



REQUEST FOR PROPOSALS (RFP)

RFP01-2026

**Downtown Pompano Beach
Construction of City Hall & Parking Deck**

ADDENDUM #1

Dated April 7, 2026

**Response to Requests for Information,
Issuance of Parking Deck Specifications and
Extension of Proposal Due Date to Monday,
May 4, 2026, no later than 5:00pm EST**



April 7, 2026

Dear Prospective Proposers,

SUBJECT: REQUEST FOR PROPOSALS (RFP) RFP01-2026 – Downtown Pompano Beach Construction of City Hall & Parking Deck – ADDENDUM #1 – RESPONSE TO REQUESTS FOR INFORMATION & ISSUANCE OF PARKING DECK SPECIFICATIONS

Please see below for responses to written Requests for Information. This Addendum and the Parking Deck Specifications can be downloaded as a pdf at www.downtownpompanobeach.org.

Due to multiple requests for an extension, the proposal due date will be extended to Monday, May 4, 2026. Proposals must be received no later than 5:00PM EST on May 4, 2026. Additional questions may be submitted to pompanorfp-01-2026@rocapoint.com until 5:00pm EST Wednesday, April 15, 2026. Responses will be provided no later than Wednesday, April 22, 2026.

1. Regarding the existing utility distribution poles running North to South on the property, please clarify if these lines are to remain or if they are planned to be placed underground.

RESPONSE: The utility distribution poles will be removed, and the overhead lines will be placed underground.

2. Under the RFP section *Statement of Skills and Experience of Project Team*, it is requested that we identify and describe projects successfully completed in the last five years. Since the *References* section also requests projects from the last five years, would RP Pompano extend the timeframe for completed projects under the *Statement of Skills and Experience of Project Team* to 10 years? In addition, is it required that projects be complete or would projects currently under construction be acceptable?

RESPONSE: It is acceptable to provide completed projects within the last 10 years and can include projects under construction.

3. Section 5.5 Local Business Program requires that proposers include Forms A, B, C, and D as part of their package. It is our understanding that this is a cost estimate and not a binding GMP. With that in mind, we would not typically commit to subcontractors at this phase in an effort to provide the best value to the City without compromising the local business goals. Please confirm if the City will accept a local business program approach /

commitment statement in lieu of Forms A, B, C, and D (with the understanding that those forms would be completed by the selected proposer at the time of GMP).

RESPONSE: Commitment statement in lieu of Forms A, B, C, & D is acceptable.

4. It is our assumption that items #1 and #2 under 5.2 References were intended to correspond to 5.3 Resources and Methodology. Please confirm.

RESPONSE: Correct. Items #1 & #2 Under 5.2 References should have been included under 5.3 Resources and Methodology.

5. DIV 22- Riser Diagrams Request: The plans reference a riser diagram; however, the index does not include isometric plans for City Hall. Additionally, multiple pipe and drain sizes are not shown throughout the drawings. Please confirm missing sizes. HOK

RESPONSE: Outstanding pipe and drain sizes and riser diagram to be developed during CD phase. Please carry an allowance for missing sizes based on industry standards.

6. DIV 22- Parking Deck Floor Drains Request: The parking deck documents do not specify sizing for the deck drain risers. Please confirm whether Schedule 40 PVC DWV is HOK acceptable for use.

RESPONSE: Yes, Schedule 40 PVC DWV is acceptable.

7. Overhead Partition System Request: Sheet A201 calls for an overhead partition system at the Commission Chamber. Confirm use of Specification 102228 (Vertical Folding Partition) for this scope.

RESPONSE: Confirmed.

8. GFRC Finish Request: Kindly confirm the finish of the GFRC cladding EXT-W4 through WXT-W7.

RESPONSE: EXT-W4 and EXT-W5: BOD is Swiss pearl Vintage VI-011
EXT-W6 and EXT-W7: BOD is Building Blocks GFRC with acid etched finish in a white color TBD (Product based on NOA 25-1014.04)

9. GFRC Finish Request: Kindly provide the GFRC specification and the basic-of-design product, as the current specifications do not indicate this information.

