



**INVITATION FOR BIDS (IFB) #25-019
EAST LAKE CLUBHOUSE APARTMENTS RENOVATION**

ADDENDUM NUMBER ONE (1)

December 11, 2025

A. INSTRUCTIONS:

1. This addendum shall be included as part of the original Invitation for Bids documents and the scope of work required therein.
2. Receipt of this addendum must be acknowledged in the "Bid Proposal Form"

B. REVISION TO THE SCHEDULE:

- ☐ **December 17, 2025** **Deadline for questions by 2:00 p.m. EST**
- ☐ **December 18, 2025** **Response to questions**

No other changes the schedule

C. SEE CONTINUATION OF ADDENDUM NO. 1 ~ FROM C.B. GOLDSMITH & ASSOCIATES

1. Three pages of Addendum No. One (1)
2. Revised Bid Proposal Form
3. Two drawings Sheets:
 - a. A-502 R1
 - b. A-505 R1



C. B. Goldsmith & Associates, Inc.
AR-94537 | www.cbgoldsmith.com
Building Sciences
Roofing and Exterior Envelope Consultants
Forensic Architecture

ADDENDUM NO. ONE (1)

TO: Prospective Bidders

FROM: C. B. Goldsmith and Associates, Inc.
2555 Nursery Road
Clearwater, Florida 33764

DATE: December 10, 2025

RE: Exterior Repairs at East Lake Club Apartments
150 East Lake Club Drive
Oldsmar, Florida 34677

This Addendum forms a part of the Contract Documents and modifies the original Procurement Documents dated **November 18, 2025**, as noted below. Acknowledge receipt of this Addendum in the space provided on the Bid Form. Failure to do so may subject Bidder to disqualification.

This Addendum consists of Three (3) pages and the attached drawing sheets, with the revised date of December 10, 2025, and revised Bid Proposal Form.

CHANGES TO PROCUREMENT REQUIREMENTS:

1. Refer to Specification Section 00 41 13 – Bid Proposal Form; Revised and enclosed.

CHANGES TO SPECIFICATIONS:

2. Refer to Specification Section 01 11 00, Para. 1.04.E.13; Revise Item 'b' to read as follows:
 - b. Rework grading, install gel patch along foundation wall, and install new concrete mow strip per Details on Sheet A-505. Document, remove, salvage, and store any irrigation items (e.g. piping, sprinkler heads) in area of new mow strip for future modification/reinstallation.
3. Refer to Section 01 11 00, Para. 1.04.E.14.b which states, "Temporarily remove light fixtures and/or ceiling fans at patio ceilings to be restored, save for reuse. Reinstall after painting work is completed. Electrical work to be performed by Florida licensed electrician." This is a general note and would only apply where ceiling fans or lights are present. After review of the existing conditions, there does not appear to be any electrical fixtures at the end balconies.

CHANGES TO DRAWINGS:

4. Refer to Drawing Sheet A-501, Detail 1, Note 9; The new pedestrian traffic coating is to be applied to the new topping slabs only. The first floor concrete patio slabs are to receive a new specified deck coating (F-02), per Section 099100.

5. Refer to Drawing Sheet A-502R1; Revised and enclosed.
6. Refer to Drawing Sheet A-503 and A-504, Detail 2; Contractor to remove existing marble sill (clean and save for reuse) and reinstall after installation of new window.
7. Refer to Drawing Sheet A-503 and A-504, Detail 2, Notes 7 and 19; The intent of the documents is to repair all new finishes. Contractor to match existing colors and assume in the bid proposal that paint will blend into existing paint finishes no less than 12-inches from the area of work.
8. Refer to Drawing Sheet A-505R1; Revised and enclosed.

NOTES:

9. Please contact Dave Will (727-781-2583) for site access questions or to schedule a visit. Please be respectful of residents at all times and refrain from passing through breezeways.
10. Regarding the window products, please reach out to:
Jim Wright | Account Manager
Office: 813 WINDOWS
Cell Phone: 813-601-4945
www.tmdcompanies.com
11. Regarding the screen drain products, please reach out to:
Deanna Cox | Director of Operations
Office: 352-342-7696
www.screenroomdrains.com
12. Please use the below link to access existing condition photographs.
<https://www.dropbox.com/scl/fo/2azpfxiymwynlodsof182/Alak49D9ykfv6FYolxpTjQc?rlkey=jhrsarhnpjzn0p5zil7wiv2te&st=uqng1lys&dl=0>
13. All costs to replace deteriorated wood, framing, plywood or other items with new to match, shall be taken from Owner Contingency.
14. The list of pre-bid attendees will be posted on the Owner's website.
15. The existing column covers consist of EIFS foam with a reinforced lamina. The new EPS column cover will be a custom-fabricated product. The basis of design for the lamina finish consists of a Sto Mesh fully embedded in Sto Adhesive-B base coat with a Stolit 1.0 textured acrylic finish.

The name of the subcontractor we have been working with is noted below.

Castle Group Construction
719 Brookhaven Drive
Orlando, FL 32803
Office: 407-413-5845
Owner: Guillermo Corral, guillermo@castlegroupusa.com
Office Mgr: Jennifer Finley, jennifer.f@castlegroupusa.com

December 10, 2025

16. Balcony railings are to be included with the new screen enclosure framing.
Nothing Follows.

Respectfully,

Robert J. Whitcomb, AIA, RRC
as CEO of C. B. Goldsmith and Associates, Inc.



SECTION 00 41 13**BID PROPOSAL FORM****PART 1 - BID FORMS****1.01 GENERAL**

- A. NOTE TO BIDDER: Use typewriter or BLACK ink for completing this Proposal Form.

Bid Date: _____

Bid Time: _____

Project Title: _____

Owner Name: _____

Owner Address: _____

1.02 BIDDER'S DECLARATION

- A. The undersigned, hereinafter called the Bidder, declares that the only persons or parties interested in this Bid are those named herein, that this Bid is, in all respects, fair and without fraud, without collusion with any official of the Owner, and made without any connection or collusion with any person submitting another Bid on this Contract.
- B. The Bidder further declares that he is able to meet all the qualification requirements stipulated in Section 00 21 13 - Instruction to Bidders. **Enclosed with this Bid is a properly executed Contractor's Qualification Statement (AIA Document A305).**
- C. The Bidder agrees that Bid amount shall remain in force and effect for a period of not less than sixty (60) calendar days from the time of opening of this Bid and that the Bidder will not revoke, cancel or withdraw this Bid within the said sixty (60) calendar days.

1.03 BIDDER'S REPRESENTATIONS

- A. In submitting this proposal, Bidder represents that:
1. The Bidder acknowledges that he has satisfied himself as to the nature and location of the Work, the general and local conditions, particularly those bearing upon transportation, disposal, handling and storage of materials, availability of labor, water, electric power, roads and uncertainties of weather, or similar physical condition at the ground, the character of equipment and facilities needed preliminary to and during the execution of the work, and all other matters upon which information is reasonably obtainable and which can in any way affect the work or cost thereof under this Contract.

2. The Bidder acknowledges that he has satisfied himself as to the character, quality and quantity of information regarding the above that is reasonably ascertainable from an inspection of the site, including all exploratory work done by the Architect, as well as information contained in Drawings and Specifications forming a part of this Contract. Any failure of the Bidder to acquaint himself with all the available information will not relieve him from the responsibility for estimating properly the difficulty or cost to successfully perform the Work.
3. The Bidder stipulates that by submitting this bid, he has read and is familiar with the General and Supplementary Conditions.
4. The Bid is based upon the materials, equipment and systems required by the Bidding Documents without exception.

1.04 ADDENDA

- A. The Bidder acknowledges receipt of the following Addenda issued during the bidding period and state that the Work therein described is included in this Bid.

