



Town of Southwest Ranches

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January 21, 2026

Addendum #1

IFB 26-004 Turnkey Demo and Replacement of Storage Shed with Pre-Engineered Metal Building

Bid Deadline Extension:

The due date for bids has been updated to **11:00 AM on Wednesday, January 28, 2026.**

- The deadline for questions has passed.

Q & A (15 of 15):

1) Q: Is there a specific clear height that you are looking for inside the building?

A: 12- 16 feet

2) Q: Is the plan to use the building as unconditioned storage space?

A: Yes, for the purposes of this bid. It is possible that in future we will enclose a portion and install an A/C unit.

3) Q: The bid documents state that all fences that are removed must be reinstalled. Are you requiring this fence to be reinstalled, or is this just to be removed?

A: Water system and dumpster must both have fencing. All fencing that is removed has to be reinstalled.

4) Q: Do the shrubs surrounding the building need to be saved and replanted with the new building?

A: If possible, they should be saved and replanted. If existing shrubs can't be replanted, new shrubs will have to be planted to meet zoning requirements.

5) Q: Will the existing dumpster pad need to be demo'd or should it be preserved for a future use?

A: Existing dumpster pad must be demolished.

6) Q: Will the Town's existing waste management service provide dumpster services at no or reduced cost?

A: Yes, the Town will contact WM for a dumpster at no cost to the Contractor.

7) Q: With this being a turnkey solution should "we" plan on providing temporary onsite storage such as a POD for the duration of the construction in our bids?

A: Yes, Contractor shall plan on including temporary onsite storage in their bid, as this will support move coordination and timing considerations: Mobilization line item (#2 on the Bid Schedule) shall be hereby updated to include all temporary facilities, including but not limited to the provision, delivery, placement, rental, maintenance, and removal of a temporary storage POD for secure on-site storage.

Recommended firm will be responsible for providing a complete Schedule of Values in accordance with the Bid Schedule before Purchase Order is issued.

8) Q: With there being a possibility of a septic tank in the general construction area could we/should we allocate a contingency should it have to be removed and filled or will change orders be accepted?

A: Town reserves the right to include a contingency allowance in the awarded amount in order to cover the potential need to properly abandon an existing septic tank.

9) Q: Is there someone in the town's public works or maintenance department that can provided a high level depiction on how and where the electrical service is being provided to the existing shed?

A: The existing shed already has electrical service. It is the responsibility of the Contractor to determine the location of electrical service and electrical box location.

10) Q: The schedule of values for bid submission does not include a line for dumpster relocation site, is this scope still required?

A: Yes, the dumpster relocation and pad shall be included in the Site Preparation & Concrete Foundation line item (#4 on the Bid Schedule) accordingly: Demolition and site preparation shall include the demolition, removal, and lawful disposal of the existing dumpster enclosure and pad, and the construction and relocation of a new dumpster area at the location shown in the Contract Documents, including all concrete work, grading, access, and restoration necessary for a complete and functional installation.

Recommended firm will be responsible for providing a complete Schedule of Values in accordance with the Bid Schedule before Purchase Order is issued.

- 11) Can you please confirm that we are to supply and install the overhead doors? Confirm if these are manual overhead doors or garage style?

A: Yes, Contractor will need to supply and install the overhead doors. Manual doors are acceptable.

- 12) How many lights would you like in the interior, how many exterior, and did you have a preference on type of light?

A: We would prefer to have at least three (3) overhead LED lights inside the building. We do not want any exterior lights at this time.

- 13) How many outlets would you like installed inside?

A: We would like to have the necessary amount of outlets inside the building to meet minimum building code requirements.

- 14) Any outlets on the exterior?

A: Yes, we would like one exterior outlet on the north wall of the building.

- 15) Would the Town accept 26ga panels in lieu of 24ga?

A: No.

Christina Semeraro

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