



Town of Surfside

ITB 2026-02

Champlain Towers South Memorial Project

Addendum No. 2

Date Issued: February 19, 2026

To All Bidders:

This Addendum forms a part of and modifies ITB No. 2026-02. All Bidders shall acknowledge receipt of this Addendum in the space provided on the Bid Form.

This Addendum includes responses to bidder questions, clarifications to the Contract Documents, and revised and/or updated plan sheets as identified herein.

In addition, please take be advised that the Bid Opening Date and Time are hereby extended and revised as follows:

BID OPENING DATE: Monday, March 2, 2026

BID OPENING TIME: 2:00 P.M. (EST)

If any Bidder believes that a timely submitted question has not been addressed in this Addendum, the Bidder shall notify the Town Clerk in writing no later than Monday, February 23, 2026. The Town believes that all questions received prior to the established deadline have been addressed herein. No new questions will be accepted after the published deadline. All other terms, conditions, and requirements of the ITB remain unchanged.

Attachments: KEITH Engineering RFI Responses and Revised Plan Sheets.

BIDDER:

NAME: _____

TITLE: _____

DATE: _____

Bid Questions

Project Name: Surfside Memorial
KEITH Project #: 13784.00

Discussion Items: Bidder's questions received by 02/10/2026, 2:00 pm.

1. Question: Please confirm that Builders Risk is NOT required.
Response: *Builder's Risk insurance is not expressly required under ITB No. 2026-02 at this time. However, pursuant to Section 2.7 of the ITB, the Town reserves the right to require additional insurance coverage, including Builder's Risk insurance, if deemed necessary prior to contract execution.*
2. Question: CU-101... Please confirm scale is 1" = 10'
Response: *Correct – scale was labeled incorrectly. Drawing scale is 1" – 10'.*
3. Question: S-2.12 Frames 1-6 call for an 8" shotcrete wall tapering to 6" at the radius. 3/LH-506 shows a cast-in-place wall with shotcrete applied to both sides. Please confirm which is correct.
Response: *The intent of the entire dome structure is to be constructed using shotcrete as shown in the Structural Drawings. The intent of LH-506 is to show an additional artistic shotcrete surface application to provide the finished look.*
4. Question: Specification 131223 2.9B is asking for 10% spare nozzles / weir parts. Please clarify what this means as there are no nozzles in the plans.
Response: *Please disregard reference to nozzles.*
5. Question: Specification 131223 3.6A calls for vibration isolation and flexible connection as required. Please clarify where/what is required. We do not find anything called out on the plans.
Response: *Please disregard reference to vibration isolation and flexible connection.*
6. Question: Sheet W01-5.01, detail 4. Please clarify how this inlet discharge fitting is embedded into the granite basin.
Response: *See updated detail provided.*
7. Question: Sheet W01-6.10. Equipment Schedule shows VFD-0102 and VFD-0103. The P&ID shows two VFD-0201. Can we assume this is just a typo and these represent the same VFDs.
Response: *Correct, the correct part number is VFD-0102 and VFD-0103 corresponding to the VFD for the pumps EQKT-500 and EQKT-1000*
8. Question: Sheet W01-6.10. Equipment Schedule shows PG-0101. The P&ID shows PG-0102 and PG-0103. Can we assume this is just a typo and these are all PG-0101s.
Response: *Correct, the correct part number is PG-0101s*
9. Question: Sheet W01-6.10. Equipment Schedule shows VG-0101. The P&ID shows VG-0102 and VG-0103. Can we assume this is just a typo and these are all VG-0101s.

Response: Correct, the correct part number is VG-0101s

10. Question: Sheet W01-6.10. Equipment Schedule shows VS-0101. The P&ID shows VS-0102 and VS-0103. Can we assume this is just a typo and these are all VS-0101s.

Response: Correct, the correct part number is VS-0101s

11. Question: Sheet W01-6.10. Equipment Schedule shows BTC-0101. The P&ID shows BT-0101. We assume that this is one in the same. Please provide make/model for this fiberglass collection tank as well as the cover for the tank.

Response: The balance tank shown in the schematic on the W01-6.10 is the same. It is a custom fiberglass collector tank with a capacity of 900 gallons at operating water level. Dimensions (WxLxH) 3'x7'x7'.

12. Question: Sheet W01-6.11, detail 1. Please confirm that any discrepancies between this sheet and the P&ID sheet W01-6.01, that the P&ID shall take precedence.

Response: The Equipment list shall take precedence.

13. Question: Sheet W01-6.11, Equipment Room Note 12. This conflicts with callouts for Ball Valves and Butterfly Valves as they are not considered "proportional valves". Please confirm that this note can be ignored/deleted.

Response: Please disregard note 12. Valves schedule is provided on the drawings

14. Question: Sheet W01-6.11. There are various notes on this sheet referring to an "equipment room", which would indicate an enclosed space. Please confirm that the equipment area shown on this sheet is an open space, confined by a concrete wall on the north and fencing on the other sides with no overhead roof covering this space.

Response: Correct – The equipment "room" is an open equipment area with wall / fence as detailed on the plans. No overhead structure.

15. Question: Sheet W01-6.12. Please confirm that the fiberglass collection tank will sit on a concrete deck/slab (as seems to be indicated in the sections on this sheet) and is not intended to be buried. If this is the case, is there exposed pipe between the fountain, collection tank and equipment area?

Response: The collector tank is shown correctly in the drawings provided.

16. Question: Please provide finish grade elevations for the areas north of the waterwall (i.e. paving areas) and south of the waterwall (i.e. equipment space and fiberglass collection tank subgrade).

Response: Refer to Sheet CP-101 for provided grading. Spot elevations on the north side of the water feature are shown. The drainage approach on the north side of the water feature is to slope east to west at 1.2% with deck / promenade drains that interrupt this flow and capture drainage. The south side of the fountain is intended to meet existing grade. If additional grading information is required, KEITH will provide as part of the Construction Observation process.

17. Question: Sheet W01-1.03. The Lighting Schedule calls out Fontana XL Mini lights fixtures. Upon review of the Fontana Data Sheets, these light fixtures appear to be meant for a free standing application. Is it the intent to embed these light fixtures directly into the concrete or is there a



special niche that should be used. If they are embedded directly into the concrete, we are not sure how they can ever be replaced, if needed. Please clarify and provide an installation detail showing how these are to be installed in the concrete.

Response: Comment and concern are acknowledged - the light is available with a recessed version with a niche. All site lighting is subject to review and pending approval from FDEP and FWC (Florida Fish and Wildlife) and is subject to change. Please provide pricing according to the plans as presented.

18. Question: Spec 01 10 00 – 2, item Pillars: please describe Contractor's responsibility in transporting the materials or confirm that the materials have been relocated to the Town's Tennis Center across Collins Avenue from the site.

Response: CTS Debris Material has been recently transported and is now located the Tennis Center across Collins Avenue from the project site.

19. We respectfully request a one (1) week extension to the bid due date.

Response: The Town hereby agrees to extend the Bid Submission Deadline as follows:

BID OPENING DATE: Monday, March 2, 2026

BID OPENING TIME: 2:00 P.M. (EST)

20. What is the project schedule?

Response: March 2026 Commencement with anticipated completion by end of 2026

21. Please confirm that Builder's Risk insurance is required.

Response: Builder's Risk insurance is not expressly required under ITB No. 2026-02 at this time. However, pursuant to Section 2.7 of the ITB, the Town reserves the right to require additional insurance coverage, including Builder's Risk insurance, if deemed necessary prior to contract execution.

22. Regarding Section 000110 (Table of Contents), please confirm which documents apply to this ITB. Certain items (e.g., GMP proposal, CCIP insurance) do not appear to be referenced within the ITB requirements. Please confirm whether these are applicable to this solicitation.

Response: Please disregard Italicized portion of page 1 of the Table of Contents as it was included in error and will be removed. Required documents and forms will be as outlined within the ITB requirements.

23. The structural sheets show the Dome structure as 100% rebar & shotcrete. However, Detail 3 on LH-506 appears to show a CIP concrete internal structure surrounded by shotcrete. Can you please confirm that the structural sheets take precedence with regards to the dome structure?

Response: The intent of the entire dome structure is to be constructed using shotcrete as shown in the Structural Drawings. The intent of LH-506 is to show an additional artistic shotcrete surface application to provide the finished look.

24. Regarding the dome shotcrete structure, please confirm that shotcrete is used down to the top of pile cap (please reference details on S-3.01)



Response: Correct, the dome structure starting from the top of the pile caps/grade beams shall be all shotcrete with rebar as marked in the drawings.

25. Per the pre-bid meeting, please confirm that there is not a CBE/SBE requirement on the project.
Response: See response provided in Addendum 1.

26. LH-101: the walkway north of the water feature notes that is C.1 flatwork, but also says Structural Soil pointing to the same place. Is this section to have structural soil underneath flatwork for the entire section? Please clarify/advise.

Response: Structural Soil is designated by the "earth" hatch on the plan. It is limited to the 7' width sidewalk extending from the hardpack on the east to just beyond the 3rd pillar to the west.

27. LP-002: Note 1 says "sod to be St. Augustine, except in retention areas." However, the plant schedule only notes Perennial Peanut under the sod section. Please clarify/advise.

Response: The only sod on the project is Perennial Peanut sod. Disregard note referencing St. Augustine sod.

28. Please provide a detail for the "concrete headers (modified 'D') that is described to contain the stabilized geo-grid. I cannot find in the landscape sheets, as referenced. Thank you..

Response: There will be no concrete header curb adjacent to stabilized sod area. Please disregard note on civil drawings.

29. Detail 4 on S-3.01 appears that RCW-3 is a CIP concrete wall, not shotcrete. However, Detail 1 on S-2.11 shows it as the same color as the rest of the dome structure shotcrete. Please advise if RCW-3 is CIP concrete or shotcrete. If CIP concrete, please advise the finish (does it receive a 2" artistic shotcrete layer?, etc.)

Response: RCW-3 shall be a CIP wall with artistic shotcrete finish to match dome.

30. Regarding the CCCL cut/fill, please confirm that all imported fill intended for east of the CCCL must be purchased from an authorized source. If so, please advise of the source name if the Town requires a specific source.

Response: It is assumed that all fill east of the CCCL will be required to be purchased from an authorized source (Beach Sand 'C' Ortona Mine, FDOT Mine# 05-045). Plans are currently under review by FDEP, subject to review and pending approval and is subject to change. Please see updated Plan Sheet LS-101 provided with this response.

31. Lighting General Note #2 on E-2.0 says to refer to Architectural drawings for exact location of light fixtures. Our bid set does not contain architectural sheets. Please advise.

Response: Correct - there are no Architectural drawings. Reference should be to Hardscape and Photometric Plans.

32. Please confirm that the lights on the dome shotcrete structure (mainly X1 & X9 fixtures) are to be integrated into the decorative concrete prior to shooting the shotcrete.

Response: Confirmed. Housing (X1) / Track (X9) to be set in place prior to shotcrete application.



33. A question in regards to shotcrete, plan page S-2.09 has a note regarding reinforcement steel that it should all be hot dipped galvanized. However, shotcrete spec 03 37 13-3 /2.2 calls out for reinforcement steel to be epoxy coated. Please advise which is correct.

- a. Our own input is galvanized is a coating and the extreme bending and fabrication will cause this coating to crack and delaminate. It also requires grinding to remove the coating when welding, and the fumes are toxic to welders and others on site. Epoxy rebar also requires grinding and touch up and can also delaminate when manipulated into extreme shapes or can require mechanical splicing.
- i. In most instances in a salt water air atmosphere, we (subcontractor) use 304 stainless steel. It may cost more but less labor and can be bent, manipulated and welded without any issues. Peace of mind as corrosion will never be a factor. Please advise.

Response: Steel reinforcing shall be hot dipped galvanized per S-2.09. Please disregard reference to epoxy coated reinforcing in the shotcrete specification. Additional consideration may be given to Stainless Steel rebar in the future, but it is not specified at this time.

34. How will the Memorial Wall Name Panels be installed?

Response: Panels to be mechanically fastened to the structural wall behind, and the concrete slab below. Industry standards suggest the panels be shimmed and pinned to the slab below, anchored to the structural wall behind with split tails on the sides, and clipped in at the top as well.

35. Per sheet S-0.03 Pile Cap Min Concrete Strength is speced for 5000 PSI while page 6 of the Geotech report calls for 4000 PSI.

Response: Pile cap design and details shall be per structural drawings, 5000 psi as indicated on the structural drawings shall be used.

36. There are discrepancies between electrical drawings E-2.0 and E-3.0 and the revised photometric plan dated 1/16/2026. These discrepancies include fixture locations and difference in the light fixture schedule. Please advise which drawings to follow. In addition, please provide any updated drawings so that all drawings can match. See attached drawings for reference.

Response: Please refer to the Photometric Plans for fixture locations and schedule. All site lighting is under review and pending approval from FDEP and FWC (Florida Fish and Wildlife) and is subject to change. Please provide pricing according to the Photometric Plans as presented.

37. Define equipment room structure. Sections not shown on plan W01-6.11 or on the structural engineering drawings.

Response: The equipment "room" is not an enclosed structure, but rather an open equipment area with wall / fence as detailed on the plans. No overhead structure.

38. Clarify wall sections of the waterwall (RCW-1 and RCW-2) on plans S-3.03 and S-2.10. Plan S-3.03 does not correspond to W01-1.02, which appears to change dimensions and section type.

Response:

- **Wall "cap" should be overall 1'-6" width (inclusive of cap), 8" height per W01-3.00 and 3/LH-504.**



- **Wall "cap" or protruding edges should stop prior to the wall transitioning down - per 1/W01-3.00.**
- **"Normal" wall adjacent to water wall will have a batter (artistic shotcrete topping) that tapers to meet the batter of the water wall. KEITH will coordinate with awarded contractor and provide 3D model as needed to further clarify design intent.**
- **Response noted in blue on RFI plan markup.**

39. Clarify final location of expansion joints of the waterwall section (RCW-1 and RCW-2) on plan S-2.10 and check them with expansion joint locations shown on W01-1.01. West expansion joint not shown on plans S-2.10 and S-3.03.

Response: Expansion Joints shall be located at the point of tangency at each side of the waterwall. Eastern expansion joint shown correctly on S-2.10. On the west side of waterwall, the expansion joint shall be mirrored to the similar point of tangency (where the 20PC pile cap starts). Response noted in blue on RFI plan markup. Plans will be updated to reference structural gridlines for locations.

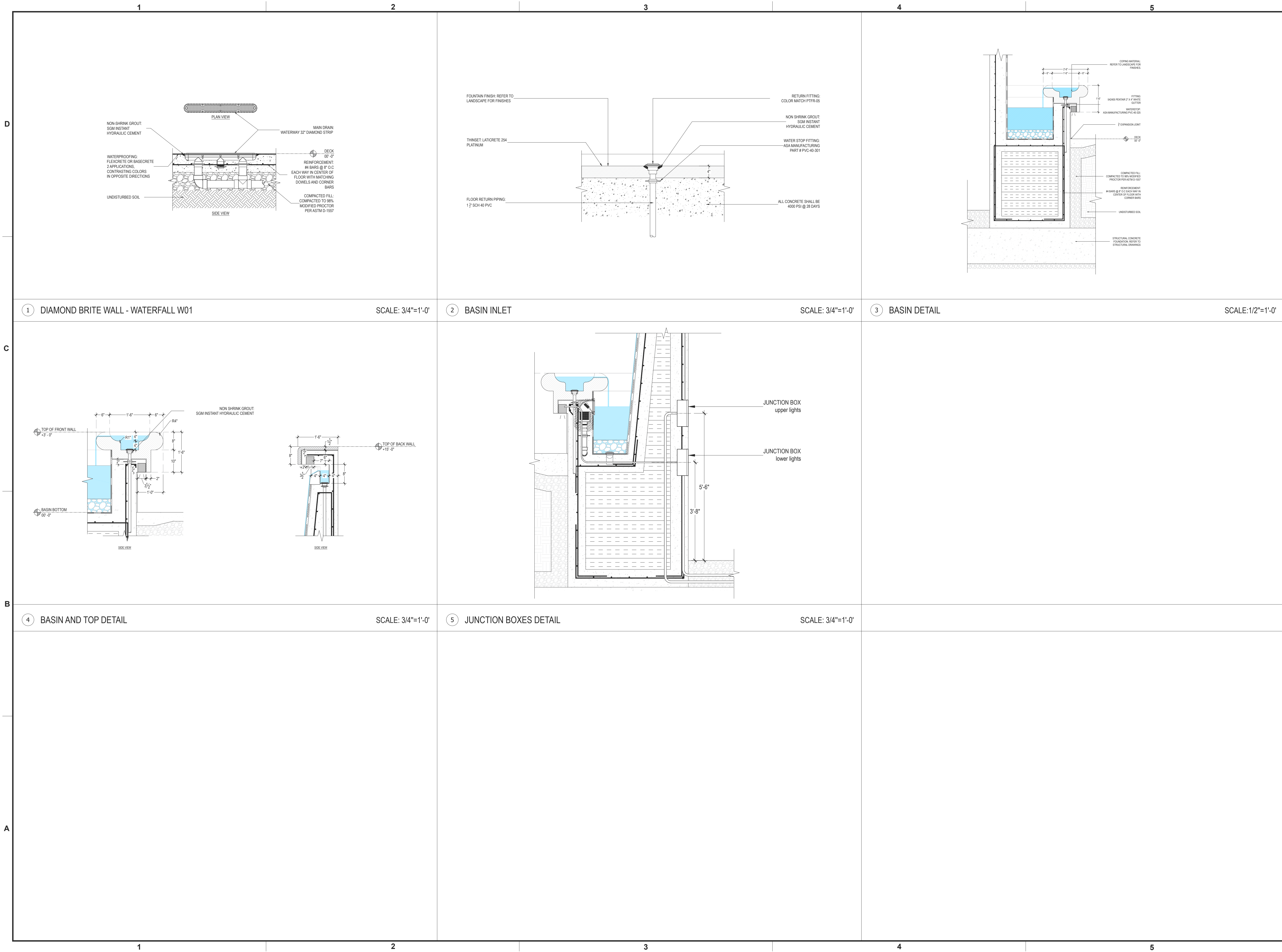
40. Please provide the surface area of the dome / canopy shell that will receive shotcrete or provide 3d Model if available.