ADDENDUM NO. _____ Dated _____

ADDENDUM NO. _____ Dated _____

ADDENDUM NO. _____ Dated _____

ADDENDUM NO. _____ Dated _____

1.05 CERTIFICATES OF INSURANCE

- A. Bidder agrees to furnish the Owner, before commencing the Work under this Contract, the Certificates of Insurance as specified in the Bidding Documents.
- B. Bidder agrees to indemnify, hold and save harmless and defend the Owner, the Architect, and agents and employees of any of them from and against claims, damages, losses and expenses, including but not limited to attorneys' fees, arising out of or resulting from performance of the Work, provided that such claim, damage, loss or expense is attributable to bodily injury, sickness, disease or death, or to injury to or destruction of tangible property (other than the Work itself) including loss of use resulting therefrom, but only to the extent caused in whole or in part by negligent acts or omissions of the Contractor, by a subcontractor, or by anyone directly or indirectly employed by them or anyone for whose acts they may be liable, regardless of whether or not such claim, damage, loss or expense is caused in part by a party indemnifier hereunder. Such obligation shall not be construed to negate, abridge, or reduce other rights or obligations of indemnity which would otherwise exist as to a party or person described in this paragraph.
- C. The Contractor hereby acknowledges the receipt of One Hundred Dollars (\$100.00) and other good and valuable consideration as part of the Contract Sum from the Owner and acknowledges the receipt of One Hundred Dollars (\$100.00) and other good and valuable consideration from the Architect which has been paid to him as specific consideration for the various indemnification obligations under the Bidding Documents.

1. The Contractor's policy shall provide the "Hold Harmless" rider and it shall be so noted on the Contractor's Certificate of Insurance.

1.06 COMPLETION TIME AND LIQUIDATED DAMAGES

- A. The undersigned Bidder agrees to substantially complete the Work in accordance with the contract documents within **two hundred thirty** (230) calendar days, Sundays and Holidays included, such time to commence on the date of the Owner's "Notice to Proceed", and to complete any portions of the Work designated for earlier completion within the times established in the contract documents.
- B. Bidder further agrees that the Work shall be fully completed and ready for final acceptance in accordance with the contract documents within sixty (60) calendar days, Sundays and Holidays included, such time to commence on the date of substantial completion or receipt of the punch list, whichever date occurs last.
- C. Bidder acknowledges that if Bidder fails to satisfy all requirements for substantial completion of the Work or portions designated for earlier completion as described in the contract documents within the required time period, Owner shall be entitled to assess, as liquidated damages, but not as a penalty, seven hundred fifty dollars (\$750.00) for each calendar day thereafter until substantial completion of the work or portions designated for earlier completion is achieved.

1.07 COMBINED UNIT PRICE AND LUMP SUM WORK

- A. The Bidder agrees to accept as full payment for the Work proposed herein the amounts computed under the provisions of the Bidding Documents. For unit price bid items, the estimate of quantities of work to be done is tabulated in the Bid Proposal and, although stated with as much accuracy as possible, is approximate only and is assumed solely for the basis of calculation upon which the award of Contract shall be made. For lump sum bid items, it is expressly understood that the amounts are independent of the exact quantities involved.
- B. Unit Price Work listed below are for future cost estimating purposes in the event additional work beyond the original project scope is required, or in the event a credit is required for work eliminated from the original Scope of Work, and shall include all "Costs of the Work" plus a Contractor's Fee (as defined in Section 01 42 16). Contractor shall use fair market pricing. Prices deemed to be excessive will not be accepted. The Owner reserves the right to negotiate with Contractor on lowering excessive pricing after execution of the Agreement.

1.08 CONSTRUCTION ALLOWANCES

- A. The dollar amount of the Allowances stated in Section 01 21 00 and herein shall be included in the lump sum bid amount. The Allowance included in the award amount is to cover any possible Field Change Directives which may be required by the Owner that do not constitute a change in scope for the project.

1.09 BASE BID

A. **Lump Sum (LS) Work** – Including all items according to Section 01 11 00 - Summary of Work:

No.	Description	Lump Sum Cost
1.	General Conditions	\$
2.	Mobilization / Demobilization	\$
3.	Insurance and Bonds	\$
4.	Window replacement	\$
5.	Stucco bands	\$
6.	End balcony repair / rebuild at Buildings 2, 5 and 8	\$
7.	Balcony screen enclosure drains and new concrete paint finish	\$
8.	Mortar repair at foundation wall and perimeter concrete mow strip	\$
9.	Stucco cold joint repairs at balcony walls and electrical boxes	\$
10.	Gutter diverters at valleys	\$
11.	Site grading and sod	\$
	SUBTOTAL	\$
	Performance and Payment Bond	\$
	Overhead and profit	\$
	Contingency (cash) allowance (refer to Section 01 21 00)	\$ 100,000.00
	TOTAL LUMP SUM BASE BID	\$

B. **Unit Price Work** – Including all items according to Section 01 22 00 - Unit Prices:

No.	Description (See Note 1) (Minimum Quantity Amounts Apply)	Units	Unit Cost
1.	Stucco repairs (over metal plaster bases)	sq. ft.	\$
2.	Re-screen existing porch/patio	sq. ft.	\$

Note: ⁽¹⁾ The Description of Work for each unit price is defined to be furnished and installed by the Contractor and acceptable to the Architect.

1.10 COST PLUS WORK

- A. Cost Plus work will be performed as provided in the General Conditions, except that the following rates shall apply.

1. Site Supervisor, per hour
(Direct "Out-of-Pocket" Labor)² \$ _____
2. Painter (Tradesman), per hour
(Direct "Out-of-Pocket" Labor)² \$ _____
3. Sealant Applicator/Glazier (Tradesman), per hour
(Direct "Out-of-Pocket" Labor)² \$ _____
4. Roofer (Tradesman), per hour
(Direct "Out-of-Pocket" Labor)² \$ _____
5. Carpenter (Tradesman), per hour
(Direct "Out-of-Pocket" Labor)² \$ _____
6. Electrician (Tradesman), per hour
(Direct "Out-of-Pocket" Labor)² \$ _____
7. Concrete Worker (Tradesman), per hour
(Direct "Out-of-Pocket" Labor)² \$ _____
8. Unskilled Labor, per hour
(Direct "Out-of-Pocket" Labor)² \$ _____

NOTE: ⁽²⁾ Refer to Definitions stated in Section 01 42 16 - Definitions.

1.11 SUBCONTRACTORS

- A. The Bidder further proposes that the following subcontracting firms or businesses will be awarded subcontracts for the following portions of the Work in the event that the Bidder is awarded the Contract:

1. _____
Company Name

Contact Name and Phone Number

2. _____
Company Name

Contact Name and Phone Number

3. _____
Company Name
- _____
- Contact Name and Phone Number
4. _____
- Company Name
- _____
- Contact Name and Phone Number
5. _____
- Company Name
- _____
- Contact Name and Phone Number

1.12 CONTRACT EXECUTION

- A. The Bidder agrees that if this Bid is accepted, he will, within 10 calendar days, after Notice of Intent to Award, enter into an Agreement with Owner, and provide evidence of holding required licenses and certificates, and will, to the extent of his Bid, furnish all machinery, tools, apparatus, and other means of construction and do the Work and furnish all the materials necessary to complete all work as specified or indicated in the Bidding Documents.

1.13 CHANGES IN THE WORK

- A. The undersigned further agrees that he will, when so instructed in writing by the Owner, make changes in the Work for the following Contractor's Fees:
1. For any Work performed by the Contractor's own organization, Contractor may add fifteen percent (15%) to the Cost of the Work.
 2. For Work performed by his Subcontractors, respective Subcontractors may add fifteen percent (15%) to the Cost of the Work, and Contractor may add five percent (5%) of above Subcontractors' overall Cost of the Work. Subcontractors' statement of costs shall be itemized by labor and material.
 3. Sub-Subcontractors are not allowed.

1.14 BIDDER

- A. This proposal shall remain in force and effect for a period of **Sixty (60)** calendar days from the time of opening of this Proposal. The Bidder will not revoke, cancel or withdraw this Proposal within the said sixty (60) calendar days.

In witness whereof, the Bidder, a _____,
(Indicate Sole Proprietor, Corporation, Limited Liability Partnership, etc.)

licensed and incorporated in the State of _____, has hereunto set his/her
signature and affixed his or her seal this _____ day of _____, 20_____.

FOR: _____
(Legal Name of Business)

BY: _____
(Typed/Printed Name and Title of Officer or Authorized Agent)

(S E A L)

(Signature)

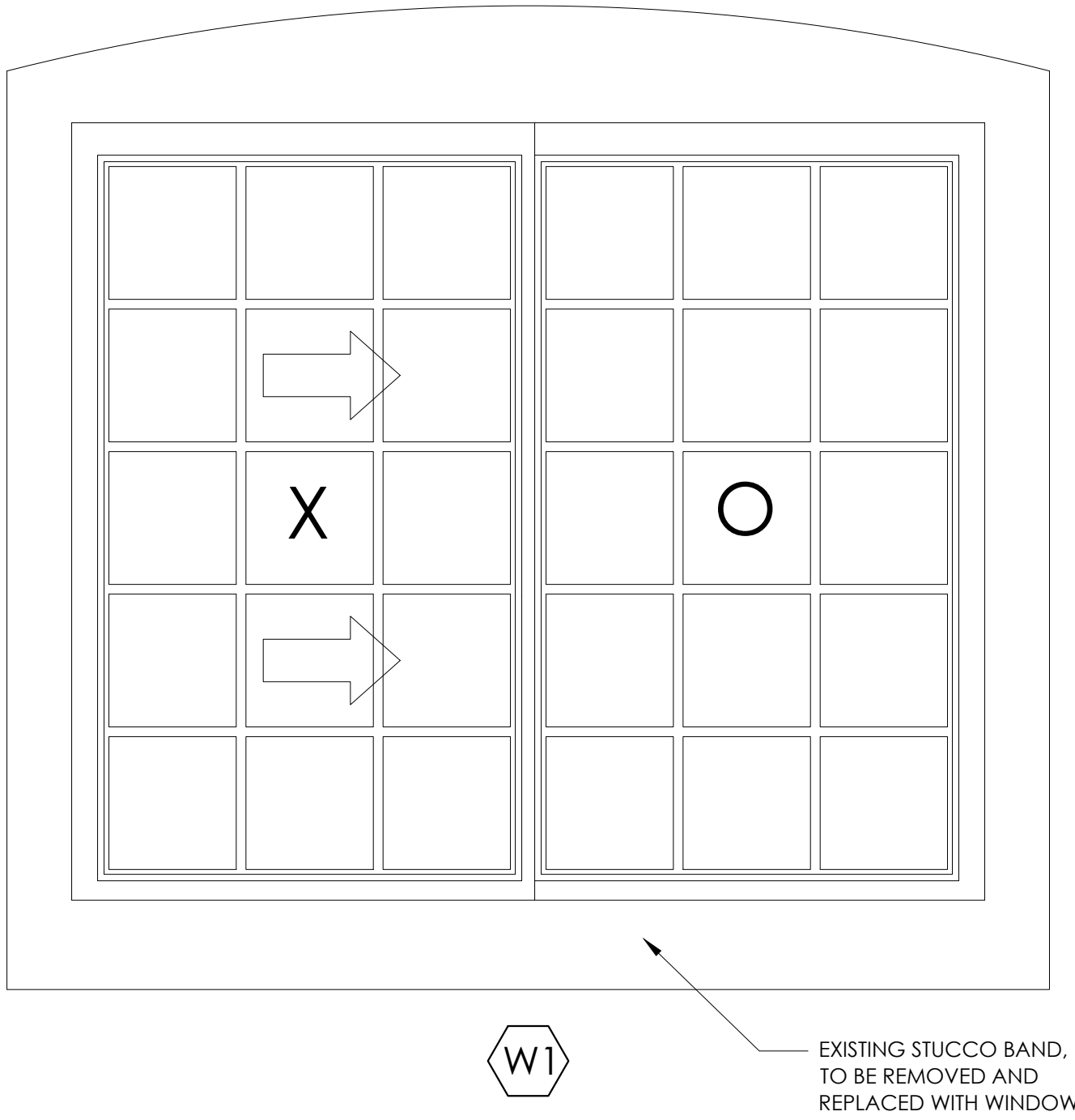
WITNESSED BY: _____
(Typed/Printed Name and Title of Witness)

(Signature)

