



Invitation for Bids (IFB) 25-019 ~ Q&A
East Lake Club Apartments Renovation
December 15, 2025

Q1	Are you looking for new balcony railings on the buildings? Or are those existing?
A1	<p>Refer to Addendum No. 1, Item #16</p> <p>16. Balcony railings are to be included with the new screen enclosure framing.</p>
Q2	Are there are any electrical upgrades or modifications anticipated—power distribution changes, lighting replacements, low-voltage systems, or other electrical components?
A2	<p>Refer to Addendum No. 1, Item #3</p> <p>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.</p>
Q3	Will a copy of the Pre-Bid sign in sheet be made available?
A3	<p>Yes, it is posted on PCHA’s website</p> <p>https://cms6.revize.com/revize/pinellascountyhousingauthority/bid_detail_T3_R22.php</p>
Q4	Sheets A-503 & A-504, Please clarify the extent (termination point) of the new painting interior (Note 19) & exterior (Note 7 states new coating to new and existing painted stucco)
A4	<p>Refer to Addendum No. 1, Item #7</p> <p>7. Refer to Drawing Sheet A-503 and A-504, Detail 2, Notes 7 and 19; The intent of the documents is to repair [repaint] 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.</p>

Q5	Please clarify what the existing interior windowsills are (material) and what the scope of work is as it relates to them
A5	<p>Refer to Addendum No. 1, Item #6</p> <p>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.</p>
Q6	Sheet A-501, Detail 1, Note 9 – is the new pedestrian traffic coating being applied to the 1 st floor of the stack as well?
A6	<p>Refer to Addendum No. 1, Item #4</p> <p>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.</p>
Q7	Sheet A-501, Detail 2, Note 17 – for framing that requires replacement, but is not visible, how is that being quantified? Will those costs be taken from the contingency?
A7	<p>Refer to Addendum No. 1, Item #13</p> <p>13. All costs to replace deteriorated wood, framing, plywood or other items with new to match, shall be taken from Owner Contingency.</p>
Q8	Are there any material specifications or a basis of design for the new column covers?
A8	<p>Refer to Addendum No. 1, Item #15</p> <p>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.</p> <p>The name of the subcontractor we have been working with is noted below.</p> <p>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</p>
Q9	Are you looking for new balcony railings on the buildings? Or are those existing?
A9	<p>Refer to Addendum No. 1, Item #16</p> <p>16. Balcony railings are to be included with the new screen enclosure framing.</p>