RESPONSE: EXT-W4 and EXT-W5: BOD is Swiss pearl Vintage VI-011
EXT-W6 and EXT-W7: BOD is Building Blocks GFRC with acid etched finish in a white color TBD (Product based on NOA 25-1014.04)

10. Curtain Wall Details Request: Sheet A614 calls for the curtain wall sections to be standalone (cantilevered). Kindly confirm that this interpretation is correct.

RESPONSE: Confirmed: North elevation and Northeast corner have cantilevered curtain wall.

11. Connector Bridge Request: Please provide the structural and architectural details for the connector bridge.

RESPONSE: Details are not complete at this point, provide allowance for this work with your qualifications and assumptions.

12. Outdoor Terrace Request: Please confirm 3rd and 4th level outdoor terrace floor tile specification.

RESPONSE: Terrace and Balcony Floor Tile is PC-02 on Landscape Drawings (Wausau River LP-10 White Sand 24" x 24" x 1" Stack Bond)

13. Outdoor Terrace Request: Please confirm glass railing will be used for this area.

RESPONSE: Confirmed

14. Roof Pavers Request: Sheet A600.1 indicates Details 3 and 4 for the terrace paver assembly; however, their locations are not identified on the floor plans. Please confirm the location for each detail.

RESPONSE: Assembly R2 is at Level 2 Amenity Terrace. Assembly R2A is at Level 3 and Level 4 Balconies overlooking Amenity Terrace.

15. Window Shades Request: Specification 12 24 13 calls for two types of shades—motorized and manually operated; however, the plans do not indicate shade locations. Please confirm that motorized shades are intended for the ground level only, and that shades at all other locations are to be manually operated.

RESPONSE: Motorized shade locations are still being finalized. For the purposes of pricing at this time, assume Levels 2-4- west elevation between column lines 1 & 7.

16. Finish Schedule - Private Offices Request: Finish Group Legend Note calls out "All private offices to receive CPT-02"; however, CPT-02 is not included in the Finish Schedule. Please provide the manufacturer, product name, color/pattern, or confirm if CPT-02 is intended to match an existing scheduled carpet tile.

RESPONSE: Provide CPT-20 at offices.

17. Finish Schedule - BOH Request: Please confirm that all BOH areas are intended to receive Concrete Sealer finish CS-20, as the majority of BOH rooms do not currently indicate a floor finish on the Finish Schedule or room finish plans.

RESPONSE: Confirmed.

18. Finish Schedule - Stairs Request: Please confirm that all stairs are intended to receive Concrete Sealer finish CS-20, as currently no indication on the floor Plans finish.

RESPONSE: For interior stairs, CS-20 is appropriate. Feature stair in lobby to receive prefab porcelain tile tread/riser.

19. Finish Schedule - Storage Rooms Request: Please confirm that all Storage Room areas are intended to receive Concrete Sealer finish CS-20, as the majority of Storage rooms do not currently indicate a floor finish on the Finish Schedule or room finish plans.

RESPONSE: Confirmed, all storage rooms are to receive concrete sealer finish CS-20

20. Precast Scope of Work Request: Please confirm whether Stair A and the Elevator Lobby are required to be isolated from the Garage, including any required fire-rated separations, smoke control, or vestibules.

RESPONSE: No separation required at open parking garage.

21. Precast Scope of Work Request: Please provide the design loading criteria and structural reactions for the shade framing system at the garage roof level, including wind load pressure, and any applicable uplift or lateral loads.

RESPONSE: The shade framing system at the garage level roof has been removed from the project do not include in your proposal.

22. Precast Scope of Work Request: Please confirm whether the spandrels are required to remain 11-inch thick, or if they can be reduced to 8-inch thick.

RESPONSE: 11" is BOD but 8" is acceptable if it is confirmed to fulfill requirements including accounting for weight of sunshades and corresponding wind and gravity loads.

23. Precast Scope of Work Request: The West Elevation on Sheet PA201 indicates precast walls at grade along Line 1; however, Sheet PS1.0 does not show a footing between Grids 1 and 2. Please advise whether a continuous footing is required in this location, or if an alternate support condition is intended for the precast wall.

RESPONSE: Grade beams are to be utilized at this location.

24. Precast Scope of Work Request: The North Elevation on Sheet PA202 indicates precast grade walls between Grids 1 and 2 along Line A; however, Sheet PS1.0 does not indicate a footing in this location. Please advise whether a continuous footing is required between Grids 1 and 2, or if an alternate support condition is intended for the precast grade wall.

RESPONSE: Grade beams are to be utilized at this location.

25. Precast Scope of Work Request: Can the retaining walls be used to support the precast tees and beams in the vault to reduce the redundancy and coordination of framing?

RESPONSE: No, they should not be connected.

26. Equipment Schedule Request: The Schedule on Sheet A-980 lists items such as printer, shredder, computer monitor, telephone, and check-in table. Please confirm whether these items, along with any loose furniture, are to be classified as FF&E and provided by the Owner and therefore excluded from the Contractor's scope.

RESPONSE: Confirmed the above listed items are classified as FF&E and will be provided by Owner.

27. Storm Riser Sizes Request: Please confirm the missing sizes shown on Sheet PP902.

RESPONSE: HOK – Pipe sizes to be determined during CD phase, please provide an allowance.

28. Above Grade Storm Pipes Request: Please confirm whether cast iron pipe is required for the storm drainage piping located above grade, or if PVC is acceptable.

RESPONSE: Above grade storm drainage piping may be PVC provided the piping is not installed within any return air plenums. Also, PVC is acceptable where noise associated with drainage flow is not a concern. Cast iron is preferred in noise sensitive or occupied areas unless otherwise directed by owner.

29. Water Line - Insulation Request: Please confirm whether the water piping is required to be insulated, and if so, identify the applicable locations and insulation thickness.

RESPONSE: Domestic hot water and hot water return piping shall be insulated throughout in accordance with Section 220719 and applicable energy code requirements. Domestic cold-water piping shall be insulated for condensation control at concealed locations, above ceilings, and at other areas subject to sweating. Insulation thickness shall be as specified in Section 220719.

30. Fire Pump Request: Drawing FP5.02 indicates a 1,000 GPM, 75 HP fire pump, and the City Hall building includes a designated fire pump room. The parking garage does not appear to have a fire pump room shown. Please confirm whether this fire pump is intended to serve both the City Hall building and the parking garage.

RESPONSE: Garage is not sprinklered; standpipe is provided but fire pump is not required in garage.

31. Fire Service at Parking Garage Request: In the event that the City Hall fire pump is intended to serve the parking garage, please confirm whether the fire service supply to the garage may be routed above the connecting walkway.

RESPONSE: Garage is not sprinklered; standpipe is provided but fire pump is not required in garage.

32. Fire Protection Request: We did not identify any areas designated for clean agent or pre-action fire suppression systems on the drawings or specifications. Please confirm if any such systems are required.

RESPONSE: No such systems are currently required.

33. Photoluminescent Scope Request: If a photoluminescent egress stairwell marking system is required for this project, please confirm the extent of the scope and identify the applicable stairwells.

RESPONSE: Photoluminescent markings are not required.

34. Concrete Subbase for Pavers Request: Sheet L900 does not call out the required subbase and base thicknesses beneath the pedestrian and vehicular pavers. Please clarify the required assembly and thicknesses.

RESPONSE: Unit Pavers on Concrete Base – Vehicular (3/L900)
Vehicular Pavers w/bituminous setting bed, Concrete base w/reinforcement Min. 6” thickness for vehicular application, and compacted aggregate subbase 6” Min.