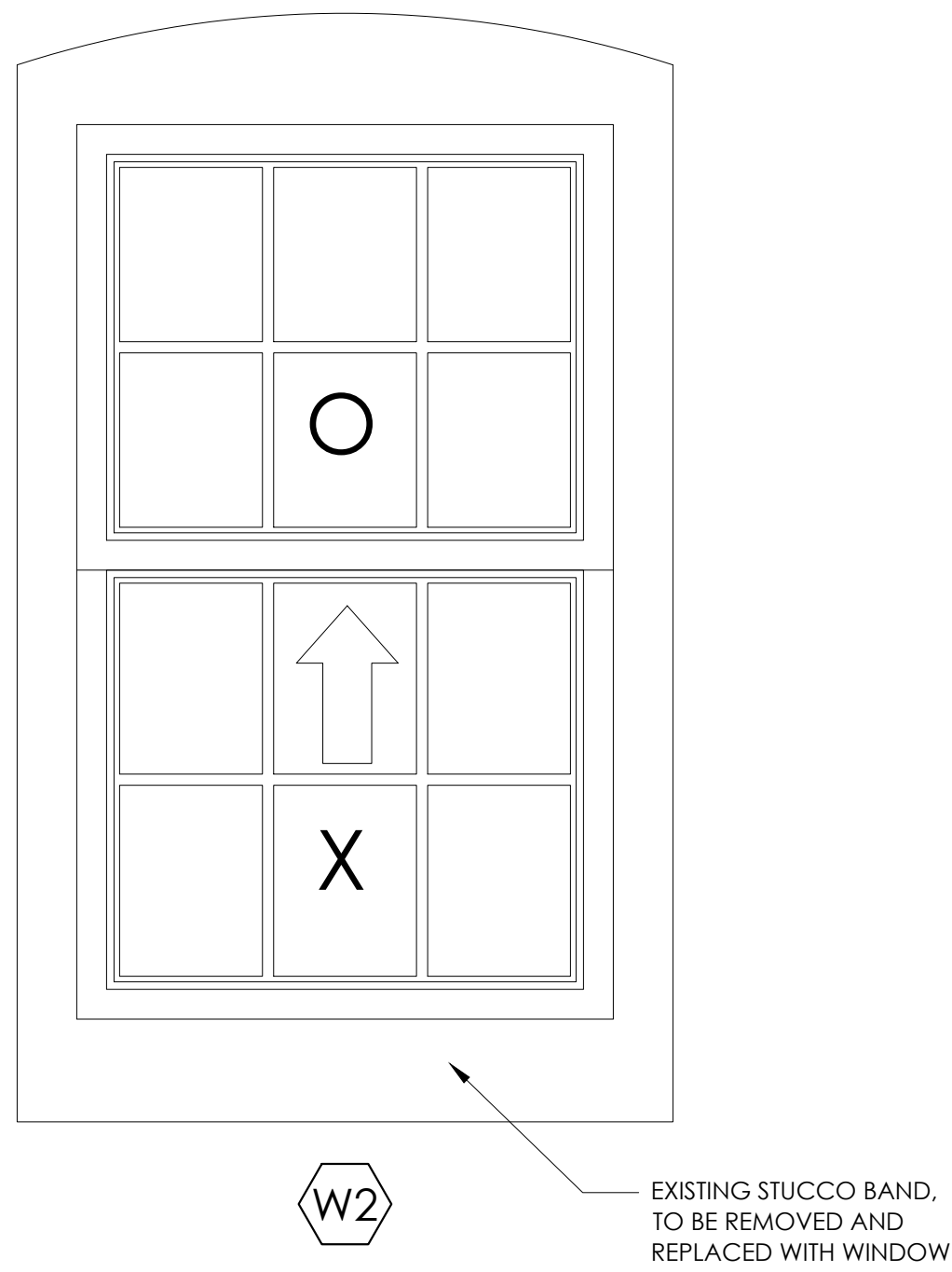
END OF SECTION

3. INSTALLATION OF ALL EXTERIOR WINDOWS SHALL BE IN ACCORDANCE WITH THE FLORIDA BUILDING CODE AND ASTM E2112.
4. THE DRAWINGS MAY NOT ADDRESS ALL ISSUES RELATED TO EVERY POSSIBLE INSTALLATION SITUATION ONE MIGHT EXPERIENCE IN THE FIELD NOR DO THEY PURPORT TO PROVIDE FAIR-FAIR INSTALLATION METHODS, ASSURANCE OR PROTECTION AGAINST INSTALLATION DEFICIENCIES, OR A STANDARD THAT CAN ENSURE DELIVERED PERFORMANCE.
5. THE EFFECTIVE PERFORMANCE OF INSTALLED PENETRATION PRODUCTS IS DEPENDENT IN PART UPON FOLLOWING PROPER INSTALLATION PROCEDURES AND APPROPRIATE WORKMANSHIP. THE COORDINATION OF TRADES AND PROPER SEQUENCING ARE ESSENTIAL FOR EFFECTIVE PENETRATION INSTALLATION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE NECESSARY COORDINATION OF TRADES AND PROPER CONSTRUCTION SEQUENCING OF THE INSTALLED PENETRATION PRODUCT.
6. ANCHORING OF WINDOW PRODUCTS SHOULD BE DONE ACCORDING TO THE FLORIDA PRODUCT APPROVAL, APPROVED SHOP DRAWINGS AND THE MANUFACTURER'S INSTRUCTIONS.
7. ALL WOOD BUCKS LESS THAN 1-1/2" THICK ARE TO BE CONSIDERED 1X INSTALLATIONS. 1X WOOD BUCKS ARE OPTIONAL, IF UNITS ARE INSTALLED DIRECTLY TO SUBSTRATE.
8. WHEN REQUIRED, SHIMS SHALL BE INSTALLED IN A MANNER AND IN SUFFICIENT NUMBER TO MINIMIZE DEFLECTION, DISTORTION, OR ROTATION OF THE FRAME TO ACHIEVE PROPER OPERATION OF THE PENETRATION PRODUCTS, OR AS RECOMMENDED BY THE PENETRATION MANUFACTURER. DO NOT OVER-SHIM. PRODUCTS SHALL NOT BE RACKED MORE THAN 1/8" OUT OF SQUARE FOR DIMENSIONS UP TO 4 FEET OR MORE THAN 3/16" FOR DIMENSIONS GREATER THAN 4 FEET. REFER TO THE MANUFACTURER'S INSTRUCTIONS FOR UNIT SHIMMING REQUIREMENTS.
9. TO PROVIDE ADEQUATE PROTECTION AGAINST GALVANIC CORROSION, USE ONLY FASTENERS THAT ARE COMPATIBLE WITH THE MATERIALS JOINED AND THAT WILL NOT RESULT IN GALVANIC CORROSION.
10. FASTENER LENGTH SHALL BE SUFFICIENT TO PENETRATE THE SUBSTRATE TO A DEPTH DESIGNED TO MEET APPLICABLE BUILDING CODES, MANUFACTURER'S RECOMMENDATIONS, AND STRUCTURAL CALCULATIONS. NUMBER AND SPACING SHALL BE SUFFICIENT TO MEET LOADS. SEAL ALL ANCHORS.
11. THE INSTALLATION OF FASTENERS OR FASTENING SYSTEMS SHALL NOT CAUSE EXCESSIVE DISTORTION (+/- 1/16") OF ANY FRAME OR SASH MEMBER, NOR IN ANY WAY IMPEDE THE OPERATION OF THE UNIT. HOWEVER, WHEN FASTENING WINDOWS TO THE BUILDING STRUCTURE THROUGH AN INTEGRAL NAILING FLANGE, THE FREQUENCY OF SAID FASTENERS SHALL BE AS REQUIRED TO PREVENT EXCESSIVE BUCKLING (+/- 1/16") OF THE FLANGE AND ENSURE CONTINUOUS AND POSITIVE COMPRESSION ON PERIMETER CAULKING BETWEEN FLANGE AND STRUCTURE. THE INTEGRAL NAILING FLANGE AT THE HEAD OF THE WINDOW SHALL BE FASTENED IN SUCH A MANNER AS TO INSURE THAT THE WINDOW HEAD WILL NOT BOW DOWNWARDS IF THE HEAD BEAM OVER THE WINDOW DEFLECTS. THIS CAN BE ACCOMPLISHED BY VERTICALLY ELONGATED INSTALLATION HOLES IN THE INTEGRAL NAILING FLANGE AT THE WINDOW HEAD OR SPECIAL FLANGE CLIPS THAT ALLOW MOVEMENT OF THE FLANGE IN A VERTICAL DIRECTION.

