

NOTE TO BIDDER: Bid Forms should be completed using black ink or typed for clarity and legibility.

BID FORM

To: The City of Key West
Address: 1300 White Street, Key West, Florida 33040
Project Title: **907 Caroline Street New Commercial Building Construction**
ITB #26-001

Bidder's contact person for additional information on this bid:

Company Name: BUILD LLC

Contact Name & Telephone #: Bill Gaston (239)594-9984

Email Address: billg@build-gh.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 City, and that the bid is made without any connection or collusion with any person submitting another bid on this contract.

The Bidder further declares that they have carefully examined the Contract Documents for the construction of the project, that they have personally inspected the site, and satisfied themselves 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 bid.

CONTRACT EXECUTION AND BONDS

The Bidder agrees that, if their bid is accepted, they will, within ten (10) calendar days—excluding Sundays and legal holidays—after receipt of the Notice of Award, execute the contract in the form attached hereto. At that time, the Bidder shall also provide the City with examples of the Performance Bond and Payment Bond for each project, evidence of all required licenses and certifications, and shall furnish, to the extent of their bid, all necessary machinery, tools, equipment, and materials to perform and complete all work as specified or indicated in the Contract Documents.

CERTIFICATES OF INSURANCE

Bidder agrees to furnish the City, before commencing the work under this contract, the Certificates of Insurance (COI) as specified in these documents.

START OF CONSTRUCTION AND CONTRACT COMPLETION TIME

The Bidder further agrees to begin work within ten (10) calendar days after receiving the Notice to Proceed and to complete the project, in all respects, within **four hundred and twenty-five (425)** after the date of the Notice to Proceed.

**PRICE PROPOSAL FORM – 907 Caroline Street New Commercial Building
Construction**

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.

ITB 26-001 – 907 Caroline Street New Commercial Building Construction

1. <u>Mobilization, General/Supplemental Conditions and Demobilization</u>	
a. Mobilization	\$ <u>15,000.00</u>
b. General/Supp. Conditions	\$ <u>149,250.00</u>
c. Demobilization	\$ <u>5,000.00</u>

The total cost for Bid Items #1(a + b + c) must not exceed five percent (5%) of the overall construction cost for Bid Items 4–15

2. Payment and Performance Bonds	\$ <u>38,178.00</u>
3. Permit and Impact Fees (to be paid at cost)	\$ 210,000
4. Demolition	\$ <u>69,380.00</u>
5. Foundation	\$ <u>84,228.00</u>
6. Stairs, Decking, Railings & Building Signage	\$ <u>190,043.00</u>
7. Building Structure & Roof	\$ <u>1,314,076.00</u>
8. Interior Finishes (Commercial Space)	\$ <u>185,504.00</u>
9. Interior Finishes (Residential Space)	\$ <u>414,695.00</u>
10. Doors & Windows	\$ <u>147,775.00</u>
11. Mechanical	\$ <u>125,792.00</u>
12. Electrical	\$ <u>253,000.00</u>
13. Plumbing	\$ <u>163,100.00</u>
14. Site Work	\$ <u>93,230.00</u>
15. Landscaping	\$ <u>68,347.00</u>
16. General Allowance (approved in writing by the City)	\$ 200,000.00

The Bidder further proposes that the following subcontracting firms or businesses will be awarded subcontracts for the following portions of the work if the Bidder is awarded the contract:

Bella Construction

Name

35 Diamond Dr, Key West, FL, 33040
Street City State Zip

Name Sub Zero A/C & Refrigeration

805 Peacock Plaza, Key West, FL, 33040
Street City State Zip

Check Electric LLC

Name

3255 Flagler Ave. Units 303 & 304, Key West, FL, 33040
Street City State Zip

Certified Lower Keys Plumbing & Fire Inc.

Name

1014 White St., Key West, FL, 33040
Street City State Zip

SURETY

_____ whose address is

_____, _____, _____, _____
Street City State Zip

BIDDER

The name of the Bidder submitting this bid is

BUILD LLC doing business at

950 1st Ave N. Suite 200, Naples, FL, 34102
Street City State Zip

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

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

Bill Gaston Principal

If Sole Proprietor or Partnership

IN WITNESS hereto the undersigned has set their (its) hand this _____ day of _____ 2026.

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 13th day of February 2026.

(SEAL)

BUILD LLC

Name of Corporation

By _____

Title Principal

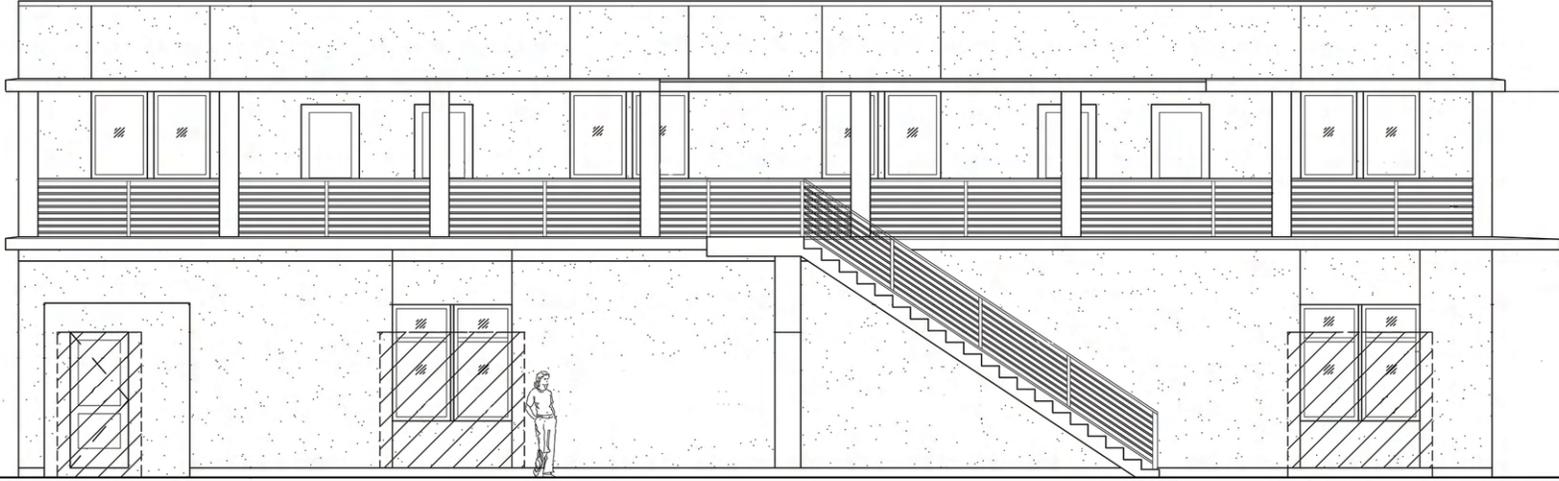
Attest _____

Sworn and subscribed before this 13th day of February, 2026

NOTARY PUBLIC, State of Florida, at Large

My Commission Expires: 12-4-27





907 CAROLINE STREET

BUILD-GH.COM | 239.594.9984

[BUILD]
NAPLES | ASHEVILLE



FINEMARK - 275 8TH STREET S NAPLES, FL

Designed by MHK Architecture, the 275 8th building is a boutique style mixed use project consisting of two spacious luxury condominiums on the top two floors and commercial on the first floor.

The Finemark Bank tenant improvement consisted of an office build-out within the commercial space located on the ground floor of the building. The project entailed a teller lobby, three private offices, a conference room, vault room, kitchenette, and accessory restrooms.

Value: \$4,200,000
Finemark Tenant Improvement - \$400,000
Completed: December 2022

CLIENT
275 8th Street S LLC

ARCHITECT
MHK Architecture & Planning
Phone: 239.331.7092

KEY MEMBERS
AJ Bremerman | Estimator/Project Manager
John Stuesser | Superintendent





ALTAIR

FORT MYERS, FL

An exclusive rental home community in Southwest Florida that offers a unique and low-key life of leisure featuring 160 units, 243,394 sf of new 2-story home construction.

Enjoy the privacy of a single-family home with the convenience of rental living with on-site maintenance and boutique style amenities. Offering one-, two-, and three-bedroom residences with the privacy of a fenced in backyard. Open concept living areas featuring LVT plank flooring and granite countertops.

Community features include a private 4,628sf clubhouse that offers a resort-style pool with tanning ledge and lap lanes, boutique fitness center, coworking space with private offices, community room, and outdoor dining area. Additional lifestyle advantages include a designated yoga and stretching area, event lawn and pavilion, and bark park with pet water fountains.

VALUE:

\$29,800,000

CLIENT

FL Forum P2 Investors LLC

ARCHITECT

Joiner Architecture

KEY MEMBERS

AJ Bremmeran | Vice President

Scott Bedri | Estimator/Project Manager

Tom Carroll | Superintendent





IMPERIAL CROSSING

BONITA SPRINGS, FL

Luxury waterfront rental community featuring 215 units with 1-, 2-, and 3-bedroom units. The apartments feature high-end finishes such as quartz countertops, luxury plank flooring, and stainless-steel appliances. Redefining apartment living by offering unparalleled services and top-of-the-line amenities.

These luxury amenities include a clubhouse with a state-of-the-art fitness facility, co-working space, and a gourmet kitchen. Outside of the club space includes a resort-style pool and spa, outdoor grilling and entertainment, bocce ball and pickle ball courts. The community also features three rooftop gathering spaces scattered around the property.

VALUE:
\$54,000,000

CLIENT
Imperial Crossing Development LLC
Phone: 614.923.4000

ARCHITECT
Humphreys & Partners Architects LLC
Phone: 407.339.9323

KEY MEMBERS
Jack Dillon | Estimator/Project Manager
Finlay White | Asst. Project Manager
Scott Bradley | Superintendent





AURORA ON IMPERIAL

BONITA SPRINGS, FL

Luxury waterfront condominium community featuring 45 units. The residences will feature high-end finishes such as quartz countertops, luxury plank flooring, and stainless-steel appliances. Unique to the area, Aurora on Imperial will have a 31-slip marina with access to the Gulf of Mexico. Residents will be able to dock their boats in their 'backyard'.

Amenities include a clubhouse with a state-of-the-art fitness facility, co-working space, and a gourmet kitchen. Outside of the club space includes a resort-style pool and spa, outdoor grilling and entertainment, bocce ball and pickle ball courts.

