

BID PROPOSAL FORM

To: City of Key West, Florida

Address: 1300 White Street, Key West, Florida 33040

Project Title: **JOHN JONES NAVIGATON CENTER CONSTRUCTION**

Project No.: ITB #23-021

Bidder's person to contact for additional information on this Bid:

Company Name: Keystar, Inc.

Contact Name & Telephone #: Charles Spottswood / 305-517-6270

Email Address: Chas@keystarconstruction.com

BIDDER'S DECLARATION AND UNDERSTANDING

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, that it is made without collusion with any official of the Owner, and that the Bid is made without any connection or collusion with any person submitting another Bid on this Contract.

The Bidder further declares they have carefully examined the Contract Documents, they have personally inspected the Project, that they are satisfied as to the quantities involved, including materials and equipment, and conditions of work involved, including the fact that the description of the quantities of work and materials, as included herein, is brief and is intended only to indicate the general nature of the work and to identify the said quantities with the detailed requirements of the Contract Documents, and that this Bid is made according to the provisions and under the terms of the Contract Documents, which Documents are hereby made a part of this Proposal.

The Bidder further agrees that the Owner may “non-perform” the work in the event that the low bid is in excess of available funding. Non-performance will be determined prior to Notice of Award.

The intent of the Bid Documents is to describe a functionally complete project (or part thereof) to be constructed in accordance with the Contract Documents. Any work, materials, or equipment that may reasonably be inferred from the Contract Documents, as being required to produce the intended result shall be supplied, whether or not specifically called for in the Contract Documents.

CERTIFICATES OF INSURANCE

Bidder agrees to furnish the Owner, before commencing the work under this Contract, the certificates of insurance as specified in these Contract Documents.

BID PROPOSAL FORM – CONT.

SURETY AND INSURER QUALIFICATIONS

All bonds, insurance contracts, and certificates of insurance shall be either executed by or countersigned by a licensed resident agent of the Surety or insurance company, having his place of business in the State of Florida, and in all ways complying with the insurance laws of the State of Florida. Further, the said Surety or insurance company shall be duly licensed and qualified to do business in the State of Florida.

START OF CONSTRUCTION AND CONTRACT COMPLETION TIME

The Bidder agrees to begin work within fourteen (14) calendar days after the date of the Notice to Proceed and to fully complete all work under this contract within **four hundred twenty-five (425) calendar days**.

LIQUIDATED DAMAGES

In the event the Bidder is awarded the Contract and fails to complete the work within the time limit or extended time limit agreed upon, as more particularly set forth in the Contract Documents, liquidated damages shall be paid to the Owner at the rate of **\$500.00** per day for all work awarded until the work has been satisfactorily completed as provided by the Contract Documents. Sundays and legal holidays shall be excluded in determining days in default.

Owner will recover such liquidated damages by deducting the amount owed from the final payment or any retainage held by Owner.

ADDENDA

The Bidder hereby acknowledges that he has received Addenda No's. 01, 02, 03.
(Bidder shall insert No. of each Addendum received) and agrees that all addenda issued are hereby made part of the Contract Documents, and the Bidder further agrees that his Bid(s) includes all impacts resulting from said addenda.

SALES AND USE TAXES

The Bidder agrees that all federal, state, and local sales and use taxes are included in the stated bid prices for the work.

LUMP SUM WORK ITEMS

The Proposal for the work is to be submitted on LUMP SUM basis. All items required to complete the work specified but not included in the Proposal shall be considered incidental to those set forth in the Proposal. Payment to the Contractor will be made on work actually performed by the Contractor, as specified in the Contract Documents.

The Bidder further proposes to accept as full payment for the Work proposed herein, the amounts computed under the provisions of the Contract Documents and based on the following individual lump sum amounts. The Bidder agrees that the lump sum pricing includes all allowances for overhead and profit for each type and unit of work called for in these Contract Documents.

BID PROPOSAL FORM – CONT.

FEDERAL GRANT REQUIREMENTS

Refer to Supplemental Conditions of the Contract and PART 5, CDBG-CV GRANT GUIDELINES AND REQUIREMENTS for Davis-Bacon and Related Acts (DBRA), Contract Work Hours and Safety Standards Act, and the Copeland “Anti-kickback” Act applicable to this Contract.

LUMP SUM BID SCHEDULE

Bid prices stated in this proposal include all costs and expenses for labor, equipment, materials, disposal and contractor’s overhead and profit. Prices for the various work line items are intended to establish a total price for completing the project in its entirety. All work and incidental costs shall be included for payment under the scheduled items of the overall contract, and no separate payment will be made therefore.

1. Mobilization, General/Supplemental Conditions and Demobilization

- a. Mobilization \$ 157,656.30
- b. General/Supp. Conditions \$ 197,270.58
- c. Demobilization \$ 39,678.05

Total a, b, c \$ 394,604.93

Total of Bid Item 1 not to exceed 5% of construction cost (Bid Items 1-5)

2. Payment and Performance Bonds \$ 67,040.13

3. Permit and Impact Fees (to be paid at cost) \$ 178,340.00

4. Site Work and Landscape \$ 1,671,915.60

5. Building Construction \$ 5,623,710.23

6. Unforeseen Conditions Allowance
(only to be used with Owner’s written directive) \$ 50,000.00

TOTAL OF LUMP SUM ITEMS 1 – 6 \$ 7,985,610.89

Seven Million Nine Hundred Eighty Five Thousand Six Hundred Ten _____ Dollars & Eighty Nine _____ Cents
(amount written in words)

ADD ALTERNATE NO. 1
Design-Build Solar Walkway Canopy - Lump Sum Cost \$ See next page

BID PROPOSAL FORM – CONT.

**ALTERNATES BID SCHEDULE
BASE BID ADD/DEDUCT**

NOTE: BIDDERS ARE REQUIRED TO COMPLETE THIS FORM AS PART OF THEIR OVERALL BID SUBMITTAL

NOTE: OWNER HAS THE RIGHT TO ACCEPT OR REJECT ANY, ALL, OR NO BID ALTERNATE ITEMS. THE TOTAL OF BASE BID PLUS THE SUM OF OWNER SELECTED BID ALTERNATES WILL BE A BASIS OF EVALUATING LOW BIDDER AND BASIS OF AWARD.

1. An Add/Deduct Alternate Item #1: Covered Walkway with Solar Panel Array System: Contractor to provide an alternate price to build a prefabricated aluminum covered walkway with a solar panel array system on the roof as per sheet A-2.3.

\$ 432,000.00

2. An Add/Deduct Alternate Item #2 Lightning Protection System: Contractor to provide an alternate price to design and install a lightning protection system on the roof as per sheet A-3.4.

\$ 31,080.00

3. An Add/Deduct Alternate Item #3 Pit-less Elevator: Contractor to provide an alternate price differential to change to a Pit-less elevator as noted on sheet A-5.2.