Unit Pavers on Concrete Base – Pedestrian (2/L900)
Pedestrian Unit pavers, sand setting bed, Concrete base w/reinforcement Min. 4” thickness for pedestrian application, and compacted aggregate subbase 4” Min.

35. Concrete Subbase for Pavers Request: Please confirm the required concrete subbase slab below the pedestrian and vehicular pavers, as Sheet L900 does not indicate the slab thickness.

RESPONSE: Unit Pavers on Concrete Base – Vehicular (3/L900)
Vehicular Pavers w/bituminous setting bed, Concrete base w/reinforcement Min. 6” thickness for vehicular application, and compacted aggregate subbase 6” Min.

Unit Pavers on Concrete Base – Pedestrian (2/L900)
Pedestrian Unit pavers, sand setting bed, Concrete base w/reinforcement Min. 4” thickness for pedestrian application, and compacted aggregate subbase 4” Min.

36. Exfiltration Trench Request: Please confirm the exfiltration trench spec and size.

RESPONSE: Assume 18” HDPE perforated pipe surrounded by 8’ x 8’ trench filled with washed stone (#57 or #4 stone) and wrapped in geotextile filter fabric.

37. Concrete Request: S101 slab depression around the area of gridlines 2-5 and A-C is 1’ but refers to detail 14 of sheet S005 which is for depressions less than 9”.

RESPONSE: The slab depression in this area is 1”, not 1’-0”. Detail 14/S005 is appropriate for this condition.

38. Elevator Divider Beam Request: HSS divider beam between passenger elevator 1 and 2 are not specified.

RESPONSE: The divider beams are typical HSS6x6x1/4 as called out on S101.

39. Stair Shaft Walls Request: Stair Shaft Wall types in the city hall building are unclear.

RESPONSE: L1 Stair Walls are 2B6 / 2B6A. L2-L4 Stair Walls are 2B3 / 2B3A per floor plans.

40. Columns Request: City Hall Building Columns are not identified, and S901 Column Schedule is incomplete.

RESPONSE: The column sizes are noted on S101. The column schedule is a work in progress. Column reinforcement is approximately 10.5 lbs./cut. of concrete column volume.

41. Pedestal Pavers at Terrace and Balconies Request: Arch set calls for NOA 25-0702.01, however landscape package calls for Wausau system which doesn't match the NOA. Please confirm including hot applied system below the precast mud set pavers shown on the landscape drawings.

RESPONSE: Terrace and Balcony tile only to be Wausau tile per Landscape; balance of roofing system to be Miami Echo per NOA 25-0702.01.

42. Roof Canopy Request: Please clarify the intent of Sheet PA107B and confirm the location where this condition applies. Is this detail intended for the canopy at the roof of the parking garage?

RESPONSE: The canopy at to roof of the parking garage has been removed from the project.

43. Residential Appliances Request: Please confirm contractor only needs to install the residential appliances and not provide them as specified on section 113013 and owner will provide all the items listed on sheet A980.

RESPONSE: Confirmed, appliances are Owner provided and Contractor installed.

44. Index Request: Many titles in the index do not include a specification section, and some specification sections appear to be missing from the index altogether. Please advise the document boundaries and confirm which scope or discipline governs each item.

RESPONSE: Specs and index are still under development. If a spec is present, then it is valid.

45. Emergency Key Cabinets Request: Specification section 104116 is asking for Fire key box and fire and police department switches. Please show location of these items on the plans.

RESPONSE: Include cost of installation based on number of key cabinets; locations to be provided in future documents.

46. Smart Lockers Request: Provide specifications for smart lockers.

RESPONSE: Smart lockers are part of the FF&E and will be provided by Owner.

47. Turnstiles Request: Provide specifications for the turnstiles at public elevator lobby.

RESPONSE: Current BOD product is Alvarado SU5000.

