrees to begin work within 14 calendar days after the date of the initial Notice to Proceed and to complete the project, in all respects within:

NTP 1: 270 calendar days after the Notice of Award

NTP 2: 270 calendar days after the date of the respective Notice to Proceed

NTP 2 is anticipated to be issued prior to **October 31, 2020**. The total contract term shall not exceed 540 calendar days.

LIQUIDATED DAMAGES

In the event the Bidder is awarded the Contract and shall fail to complete the work within the time limit or extended time limit agreed upon, as more particularly set forth in the Contract Documents, liquidated damages shall be paid to the Owner at the rate of \$1,000.00 per day for all work awarded until the work has been satisfactorily completed as provided by the Contract Documents.

ADDENDA

The Bidder hereby acknowledges that he has received Addenda No's. 1, _____,

_____, _____, _____, _____, _____, _____, _____, _____, _____, _____,
(Bidder shall insert No. of each Addendum received) and agrees that all addenda issued are hereby made part of the Contract Documents, and the Bidder further agrees that his Bid(s) includes all impacts resulting from said addenda.

SALES AND USE TAXES

The Bidder agrees that all federal, state, and local sales and use taxes are included in the stated bid prices for the work.

LUMP SUM

The Bidder further proposes to accept as full payment for the work proposed herein the amounts computed under the provisions of the Contract Documents and based on the following lump sum amounts. The Bidder agrees that the lump sum represent a true measure of the labor and materials required to perform the work, including all allowances for overhead and profit for each type and unit of work called for in these Contract Documents.



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TRUMAN WATERFRONT PARK PHASE 1B - BUILDING 1287 REMODEL & SITE WORK

From Page 11: "List items to be performed by CONTRACTOR's own forces and estimated total cost of these items."

DIV 6 - Wood, Plastics & Composites	\$ 70,000.00
DIV 8 - Openings	\$ 110,000.00
DIV 9 - Finishes	\$ 100,000.00
DIV 10 - Specialties	\$ 35,000.00
Horse Run Shade	\$ 32,000.00
DIV 26 - Electrical	\$ 360,000.00

1. NTP 1 BASE BID

1 LS \$ 1,970,000.00

TOTAL NTP 1 \$ 1,970,000.00

2. NTP 2 BASE BID

1 LS \$ 2,536,400.00

TOTAL NTP 2 \$ 2,536,400.00

TOTAL LUMP SUM BASE BID (SUM OF NTP 1 + NTP 2 TOTALS LISTED ABOVE):

\$ 4,506,400.00

Four Million Five Hundred & Six Thousand Four Hundred Dollars & Zero Cents
(amount written in words)

Payment for materials & equipment authorized by the Owner in a written Change Order but not listed in the Schedule of Values will be provided at suppliers' invoice plus 15 %.

List items to be performed by CONTRACTOR's own forces and the estimated total cost of these items. (Use additional sheets if necessary.) [See separate \(attached\) list of items to be self-performed.](#)

Phase	NTP - 1	NTP - 2	Total
Mobilization	\$4,000.00	\$5,800.00	\$9,800.00
General Conditions/Bonds	\$284,000.00	\$240,000.00	\$524,000.00
Earthwork & Utilities	\$136,300.00		\$136,300.00
Building Concrete	\$404,000.00		\$404,000.00
Building Foundation & Slabs	\$177,500.00		\$177,500.00
Building Masonry	\$99,000.00		\$99,000.00
Siding & Windows	\$41,500.00		\$41,500.00
Roofing	\$136,000.00		\$136,000.00
Doors & Hardware	\$86,700.00		\$86,700.00
Overhead and Sliding Doors	\$50,000.00		\$50,000.00
Painting	\$86,000.00		\$86,000.00
Building Plumbing	\$180,300.00		\$180,300.00
Building Mechanical	\$91,500.00		\$91,500.00

Building Electrical	\$161,500.00		\$161,500.00
Temporary Horse Run & Stables	\$31,700.00		\$31,700.00
Site lighting		\$211,000.00	\$211,000.00
Site Landscaping		\$637,300.00	\$637,300.00
Site Irrigation		\$151,500.00	\$151,500.00
Site Earthwork & Utilities		\$731,400.00	\$731,400.00
Site Concrete		\$268,000.00	\$268,000.00
Site Pavements		\$91,800.00	\$91,800.00
Foundation & Slabs		\$68,000.00	\$68,000.00
Site Masonry		\$0.00	\$0.00
Site Plumbing		\$118,300.00	\$118,300.00
Site Electrical		\$13,300.00	\$13,300.00
Art in Public Places		N/A	N/A

NTP1 BID DEDUCT ALTERNATES

NOTE: OWNER HAS THE RIGHT TO ACCEPT OR REJECT ANY, ALL, OR NO BID ALTERNATE ITEMS. THE TOTAL OF BASE BID PLUS THE SUM OF OWNER SELECTED BID ALTERNATES WILL A BASIS OF EVALUATING LOW BIDDER AND BASIS OF AWARD.

1. Remove the secondary metal fencing surrounding the horse run.
1 LS \$ Deduct \$25,800.00
2. Install 5V crimp metal roof at horse stables as opposed to standing seam metal roof.
1 LS \$ Deduct \$6,400.00
3. Remove the secondary wood fencing surrounding the horse run.
1 LS \$ Deduct \$20,300.00
4. Existing storage rooms floors to remain – patch and repair as required. 2” Lightweight topper and epoxy paint to be excluded.
1 LS \$ Deduct \$55,800.00
5. Utilize Champion Bermuda grass at soccer field only. Remaining open space to be St. Augustine.
1 LS \$ Deduct \$125,800.00
6. Fencing around soccer field to be 4’ high as opposed to 6’ high.
1 LS \$ Deduct \$3,500.00
7. Exclude fencing surrounding soccer field.
1 LS \$ Deduct \$36,800.00

8. Horse run post lights to be replaced with solar cap lights, not hard-wired.
 1 LS \$ Add \$15,765.00
9. Exclude horse run post lights.
 1 LS \$ Deduct \$11,650.00
10. Fruit Tree Grove hardscape & fencing
 1 LS \$ 0.00 Nothing shown on drawings.
- CELEBRATION**
11. Soccer field sod to be ~~Championship~~ Bermuda as opposed to Supreme Paspalum.
 1 LS \$ Deduct \$113,775.00
12. Design/Build of mechanical system for building (safe conditioned areas) utilizing (3) mechanical units only.
 1 LS \$ Add \$13,260.00
13. Utilize synthetic grass (see specifications) at soccer field only.
 1 LS \$ Add \$1,005,000.00

SUBCONTRACTORS

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

Blue Native of The Florida Keys
 Name

155 Toppino Industrial Drive, Key West, FL, 33040
 Street City State Zip

Charley Toppino & Sons
 Name

PO Box 787, Key West, FL, 33040
 Street City State Zip

S.B. Painting
 Name

21575 Old State Road 4A Lot 10, Cudjoe Key, FL, 33042
 Street City State Zip

Additional Sub-Contractors

Bella Construction of Key West
35 Diamond Drive, Key West, FL 33040

Skyline Steel
4987 NW 23rd Avenue, Fort Lauderdale, FL 33309

Professional Plastering Designs
5409 Overseas Highway #199, Marathon, FL 33050

Florida HVAC Contractor, Inc.
2739 West 70th St., Bay #10, Hialeah, FL 33016

Florida Epoxy
20533 Biscayne Blvd. Suite 433, Aventura, FL 33180

Street City State Zip

ACT Global

Name

4201 West Parmer Ln., Suite B175, Austin, TX, 78727

Street City State Zip

SURETY

Travelers Casualty & Surety Company of America whose address is

One Tower Square, Hartford, CT, 06183

Street City State Zip

BIDDER

The name of the Bidder submitting this Bid is

Pedro Falcon Contractors, Inc. doing business at

31160 Avenue C, Big Pine Key, FL, 33043

Street City State Zip

which is the address to which all communications concerned with this Bid and with the Contract 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:

Christian Brisson, as President, Director, Secretary

If Sole Proprietor or Partnership

IN WITNESS hereto the undersigned has set his (its) hand this _____ day of _____ 2019.

Signature of Bidder

Title

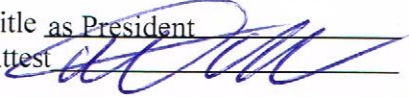
If Corporation

IN WITNESS WHEREOF the undersigned corporation has caused this instrument to be executed and its seal affixed by its duly authorized officers this 28th day of August 2019.

(SEAL)

Pedro Falcon Contractors, Inc
Name of Corporation

By Christian Brisson

Title as President
Attest 

Sworn and subscribed before this 28th day of August, 2019

NOTARY PUBLIC, State of Florida, at Large

My Commission Expires: 



Kathleen A. Smith
Commission # **GG209716**
Expires: **April 22, 2022**
Bonded thru Aaron Notary

EXPERIENCE OF BIDDER

The Bidder states that he is an experienced CONTRACTOR and has completed similar projects within the last 5 years.

(List similar projects, with types, names of OWNERS, construction costs, ENGINEERS, and references with phone numbers. Use additional sheets if necessary.)

Please see attached list of Similar Projects.

FLORIDA BID BOND

BOND NO. Bid Bond

AMOUNT: \$ 5% of Bid

KNOW ALL MEN BY THESE PRESENTS, that Pedro Falcon Electrical Contractors, Inc.

hereinafter called the PRINCIPAL, and Travelers Casualty and Surety Company of America

a corporation duly organized under the laws of the State of Connecticut

having its principal place of business at One Tower Square, Hartford, CT 06183

in the State of Connecticut,

and authorized to do business in the State of Florida, as SURETY, are held and firmly bound unto

The City of Key West

hereinafter called the OBLIGEE, in the sum of Five Percent of Amount Bid

DOLLARS (\$ 5% of Amount Bid) for the payment for which we bind ourselves, our heirs, executors, administrators, successors, and assigns, jointly and severally, firmly by these present.

THE CONDITION OF THIS BOND IS SUCH THAT:

WHEREAS, the PRINCIPAL is herewith submitting his or its Bid for **ITB # 19-026 / TRUMAN WATERFRONT PARK PHASE 1B – BUILDING 1287 AND FIELD** said Bid, by reference thereto, being hereby made a part hereof.

WHEREAS, the PRINCIPAL contemplates submitting or has submitted a bid to the OBLIGEE for the furnishing of all labor, materials (except those to be specifically furnished by the CITY), equipment, machinery, tools, apparatus, means of transportation for, and the performance of the work covered in the Bid and the Contract Documents, entitled:

ITB 19-026 / TRUMAN WATERFRONT PARK PHASE 1B – BUILDING 1287 AND FIELD

WHEREAS, it was a condition precedent to the submission of said bid that a cashier's check, certified check, or bid bond in the amount of five (5) percent of the base bid be submitted with said bid as a guarantee that the Bidder would, if awarded the Contract, enter into a written Contract with the CITY for the performance of said Contract, within 10 working days after written notice having been given of the award of the Contract.

NOW, THEREFORE, the conditions of this obligation are such that if the PRINCIPAL within 10 consecutive calendar days after written notice of such acceptance, enters into a written Contract with the OBLIGEE and furnishes the Performance and Payment Bonds, each in an amount equal to 100 percent of the base bid, satisfactory to the CITY, then this obligation shall be void; otherwise the sum herein stated shall be due and payable to the OBLIGEE and the Surety herein agrees to pay said sum immediately upon demand of the OBLIGEE in good and lawful money of the United States of America, as liquidated damages for failure thereof of said PRINCIPAL.

Signed and sealed this 28th day of August, 2019.

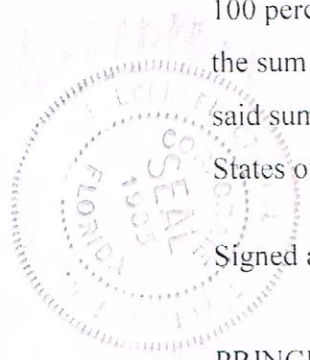
PRINCIPAL Pedro Falcon Electrical Contractors, Inc.

By [Signature]

STATE OF Florida)
: SS
COUNTY OF Miami-Dade)

Travelers Casualty and Surety Company of America
SURETY

By [Signature]
Charles J. Nielson, Attorney In Fact





**Travelers Casualty and Surety Company of America
Travelers Casualty and Surety Company
St. Paul Fire and Marine Insurance Company**


POWER OF ATTORNEY

KNOW ALL MEN BY THESE PRESENTS: That Travelers Casualty and Surety Company of America, Travelers Casualty and Surety Company, and St. Paul Fire and Marine Insurance Company are corporations duly organized under the laws of the State of Connecticut (herein collectively called the "Companies"), and that the Companies do hereby make, constitute and appoint **CHARLES J NIELSON** of **MIAMI LAKES Florida**, their true and lawful Attorney-in-Fact to sign, execute, seal and acknowledge any and all bonds, recognizances, conditional undertakings and other writings obligatory in the nature thereof on behalf of the Companies in their business of guaranteeing the fidelity of persons, guaranteeing the performance of contracts and executing or guaranteeing bonds and undertakings required or permitted in any actions or proceedings allowed by law. **IN WITNESS WHEREOF**, the Companies have caused this instrument to be signed, and their corporate seals to be hereto affixed, this **3rd** day of **February**, 2017.



State of Connecticut

City of Hartford ss.

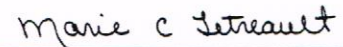
By: 
Robert L. Raney, Senior Vice President

On this the **3rd** day of **February**, 2017, before me personally appeared **Robert L. Raney**, who acknowledged himself to be the Senior Vice President of Travelers Casualty and Surety Company of America, Travelers Casualty and Surety Company, and St. Paul Fire and Marine Insurance Company, and that he, as such, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing on behalf of the corporations by himself as a duly authorized officer.

In Witness Whereof, I hereunto set my hand and official seal.

My Commission expires the **30th** day of **June**, 2021




Marie C. Tetreault, Notary Public

This Power of Attorney is granted under and by the authority of the following resolutions adopted by the Boards of Directors of Travelers Casualty and Surety Company of America, Travelers Casualty and Surety Company, and St. Paul Fire and Marine Insurance Company, which resolutions are now in full force and effect, reading as follows:

RESOLVED, that the Chairman, the President, any Vice Chairman, any Executive Vice President, any Senior Vice President, any Vice President, any Second Vice President, the Treasurer, any Assistant Treasurer, the Corporate Secretary or any Assistant Secretary may appoint Attorneys-in-Fact and Agents to act for and on behalf of the Company and may give such appointee such authority as his or her certificate of authority may prescribe to sign with the Company's name and seal with the Company's seal bonds, recognizances, contracts of indemnity, and other writings obligatory in the nature of a bond, recognizance, or conditional undertaking, and any of said officers or the Board of Directors at any time may remove any such appointee and revoke the power given him or her; and it is

FURTHER RESOLVED, that the Chairman, the President, any Vice Chairman, any Executive Vice President, any Senior Vice President or any Vice President may delegate all or any part of the foregoing authority to one or more officers or employees of this Company, provided that each such delegation is in writing and a copy thereof is filed in the office of the Secretary; and it is

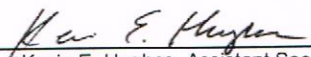
FURTHER RESOLVED, that any bond, recognizance, contract of indemnity, or writing obligatory in the nature of a bond, recognizance, or conditional undertaking shall be valid and binding upon the Company when (a) signed by the President, any Vice Chairman, any Executive Vice President, any Senior Vice President or any Vice President, any Second Vice President, the Treasurer, any Assistant Treasurer, the Corporate Secretary or any Assistant Secretary and duly attested and sealed with the Company's seal by a Secretary or Assistant Secretary; or (b) duly executed (under seal, if required) by one or more Attorneys-in-Fact and Agents pursuant to the power prescribed in his or her certificate or their certificates of authority or by one or more Company officers pursuant to a written delegation of authority; and it is

FURTHER RESOLVED, that the signature of each of the following officers: President, any Executive Vice President, any Senior Vice President, any Vice President, any Assistant Vice President, any Secretary, any Assistant Secretary, and the seal of the Company may be affixed by facsimile to any Power of Attorney or to any certificate relating thereto appointing Resident Vice Presidents, Resident Assistant Secretaries or Attorneys-in-Fact for purposes only of executing and attesting bonds and undertakings and other writings obligatory in the nature thereof, and any such Power of Attorney or certificate bearing such facsimile signature or facsimile seal shall be valid and binding upon the Company and any such power so executed and certified by such facsimile signature and facsimile seal shall be valid and binding on the Company in the future with respect to any bond or understanding to which it is attached.

I, **Kevin E. Hughes**, the undersigned, Assistant Secretary of Travelers Casualty and Surety Company of America, Travelers Casualty and Surety Company, and St. Paul Fire and Marine Insurance Company, do hereby certify that the above and foregoing is a true and correct copy of the Power of Attorney executed by said Companies, which remains in full force and effect.

Dated this **28th** day of **August**, 2019



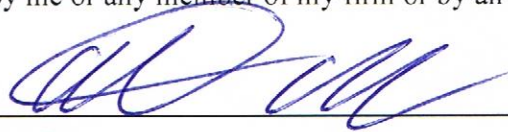

Kevin E. Hughes, Assistant Secretary

**To verify the authenticity of this Power of Attorney, please call us at 1-800-421-3880.
Please refer to the above-named Attorney-in-Fact and the details of the bond to which the power is attached.**

ANTI - KICKBACK AFFIDAVIT

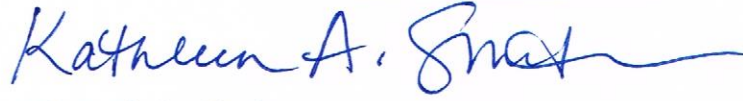
STATE OF Florida)
 : SS
COUNTY OF Monroe)

I, the undersigned hereby duly sworn, depose and say that no portion of the sum herein bid will be paid to any employees of the City of Key West as a commission, kickback, reward or gift, directly or indirectly by me or any member of my firm or by an officer of the corporation.

By: 
Christian Brisson

Sworn and subscribed before me this 28th day of August, 2019.

NOTARY PUBLIC, State of Florida at Large


My Commission Expires:



Kathleen A. Smith
Commission # GG209716
Expires: April 22, 2022
Bonded thru Aaron Notary

SWORN STATEMENT UNDER SECTION 287.133(3)(A)
FLORIDA STATUTES, ON **PUBLIC ENTITY CRIMES**

THIS FORM MUST BE SIGNED IN THE PRESENCE OF A NOTARY PUBLIC OR OTHER OFFICER AUTHORIZED TO ADMINISTER OATHS.

1. This sworn statement is submitted with Bid or Bid for Truman Waterfront Park Phase 1B

2. This sworn statement is submitted by Pedro Falcon Contractors, Inc.
(Name of entity submitting sworn statement)

whose business address is 31160 Avenue C, Big Pine Key, FL 33043

and (if applicable) its Federal Employer Identification Number (FEIN) is 59-2550231

(If the entity has no FEIN, include the Social Security Number of the individual signing this sworn statement _____)

3. My name is Christian Brisson
(Please print name of individual signing)

and my relationship to the entity named above is as President, Director, Secretary

4. I understand that a “public entity crime” as defined in Paragraph 287.133(1)(g), Florida Statutes, means a violation of any state or federal law by a person with respect to and directly related to the transaction of business with any public entity or with an agency or political subdivision of any other state or with the United States, including but not limited to, any bid or contract for goods or services to be provided to any public or an agency or political subdivision of any other state or of the United States and involving antitrust, fraud, theft, bribery, collusion, racketeering, conspiracy, material misrepresentation.

5. I understand that “convicted” or “conviction” as defined in Paragraph 287.133(1)(b), Florida Statutes, means a finding of guilt or a conviction of a public entity crime, with or without an adjudication guilt, in any federal or state trial court of record relating to charges brought by indictment information after July 1, 1989, as a result of a jury verdict, nonjury trial, or entry of a plea of guilty or nolo contendere.

6. I understand that an “affiliate” as defined in Paragraph 287.133(1)(a), Florida Statutes, means
- a. A predecessor or successor of a person convicted of a public entity crime; or
 - b. An entity under the control of any natural person who is active in the management of the entity and who has been convicted of a public entity crime. The term “affiliate” includes those officers, directors, executives, partners, shareholders, employees, members, and agents who are active in the management of an affiliate. The ownership by one person of shares constituting controlling interest in another person, or a pooling of equipment or income among persons when not for fair market value under an arm’s length agreement, shall be a prima facie case that one person controls another person. A person who knowingly enters into a joint venture with a person who has been convicted of a public entity crime in Florida during the preceding 36 months shall be considered an affiliate.
7. I understand that a “person” as defined in Paragraph 287.133(1)(8), Florida Statutes, means any natural person or entity organized under the laws of any state or of the United States with the legal power to enter into a binding contract and which bids or applies to bid on contracts for the provision of goods or services let by a public entity, or which otherwise transacts or applies to transact business with public entity. The term “person” includes those officers, directors, executives, partners, shareholders, employees, members, and agents who are active in management of an entity.
8. Based on information and belief, the statement which I have marked below is true in relation to the entity submitting this sworn statement. (Please indicate which statement applies).

X Neither the entity submitting this sworn statement, nor any officers, directors, executives, partners, shareholders, employees, members, or agents who are active in management of the entity, nor any affiliate of the entity have been charged with and convicted of a public entity crime subsequent to July 1, 1989, AND (Please indicate which additional statement applies.)

_____ There has been a proceeding concerning the conviction before a hearing of the State of Florida, Division of Administrative Hearings. The final order entered by the hearing officer did not place the person or affiliate on the convicted vendor list. (Please attach a copy of the final order.)

_____ The person or affiliate was placed on the convicted vendor list. There has been a subsequent proceeding before a hearing officer of the State of

Florida, Division of Administrative Hearings. The final order entered by the hearing officer determined that it was in the public interest to remove the person or affiliate from the convicted vendor list. (Please attach a copy of the final order.)

_____ The person or affiliate has not been put on the convicted vendor list. (Please describe any action taken by or pending with the Department of General Services.)



(Signature)
August 28, 2019

(Date)

STATE OF Florida

COUNTY OF Monroe

PERSONALLY, APPEARED BEFORE ME, the undersigned authority,

Christian Brisson who, after first being sworn by me, affixed his/her
(Name of individual signing)

Signature in the space provided above on this 28th day of August, 2019.

My commission expires:


NOTARY PUBLIC

Kathleen A. Smith
Commission # GG209718
Expires: April 22, 2022
Bonded thru Aaron Notary

INDEMNIFICATION

To the fullest extent permitted by law, the CONTRACTOR expressly agrees to indemnify and hold harmless the City of Key West, their officers, directors, agents, and employees (herein called the "indemnitees") from liabilities, damages, losses and costs, including, but not limited to, reasonable attorney's fees and court costs, such legal expenses to include costs incurred in establishing the indemnification and other rights agreed to in this Paragraph, to persons or property, to the extent caused by the negligence, recklessness, or intentional wrongful misconduct of the CONTRACTOR, its Subcontractors or persons employed or utilized by them in the performance of the Contract. Claims by indemnitees for indemnification shall be limited to the amount of CONTRACTOR's insurance or \$1 million per occurrence, whichever is greater. The parties acknowledge that the amount of the indemnity required hereunder bears a reasonable commercial relationship to the Contract and it is part of the project specifications or the bid documents, if any.

The indemnification obligations under the Contract shall not be restricted in any way by any limitation on the amount or type of damages, compensation, or benefits payable by or for the CONTRACTOR under workers' compensation acts, disability benefits acts, or other employee benefits acts, and shall extend to and include any actions brought by or in the name of any employee of the CONTRACTOR or of any third party to whom CONTRACTOR may subcontract a part or all of the Work. This indemnification shall continue beyond the date of completion of the work.

CONTRACTOR: Pedro Falcon Contractors, Inc.

SEAL:



31160 Avenue C, Big Pine Key, FL 33043
Address


Signature

Christian Brisson
Print Name

as President
Title

DATE: August 28, 2019

LOCAL VENDOR CERTIFICATION PURSUANT TO CKW ORDINANCE 09-22 SECTION 2-798

The undersigned, as a duly authorized representative of the vendor listed herein, certifies to the best of his/her knowledge and belief, that the vendor meets the definition of a "Local Business." For purposes of this section, "local business" shall mean a business which:

- a. Principle address as registered with the FL Department of State located within 30 miles of the boundaries of the city, listed with the chief licensing official as having a business tax receipt with its principle address within 30 miles of the boundaries of the city for at least one year immediately prior to the issuance of the solicitation.
- b. Maintains a workforce of at least 50 percent of its employees from the city or within 30 miles of its boundaries.
- c. Having paid all current license taxes and any other fees due the city at least 24 hours prior to the publication of the call for bids or request for Bids.
 - Not a local vendor pursuant to Ordinance 09-22 Section 2-798
 - Qualifies as a local vendor pursuant to Ordinance 09-22 Section 2-798

If you qualify, please complete the following in support of the self-certification & submit copies of your County and City business licenses. Failure to provide the information requested will result in denial of certification as a local business.

Business Name Pedro Falcon Contractors, Inc. Phone: 305-872-2200

Current Local Address: 31160 Avenue C, Big Pine Key, FL 33043 Fax: 305-872-2219
(P.O Box numbers may not be used to establish status)

Length of time at this address: Thirty-Four Years

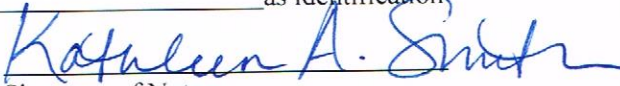

Signature of Authorized Representative Date: August 28, 2019

STATE OF Florida COUNTY OF Monroe

The foregoing instrument was acknowledged before me this 28th day of August, 2019.