\$ (2,376.00)

4. An Add/Deduct Alternate Item #4 Interior Concrete Block Wall Finish: Contractor to provide an alternate price to add a skim coat of stucco to all interior concrete block walls prior to painting as shown on sheet ID-3.1 (does not include walls that will be getting epoxy painted finish). All walls get tooled grout joints as part of base bid.

\$ 118,800.00

5. An Add/Deduct Alternative Item #5 Concrete Topping Additive: Contractor to provide a price to add crystalline waterproofing admixture to the concrete toppings in all dorm rooms as per sheet SO.1 (general note 300.5).

\$ 8,760.00

BID PROPOSAL FORM – CONT.

NOTE: THE TOTAL BID WILL BE THE BASIS OF EVALUATING LOW BIDDER AND BASIS OF AWARD

The Bidder shall submit a Schedule of Values with the Bid. It shall be broken down by trade and type of work and it shall be used as a basis for payment. The Bidder will be considered non-responsive if Schedule of Values not included in Bid package.

Payment for materials and equipment authorized by the ENGINEER in a written Change Order but not listed in the above Bid will be provided at the supplier’s invoice plus 10 %.

List items to be performed by CONTRACTOR’s own forces and the estimated total cost of these items. (Use additional sheets if necessary.)

Not applicable

_____	_____
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____

APPLICATION AND CERTIFICATION FOR PAYMENT

AIA DOCUMENT G702

PAGE ONE OF 1 PAGES 1

TO OWNER:
 City of Key West
 1300 White Street
 Key West, FL 33040

PROJECT: John Jones Navigation
 5537 College Road
 Key West, FL 33040

APPLICATION NO: 1
APPLICATION DATE: 1/10/2024
PERIOD TO: 1/10/2024

Distribution to:
 OWNER
 ARCHITECT
 CONTRACTOR

FROM CONTRACTOR:
 Keystar, Inc.
 5450 MacDonald Ave., Ste. 3
 Key West, FL 33040

ARCHITECT: William P. Horn Architect
 915 Eaton Street
 Key West, FL 33040

CONTRACT FOR: Casa Marina Sun Sun Bar & Restaurant

CONTRACTOR'S APPLICATION FOR PAYMENT

Application is made for payment, as shown below, in connection with the Contract. Continuation Sheet, AIA Document G703, is attached.

The undersigned Contractor certifies that to the best of the Contractor's knowledge, information and belief the Work covered by this Application for Payment has been completed in accordance with the Contract Documents, that all amounts have been paid by the Contractor for Work for which previous Certificates for Payment were issued and payments received from the Owner, and that current payment shown herein is now due.

1. ORIGINAL CONTRACT SUM	\$	<u>7,985,610.89</u>
2. Net change by Change Orders	\$	<u>0.00</u>
3. CONTRACT SUM TO DATE (Line 1 ± 2)	\$	<u>7,985,610.89</u>
4. TOTAL COMPLETED & STORED TO DATE (Column G on G703)	\$	<u>0.00</u>
5. RETAINAGE:		
a. 10 % of Completed Work (Column D + E on G703)	\$	_____
b. 10 % of Stored Material (Column F on G703)	\$	_____
Total Retainage (Lines 5a + 5b or Total in Column I of G703)	\$	<u>0.00</u>
6. TOTAL EARNED LESS RETAINAGE (Line 4 Less Line 5 Total)	\$	<u>0.00</u>
7. LESS PREVIOUS CERTIFICATES FOR PAYMENT (Line 6 from prior Certificate)	\$	<u>0.00</u>
8. CURRENT PAYMENT DUE	\$	<u>0.00</u>
9. BALANCE TO FINISH, INCLUDING RETAINAC (Line 3 less Line 6)	\$	<u>7,985,610.89</u>

CONTRACTOR: Keystar Inc.

By: _____ Date: _____

CHANGE ORDER SUMMARY	ADDITIONS	DEDUCTIONS
Total changes approved in previous months by Owner	\$0.00	
Total approved this Month	\$0.00	
TOTALS	\$0.00	\$0.00
NET CHANGES by Change Order	\$0.00	

CONTINUATION SHEET

AIA DOCUMENT G703

AIA Document G702, APPLICATION AND CERTIFICATION FOR PAYMENT, containing Contractor's signed certification is attached.
 In tabulations below, amounts are stated to the nearest dollar.
 Use Column I on Contracts where variable retainage for line items may apply.

APPLICATION NO: 1
 APPLICATION DATE: 1/10/2024
 PERIOD TO: 1/10/2024
 PROJECT NO: TBD

A ITEM NO.	B DESCRIPTION OF WORK	C SCHEDULED VALUE	D WORK COMPLETED		F MATERIALS PRESENTLY STORED (NOT IN D OR E)	G		H BALANCE TO FINISH (C - G)	I RETAINAGE (IF VAR. RATE) 10.00%
			FROM PREVIOUS APPLICATION (D + E)	THIS PERIOD		TOTAL COMPLETED AND STORED TO DATE (D+E+F)	% (G ÷ C)		
1	Mobilization	\$ 157,656.30		\$ -		\$ -	0%	\$ 157,656.30	\$ -
2	Demobilization	\$ 39,678.05				\$ -	0%	\$ 39,678.05	\$ -
3	General and Supplementary Conditions	\$ 197,270.58				\$ -	0%	\$ 197,270.58	\$ -
4	Payment & Performance Bonds	\$ 67,040.13				\$ -	0%	\$ 67,040.13	\$ -
5	Permit Allowance	\$ 178,340.00				\$ -	0%	\$ 178,340.00	\$ -
6	Site Work & Landscape	\$ 1,671,915.60		\$ -		\$ -	0%	\$ 1,671,915.60	\$ -
7	Concrete & Masonry	\$ 2,214,357.60				\$ -	0%	\$ 2,214,357.60	\$ -
8	Metals	\$ 50,242.21				\$ -	0%	\$ 50,242.21	\$ -
9	Woods & Plastics	\$ 74,084.40				\$ -	0%	\$ 74,084.40	\$ -
11	Thermal & Moisture Protection	\$ 230,511.00				\$ -	0%	\$ 230,511.00	\$ -
12	Doors & Windows	\$ 338,195.00				\$ -	0%	\$ 338,195.00	\$ -
13	Finishes	\$ 587,386.20				\$ -	0%	\$ 587,386.20	\$ -
14	Specialties	\$ 97,766.75				\$ -	0%	\$ 97,766.75	\$ -
15	Equipment	\$ 61,401.00				\$ -	0%	\$ 61,401.00	\$ -
16	Conveyance	\$ 106,470.00				\$ -	0%	\$ 106,470.00	\$ -
17	Mechanical & Plumbing Systems	\$ 1,087,496.07				\$ -	0%	\$ 1,087,496.07	\$ -
18	Electrical Systems	\$ 775,800.00				\$ -	0%	\$ 775,800.00	\$ -
19	Unforeseen Conditions Allowance	\$ 50,000.00				\$ -	0%	\$ 50,000.00	\$ -
	Subtotal	\$ 7,985,610.89	\$ -	\$ -	\$ -	\$ -	0.00%	\$ 7,985,610.89	\$ -
	Original Contract TOTAL	\$ 7,985,610.89	\$ -	\$ -	\$ -	\$ -	0.00%	\$ 7,985,610.89	\$ -
	PROJECT TOTALS	\$ 7,985,610.89	\$ -	\$ -	\$ -	\$ -	0.00%	\$ 7,985,610.89	\$ -

BID PROPOSAL FORM – CONT.

