

February 18, 2026

Mr. Eric Augst, Senior Construction Manager
City of Key West
1300 White Street
Key West, Fl. 33040

Re: Frederick Douglass Community Center
Gymnasium Building Structural Assessment
ADDENDUM 1

Dear Mr. Augst,

The following information is Addendum #1 to the Frederick Douglass Community Center Gymnasium Structural Assessment dated August 8, 2025.

On February 11, 2026 the Contractor performing the spalling repair work provided access through the scuttle in the ceiling of the stage where we previously did not have access during the original inspection of July 9, 2025. We observed the presence of spalling concrete in several areas that are documented on the following pages. Additional spalling has also developed within the front office and the exterior south and east walls.

Photographic Documentation



Picture #25



Picture #26



Spalling concrete on beam above front of stage

Picture #27



Spalling concrete on column under beam at rear of stage

Picture #28



Spalling concrete on column under beam at rear of stage

Picture #29



Spalling concrete on beam above front of stage

Picture #30



Picture #31



Picture #32



Picture #33

James C. Reynolds, PE

End of Report

FREDERICK DOUGLASS COMMUNITY CENTER GYMNASIUM STRUCTURAL CONCRETE SPALLING REPAIRS

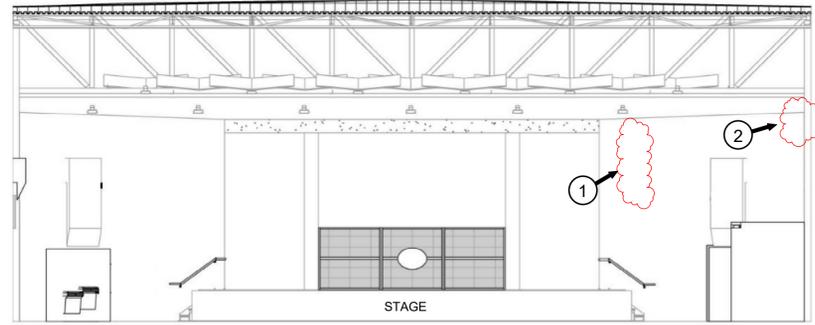
111 Olivia Street, Key West, Fl.

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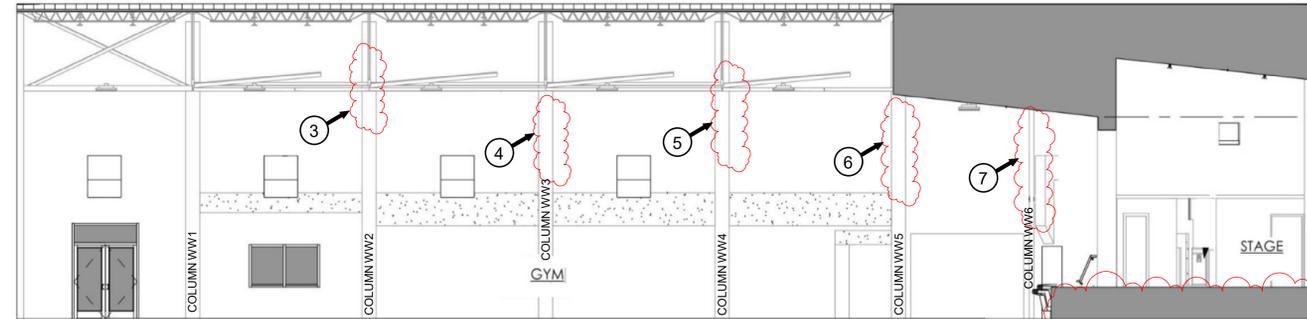
James C. Reynolds, PE
Fl. Lic. No. 46685

Date: 8/8/2025
Addendum #1:
2/18/2026

Page:
1 of 3



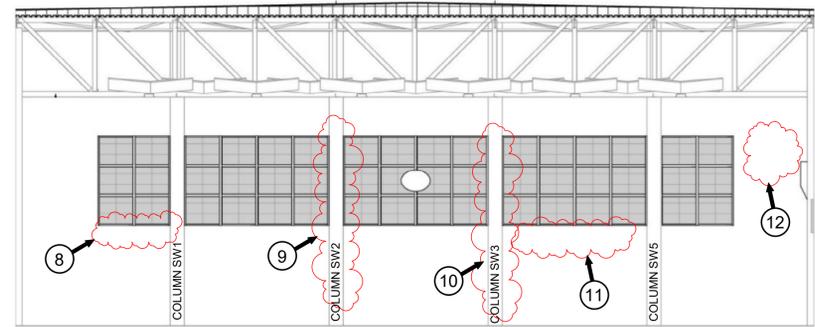
NORTH WALL INTERIOR
SCALE: 1/8"=1'