SLIDER - FIELD VERIFY ALL EXISTING ROUGH OPENINGS



SINGLE-HUNG - FIELD VERIFY ALL EXISTING ROUGH OPENINGS



WINDOWS SCHEDULE



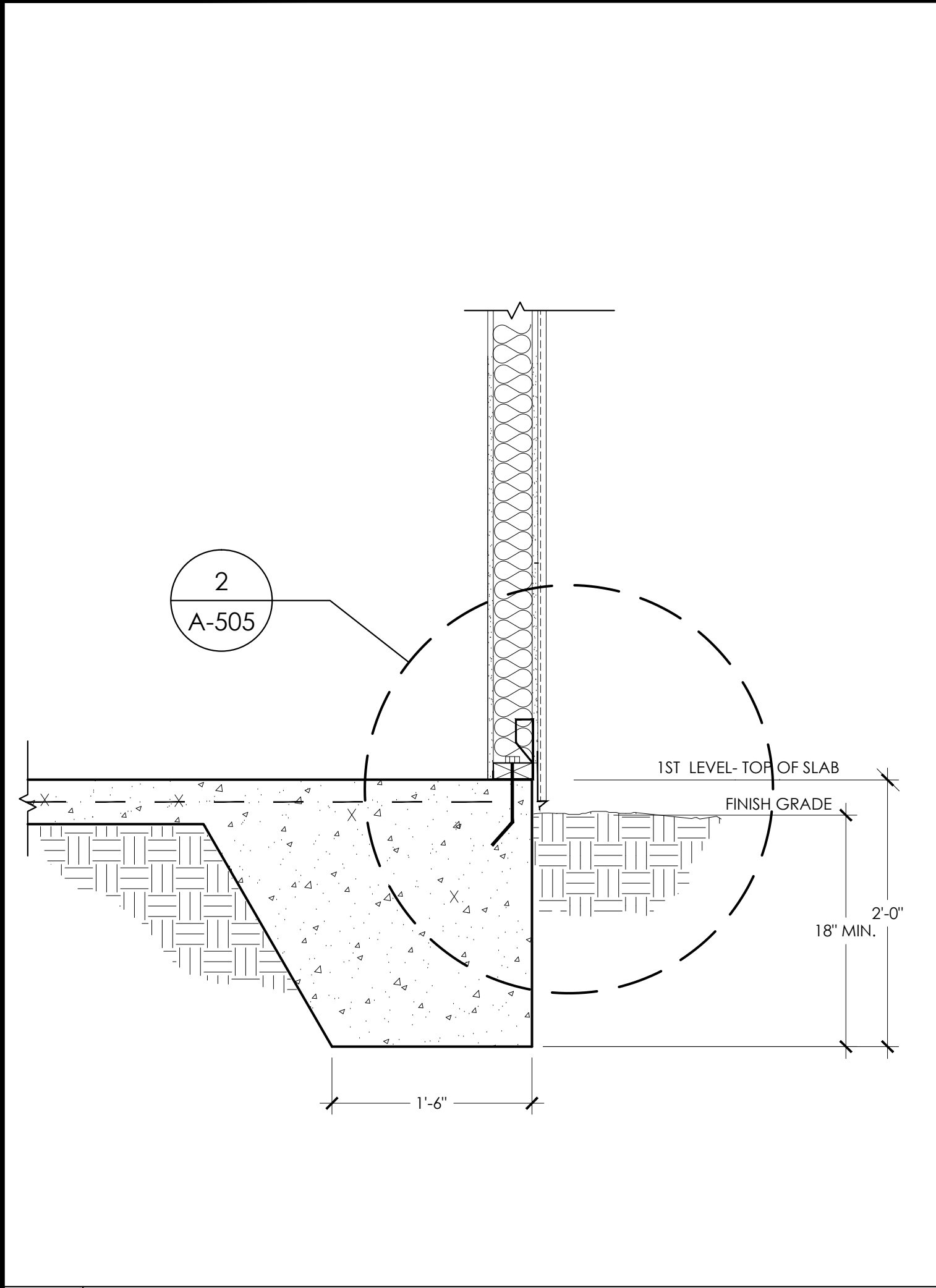
1	WINDOW SCHEDULE
A-502	NOT TO SCALE



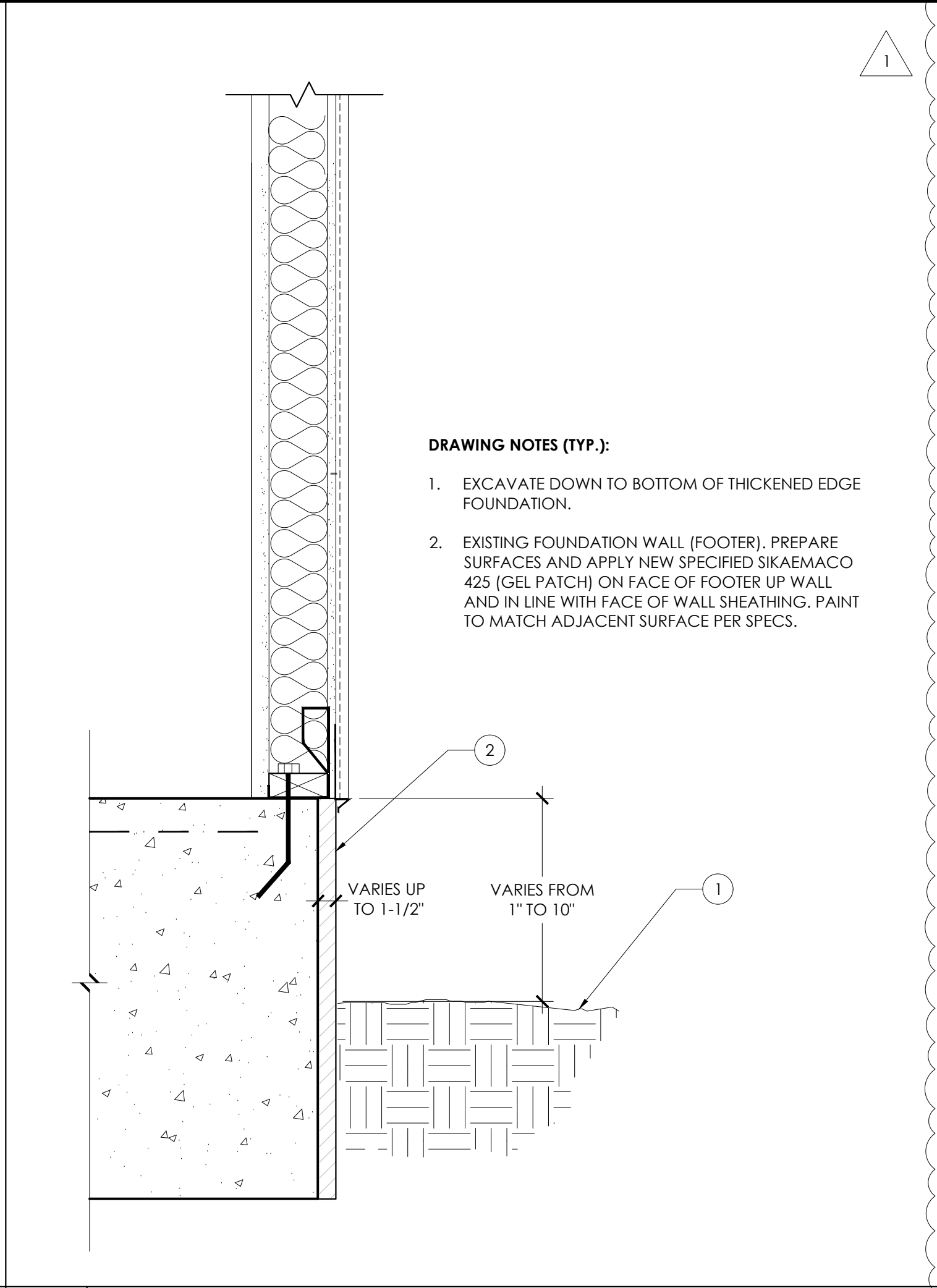
Project Title & Address:

REVISIONS		
No.	Description	Date
	100% Construction Documents	11/18/25
1	Addendum No. 1	12/10/25