CLIENT

Aurora on the Imperial Development LLC
Phone: 614.923.4000

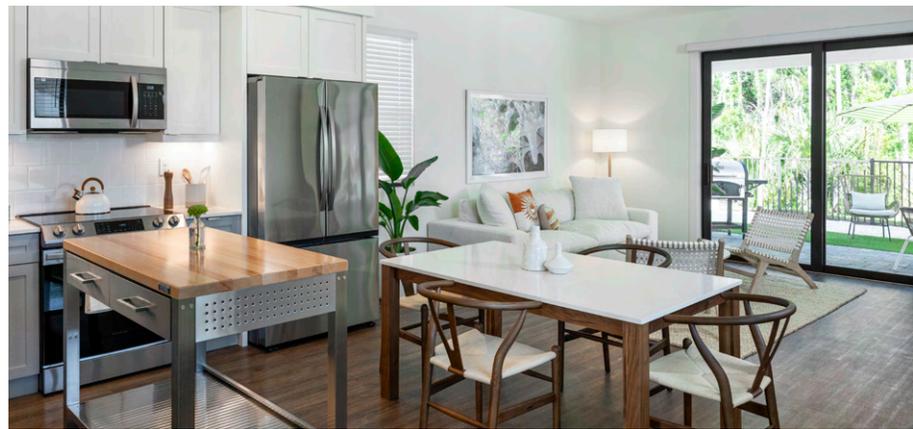
ARCHITECT

Humphreys & Partners Architects LLC
Phone: 407.339.9323

KEY MEMBERS

Jack Dillon | Estimator/Project Manager
Finlay White | Asst. Project Manager
Scott Bradley | Superintendent





ARGOS

FORT MYERS, FL

An exclusive rental home community in Southwest Florida that offers a unique and low-key life of leisure featuring 140 units, 215,258 sf of new 1- and 2-story cottage home construction on 31 acres with lake and preserve views.

Enjoy the privacy of a single-family home with the convenience of rental living with on-site maintenance and boutique style amenities. Offering one-, two-, and three-bedroom residences with the privacy of a fenced in backyard. Three bedroom offers upstairs master and an enclosed balcony. Open concept living areas featuring LVT plank flooring and granite countertops.

Community features include a private 4,112sf clubhouse that offers a resort-style pool with tanning ledge and lap lanes, boutique fitness center, coworking space with private offices, community room, and outdoor dining area. Additional lifestyle advantages include a designated yoga and stretching area, event lawn, bike trail, and bark park with pet water fountains.

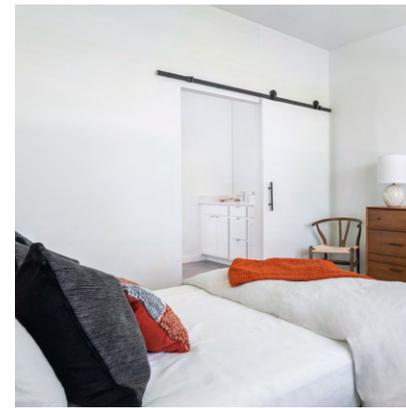
VALUE:
\$25,300,000

CLIENT
FL Schoolhouse Investors LLC

ARCHITECT
Joiner Architecture

KEY MEMBERS
AJ Bremerman | Vice President
Chris Farr | Estimator/Project Manager
Jim Poor | Superintendent





ODYSSEY BY SOLTURA

FORT MYERS, FL

An exclusive rental home community in Southwest Florida that offers a unique and low-key life of leisure featuring 129 units, 250,000sf of new single-story construction.

Enjoy the privacy of a single-family home with the convenience of rental living with on-site maintenance and boutique style amenities. Offering one-, two-, and three-bedroom residences with the privacy of a fenced in backyard.

Residence features include: private front and back covered porch, secluded fenced yard, Samsung stainless steel appliance package, quartz counter-tops and decorative tile back splash, SmartHome system, oversized windows throughout, block construction, full size showers with frame-less glass, and detached garage parking available.

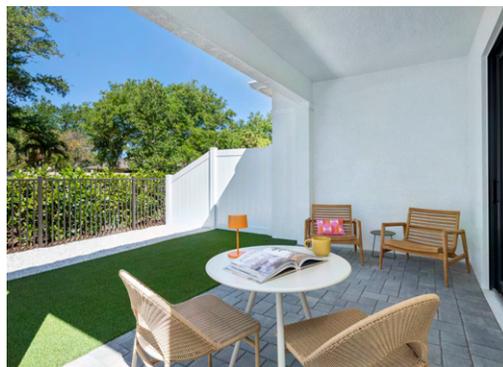
Value:
\$18,000,000

CLIENT
FL Forum Investors LLC

ARCHITECT
Joiner Architecture

KEY MEMBERS
Norman Gentry | Vice President
Christopher Farr | Estimator/Project Manager
Scott Bedri | Asst Project Manager
Tom Carroll | Superintendent





SWELL ESTERO, FL

An exclusive rental home community in Southwest Florida that offers a unique and low-key life of leisure featuring 200 units, 301,518 sf of new 2-story home construction.

Enjoy the privacy of a single-family home with the convenience of rental living with on-site maintenance and boutique style amenities. Offering one-, two-, and three-bedroom residences with the privacy of a fenced in backyard. Open concept living areas featuring LVT plank flooring and granite countertops.

VALUE
\$36,200,000

CLIENT
FL Terry St Investors, LLC

ARCHITECT
Joiner Architecture

KEY MEMBERS
AJ Bremerman | Vice President
Chris Farr | Estimator/Project Manager
Jim Poor/Chris Gendron | Superintendent





VILLAS AVENIDA NAPLES, FL

BUILD recently completed the construction of Villas Avenida, the new 22,000 square foot condominium building located in downtown Naples. The building features six luxury units with included amenities such as: private pools and courtyards for each residence, marble flooring, private garages, multiple terraces, and private elevator access.

Value: \$4,100,000
Completed: 2016

CLIENT
Real Estate Development Group (RDG)
Spyros Zorpapas

ARCHITECT
Johnathan L. Titus, AIA
Phone: 239.261.7422

KEY MEMBERS
Jay Howard | Principal in Charge
Jason Levine | Estimator/Project Manager
Pete Freeland | Superintendent





RETAIL PLAZA AND STARBUCKS

BUILD is constructing a retail plaza along Golden Gate Parkway and Airport Pulling Road North that includes a separate structure for Starbucks. With a site of 3 acres, the retail center is 10,000sf and Starbucks is 2,500sf.