SUBCONTRACTORS

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:

Charley Toppino & Sons

Name

129 Toppino Industrial Drive Key West FL 33040

Street City State Zip

A Plus Roofing

Name

5686 Maloney Ave Key West FL 33040

Street City State Zip

Name

Street City State Zip

Name

Street City State Zip

Name

Street City State Zip

BID PROPOSAL FORM – CONT.

SURETY

NGM Insurance Company whose address is
4601 Touchton Road East, Ste 3400, Jacksonville, FL, 32246
Street City State Zip

BIDDER

The name of the Bidder submitting this Proposal is

Keystar, Inc. doing business at
506 Fleming St., Key West, FL, 33040
Street City State Zip

which is the address to which all communications concerned with this Proposal and with the Contract shall be sent.

The names of the principal officers of the corporation submitting this Proposal, or of the partnership, or of all persons interested in this Proposal as principals are as follows:

Name	Title
<u>Charles C. Spottswood</u>	<u>President</u>
<u> </u>	<u> </u>
<u> </u>	<u> </u>
<u> </u>	<u> </u>
<u> </u>	<u> </u>
<u> </u>	<u> </u>

BID PROPOSAL FORM – CONT.

If Sole Proprietor or Partnership

IN WITNESS hereto the undersigned has set his (its) hand this _____ day of _____ 2023.

Signature of Bidder

Title

If Corporation

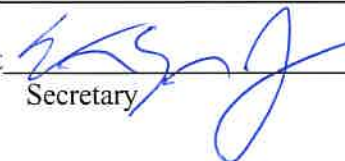
IN WITNESS WHEREOF the undersigned corporation has caused this instrument to be executed and its seal affixed by its duly authorized officers this 10th day of January 2023. 4

(SEAL)

Keystar, Inc.
Name of Corporation

By  _____

Title President

Attest  _____
Secretary

BID PROPOSAL FORM – CONT.

EXPERIENCE OF BIDDER

The Bidder states that he is an experienced CONTRACTOR and has completed similar projects within the last 5 years.

(List similar projects, with types, names of OWNERS, construction costs, ENGINEERS, and references with phone numbers. Use additional sheets if necessary.)

Joe Pinder Administration Building-Demo/Rebuild

Owner: Florida Keys Aqueduct Authority

Cost: \$15M, Engineer: Pope-Scarborough Architects

Greg Veliz: 305-296-2454

Garden View Apartments-New Build Apartments

Owner: Housing Authority of the City of Key West Florida

Cost: \$21M, Engineer: William P. Horn Architect, P.A.

Randy Sterling: 305-296-5621

Signature FBO Terminal-Demo/Rebuild

Owner: Signature Flight Support

Cost: \$5.8M, Engineer: Schenkel Shultz Architecture

David Mason: 407-408-6241

MCSO Administration Building- Exterior EFIS Renovation and Repairs

Owner: Monroe County Board of County Commissioners

Cost: \$315K, Engineer: Amec Foster Wheeler

Mike Rice: 305-797-0362

FLORIDA BID BOND

BOND NO. N/A
Five Percent of Amount Bid
AMOUNT: \$ (5% of Amount Bid)

KNOW ALL MEN BY THESE PRESENTS, that Keystar, Inc., 5450 MacDonald Avenue, Suite 3, Key West, FL 33040

_____ hereinafter called the PRINCIPAL, and NGM Insurance Company

_____ a corporation duly organized under the laws of the State of Florida

having its principal place of business at 4601 Touchton Road East, Suite 3400, Jacksonville, FL 32246

_____ in the State of Florida,

and authorized to do business in the State of Florida, as SURETY, are held and firmly bound unto

City of Key West, 1300 White Street, Key West, FL, 33040

hereinafter called the OBLIGEE, in the sum of Five Percent of Amount Bid

DOLLARS (\$ 5% of Amount Bid) for the payment for which we bind ourselves, our heirs, executors, administrators, successors, and assigns, jointly and severally, firmly by these present.

THE CONDITION OF THIS BOND IS SUCH THAT:

WHEREAS, the PRINCIPAL is herewith submitting his or its Bid Proposal for **ITB #23-021 JOHN JONES NAVIGATION CENTER CONSTRUCTION**, said Bid Proposal, by reference thereto, being hereby made a part hereof.

WHEREAS, the PRINCIPAL contemplates submitting or has submitted a bid to the OBLIGEE for the furnishing of all labor, materials (except those to be specifically furnished by the CITY), equipment, machinery, tools, apparatus, means of transportation for, and the performance of the work covered in the Proposal and the detailed Specifications, entitled:

ITB #23-021


JOHN JONES NAVIGATION CENTER CONSTRUCTION

WHEREAS, it was a condition precedent to the submission of said bid that a cashier's check, certified check, or bid bond in the amount of 5 percent of the base bid be submitted with said bid as a guarantee that the Bidder would, if awarded the Contract, enter into a written Contract with the CITY for the performance of said Contract, within 10 working days after written notice having been given of the award of the Contract.

NOW, THEREFORE, the conditions of this obligation are such that if the PRINCIPAL within 10 consecutive calendar days after written notice of such acceptance, enters into a written Contract with the OBLIGEE and furnishes the Performance and Payment Bonds, each in an amount equal to 100 percent of the base bid, satisfactory to the CITY, then this obligation shall be void; otherwise the sum herein stated shall be due and payable to the OBLIGEE and the Surety herein agrees to pay said sum immediately upon demand of the OBLIGEE in good and lawful money of the United States of America, as liquidated damages for failure thereof of said PRINCIPAL.

Signed and sealed this 10th day of January, 2024

Keystar, Inc.
By 
PRINCIPAL

NGM Insurance Company
SURETY
By 
Attorney-In-Fact Ian A. Nipper



POWER OF ATTORNEY

KNOW ALL MEN BY THESE PRESENTS: That NGM Insurance Company, a Florida corporation having its principal office in the City of Jacksonville, State of Florida, pursuant to Article IV, Section 2 of the By-Laws of said Company, to wit:

"Article IV, Section 2. The board of directors, the president, any vice president, secretary, or the treasurer shall have the power and authority to appoint attorneys-in-fact and to authorize them to execute on behalf of the company and affix the seal of the company thereto, bonds, recognizances, contracts of indemnity or writings obligatory in the nature of a bond, recognizance or conditional undertaking and to remove any such attorneys-in-fact at any time and revoke the power and authority given to them. "

does hereby make, constitute and appoint Jarrett Merlucci, Charles D. Nielson, Joseph P. Nielson, David R. Hoover, Charles J. Nielson, Ian A Nipper, Brett Rosenhaus -----

its true and lawful Attorneys-in-fact, to make, execute, seal and deliver for and on its behalf, and as its act and deed, bonds, undertakings, recognizances, contracts of indemnity, or other writings obligatory in nature of a bond subject to the following limitation:

- 1. No one bond to exceed Ten Million Dollars (\$10,000,000)

and to bind NGM Insurance Company thereby as fully and to the same extent as if such instruments were signed by the duly authorized officers of NGM Insurance Company; the acts of said Attorney are hereby ratified and confirmed.