By Christian Brisson, of Pedro Falcon Contractors, Inc.
(Name of officer or agent, title of officer or agent) (Name of corporation acknowledging)

or has produced identification _____ as identification
(Type of identification)


Signature of Notary


Print Name of Notary


Return Completed form with Supporting documents to:
City of Key West Purchasing

Title or Rank

EQUAL BENEFITS FOR DOMESTIC PARTNERS AFFIDAVIT

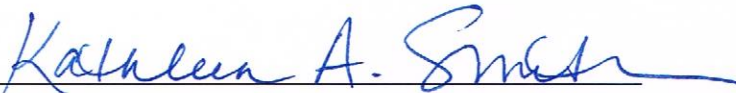
STATE OF Florida)
: SS
COUNTY OF Monroe)

I, the undersigned hereby duly sworn, depose and say that the firm of Pedro Falcon Contractors, Inc. provides benefits to domestic partners of its employees on the same basis as it provides benefits to employees' spouses per City of Key West Ordinance Sec. 2-799.

By: 
Christian Brisson

Sworn and subscribed before me this

28th Day of August, 2019.



NOTARY PUBLIC, State of Florida at Large

My Commission Expires:



Kathleen A. Smith
Commission # GG209716
Expires: April 22, 2022
Bonded thru Aaron Notary



THE CITY OF KEY WEST

Post Office Box 1409 Key West, FL 33041-1409 (305) 809-3883

ADDENDUM NO. 1

Truman Waterfront Park Phase 1B- Building 1287 & Field

ITB 19-026

This addendum is issued as supplemental information to the bid package for clarification of certain matters of both a general and a technical nature. The referenced Invitation to Bid (ITB) package is hereby amended in accordance with the following items:

To date there have been five number of questions regarding the substitution of currently specified materials/products. It is the City's policy that any substitutions, if granted, will be made subsequent to bid award.

See attachments:

1. Responses from architect
2. Pre-Bid Meeting Minutes
3. Pre-Bid Meeting Sign Up Sheet

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

Signature

Name of Business

Truman Waterfront Phase 1B

RFI Addendum #1

Date: 2019.08.19

ATTN: Albiona Balliu

1. Part of the “Bid Proposal Form on page 12 and 13 there is a list for NTP1Bid Deduct Alternates. Item 10. States “Fruit Tree Grove hardscape & fencing” is item #10 should be excluded? Please clarify what need to be done with this item?

K2M Response: This item should be bid, but may be removed by the city based on cost.

2. At the back of the stables, there are a bunch of city fencing and recycled containers. Who will be responsible to remove these items from the site?

City response required. The City will remove items mentioned.

3. Who will design and permit the shade structure for the temporary horse shelter?

K2M Response: K2M Design will design the structure upon contractor’s completion of the scope gather from the Police Department. The permitting will be completed by the contractor.

3 shelters 13’x11’ with roof to provide shelter from sun and rain. A trailer for storage, approximately the size of one shelter, is required. Power is needed for lighting and fans for each shelter. Water access within 10’ of the shelters is required. A horse run, similar in size to the existing run, will also be needed. A 30 amp circuit is required for the horse trailer

4. How big is the temporary horse shelter have to be?

K2M Response: The scope has not yet been determined.

Three shelters need to be 13’x11’ and provide shade and shelter from sun and rain.

5. Since the contractor does not know where this shade structure for the horses will be moved, how far should we estimate the water source is?

K2M Response: The scope has not yet been determined, but the location is to be determined by the contractor based upon their site work requirements and staging areas. Water source location and type TBD by contractor and City of Key West, and may be portable or plumbed.

6. Can we have more specification on the alternate Design/build mechanical system for the building (alternate item #12)? Does the City want the cheapest system to cool the building that can meet code?

City response required. The alternate HVAC system should provide roof-mounted central air to the storage of equipment area, bathroom, hall, climate-controlled storage, and offices in lieu of a mini-split arrangement. The mini-split design (two units) for the horse stables is to remain.

7. **Sheet P1.1.1 shows the 4" SS connecting on the east side and sloping on east of the building and to see Civil for continuation. The Civil drawings C-500 show the connection for the sewer on the north side of the building. Please provide direction on how to connect the sewer?**

K2M Response: Connect SS to the north side of the building. Manifold the (3) SS runs that go toward the north side of the building into one connection

8. **P1.1.1 show the sewer drains at different location throughout the building. This means the slab will have to be cut to accommodate the pipes. Should the contractor follow rebar dowel details shown on 9 on S-4.2 to epoxy #4 rebar at 12" OC and concrete patch the concrete floor?**

K2M Response: Created New detail 12 on sheet S-4.2

9. **Sheet A2.1.0 calls for a type D wall to the exterior perimeter walls which is a 2x6 PT wood stud, from the finish floor to the underside of structure with a 3/4" plywood on the inside and outside face. Sheet S-4.0 shows a short 8" wide CMU with a tie beam with a 2x6 PT wood stud on top of the tie beam with 5/8" plywood on the exterior face only. Please clarify which detail we are to follow? Also, if detail S-4.0 is correct, how high is the stem wall have to be?**

K2M Response: Use detail on sheet S-4.0 and stem wall should be 3'-0" ([3]CMU + 12" tie beam) See sheets attached to this Addendum

10. **Sheet A1.1.1 Note 3 shows a Horse run area. Sheet C-300 shows the same area for the horse run but it looks like there is a fence around it with a gate; however, no fence details is provided on either drawings. Please clarify if any fencing is required around the horse run area, if yes please provide details of the fence?**

K2M Response: See sheet A8.1.1 for fence details

11. **Sheet A2.1.2 calls for the stable roof to be Metal Standing seam roof. Sheet A3.1.1 calls for the same roof to be 5V metal roof. Which is correct? If the roof is to be 5 V, please provide a specification for this type of roof? Also provide if the roof will be "Galvalume" or colored?**

K2M Response: Refer to NOA & Specifications for the roof. Roof to be Standing Seam, white.

12. **Sheet A2.1.2 shows the concessions and the bathroom foyer roof to be membrane roof; however, elevation 4 and 3 on sheet A3.1.1 calls for the same roofs to be 5 V crimp. Which type of roof is correct for these two locations?**

K2M Response: Only existing roof is to receive new membrane. New roof structures are to be standing seam. See response #11 above

13. **Please provide additional information on the framing for the short canopies that are above doors 005/004; 003; 013 and 001/002? The only detail shown is on A8.1.1 for the metal support bracket which is not clear how the rest of the canopy is built.**

K2M Response: Contractor to send detail sheet to manufacturer to provide cutsheet per note on same sheet.

14. Elevation 1 on sheet A3.1.1 does not show any canopy above door 012; however, elevation #3 on the same page shows a canopy. If a canopy is to be built above door 012, please provide additional detail on how this is framed? Similar as question 8 above.

K2M Response: There is a canopy of door 12 per elevation 3. See above response #13

15. Would a General Liability limit of \$1MIL per occurrence, \$2Mil aggregate with a \$4MIL Umbrella satisfy the city's General Liability requirement of \$1MIL per Occurrence, \$3MIL aggregate?

City response required. Yes, this is acceptable.

16. Can you please have someone explain the Scope of Work expected in each Phase for this project. Phase 1 – 270 days and Phase 2 - 270 days. Please define the elements of each Phase.

K2M Response: Refer to Specifications for Scope of Work associated with each phase.

17. Are the existing Traffic Barriers to be removed by the City of Key West? Are they to be stored onsite (at Construction Site) during the construction?

City response required. The City will remove items mentioned and store off-site.

18. Is there an estimated or set budget for ITB # 19-026, Truman Waterfront Park Phase 1B?

City response required. As noted on the agenda for the mandatory pre-bid meeting, the project budget is approximately \$4.5M.

19. City of Key West Lighting Ordinance Section 10-248 reflects the intention of controlling exterior light and measures to reduce or eliminate negative lighting. Considering the code, does the sports lighting need (glare and spill light with) shielding for the Soccer Field Lighting? What is the City of Key West requirement for spill light at the property line?

City response required. The lights would not be visible from the beach, so this requirement does not apply.

20. International Dark Skies Association (IDA) currently has a community friendly sports lighting program. Does the bidder need to meet these qualifications?

City response required. No, they do not.

21. Lightning is a major issue for South Florida and the Florida Keys. Monroe County and Monroe County School District utilizes surge protection of at least 50 KA in the driver enclosure. Does the city require 50 KA for this project?

City response required. Yes.

22. What is the requirement for the Sports Lighting warranty? How many years? Shall the warranty include parts and labor similar to past projects such as Clayton Sterling Park, Dewitt Roberts Park, and Nelson English Park?

City response required. 10 years. Warranties, guarantees, or service agreements similar to other City and County park projects are acceptable.

- 23. Plans present a 30 Footcandle average for the field. Does the City of Key West require the lighting manufacture to guarantee the light levels for the length of the warranty?**

City response required. Lighting levels should be maintained and guaranteed as part of the manufacturers warranty or service agreement.

- 24. Please indicate the fusing and driver location for the sports lighting? Does the City of Key West prefer enclosures approximately 10 feet above grade for simple access?**

City response required. 8' pads will be used at lighting poles, so 10' enclosure height is acceptable.

- 25. Currently the parks in the City of Key West are turned on remotely, Does the City of Key West prefer to a Remote Lighting Control System with owner access including security codes via phone, e-mail, website, or smart application.**

City response required. Yes.

- 26. Base Bid Athletic Field Construction states in the Landscaping Plan Pages Notes that the Depth of the rootzone will be determined by the Contractor, but is suggested at 6 to 8 inches. I highly suggest that the City picks a depth for all bidders to work from ensuring apples to apples bidding. A successful Bermuda or Paspalum Rootzone is a minimum of 8 inches. USGA recommends 10 to 12 inches.**

K2M Response: The recommended depth is 8 inches. Contractor may provide an alternate for a depth of 10 inches.

- 27. Same Note/ Specification states a 90/10 Canadian Peat Rootzone. It should read a 90/10 USGA with Canadian Peat. This ensure that the gradation of sands are per USGA requirements. Otherwise, some bidders will supplement this sand with cheaper sand with more fines clogging up the percolation rates.**

K2M Response: This has been noted.

- 28. Base Bid for Athletic Field is Supreme Paspalum. Big Roll Sod with Netting removed. An Alternate to Supreme is Platinum Paspalum for your review. It has less fungus pressure than Supreme.**

K2M Response: We are unsure of the question.

- 29. Landscape Spec for Bermudagrass other than the Athletic Field states it will be "seeded" with Championship Bermuda or Champion Bermuda. Please confirm that the Bermuda Grass is to be SODDED and not seeded. Championship Bermuda is not a registered Bermudagrass as far I understand. Champion Bermuda is an Ultra Dwarf Bermuda for Golf Greens. Very high maintenance and is not available for sodding large Common Areas. Pricing restricts such.**

City response required. “Championship” is likely a typo. Item #11 on page 13 describes installation as “sod” which is an alternate for the soccer field area itself, not areas other than the athletic field. Cannot find “seeded” within contract documents. Meridian specifies Champion Bermuda in K2M drawings. **K2M please advise.**

K2M Response: Bermuda grass is to be type “Celebration” per RFI response #32, below.

- 30. Athletic Field Grow-In and maintenance specifications. I did not see any. Am I missing this section? Typical Maintenance for Sodded Paspalum or Bermuda requires a minimum of 30 days with Topdressing, Rolling, Mowing, Fertilization, Fungus and Weed Suppression, Insect Control, etc. Minimum of 30 days, sometimes up to 90 days.**

K2M Response: Grow-In and maintenance for sod to be determined by contractor based upon requirements from supplier.

- 31. Irrigation Water for Establishment. This water is to be purchased by General Contractor/ Prime Bidder? Or by Maintenance Entity? Or provided by City of Key West?**

City response required.

See provided drawing sheet “Plant material list, landscape notes, & soil backfill spec.” sheet number LL-04: “CONTRACTOR IS RESPONSIBLE FOR THE MAINTENANCE AND WATERING OF PLANT MATERIAL UNTIL FINAL ACCEPTANCE.”

- 32. Is the Bermuda Grass type “Celebration?”**

K2M Response: Yes.

- 33. Door 027 says womens restroom outside hollow metal door and frame with hardware set 2 and under remarks it says impact rated aluminum entry door. Please clarify.**

K2M Response: Door 27 is impact rated aluminum with hardware set group 2

- 34. No door description for the horse stable doors not sure what to get quoted. Do these doors need to be rated?**

K2M Response: Contractor is to provide shop drawings for approval by K2M. The doors do not need to be rated. Instead, a rated roll down metal door will need to be framed directly behind the barn doors on the interior side. Revised drawings will be provided in the near future.

- 35. There are several doors marked horse stable hall with hardware sets marked TBD.**

K2M Response: Hardware set will be selected once barn door shops are approved

- 36. There is no detail for wall type N.**

K2M Response: Wall type N should be wall type E

- 37. The Lighting specs call out for a “Sentry” Lighting System. I believe that they are made in China and not in the USA. Warranty will be an issue. Typical specs are for Qualite and Musco. Please advise equivalents to be approved.**

K2M Response: Contractor to provide substitution request for approval

- 38. The Finish schedule shows the women's and men's bathroom with acoustical ceilings, the reflected ceiling plan shows durock. Please advise.**

K2M Response: Use durock

- 39. The floor finish schedule shows concessions to be tile, the finish floor plan shows concrete. Please advise**

K2M Response: Concession floor finish is to be concrete

- 40. No details are given for wall type m + n. please provide.**

K2M Response: Wall types M & N are actually wall types F & E, respectively.

- 41. What is the composition of the soils at the soccer field?**

K2M Response: Soil composition is to be determined by contractor with sod/soil supplier.

- 42. L5.1.1, detail 1, flagpole is there a flagpole being included, if so where is location.**

K2M Response: There is no flagpole currently.

- 43. Plan sheet S4.3 is missing from the bid set, please provide.**

K2M Response: Sheet S4.3 is included in the set.

- 44. Plan sheet S1.0 refers to a detail 5 on sheet S4.0, that isn't included on S-4.0, please provide.**

K2M Response: Sheet has been revised. It should have been referencing detail 3 on sheet S-4.2. See sheets attached to this Addendum

- 45. Truman Park is located in a wind speed of 190 mph, Florida Building Code 2017. Please confirm the wind speed? Does the bidder require a signed and sealed structural engineering documentation?**

K2M Response: The wind speed is 180 mph and the structural engineering set within the drawings is signed/sealed accordingly.

- 46. Has a budget or a cost estimate been established for this project? Is there a start date in mind?**

City response required.

See #18 (this is a duplicate question)

- 47. When is the date end for Request for Information?**

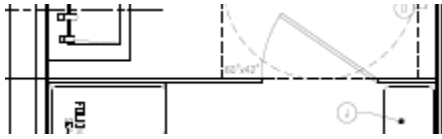
City response required.

As noted on the agenda for the mandatory pre-bid meeting, the last day for RFI's was 8/19/2019.

- 48. A4.1.3 - bath room 007: where the shower is, Specification 10 2113.13; 1.01; C states Shower Compartments, but then doesn't list Shower Compartments under section 2.03 Components.**

K2M Response: refer to sheet P3.1.1 for component schedules

- 49. Is that to be the same material as the toilet compartments? Or is that a glass shower wall/door ? Is the folding shower seat going to be mounted to either type?**



K2M Response: refer to sheet P3.1.1 for component schedules

- 50. Specification 10 2113.13; 2.03; D - urinal screen wall mounted with Vertical floor to ceiling Pilaster. A4.1.2 elevation does not show the urinal screens having floor to ceiling pilaster.**

K2M Response: follow what is outlined in the specification

- 51. Is floor to ceiling pilaster required? If floor to ceiling pilaster required, please advise the ceiling height.**

K2M Response: Yes, provide pilaster. Ceiling Height is 10'-0" as noted in elevations

- 52. A4.1.1, A4.1.2, A4.1.3 - During my investigation as to why 'H' Hand Dryer & 'B' Soap Dispensers were not listed in the ADA Stall nor at Bath Room 007, I looked at P3.1.1 Plumbing Fixture Schedule and the marks L1 & L2 list Sloan AD-83000 & AD-81000. Upon looking at those sink specifications it states that the Hand Dryer is included and the Soap Dispenser can also be selected and included.**

K2M Response: Acknowledged

- 53. Are any of the 'B' soap dispensers needed with the Div 10 quote or is the plumber to include those with the sinks?**

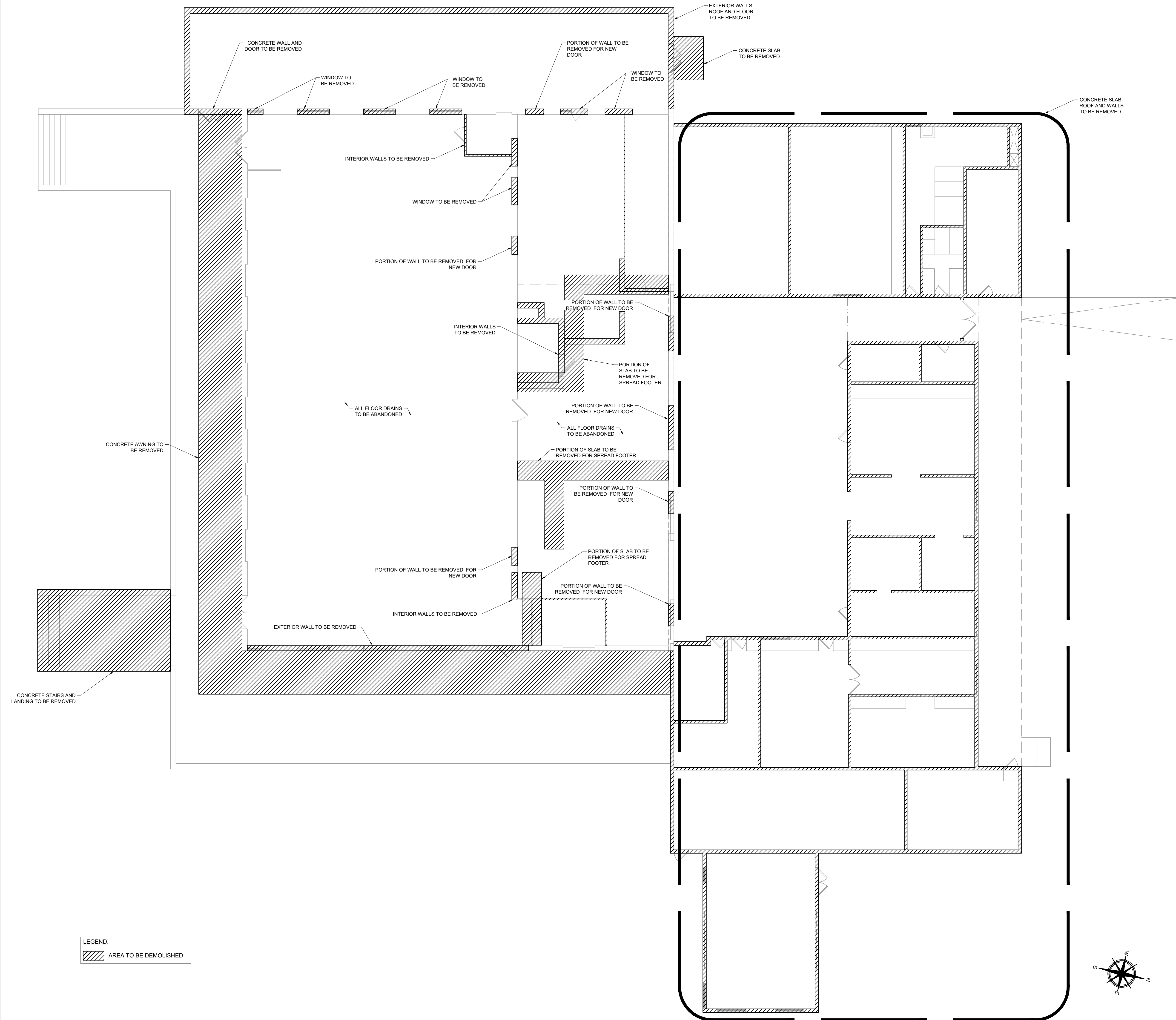
K2M Response: Plumber to include with sink

- 54. side note: the electrical power plan didn't show power at the sinks for those hand dryers, nor did it show power for the Dyson AirBlade V hand dryers that have mark 'H'.**

K2M Response: Provide a 20 amp circuit for the hand dryers

- 55. One of our subs believes there is a wrong model number on the plumbing fixture schedule. The urinal model number doesn't exist. There are a few that are close. Please clarify.**

K2M Response: Correct model # is Z5758.207



DEMOLITION NOTES:

PROTECT ALL EXISTING CONSTRUCTION, NOT SCHEDULED FOR REMOVAL, AT ALL TIMES. PROVIDE ADEQUATE SHORING AND/OR BRACING TO PREVENT DAMAGE. PROMPTLY REPAIR DAMAGE CAUSED TO ADJACENT FACILITIES BY DEMOLITION WORK AT NO COST TO THE OWNER.

PROVIDE TEMPORARY BARRICADES AND OTHER FORMS OF PROTECTION AS REQUIRED TO PROTECT INDIVIDUALS FROM INJURY. PROVIDE SECURITY LOCKS OR OTHER MEANS TO PREVENT INADVERTENT ENTRY INTO WORK ZONE.

CONSTRUCT DUST PROOF PARTITIONS TO SEPARATE WORK AREA WHERE NOISY OR DUSTY OPERATIONS ARE PERFORMED. KEEP WORK AREAS CLEAN TO LIMIT DUST AND DIRT TRACKING TO NON-CONSTRUCTION ZONES.

MAINTAIN EXISTING UTILITIES FOR USE BY OWNER AND PROTECT FROM DAMAGE WHEN SERVICE INTERRUPTION IS UNAVOIDABLE. COORDINATE WITH OWNER AND UTILITY COMPANIES. PROVIDE TEMPORARY UTILITY SERVICE AS REQUIRED BY OWNER.

SHORING AND BRACING:

PROVIDE ADEQUATE SHORING AND BRACING AT ALL LOCATIONS WHERE NEW OPENINGS ARE SHOWN TO BE CUT INTO EXISTING LOAD BEARING WALLS.

SHORING SHALL BE PERFORMED BY AN EXPERIENCED SHORING CONTRACTOR.

SHORING SHALL BE CONTINUOUS TO THE LOWEST LEVEL AND BE ADEQUATELY DISTRIBUTED TO PREVENT DAMAGE TO EXISTING GRADE SLABS.


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 ph: 305-293-3263 fax: 293-4899

Seal: 8-12-2019


 RICHARD J. MILELLI
 No. 58315
 STATE OF FLORIDA
 PROFESSIONAL ENGINEER

NOT VALID FOR CONSTRUCTION UNLESS SIGNED AND SEALED BY THIS BLOCK
 RICHARD J. MILELLI
 PE #58315

General Notes:

**TRUMAN WATERFRONT 1B REMODEL
CONSTRUCTION SET**

KEY WEST, FLORIDA

Drawn By: ANF	Checked By: RJM
Project No. AS NOTED	Scale:
AutoCad File No.	