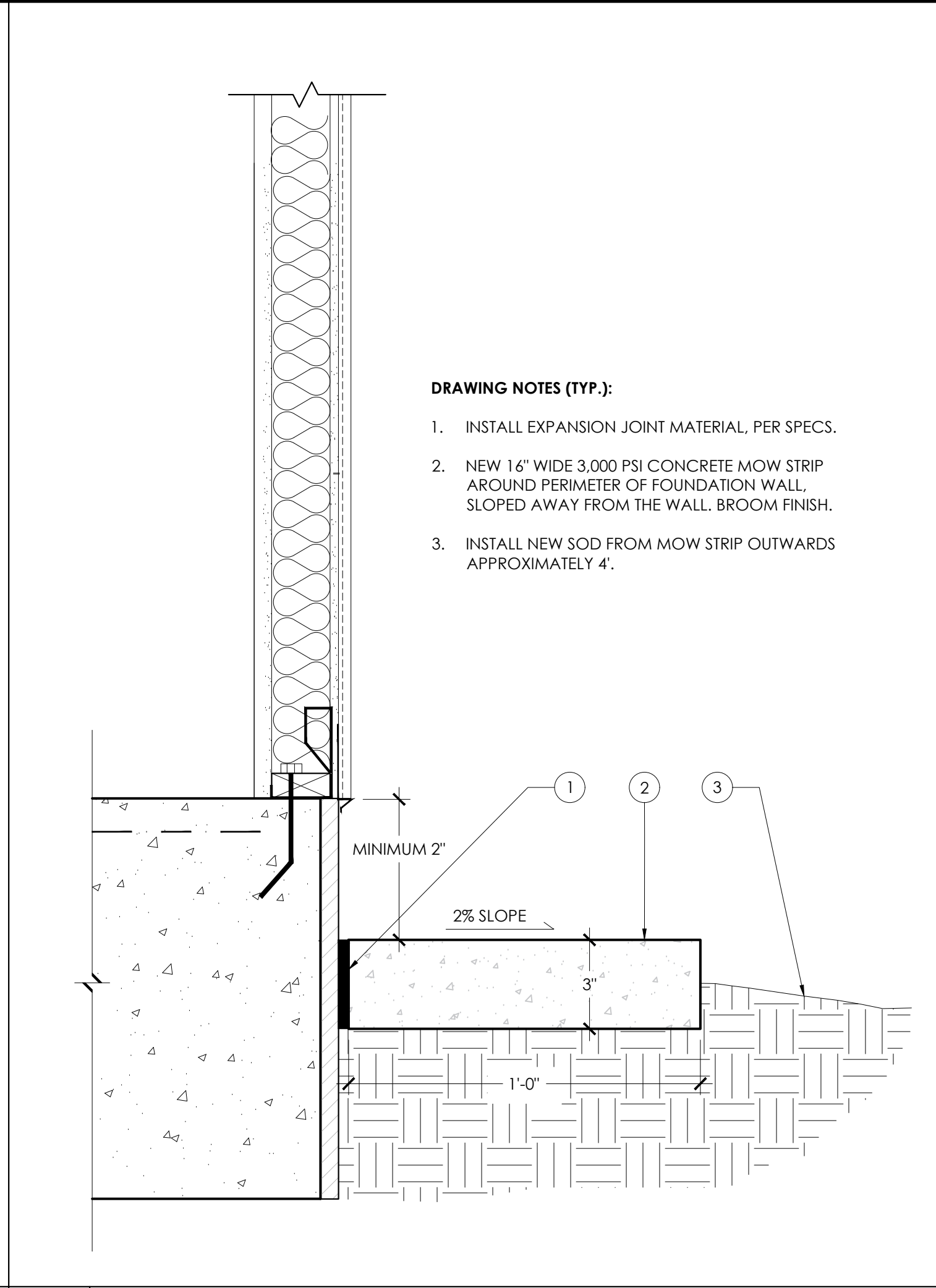
Issue:		FOR CONSTRUCTION	
Architect's Project No.:		202534	
Drawn By:		CF/AS/IG	
Checked By:		RW	
Date:		11/18/2025	
Sheet Title:			
WINDOW DETAILS AND SCHEDULE			
Sheet Number:		Revision No.:	
A-502		R1	