Response: Surface area of the canopy dome structure (to top of pile cap) to receive shotcrete is roughly 5300 sf. Note - the extent of this surface area is graphically identified as the "Dome Structure" on 2/S-2.00. Upon award of contract, the 3D Model may be provided to the contractor for use in verification, shop drawings and construction.


41. We have found what appears to be a conflict in your Bid Requirements section 1.8.1. It requires that "Form 4: Payment and Performance Bonds" be submitted "with all required signatures and Notarizations" with the bid or risk a non-responsive determination. However, in order to be executed, Payment and Performance bonds require that the project be awarded and a Contract entered into. While we are sure this is just an oversight, it is also in the language of your bond forms and in Section 2.8 of the "Terms and Conditions" in the ITB.

Response: The Town acknowledges the inconsistency. Form 4 – Payment and Performance Bonds is included in the ITB for reference purposes only and shall not be submitted with the Bid. Payment and Performance Bonds shall be required only from the successful Bidder following Notice of Award and prior to execution of the Construction Agreement in accordance with Section 2.8 of the ITB. Failure to submit Form 4 with the Bid will not result in a determination of non-responsiveness.






LANDSCAPE ARCHITECT
& CIVIL ENGINEER

**KEITH**

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PH: (954) 788-3400


Florida Engineering Business License: CA7928
Florida Surveyor and Mapper Business License: LB6860
Florida Landscape Architecture Business License: LC26000457

STRUCTURAL ENGINEER

**MUE**
MUEngineers, Inc.


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3440 NE 12TH AVE.
OAKLAND PARK, FL 33334
(954) 324-4730
MUENGINEERS.COM

ELECTRICAL ENGINEER

**ATLC**
ENGINEERING
SOLUTIONS


TLC ENGINEERING
800 FAIRWAY DR., SUITE 130,
DEERFIELD BEACH, FL 33441
(954) 418-9096
TLC-ENGINEERS.COM

LIGHTING DESIGNER

**HLB**

HORTON LEES BROGDEN
80 SW 8TH ST, SUITE 2250,
MIAMI, FLORIDA 33130
(305) 748-2151
HLBLIGHTING.COM

AQUATIC ENGINEER

*Resort WaterScapes*

RESORT WATERSCAPES
MIAMI, FLORIDA 33233
(786) 268-0350
RESORTWATERSCAPES.COM

NO.	DESCRIPTION	DATE

**PRELIMINARY PLAN
NOT FOR CONSTRUCTION**

THESE PLANS ARE NOT FULLY PERMITTED
AND ARE SUBJECT TO REVISIONS MADE
DURING THE PERMITTING PROCESS.

RESPONSIBILITY FOR THE USE OF THESE
PLANS PRIOR TO OBTAINING PERMITS FROM
ALL AGENCIES HAVING JURISDICTION OVER
THE PROJECT WILL FALL SOLELY UPON THE
USER.

ISSUE DATE: 02/09/2026

DESIGNED BY:


DRAWN BY: J.C

CHECKED BY: V.B

BID-CONTRACT:

SCOTT R. VAUGHN, P.E.
FL LICENCE #69531
116 SE 23RD TER
CAPE CORAL, FLORIDA 33990
PH: 239-494-2896
SRV JOB NO. RWL R27.036