Revisions:

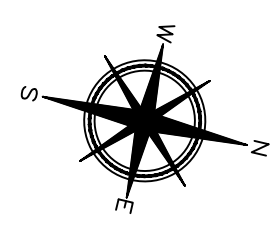
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DEMOLITION PLAN

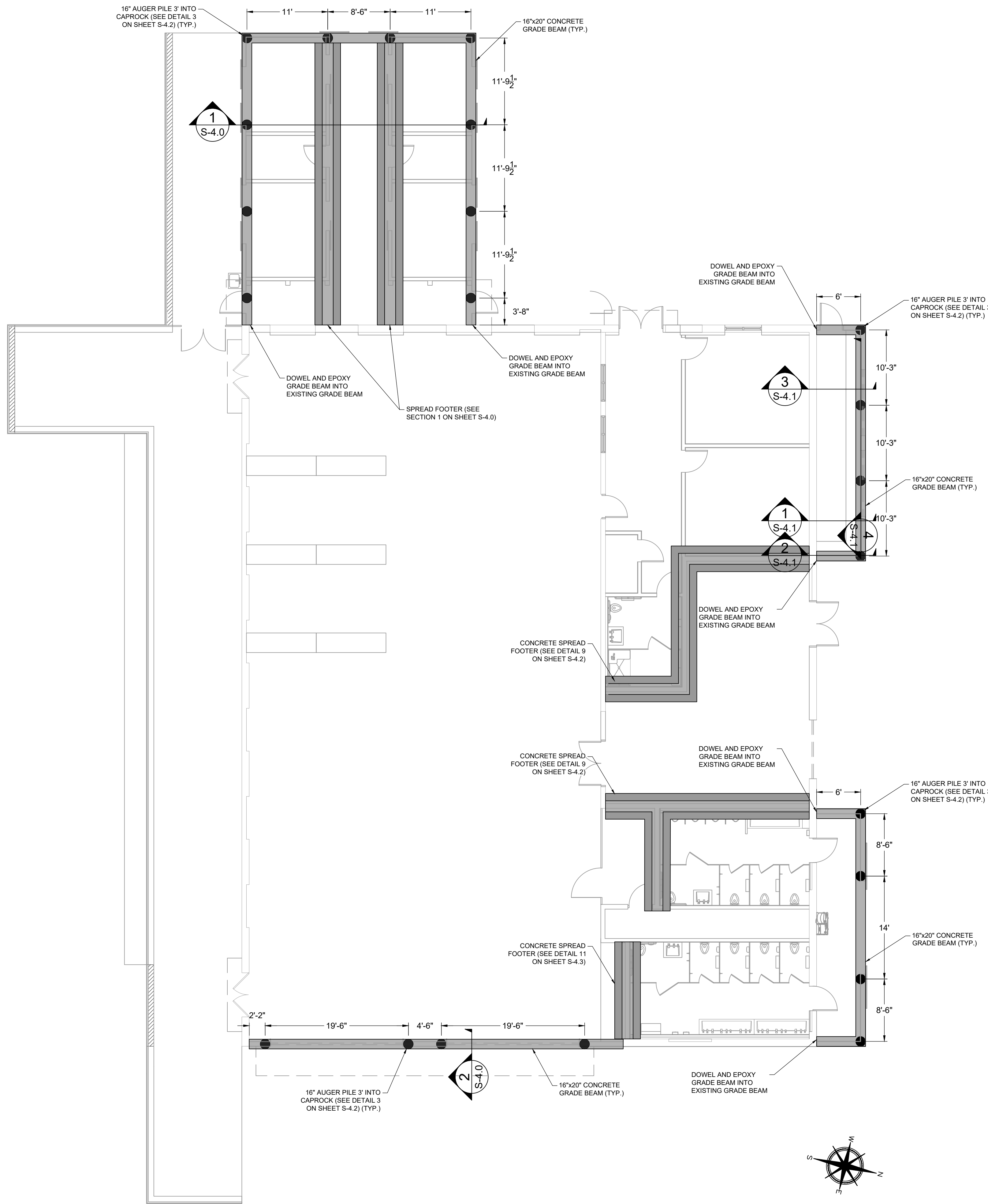
Sheet Number:
SD-1.0

Date: AUGUST 12, 2019

LEGEND:

 AREA TO BE DEMOLISHED



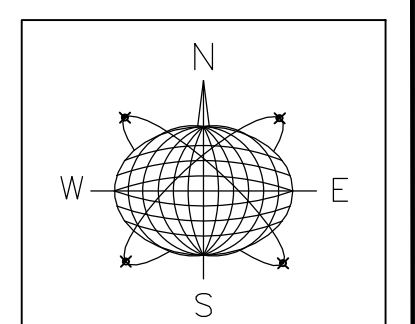


FOUNDATION & CONCRETE NOTES

1. ALL FOOTINGS ARE TO BE PLACED ON FIRM, UNDISTURBED, NATURAL ROCK UNLESS OTHERWISE NOTED.
2. AUGER PILE DIAMETERS AND EMBEDMENT INTO ROCK SHALL BE NO LESS THAN 16" DIAMETER NOR LESS THAN 3' INTO ROCK UNLESS OTHERWISE NOTED.
3. CENTER ALL FOOTINGS UNDER WALLS, COLUMNS OR GRID LINES UNLESS OTHERWISE NOTED.
4. ALL CAST-IN-PLACE CONCRETE SHALL BE MADE WITH TYPE I PORTLAND CEMENT, STONE AGGREGATE AND SHALL DEVELOP AT LEAST 4000 PSI COMPRESSIVE STRENGTH IN 28 DAYS. (UNLESS OTHERWISE NOTED.)
5. ALL CONCRETE WORK AND REINFORCING DETAILS SHALL BE CONSTRUCTED IN ACCORDANCE WITH ACI 318. EXPOSED EDGES OF CONCRETE SHALL HAVE 1/2" CHAMFER. USE STANDARD HOOKS ON DOWELS UNLESS OTHERWISE NOTED.
6. CONCRETE FORMS SHALL BE WETTED IMMEDIATELY PRIOR TO PLACING CONCRETE.
7. MIXING, PLACING AND CURING OF ALL CONCRETE MUST BE IN ACCORDANCE WITH ACI 305R, HOT WEATHER CONCRETING. NEW CONCRETE EXPOSED TO DIRECT SUNLIGHT SHALL BE COVERED AND SPRAYED.
8. ALL REINFORCING SHALL BE HIGH STRENGTH DEFORMED BARS CONFORMING TO ASTM A-615, GRADE 60.
9. WELDED WIRE FABRIC SHALL CONFORM TO ASTM A-185 AND SHALL BE LAPPED ONE FULL MESH AND AT SIDE AND END SPLICES AND WIRED TOGETHER.
10. REINFORCEMENT COVERAGE SHALL BE 2" MINIMUM WHEN FORMS ARE USED AND 3" MINIMUM WHEN POURED AGAINST THE EARTH, UNLESS OTHERWISE NOTED.
11. LAP SPLICES SHALL BE A MINIMUM OF 48 BAR DIAMETERS. MAKE ALL BARS CONTINUOUS AROUND CORNERS. PROVIDE ALL ACCESSORIES NECESSARY TO SECURE REINFORCING IN PROPER POSITION AS INDICATED ON THE DRAWINGS AND IN ACCORDANCE WITH ACI 318. ALL ACCESSORIES TO BE GALVANIZED.
12. ANCHOR BOLTS, NUTS AND WASHERS SHALL BE GALVANIZED STEEL.
13. MANUFACTURED STRAPS AND ANCHORS SHALL BE GALVANIZED AND SHALL BE FASTENED PER THE MANUFACTURER'S RECOMMENDATIONS. IN NO EVENT SHALL A STRUCTURAL MEMBER SUCH AS PIER, SILL, JOIST, PLATE, RAFTER OR TRUSS BE WITHOUT ANCHORAGE DEVICES FOR HURRICANE PROTECTION, UNLESS SPECIFICALLY NOTED AND ADDRESSED BY OTHER MEANS.
14. AUGER PILES SHALL BE SET AT LEAST 3 FT INTO THE NATURAL LIMESTONE FORMATION (APPROXIMATELY 9' BELOW THE SURFACE), AS PER GEOTECHNICAL REPORT PREPARED BY NUTTING ENGINEERS.
15. ANY AREA WHERE NEW SPREAD FOUNDATION IS TO BE CONSTRUCTED, CONTRACTOR TO ENSURE THAT THE ORGANIC SILT/SOILS FOUND AT BEGINNING AT 2-4 FT DEPTHS AND TERMINATING AT 6-7 FT DEPTHS ARE FULLY REMOVED AND CLEAN FILL SHALL BE ADDED. SOFT COMPRESSIBLE SILT SHALL BE REPLACED WITH COMPACTED STRUCTURAL FILL AS PER GEOTECHNICAL REPORT PREPARED BY NUTTING ENGINEERING.
16. THE BUILDING IS DESIGNED USING A 2500 PSF SOIL BEARING PRESSURE WHICH SHALL BE ACHIEVED WITH THE SOIL REPLACEMENT PREVIOUSLY MENTIONED, AS PER GEOTECHNICAL REPORT PREPARED BY NUTTING ENGINEERING.

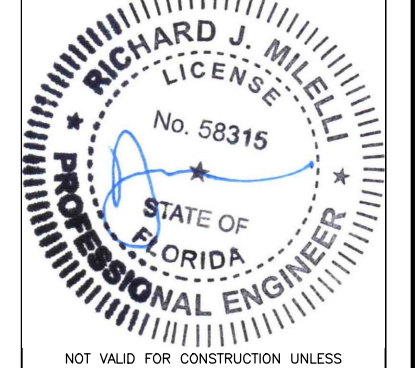
STRUCTURAL NOTES:

1. THE WORK DEPICTED ON THESE DRAWINGS IS DESIGNED TO COMPLY WITH THE 2017 FLORIDA BUILDING CODE AND ASCE 7-10. THE BUILDING IS DESIGNED TO WITHSTAND THE PRESSURES ASSOCIATED WITH 180 MPH WIND LOADS IN ACCORDANCE WITH ASCE 7-10 AND A FLOOR LIVE LOAD OF 40 PSF.
2. ENGINEERS WRITTEN APPROVAL MUST BE SECURED FOR ALL STRUCTURAL SUBSTITUTIONS AND/OR MODIFICATIONS.
3. THE CONTRACTOR SHALL VERIFY ALL OPENINGS THROUGH FLOORS, ROOFS AND WALLS WITH MECHANICAL AND ELECTRICAL CONTRACTORS. RESPECTIVE CONTRACTORS SHALL PROVIDE ALL HANGERS, CONNECTORS, ETC AND APPROVAL THEREOF.
4. PROVIDE TEMPORARY BRACING AND SUPPORT NECESSARY TO WITHSTAND ALL CONSTRUCTION AND WIND LOADS UNTIL ALL FIELD CONNECTIONS ARE COMPLETED AND SHEAR WALLS AND DECKS ARE IN PLACE.
5. PROVIDE SHOP AND ERECTION DRAWINGS FOR ALL REINFORCING, PRECAST CONCRETE, STRUCTURAL STEEL, LAMINATED FRAMING MEMBERS AND METAL DECKING AND VERIFY/COORDINATE EXISTING AND PROPOSED DIMENSIONS PRIOR TO FABRICATION.
6. ALL PRECAST CONCRETE, STRUCTURAL STEEL AND OTHER MAJOR STRUCTURAL SHOP DRAWINGS SUBMITTED SHALL INCLUDE CALCULATIONS AND BEAR THE SEAL OF A FLORIDA PROFESSIONAL ENGINEER.
7. WATERPROOFING, VAPOR BARRIERS, WATERSTOPS, ETC SHALL BE PROVIDED AS INDICATED.
8. ALL DOUBLE MEMBER BEAMS TO BE FASTENED TOGETHER W/ GLUE AND NAIL TOGETHER W/ (3) 3" MIN. 16D RING SHANK NAILS 12" O.C.
9. A 10 MIL UNDERSLAB VAPOR BARRIER SHALL BE INSTALLED BENEATH ALL SLABS ON GRADE.
10. THE PROPOSED AREA OF WORK IS IN FLOOD ZONE AE (EL. 7 FT) ACCORDING TO FLOOD INSURANCE RATE MAP 12087C-1516K, COMMUNITY # 125129, DATED 02-18-2005. THE PROPOSED FINISHED FLOOR IS AT ELEV. +9.8' (NGVD 29).
11. CONTRACTOR TO REFERENCE SITE SURVEY PREPARED BY REECE & ASSOCIATES FOR BENCHMARK INFORMATION.



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Seal: 8-21-2019



RICHARD J. MILELLI
 PE #58315

General Notes:

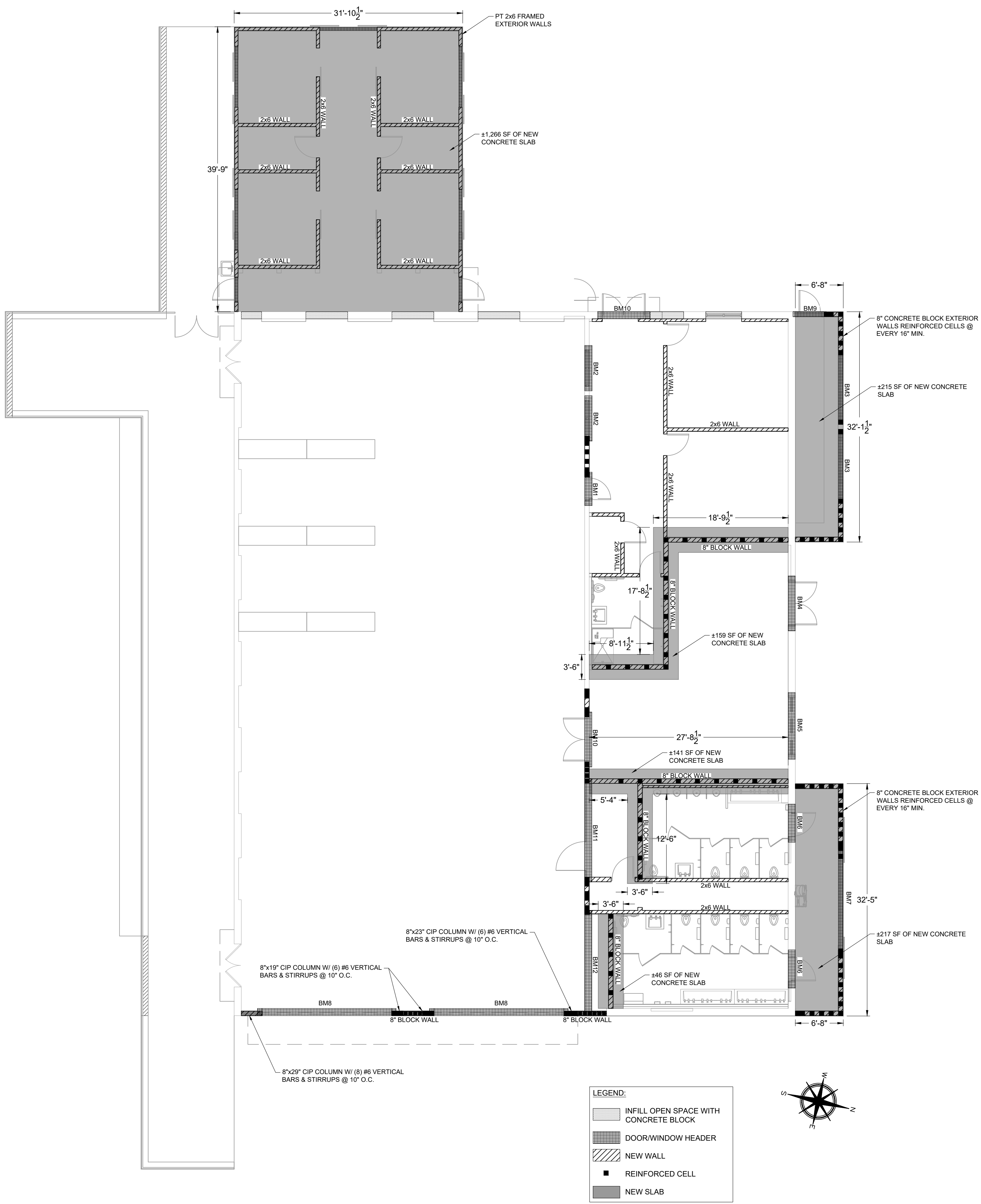
**TRUMAN WATERFRONT 1B REMODEL
 CONSTRUCTION SET**

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ANF	RJM
Project No.	Scale:
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AutoCad File No.	

Revisions:

**FOUNDATION
 PLAN**

Sheet Number:
S-1.0
 Date: AUGUST 12, 2019



BEAM	QUANTITY	SIZE & DESCRIPTION
BM1	1	1'-0"x1'-4"x4'-8" CONCRETE BEAM W/ (2) #5 TOP BARS, (2) #5 BOTTOM BARS, & #3 HOOPS @ 10" O.C.
BM2	2	1'-0"x1'-4"x6'-4" CONCRETE BEAM W/ (2) #6 TOP BARS, (2) #6 BOTTOM BARS, & #3 HOOPS @ 10" O.C.
BM3	2	0'-8"x2'-2"x10'-4" CONCRETE BEAM W/ (2) #5 TOP BARS, (2) #5 MIDDLE BARS, (2) #5 BOTTOM BARS, & #3 HOOPS @ 10" O.C.
BM4	1	0'-8"x1'-4"x7'-8" CONCRETE BEAM W/ (2) #5 TOP BARS, (2) #5 BOTTOM BARS, & #3 HOOPS @ 10" O.C.
BM5	1	0'-8"x1'-4"x9'-4" CONCRETE BEAM W/ (2) #5 TOP BARS, (2) #5 BOTTOM BARS, & #3 HOOPS @ 10" O.C.
BM6	2	0'-8"x1'-4"x5'-4" CONCRETE BEAM W/ (2) #5 TOP BARS, (2) #5 BOTTOM BARS, & #3 HOOPS @ 10" O.C.
BM7	1	0'-8"x2'-2"x14'-0" CONCRETE BEAM W/ (2) #5 TOP BARS, (2) #5 MIDDLE BARS, (2) #5 BOTTOM BARS, & #3 HOOPS @ 10" O.C.
BM8	2	0'-8"x2'-0"x19'-4" CONCRETE BEAM W/ (2) #6 TOP BARS, (2) #6 BOTTOM BARS, & #3 HOOPS @ 10" O.C.
BM9	1	0'-8"x1'-4"x4'-8" CONCRETE BEAM W/ (2) #5 TOP BARS, (2) #5 BOTTOM BARS, & #3 HOOPS @ 10" O.C.
BM10	1	1'-0"x2'-0"x7'-4" CONCRETE BEAM W/ (2) #6 TOP BARS, (2) #6 BOTTOM BARS, & #3 HOOPS @ 10" O.C.
BM11	1	1'-0"x2'-0"x14'-5" CONCRETE BEAM W/ (3) #6 TOP BARS, (2) #6 BOTTOM BARS, & #3 HOOPS @ 10" O.C.
BM12	1	1'-0"x2'-0"x14'-5" CONCRETE BEAM W/ (3) #6 TOP BARS, (2) #6 BOTTOM BARS, & #3 HOOPS @ 10" O.C.

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Meridian Engineering LLC
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Seal: 8-12-2019

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 RICHARD J. MILELLI
 PE #58315

General Notes:

**TRUMAN WATERFRONT 1B REMODEL
 CONSTRUCTION SET**

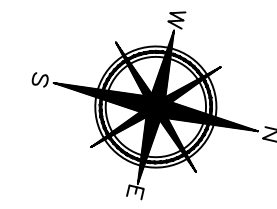
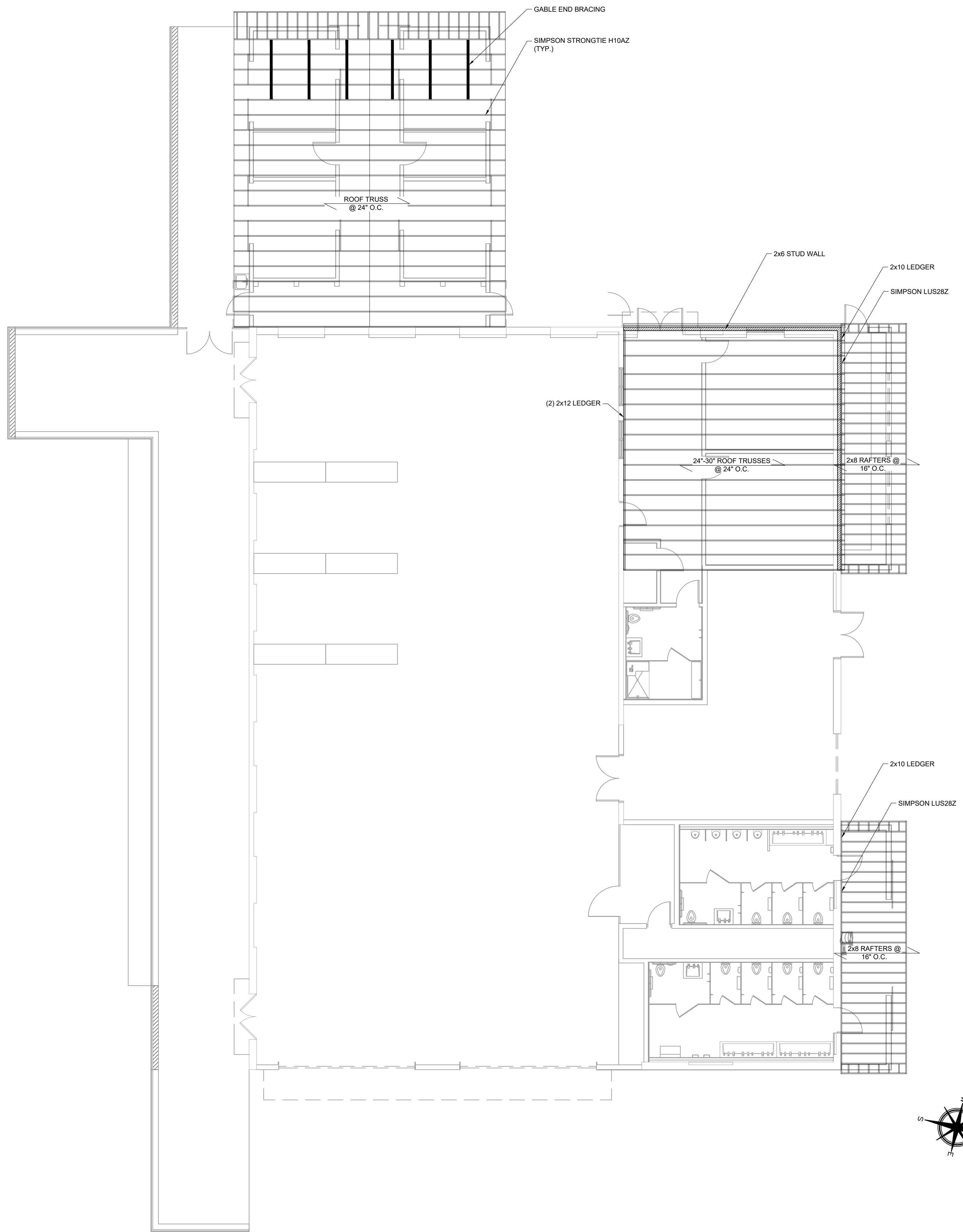
KEY WEST, FLORIDA

Drawn By: ANF Checked By: RJM
 Project No. Scale:
 AS NOTED
 AutoCad File No.

Revisions:

Title:
STRUCTURAL PLAN

Sheet Number:
S-2.0
 Date: AUGUST 12, 2019



TRUSS NOTES:

1. TRUSS DETAILS HEREIN ARE FOR SCHEMATIC PURPOSES ONLY. THE TRUSS MANUFACTURER SHALL VERIFY TRUSS LAYOUT AND PROVIDE TRUSS DESIGN.
2. WOOD TRUSSES SHALL BE FABRICATED BY A LICENSED FABRICATOR AND FURNISHED IN ACCORDANCE WITH DESIGNS AND CALCULATIONS PREPARED, SIGNED AND SEALED BY A STATE OF FLORIDA REGISTERED PROFESSIONAL ENGINEER. WOOD TRUSSES SHALL BE DESIGNED IN ACCORDANCE WITH THE "NATIONAL DESIGN SPECIFICATIONS FOR STRESS GRADE LUMBER AND ITS FASTENINGS" BY THE AMERICAN INSTITUTE OF TIMBER CONSTRUCTION (LATEST REVISION) AND "DESIGN SPECIFICATIONS FOR LIGHT METAL PLATE CONNECTED WITH TRUSSES" BY TRUSS PLATE INSTITUTE.
3. THE DESIGN AND SHOP DRAWINGS AS WELL AS THE FABRICATION OF WOOD TRUSSES, WILL BE SUBJECT TO THE INSPECTIONS AND APPROVAL OF THE ENGINEER OF RECORD.
4. THE HANDLING, ERECTION, AND FIXING OF WOOD TRUSSES SHALL BE IN ACCORDANCE WITH THE SPECIFICATIONS NOTED ON THE DESIGN DRAWINGS FOR THE WOOD TRUSSES.
5. WOOD TRUSSES SHALL BE DESIGNED FOR 180 MPH WIND SPEED.
6. ALL TRUSSES, INCLUDING GIRDERS AND GIRDER TRUSSES, SHALL BE ANCHORED IN COMPLIANCE WITH THE TRUSS MANUFACTURER'S FINAL TRUSS REQUIREMENTS USING APPROPRIATE TRUSS TIES DESIGNED TO MEET THE UPLIFT AND LATERAL LOADS AS SPECIFIED BY THE TRUSS MANUFACTURER. TRUSS MANUFACTURER SHALL PROVIDE ALL HURRICANE STRAPPING AND DETAILS FOR ROOF CONNECTIONS.
7. TRUSS MANUFACTURER TO PROVIDE WEB OPENING IN FLOOR TRUSSES FOR A/C DUCT WORK. COORDINATE WITH MECHANICAL CONTRACTOR.


