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.

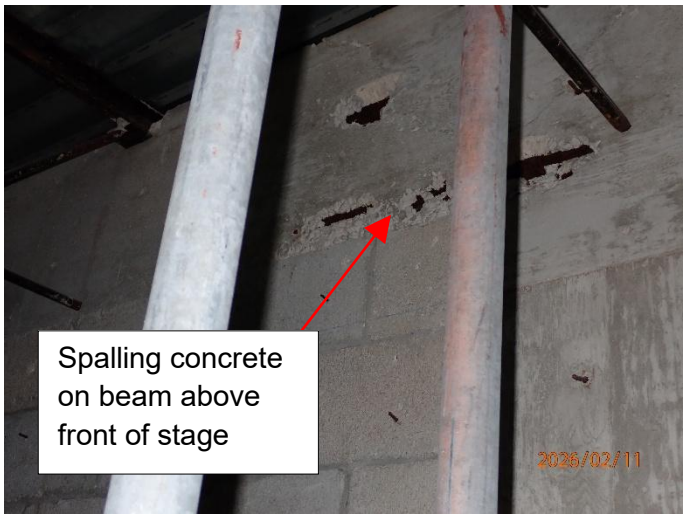
On February 11, 2026 the Contractor performing the spalling repair work provided access through the scuttle in the ceiling of the stage where we previously did not have access during the original inspection of July 9, 2025. We observed the presence of spalling concrete in several areas that are documented 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

24478 Overseas Hwy ▪ Summerland Key, Fl. 33042 ▪ Phone: 305-394-5987 ▪ Jim@ReynoldsEngineeringServices.com C.A. #26597



Picture #27

Picture #28

Picture #29

Picture #30

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Picture #31

Picture #32

Picture #33

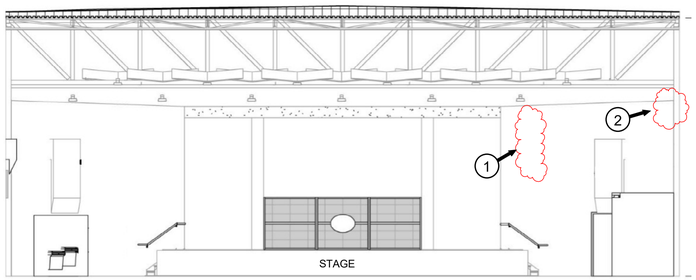
End of Report

James C. Reynolds, PE

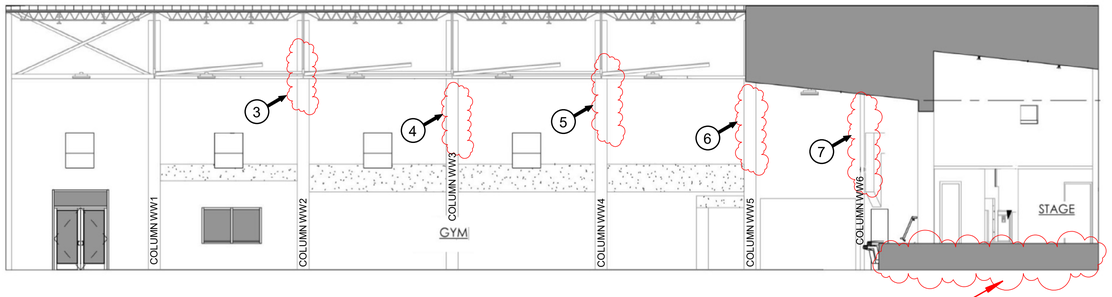
24478 Overseas Hwy ▪ Summerland Key, Fl. 33042 ▪ Phone: 305-394-5987 ▪ Jim@ReynoldsEngineeringServices.com C.A. #26597

FREDERICK DOUGLASS COMMUNITY CENTER GYMNASIUM
STRUCTURAL CONCRETE SPALLING REPAIRS

111 Olivia Street, Key West, Fl.



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

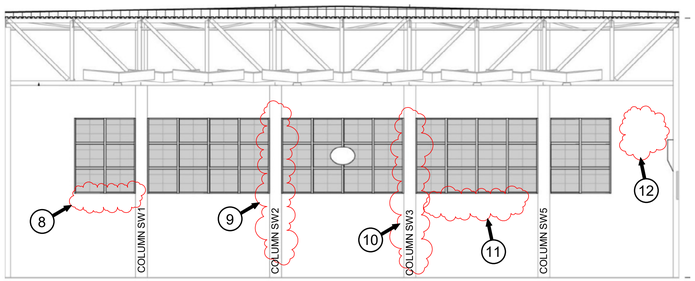


WEST WALL INTERIOR
SCALE: 1/8"=1'