This power of attorney is signed and sealed by facsimile under and by the authority of the following resolution adopted by the Directors of NGM Insurance Company at a meeting duly called and held on the 2nd day of December 1977.

Voted: That the signature of any officer authorized by the By-Laws and the company seal may be affixed by facsimile to any power of attorney or special power of attorney or certification of either given for the execution of any bond, undertaking, recognizance or other written obligation in the nature thereof; such signature and seal, when so used being hereby adopted by the company as the original signature of such office and the original seal of the company, to be valid and binding upon the company with the same force and effect as though manually affixed.

IN WITNESS WHEREOF, NGM Insurance Company has caused these presents to be signed by its Assistant Secretary and its corporate seal to be hereto affixed this 24th day of August, 2023.

NGM INSURANCE COMPANY By:

[Handwritten signature of Lauren K. Powell]

Lauren K. Powell
Assistant Secretary



State of Wisconsin,
County of Dane.

On this 24th day of August, 2023, before the subscriber a Notary Public of State of Wisconsin in and for the County of Dane duly commissioned and qualified, came Lauren K. Powell of NGM Insurance Company, to me personally known to be the officer described herein, and who executed the preceding instrument, and she acknowledged the execution of same, and being by me fully sworn, deposed and said that she is an officer of said Company, aforesaid: that the seal affixed to the preceding instrument is the corporate seal of said Company, and the said corporate seal and her signature as officer were duly affixed and subscribed to the said instrument by the authority and direction of the said Company; that Article IV, Section 2 of the By-Laws of said Company is now in force.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal at Madison, Wisconsin this 24th day of August, 2023.

[Handwritten signature of Notary Public]



I, Andrew Rose, Vice President of NGM Insurance Company, do hereby certify that the above and foregoing is a true and correct copy of a Power of Attorney executed by said Company which is still in full force and effect.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the seal of said Company at Madison, Wisconsin this 10th day of January, 2024.



[Handwritten signature of Andrew Rose]

Andrew Rose, Vice President

WARNING: Any unauthorized reproduction or alteration of this document is prohibited.
TO CONFIRM VALIDITY of the attached bond please call 1-603-354-5281.
TO SUBMIT A CLAIM: Send all correspondence to 55 West Street, Keene, NH 03431
Attn: Bond Claim Dept. or call our Bond Claim Dept. at 1-603-358-1437.

ANTI-KICKBACK AFFIDAVIT

STATE OF Florida)

: SS

COUNTY OF Monroe)

I, the undersigned hereby duly sworn, depose and say that no portion of the sum herein bid will be paid to any employees of the City of Key West as a commission, kickback, reward or gift, directly or indirectly by me or any member of my firm or by an officer of the corporation.

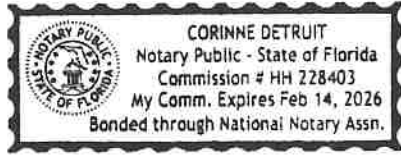
By: 
Charles C. Spottswood

Sworn and subscribed before me this 10th day of January 2023.



NOTARY PUBLIC, State of Florida at Large

My Commission Expires: Feb 14, 2026



* * * * *

**SWORN STATEMENT UNDER SECTION 287.133(3)(A)
FLORIDA STATUTES, ON PUBLIC ENTITY CRIMES**

THIS FORM MUST BE SIGNED IN THE PRESENCE OF A NOTARY PUBLIC OR OTHER OFFICER AUTHORIZED TO ADMINISTER OATHS.

1. This sworn statement is submitted with Bid or Proposal for ITB#23-021
John Jones Navigation Center Construction

2. This sworn statement is submitted by Keystar, Inc.
(name of entity submitting sworn statement)

whose business address is 506 Fleming St, Key West, FL 33040

and (if applicable) its Federal Employer Identification Number (FEIN) is 65-0866227

(If the entity has no FEIN, include the Social Security Number of the individual signing this sworn statement _____)

3. My name is Charles C. Spottswood
(please print name of individual signing)

and my relationship to the entity named above is President

4. I understand that a “public entity crime” as defined in Paragraph 287.133(1)(g), Florida Statutes, means a violation of any state or federal law by a person with respect to and directly related to the transaction of business with any public entity or with an agency or political subdivision of any other state or with the United States, including but not limited to, any bid or contract for goods or services to be provided to any public or an agency or political subdivision of any other state or of the United States and involving antitrust, fraud, theft, bribery, collusion, racketeering, conspiracy, material misrepresentation.

5. I understand that “convicted” or “conviction” as defined in Paragraph 287.133(1)(b), Florida Statutes, means a finding of guilt or a conviction of a public entity crime, with or without an adjudication of guilt, in any federal or state trial court of record relating to charges brought by indictment information after July 1, 1989, as a result of a jury verdict, nonjury trial, or entry of a plea of guilty or nolo contendere.

6. I understand that an “affiliate” as defined in Paragraph 287.133(1)(a), Florida Statutes, means

- a. A predecessor or successor of a person convicted of a public entity crime; or
- b. An entity under the control of any natural person who is active in the management of the entity and who has been convicted of a public entity crime. The term “affiliate” includes those officers, directors, executives, partners, shareholders, employees, members, and agents who are active in the management of an affiliate. The ownership by one person of shares constituting controlling interest in another person, or a pooling of equipment or income among persons when not for fair market value under an arm’s length agreement, shall be a prima facie case that one person controls another person. A person who knowingly enters into a joint venture with a person who has been convicted of a public entity crime in Florida during the preceding 36 months shall be considered an affiliate.

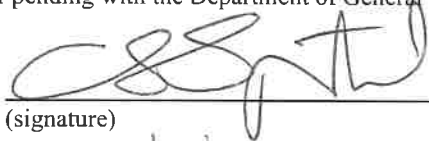
7. I understand that a "person" as defined in Paragraph 287.133(1)(8), Florida Statutes, means any natural person or entity organized under the laws of any state or of the United States with the legal power to enter into a binding contract and which bids or applies to bid on contracts for the provision of goods or services let by a public entity, or which otherwise transacts or applies to transact business with public entity. The term "person" includes those officers, directors, executives, partners, shareholders, employees, members, and agents who are active in management of an entity.
8. Based on information and belief, the statement which I have marked below is true in relation to the entity submitting this sworn statement. (Please indicate which statement applies).

Neither the entity submitting this sworn statement, nor any officers, directors, executives, partners, shareholders, employees, members, or agents who are active in management of the entity, nor any affiliate of the entity have been charged with and convicted of a public entity crime subsequent to July 1, 1989, AND (Please indicate which additional statement applies.)

There has been a proceeding concerning the conviction before a hearing of the State of Florida, Division of Administrative Hearings. The final order entered by the hearing officer did not place the person or affiliate on the convicted vendor list. (Please attach a copy of the final order.)

The person or affiliate was placed on the convicted vendor list. There has been a subsequent proceeding before a hearing officer of the State of Florida, Division of Administrative Hearings. The final order entered by the hearing officer determined that it was in the public interest to remove the person or affiliate from the convicted vendor list. (Please attach a copy of the final order.)

The person or affiliate has not been put on the convicted vendor list. (Please describe any action taken by or pending with the Department of General Services.)



 (signature)

1/10/24

 (date)

STATE OF Florida

COUNTY OF Monroe

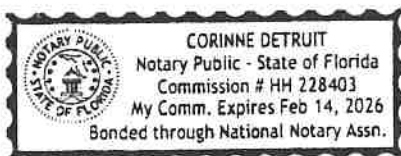
PERSONALLY APPEARED BEFORE ME, the undersigned authority,


Charles C. Spottswood

 (name of individual signing) who, after first being sworn by me, affixed his/her

signature in the space provided above on this 10th day of January, 2023.4

My commission expires: Feb 14, 2026





 NOTARY PUBLIC

CITY OF KEY WEST INDEMNIFICATION FORM

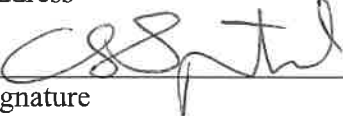
To the fullest extent permitted by law, the CONTRACTOR expressly agrees to indemnify and hold harmless the City of Key West, their officers, directors, agents and employees *(herein called the "indemnitees") from liabilities, damages, losses and costs, including but not limited to, reasonable attorney's fees and court costs, such legal expenses to include costs incurred in establishing the indemnification and other rights agreed to in this Paragraph, to persons or property, to the extent caused by the negligence, recklessness, or intentional wrongful misconduct of the CONTRACTOR, its Subcontractors or persons employed or utilized by them in the performance of the Contract. Claims by indemnitees for indemnification shall be limited to the amount of CONTRACTOR's insurance or \$1 million per occurrence, whichever is greater. The parties acknowledge that the amount of the indemnity required hereunder bears a reasonable commercial relationship to the Contract and it is part of the project specifications or the bid documents, if any.

The indemnification obligations under the Contract shall not be restricted in any way by any limitation on the amount or type of damages, compensation, or benefits payable by or for the CONTRACTOR under Workers' Compensation acts, disability benefits acts, or other employee benefits acts, and shall extend to and include any actions brought by or in the name of any employee of the CONTRACTOR or of any third party to whom CONTRACTOR may subcontract a part or all of the Work. This indemnification shall continue beyond the date of completion of the work.

CONTRACTOR: 506 Fleming St., Key West, FL 33040

SEAL:

Address



Signature

Charles C. Spottswood

Print Name

President

Title

DATE: January 10, 2024

EQUAL BENEFITS FOR DOMESTIC PARTNERS AFFIDAVIT

STATE OF Florida)

: SS

COUNTY OF Monroe)

I, the undersigned hereby duly sworn, depose and say that the firm of Keystar, Inc.

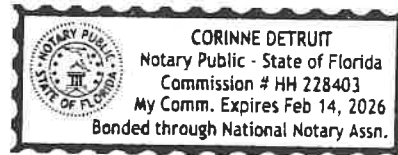
provides benefits to domestic partners of its employees on the same basis as it provides benefits to employees' spouses, per City of Key West Code of Ordinances Sec. 2-799.

By: 

Sworn and subscribed before me this 10th day of January 2023.4


NOTARY PUBLIC, State of Florida at Large

My Commission Expires: Feb 14, 2026



* * * * *

CONE OF SILENCE AFFIDAVIT

STATE OF Florida)

: SS

COUNTY OF Monroe)

I, the undersigned hereby duly sworn, depose and say that all owner(s), partners, officers, directors, employees and agents representing the firm of Keystar, Inc. have read and understand the limitations and procedures regarding communications concerning City of Key West Code of Ordinances Sec. 2-773 Cone of Silence.

By: 

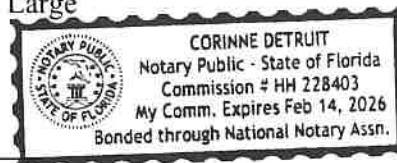
Sworn and subscribed before me this

10th day of January 2023.4



NOTARY PUBLIC, State of Florida at Large

My Commission Expires: Feb 14, 2026



NON-COLLUSION AFFIDAVIT

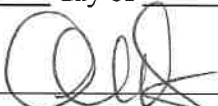
STATE OF FLORIDA)
 :
SS COUNTY OF MONROE)

I, the undersigned hereby declares that the only persons or parties interested in this Proposal are those named herein, that this Proposal is, in all respects, fair and without fraud, that it is made without collusion with any official of the Owner, and that the Proposal is made without any connection or collusion with any person submitting another Proposal on this Contract.

By: 

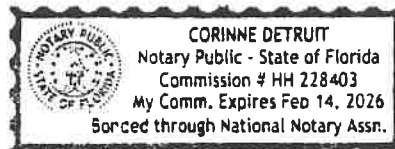
Sworn and subscribed before me this

10th day of January, 2023.4



NOTARY PUBLIC, State of Florida at Large

My Commission Expires: Feb 14, 2026




VENDOR CERTIFICATION REGARDING SCRUTINIZED COMPANIES LISTS

Respondent Vendor Name:	Keystar, Inc.		
Vendor FEIN:	65-0866227		
Vendor's Authorized Representative Name and Title:	Charles C. Spottswood, President		
Address:	506 Fleming St.		
City:	Key West	State:	FL
		Zip:	33040
Phone Number:	305-517-6270		
Email Address:	chas@keystarconstruction.com		

Section 287.135(2)(a), Florida Statutes, prohibits a company from bidding on, submitting a proposal for, or entering into or renewing a contract for goods or services of any amount if, at the time of contracting or renewal, the company is on the Scrutinized Companies that Boycott Israel List, created pursuant to section 215.4725, Florida Statutes, or is engaged in a boycott of Israel. Section 287.135(2)(b), Florida Statutes, further prohibits a company from bidding on, submitting a proposal for, or entering into or renewing a contract for goods or services over one million dollars (\$1,000,000) if, at the time of contracting or renewal, the company is on either the Scrutinized Companies with Activities in Sudan List or the Scrutinized Companies with Activities in the Iran Petroleum Energy Sector List, both created pursuant to section 215.473, Florida Statutes, or the company is engaged in business operations in Cuba or Syria.