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General Notes:

TRUMAN WATERFRONT 1B REMODEL
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 KEY WEST, FLORIDA

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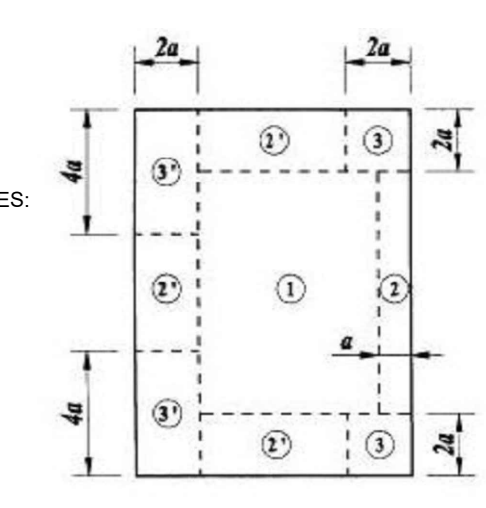
Revisions:

ASCE 7-10 WIND LOAD DATA
PER FBC 2017 - CH. 28, 30

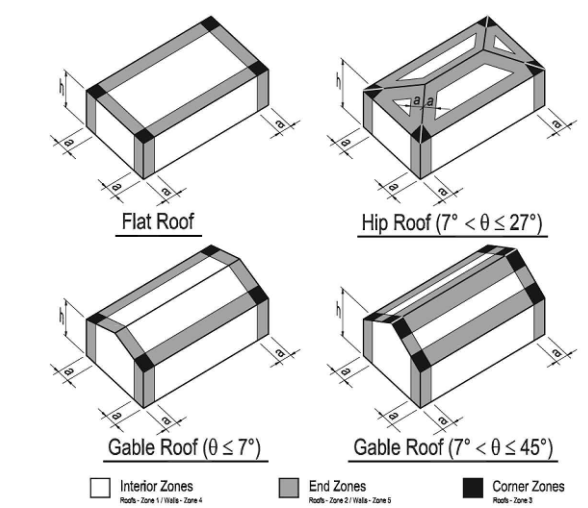
WIND SPEED 180 MPH
 CATEGORY EXPOSURE: C
 MEAN ROOF HEIGHT: 17'-4"
 ROOF ANGLE: 1.19 DEG.
 WIND PRESSURES (PSF)

NOMINAL MONOSLOPE ROOF ZONES:	ULTIMATE MONOSLOPE ROOF ZONES:
ZONE 1: -48.2	ZONE 1: -80.4
ZONE 2: -57.2	ZONE 2: -85.3
ZONE 2: -57.2	ZONE 2: -85.3
ZONE 3: -35.9	ZONE 3: -59.9
ZONE 3: 13.1	ZONE 3: -21.8

WALL ZONES:	WALL ZONES:
ZONE 4: 36.2/ -40.2	ZONE 4: 60.3/ -67.0
ZONE 5: 38.6/ -45.0	ZONE 5: 64.3/ -75.1

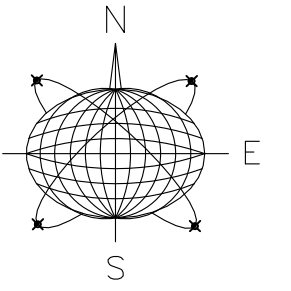


- Interior Zones
Roofs - Zone 1 / Walls - Zone 4
- End Zones
Roofs - Zone 2 / Walls - Zone 5
- Corner Zones
Roofs - Zone 3



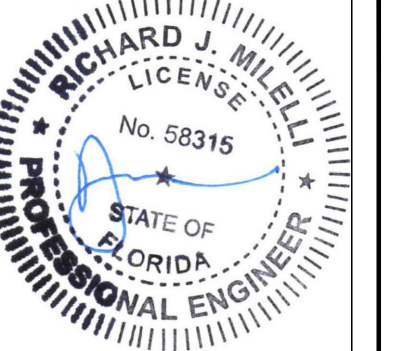
Title:
ROOF FRAMING PLAN

Sheet Number:
S-3.0
Date: AUGUST 12, 2019



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TRUMAN WATERFRONT 1B REMODEL
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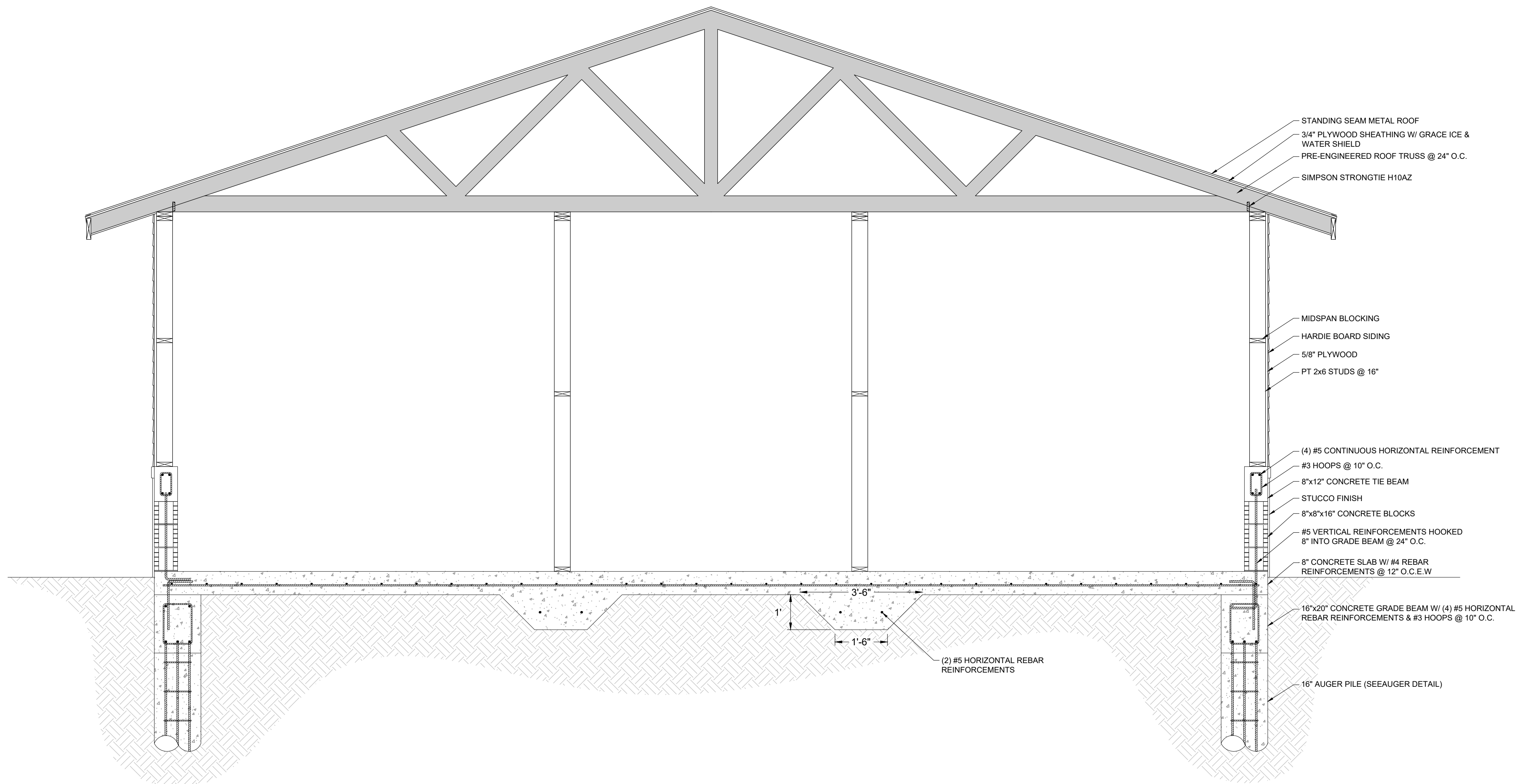
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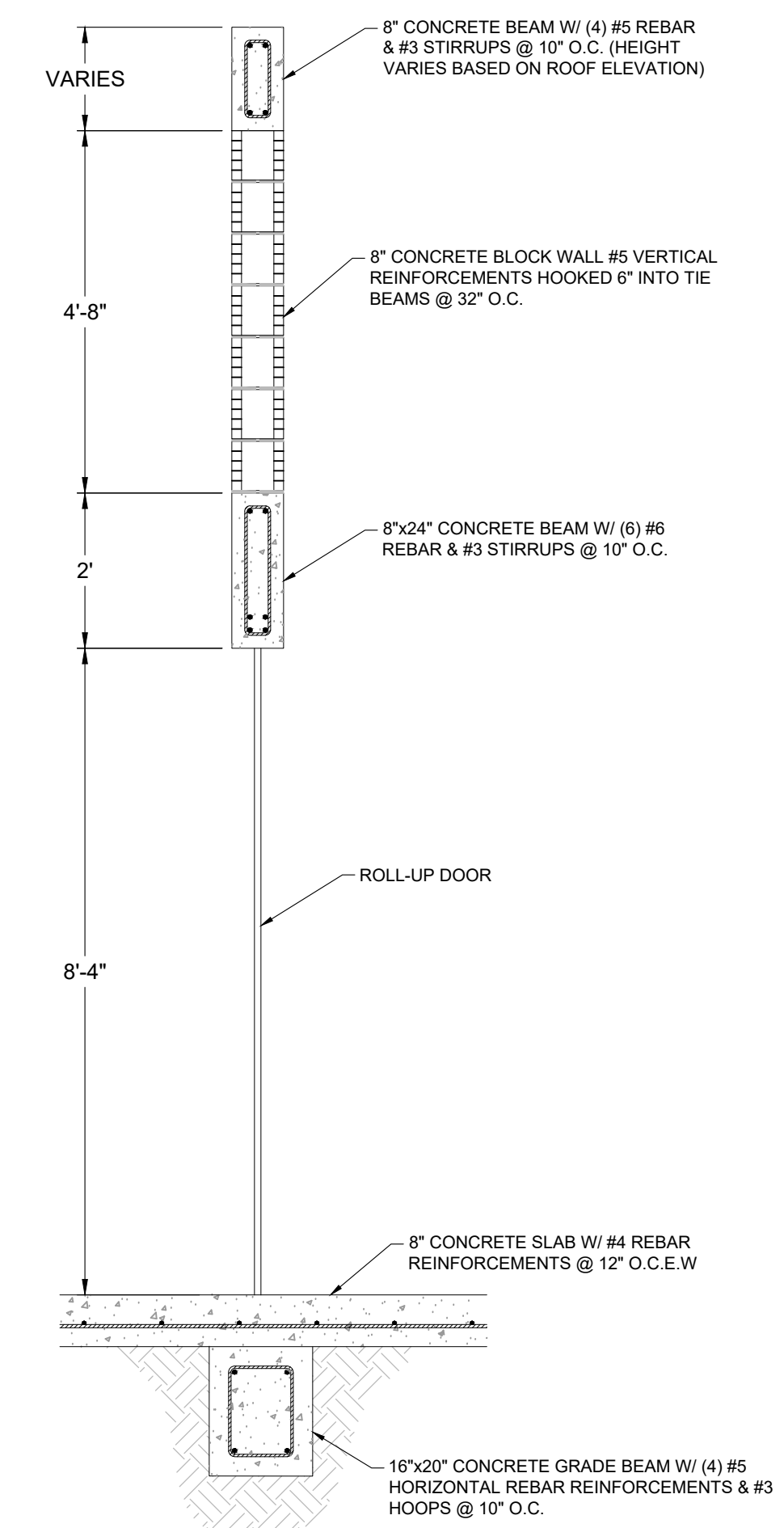
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 STRUCTURAL SECTIONS AND DETAILS

Sheet Number:
S-4.0

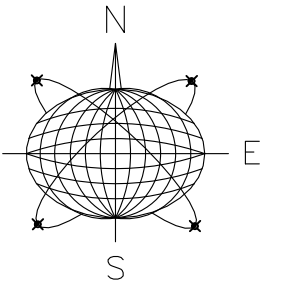
Date: AUGUST 12, 2019



1 HORSE STABLE SECTION
 SCALE: N.T.S.

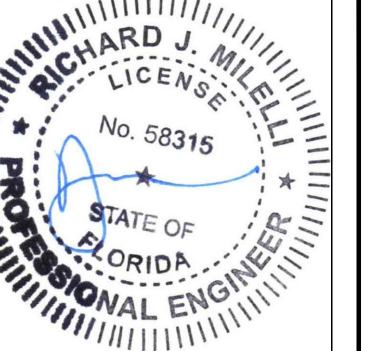


2 GARAGE DOOR SECTION
 SCALE: N.T.S.



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General Notes:

TRUMAN WATERFRONT 1B REMODEL
 CONSTRUCTION SET
 KEY WEST, FLORIDA

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Project No. AS NOTED	Scale:
AutoCad File No.	

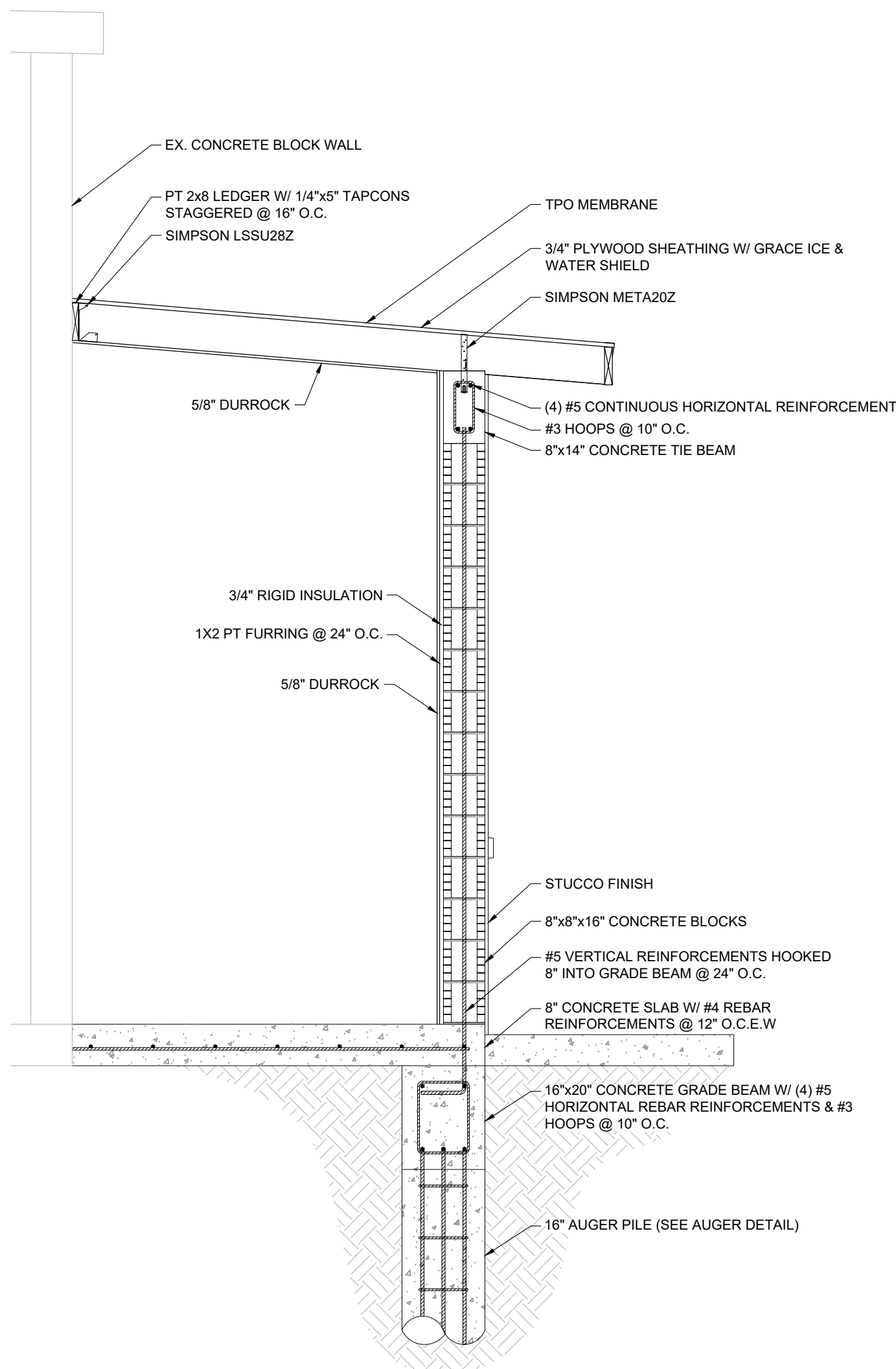
Revisions:

Title:
STRUCTURAL SECTIONS AND DETAILS

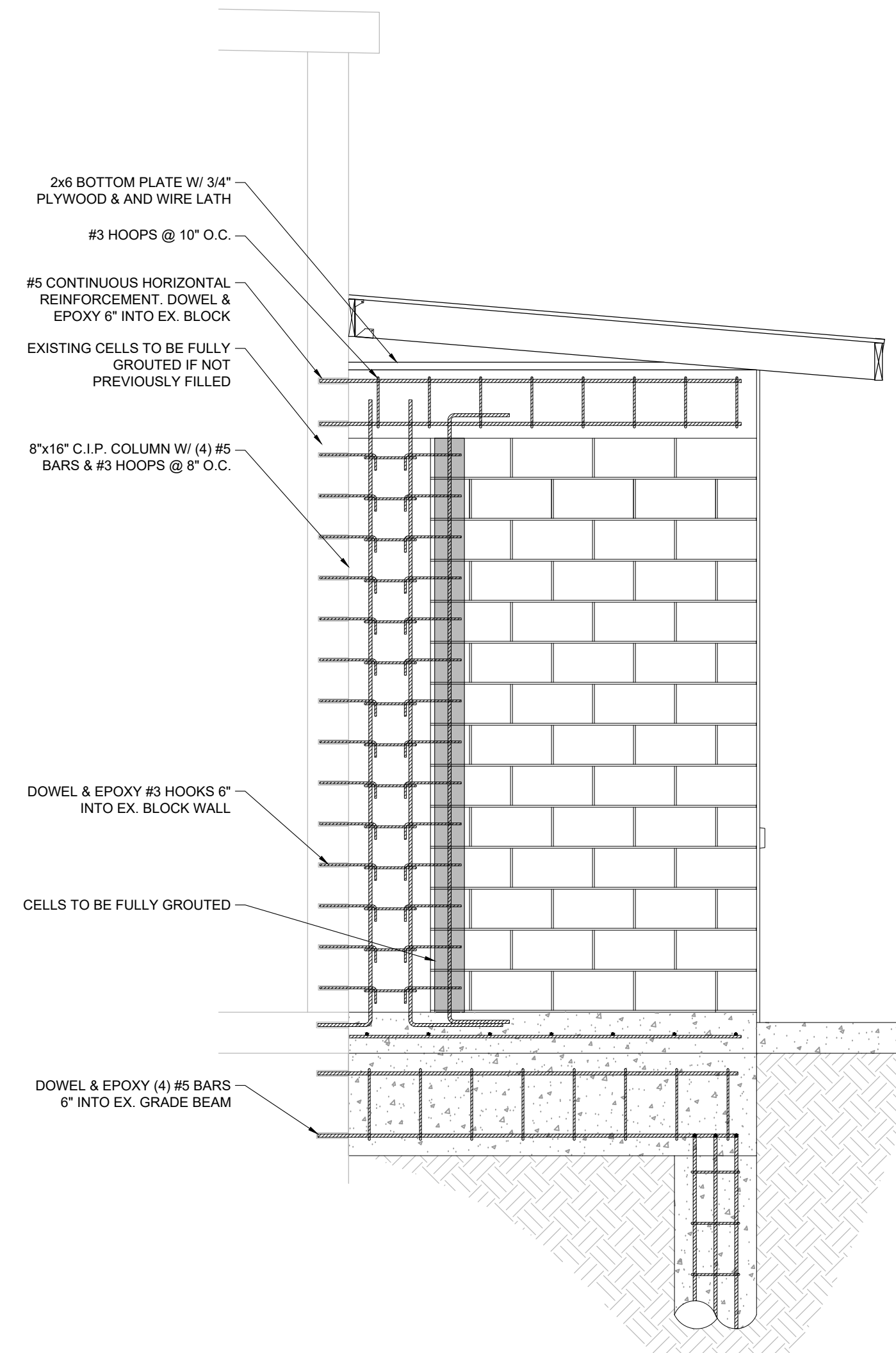
Sheet Number:

S-4.1

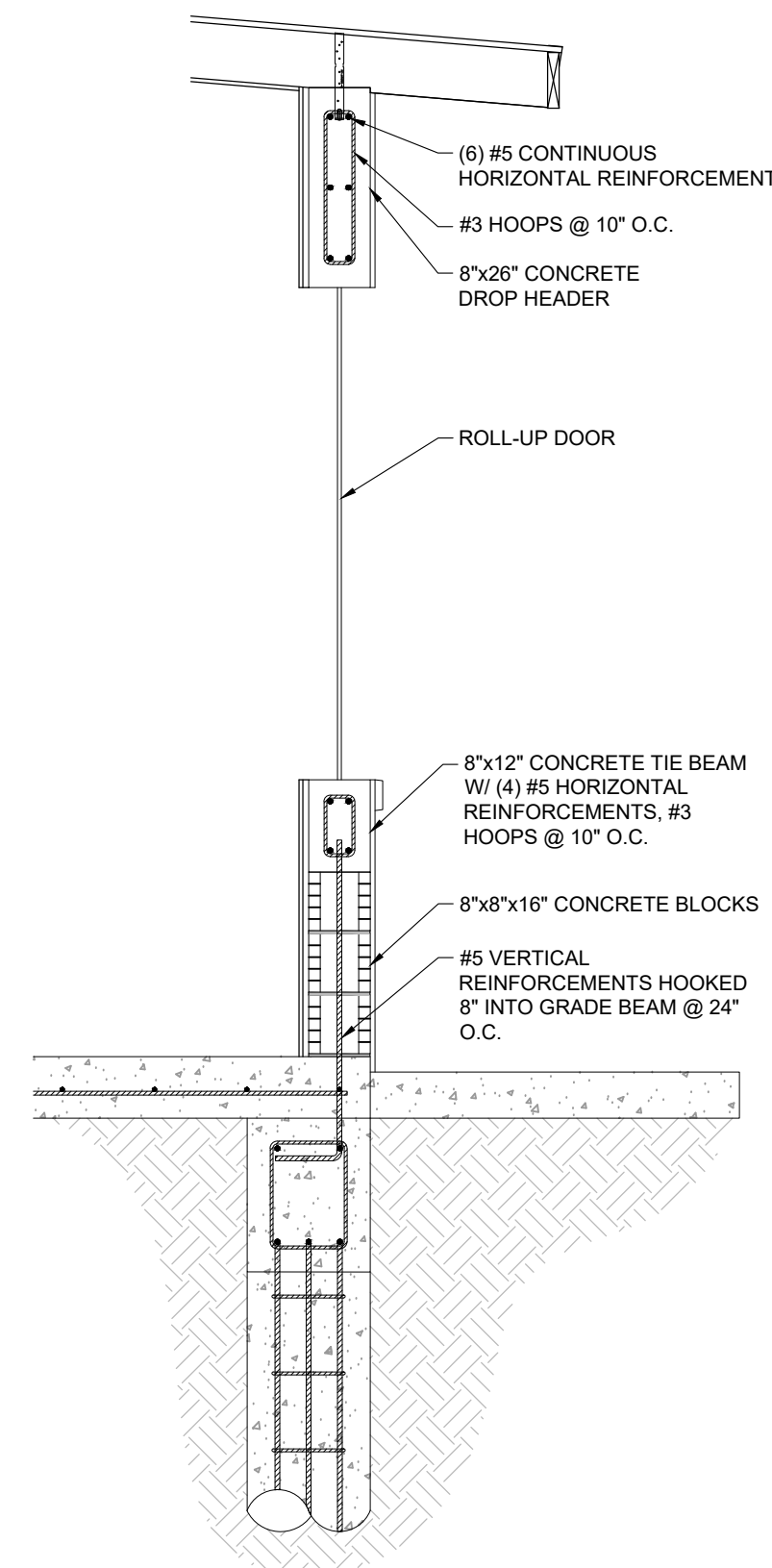
Date: AUGUST 12, 2019



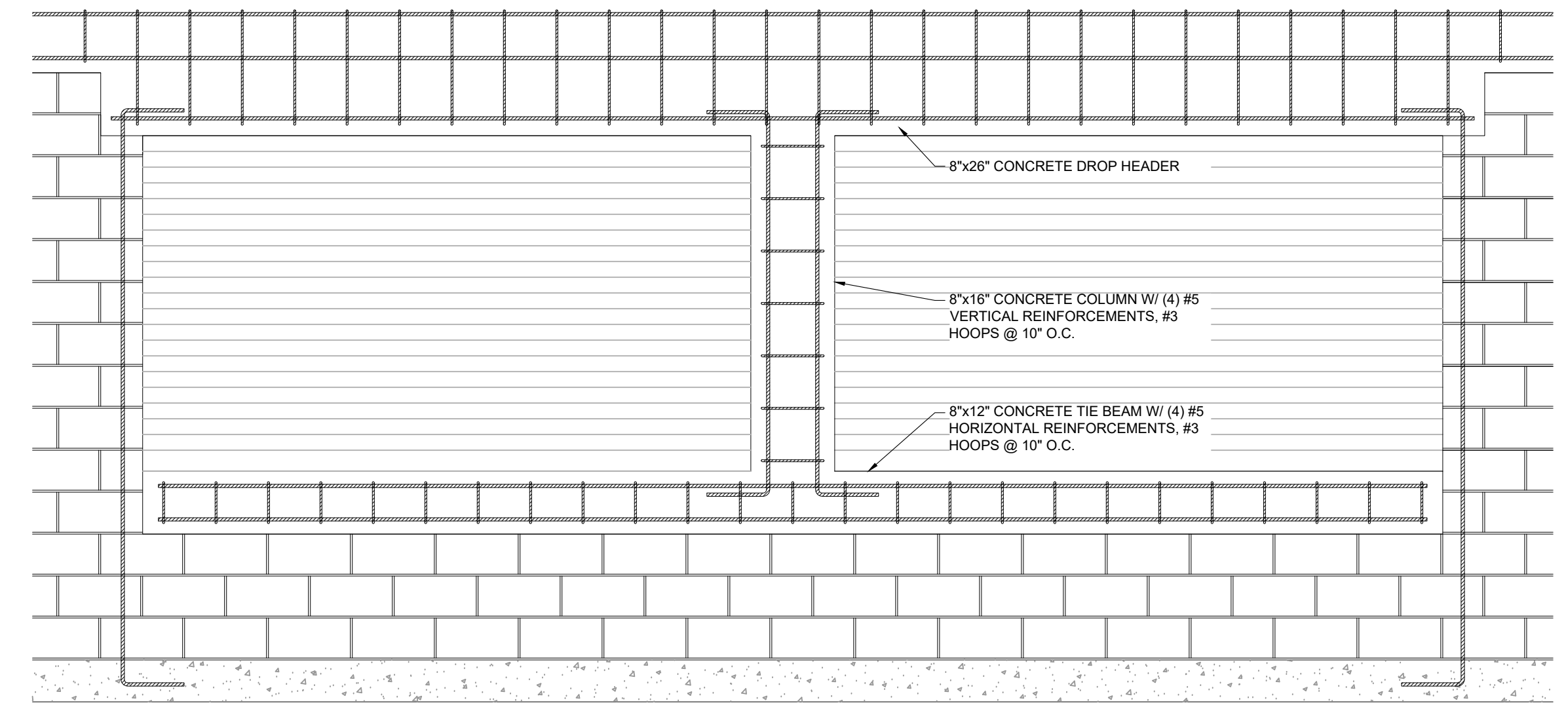
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CONCESSION STAND SECTION
SCALE: N.T.S.