48. Waterproofing Spec. vs NOA Request: Sheet G002 references Exterior Assemblies NOA. For roof scopes RS-02 and RS-03, the drawings call for a cold-applied waterproofing system per Specification 075546. However, Specification 075546 is not included in the project specification book. Kindly confirm the basis of design for the waterproofing system at amenity decks and planters, specifically whether the intent is to use: EWS PUMA system (cold-applied), or Hot-applied waterproofing membrane such as Tremco 6100. Please also confirm the applicable NOA for the selected system.

RESPONSE: BOD product for RS-02 and RS-03 is Miami Echo NOA 25-0702.01 for integral system; waterproofing to follow details in NOA and indicated on architectural drawings.

49. Waterproofing Single Source Request: Contractor intends to use Tremco or approved equal as a single-source waterproofing manufacturer to obtain an extended warranty period and full-service support. Kindly confirm acceptance of this approach.

RESPONSE: Confirmed.

50. GFRC Request: The spec 092713 Glass-Fiber-Reinforced Gypsum (GFRG) is for Column Covers. The only columns that look like GFRG is the 2 columns at the Pre Function area A2002. Please advise.

RESPONSE: Interior GFRG column cover locations are at L2 Pre Function area.

51. Drywall Request: Please confirm if wallcovering and epoxy paint require a level 5 finish.

RESPONSE: Confirmed. Provide Level 5 finish.

52. Specification 097815 Request: Please clarify location for interior wood wall paneling as per spec 097815. WDP-20, 21 & 22 which are listed under Spec 064000 are the only wood wall paneling listed in the Finish schedule on A120. Please clarify.

RESPONSE: See snip below for highlighted locations. Note also chamber ceiling is intended to be wood paneling at this time.

55. Drywall Request: Please provide Drywall wall tags. Note 22/A101 calls all partitions to be Type A with SAFB unless noted otherwise. Floor plan legend at A101 calls for insulation only at orange walls. We will include walls this way until further clarification.

RESPONSE: Please proceed per above.

56. The RFP requests a detailed construction cost estimate and cost breakdown at the Design Development stage (referenced in Section 5.4 of the RFP and Attachment F – Project Scope and Pricing Worksheets). Given the level of document completion at this phase, please confirm the City’s intent regarding post-award scope review and confirmation. Specifically, please confirm whether the successful firm will have the opportunity, following award, to:

- Review subsequent design development and construction documents for completeness and coordination; and
- Address any material scope modifications or Owner-directed changes through the contract’s standard change procedures.

RESPONSE: Confirmed.

57. To support accurate, competitive, and consistent pricing by all Proposers, please advise whether the City intends to release any supplemental materials developed during prior preconstruction or planning efforts for this project.

Specifically, are any of the following available for release via addendum:

- Constructability or feasibility studies
- Site logistics or sequencing plans
- Preliminary cost models, estimates, or budget frameworks
- Other technical analyses that informed the current RFP requirements

Providing such information, if available, would help ensure that all Proposers are responding to the RFP based on the same technical baseline and understanding of project constraints.

RESPONSE: All relevant information has been included in the RFP.

58. If any additional preconstruction, technical, or cost-related materials exist that are deemed appropriate for Proposer use, we respectfully request that such information be issued via addendum.

Issuing any supplemental information by addendum would:

- Support a fair and competitive procurement process
- Allow all Proposers adequate time to incorporate the information into their proposals prior to the submission deadline
- Promote consistency in pricing assumptions and technical responses across proposals

RESPONSE: All relevant information has been included in the RFP.

59. Please confirm the intended contract form and pricing structure to be used for award (e.g., lump sum, GMP, or other). If a draft construction agreement is available, including exhibits related to changes, schedule requirements, and closeout, please advise whether it will be issued by addendum.