As the person authorized to sign on behalf of Respondent, I hereby certify that the company identified above in the section entitled "Respondent Vendor Name" is not listed on either the Scrutinized Companies that Boycott Israel List, Scrutinized Companies with Activities in Sudan List or the Scrutinized Companies with Activities in the Iran Petroleum Energy Sector List. I understand that pursuant to section 287.135, Florida Statutes, the submission of a false certification may subject such company to civil penalties, attorney's fees, and/or costs and termination of the contract at the option of the awarding governmental entity.

Certified By:	Charles C. Spottswood	President
	<i>Print Name</i>	<i>Print Title</i>
who is authorized to sign on behalf of the above referenced company.		
Authorized Signature:		



THE CITY OF KEY WEST

Post Office Box 1409 Key West, FL 33041-1409 (305) 809-3883

ADDENDUM NUMBER 1

John Jones Navigation Center

ITB 23-021

This addendum is issued as supplemental information to the Invitation to Bid package for clarification of certain matters of both a general and technical nature. The referenced Invitation to Bid package is hereby amended in accordance with the following items.

Questions:

Question: "Is a business/contractor's license required to work on the John Jones Navigation Center Project?"

Response: All Contractors must have a Business/Contractors License with The City of Key West to work within the City of Key West city limits and on all Construction Projects.

Question: "What is the estimated budget for this project?"

Response: The estimated budget (block construction) is \$5,600,000. This does not include the cost of alternates or permitting.

ITB 23-021 Addendum #1

ITB 23-021 Addendum #1: ITB Clarifications:

- 1) This project is designed to be FGBC (Florida Green Building Coalition) certified. Please see the attached FGBC checklist and reference-guide. Documentation of construction, per the reference guide, including methods and materials, indicating compliance with requirements for each credit achieved, will be required for submittal to FGBC at the end of the project as part of the certification process. The contractor will be responsible for documenting all requirements of certification during the construction process and will be required to submit all documentation for required credits.
- 2) Please see the attached revised sheet P-7, which changes some of the plumbing fixture flow rates, to match what is listed in the FGBC checklist.
- 3) Please see the attached alternate list, items 1-5.

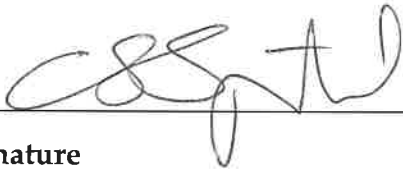
ITB 23-021 Addendum #1
(continued next page)

ITB 23-021 Addendum #1 Alternates: (1-5):

Bidders will be required to complete the "Alternates Bid Schedule" as part of their overall bid submittal.

- 1) Covered Walkway with Solar Panel Array System: Contractor to provide an alternate price to build a prefabricated aluminum covered walkway with a solar panel array system on the roof as per sheet A-2.3.
- 2) Lightning Protection System: Contractor to provide an alternate price to design and install a lightning protection system on the roof as per sheet A-3.4.
- 3) Pit-less Elevator: Contractor to provide an alternate price differential to change to a Pit-less elevator as noted on sheet A-5.2.
- 4) Interior Concrete Block Wall Finish: Contractor to provide an alternate price to add a skim coat of stucco to all interior concrete block walls prior to painting as shown on sheet ID-3.1 (does not include walls that will be getting epoxy painted finish). All walls get tooled grout joints as part of base bid.
- 5) Concrete Topping Additive: Contractor to provide a price to add crystalline waterproofing admixture to the concrete toppings in all dorm rooms as per sheet SO.1 (general note 300.5).

Prior to final award, the winning bidder shall acknowledge receipt and acceptance of all Addendums. Proposals submitted without acknowledgement may be considered non-responsive.



Signature

Keystar, Inc.

Name of Business

Attachments: ITB 23-021, Alternate Bid Schedule, Page 16-1A
Florida-green-Commercial-Building-FINAL Reference-Guide-3-8-2023
KOTS FGBC Commercial Checklist V3 Rev 1 10 16 2023
Section 3 handout Pre-Bid
KOTS P-7-Layout1



THE CITY OF KEY WEST

Post Office Box 1409 Key West, FL 33041-1409 (305) 809-3883

ADDENDUM NUMBER 2

John Jones Navigation Center

ITB 23-021

This addendum is issued as supplemental information to the Invitation to Bid package for clarification of certain matters of both a general and technical nature and extend the Bid Time. The referenced Invitation to Bid package is hereby amended in accordance with the following items.

ITB Clarifications and Modifications:

- 1) Sealed bids for the City of Key West **ITB #23-021 JOHN JONES NAVIGATION CENTER (JJNC) CONSTRUCTION**, addressed to the City of Key West, will be received at the Office of the City Clerk, 1300 White St., Key West Florida, 33040 until **3:00 pm on January 10, 2024**, and then will be publicly opened and read. Any bids received after the time and date specified will not be considered.

Questions:

Question: "It is difficult to verify what the builder risk cost will be for city hard bid project. It can range widely depending on how a variety of questions are answered once a project is in hand. Would it be possible for you to have the builders risk turned into an allowance for this bid?"

Response: All Contractors must bid per the bid requirements, as specified in ITB 23-021.

Question: "Looking at Section 3 handout in the Addendum, how do we meet Section 3 requirements if no Section 3 workers are qualified to be hired?"

Response: Refer to Qualitative Best Efforts that are listed in the handout. Best efforts performed throughout the project would meet the requirements of Section 3.

Question: "The MEP drawings are blurry and difficult to read some of the details. Can a clearer set of MEP drawings be provided?"

Response: Please download all drawings from Demand Star. All drawings are original and clear.

**ITB 23-021 Addendum #2
(continued next page)**

ITB 23-021 Addendum #2

Questions: (continued)

Question: "When will RFI's for the John Jones Navigation Center Due?"

Response: Questions submittal deadline is 12-8-2023

Question: "Drawing A-3.0, there are no ID drawings or construction details for the control room on the ground floor. Is this structure to be owner provided?"

Response: The Control Room referenced on sheet E-2 will be supplied by the owner. Disregard notes "See ID-?? for details".

Question: "Per specification 11400, Please clarify who is to supply and install appliances indicated on sheet A-7.1A."

Response: Equipment/appliances to be supplied and installed by the contractor are identified on A-3.3.1. Please refer to the drawings and specifications for any other contractor supplied and installed equipment.

Question: "Is Fire Protection required for the open area under the building?"

Response: Drawing LS – 2 states Contractor to provide shop drawings signed and sealed by a Florida Registered Engineer for a complete fire sprinkler system to code. This includes the fire alarm system to be submitted for review and approval by the fire department. It is the cities understanding that a sprinkler system will be required under the building.

Question: "Specification sheet A – 7.1 indicators sections 12, 13, and 14 not used. This would indicate furniture and elevator not included yet you show an elevator on sheet – 5.2 and furniture (office and beds) on A -3.1. Please clarify and specify what is in this scope."