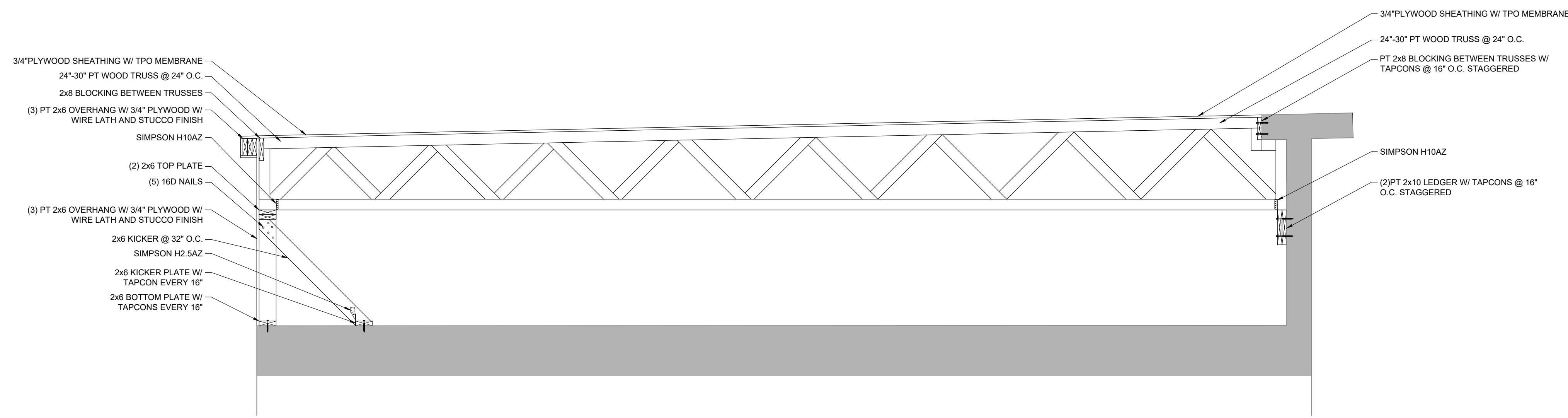
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SCALE: N.T.S.



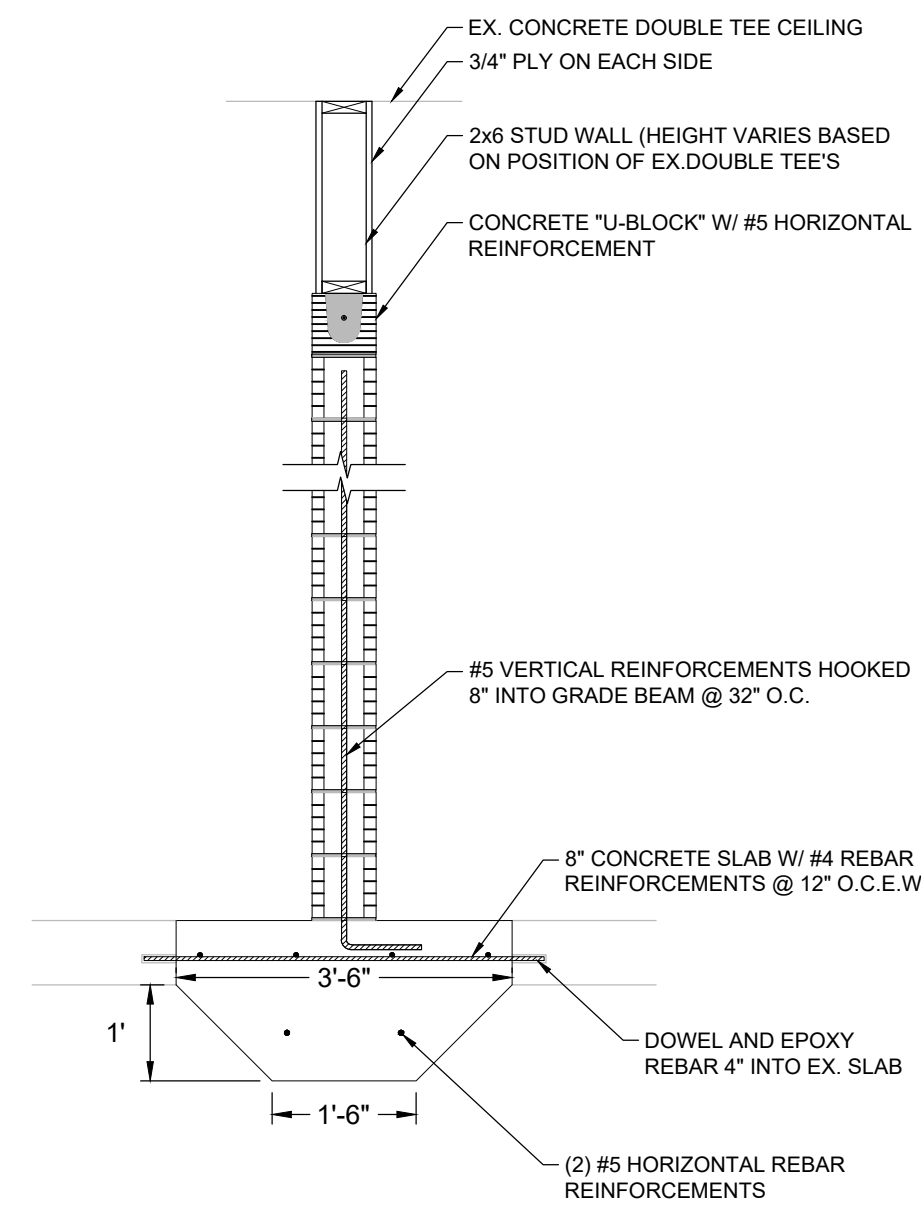
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S-4.1
CONCESSION STAND SECTION
SCALE: N.T.S.



4
S-4.1
CONCESSION STAND SECTION
SCALE: N.T.S.



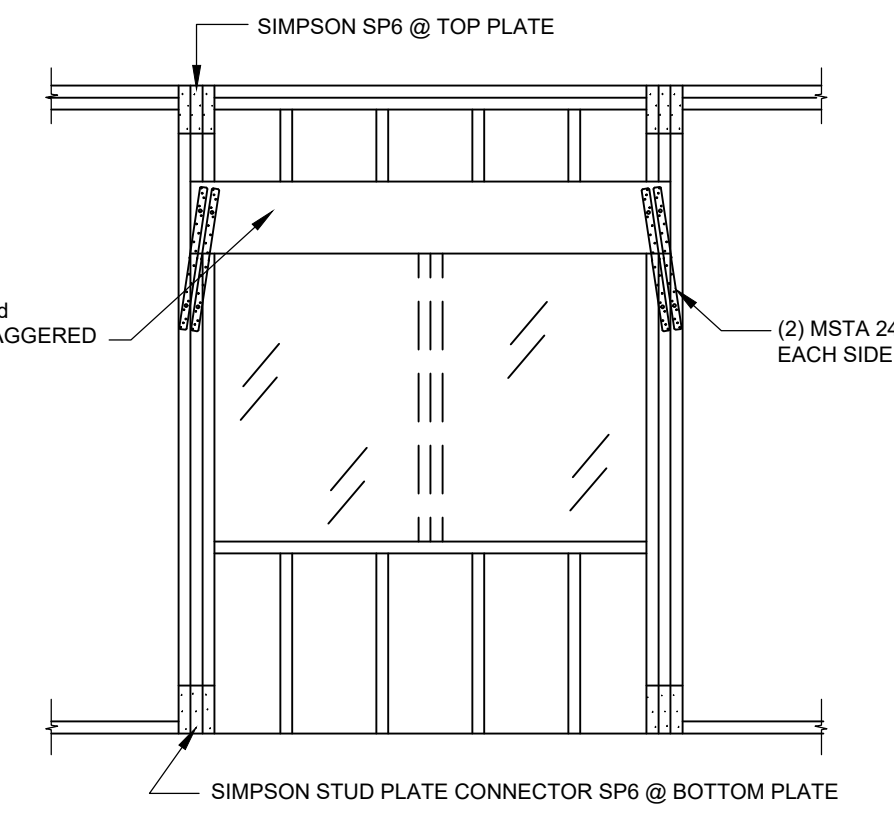
5
S-4.1
ROOF SECTION
SCALE: N.T.S.



1 TYPICAL INTERIOR BLOCK WALL DETAIL
S-4.3 SCALE: N.T.S.

HEADER SCHEDULE	
OPENING SIZE	BEAM
< OR = 6'-0"	(3) 2"x8" W/ (2) 1/2" PLYWOOD FLITCH
6'-0" - 8'-0"	(3) 2"x10" W/ (2) 1/2" PLYWOOD FLITCH
8'-0" - 10'-0"	(3) 2"x12" W/ (2) 1/2" PLYWOOD FLITCH

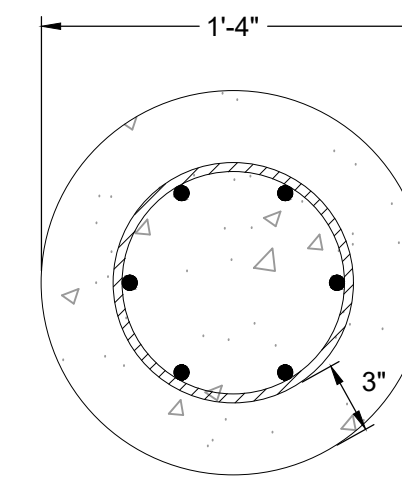
HEADER W/1/2" PLYWOOD FLITCH AND 16d NAILS @ 6" STAGGERED



STUD SCHEDULE AT HEADERS	
< OR = 3'-0" OPENING	1 JACK STUD/1 KING STUD
3'-0" - 6'-0" OPENING	2 JACK STUDS/1 KING STUD
6'-0" - 8'-0" OPENING	2 JACK STUDS/2 KING STUDS
8'-0" - 10'-0" OPENING	2 JACK STUDS/3 KING STUDS
10'-0" - 12'-0" OPENING	3 JACK STUDS/3 KING STUDS

2 TYPICAL HEADER DETAIL
S-4.2 SCALE: N.T.S.

3 TYPICAL AUGER DETAIL
S-4.2 SCALE: N.T.S.



TRUSS NOTES:

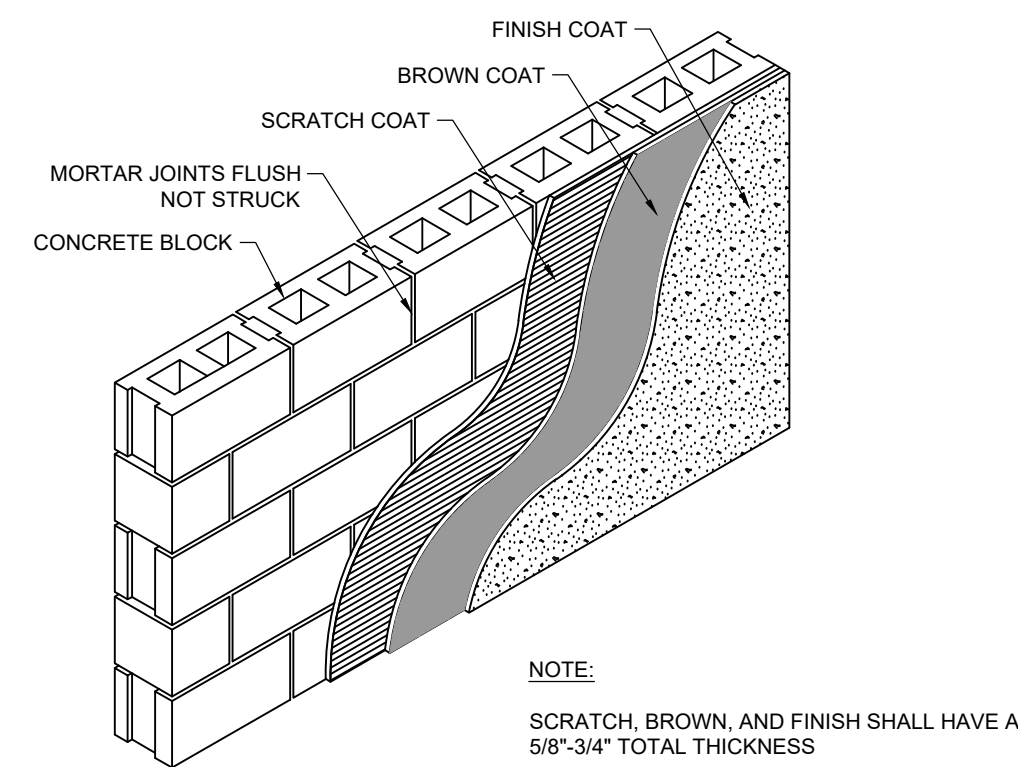
1. TRUSS DETAILS HEREIN ARE FOR SCHEMATIC PURPOSES ONLY. THE TRUSS MANUFACTURER SHALL VERIFY TRUSS LAYOUT AND PROVIDE TRUSS DESIGN.
2. WOOD TRUSSES SHALL BE FABRICATED BY A LICENSED FABRICATOR AND FURNISHED IN ACCORDANCE WITH DESIGNS AND CALCULATIONS PREPARED, SIGNED AND SEALED BY A STATE OF FLORIDA REGISTERED PROFESSIONAL ENGINEER. WOOD TRUSSES SHALL BE DESIGNED IN ACCORDANCE WITH THE "NATIONAL DESIGN SPECIFICATIONS FOR STRESS GRADE LUMBER AND ITS FASTENINGS" BY THE AMERICAN INSTITUTE OF TIMBER CONSTRUCTION (LATEST REVISION) AND "DESIGN SPECIFICATIONS FOR LIGHT METAL PLATE CONNECTED WITH TRUSSES" BY TRUSS PLATE INSTITUTE.
3. THE DESIGN AND SHOP DRAWINGS AS WELL AS THE FABRICATION OF WOOD TRUSSES, WILL BE SUBJECT TO THE INSPECTIONS AND APPROVAL OF THE ENGINEER OF RECORD.
4. THE HANDLING, ERECTION, AND FIXING OF WOOD TRUSSES SHALL BE IN ACCORDANCE WITH THE SPECIFICATIONS NOTED ON THE DESIGN DRAWINGS FOR THE WOOD TRUSSES.
5. WOOD TRUSSES SHALL BE DESIGNED FOR 180 MPH WIND SPEED.
6. ALL TRUSSES, INCLUDING GIRDERS AND GIRDER TRUSSES, SHALL BE ANCHORED IN COMPLIANCE WITH THE TRUSS MANUFACTURER'S FINAL TRUSS REQUIREMENTS USING APPROPRIATE TRUSS TIES DESIGNED TO MEET THE UPLIFT AND LATERAL LOADS AS SPECIFIED BY THE TRUSS MANUFACTURER. TRUSS MANUFACTURER SHALL PROVIDE ALL HURRICANE STRAPPING AND DETAILS FOR ROOF CONNECTIONS.
7. TRUSS MANUFACTURER TO PROVIDE WEB OPENINGS IN FLOOR TRUSSES FOR A/C DUCT WORK. COORDINATE WITH MECHANICAL CONTRACTOR.

Meridian Engineering LLC
201 Front Street, Suite 203
Key West, Florida 33040
AUTHORIZATION #29401
ph: 305-293-3263 fax: 293-4899

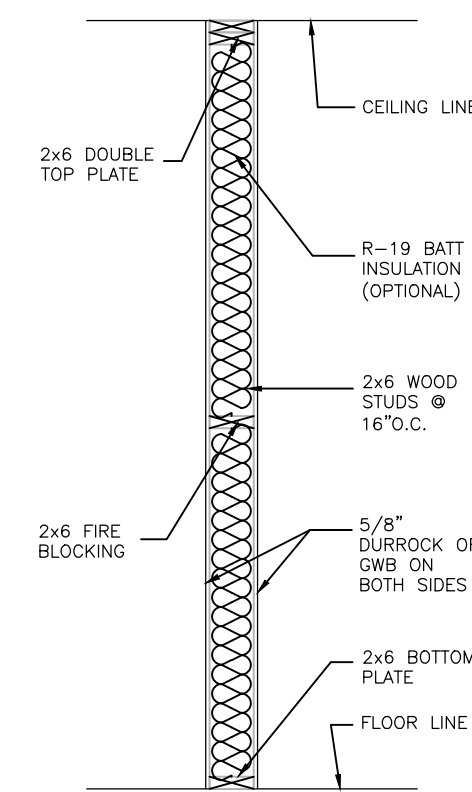
Seal: 8-21-2019

RICHARD J. MILELLI
No. 58315
FLORIDA
PROFESSIONAL ENGINEER

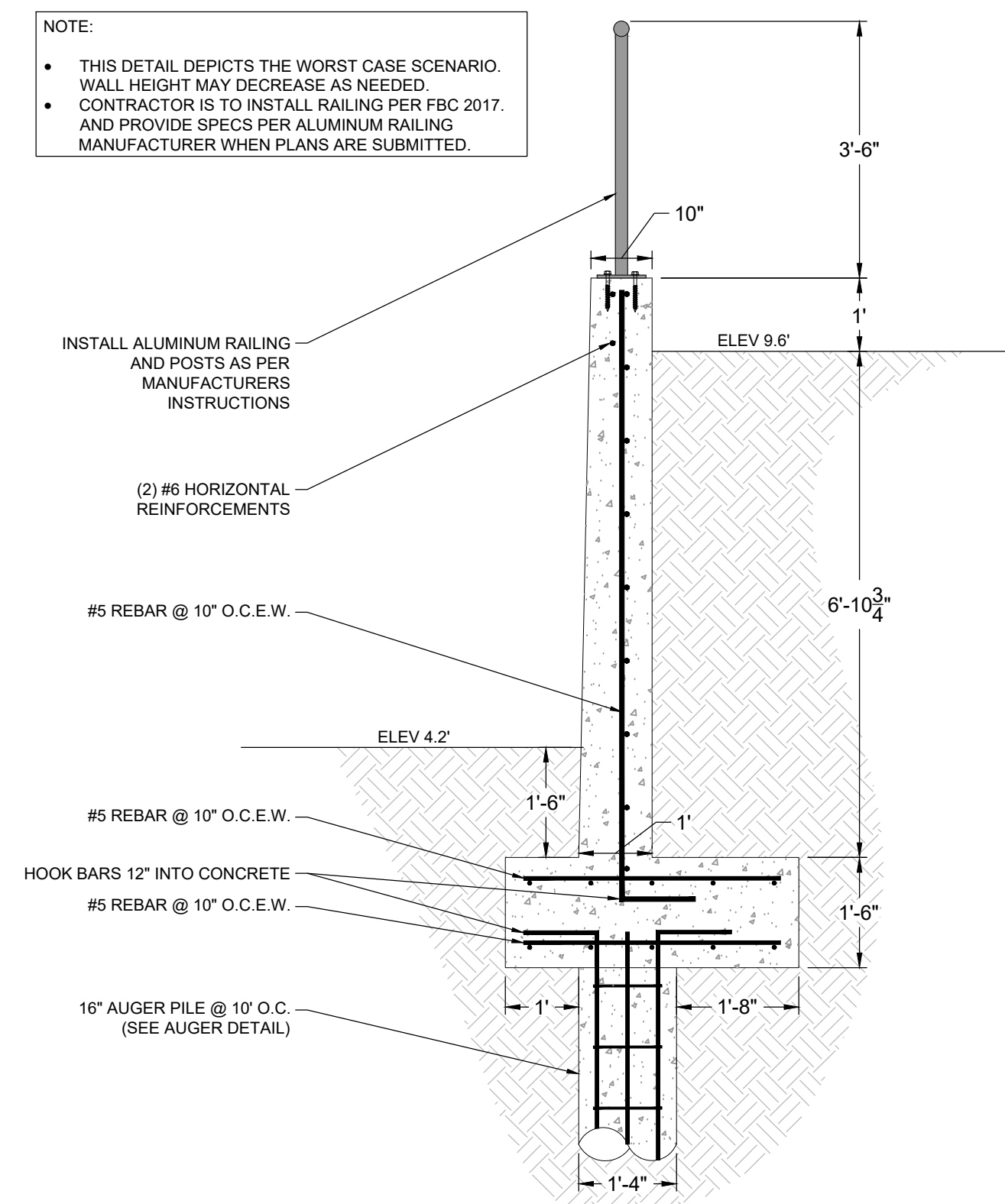
NOT VALID FOR CONSTRUCTION UNLESS SIGNED AND SEALED BY THIS BLOCK
RICHARD J. MILELLI
PE #58315



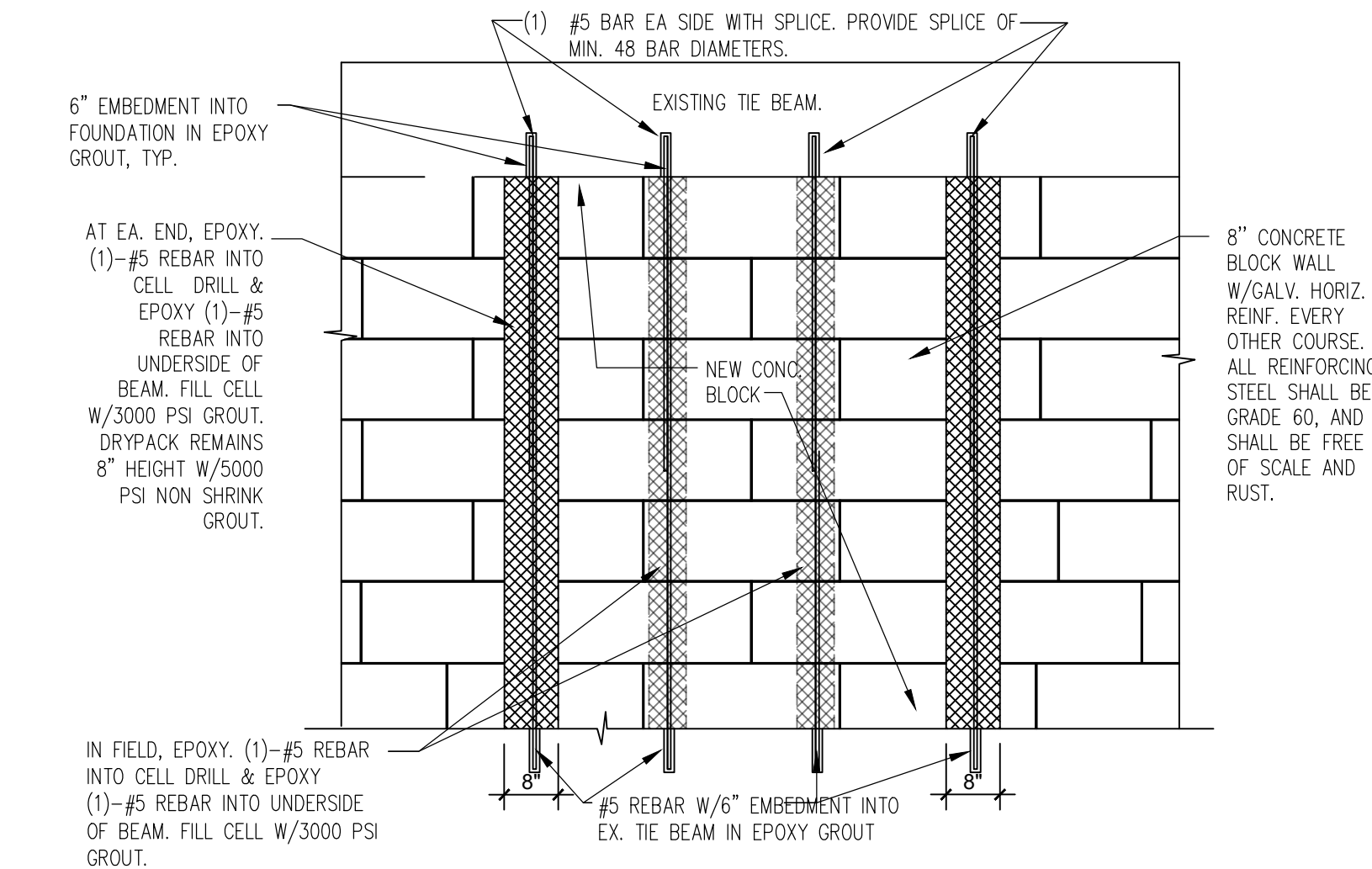
4 TYPICAL STUCCO DETAIL
S-4.2 SCALE: N.T.S.



