

KEYS BID 13-26 SPECIFICATIONS FOR UNDERGROUND TRENCHING AND CONDUIT SERVICES

Addendum 1

Questions and Answers:

1. Please confirm whether a bid bond or cashier's check is mandatory for this solicitation, and if yes, please provide the required amount or percentage.

A bid bond is not required for this solicitation.

2. Please confirm that all materials, including conduit, concrete, rebar, ground wire, manholes, transformer pads, tracer wire, restoration materials, and related consumables, are to be furnished by the Contractor and included in the unit prices.

Correct. All materials shall be supplied by the contactor and included in the unit prices.

3. Please confirm whether a pre-bid meeting or site visit will be held for this solicitation.

A pre-bid meeting nor site visit is required for this solicitation.

4. Please confirm whether the Performance and Payment Bond is calculated on the total estimated annual price, total contract value, or another contract amount.

The Performance Bond shall be in an amount equal to (one hundred) 100% of the Total Contract Amount.

5. Please confirm whether all permits, including City of Key West, Monroe County, and FDOT permits, are fully contractor-furnished and included in unit pricing.

The contract will be based on unit pricing. Contractor's unit cost shall include all material, overhead, profit, insurance, subcontractors, permits (County/City/DOT), etc.

6. Please confirm whether permit fees are reimbursable or must be included in the unit prices.

The contract will be based on unit pricing. Contractor's unit cost shall include all material, overhead, profit, insurance, subcontractors, permits (County/City/DOT), etc.

7. Please confirm whether MOT plans, traffic control setup, and lane closure costs are fully included in unit pricing or paid separately.

The contract will be based on unit pricing. Contractor's unit cost shall include all material, overhead, profit, insurance, subcontractors, permits (County/City/DOT), etc. This includes MOT.

8. Please confirm whether dewatering is always included in trench LF pricing, including difficult groundwater conditions typical to the Keys.

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Yes, dewatering is considered incidental to the work and must be included in the contractor's per-foot trench pricing.

9. Please confirm whether rock excavation, contaminated soil, unsuitable material removal, or environmental remediation will be paid under separate change order if encountered.

No, separate change orders will not be issued for these conditions. The contractor's unit pricing must include all labor, materials, equipment, overhead, and disposal costs necessary to complete the work under local conditions.

Please confirm whether quantities listed are annual estimated quantities or total contract estimated quantities.

Quantities for each activity or task are estimated annual quantities. However, KEYS' does not guarantee the estimated quantities as actual quantities will vary based on as-needed field requirements and projects.

10. Please confirm whether the "Total Estimated Annual Price" on Item 20 is the basis of award.

Item 20 will be used in the bid evaluations to determine total estimated annual costs.

11. Please confirm why Item 20 states the sum of Items 1, 2, 6, and 11-19, and excludes Items 3, 4, 5, 7, 8, 9, and 10.

Item 20 establishes an estimated annual cost. It evaluates items 1, 2, 6, and 11 through 19 as these are what KEYS estimates to be the most common line items for any applicable project.

Items 3, 4, 5, 7, 8, 9, and 10 are excluded from item 20 because they represent situational, non-common add-ons or optional tasks. While KEYS requires bidders to provide fixed unit pricing for these specific items to establish contracted rates in the event they are needed, they are omitted from the estimated annual total to avoid misrepresenting the baseline evaluation. As noted, all quantities are estimates provided for bidding purposes only, and actual quantities will vary based on as-needed field requirements.

12. Please confirm whether emergency work requires crews to be locally based in Key West / Lower Keys or if 24-hour mobilization from outside the area is acceptable.

If crews can respond within the 24-hour window, then location outside of the service territory is acceptable. Otherwise, liquidated damages will be assessed (per assignment) beyond the 24-hour window.

13. Please confirm whether any minimum crew size, equipment list, or local response capability is required.

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The majority of the work will be planned and scheduled by KEYS. The Contractor will be required to complete planned work within three (3) weeks after requested by KEYS. If such work is not completed within the specified time, liquidated damages will be assessed. Emergency work shall commence within twenty-four (24) hours of notification unless otherwise approved by KEYS. Completion timelines will be determined by KEYS based on project scope and operational requirements. Crew size, equipment list and response capability is at the discretion of the contractor to meet that criteria.

14. Please confirm whether work may be performed during normal business hours only or if night / weekend work may be required

This work is to be performed during normal business hours. Ninety five (95%) percent of the work that KEYS will be requesting is non-emergency. Completion timelines will be determined by KEYS based on project scope and operational requirements. Emergency work may require night/weekend work.

15. Please confirm whether liquidated damages apply per individual task order, per assigned scope, or per overall contract.

Per individual task order.

16. Please confirm whether subcontractors over 10% must be finalized at bid submission or may be added after award with KEYS approval.

KEYS shall be notified per job assignment.

17. Please confirm whether any addenda will be issued prior to the submission deadline.

All addenda's will be issued prior to the submission deadline.

18. The Proposal Page lists estimated quantities for each line item but does not specify the basis for those estimates. Please clarify:

a. Whether quantities shown represent per-project, annual, or total contract-term volumes.

Quantities for each line item are annual estimates.

b. Whether KEYS guarantees any minimum quantities: per project, annually, or over the contract term.

KEYS does not guarantee any minimum quantities.

c. Whether individual project quantities and scope will be communicated to the contractor in advance of each work assignment, and if so, how much lead time is typical for planned work beyond the three-week completion requirement.

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Project drawings will be submitted in advance of each work assignment. While the exact lead time can vary depending on operational needs, KEYS generally issues work assignments as soon as projects are designed and approved. This typically gives the contractor several days to a few weeks of advance notice to review the scope and schedule the mobilization before the official three-week completion window begins.

d. Specific to Item 18 (Crew Hours), please clarify whether the 200-hour estimate is per project, annual, or total contract term; what work is intended to be captured under this line item; and whether this estimate is representative of historical usage.

Quantities for each line item are annual estimates.

19. Are there known areas within the service territory where open-cut trenching is not feasible due to subsurface conditions, requiring alternative methods such as directional boring or rock saw cutting? If so, how will these scenarios be handled contractually?

KEYS does not have a list of specific locations where open-cut trenching is unfeasible. Directional boring is outside the scope of this contract. If a scenario arises where open-cut trenching is completely impossible, KEYS will handle it on a case-by-case basis outside of these standard line items.

20. The proposal page does not include a rock excavation or difficult dig adder. Given that Lower Keys subsurface conditions commonly include limestone and coral rock, please clarify:
- a. Will Keys Energy issue an addendum adding a rock or difficult excavation line item prior to bid?

No,. Bidders are expected to be familiar with the local subterranean conditions typical to the Keys and account for these factors in their pricing.

- b. If not, how should bidders account for subsurface variability in the base trench unit price?

You should incorporate the anticipated costs for handling, excavating, and disposing of local soil and rock conditions directly into your base trench unit rates. The contractor's unit cost must include all material, overhead, profit, insurance, subcontractors, and permits necessary to complete the work

- c. Is Item 18 (Crew Hours) intended to cover unanticipated subsurface conditions?

No, While item 18 provides an hourly rate for labor, the base trenching scope is priced on a per-foot basis.

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21. What subsurface conditions, soil type, rock, coral, groundwater have KEYS historically encountered during underground primary construction in this service territory? Is any documentation available of prior dig records?

No.

22. Has KEYS conducted any geotechnical investigation, soil boring, or subsurface studies within the Lower Keys service territory? If so, will those reports be made available to bidders prior to the bid deadline?

No.