CLIENT

**TOWN OF SURFSIDE**

PROJECT

**CHAMPLAIN TOWERS
SOUTH MEMORIAL**

SHEET TITLE

WATERFALL SPECIFIC
DETAILS

SHEET
NUMBER

W01-5.01

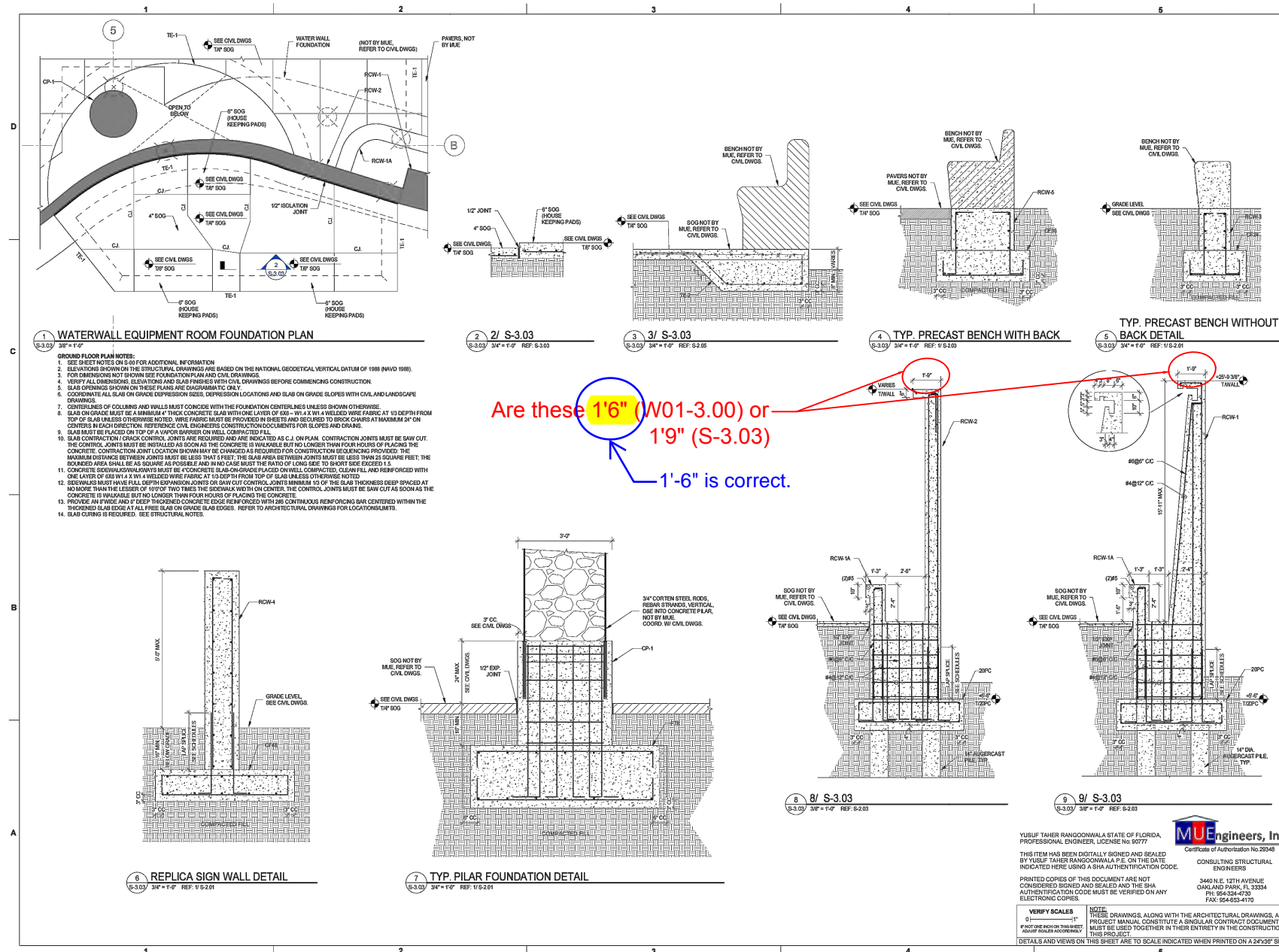
PROJECT
NUMBER

13784.00

STATUS: FOR PERMIT


Drawing name: C:\Users\usuario\Documents\SURFSIDE\260108 SMP Surfside Memorial - Waterfall 100-CD-JPG comments.dwg

BidRFI #38
Response in Blue



Are these 1'6" (W01-3.00) or—
1'9" (S-3.03)
1'-6" is correct.

LANDSCAPE ARCHITECT & CIVIL ENGINEER




KEITH

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PH: (854) 785-3400


Florida Engineering Business License: CA293
Florida Professional Land Surveyor License: L2888
Florida Landscape Architecture Business License: L209945

