

ADDENDUM NO 1

City of Seminole Janitorial Services

1. BID DATE: NO CHANGE

Friday, November 7, 2025, at 11:00 A.M.

2. RESPONSE TO SUBMITTED QUESTIONS:

RSQ.1 Please provide the total square footage of each building, as well as, a breakdown of floor types. (square footage of carpet, ceramic, VCT)

City Hall is 17,300sqft., Public Works Administration/EOC is 4,470sqft., and Public Works Operations is 2,600sqft. There are various types of flooring that could be seen at the Mandatory Pre-Bid meeting held on October 31, 2025.

RSQ.2 Please provide a copy of the current contract in place with cost breakdown details.

The current contract is identical to the one in the Invitation to Bid. If you require a copy of the actual contract, you can make a public records request through the City Clerk.

RSQ.3 Could you please provide who the most recent janitorial services contract was awarded to and the contract amount?

The contract is currently awarded to High Sources, Inc., the contract amount is \$15,180 annually.

RSQ.4 Does the City provide the cleaning supplies, plastic trash bags or washroom Consumables? Equipment?

Consumables YES / Equipment NO

RSQ.5 Is the City Sales Tax Exempt?

YES

RSQ.6 How do you want us to incorporate the October 2026 minimum wage increase?

That is a decision each Vendor will have to consider.

RSQ.7 What are the hours of operation of each building.

City of Seminole Hours of Operation are from 08:00am to 04:30pm.

RSQ.8 Is the City of Seminole open on Holidays?

The City of Seminole buildings are closed most holidays.

RSQ.9 Are any day cleaners needed or just night staff?

Cleaning will need to be done after hours.

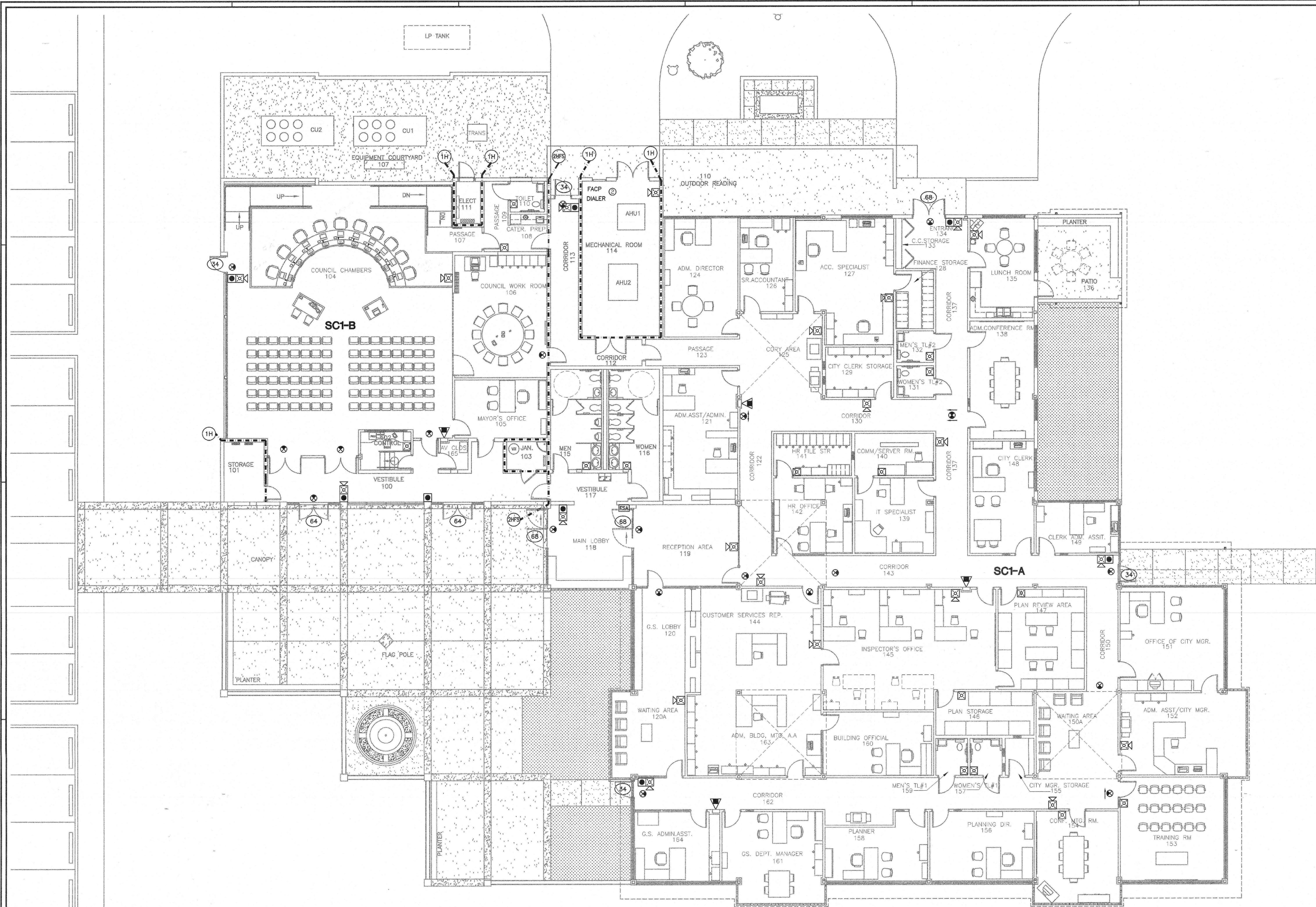
RSQ10. Are the Public Works Operations building and the Public Works Administration/EOC to be cleaned five (5) days per week?

NO, as stated in the Specifications, cleaning is once per week.

