

## Keri O'Brien

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**From:** Lucas Torres-Bull  
**Sent:** Thursday, May 28, 2026 12:38 PM  
**To:** joshua.vondersaar  
**Cc:** Keri O'Brien; Donna Phillips; Kendal Harden  
**Subject:** Re: [EXTERNAL] RE: [EXTERNAL] 5th Set of Questions : ITB - 26-007 - Bid Questions - Reynolds

Thank you for your response and clarification.

The City acknowledges your request to reopen the question period and extend the bid opening by one (1) week. At this time, the City will not be reopening the question period or extending the solicitation schedule. The question-and-answer period has closed, and the City must maintain the current procurement timeline due to the time-sensitive nature of the project and the need to proceed in accordance with the published solicitation schedule.

The City appreciates your explanation regarding the misunderstanding of Addendum No. 1. However, in order to preserve the integrity of the competitive solicitation process and ensure that all prospective bidders are treated consistently, the City is unable to accept additional questions or modify the solicitation deadlines at this time.

All currently published solicitation dates and deadlines remain unchanged.

Should you have any further questions or concerns, please let me know.

Sincerely,

**Lucas Torres-Bull**  
Procurement Manager  
1300 White Street, Key West, FL 33040  
Ext: 305-809-3807



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**From:** Joshua Vondersaar <joshua.vondersaar@reynoldscon.com>  
**Sent:** Thursday, May 28, 2026 11:36 AM  
**To:** Lucas Torres-Bull <lucas.torresbull@cityofkeywest-fl.gov>  
**Cc:** Keri O'Brien <kobrien@cityofkeywest-fl.gov>; Donna Phillips <donna.phillips@cityofkeywest-fl.gov>; Kendal Harden

## Keri O'Brien

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**From:** Joshua Vondersaar <joshua.vondersaar@reynoldscon.com>  
**Sent:** Thursday, May 28, 2026 11:37 AM  
**To:** Lucas Torres-Bull  
**Cc:** Keri O'Brien; Donna Phillips; Kendal Harden  
**Subject:** [EXTERNAL] RE: [EXTERNAL] 5th Set of Questions : ITB - 26-007 - Bid Questions - Reynolds  
**Attachments:** Re: [EXTERNAL] 6th Set of Questions : ITB - 26-007 - Bid Questions - Reynolds

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Thank you.

We (I) had misread addendum #1 and understood it to mean that the bid question window was extended. 100% my fault on the misunderstanding.

With not receiving any addendum, or answers, prior to the deadline elapsing – we are hopeful that there not questions related to the Engineer/Owner responses to the prior Contractor questions period being concluded.

It may be of benefit (and our request) for the Owner to open the bid question window and extend the bid opening by one (1) week.

It was not without lack of effort to submit questions to the wide array of bid matters and/or concerns.

We also acknowledge the email received at 11:32 am (as attached)

Thank you for the response(s) and consideration.

~ Reynolds

**Josh Vondersaar**  
Operations Manager, Vice President SE Facilities  
**Reynolds Construction, LLC**  
11107 4th Avenue Ocean | Marathon, FL | 33050  
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*Right Solution. Right Communication. Right Performance.*

**From:** Lucas Torres-Bull <lucas.torresbull@cityofkeywest-fl.gov>  
**Sent:** Thursday, May 28, 2026 11:24 AM  
**To:** Joshua Vondersaar <joshua.vondersaar@reynoldscon.com>

Cc: Keri O'Brien <kobrien@cityofkeywest-fl.gov>; Donna Phillips <donna.phillips@cityofkeywest-fl.gov>; Kendal Harden <kendal.harden@cityofkeywest-fl.gov>

Subject: Re: [EXTERNAL] 5th Set of Questions : ITB - 26-007 - Bid Questions - Reynolds

**WARNING: This email originated outside of Reynolds Construction from [lucas.torresbull@cityofkeywest-fl.gov](mailto:lucas.torresbull@cityofkeywest-fl.gov). DO NOT CLICK LINKS OR ATTACHMENTS UNLESS YOU RECOGNIZE THE SENDER AND KNOW THE CONTENT IS SAFE.**

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Good morning, Joshua-

Please be advised that the Question and Answer period for this solicitation was closed on May 22, 2026. In accordance with the solicitation schedule, the City's deadline to issue responses is today at 3:00 PM.

Accordingly, the City will not be accepting or responding to the additional questions provided herein, including the sixth round of questions submitted. Please refer to Addendum No. 1 for additional information and clarification regarding the solicitation process and applicable deadlines.