STRUCTURAL ENGINEER




MUEENGINEERS, INC.
2445 NE 17TH AVE.
CAWLEYS PALM, FL 33094
855-344-9743
MUEENGINEERS.COM

ELECTRICAL ENGINEER




ATLC ENGINEERS
TLC ENGINEERING
102 HAWKEYE DR., SUITE 130,
MARIETTA, GA 30067
(770) 411-8009
TLC-ENGINEERS.COM

LIGHTING DESIGNER


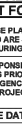


HLB
HORTON LEE'S PROPOSED
40 SW 8TH ST., SUITE 200A,
MIAMI, FLORIDA 33130
(305) 786-2711
HLEU@HLLP.COM

AQUATIC ENGINEER



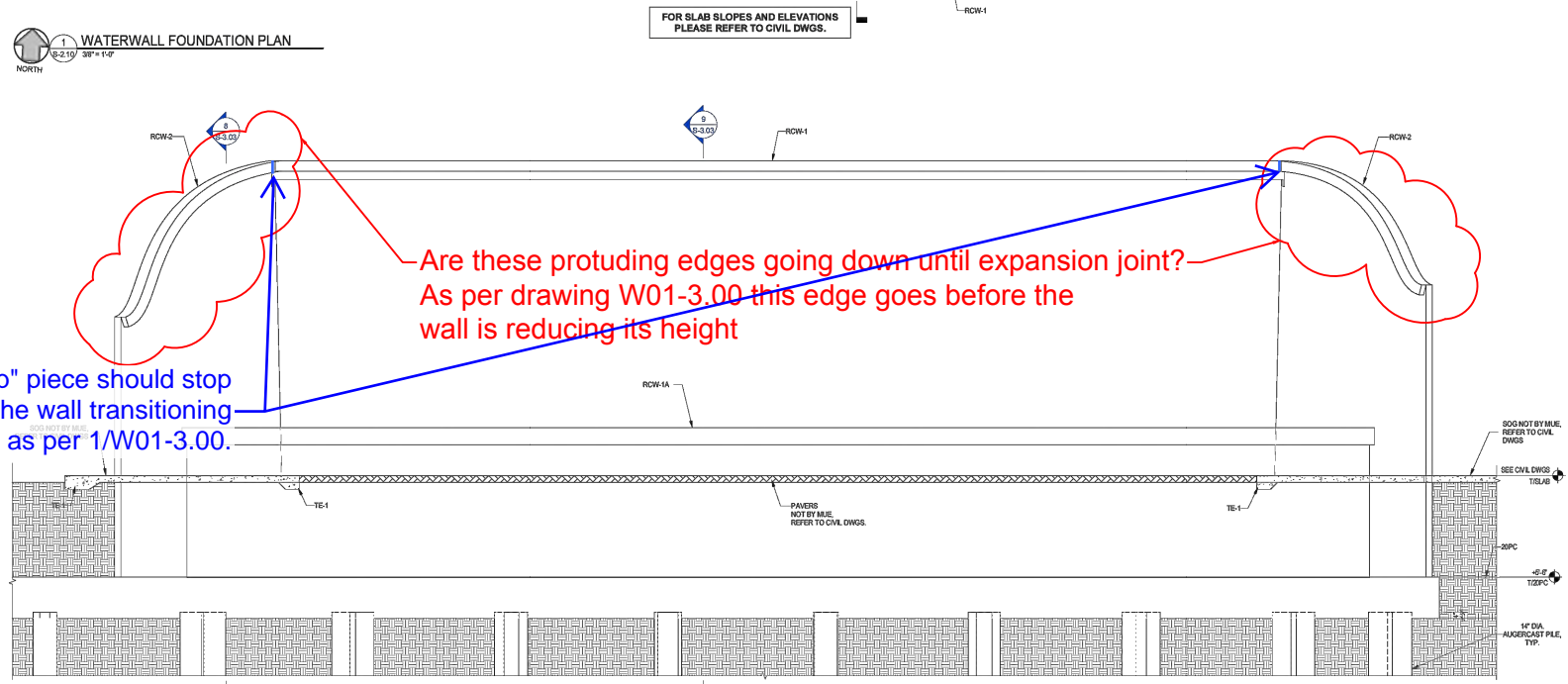
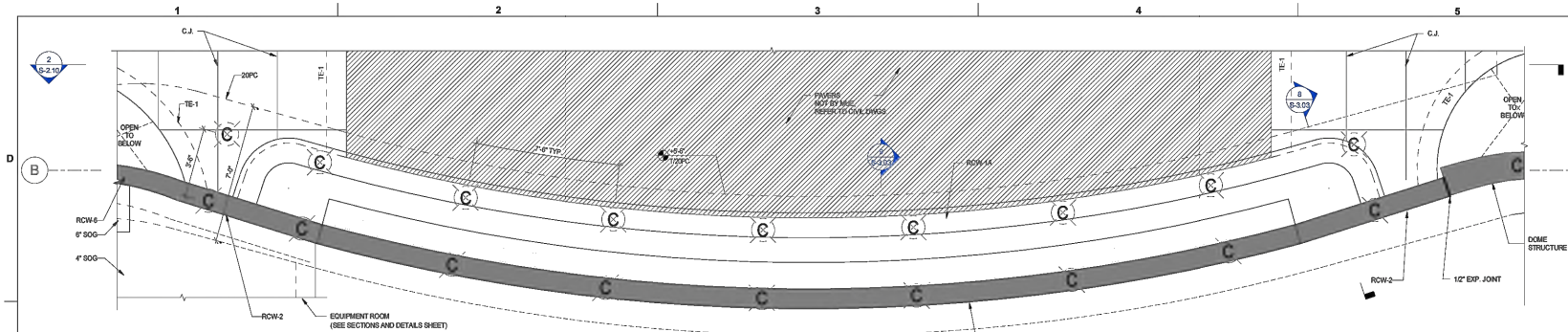
Reef Waterworks
REEF WATERWORKS
MIAMI, FLORIDA 33208
PH: 305-426-0200
RESDISTRICT@REEFWORKS.COM

No.	Description	Date
<p>PRELIMINARY PLAN <u>NOT FOR CONSTRUCTION</u></p> <p>THESE PLANS ARE NOT FULLY PERMITTED AND ARE SUBJECT TO REVISIONS MADE DURING THE PERMITTING PROCESS.</p> <p>RESPONSIBILITY FOR THE USE OF THESE PLANS PRIOR TO OBTAINING PERMITS FROM ALL AGENCIES HAVING JURISDICTION OVER THE PROJECT WILL FALL SOLELY UPON THE USER.</p>		
<p>ISSUE DATE: 12/05/25</p> <p>DESIGNED BY: MR</p> <p>DRAWN BY: RC</p> <p>CHECKED BY: YR</p> <p>BID-CONTRACT:</p>		
		
<p>YUSUF TAHER RANGOONWALA FL P.E. #90777 12/05/25</p>		
<p>CLIENT</p> <div style="text-align: center;">  </div>		
<p>TOWN OF SURFSIDE</p> <p>PROJECT</p> <p>CHAMPLAIN TOWERS SOUTH MEMORIAL</p>		
<p>SHEET TITLE</p> <p style="text-align: center;">SECTIONS AND DETAILS</p>		
<p>SHEET NUMBER S-3.03</p> <p>PROJECT NUMBER MJJ25022702</p>		

NOV 01 01:06 PM '76 2571 NO

Doc# /MUJF25022702-Keith-SurfsideMemorialMiamiBeachFLMUJF25022702-gReviz24-NEWDOMEMODEL-2510219-IV
AU00023X
Drawing name:

STATUS: FOR PERMIT



The "cap" piece should stop prior to the wall transitioning down - as per 1/W01-3.00.