VALUE
\$5,274,000

CLIENT
Halstatt
Peggy Lamb
239.263.2360

ARCHITECT
MHK Architecture
Patricia Valdez
239.331.7092

KEY MEMBERS
Norman Gentry | Vice President





EXTRA SPACE STORAGE

FORT MYERS, FL

BUILD completed construction on the new Extra Space Storage at the Forum in Fort Myers. The storage facility offers three single story buildings and one three story building totaling 109,300 sf. The Forum is a 458,394 sf retail property located in Lee County that is the retail hub of a master-planned mixed-use community.

Value: \$5,356,797
Completed: September 2019

CLIENT
CSH Forum Self Storage, LLC

ARCHITECT
Patrick M. Pillot Architect
Phone: 941.955.7375

KEY MEMBERS
Norman Gentry | Estimator/Project Manager
Tom Carroll | Superintendent





CITY MATTRESS

BUILD has completed two City Mattress showrooms in Southwest Florida. These 10,000 square foot open-air spaces include a showroom, supply storage, office, and restrooms. The stores maintain a consistent look with their exterior features, such as tinted impact resistant glass storefront, wall mounted wood-look porcelain tile, aluminum awnings, and metal roof. A main focal piece of the interior is the Prana feature wall which was created with interlocking glass reinforced gypsum panels.

In business for over 58 years, City Mattress continues to grow with currently over 26 stores in New York and Florida.

VALUE

\$2,800,000

CLIENT

City Mattress of Florida, Inc

ARCHITECT

Studio AD Architect

KEY MEMBERS

Norman Gentry | Vice President
Robert Thomas | Superintendent





REPUBLIC OF DECOR NAPLES, FL

New construction of a 1,500 square foot retail space. With a design objective of creating tension with the modern industrial architecture, wide planked wood floors, wallcoverings, and draperies were used to create an environment that felt like a modern residential loft. The planning of the space had to accommodate a wide range of product categories using small square footage all the while presenting the merchandise in a sophisticated way. Custom designed cabinets and over-scaled light fixtures create drama and enhance the store experience.

Value: \$190,000
Completed: 2015

CLIENT

David Fruscione
950 1st Ave North
Naples, FL 34102
Phone: 239.529.3813

KEY MEMBERS

Jay Howard | Principal in Charge
Danville Leadbetter | Estimator/Project Manager
Jacob Rodden | Superintendent





DIESEL BARBERSHOP

NAPLES, FL

BUILD completed an interior tenant build-out converting a 1,377 square foot space into a contemporary barbershop complete with styling stations, laundry/storage, and break room. The shop was updated with new paint, plumbing, HVAC, electrical, lighting and controls, flooring, trim, and acoustical ceiling.

The look and feel of Diesel Barbershop is part barbershop, part salon, part old school record store, part mechanics garage, part tattoo shop, and part vintage arcade. A man-cave for great haircuts and amazing overall experience.

Value: \$238,410

Completed: June 2019

CLIENT

F.C. Dadson SIB, LLC

ARCHITECT

Engineering and Design PLLC

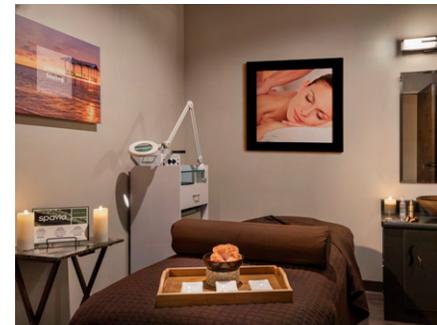
Phone: 606.364.2886

KEY MEMBERS

Scott McConnelee | Estimator/Project Manager

Jeremy Carlson | Superintendent





SPAVIA

NAPLES, FL

BUILD completed an interior tenant build-out converting a 2,878 square foot blank canvas into a massage therapy spa. With a focus on space optimization that includes efficient flow and design to create the best possible guest experience this space was transformed into a relaxing and beautiful setting.

With new paint, plumbing, HVAC, electrical, lighting and controls, LVT plank flooring and luxury finishes, the spa offers a relaxing atmosphere with a smart design.

Value: \$402,985
Completed: April 2019

CLIENT
Relax SWFL

ARCHITECT
Engineering and Design PLLC
Phone: 606.364.2886

KEY MEMBERS
Scott McConnelee | Estimator/Project Manager
Jacob Rodden | Superintendent





TEAM EXPERIENCE

William has over twenty years of experience in the construction industry. Over the years, William has managed over 100 million dollars of construction projects from inception through warranty for a wide variety of project types including clubhouse facilities, banks, office buildings, retail stores, fire stations, medical facilities, apartment buildings, assisted living facilities, condominiums, and industrial distribution facilities. William has held a state certified building license since 2002. William co-founded BUILD in 2006.

As a Principal in Charge, William will have overall responsibility and provide team leadership throughout the pre-construction and construction phases. He takes a leadership role in managing the client relationship and project resources. William will monitor the team's performance to ensure BUILD exceeds the client's expectations. In addition to offering guidance to the team, he will regularly review critical aspects of the project as he oversees all financial reviews, budget updates, schedule updates, action item agendas, RFIs status, and submittal log updates.