Sincerely,

**Lucas Torres-Bull**

Procurement Manager

1300 White Street, Key West, FL 33040

Ext: 305-809-3807



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From: Joshua Vondersaar <[joshua.vondersaar@reynoldscon.com](mailto:joshua.vondersaar@reynoldscon.com)>

Sent: Thursday, May 28, 2026 8:42 AM

To: Lucas Torres-Bull <[lucas.torresbull@cityofkeywest-fl.gov](mailto:lucas.torresbull@cityofkeywest-fl.gov)>

Subject: [EXTERNAL] 5th Set of Questions : ITB - 26-007 - Bid Questions - Reynolds

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**Bid Question:**

+ Please provide a plan holders list.

+ Please provide a date as to when addendum #2 will be issued.

+ Per the GC's of the Contract, #52 - Please confirm that the warranty period is two (2) years from the final acceptance of work, as the project will be complete. Please note that several of the valves will be in service for greater than 2.5 years once the warranty expires due to installation of the early areas of construction provided that there are multiple locations. Is it the Owner's intent to provide beneficial utilization once an individual service area is put into service?

+ Warranty period is 2 years from final acceptance of the work (or 2 years from substantial completion for specified equipment by Engineer); corrected work extends this period an additional 2 years as it pertains to the corrected work. - Industry standard is 1 year with a 1 year extension for corrected work. This will likely impact bond and liability costs to the Owner. Of note - they do not include a warranty provision that excludes abuse, improper maintenance, operation or normal wear and tear.

+ The Contract Documents and the Order of Precedence may conflict and we request clarification. Article 4 of the General Conditions of the Contract indicates the Contract Documents, which include the Bidding Requirements, Contract Forms, Conditions of the Contract, Specifications, Drawings, and Change Orders, together form the Contract. Article 19 of the General Conditions of the Contract indicates the Contract takes precedence over the Bid, Supplementary Conditions, Invitation to Bid, Instructions to Bidders, General Conditions, Specifications and Drawings. Please clarify or provide the Contract.

+ The GCs of Contract, 40.7: Requires our superintendent to address and resolve issues including discrepancies in design. Engineer needs to address design discrepancies.

+ Please provide clarity as to where the Supplementary Conditions may be located as they referenced throughout the documents and included in the order of precedence under Article 19 of the General Conditions?

+ Part 3.2.A of General Requirements Section 010000 states in part "*Geotechnical data is provided in Appendix A*". Please identify any technical data upon which Contractor may rely.

+ Will the City consider adding the following language to the end of Article 52 of the General Conditions: *“Contractor’s warranty and guarantee hereunder excludes defects or damage caused by (1) abuse, or improper modification, maintenance, or operation, by persons other than Contractor, Subcontractors, Suppliers, or any other individual or entity for whom Contractor is responsible; or (2) normal wear and tear under normal usage.”*

+ As per the General Conditions of the Contract, specifically #19 – It appears as if the bid documents take precedence over the General Conditions, Specifications and Drawings – it is our belief that this may be unique. Will you please confirm the order of precedence also includes the Contract and Supplementary Conditions but they’re not included under the Contract Documents list in section 4.

**From:** Joshua Vondersaar  
**Sent:** Wednesday, May 27, 2026 8:22 AM  
**To:** 'lucas.torresbull@cityofkeywest-fl.gov' <[lucas.torresbull@cityofkeywest-fl.gov](mailto:lucas.torresbull@cityofkeywest-fl.gov)>  
**Subject:** RE: 4th Set of Questions : ITB - 26-007 - Bid Questions - Reynolds

Good morning Sir,

Will you please confirm receipt of the below questions?

Please confirm the date of the anticipated issuance of addendum #1.

Thank you.

**From:** Joshua Vondersaar  
**Sent:** Thursday, May 21, 2026 3:39 PM  
**To:** 'lucas.torresbull@cityofkeywest-fl.gov' <[lucas.torresbull@cityofkeywest-fl.gov](mailto:lucas.torresbull@cityofkeywest-fl.gov)>  
**Subject:** 4th Set of Questions : ITB - 26-007 - Bid Questions - Reynolds

- It appears as if the “Checkmate Valve” terminology, and the “Flanged Checkmate Valve” terminology is utilized interchangeably between plan drawing(s) and section drawing(s) on the construction plans. Often times interchangeable even on the same location between the respective details. Please confirm if all valves shall be “Flanged” or a style of “In-Line”/”Slip-in”.
  
- Should the pipe connections labeled as “dissimilar” also be encased in concrete? If so, please provide a detail.
  