Are these protruding edges going down until expansion joint?
As per drawing W01-3.00 this edge goes before the wall is reducing its height

LANDSCAPE ARCHITECT
& CIVIL ENGINEER

KEITH

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Florida Landscape Architecture Business License: 12300887

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AQUATIC ENGINEER

Resort Waterworks
RESORT WATERWORKS
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No. Description Date

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ISSUE DATE: 12/05/25
DESIGNED BY: MR
DRAWN BY: RC
CHECKED BY: YR
BID-CONTRACT:

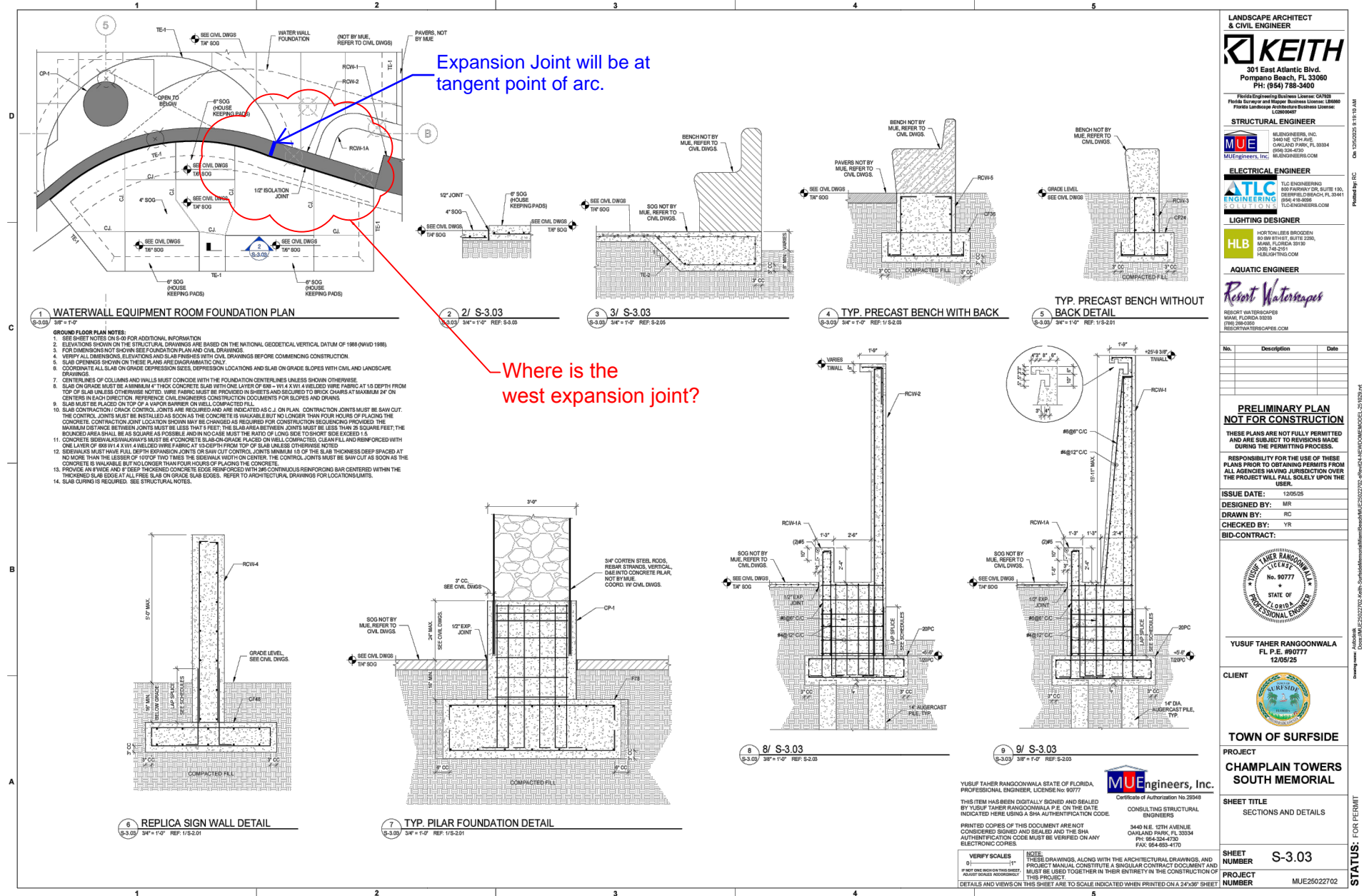
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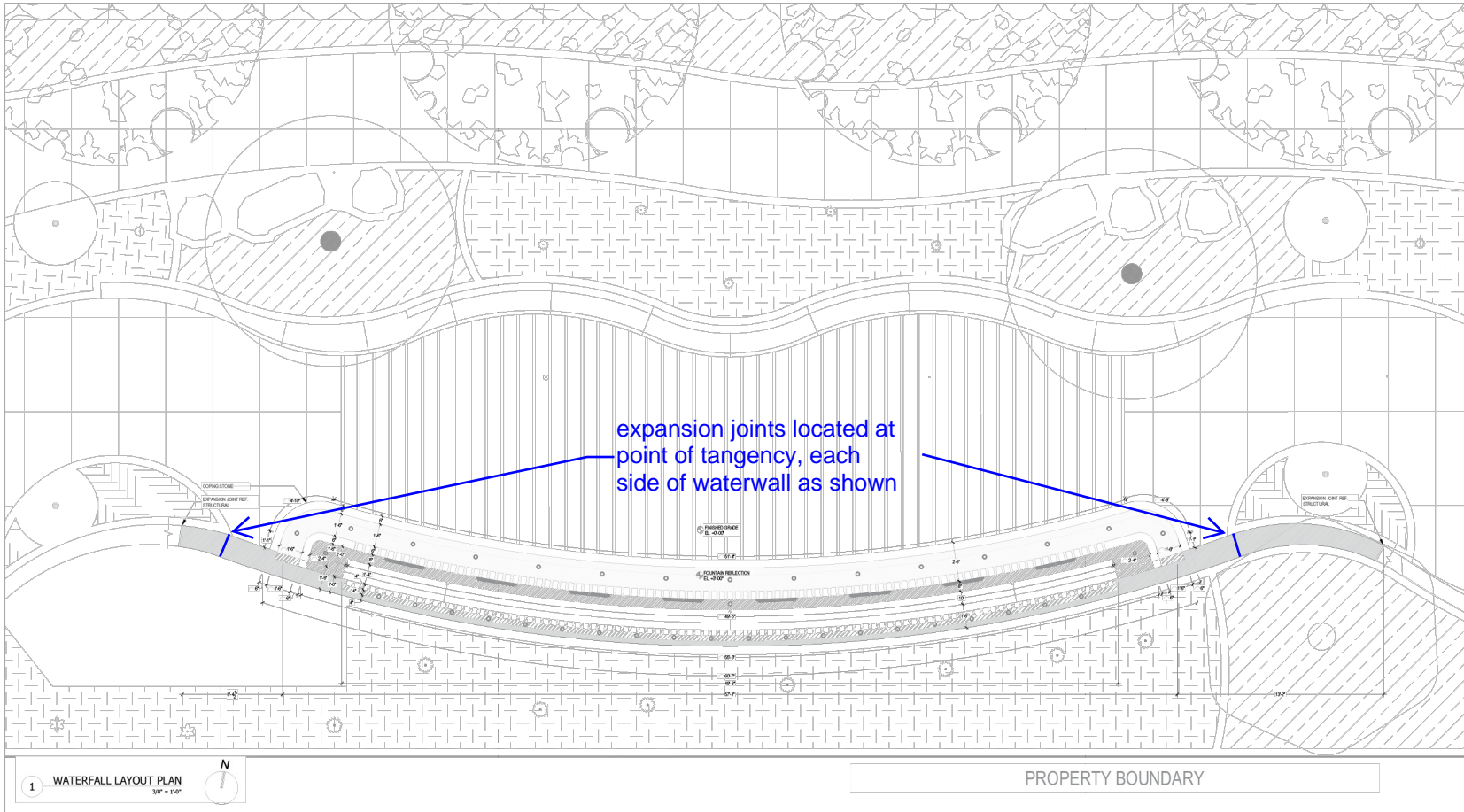
Overlaid name: C:\Users\JuanGarcia\OneDrive\Documents\BIA Burkle Memorial\64 RPL, CA031524 BIR Burkle Memorial - Waterfall 10/16/2020.jpg