WILLIAM GASTON | PRINCIPAL

• Lakeside Landings Condominiums, Oxford, FL 800 units	\$63,000,000
• The Enclave, Naples, FL 380 Units	\$28,000,000
• Reserve Apartments, Naples, FL 300 Units	\$20,000,000
• Monterra Apartments, Bonita Springs, FL 240 Units	\$12,000,000
• Aston Gardens Assisted Living Facility, Venice, FL 120 Units	\$8,000,000
• Coca-Cola Bottling & Distribution Center, Orlando, FL 120,000 sq.ft.	\$8,500,000
• Palm Toyota Dealership, Punta Gorda, FL 44,000 sq.ft.	\$7,150,000
• Coca-Cola Distribution Center, Shreveport, LA 100,000 sq. ft.	\$4,000,000
• Countryside Country Club, Naples, FL Phase 1, 2, 3	\$3,700,000
• Pelican Bay, Naples, FL Fiber Installation	\$3,600,000
• Wildcat Run Phase 2	\$3,500,000
• Fountain Court Office Park, Naples, FL 31,500 sq.ft.	\$3,300,000
• Vineyards Country Club, Naples, FL Fiber Installation	\$3,000,000
• Coca-Cola Distribution Facility, Fort Myers, FL 36,000 sq.ft.	\$2,750,000
• Herons Glen Country Club Renovation & Site Work, Fort Myers, FL 5,000 sq.ft.	\$2,150,000
• Naples Redevelopment Design Park Phase II, Naples, FL	\$1,700,000
• Lexington Country Club Renovation, Fort Myers, FL 5,000 sq.ft. (repeat client)	\$1,600,000
• Wildcat Run Phase 1	\$1,500,000
• Riverside Bank, Naples, FL 5,000 sq.ft.	\$1,300,000
• YMCA - Youth Development Center, Marco Island, FL	\$1,100,000
• Countryside Country Club, Naples, FL Fiber Installation	\$1,015,000
• Lexington Country Club Kitchen Remodel, Fort Myers, FL	\$925,000
• Lighthouse Bay, Estero, FL Fiber Installation	\$900,000
• The Vine Room Speakeasy	\$850,000
• Coca Cola Site Work, Fort Myers, FL (repeat client)	\$650,000
• Wiggins Bay, Naples, FL Fiber Installation	\$650,000
• Bridgewater Bay, Naples, FL Fiber Installation	\$500,000
• Lexington Country Club Tiki Bar, Fort Myers, FL 2,000 sq. ft.	\$500,000
• Naples Lakes Country Club Pool Bar, Naples, FL 1,000 sq. ft.	\$400,000
• Lexington Country Club Bath House and Dining Renovation, Fort Myers, FL	\$300,000
• Smith Barney, Naples, FL 3,000 sq.ft.	\$285,000
• Dr. Bertram Orthopedic Doctor's Office, Naples, FL 2,500 sq.ft.	\$275,000
• Sanctuary, Naples, FL Fiber Installation	\$250,000



EDUCATION

University of Florida
B.S./Building Construction
Minor in Business Administration

QUALIFICATIONS

20 Years of Construction Experience
30 Hour OSHA Certified
Board Member of Naples Chamber of Commerce

REGISTRATIONS

Certified General Contractor
State of Florida CBC1250144



WILLIAM GASTON | PRINCIPAL (CONTINUED)

- Dr. Conte's Office, Naples, FL | 2,200 sq.ft. \$225,000
- Dr. Sadaty's Office, Naples, FL | 2,200 sq.ft. \$185,000
- Bangkok Thai Restaurant, Naples, FL | 2,200 sq.ft. \$175,000
- Kelly Greens Fitness Renovation, Fort Myers, FL | 1,800 sq.ft. (repeat client) \$175,000
- Kelly Greens Entry Renovation, Fort Myers, FL \$150,000
- Herons Glen Pump House, Fort Myers, FL | 2,500 sq.ft. \$120,000
- Amtrust Bank, Naples, FL | 1,800 sq.ft. \$110,000
- Naples Lakes Country Club Acoustic Addition, Naples, FL | 3,000 sq.ft. \$110,000
- Herons Glen Fitness Center, Fort Myers, FL | 2,000 sq.ft. \$100,000
- Jenny Craig, Naples, FL | 2,000 sq.ft. \$90,000
- Morgan Stanley, Punta Gorda, FL | 2,500 sq.ft. \$85,000
- Foot Solutions, Estero, FL | 1,800 sq.ft. \$37,500

As a Principal in Charge, Jay will have overall responsibility and provide team leadership throughout the pre-construction and construction phases. He takes a leadership role in managing the client relationship and project resources. Jay will monitor the team's performance to ensure BUILD exceeds the client's expectations. In addition to offering guidance to the team, he will regularly review critical aspects of the project as he oversees all financial reviews, budget updates, schedule updates, action item agendas, RFIs status, and submittal log updates.

With more than 20 years of experience in the construction industry, Jay combines his in-depth knowledge and sensitivity to the specialized needs of clients with his project management skills to manage the overall success and value of your project. Jay's experience is broad and includes a wide variety of project types including: luxury homes, class A office space, restaurants, banks, office buildings, churches, art galleries, retail stores, government buildings, fire stations, medical & dental offices, clubhouse facilities, high-rise hotels, solar power plants, and condominiums. Jay co-founded BUILD in 2006.