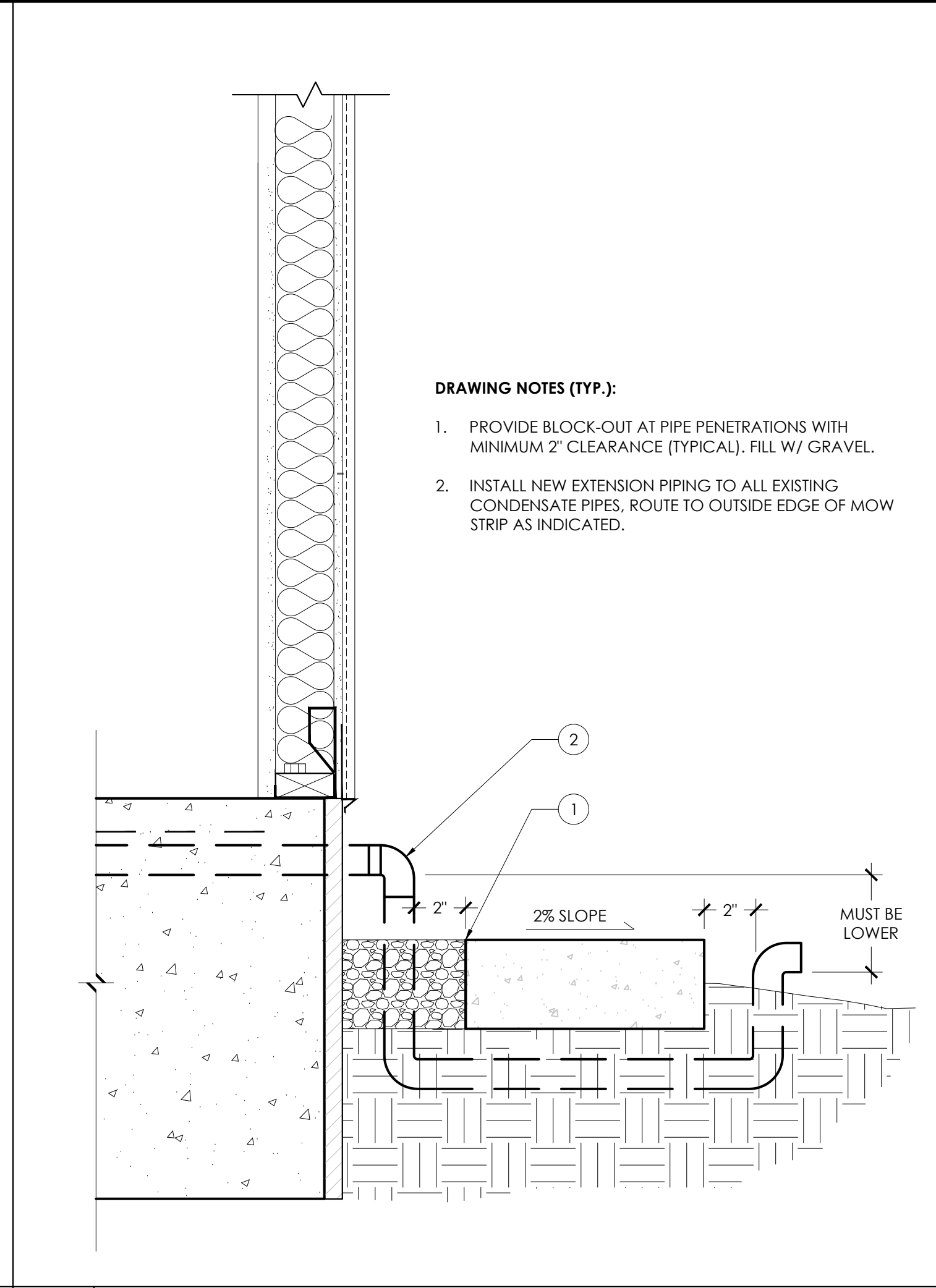
1	EXISTING WALL SECTION AT FOUNDATION
A-505	NOT TO SCALE



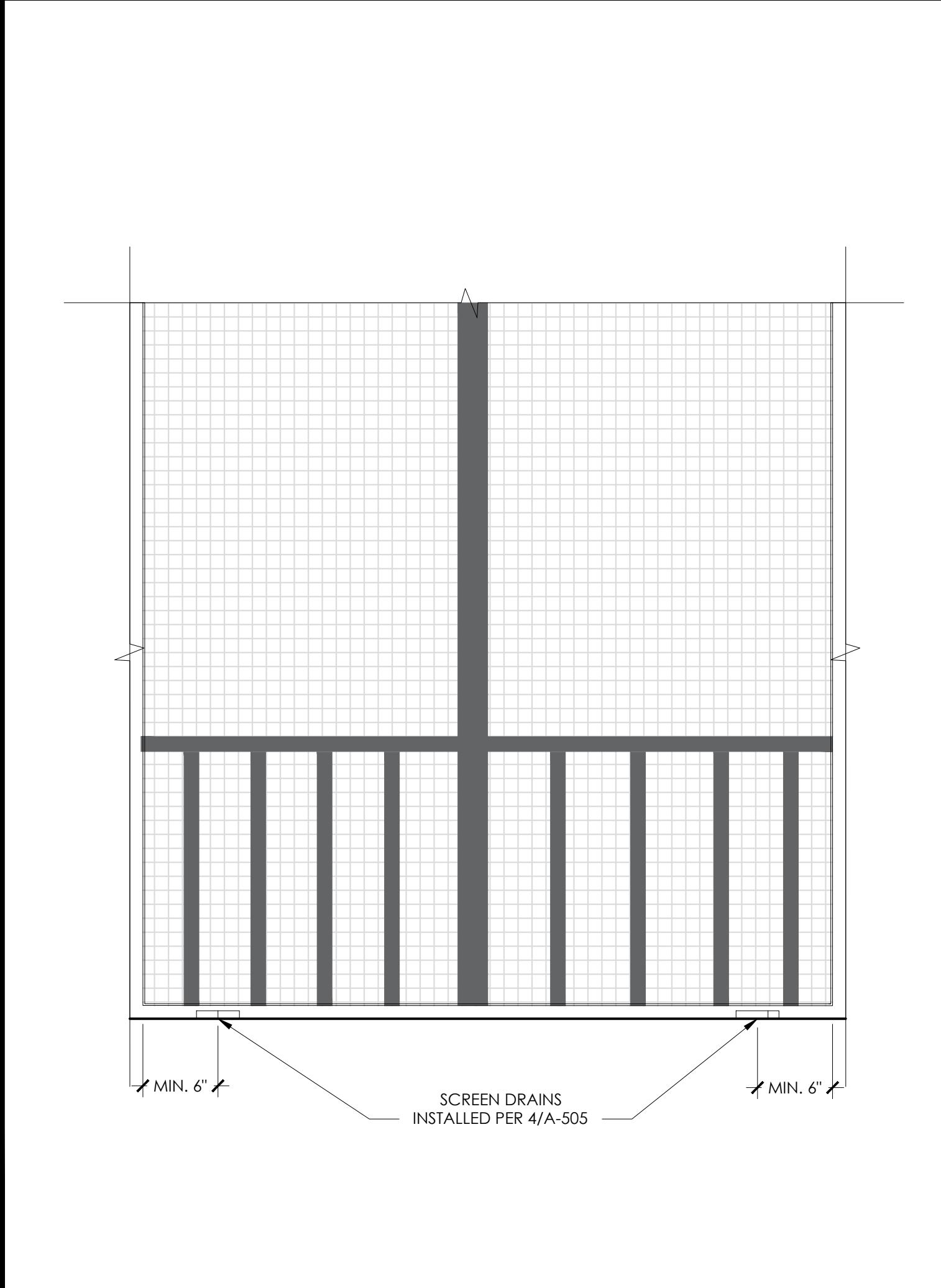
2	FOUNDATION WALL DETAIL
A-505	NOT TO SCALE



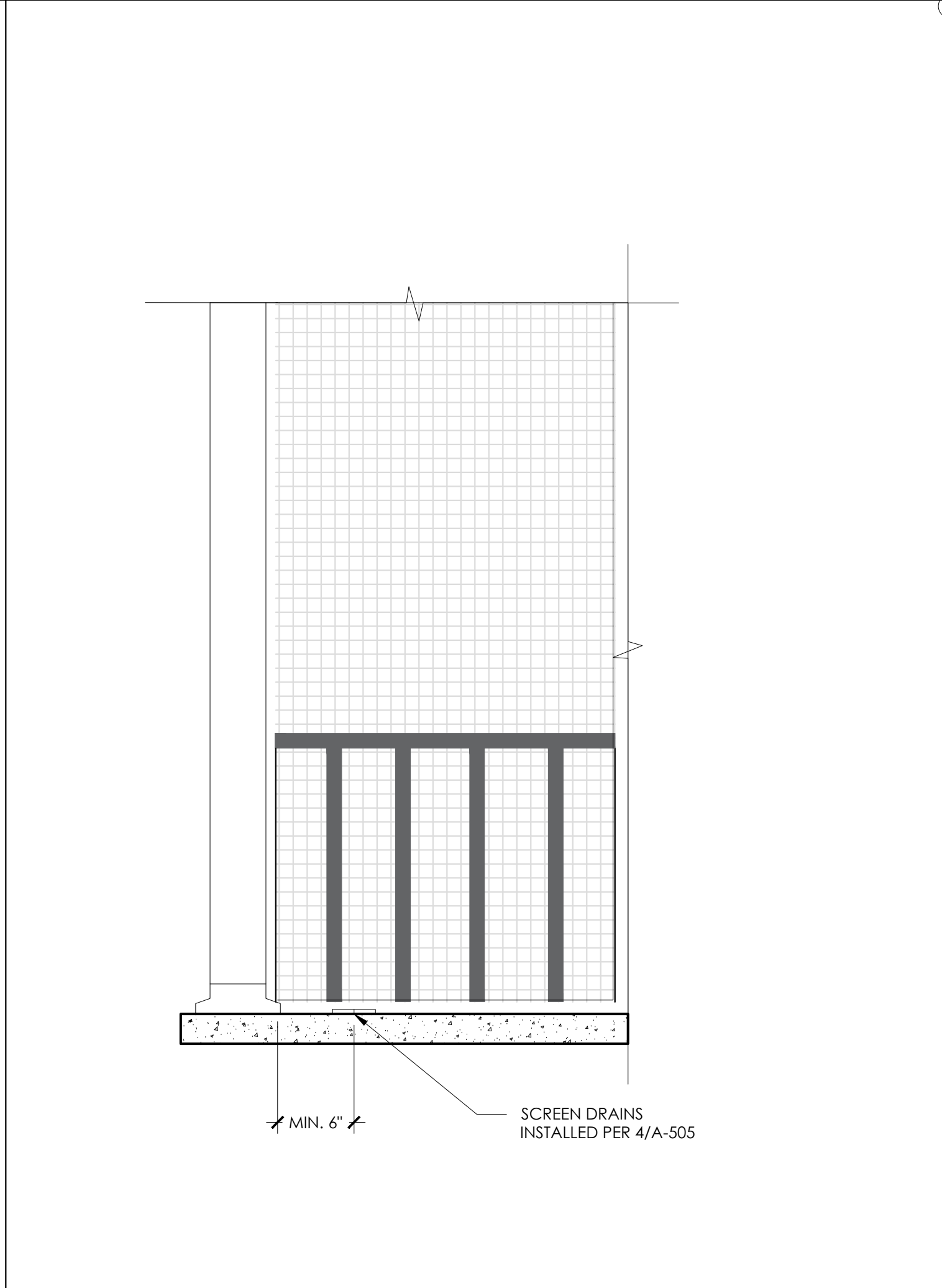
3	NEW CONCRETE MOW STRIP
A-505	NOT TO SCALE