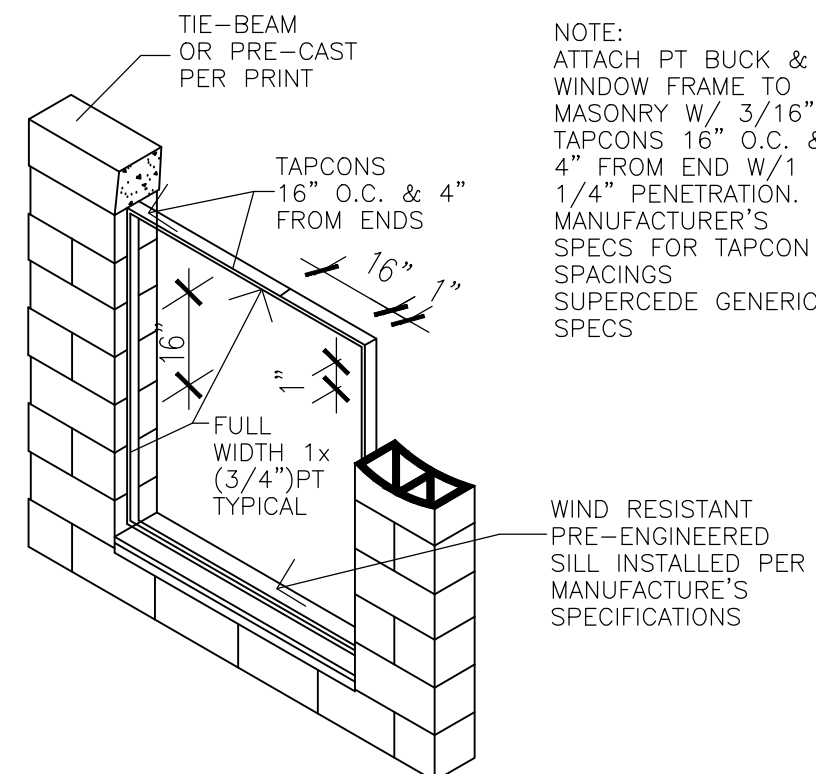
5 TYPICAL 2X6 WALL DETAIL
S-4.2 SCALE: N.T.S.



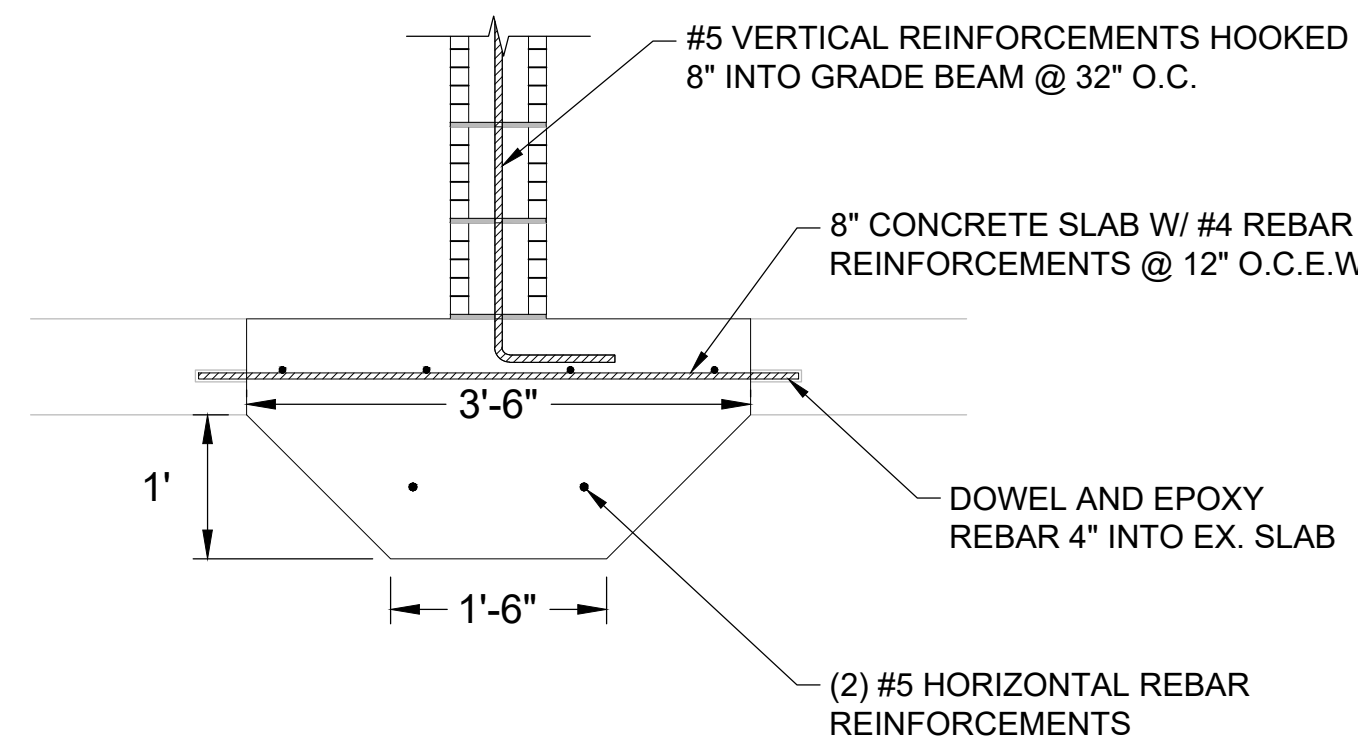
6 PARKING LOT RETAINING WALL DETAIL
S-4.2 SCALE: 1/2" = 1'-0"



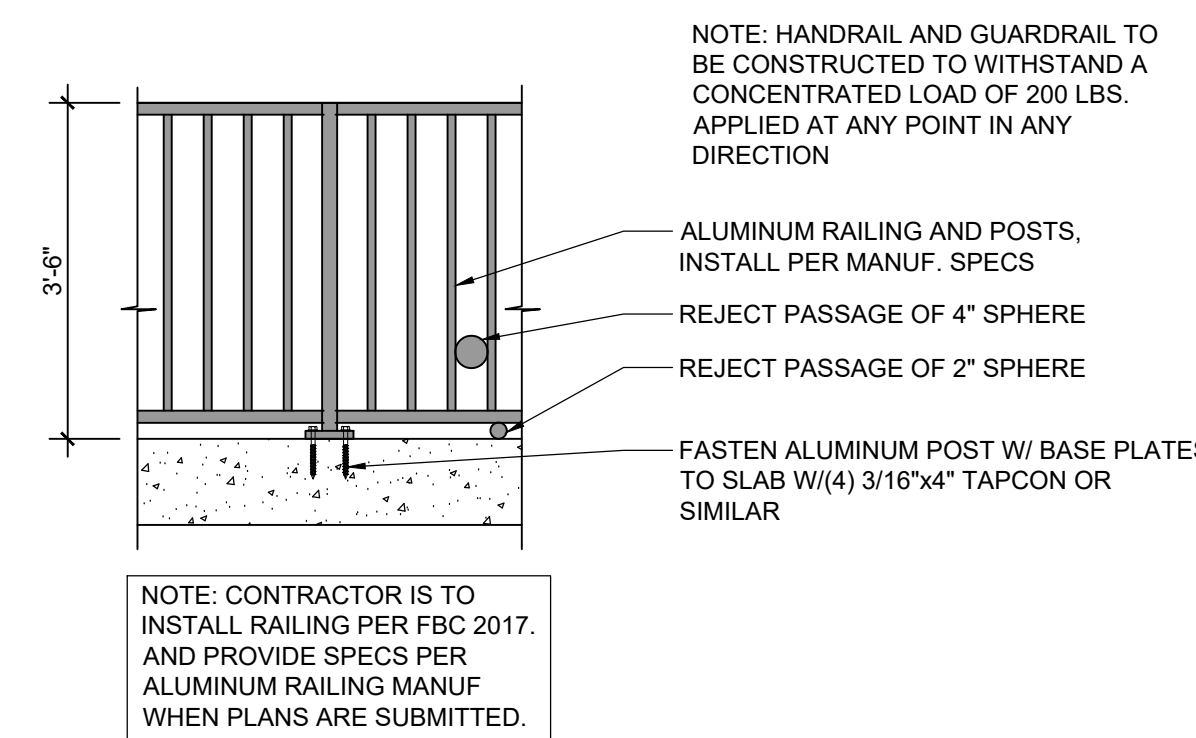
7 TYPICAL FILL-IN OPENING (BLOCK)
S-4.2 SCALE: N.T.S.



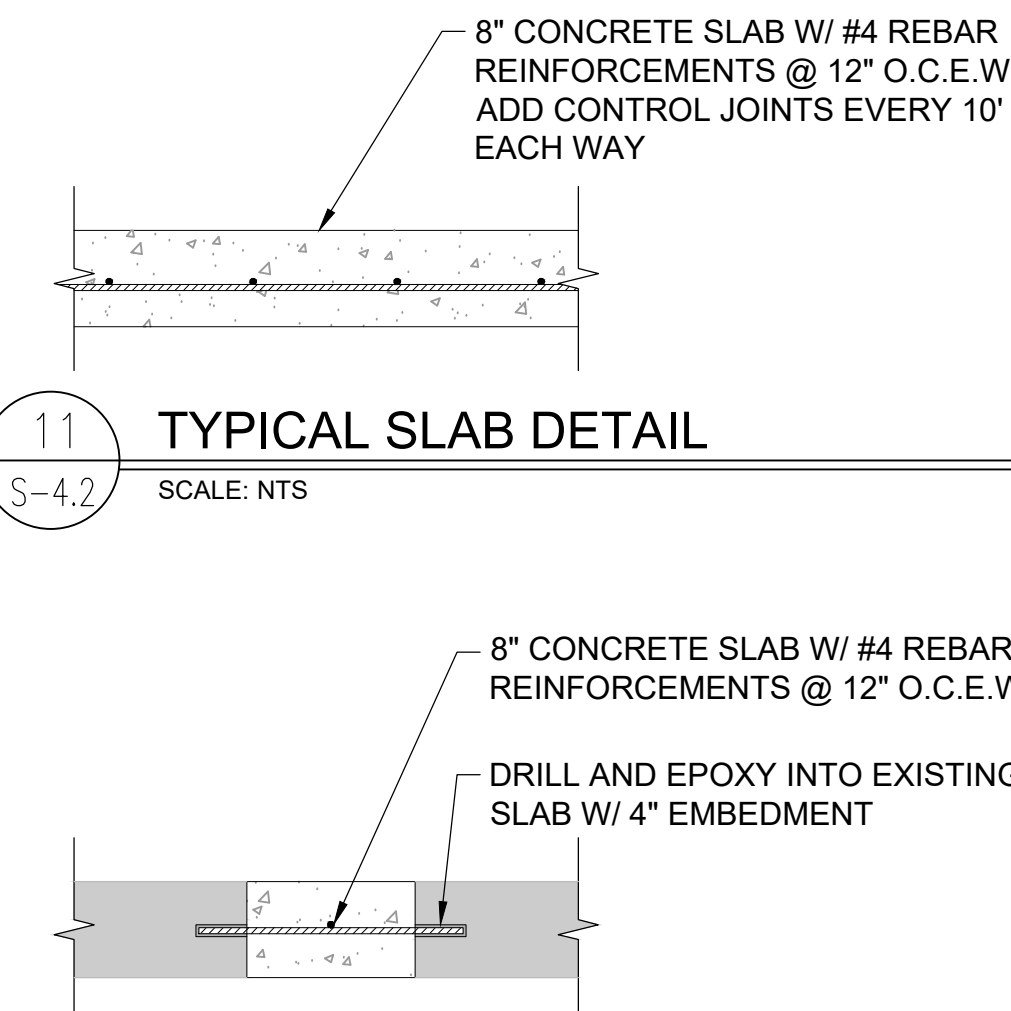
8 TYPICAL BUCK DETAIL
S-4.2 SCALE: N.T.S.



9 SPREAD FOOTER DETAIL
S-4.2 SCALE: N.T.S.



10 ALUMINUM RAILING CONNECTION FOR TOP MOUNTING TO FRAMING
S-4.2 SCALE: N.T.S.



11 TYPICAL SLAB DETAIL
S-4.2 SCALE: N.T.S.

12 TRENCH REPAIR DETAIL
S-4.2 SCALE: N.T.S.

DOOR PRESSURE CALCULATIONS			
DOOR NO.	SIZE	ZONE	MINIMUM ALLOWABLE PRESSURES
001	18'-0"x10'-0"	4	+39.3 / -43.3
002	18'-0"x10'-0"	5	+39.3 / -46.5
003	6'-0"x7'-0"	5	+43.8 / -55.5
004	6'-0"x7'-0"	5	+43.8 / -55.5
005	3'-0"x8'-0"	4	+45.5 / -49.5
012	3'-0"x8'-0"	4	+45.5 / -49.5
013	6'-0"x8'-0"	4	+43.4 / -47.4
014	3'-0"x8'-0"	5	+45.5 / -58.9
015	9'-0"x8'-0"	5	+42.1 / -52.1
016	9'-0"x8'-0"	5	+42.1 / -52.1
022	6'-4"x8'-0"	4	+43.2 / -47.3
023	6'-0"x8'-0"	4	+42.5 / -46.5
026	12'-8"x8'-0"	5	+41.1 / -50.0
029	8'-0"x8'-0"	4	+42.5 / -46.5
030	8'-0"x8'-0"	5	+42.5 / -52.9
031	8'-0"x8'-0"	5	+42.5 / -52.9
032	8'-0"x8'-0"	5	+42.5 / -52.9
033	8'-0"x8'-0"	4	+42.5 / -46.5

WINDOW PRESSURE CALCULATIONS			
WINDOW	SIZE	ZONE	MINIMUM ALLOWABLE PRESSURES
003	4'-0"x5'-0"	5	+46.1 / -60.0

General Notes:

Revisions:

TRUMAN WATERFRONT 1B REMODEL
CONSTRUCTION SET
KEY WEST, FLORIDA

Drawn By: ANF
Checked By: RJM
Project No. AS NOTED
Scale:
AutoCad File No.

Title:
STRUCTURAL SECTIONS AND DETAILS

Sheet Number:
S-4.2

Date: AUGUST 12, 2019

Seal:

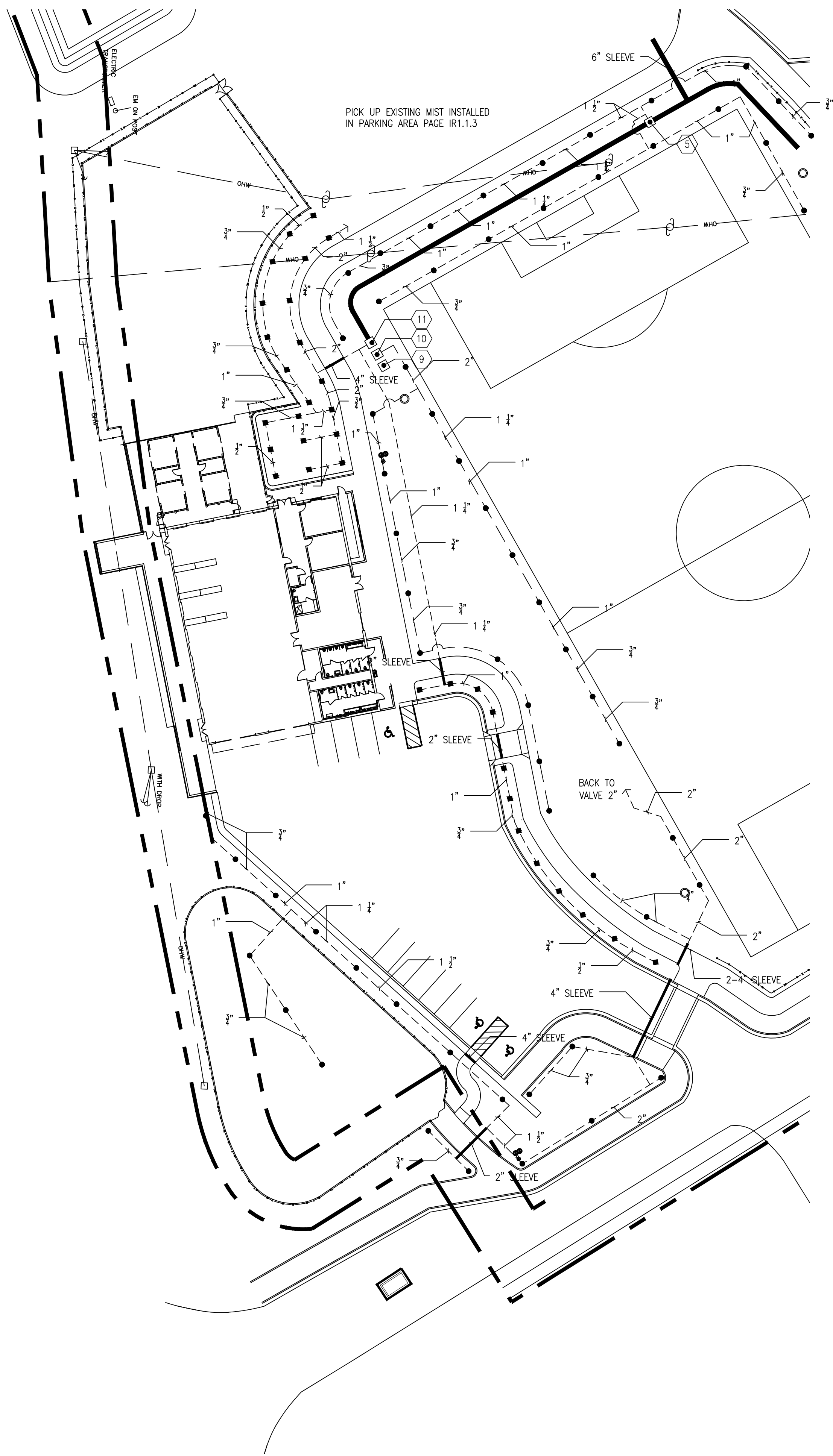
Consultants:
 STRUCTURAL ENGINEER:
 Meridian Engineering LLC
 CIVIL ENGINEER:
 Perez Engineering &
 Development
 IRRIGATION:
 Blue Island Lighting & Irrigation
 Inc.

Submissions:
 DATE/PHASE:
 2019.03.22 - ISSUED BID SET

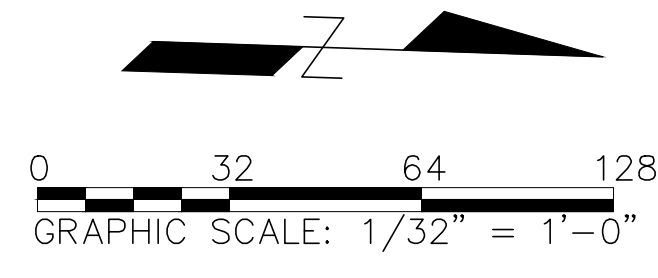
TRUMAN WATERFRONT 1B
 CITY OF KEY WEST
 WATERFRONT PARK
CITY OF KEY WEST
 1300 White Street, Key West, FL, 33040

PLOTTED: 3/21/2019 10:42 PM
 Drawing Size | Project #:
 24x36 | 18070
 Drawn By: | Checked By:
 BK | AA
 Title:
 IRRIGATION
 SITE PLAN

Sheet Number:
IR1.1.1
 Date: March 22, 2019
 ©2018 by K2M Design, Inc.



1 IRRIGATION SITE PLAN
 SCALE: 1/32" = 1'-0"



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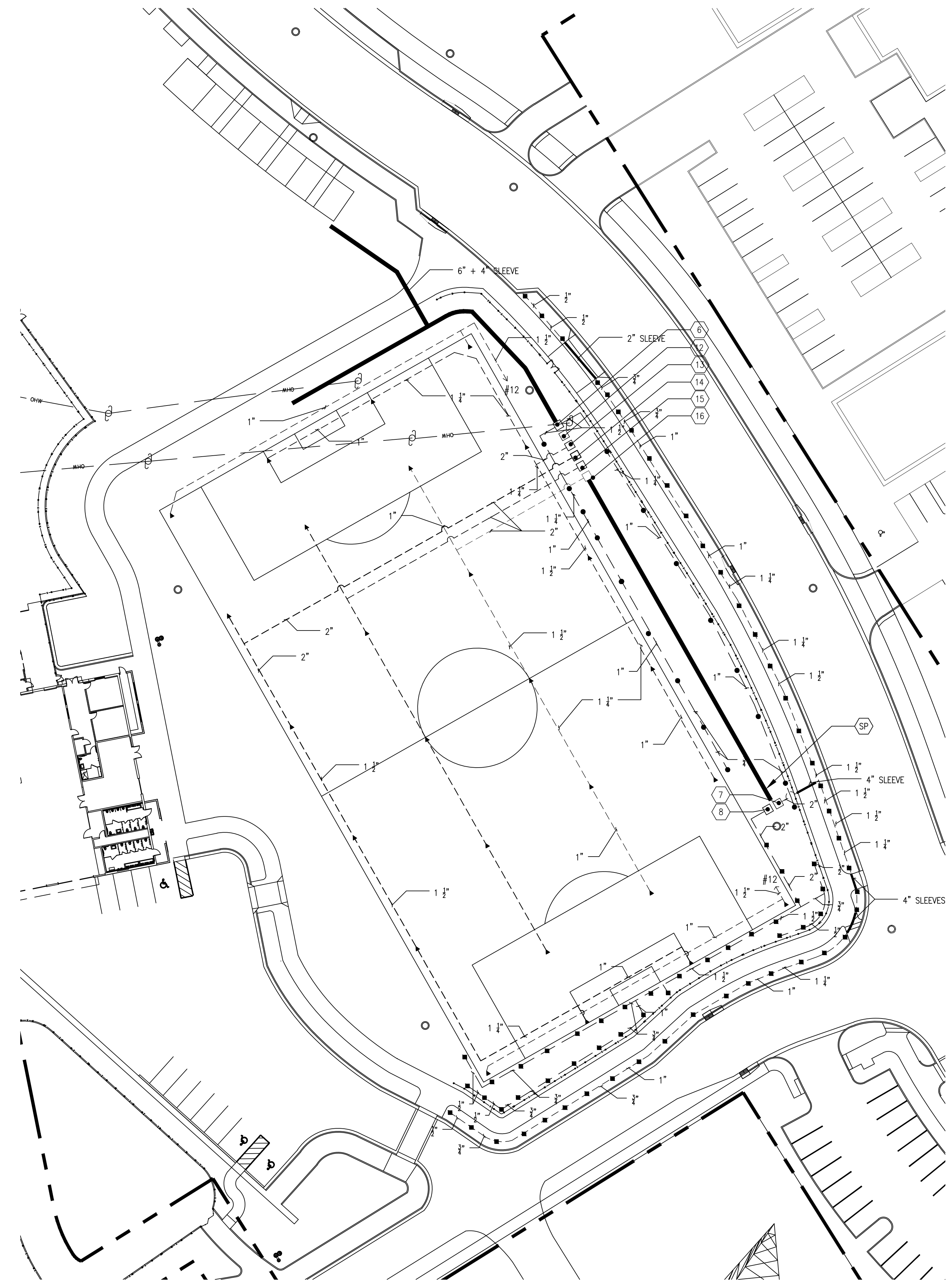
Consultants:
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 DATE/PHASE:
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TRUMAN WATERFRONT 1B
 CITY OF KEY WEST
 WATERFRONT PARK
CITY OF KEY WEST
 1300 White Street, Key West, FL, 33040

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1 IRRIGATION SITE PLAN
 SCALE: 1/32" = 1'-0"

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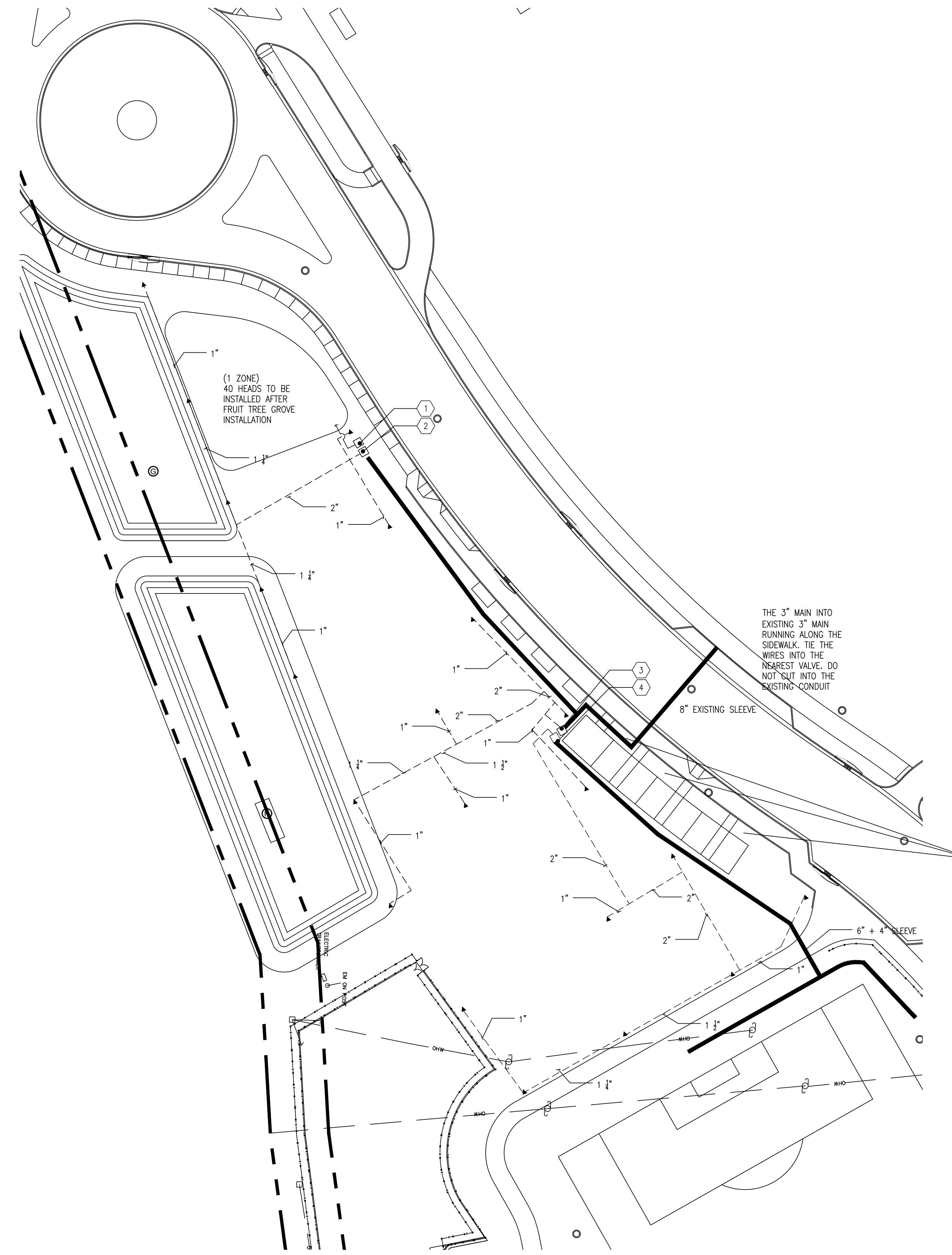
Consultants:
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Submissions:
 DATE PHASE
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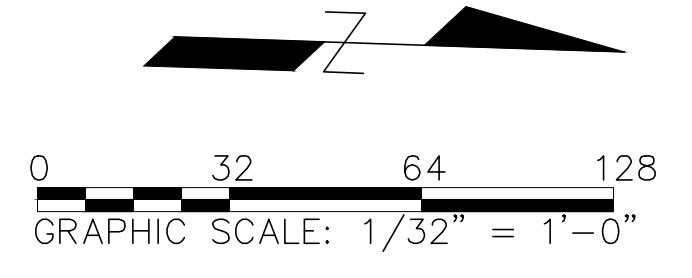
TRUMAN WATERFRONT 1B
 CITY OF KEY WEST
 WATERFRONT PARK
CITY OF KEY WEST
 1300 White Street, Key West, FL, 33040