JAY HOWARD | PRINCIPAL

• Cresswind Twin Lakes Club Facility (repeat client)	\$12,000,000
• Cresswind Deland Club Facility (repeat client)	\$8,500,000
• Astor Creek Club Facility (repeat client)	\$12,000,000
• Cresswind Spring Haven Club Facility (repeat client)	\$8,500,000
• Cresswind Lake Harris Club Facility (repeat client)	\$9,000,000
• Cresswind Hammock Oaks Club Facility (repeat client)	\$9,500,000
• Arthrex Warehouse (1370 Creekside), Naples, FL (repeat client)	\$11,550,000
• Arthrex R&D Lab, Naples, FL (repeat client)	\$2,000,000
• Arthrex Video Studio, Naples, FL (repeat client)	\$500,000
• Arthrex Digital Media, Naples, FL (repeat client)	\$300,000
• Hahn, Loeser & Parks Law Office	\$1,550,000
• Hyatt Regency Coconut Point, Estero, FL	\$90,000,000
• Cypress Glen Condominiums, Naples, FL 250+ units (repeat client)	\$14,000,000
• Sarasota National Amenity Center, Venice, FL 30,000 sq.ft.	\$7,000,000
• YMCA Expansion, Naples FL 40,000 sq.ft.	\$6,500,000
• Orion Bank HQ Renovation, Naples, FL 65,000 sq.ft. (repeat client)	\$5,500,000
• Quail Creek Country Club Renovation, Naples, FL 40,000 sq.ft.	\$5,500,000
• TIB Bank at Naples Boulevard, Naples, FL 17,000 sq.ft. (repeat client)	\$4,700,000
• Villas Avenida Luxury Condos, Naples, FL 22,000 sq.ft.	\$4,150,000
• Collier Government Services Center, Naples, FL 14,000 sq.ft.	\$4,000,000
• First National Bank of the Gulf Coast HQ, Naples, FL 30,000 sq.ft.	\$3,500,000
• Audi-Volkswagon of Naples, Naples, FL 32,000 sq.ft.	\$2,600,000
• Bonita Springs Fire Station #1, Bonita Springs, FL 12,000 sq.ft.	\$2,500,000
• Collier Insurance Building, Naples, FL 13,000 sq.ft.	\$2,000,000
• Firepit Restaurant, Fort Myers, FL 6,700 sq.ft. (repeat client)	\$1,500,000
• Tidewater Preserve Clubhouse, Bradenton, FL 7,100 sq.ft.	\$1,375,000
• Arthrex, Dry-Lab Renovation, Naples, FL 7,000 sq.ft. (repeat client)	\$1,300,000
• Savoy Upper Floor Renovation, Naples, FL	\$1,100,000
• Pagelli's Restaurant, Tampa, FL 7,000 sq.ft. (repeat client)	\$1,000,000
• Arthrex, General Class 'A' Office, Naples, FL 23,000 sq.ft. (repeat client)	\$900,000
• Rose Residence Condominium Renovation, Marco Island, FL 5,000 sq.ft.	\$875,000
• Aurelio's Pizza at Gulf Coast Town Center, Fort Myers, FL 5,100 sq.ft.	\$700,000



EDUCATION

University of Florida,
B.S./Building Construction
Minor in Business Administration

QUALIFICATIONS

20 Years of Construction Experience
30 Hour OSHA Certified

REGISTRATIONS

Certified General Contractor
State of Florida CGC1518207

NASCLA Commercial Certified
General Contractor NASCC1340
Alabama
Arkansas
Georgia
Louisiana
Mississippi
Nevada
North Carolina
Oregon
South Carolina
Tennessee
Utah
US Virgin Islands
Virginia
West Virginia

Jay has been a board member of the Collier Building Industry Association (CBIA) since 2015.



JAY HOWARD | PRINCIPAL (CONTINUED)

• Glen Eagle Dining Room, Bar & Restroom Renovation, Naples, FL 7,500 sq.ft. (repeat client)	\$700,000
• Dr. Boe & Dr. Page Dental Addition/Renovation, Naples, FL 5,000 sq.ft.	\$685,000
• Morgan Keegan Office, Naples, FL 6,500 sq.ft. (repeat client)	\$680,000
• Progress Ave Industrial building renovation, Naples, FL 13,200 sq.ft.	\$650,000
• Desoto Solar Power Plant 25 MW Facility, DeSoto, FL	\$630,000
• Arthrex, Polaris 4th Floor & 2nd Floor, Naples, FL 13,000 sq.ft. (repeat client)	\$550,000
• Anchor Health Office, Naples, FL 3,600 sq.ft.	\$500,000
• Arthrex, Commercial Kitchen Addition/Renovation, Naples, FL 2,600 sq.ft. (repeat client)	\$425,000
• Little Luxe TI & Shell Improvements, Naples, FL 2,500 sq.ft. (repeat client)	\$400,000
• Bonita Commons, Misc. Tenant Improvements 13,000 sq.ft. (repeat client)	\$375,000
• Venture X, Naples, FL 8,000 sq.ft. Build-Out Class A office space	\$375,000
• Café Luna Expansion & Renovation, Naples, FL 2,500 sq.ft.	\$350,000
• Morgan Keegan Office Expansion, Naples, FL 2,775 sq.ft. (repeat client)	\$340,000
• Quest Center Renovation, Naples, FL 5,000 sq.ft.	\$225,000
• Harris Dermatology Renovation, Naples, FL 3,000 sq.ft.	\$230,000
• Hurricane Grill & Wings, Fort Myers, FL 1,700 sq.ft.	\$200,000
• Douglass Orthopedic, Medical Office, Naples, FL 2,400 sq.ft.	\$190,000
• Physicians Regional Medical Center - Satellite Office, Naples, FL 2,100 sq.ft. (repeat client)	\$160,000