Response: Sheets 12, 13, and 14 as stated are not used or provided with drawings and specifications. Drawing sheet, A – 5.2 is provided, gives the specifications for the required elevator, and gives details for an alternate elevator type that shall be priced. All furniture (office and beds) on -3.1 are shown for reference as to buildings use.

Question: "A sliding gate indicated in one location on C-300 is not shown at all on the architectural. Please clarify this gate's location, size, and any other required details?"

Response: No sliding gates are included in this project.

ITB 23-021 Addendum #2
(continued next page)

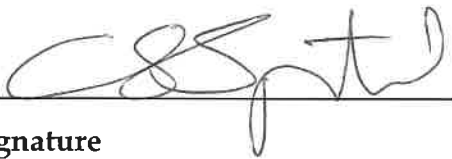
ITB 23-021 Addendum #2:

Questions: (continued)

Question: "There is no signage indicated for room identification. Please clarify."

Response: Contractors to provide an allowance of \$5,000.00 for room identification signs.

Prior to final award, the winning bidder shall acknowledge receipt and acceptance of all Addendums. Proposals submitted without acknowledgement may be considered non-responsive.



Signature

Keystar, Inc.
Name of Business

Attachments:

HUD-4010 - Federal Labor Standards Provisions

Pre-Bid Meeting Sign-in Sheet

REQUIRED FORMS:

Form SC-51 – Bidding Information and Contractor Eligibility

Form SC-37 – Certification Regarding Department, Suspension, and Other Responsibility Matters (Primary Covered Transactions)

Form SC-38 – Certification Regarding Debarment, Suspension, Ineligibility and Voluntary (if applicable)

SECTION 3 REQUIRED FORMS:

Form SC-52 – Section 3 Participation Report (Construction Prime Contractor)

Form SC-53 – Section 3 Participation Report (Construction Subcontractor), (if applicable)

Form SC -54 Document for Business Claiming Section 3 Status (if applicable)



THE CITY OF KEY WEST

Post Office Box 1409 Key West, FL 33041-1409 (305) 809-3883

ADDENDUM NUMBER 3

John Jones Navigation Center

ITB 23-021

This addendum is issued as supplemental information to the Invitation to Bid package for clarification of certain matters of both a general and technical nature, which includes revised drawing sets. **Attachments include updated drawings with Revision #3 dated 08.15.23.** The referenced Invitation to Bid package is hereby amended in accordance with the following items.

ITB Clarifications and Modifications:

Revision #3 - dated 08-15-23, includes the following summarized changes:

- Relocating the fenced garbage area and the gas tank from the side of the building into the front area of the building.
- Relocating the handicap parking space which moved from under the side of the building to the rear of the building.
- The architectural drawings show the relocated items,
 - The plumbing drawings show the relocated hose bib and gas tank.
 - The electric drawings show some minor lighting revisions.
 - The gas tank went from above ground to underground (plumbing drawings show a detail).
 - The landscape and civil drawings reflect the minor changes.
 -
- Underground utilities were also part of the revision.
 - The civil drawings show the underground water, sewer, and fire lines (see C-500 and other detail pages).
 - The plumbing drawings show a deduct water meter on the front of the building.

All revised drawings have Revision #3 - Dated 8-15-23. The revisions are clouded.


The Structural and Solar Covered Walkway drawings did not change and are included.

ITB Clarifications and Modifications:

(Continued)

ITB Clarifications and Modifications:

Prior to final award, the winning bidder shall acknowledge receipt and acceptance of all Addendums. Proposals submitted without acknowledgement may be considered non-responsive.



Signature

Keystar, Inc.

Name of Business

Attachments:

KOTS ARCHITECTURAL REVISION #3 -08.15.23 (Signed 09.13.23)

KOTS CIVIL REVISION #3 -08.15.23 (Signed 09.08.23)

KOTS LANDSCAPING REVISION #3 -08.24.23 (Signed 08.25.23)

KOTS- MEP REVISION #3 -08.15.23 (Signed 9.6.23)

KOTS STRUCTURAL REVISION-02.07.23 (Signed 02.13.23)

SOLAR COVERED WALKWAY-A-2.2 PARTIAL SITE - ENTRY PATHWAY PLANS
REVISION-07.27.23



CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)

1/8/2024

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must have ADDITIONAL INSURED provisions or be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

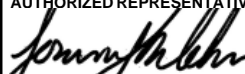
PRODUCER Baldwin Krystyn Sherman Partners LLC 4211 W Boy Scout Blvd Suite 800 Tampa FL 33607 License#: L002281 KEYSINC-01	CONTACT NAME: Certificate Team PHONE (A/C No. Ext): 813-984-3200 E-MAIL ADDRESS: certificates@bks-partners.com	FAX (A/C, No):													
	<table border="1"> <thead> <tr> <th>INSURER(S) AFFORDING COVERAGE</th> <th>NAIC #</th> </tr> </thead> <tbody> <tr> <td>INSURER A : Evanston Insurance Company</td> <td>35378</td> </tr> <tr> <td>INSURER B : Upland Specialty Insurance Co</td> <td>16988</td> </tr> <tr> <td>INSURER C : Palomar Excess & Surplus Insur</td> <td>16754</td> </tr> <tr> <td>INSURER D : Trisura Specialty Insurance Co</td> <td>16188</td> </tr> <tr> <td>INSURER E : Starr Indemnity & Liability Co</td> <td>38318</td> </tr> <tr> <td>INSURER F :</td> <td></td> </tr> </tbody> </table>		INSURER(S) AFFORDING COVERAGE	NAIC #	INSURER A : Evanston Insurance Company	35378	INSURER B : Upland Specialty Insurance Co	16988	INSURER C : Palomar Excess & Surplus Insur	16754	INSURER D : Trisura Specialty Insurance Co	16188	INSURER E : Starr Indemnity & Liability Co	38318	INSURER F :
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INSURER F :															