PLOTTED: 3/21/2019 10:42 PM
 Drawing Size | Project #
 24x36 | 18070
 Drawn By: | Checked By:
 BK | AA

Title:
 IRRIGATION
 SITE PLAN
 Sheet Number:
IR1.1.3
 Date: March 22, 2019
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1 IRRIGATION SITE PLAN
 SCALE: 1/32" = 1'-0"



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GENERAL INFORMATION

- Remove 1 1/2" city water mainline from the 8" sleeve under road
- Tap the 3" mainline running along sidewalk
 - Install with a 3" Spears PVC ball valve in a 12x18 valve box
 - Include a 1" grey conduit with a Rainbird 2-wire communication cable
 - Connect the conduit & wire in the nearest existing valve box
- Remove existing rotor zones & valves from parking area next to soccer field and across from amphitheater
- Combine existing mist with new mist, install along street & soccer field
- Combine existing two bubbler zones with existing bubbler zone at the park
- Remove wiring from the ESP4ME controller at amphitheater
- Water source to be the existing Hoover pump station & controller pump located by electrical equipment at Fort St. parking

- = Rainbird 5004 rubber covered rotors
 - Installed on Rainbird 1/2" funny pipe
- = Rainbird 1800 series mist, 6" in turf & 12" in all plant beds
 - Nozzles to be field selected to cover with no overspray
- △ = Rainbird 8005 stainless steel rubber covered rotors
 - Quarter #12 nozzle 12.0 GPM
 - Half #12 nozzle 12.0 GPM
 - Full #18 nozzle 17.8 GPM
 - All to be installed on Schedule 80 Rainbird swing joints

- Mainline 3" Schedule 40
- Wire- Rainbird (blue) 2 wire communication cable installed in 1" grey conduit
- Valves- Rainbird 2" PGA
 - Installed with 2" SCD 80 PVC nipples
 - Installed in 12 x 18 Rainbird valve box
- Decoders- FD-101 Rainbird: Installed with 3m DBY connectors
- Line surge protection- LSP-1TURF with grounding rod & clamp

ZONES

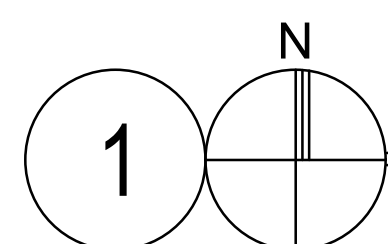
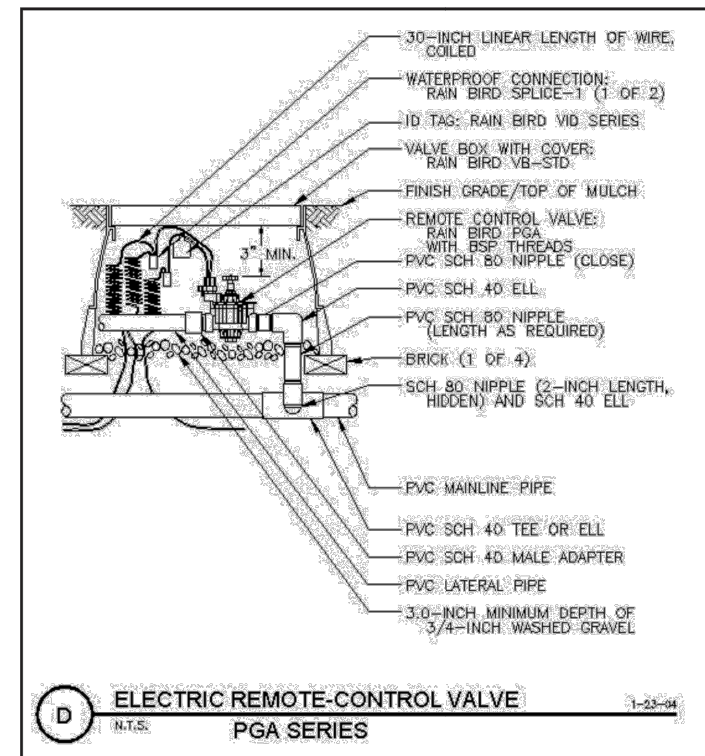
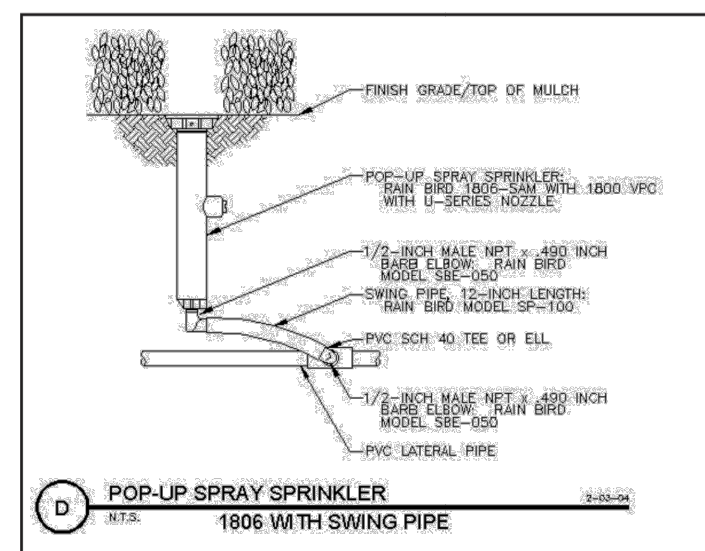
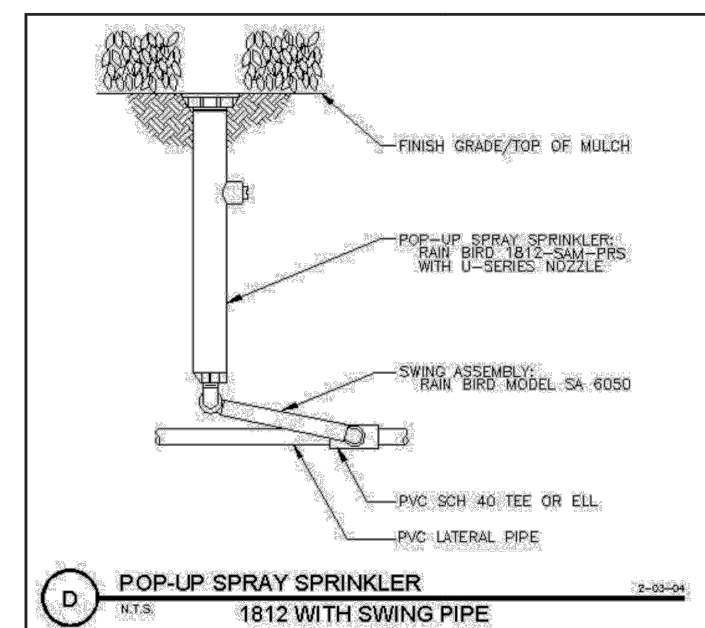
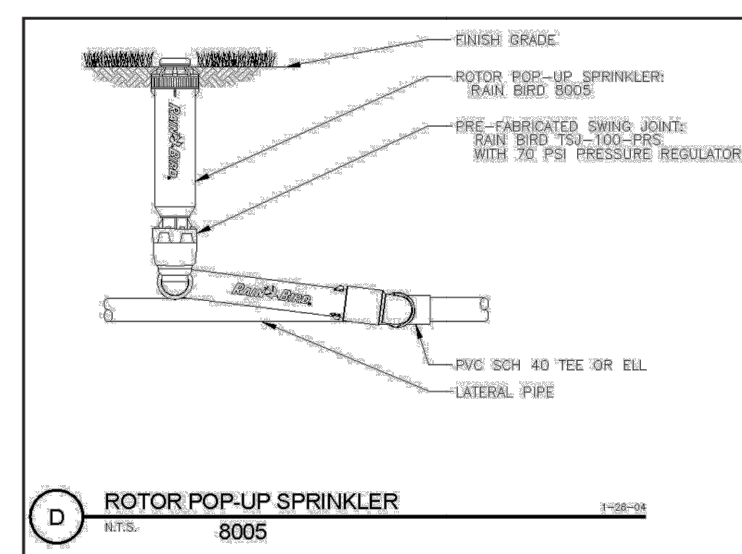
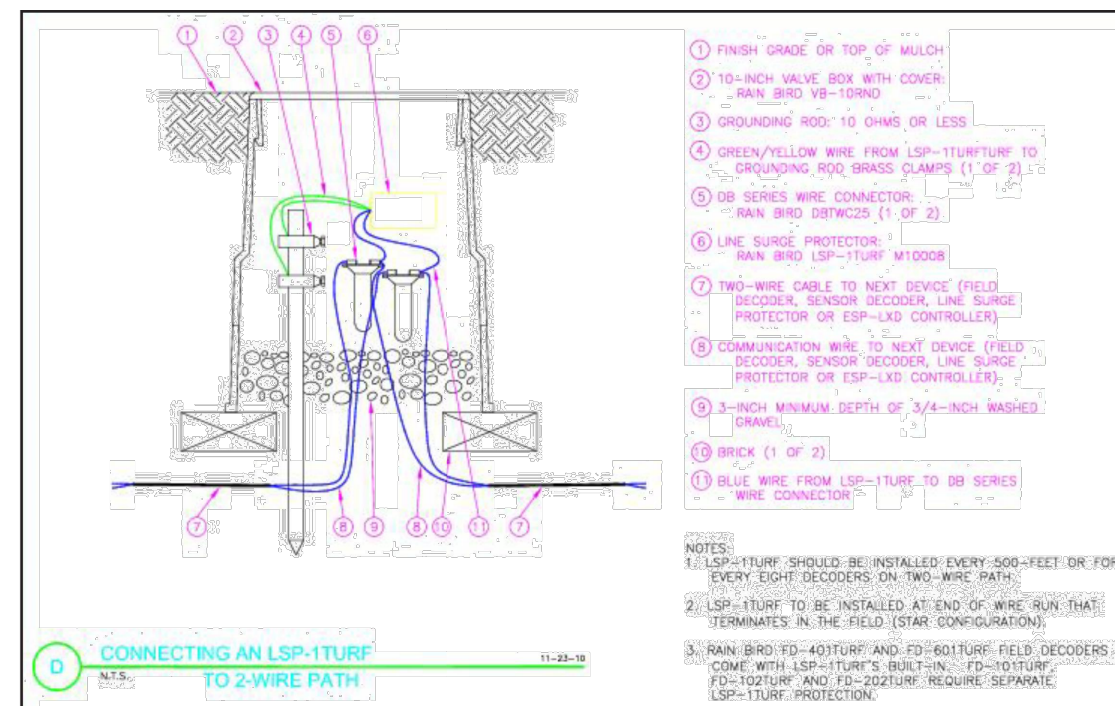
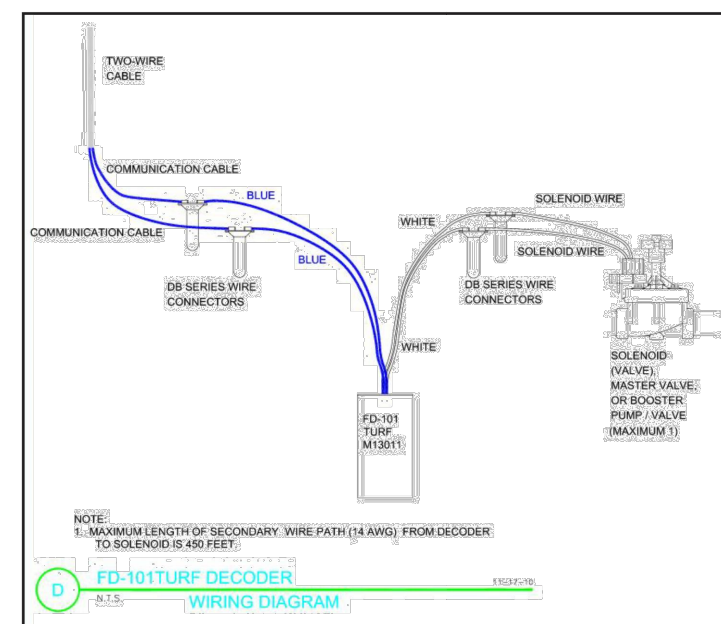
1-	40	6" 1806 Rainbird mist	85 GPM
2-	7	8005 Rainbird rotors	86.7 GPM
3-	7	8005 Rainbird rotors	96.2 GPM
4-	7	8005 Rainbird rotors	79.1 GPM
5-	20	5004 Rainbird rotors	80 GPM
6-	18	5004 Rainbird rotors	72 GPM
7-	42	1800 Rainbird mist	50.82 GPM
8-	30	1800 Rainbird mist	56.1 GPM
9-	22	5004 Rainbird rotors	88 GPM
10-	18	5004 Rainbird rotors	72 GPM
11-	33	1800 Rainbird mist	81 GPM

SOCCER FIELD ZONES

12-	4	8005 Rainbird rotors	48 GPM
13-	6	8005 Rainbird rotors	72 GPM
14-	6	8005 Rainbird rotors	72 GPM
15-	5	8005 Rainbird rotors	89 GPM
16-	5	8005 Rainbird rotors	89 GPM

QUANTITIES TO BE VERIFIED BY CONTRACTOR

145	1800 Rainbird 6" & 12" pop-ups
78	5004 Rainbird rotors
26	8005 Rainbird rotors
1,440 ft	3" SCD 40 mainline
1,600 ft	1" Grey conduit
2,000 ft	Rainbird communication cable
16	FD-101 decoders
2	LSP-1TURF surge protectors



IRRIGATION SITE PLAN

SCALE: 1/32" = 1'-0"

ARCHITECT:
K2M DESIGN
 Architecture, Engineering,
 Interior Design,
 Asset Management,
 Specialty Consulting

Key Largo, FL
 Key West, FL
 Marathon, FL

URL: www.k2mdesign.com
 PROF. REG. AA26001059

Building Relationships
 Based on Trust and Results

Covered | Columbus | Indianapolis | Key Largo | Key West | Marathon | Charlotte | Baltimore | Bentonville

Seal:

Consultants:
 STRUCTURAL ENGINEER:
 Meridian Engineering LLC
 CIVIL ENGINEER:
 Perez Engineering & Development
 IRRIGATION:
 Blue Island Lighting & Irrigation Inc.

Submissions:
 DATE/PHASE
 2019.03.22 - ISSUED BID SET

TRUMAN WATERFRONT 1B
 CITY OF KEY WEST
 WATERFRONT PARK
CITY OF KEY WEST
 1300 White Street, Key West, FL, 33040

PLOTTED: 3/21/2019 10:42 PM
 Drawing Size | Project #
 24x36 | 18070
 Drawn By: | Checked By:
 BK | AA

Title:
IRRIGATION NOTES & DETAILS

Sheet Number:
IR1.1.4
 Date: March 22, 2019
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THE CITY OF KEY WEST

Post Office Box 1409 Key West, FL 33041-1409 (305) 809-3700

Truman Waterfront Phase 1B – Lower Keys ITB 19-036

Meeting Minutes

Wednesday, June 7, 2019 11:30 AM

Items covered:

1. Project Scope Overview

- Location – Discussed location at Truman Waterfront Park at the west end of Key West and arranged site visit after the close of pre-bid meeting.
- Scope and type of sitework, sprinklers, HVAC, electrical, and plumbing

2. Project Schedule

- Bid Opening Date – Wednesday, June 27th at 3:00 PM
- Final date for inquiries – August 14th, 2019 must be submitted in writing
- Final date for responses – August 19th, 2019
- Bid due date – August 28th, 2019
- Commission meeting date – September 4th, 2019 – contractor to be approved for award

3. Bid Preparation Consideration Topics

- Bid Preparation
- Answers to written questions provided in addendum
- Review drawings – Architect K2M
- Review alternates – review all alternates
- Horse liability- who is responsible for building shelter

4. Questions Asked So Far

- Project budget \$4.5M
- Start date in mind – beginning of October
- Substitution request for locker/partition products – substitution requests will be addressed in addendum

5. Project General Considerations

- Special construction / specs review
- Horse temporary shelter – contractor will be responsible for construction of temporary shelters. City is currently looking for shelter location.
- Turf instead of grass – The City will be using turf for the soccer field. See specifications for additional information.

6. Permit Status

- Filing for permits this week as the owner

7. Project Administration

- City – responsible for construction engineering and contract administration
- K2M architect

8. Other visits to site

- Contractor is responsible for site review and contract document review before bidding

Key to the Caribbean – average yearly temperature 77 ° Fahrenheit.



THE CITY OF KEY WEST

Post Office Box 1409 Key West, FL 33041-1409 (305) 809-3700

Key to the Caribbean – average yearly temperature 77 ° Fahrenheit.

City of Key West - ITB 19-036 Truman Waterfront Park Phase 1B - August 7, 2019 - Pre Bid Meeting Sign-in Sheet

	NAME	COMPANY	PHONE NO.	E-MAIL
1	Ian McDowell	COKIN	305-809-3753	cimcdowell@cityofkeywest-fl.gov
2	JOHN A. ONEILL	BURKE	240-405-5520	JOONEILL@BCCCONSTRUCTION.NC
3	Bryan Busby	KJM Design	954-952-4107	blbusby@kjmdesign.com
4	RD Britton	West Construction	561-588-2027	ASTRICKLAND@WESTCONSTRUCTIONINC.NET
5	LEO MONTREL	CHARLEY TOPPICO & SONS	305-797-3688	leom@charleytoppico.com
6	Michael Labrada	Charley Toppico & Sons	305-296-5606	mlabrada@charleytoppico.com
7	Ryon LaChapelle	SeaTech, Inc.	305-304-8406	RYONL@SEATECH.CC
8	CHRISTIAN BRISSON	PEDRO FALLON CONT.	305-872-2200	cb@pedrofallon.com
9	STEVE McALEARNEY	COKW	305-809-3747	SMCALEARNEY@CITYOFKEYWEST-FL.GOV
10	Robert Blanchard	DL Porter	941-929-9400	kim@dlporter.com robert@dlporter.com
11				
12				
13				
14				



RICK SCOTT, GOVERNOR

JONATHAN ZACHEM, SECRETARY



STATE OF FLORIDA
DEPARTMENT OF BUSINESS AND PROFESSIONAL REGULATION

CONSTRUCTION INDUSTRY LICENSING BOARD

THE GENERAL CONTRACTOR HEREIN IS CERTIFIED UNDER THE
PROVISIONS OF CHAPTER 489, FLORIDA STATUTES

BRISSON, CHRISTIAN NORMAND

PEDRO FALCON ELECTRICAL CONTRACTORS INC
31160 AVENUE C
BIG PINE KEY FL 33043

LICENSE NUMBER: CGC1507617

EXPIRATION DATE: AUGUST 31, 2020

Always verify licenses online at MyFloridaLicense.com



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RICK SCOTT, GOVERNOR

JONATHAN ZACHEM, SECRETARY



STATE OF FLORIDA
DEPARTMENT OF BUSINESS AND PROFESSIONAL REGULATION

ELECTRICAL CONTRACTORS LICENSING BOARD

THE ELECTRICAL CONTRACTOR HEREIN IS CERTIFIED UNDER THE
PROVISIONS OF CHAPTER 489, FLORIDA STATUTES

ALLSBROOK, ROBERT DAVID

PEDRO FALCON ELECTRICAL CONTRACTORS INC
31160 AVENUE C
BIG PINE KEY FL 33043

LICENSE NUMBER: EC13003416

EXPIRATION DATE: AUGUST 31, 2020

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**2018 / 2019
MONROE COUNTY BUSINESS TAX RECEIPT
EXPIRES SEPTEMBER 30, 2019**

RECEIPT# 30140-9801

Business Name: PEDRO FALCON ELECTRICAL
CONTRACTORS INC

Owner Name: PEDRO FALCON, CHRISTIAN N BRISSON
Mailing Address: QUALIFIER, ROBERT D ALLSBROOK
31160 AVE C
BIG PINE KEY, FL 33043

Business Location: 31160 AVE C
BIG PINE KEY, FL 33043

Business Phone: 305-872-2200
Business Type: CONTRACTOR (GENERAL/ELECTRICAL 3RD
QUALIFIER STATE LIC EC13003416)

Employees 10

STATE LICENSE: EC0001491/CGC1507617/

Tax Amount	Transfer Fee	Sub-Total	Penalty	Prior Years	Collection Cost	Total Paid
25.00	0.00	25.00	0.00	0.00	0.00	25.00

Paid 107-17-00010076 09/12/2018 25.00

THIS BECOMES A TAX RECEIPT
WHEN VALIDATED

Danise D. Henriquez, CFC, Tax Collector
PO Box 1129, Key West, FL 33041

THIS IS ONLY A TAX.
YOU MUST MEET ALL
COUNTY AND/OR
MUNICIPALITY PLANNING
AND ZONING REQUIREMENTS.

MONROE COUNTY BUSINESS TAX RECEIPT

P.O. Box 1129, Key West, FL 33041-1129

EXPIRES SEPTEMBER 30, 2019

RECEIPT# 30140-9801

Business Name: PEDRO FALCON ELECTRICAL
CONTRACTORS INC

Owner Name: PEDRO FALCON, CHRISTIAN N BRISSON
Mailing Address: QUALIFIER, ROBERT D ALLSBROOK
31160 AVE C
BIG PINE KEY, FL 33043

Business Location: 31160 AVE C
BIG PINE KEY, FL 33043

Business Phone: 305-872-2200
Business Type: CONTRACTOR (GENERAL/ELECTRICAL 3RD
QUALIFIER STATE LIC EC13003416)

Employees 10

STATE LICENSE: EC0001491/CG

Tax Amount	Transfer Fee	Sub-Total	Penalty	Prior Years	Collection Cost	Total Paid
25.00	0.00	25.00	0.00	0.00	0.00	25.00

Paid 107-17-00010076 09/12/2018 25.00



[Department of State](#) / [Division of Corporations](#) / [Search Records](#) / [Detail By Document Number](#) /

Detail by Entity Name

Florida Profit Corporation

PEDRO FALCON ELECTRICAL CONTRACTORS INC.