OTHER COMPLETED PROJECTS

- Collier Commercial Building Interior Renovation
- Unity Church Roof & Soffit Replacement
- Florida's Blood Centers Donation Center
- Martin Smith Office
- Chris Jones Office
- Dr. Hasen's Plastic Surgery Office & Operating Room
- Dr. Lab's Plastic Surgery Office
- Dr. Goldstein's Internal Medicine Office
- Dr. Sunil's Internal Medicine Office
- Dr. Van Dongen's Concierge Medicine Office
- Dr. Anand's Internal Medicine Office
- Dr. Makram's Dental Office
- Dr. Logrippo's Dental Office
- Dr. Contino & Dr. Reed's Oral Surgery Office
- Facial Esthetique
- Nuclear Medicine of Naples
- Lanier, Deifik, Cliff & Ross law offices
- TIB Bank Headquarters
- TIB Bank Prospect Branch
- Harmon Meek Gallery
- Trudy Labell Gallery
- Bruce Dee CPA's office
- Bigham Jeweler's office
- Jeffrey Private Jeweler's office
- Al Hackney CPA's office
- Cingular Wireless, Alltel Wireless
- Florida Mattress

Norm has over twenty eight years of experience in the construction industry. Over the years, Norm has managed over 500 million dollars of construction projects from inception through warranty for a wide variety of project types including clubhouse facilities, condominiums, independent living, office buildings, retail stores, fire stations, medical facilities, apartment buildings, and industrial distribution facilities. Norm has held a state certified General Contractor license since 2010.

As a Vice President/Project Manager, Norm will provide team leadership throughout the pre-construction and construction phases. He takes a leadership role in managing the client relationship and project resources. Norm will monitor the team's performance to ensure BUILD exceeds the client's expectations. In addition to offering guidance to the team, he will regularly review critical aspects of the project as he oversees all financial reviews, budget updates, schedule updates, action item agendas, RFIs status, and submittal log updates.

NORM GENTRY | VICE PRESIDENT

• Naples Players Theater Renovation	\$15,000,000
• Baker Senior Center Naples	\$5,500,000
• Shelly Stayer Shelter, Immokalee	\$5,500,000
• Residences at Coconut Point, Estero, FL 289 Multi-family Units	\$72,000,000
• Rapallo at Coconut Point, Estero, FL 450 Units in 65 Buildings	\$61,000,000
• Lighthouse Bay, Estero, FL 348 Units in 71 Buildings	\$32,000,000
• Diamond Oaks Village, Bonita Springs, FL 160 Units	\$26,400,000
• Botanical Place Condominiums, Naples, FL 218 Units in 9 Buildings	\$24,000,000
• Vi at Bentley Village, Naples, FL 72 Units	\$24,000,000
• Vi at Bentley Village East Clubhouse, Naples, FL	\$18,000,000
• Lexington Middle School, Fort Myers, FL	\$16,900,000
• Arthrex Headquarters, Naples, FL	\$15,800,000
• Talis Park Club Phase 2	\$15,000,000
• Varsity Lakes Middle School, Lehigh Acres, FL	\$14,000,000
• Collection at Vanderbilt, Naples, FL	\$14,000,000
• Discovery Village , Fort Myers, FL	\$14,000,000
• Arthrex Finishing Facility, Ave Maria, FL	\$13,250,000
• Pine Ridge Government Center, Fort Myers, FL	\$12,000,000
• Terracina Grand - Memory Care, Naples, FL	\$11,600,000
• Inn on 5th Club Level, Naples, FL	\$10,000,000
• Hyatt Place Hotel, Sarasota, FL	\$9,200,000
• Vi - Bentley Village West Clubhouse, Naples, FL	\$7,800,000
• First Baptist Church of Marco, Marco Island, FL	\$7,000,000
• Big Cypress Basin Field Station, Naples, FL	\$7,000,000
• Robb & Stucky, Naples, FL	\$6,700,000
• Pollywog Creek Commons, Labelle, FL 64 Units	\$6,600,000
• Quail Creek Country Club, Naples, FL	\$6,500,000
• Staybridge Suites, Naples, FL	\$6,200,000
• Germain BMW, Naples, FL	\$6,100,000
• Our Lady of Light, Estero, FL	\$6,000,000



EDUCATION

University of Florida
B.S./Building Construction

QUALIFICATIONS

28 Years of Construction Experience
LEED A.P.

REGISTRATIONS

Certified General Contractor
State of Florida

MEMBER

Collier County Development
Services Advisory Council

BUILD

NORM GENTRY | VICE PRESIDENT (CONTINUED)