COVERAGES **CERTIFICATE NUMBER: 858187477** **REVISION NUMBER:**

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADDL INSD	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS
B	<input checked="" type="checkbox"/> COMMERCIAL GENERAL LIABILITY <input type="checkbox"/> CLAIMS-MADE <input checked="" type="checkbox"/> OCCUR GEN'L AGGREGATE LIMIT APPLIES PER: <input checked="" type="checkbox"/> POLICY <input type="checkbox"/> PRO-JECT <input type="checkbox"/> LOC OTHER:			USPCL0112723	12/1/2023	12/1/2024	EACH OCCURRENCE \$ 1,000,000 DAMAGE TO RENTED PREMISES (Ea occurrence) \$ 50,000 MED EXP (Any one person) \$ 0 PERSONAL & ADV INJURY \$ 1,000,000 GENERAL AGGREGATE \$ 2,000,000 PRODUCTS - COMP/OP AGG \$ 2,000,000 Deductible \$ 5,000
	AUTOMOBILE LIABILITY <input type="checkbox"/> ANY AUTO <input type="checkbox"/> OWNED AUTOS ONLY <input type="checkbox"/> SCHEDULED AUTOS <input type="checkbox"/> HIRED AUTOS ONLY <input type="checkbox"/> NON-OWNED AUTOS ONLY						COMBINED SINGLE LIMIT (Ea accident) \$ BODILY INJURY (Per person) \$ BODILY INJURY (Per accident) \$ PROPERTY DAMAGE (Per accident) \$ \$
B C D	<input checked="" type="checkbox"/> UMBRELLA LIAB <input checked="" type="checkbox"/> OCCUR <input type="checkbox"/> EXCESS LIAB <input type="checkbox"/> CLAIMS-MADE DED RETENTION \$			USXCL0038423 PES-XS-01-0636 TXS0002162-00	12/1/2023 12/1/2023 12/1/2023	12/1/2024 12/1/2024 12/1/2024	EACH OCCURRENCE \$ 11,000,000 AGGREGATE \$ 11,000,000 \$
E	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH) If yes, describe under DESCRIPTION OF OPERATIONS below		Y/N N/A	1000003972	12/1/2023	12/1/2024	<input checked="" type="checkbox"/> PER STATUTE <input type="checkbox"/> OTH-ER E.L. EACH ACCIDENT \$ 1,000,000 E.L. DISEASE - EA EMPLOYEE \$ 1,000,000 E.L. DISEASE - POLICY LIMIT \$ 1,000,000
A	Pollution Liability			CPLMOL116962	5/2/2023	8/2/2024	Each Occurrence/Agg Pollution Deductible 5,000,000 10,000

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)
 RE: John Jones Navigation Center 5537 College Rd., Key West, FL 33040

CERTIFICATE HOLDER City of Key West 1300 White St Key West FL 33040	CANCELLATION SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS. AUTHORIZED REPRESENTATIVE 
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CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)

1/8/2024

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PRODUCER Baldwin Krystyn Sherman Partners LLC 4211 W Boy Scout Blvd Suite 800 Tampa FL 33607	CONTACT NAME: Certificate Team PHONE (A/C. No. Ext): 813-984-3200 E-MAIL ADDRESS: certificates@bks-partners.com	FAX (A/C. No):
	INSURER(S) AFFORDING COVERAGE	
License#: L002281 SPOTCOM-01	INSURER A: Starr Indemnity and Liability	38318
INSURED Spottswood Companies, Inc. 506 Fleming St. Key West FL 33040	INSURER B:	
	INSURER C:	
	INSURER D:	
	INSURER E:	
	INSURER F:	

COVERAGES

CERTIFICATE NUMBER: 1249463918

REVISION NUMBER:

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADDL INSD	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS	
	COMMERCIAL GENERAL LIABILITY <input type="checkbox"/> CLAIMS-MADE <input type="checkbox"/> OCCUR GEN'L AGGREGATE LIMIT APPLIES PER: <input type="checkbox"/> POLICY <input type="checkbox"/> PRO-JECT <input type="checkbox"/> LOC OTHER:						EACH OCCURRENCE	\$
							DAMAGE TO RENTED PREMISES (Ea occurrence)	\$
							MED EXP (Any one person)	\$
							PERSONAL & ADV INJURY	\$
							GENERAL AGGREGATE	\$
							PRODUCTS - COMP/OP AGG	\$
								\$
	AUTOMOBILE LIABILITY <input type="checkbox"/> ANY AUTO <input type="checkbox"/> OWNED AUTOS ONLY <input type="checkbox"/> HIRED AUTOS ONLY <input type="checkbox"/> SCHEDULED AUTOS <input type="checkbox"/> NON-OWNED AUTOS ONLY						COMBINED SINGLE LIMIT (Ea accident)	\$
							BODILY INJURY (Per person)	\$
							BODILY INJURY (Per accident)	\$
							PROPERTY DAMAGE (Per accident)	\$
								\$
	UMBRELLA LIAB <input type="checkbox"/> OCCUR EXCESS LIAB <input type="checkbox"/> CLAIMS-MADE DED <input type="checkbox"/> RETENTION \$						EACH OCCURRENCE	\$
							AGGREGATE	\$
								\$
A	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH) If yes, describe under DESCRIPTION OF OPERATIONS below	Y/N <input type="checkbox"/>	N/A	1000003972	12/1/2023	12/1/2024	X PER STATUTE	OTH-ER
							E.L. EACH ACCIDENT	\$ 1,000,000
							E.L. DISEASE - EA EMPLOYEE	\$ 1,000,000
							E.L. DISEASE - POLICY LIMIT	\$ 1,000,000

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)

RE: John Jones Navigation Center 5537 College Rd., Key West, FL 33040

KeyStar, Inc. employees are paid through Spottswood Companies, Inc. and included on the Workers compensation policy above.

CERTIFICATE HOLDER**CANCELLATION**
 City of Key West
 1300 White St
 Key West FL 33040

SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.

AUTHORIZED REPRESENTATIVE

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Ron DeSantis, Governor

Melanie S. Griffin, Secretary



STATE OF FLORIDA
DEPARTMENT OF BUSINESS AND PROFESSIONAL REGULATION

CONSTRUCTION INDUSTRY LICENSING BOARD

THE GENERAL CONTRACTOR HEREIN IS CERTIFIED UNDER THE
PROVISIONS OF CHAPTER 489, FLORIDA STATUTES

SPOTTSWOOD, CHARLES CHRISTMANN

KEYSTAR, INC.
506 FLEMING ST.
KEY WEST FL 33040

LICENSE NUMBER: CGC1522391

EXPIRATION DATE: AUGUST 31, 2024

Always verify licenses online at MyFloridaLicense.com



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CITY OF KEY WEST, FLORIDA

Business Tax Receipt

This Document is a business tax receipt
Holder must meet all City zoning and use provisions.
P.O. Box 1409, Key West, Florida 33040 (305) 809-3955

Business Name KEYSTAR INC

Location Addr 506 FLEMING ST

Lic NBR/Class 10636

CONTRACTOR DBPR STATE CERTIFIED

Issued Date 8/1/2023

Expiration Date: September 30, 2024

GENERAL CONTRACTOR

Comments:

Restrictions: CGC1522391 (08/31/24)

KEYSTAR INC
506 FLEMING ST

This document must be prominently displayed.

KEY WEST, FL 33040

SPOTTSWOOD, WILLIAM (PRES)

License #10636

 Attachment

License Info

Additional Info

Fees \$0.00

Chronology (5)

License No: 10636
Licensee Name: KEYSTAR INC
Type: CONTRACTOR DBPR STATE CERTIFIED
SubType: GENERAL CONTRACTOR
OWNERSHIP: CORPORATION
Status: ACTIVE
Issued: 8/1/2023
License Expire: 9/30/2024
Applied: 4/15/1995