STATUS: FOR PERMIT

BidRFI #39
Response in Blue



WATERFALL FOUNTAIN GEOMETRY		
WATER SURFACE AREA	171	SQUARE FEET
PERIMETER	116	LINEAL FEET
DEPTH	2'-0"	FEET - INCHES
OVERALL VOLUME	1,169	GALLONS
WATER TREATMENT & CIRCULATION		
TURNOVER FLOW RATE	50	GPM
TURNOVER TIME	0.39	HOURS
WATERFALL FLOW RATE (UPPER)	400	GPM
WATERFALL FLOW RATE (LOWER)	300	GPM
BALANCE TANK CAPACITY	900	GALLONS
NOTES		
1 - BACKFLOW PREVENTER BY M.E.P. CONTRACTOR		
2 - ALL PVC SHALL BE SCH 40 UNLESS OTHERWISE NOTED		
3 - ALL FLANGES SHALL BE SCH 80 W/NEOPRENE GASKET		
4 - ALL BOLTS / HARDWARE TO BE 316 SS		
5 - ALL UNSTRUT TO BE 316 SS OR FIBER (NO GALV)		



LANDSCAPE ARCHITECT & CIVIL ENGINEER

KEITH

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Florida Landscape Architect and Master Business License: LB2666
Florida Landscape Architect Business License: LC26666

STRUCTURAL ENGINEER

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ELECTRICAL ENGINEER

ATLC

ATLC ENGINEERING SOLUTIONS
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LIGHTING DESIGNER

HLB

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AQUATIC ENGINEER

Point Waterways

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MIAMI, FLORIDA 33255
(770) 586-5450
RESORTWATERSCAPES.COM

NO.	DESCRIPTION	DATE

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ISSUE DATE: 12/04/25
DESIGNED BY: J.C.
DRAWN BY: J.C.
CHECKED BY: V.B.
BID-CONTRACT:

SCOTT B. VAUGHN, P.E.
FL LICENSE #89571
116 SE 2ND TER
CAPE CORAL, FLORIDA 33909
PH: 239-64-2309
SBV.ARMED.BVA.627.236

CLIENT

TOWN OF SURFERS

PROJECT

**CHAMPLAIN TOWERS
SOUTH MEMORIAL**

SHEET TITLE

**WATERFALL LAYOUT PLAN
& ELEVATION**

SHEET NUMBER W01-1.01
PROJECT NUMBER 13784.00

STATUS: FOR PERMIT