RESPONSE: The basis of the Contract will be AIA Document A133-2019 Standard Form of Agreement Between Owner and Construction Manager as Constructor where the basis of payment is the Cost of the Work Plus a Fee with a Guaranteed Maximum Price and AIA Document A201-2017, General Conditions of the Contract for Construction

60. Please confirm the complete list of Owner-Furnished / Contractor-Installed (OFCl) and Owner-Furnished / Owner-Installed (OFOI) items for both the City Hall and Parking Garage scopes, including AV/IT, security, telecommunications, FF&E, specialty equipment, and parking control systems. If a consolidated OFCl/OFOI matrix exists, please issue via addendum.

RESPONSE: Refer to Attachment F Project Scope.

61. The Project Manual references early release packages. Please confirm whether early release packages are anticipated prior to full construction documents and identify the anticipated scope and sequencing. Please also confirm whether proposal pricing should assume a single mobilization or phased releases.

RESPONSE: No early release packages are anticipated prior to full construction documents. Proposal should include single mobilization.

62. Please confirm requirements and constraints for utility service tie-ins, shutdowns, and outage windows (water, sewer, electrical, communications), including restrictions on timing and responsibility for coordination. Please also confirm that unforeseen underground utility conflicts not shown or reasonably inferable from the documents will be addressed through standard change procedures.

RESPONSE: There are no special requirements or constraints for utility tie-ins. Differing site conditions will be handled per AIA A201-2017 General Conditions of the Contract for Construction.

63. Please confirm what survey control information will be provided to the successful proposer and confirm the required scope and format of as-built deliverables for civil, structural, and MEP systems. If an as-built specification exists, please issue via addendum.

RESPONSE: Survey control points/information will be provided to the successful proposer sufficient for construction layout. No as-built specifications exist, assume as-builts to include site, foundations, architectural, structural and MEP showing all deviation from the construction documents.

64. Please confirm any restrictions related to construction logistics, including working hours, delivery windows, lane closures, staging or laydown limitations, crane operations, pedestrian access, and Maintenance of Traffic (MOT) requirements. If logistics or MOT documentation exists, please issue via addendum.

RESPONSE: City of Pompano Code of Ordinances 97.50(A)(1) Construction Hours: It shall be unlawful for any person, firm or corporation to do, perform or engage in any construction work, building, excavation, dredging, building alteration or repair work of any nature, to any building or structure, or upon any site for a building or structure in the city

between the hours of 11:00 p.m. and 8:00 a.m. of any weekday and from 11:00 p.m. on Saturday to 8:00 a.m. on Monday of each week. It shall be unlawful for any person, firm or corporation to conduct any pile driving activity whatsoever between the hours of 5:30 p.m. and 9:00 a.m. of any weekday and from 5:30 p.m. on Saturday to 9:00 a.m. on Monday of each week.

An approved Maintenance of Traffic (MOT) Plan will be required from Broward County for work performed within Broward County ROW. See attached Maintenance of Traffic Application Form.

65. Attachment F includes Builders Risk Insurance as a priced item. Please confirm whether the successful proposer is required to procure Builders Risk and flood insurance (including any excess flood), or whether any portion will be Owner-procured. Please also confirm required coverage limits, deductibles, and endorsements.

RESPONSE: Yes, the successful proposer may be required to provide Builders Risk at the Owner's option. The coverage should include the full amount of the proposer's cost estimate.

66. Attachment F lists Subcontractor Default Insurance as an indirect cost item. Please confirm whether SDI is required, optional, or at the proposer's discretion, and whether SDI may be carried in lieu of or in addition to subcontractor bonding.

RESPONSE: SDI may be carried in lieu of subcontractor bonding.

67. Please confirm whether any environmental or hazardous materials studies have been performed for the project site, such as a Phase I Environmental Site Assessment (ESA) or other similar assessments. If any such reports exist, please issue them via addendum for proposer reference.

RESPONSE: Any existing environmental issues are being addressed by the Owner.