- CCTV
  - Please confirm if a pre-inspection was completed for the bid alternate lines.
  - As part of the bid alternate(s) with a select method of pipe lining, please confirm if a Pre-CCTV line inspection shall occur. If there are pipe damages there is no way of knowing this prior to the bid. Please confirm damages, roots and similar may require a post bid contractual addition.

**From:** Joshua Vondersaar

**Sent:** Tuesday, May 19, 2026 5:05 PM

**To:** 'lucas.torresbull@cityofkeywest-fl.gov' <[lucas.torresbull@cityofkeywest-fl.gov](mailto:lucas.torresbull@cityofkeywest-fl.gov)>

**Subject:** 3rd Set of Questions : ITB - 26-007 - Bid Questions - Reynolds

- Contract Drawing - C-212, Please provide a detail of the two (2) new 14” in-line valves / structural tie-in as it appears as if they are not currently identified in either detail.
  
- Contract Drawing – C-204 – Please provide a detail for ST-502.
  
- On the corner of Greene Street and Elizabeth Street, the scope of work details a hatch. The structure appears to be a steel frame and a steel lid, not an actual “hatch”. Please confirm if the steel frame / lid should be replaced. Additionally, please provide a specification.

**From:** Joshua Vondersaar

**Sent:** Tuesday, May 19, 2026 3:08 PM

**To:** 'lucas.torresbull@cityofkeywest-fl.gov' <lucas.torresbull@cityofkeywest-fl.gov>

**Subject:** 2nd Set of Questions : ITB - 26-007 - Bid Questions - Reynolds

- Please confirm that 01 00 00 – 10, Part 7.1 B. is applicable for the contractor provided routing, will not be impacted and will not be included with the contract.
  
- Provided that there are no significant pipe installations or pipe run, please confirm that 01 45 23 – 3 – 3.3 A., 3.3 B, 3.3.B. are not applicable.
  
- Please provide a bid form, bid documents that reflect and/or determine the bid alternatives.
  
- Please clarify what the contractor is to remove if road debris, biodegradable (leaves) debris or other materials are blocking the line or creating a backup if backup is well beyond the work area.
  
- In the matter of 33 41 01 – 5, 3.6 A – Final Storm Sewer Cleaning
  - This specification is extremely broad, please define the number of lines and approximate LF of cleaning that shall occur at each area of work.
    - If the Engineer is unable to define the LF of cleaning and the individual downstream lines at a selected location, please provide a unit price for line cleaning.
  - Please define the word “all” in the sentence of “...completely flush or clean all parts of the system.”
  
- In the matter of 33 41 01 – 5, 3.6 B – Final Storm Sewer Cleaning
  - This specification is extremely broad, please define the number of lines and approximate LF of cleaning that shall occur at each area of work.
    - Provided that the project will last approximately eight (8) months, please confirm if the contractor is actually required to reclean the areas of work that may have been

installed and accepted. Seeing that Area #1 may have been completed six (6) months or so prior to the completion of the last work area, is the contractor actually responsible for recleaning a line that will have gone through the fall season. Insofar, that the other lines (that are not identified as a work area) that will certainly contain debris will feed into the areas of work that are constructed and “accepted” from earlier in the project.

Thank you

**Josh Vondersaar**

Operations Manager, Vice President SE Facilities

**Reynolds Construction, LLC**

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**From:** Joshua Vondersaar

**Sent:** Tuesday, May 19, 2026 8:51 AM

**To:** 'lucas.torresbull@cityofkeywest-fl.gov' <[lucas.torresbull@cityofkeywest-fl.gov](mailto:lucas.torresbull@cityofkeywest-fl.gov)>

**Subject:** ITB - 26-007 - Bid Questions - Reynolds

Good morning. Reynolds respectfully submits the below questions:

- Will all bid questions submitted by all contractors be posted and answered by the Owner / Engineer?

- Please confirm the Engineer / Owner’s estimate for the project.
- Please indicate what the determinations are for the bid alternates for the cure-in-place piping. Is the determination made pre-award, and/or post field inspections?
- Will you please confirm if there is an Owner/Engineer pre-bid meeting?
- Will you please confirm if there is a mandatory site visit
- Please confirm if there are any unique / special requirements for construction that must be considered. Dates that construction may not occur, or dates work must be completed. Specifically if there are school “in-service” considerations, school busing considerations, or similar.
- Please confirm the anticipated date of award.

Thank you.

**Josh Vondersaar**

Operations Manager, Vice President SE Facilities

**Reynolds Construction, LLC**

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