Filing Information

Document Number H58348
FEI/EIN Number 59-2550231
Date Filed 05/21/1985
State FL
Status ACTIVE

Principal Address

31160 AVE C
 BIG PINE KEY, FL 33043

Changed: 01/16/2004

Mailing Address

31160 AVE C
 BIG PINE KEY, FL 33043

Changed: 03/18/1997

Registered Agent Name & Address

BRISSON, CHRISTIAN N
 31160 AVENUE C
 BIG PINE KEY, FL 33043

Name Changed: 01/16/2018

Address Changed: 02/19/1999

Officer/Director Detail

Name & Address

Title PDS

BRISSON, CHRISTIAN N
 31160 AVE C
 BIG PINE KEY, FL 33043

Annual Reports

Report Year **Filed Date**

2017	01/24/2017
2018	01/16/2018
2019	01/10/2019

Document Images

01/10/2019 -- ANNUAL REPORT	View image in PDF format
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04/30/1996 -- ANNUAL REPORT	View image in PDF format
03/20/1995 -- ANNUAL REPORT	View image in PDF format



CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)

6/27/2019

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an **ADDITIONAL INSURED**, the policy(ies) must be endorsed. If **SUBROGATION IS WAIVED**, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

PRODUCER Bowen, Miellette & Britt of Florida, LLC 1020 N. Orlando Avenue, Suite 200 Maitland FL 32751	CONTACT NAME: Lois Behr PHONE (A/C. No. Ext): (407) 647-1616 E-MAIL ADDRESS: certificates@bmbinc.com		FAX (A/C. No): (407) 628-1635
	INSURER(S) AFFORDING COVERAGE		NAIC #
INSURED Pedro Falcon Electrical Contractors, Inc. 31160 Avenue C Big Pine Key FL 33043-4516	INSURER A : Amerisure Insurance Company		19488
	INSURER B : Amerisure Mutual Insurance Company		23396
	INSURER C :		
	INSURER D :		
	INSURER E :		

COVERAGES **CERTIFICATE NUMBER:** 2129611247 **REVISION NUMBER:**


THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADDL INSD	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS
A	<input checked="" type="checkbox"/> COMMERCIAL GENERAL LIABILITY <input type="checkbox"/> CLAIMS-MADE <input checked="" type="checkbox"/> OCCUR GEN'L AGGREGATE LIMIT APPLIES PER: <input type="checkbox"/> POLICY <input checked="" type="checkbox"/> PRO-JECT <input type="checkbox"/> LOC OTHER:	Y	Y	GL20929410401	11/2/2018	11/2/2019	EACH OCCURRENCE \$ 1,000,000 DAMAGE TO RENTED PREMISES (Ea occurrence) \$ 100,000 MED EXP (Any one person) \$ 5,000 PERSONAL & ADV INJURY \$ 1,000,000 GENERAL AGGREGATE \$ 2,000,000 PRODUCTS - COMP/OP AGG \$ 2,000,000 \$
A	<input checked="" type="checkbox"/> AUTOMOBILE LIABILITY <input type="checkbox"/> ANY AUTO <input type="checkbox"/> ALL OWNED AUTOS <input type="checkbox"/> HIRED AUTOS <input type="checkbox"/> SCHEDULED AUTOS <input type="checkbox"/> NON-OWNED AUTOS	Y	Y	CA20929390401	11/2/2018	11/2/2019	COMBINED SINGLE LIMIT (Ea accident) \$ 1,000,000 BODILY INJURY (Per person) \$ BODILY INJURY (Per accident) \$ PROPERTY DAMAGE (Per accident) \$ \$
B	<input checked="" type="checkbox"/> UMBRELLA LIAB <input checked="" type="checkbox"/> OCCUR <input type="checkbox"/> EXCESS LIAB <input type="checkbox"/> CLAIMS-MADE DED RETENTION \$	Y	Y	CU20929420402	11/2/2018	11/2/2019	EACH OCCURRENCE \$ 4,000,000 AGGREGATE \$ 4,000,000 \$
A	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH) If yes, describe under DESCRIPTION OF OPERATIONS below	Y/N N	N/A	WC209452604	11/2/2018	11/2/2019	<input checked="" type="checkbox"/> PER STATUTE <input type="checkbox"/> OTH-ER E.L. EACH ACCIDENT \$ 1,000,000 E.L. DISEASE - EA EMPLOYEE \$ 1,000,000 E.L. DISEASE - POLICY LIMIT \$ 1,000,000

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)
 The following policy provisions and/or endorsements form part of the policies of insurance represented by this certificate of insurance. The terms contained in the policies and/or endorsements supersede the representations made herein. Electronic copies of the policy provisions and/or endorsements listed below are available by emailing: certificates@bmbinc.com

When required by written contract, those parties listed in said contract, including the Certificate Holder, are added as additional insureds with respect to the General Liability including ongoing and completed operations, Auto Liability, and Umbrella Liability as afforded by the policy and/or endorsements.

When required by written contract, waiver of Subrogation is granted with respect to the General Liability, Auto Liability, Workers Compensation, and Umbrella See Attached...

CERTIFICATE HOLDER CANCELLATION SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS. AUTHORIZED REPRESENTATIVE 	CERTIFICATE HOLDER ** SPECIMEN ** For Information Purposes Only
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ADDITIONAL REMARKS SCHEDULE

AGENCY Bowen, Miclette & Britt of Florida, LLC		NAMED INSURED Pedro Falcon Electrical Contractors, Inc. 31160 Avenue C Big Pine Key FL 33043-4516	
POLICY NUMBER		EFFECTIVE DATE:	
CARRIER	NAIC CODE	(Empty)	

ADDITIONAL REMARKS

THIS ADDITIONAL REMARKS FORM IS A SCHEDULE TO ACORD FORM,
FORM NUMBER: 25 **FORM TITLE:** CERTIFICATE OF LIABILITY INSURANCE

Liability to those parties listed in said contract, including the Certificate Holder.

The General Liability and Umbrella Liability certified herein are primary and non-contributory to other insurance available, but only to the extent required by written contract.

THIS ENDORSEMENT CHANGES THE POLICY. PLEASE READ IT CAREFULLY.
CONTRACTOR'S BLANKET ADDITIONAL INSURED ENDORSEMENT –
FORM A

This endorsement modifies insurance provided under the following:

COMMERCIAL GENERAL LIABILITY COVERAGE PART

Policy Number GL20929410401	Agency Number 0845507	Policy Effective Date 11/2/2018
Policy Expiration Date 11/2/2019	Date	Account Number 11228245
Named Insured PEDRO FALCON ELECTRICAL CONTRACTORS INC	Agency BOWEN MICLETTE & BRITT OF FLORIDA, LLC	Issuing Company AMERISURE INSURANCE COMPANY

1. **a. SECTION II - WHO IS AN INSURED** is amended to add as an additional insured any person or organization:
 - (1) Whom you are required to add as an additional insured on this policy under a written contract or written agreement relating to your business; or
 - (2) Who is named as an additional insured under this policy on a certificate of insurance.
- b.** The written contract, written agreement, or certificate of insurance must:
 - (1) Require additional insured status for a time period during the term of this policy; and
 - (2) Be executed prior to the "bodily injury", "property damage", or "personal and advertising injury" leading to a claim under this policy.
- c.** If, however:
 - (1) "Your work" began under a letter of intent or work order; and
 - (2) The letter of intent or work order led to a written contract or written agreement within 30 days of beginning such work; and
 - (3) Your customer's customary contracts require persons or organizations to be named as additional insureds;

we will provide additional insured status as specified in this endorsement.
2. The insurance provided under this endorsement is limited as follows:
 - a.** That person or organization is an additional insured only with respect to liability caused, in whole or in part, by:
 - (1) Premises you:
 - (a) Own;
 - (b) Rent;
 - (c) Lease; or
 - (d) Occupy;
 - (2) Ongoing operations performed by you or on your behalf. Ongoing operations does not apply to "bodily injury" or "property damage" occurring after:

- (a) All work to be performed by you or on your behalf for the additional insured(s) at the site of the covered operations is complete, including related materials, parts or equipment (other than service, maintenance or repairs); or
 - (b) That portion of "your work" out of which the injury or damage arises is put to its intended use by any person or organization other than another contractor working for a principal as a part of the same project.
- (3) Completed operations coverage, but only if:
- (a) The written contract, written agreement, or certificate of insurance requires completed operations coverage or "your work" coverage; and
 - (b) This coverage part provides coverage for "bodily injury" or "property damage" included within the "products-completed operations hazard".

However, the insurance afforded to such additional insured only applies to the extent permitted by law.

- b. If the written contract, written agreement, or certificate of insurance:
- (1) Requires "arising out of" language; or
 - (2) Requires you to provide additional insured coverage to that person or organization by the use of either or both of the following:
 - (a) Additional Insured – Owners, Lessees or Contractors – Scheduled Person Or Organization endorsement CG 20 10 10 01; or
 - (b) Additional Insured – Owners, Lessees or Contractors – Completed Operations endorsement CG 20 37 10 01;

then the phrase "caused, in whole or in part, by" in paragraph 2.a. above is replaced by "arising out of".

- c. If the written contract, written agreement, or certificate of insurance requires you to provide additional insured coverage to that person or organization by the use of:
- (1) Additional Insured – Owners, Lessees or Contractors – Scheduled Person Or Organization endorsement CG 20 10 07 04 or CG 20 10 04 13; or
 - (2) Additional Insured – Owners, Lessees or Contractors – Completed Operations endorsement CG 20 37 07 04 or CG 20 37 04 13; or
 - (3) Both those endorsements with either of those edition dates; or
 - (4) Either or both of the following:
 - (a) Additional Insured – Owners, Lessees or Contractors – Scheduled Person Or Organization endorsement CG 20 10 without an edition date specified; or
 - (b) Additional Insured – Owners, Lessees or Contractors – Completed Operations endorsement CG 20 37 without an edition date specified;

then paragraph 2.a. above applies.

- d. Premises, as respects paragraph 2.a.(1) above, include common or public areas about such premises if so required in the written contract or written agreement.
- e. Additional insured status provided under paragraphs 2.a.(1)(b) or 2.a.(1)(c) above does not extend beyond the end of a premises lease or rental agreement.
- f. The limits of insurance that apply to the additional insured are the least of those specified in the:
 - (1) Written contract;
 - (2) Written agreement;
 - (3) Certificate of insurance; or
 - (4) Declarations of this policy.

The limits of insurance are inclusive of and not in addition to the limits of insurance shown in the Declarations.

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- g. The insurance provided to the additional insured does not apply to "bodily injury", "property damage", or "personal and advertising injury" arising out of an architect's, engineer's, or surveyor's rendering of, or failure to render, any professional services, including but not limited to:

(1) The preparing, approving, or failing to prepare or approve:

- (a) Maps;
- (b) Drawings;
- (c) Opinions;
- (d) Reports;
- (e) Surveys;
- (f) Change orders;
- (g) Design specifications; and

(2) Supervisory, inspection, or engineering services.

- h. **SECTION IV – COMMERCIAL GENERAL LIABILITY CONDITIONS**, paragraph 4. **Other Insurance** is deleted and replaced with the following:

4. Other Insurance.

Coverage provided by this endorsement is excess over any other valid and collectible insurance available to the additional insured whether:

- a. Primary;
- b. Excess;
- c. Contingent; or
- d. On any other basis;

but if the written contract, written agreement, or certificate of insurance requires primary and non-contributory coverage, this insurance will be primary and non-contributory relative to other insurance available to the additional insured which covers that person or organization as a Named Insured, and we will not share with that other insurance.

- i. If the written contract, written agreement, or certificate of insurance as outlined above requires additional insured status by use of CG 20 10 11 85, then the coverage provided under this CG 70 48 endorsement does not apply except for paragraph 2.h. **Other Insurance**. Additional insured status is limited to that provided by CG 20 10 11 85 shown below and paragraph 2.h. **Other Insurance** shown above.

**ADDITIONAL INSURED - OWNERS, LESSEES OR
CONTRACTORS (FORM B)**

This endorsement modifies insurance provided under the following:

COMMERCIAL GENERAL LIABILITY COVERAGE PART.

SCHEDULE

Name of Person or Organization: Blanket Where Required by Written Contract, Agreement, or Certificate of Insurance that the terms of CG 20 10 11 85 apply

(If no entry appears above, information required to complete this endorsement will be shown in the Declarations as applicable to this endorsement.)

WHO IS AN INSURED (Section II) is amended to include as an insured the person or organization shown in the Schedule, but only with respect to liability arising out of "your work" for that insured by or for you.

CG 20 10 11 85 Copyright, Insurance Services Office, Inc., 1984

- j.** The insurance provided by this endorsement does not apply to any premises or work for which the person or organization is specifically listed as an additional insured on another endorsement attached to this policy.



PEDRO FALCON CONTRACTORS, INC.

31160 Avenue C, Big Pine Key, FL 33043-4516
(305) 872-2200 - Fax (305) 872-2219
EC 13003416 / CGC 1507617
www.pedrofalcon.com

SELECTED PROJECTS - 2014 TO 2019

Project Name: Henderson Building

Project Addresses: 30085 Overseas Highway, Big Pine Key, FL

Owner: Carico, Inc.

Project Contact: Ginger Henderson, Owner

Project Contact Phone: 305-731-5751

Dates Work Was Performed: December 2018 - Present

Project Summary: The Henderson Building is a new 2-story, 7,400 SF building to be built from the ground up. The project consists of 2,700 SF of office space with an additional 4,700 SF comprising six residential Affordable Housing Units. The office space includes eight individual offices, a conference room, and a break area. The residential units consist of (3 ea) 1 bedroom and (3 ea) 2 bedroom apartments. Laundry facilities are located on the second floor.

Scope of Work: Work includes site modifications, improvements, and utilities including water, sewer, parking lot, paving, sitework, stormwater systems, irrigation, and landscaping. The building itself will be constructed of concrete/CMU with wood trusses, and includes an elevator, stucco, a metal roof, metal framing and drywall, painting, aluminum railings, miscellaneous metals, storefronts, windows, doors, millwork, tile, carpeting, fire sprinkler system, plumbing, HVAC, and electrical systems.

Contract Value: \$2,664,984.00

Engineer or Architect: William P. Horn Architect, P.A.

Address: 915 Eaton Street, Key West, FL 33040

Contact: William Horn, 305-296-8302

On Time and On Budget: To date, yes. Work in progress.



Project Name: **Marathon High School Athletic Complex**

Project Address: 350 Sombrero Beach Road

Project Contact: Marshall Quarles, PM, Ajax Building Corporation

Project Contact Phone: 813-510-1206

Dates Work Was Performed: January 2019 to August 2019

Project Summary: Complete Electrical for a new 530,400 SF athletic complex.

Scope of Work: Provide a complete and fully functional installation of all Electrical Systems, Telecommunications Systems, and Technology Systems. Included is all temporary power, power centers, switch stations, unit substations, transformers, disconnect switches, fuses, and motor control centers. PFEC will also be providing all fire alarm system, security systems, surge suppression and related equipment, football stadium sound/public address systems and related equipment, all MUSCO ballfield lighting systems and poles, electrical service to temporary and final automatic irrigation controllers/timers and pumps, and all HVAC control conduit and wiring.

Contract Value: \$1,799,224.00

Engineer or Architect: Anston-Greenlees, Inc.

Address: 1315 West Fletcher Ave., Tampa, FL 33612

On Time and On Budget: Yes.



**Project Name:** Glynn Archer Gymnasium Renovation**Project Address:** 1030 United Street, Key West, FL 33040**Owner:** City of Key West**Project Contact:** L. Kreed Howell, Sr. Construction Manager, City of Key West**Project Contact Phone:** 305-809-3963**Dates Work Was Performed:** September 2018 to August 2019

Scope of Work: Interior demolition and renovations to the old Gymnasium Building. Old bleachers were demolished and removed. Renovations include roofing repairs, extensive concrete spalling repairs, new ADA compliant restrooms, and a new interior configuration. New mechanical, electrical, and plumbing systems were installed. Exterior work included replacing doors and windows to match the original, a new white single-ply membrane roof with insulation, and lightning protection.

Contract Value: \$2,051,892.20**Engineer or Architect:** William P. Horn Architect, P.A.**Address:** 915 Eaton Street, Key West, FL 33040**Contact:** William Horn, 305-296-8302**On Time and On Budget:** Yes.

Project Name: Transient Restrooms/Dockmaster Building**Project Addresses:** Garrison Bight Marina, 1801 N. Roosevelt Blvd., Key West**Owner:** City of Key West**Project Contact:** Karen Olson, Deputy Director Port & Marine Services**Project Contact Phone:** 305-809-3792**Dates Work Was Performed:** June 2018 – July 2019

Project Summary: Complete construction of a new Dockmaster building with transient restrooms, laundry facility and maintenance shop located at the Key West City Marina at Garrison Bight. This is a one-story, 3,600 SF, concrete and steel structure, built to Florida Green Building Coalition (FGBC) Certification standards. Work includes coordination with the Owner to secure the construction area and to keep the remaining portions of the site accessible and in operation. The existing transient restroom building has been demolished, temporary facilities are in place, and the Dockmaster Office remains open and functioning through construction.

Scope of Work: Work includes site modifications, improvements, utilities, auger cast piles, concrete grade beams, pre-fabricated trusses, decking, aluminum and stainless steel cable rail assemblies, handicap lift, structural steel and metal framing, complete interior/exterior package including all electrical, plumbing, HVAC, doors, windows, storefronts, louvers, finishes, fixtures, tile, cabinetry, signage, landscaping, and fencing.

Contract Value: \$1,929,218.00**Engineer or Architect:** William P. Horn Architect, P.A.**Address:** 915 Eaton Street, Key West, FL 33040**Contact:** William Horn, 305-296-8302**On Time and On Budget:** Yes.



Project Name: Demolition of Old/Installation of New – Monroe County Transfer Stations

Project Addresses: Cudjoe Key, Long Key and Card Sound

Owner: Monroe County Board of County Commissioners

Project Contact: Dave Tegreene, Monroe County Project Manager

Project Contact Phone: 305-304-1351

Dates Work Was Performed: June 2017 – April 2019

Project Summary: This project started immediately prior to Hurricane Irma; 329 days were added to the contract due to the Hurricane. The construction included all work and material required for the provision, installation and hook up for fully functional office buildings at three separate Monroe County Transfer Station locations: Card Sound Road in Key Largo, Overseas Highway in Long Key, and on Blimp Road in Cudjoe Key.

Scope of Work: PFC coordinated with the Owner to secure the construction areas and keep all remaining portions of each work site accessible and in operation. Work included demolishing and



removing the existing Scale Offices, Old Scales, and Scale Pits. We provided temporary facilities and built foundations for the new structures. Work also included installing modular pre-manufactured buildings to serve as new offices and scale houses. New electrical service and systems were established and installed. All remaining utilities were transferred from the existing buildings to the temporary structures. Retired scale metal and concrete lids were demolished. ADA building access ramps and parking were constructed. All facilities were migrated and new structures were connected to the existing sewer systems, communication systems, camera systems, and scale systems. PFC scheduled, coordinated, and implemented a transfer of the scale operations without interruption or limiting of service operations of the scale or ancillary operations. Proper work site conditions (including access control to maintain a safe environment for Contractor employees, site customers, and site employees) were provided.

Contract Value: \$1,111,033.95

Engineer or Architect: Pike Architects, Inc.

Address: 471 US 1, #101, Key West, FL 33040

Contact: Dave Tegreene - Tegreene-Dave@MonroeCounty-FL.Gov

On Time and On Budget: Yes.





Project Name: Utility & Public Works Maintenance Facility Bldg.

Project Address: 10335 Overseas Hwy., Marathon FL 33050

Owner: City of Marathon, FL

Project Contact: Carlos A. Solis, City of Marathon Public Works & Engineering Director

Project Contact Phone: 305-289-5008

Dates Work Was Performed: November 2016 – May 2018

Project Summary: This was a Design/Build project which consisted of a new 10,000 SF pre-engineered steel building constructed from the ground up to finished product. The facility includes offices, a reception area, an IT room, training area/break room, restrooms, and a workshop/storage area. A complete, habitable, weather proof, safe, secure, and finished building was constructed in accordance with the Specifications, Drawings, and Project Documents.



The building was nearing completion when Hurricane Irma hit the FL Keys. The City of Marathon moved in to the unfinished facility during the storm, and has continued to use the building since. PFC was able to complete the project even though the building was unexpectedly occupied.

Scope of Work: Work included site modifications and improvements, utilities, auger piles, asphalt paving, fencing, an injection well with concrete flumes, fire alarms and automatic sprinkler system, security systems, electrical systems including an IT room with secondary HVAC, mechanical systems, plumbing, painting, doors, windows, ceramic tile flooring, signage.

Hurricane Irma time extension put the project on hold for 192 days.

Contract Value: \$2,396,447.45

Engineer or Architect: K2M Design

Address: 1150 Virginia Street, Key West, FL

Contact: Joe Moody, Director - E. jmoody@k2mdesign.com

On Time and On Budget: Yes





Project Name: **Matthews Road Residence**

Project Address: 2280 Matthews Road, Big Pine Key, FL

Owner: Susan Bryer Joyner and Lee Joyner

Project Contact: Susan Bryer Joyner

Project Contact Phone: 757-635-2012

Dates Work Was Performed: 2016

Scope of Work: New 2,235 SF residence constructed of Structural Insulated Panels (SIP).

Contract Value: \$736,521.00

Engineer or Architect: K2M Design

Address: 1150 Virginia Street, Key West, FL

Contact: Joe Moody, Director - E. jmoody@k2mdesign.com

On Time and On Budget: Yes





Project Name: Marathon City Hall

Project Address: 9805 Overseas Hwy., Marathon FL 33050

Project Contact: Carlos A. Solis, City of Marathon Public Works & Engineering Director

Owner: City of Marathon

Project Contact Phone: 305-289-5008

Dates Work Was Performed: December 2014 to November 2016

Project Summary: New 15,000 SF City Hall Building built from the ground up. The building includes offices, conference room, break room, utility rooms, specialty storage, and City Council chambers. This is a FGBC (Florida Green Building Coalition) building.

Scope of Work: Work included all Divisions: Concrete, Masonry, Metals, Wood, Plastics and Composites, Thermal & Moisture Protection, Openings, Finishes, Specialties, Equipment, Furnishings, Fire Suppression, Plumbing, HVAC, Electrical, Communications, Electronic Safety and Security, Earthwork, Exterior Improvements, and Utilities. The landscape irrigation system makes use of reclaimed water.



All change orders were Owner requested and included structural changes to the building foundation, increasing the fire line from 2" to 4", providing limerock fill at the building pad, additional conduit for data and electric service installed under the building slab to accommodate future expansion, and relocating the IT room.

This project was delivered on time and within budget.

Contract Value: \$4,782,223.91

Engineer or Architect: William Horn, Architect, Solaria Design & Consulting, and K2M Design

Address: Horn: 915 Eaton St., KW, Solaria: 3000 Overseas Hwy., Marathon, K2M: 1150 Virginia St., KW

Contact: Bill Horn: 305-296-8302, Solaria: 305-289-7980, K2M: 305-294-4011

On Time and On Budget: Yes



Exterior Lighting at Marathon City Hall



Project Name: Correct CNS Commercial Power Feed

Project Address: MacDill Air Force Base, Tampa, FL

Owner: Department of the Air Force

Project Contact: Joseph Borello, 6th Contracting Squadron

Project Contact Phone: 813-828-7421

Dates Work Was Performed: September 2014 to July 2016

Project Summary: Design/Build project which focused on repairing the existing overhead electrical distribution by relocating overhead lines to a below grade electrical distribution system.

Scope of Work: Contaminated soil was excavated and managed. Street and parking lot lighting systems were installed. Work included curbing and sidewalk repair, sod, directional boring under pavement, and traffic maintenance. Electrical included grounding, medium voltage conductors, conduit, cable fault indicators, and switch gear mounted on a concrete pad. Also included were pad mounted reclosers, capacitors banks, and load analysis. This project was accomplished with a savings of \$31,099.12 realized compared to the original contract amount.

Contract Value: \$1,466,568.88

Engineer or Architect: SGM Engineering, Inc.

Address: 935 Lake Baldwin Lane, Orlando, FL 32814

Contact: Justin Mundell, 407-767-5188

On Time and On Budget: Yes



Project Name: Marathon Airport Customs Facility, Guardian Ad Litem

Project Address: 9000 Overseas Hwy., Marathon, FL 33050

Owner: Monroe County Board of County Commissioners

Project Contact: Kevin Wilson, Assistant County Administrator

Project Contact Phone: 305-453-8797

Dates Work Was Performed: November 2014 to March 2016

Project Summary: This was a renovation to an existing airport terminal to include the Federal Customs Facility.

Scope of Work: Project included selective demolition, insulation, gypsum, resilient flooring, Division 10, plumbing, security systems, concrete/masonry, doors/frames/hardware, stucco, terrazzo flooring, furniture, HVAC, CCTV, detention equipment, metals, aluminum storefronts, tiling, fluid applied floor, window shades, electrical, signage, access control/duress, architecture casework, glazing, acoustical ceilings, painting, fire suppression, communications, and fire alarm.

Owner requested change orders included bullet resistant glass, stainless steel partitions, removal and installation of new data cabling, installation of an x-ray machine, microphones and cameras, an integrated phone system, and additional security features.

Contract Value: \$1,418,904.09

Engineer or Architect: K2M Design

Address: 1150 Virginia Street, Key West, FL

Contact: Joe Moody, Director - E. jmoody@k2mdesign.com

On Time and On Budget: Yes





Project Name: P678 Aircraft Crash Rescue & Fire Headquarters

Project Address: Boca Chica Naval Air Station, Key West, FL

Project Contact: John Drace, Principal, Drace Anderson Joint Venture

Project Contact Phone: 228-244-0100

Dates Work Was Performed: October 2014 to January 2016

Project Summary: Complete Electrical for a new Aircraft Crash Rescue and Fire Headquarters

Scope of Work: Work included demo, overhead power relocation, interior and exterior lighting, lighting controls, pad mount transformers, panel boards, dry type transformers, branch power, switch gear, generator system with stainless steel enclosure, fire alarm system, underground distribution including excavation, concrete, and backfill, communication duct banks, ELMER Mass Notification System, communications and data, CATV, cameras, security/door access, lightning protection, and fire detection systems. This project was delivered on time and within budget.

Contract Value: \$1,498,396.43

Engineer or Architect: Naval Facilities Engineering Command Southeast

Address: IPT South Atlantic, Bldg. 135, PO Box 30, NAS Jacksonville, Jacksonville, FL 32212





Project Name: **Sexton's House at Key West Cemetery**

Project Address: 701 Passover lane, Key West, FL 33040

Owner: City of Key West

Project Contact: Devon Steckly, Sr. Project Manager, 305-809-3747

Dates Work Was Performed: 2015

Project Summary: The City Cemetery Sexton House was determined to need extensive structural, roof, and wall repairs. In addition, new amenities were desired. The City decided to proceed with the design of a new facility.

Scope of Work: Work began with demolition of the old Sexton's House to make room for the new one story, Classic Georgian style building. Work included 1,000 SF slab on grade, concrete, masonry, roof, high impact windows, MEP, stucco exterior, high end finishing, hardwood flooring, crown molding, chair rails, and outdoor decorated columns. The building includes an office, family room, and tourist areas. New amenities include a family waiting area, ADA accessibility at interior rooms, secured ground maintenance equipment storage, an exterior restroom facility, ADA van accessible designated parking, and bicycle racks.

Contract Value: \$425,573.13

Engineer or Architect: Michael Miller, Architect (Released)

Address: 517 Duval Street, #200, Key West, FL 33040, 305-294-7687

On Time and On Budget: Yes