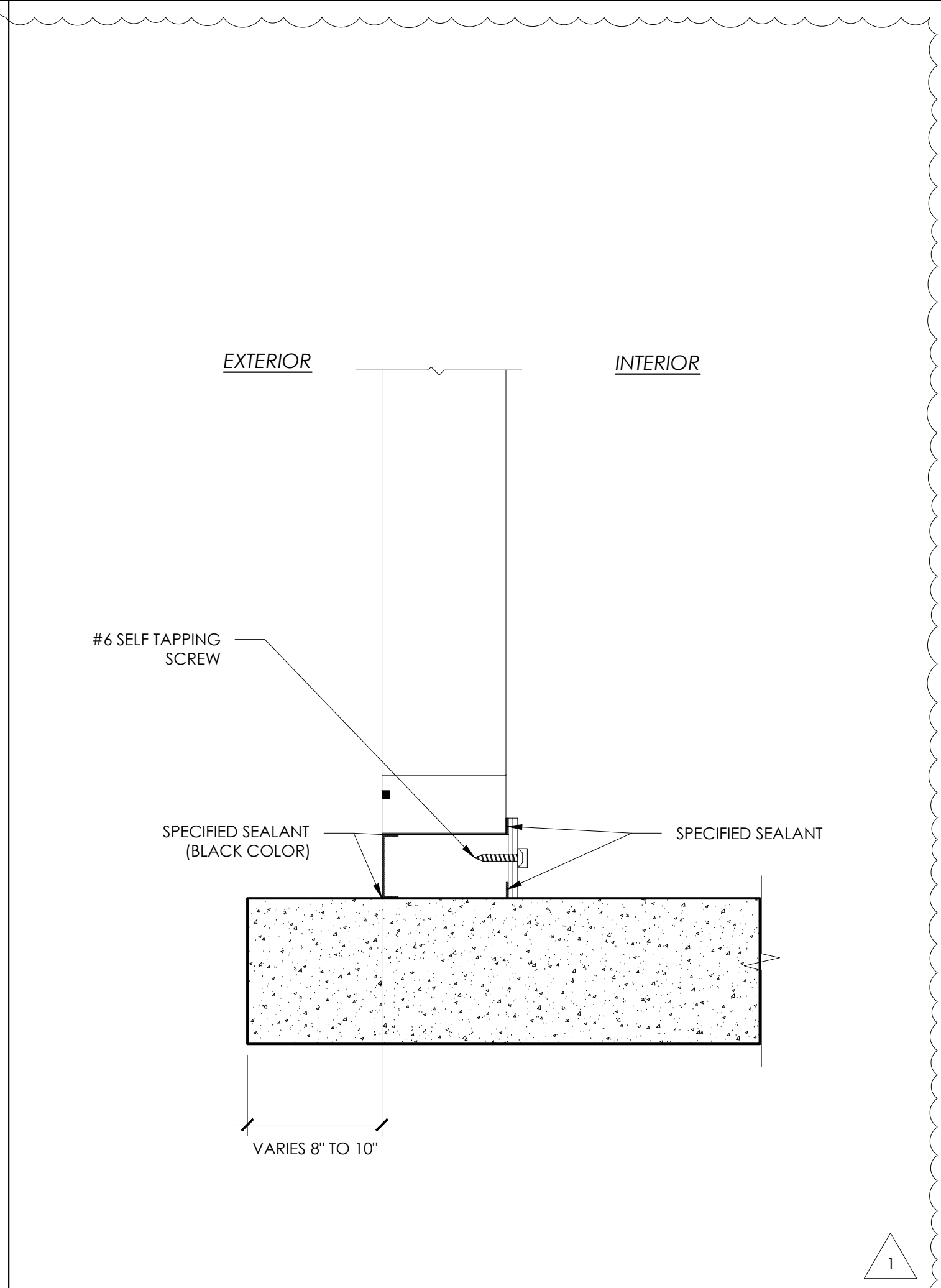
4	NEW CONCRETE MOW STRIP AT CONDENSATE PIPE
A-505	NOT TO SCALE



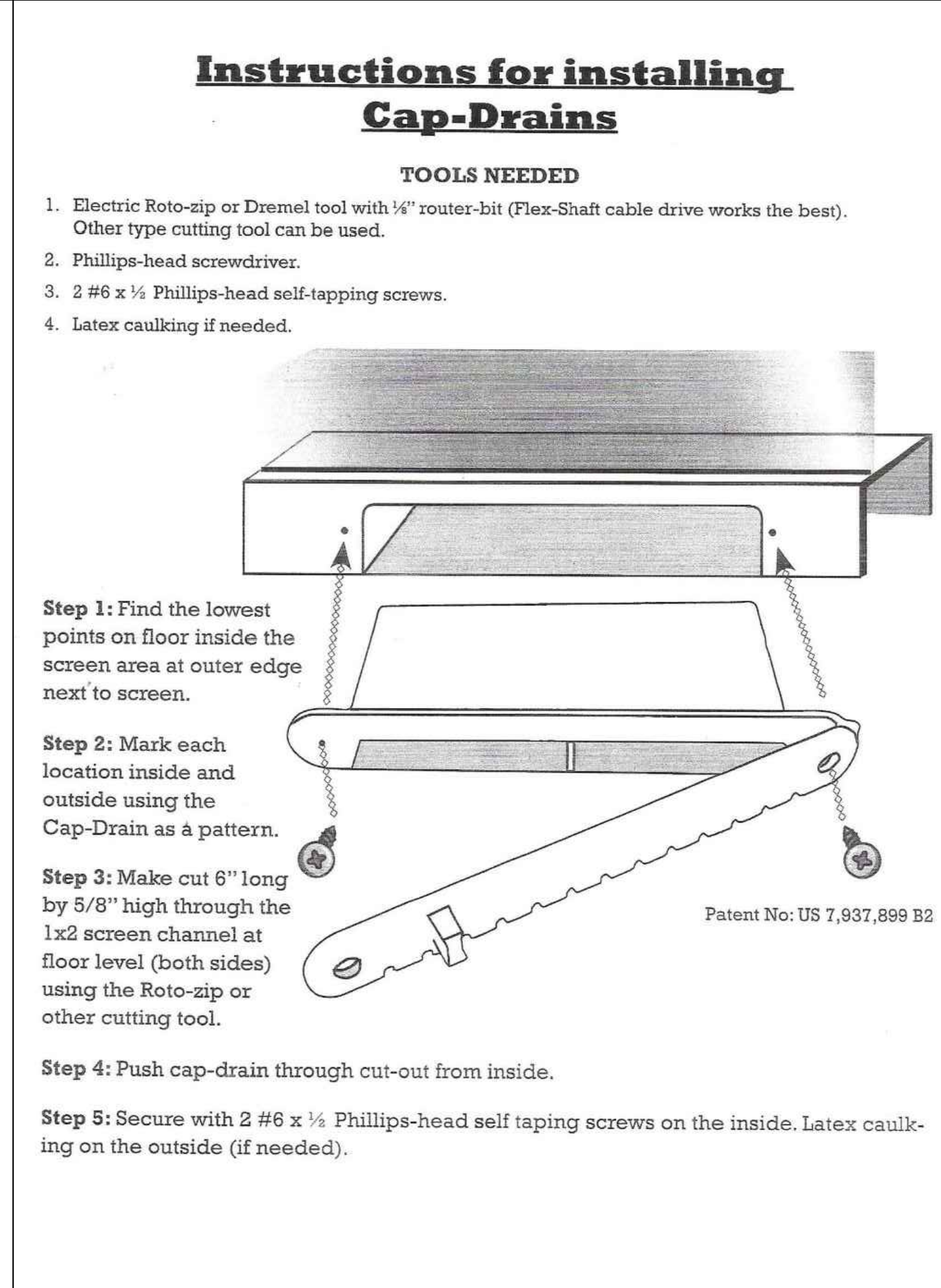
5	FRONT/REAR FACING BALCONY/PATIO ELEVATION (TYP.)
A-505	NOT TO SCALE



6	END BALCONY/PATIO ELEVATION (TYP.)
A-505	NOT TO SCALE



7	SILL PLATE DRAIN SECTION DETAIL (TYP.)
A-505	NOT TO SCALE



8	SILL DRAIN INSTALLATION
A-505	NOT TO SCALE

cbga

C. B. GOLDSMITH AND ASSOCIATES, INC.
Building Sciences - Roofing and Exterior
Envelope Consulting - Forensic Architecture
2555 Nursery Road
Clearwater, Florida 33764
Phone: 727.540.0456

Email: info@cbgoldsmith.com
License: AR-94537

Seal:

Robert J. Whitcomb

Consultant:

Client:
PINELLAS COUNTY HOUSING AUTHORITY
11479 ULMERTON ROAD
LARGO, FL 33778-1602

Project Title & Address:
EXTERIOR REPAIRS
at
East Lake Club Apartments
150 East Lake Club Drive
Oldsmar, FL 34677-2457

REVISIONS:		Date	
No.	Description		
1	100% Construction Documents	11/18/25	
	Addendum No. 1	12/10/25	

FOR CONSTRUCTION	
Architect's Project No.:	202534
Drawn By:	CF/AS/IG
Checked By:	RW
Date:	11/18/2025
Sheet Title:	
FOUNDATION WALL AND SCREEN DRAIN DETAILS	
Sheet Number:	Revision No.:
A-505	R1