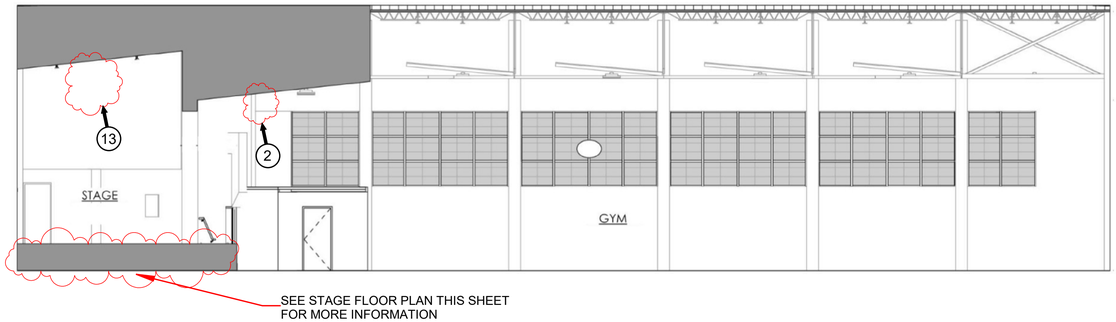
SEE STAGE FLOOR PLAN THIS SHEET FOR MORE INFORMATION

= AREA OF SPALLING CONCRETE

= AREA OF ADDITIONAL SPALLING CONCRETE ADDENDUM #1

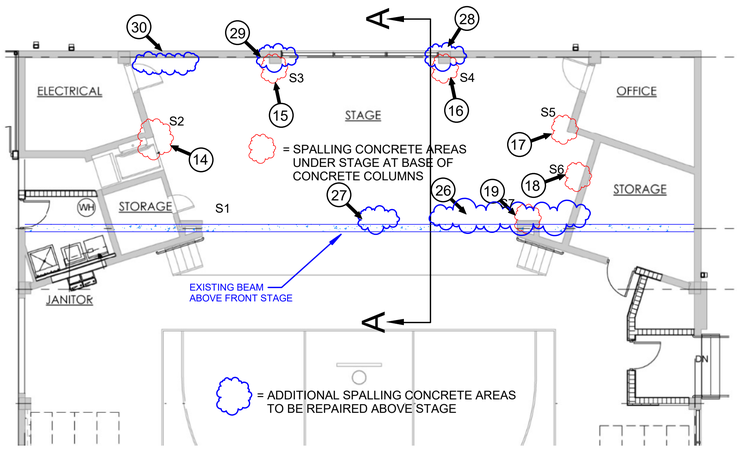


SOUTH WALL INTERIOR
SCALE: 1/8"=1'

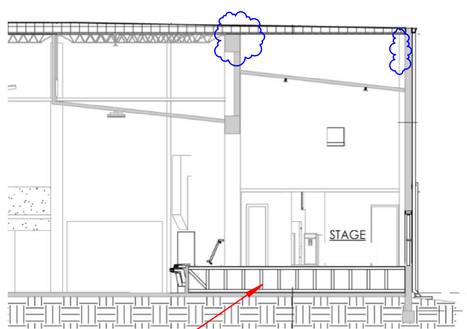


SEE STAGE FLOOR PLAN THIS SHEET FOR MORE INFORMATION

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

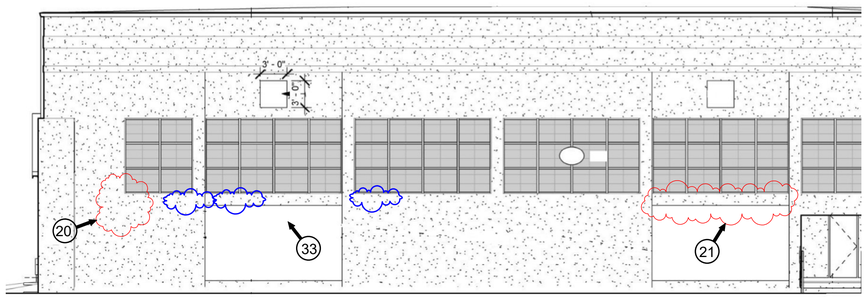


STAGE FLOOR PLAN
SCALE: 1/8"=1'



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'

Reynolds Engineering Services, Inc.

Reynolds Engineering Services, Inc.
Fl. C.A. No. 26597
24478 Overseas Highway
Summerland Key, Fl.
305-394-5987
Jim@ReynoldsEngineeringServices.com

Title:
CONCRETE SPALLING REPAIRS
for
Frederick Douglass Community Center Gymnasium
111 Olivia Street, Key West, Fl.

JAMES C. REYNOLDS, P.E. No. 46685 STATE OF FLORIDA PROFESSIONAL ENGINEER

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

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