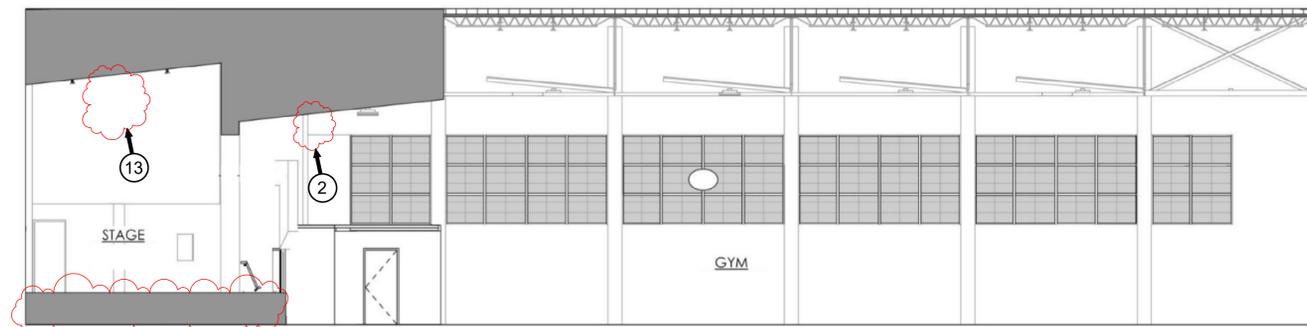
WEST WALL INTERIOR
SCALE: 1/8"=1'

SEE STAGE FLOOR PLAN THIS SHEET FOR MORE INFORMATION

- = AREA OF SPALLING CONCRETE
- = AREA OF ADDITIONAL SPALLING CONCRETE ADDENDUM #1

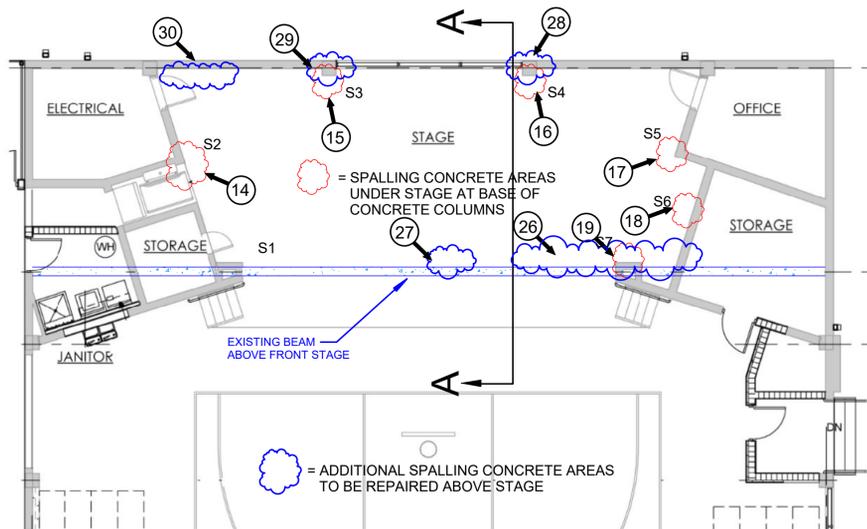


SOUTH WALL INTERIOR
SCALE: 1/8"=1'

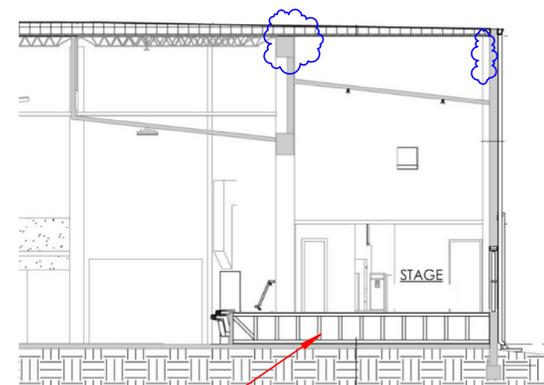


EAST WALL INTERIOR
SCALE: 1/8"=1'

SEE STAGE FLOOR PLAN THIS SHEET FOR MORE INFORMATION

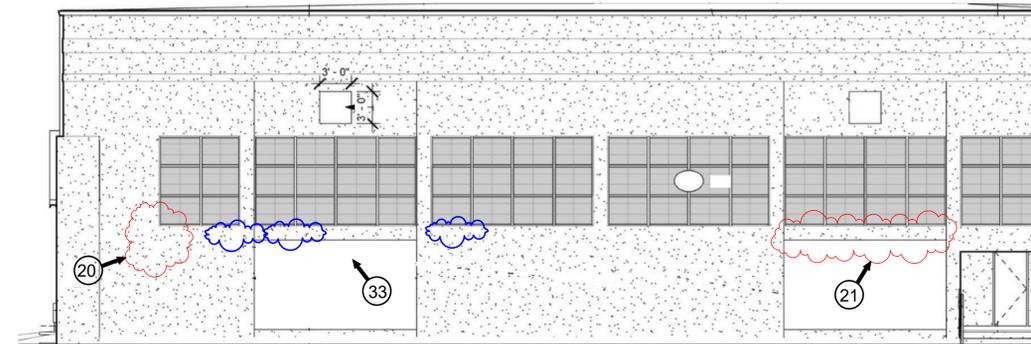


STAGE FLOOR PLAN
SCALE: 1/8"=1'



STAGE CONSISTS OF 34" HIGH 2"x4" WOOD TRUSSES @ 24" ON CENTER WITH (2) LAYERS OF 3/4" PLYWOOD

SECTION A-A
SCALE: 1/8"=1'



EAST EXTERIOR WALL
SCALE: 1/8"=1'