RSQ11. Is the current contract value (monthly and/or annually)

It is a 5-year contract that is paid monthly.

3. INTERIOR FLOOR PLAN ATTACHED



NORTH
FIRST FLOOR
LIFE SAFETY PLAN
1/8"=1'-0"

LIFE SAFETY CALCULATIONS

SMOKE COMPARTMENT	AREA IN SQ. FEET	SQ. FEET / OCCUPANT	OCCUPANT LOAD	EXIT COMPONENTS	EXIT WIDTH / OCCUPANT (IN.)	REQUIRED CLEAR EXIT WIDTH (IN.)	PROVIDED CLEAR EXIT WIDTH (IN.)		OCCUPANT EXIT CAPACITY PROVIDED (PERSON)
							EXIT WIDTH (IN.)	EXIT WIDTH (IN.)	
SC1-A	13,608	100	136	LEVEL	0.2	27	238		1,190
SC1-B	3,845	15	256	LEVEL	0.2	51	162		810
TOTALS	17,453		392			78	468		2,340

PARTITION LEGEND

=====	FOUR HOUR FIRE / SMOKE
=====	FOUR HOUR FIRE
=====	THREE HOUR FIRE / SMOKE
=====	THREE HOUR FIRE
=====	TWO HOUR FIRE / SMOKE
=====	TWO HOUR FIRE
=====	ONE HOUR FIRE / SMOKE
=====	ONE HOUR FIRE
=====	SMOKE RESISTANT TO DECK
=====	SMOKE RESISTANT TO 4" ABOVE CEILING
=====	NON-RATED PARTITION
=====	SOUND RETARDANT PARTITION
=====	SHAFT WALL ASSEMBLY
=====	LEAD LINED PARTITION

LIFE SAFETY LEGEND

⊗	EXIT LIGHT
⊗	HORN AND STROBE
⊗	HORN
⊗	STROBE
⊗	FIRE ALARM PULL STATION
⊗	FIRE HOSE CABINET WITH EXTINGUISHER
⊗	FIRE HOSE CABINET W/O EXTINGUISHER
⊗	FIRE HOSE CABINET W/O EXTINGUISHER
⊗	FIRE EXTINGUISHER
⊗	COMBINATION HEAT/SMOKE DETECTOR
⊗	SMOKE DETECTOR
⊗	MAGNETIC DOOR HOLDER
⊗	HEAT DETECTOR
⊗	FIRE ALARM PANEL
35	EGRESS WIDTH IN INCHES
000' EX	PATH OF TRAVEL IN FEET TO EXIT
000' EC	PATH OF TRAVEL IN FEET TO SMOKE COMP.
□	PRESENTLY SPRINKLERED AREAS
■	AREA OF WORK

LIFE SAFETY NO. SYSTEM

SCG-A	COMPARTMENT LABEL
SMOKE (SC)	
FIRE (FC)	
COMPARTMENT	FLOOR LABEL

DESIGN CRITERIA

THE EXISTING FACILITY IS A SINGLE STORY BUILDING OF CONSTRUCTION TYPE I, UNPROTECTED, FULLY SPRINKLERED PER FBC, AND TYPE II (000) FULLY SPRINKLERED PER NFPA, ORDINARY HAZARD.	
SC1-A OCCUPANCY - GROUP B BUSINESS OCCUPANCY	
SC1-B OCCUPANCY - GROUP A2 SMALL ASSEMBLY	
FIRE RATINGS	
PARTY AND FIRE WALLS	4HOURS
INTERIOR BEARING WALLS	
SUPPORTING COLUMNS	NC
SUPPORTING MORE THAN ONE FLOOR	NC
SUPPORTING ONE FLOOR ONLY	NC
SUPPORTING ONE ROOF ONLY	NC
COLUMNS	
SUPPORTING OTHER COLUMNS	NC
SUPPORTING MORE THAN ONE FLOOR	NC
SUPPORTING ONE FLOOR ONLY	NC
SUPPORTING ONE ROOF ONLY	NC
BEAMS, GIRDERS, TRUSSES, ARCHES	
SUPPORTING COLUMNS	NC
SUPPORTING MORE THAN ONE FLOOR	NC
SUPPORTING ONE FLOOR ONLY	NC
SUPPORTING ONE ROOF ONLY	NC
FLOORS, FLOOR CEILING CONSTRUCTIONS	NC
ROOFS, ROOF CEILING CONSTRUCTIONS	NC
EXTERIOR BEARING WALLS, GABLE ENDS	
HORIZONTAL SEPARATION	RATING (MAX GLAZING)
0-3ft	1(0%)
3-10ft	1(10%)
10-20ft	NC(20%)
20-30ft	NC(40%)
OVER 30ft	NC(NL)
EXTERIOR NON-BEARING WALLS, GABLE ENDS	
HORIZONTAL SEPARATION	RATING (MAX GLAZING)
0-3ft	1(0%)
3-10ft	1(10%)
10-20ft	NC(20%)
20-30ft	NC(40%)
OVER 30ft	NC(NL)
BUILDING AREA	17,453 S.F.
BUILDING HEIGHT	LESS THAN 55'

Signed & Sealed by:
Michael R. Mason, AIA

MBA
MASON BLAU
AND
ASSOCIATES, INC.
ARCHITECTS, PLANNERS
A A 0 0 0 2 7 7 9

NEWPORT SQUARE
4628 EAST BAY DRIVE
SUITE 228
Clearwater, FL
3 3 7 8 4
727/530-0570

CITY OF SEMINOLE
LIBRARY / CITY HALL CONVERSION
SEMINOLE, FLORIDA
CONSTRUCTION DOCUMENTS

Comm. No. 02028
Date: 03/01/04
Drawn: MBA
Revised: