



**Town of Southwest Ranches**  
13400 Griffin Road  
Southwest Ranches, FL 33330-2628  
(954) 434-0008 Town Hall  
(954) 434-1490 Fax  
<https://www.southwestranches.org/procurement/>

**Received and Acknowledged By:**

Company Name: \_\_\_\_\_

Authorized By: \_\_\_\_\_

October 23, 2025

**ITQ No. 26-001 Town Hall Exterior and Interior Doors Installation  
Addendum #1**

**\*\* THE ANSWERS BELOW MODIFY THE SPEC OF THE ITQ. AS SUCH,  
RESPONDENT SHALL SIGN IN ABOVE BOX AND SUBMIT THIS PAGE ALONG  
WITH QUOTE FORM. \*\***

**Clarification:**

- A. This is a time-sensitive project. Once PO is issued, Contractor will be expected to furnish plans and permits as soon as possible. Town to issue NTP upon permit approval. The construction completion time will be **twenty (20) days** unless otherwise approved by Town in writing.
- B. Apply final exterior paint finish to the outside face of the new exterior door. Interior face does not require paint, as the room will be painted separately. Contractor shall apply knockdown texture on both sides.
- C. The new interior door and frame shall be sanded only; no paint is required since interior painting will follow.
- D. The new infill wall (where the existing door is removed) shall receive knockdown texture and exterior paint. The wall surrounding the new door shall also receive knockdown texture and exterior paint as needed for a uniform finish.

**Q & A:**

**1. What is the budget for this project?**

Answer: Under \$25,000 threshold.

**2. When is the estimated start date for the work?**

Answer: Reference Clarification (A) above.

**3. Does this project fall under Davis-Bacon or Privilege Wages requirements?**

Answer: No.

**4. Are we required to produce drawings/plans?**

Answer: Yes

**5. Do our engineers need to sign and seal the drawings?**

Answer: Yes

**6. Please confirm that permit fees will be reimbursed by the City?**

Answer: Permits will be reimbursed at cost only. Contractor is responsible for all applicable permits, permit applications, and inspection scheduling. The Town will not pay the cost of permit runner fees. Proof of payment (receipt) is required for reimbursement.

**7. Will our workers have access to restrooms on site, or should we include the cost of temporary restrooms in our proposal?**

Answer: Restrooms on site can be accessed.

**8. A) Please confirm that the new exterior door is to be an impact-resistant steel Door.**

Answer: Yes, it should be an **impact-resistant steel panel door** that will not necessitate hurricane shutters. Reference attached photos to match.

b) Please indicate whether a flush door is acceptable?

Answer: Reference #8A above.

c) Also, is an electric lock required for this installation?

Answer: Reference #9 herein.

**9. During the site visit, it was mentioned that we only need to install the conduit up to the ceiling height for the new exterior door. Please confirm if your team will be responsible for connecting the electric strike (door lock).**

Answer: Confirmed.

**10. In Office “C” (Conference Room), when installing the new door, there will likely be a level difference between the interior and exterior floors. How should this difference be addressed — with a step or a ramp? Please clarify.**

Answer: There should be no level difference. There is a similar door to the patio in another office that is level to the patio. Reference attached photos for existing door to match construction and threshold, or as applicable by Florida Building Code.

**11. Please confirm if the new exterior door is required to comply with ADA (Americans with Disabilities Act) standards.**

Answer: Yes, confirmed.

**12. Please provide hardware specifications for the exterior door, please confirm that closer, exit panic device, deadbolt, lock/cylinder, lever handle, threshold, etc are to be installed.**

Answer: Reference #10 herein and plan to match the attached images of the other door that is along the back patio. Push bar is not needed.

Reviewed by:

*Christina Semeraro*  
Christina Semeraro, NIGP-CPP, CPPO, CPPB  
Procurement Officer

Existing door along back patio





Outside of existing door along back patio





Interior wall where new exterior door will go



Exterior wall where new door will be constructed