



**ADDENDUM NO. 1**  
**907 Caroline Street New Commercial Building Construction**  
**ITB 26-001**

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

1. **Clarification:**
2. **Changes to Submission Requirements:** [No Changes]
3. **Updates to Project Timeline:**
  - 1) The City of Key West has updated the following project timeline to extend the Bid Opening Date to: February 17, 2026 @ 2:00 PM.
4. **Responses to Questions:**

**Question:** Please provide the Geotech Report. We need to confirm depth of the Auger Piles.

**Response:** See sheet A0 revision Item #2 (note regarding geotechnical report). For bidding purposes assume all indicated auger piers shown on the plans are 10'-0" in length (total from top of grade). This assumes 4'-0" of topsoil and 6'-0" embedment into cap rock (see also note 230.4 on sheet S0.1). In addition to this, please provide a cost per linear foot of pile for deduct / add purposes once the geotechnical report is complete.

**Question:** Multiple of our Subs have informed us that as of 10/31, PGT the owner of CGI was purchased by Miter Brands and Miter discontinued the CGI Sentinel Line of Windows and Doors. Can we provide an alternate window as long as it meets the design pressures? Also, the Store Front Windows on the first floor are shown as CGI Sentinel series, Please confirm that

these will stay residential windows & doors, or should they be commercial store front windows and doors?

**Response:** In lieu of CGI Sentinel products please provide pricing for PGT WinGuard aluminum doors and windows (Ogee grid, laminated glass, Low-E Solarban 70XL). Alternate aluminum systems will be considered with the General Contractor that is awarded the project. All windows will need to comply with the design pressures indicated on sheet S1.3.

**Question:** Please provide the dimensions and quantities of the collector heads and downspouts.

**Response:** Assume all collector heads are 1'-6" wide X 1'-6" tall X 1'-0" deep. Assume all downspouts are 6" diameter. There are to be (4) collector boxes and downspouts (reference 1/A0)

**Question:** Is Romex (NM Cable) permitted to use in the residential dwelling units?

**Response:** For bidding assume MC cable.

**Question:** Is MC Cable permitted to use in the commercial dwelling units?

**Response:** Homeruns are to be in conduit; MC cable can be used for branch circuit distribution.

**Question:** Please provide Fire Alarm specifications.

**Response:** See revised sheet E4.

**Question:** All light fixtures state an allowance for the bid besides the Rooftop exterior wall

mounted light fixtures and the shower area vapor tight light fixtures.  
Please provide an allowance amount to include in the bid.

**Response:** Assume an allowance of \$250 for all roof top wall mounted lights and \$150 for all shower area lights. Allowance is for fixture only.

**Question:** The mechanical drawings do not indicate any supply or return ductwork serving the first-floor space. Please clarify the intended scope for the mechanical installation in this area. Specifically, should the mechanical equipment be provided with a basic supply plenum, or is the unit intended to be installed without ductwork and left capped/ready for future use? Please advise on the required configuration to ensure compliance with the design intent and project specifications.

**Response:** See attached revised sheets M1 and M5 for ductwork layout.

**Question:** Please confirm the required level of polished concrete finish for this project. Specifically, indicate the desired polish level on a scale of Level 1 through Level 4, as applicable.

**Response:** Assume a Level 3 finish for bidding purposes (per ACI 310.1-20)

**Question:** Is there a scheduled site visit or pre-bid meeting for this project? We did not see any mentioned in the ITB documents. If not, please advise when we may visit the site.

**Response:** There is not a scheduled pre-bid meeting for this project. It is recommended that all bidders go to the project site and review on their own. The Site is open to review Monday through Friday.

**Question:** Is there a designated staging area or space available for contractors to work, including placement of dumpsters and materials?

**Response:** There will be limited staging and material storage areas. An area for a dumpster will be worked out with the approved contractor. There are other commercial businesses that will be in operation during the construction phase of this project. Closing roadways and parking will need to be coordinated with the other businesses that operate in the area. Plan on bringing materials as required to the site daily.

**Question:** Please confirm that there is no scope of work related to window treatments.

**Response:** No window treatments are to be included in the base bid.

**Question:** Are there any prevailing wage or wage requirements applicable to this project?

**Response:** Follow State Employment and wage requirements.

**Question:** Note 4 on A11 and A12 call out a Kynar Finish. This is about a 14% add from the regular white powder coat finish. I'm bidding it with the "Kynar" (2605) finish but it would be a great VE option to eliminate it. Totally unnecessary!

**Response:** City of Key West requested Kynar finish.

**Question:** I do not see a required SHGC or glass make-up required. I'm bidding it with standard clear glass for now but I would imagine that they want a LowE coating or tint.

**Response:** Bid door and window package with PGT WinGuard Low-E Solarban 70XL.

**Question:** The required design pressures are really high for the windows on A12. I believe that these are the Ultimate pressures and not the nominal

pressures. a. To convert ultimate pressures to nominal pressures you multiply the ultimate pressure by 0.60

i. Please confirm that the required pressures for window types A and B are +60/-72

ii. Please confirm that the required pressures for window type C is +48/-78

**Response:** Note #3 under the 'components and cladding wind pressure table' on sheet S1.3 indicates that all tabulated pressures can be converted to nominal pressures by multiplying by 0.60. Required design pressures are to meet the criteria shown on sheet S1.3 (not the listed pressures indicated on sheet A12, which were pulled from CGI NOA's).

**Question:** Please provide opening directions of the casement windows A17 through A19, and A28 through A30 a. A22 through A25 and A31 through A38 are assumed to open opposite of each other.

**Response:** See attached revised sheets indicating window opening directions.

**Question:** A20,A21, A26, And A27 are in bathrooms. Do you want privacy glass?

**Response:** Privacy glass not needed. Bid project with Wanguard Low-E Solarban 70XL (see Items #2 & #15). Window sill is at 5'-0" above shower floor.

**Question:** The door schedule calls for the doors to be 3'x7' is that the frame dimension or door itself?

**Response:** The intent is for the door itself to be 3'-0" X 7'-0"

**Question:** Do you want privacy glass on the unit entry doors? Hardware?

**Response** For bidding assume privacy glass at the entry doors (second floor only). Privacy glass to be white interlayer or equivalent.

**Question:** I assumed doors 1, 5, and 10 are commercial doors, push-pull hardware, with heavy duty external closers.

**Response:** For bidding purposes assume an allowance of \$500 for closers at doors 1, 5, & 10. Panic hardware is not required at these doors based on FBC occupancy classification and occupancy load.

5. **Additional Resources:** [No Changes]

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Signature

Name of Business