• Gold Coast Salads, Naples, FL	\$6,000,000
• Extra Space Storage - 65th Street, Hialeah, FL	\$5,500,000
• Forum Self Storage, Fort Myers, FL	\$5,350,000
• Brighton Clubhouse, Brighton, FL	\$5,300,000
• Extra Space Storage - 84th Street, Hialeah, FL	\$5,200,000
• TIB Financial Center, Naples, FL	\$5,100,000
• Great Space Storage, Bonita Springs, FL	\$5,100,000
• Lock Up Storage - Piper Blvd, Naples, FL	\$5,100,000
• First Presbyterian Church of Naples, Naples, FL	\$5,000,000
• Golden Gate Library Expansion, Naples, FL	\$4,900,000
• Collier Country Jail HVAC Replacement, Naples, FL	\$4,800,000
• Treviso Bay Champions Club, Naples, FL	\$4,700,000
• Hawthorn Suites, Naples, FL	\$4,700,000
• Kanes Furniture, Naples, FL	\$4,700,000
• Bigham Jewelers, Naples, FL	\$4,700,000
• Covenant Presbyterian Church of Naples, Naples, FL	\$4,500,000
• Gridley Medical Office, Naples, FL	\$4,500,000
• Lock Up Sarasota, Sarasota, FL	\$4,500,000
• Harbour Isle Clubhouse, Bradenton, FL	\$4,400,000
• Trianon Hotel - Old Naples, Naples, FL	\$4,400,000
• North Naples Fire Station 48, Naples, FL	\$4,200,000
• Germain Lincoln, Naples, FL	\$3,800,000
• Lock Up Storage, St. Petersburg, FL	\$3,800,000
• Extra Space Storage, Kendall, FL	\$3,700,000
• Treasury Building, Naples, FL	\$3,600,000
• Pelican Marsh Country Club Kitchen Remodel, Naples, FL	\$800,000
• Rapallo Clubhouse, Estero, FL	\$3,500,000
• Lock Up Storage - Pine Ridge, Naples, FL	\$3,500,000
• Pelican Marsh Country Club, Naples, FL	\$3,500,000
• Estero Fire Administration Building, Estero, FL	\$3,400,000
• Falcon Lane Airport Hangar, Naples, FL	\$3,230,000
• Falcon Hangar, Naples, FL	\$3,230,000
• Peace Lutheran Church, Naples, FL	\$3,200,000
• Golden Gate Fire Station 73, Naples, FL	\$3,200,000
• Boulevard Shoppes, Naples, FL	\$3,200,000
• Carmax, Naples, FL	\$3,100,000
• Naples Mazda, Naples, FL	\$3,100,000
• Germain Lexus - Remodel, Naples, FL	\$3,100,000
• Riverside Bank, Cape Coral, FL	\$3,100,000
• West Tampa Surgery Center, Tampa, FL	\$3,100,000

NORM GENTRY | VICE PRESIDENT (CONTINUED)

• Centerpoint Community Church, Naples, FL	\$2,800,000
• Alico Retail Center, Fort Myers, FL	\$2,770,000
• Olde Hickory Country Club, Fort Myers, FL	\$2,700,000
• Specialist in Urology, Naples, FL	\$2,700,000
• Avenue 5, Naples, FL	\$2,700,000
• Lock Up Storage - Golden Gate, Naples, FL	\$2,600,000
• Seventh Day Adventist, Naples, FL	\$2,500,000
• Azure Clubhouse, Naples, FL	\$2,490,954
• Weibel & Spear Offices, Bonita Springs, FL	\$2,400,000
• GS Marketplace, Naples, FL	\$2,300,000
• Villas Amantea Condominiums - 2 Units, Naples, FL	\$2,300,000
• Hole Montes & Associates, Naples, FL	\$2,300,000
• Isle of Lakewood Ranch Clubhouse	\$2,280,000
• Community Bank, Naples, FL	\$2,200,000
• GFS Marketplace, Sarsota, FL	\$2,100,000
• Faith Presbyterian Church, Cape Coral, FL	\$2,000,000
• Villas Calabria Condominiums - 2 Units, Naples, FL	\$2,000,000
• RWA Building, Naples, FL	\$2,000,000
• Ethan Allen - Coconut Point, Estero, FL	\$2,000,000
• San Carlos Fire Station 53, San Carlos Park, FL	\$1,989,000
• Collier County Tax Collector Renovation, Naples, FL	\$1,744,247
• Naples Dodge - Repair Shop Expansion, Naples, FL	\$1,700,000
• AMSI - Get Ready - Body Shop & Detailing, Naples, FL	\$1,500,000
• Wyndemere Country Club Fitness Center, Naples, FL	\$1,300,000
• Chase Bank, Naples, FL	\$1,300,000
• Fisher Eye Center, Naples, FL	\$1,300,000
• Halstatt TI, Naples, FL	\$1,200,000
• East Naples Fire Code Officials Office, Naples, FL	\$1,200,000
• Chase Bank - Santa Barbara Blvd, Naples, FL	\$1,200,000
• Vi - Bentley Village - Sales Center, Naples, FL	\$1,200,000
• Wyndemere Country Club, Naples, FL	\$1,100,000
• Collier Insurance, Naples, FL	\$1,075,000
• Boughton Architects, Inc., Naples, FL	\$1,000,000
• FPL Tower, Babcock Ranch, FL	\$970,000
• Germain Mini Cooper, Naples, FL	\$800,000
• Davita Medical Center, Ave Maria, FL	\$700,000
• Bay Colony Beach Cabana Bar	\$690,000
• First Congregational Church, Naples, FL	\$650,000
• City Mattress, Fort Myers, FL	\$340,000
• Collier County Tax Collector Marco	\$330,000
• Collier County Tax Collector East Naples	\$286,000

As an Estimator/Project Manager, Gary monitors the project from start to completion where he will oversee the budget, project operations, financial reviews, schedule and provide guidance and leadership for the client.

Having worked with both luxury residential and commercial projects allows Gary to be very versatile with his vast experience while providing excellent customer service. With previous experience as an on-site supervisor he has hands on involvement overseeing the intricacies of making a project successfully transition from the ground up. His meet adversity head on approach ensures productivity, accountability among subcontractors, and ultimately customer satisfaction.

GARY SMITH | PROJECT MANAGER/ESTIMATOR

• Mediterra Clubhouse Addition and Renovation	\$12,000,000
• Babcock Ranch Fitness Center	\$8,800,000
• South Seas Tower Renovations	\$5,650,000
• Lock Up Self Storage	\$5,500,000
• Contessa at Bay Colony, Renovation	\$4,600,000
• Custom Residence, Marco Island	\$4,300,000
• Mercer Residence	\$4,000,000
• Hall Residence	\$3,500,000
• Golf Dream Home in Talis Park	\$3,000,000
• ALDI Page Field	\$2,800,000
• ALDI Summerlin Road	\$2,700,000
• Beacon House Towers 1 + 2	\$2,600,000
• ALDI, Lehigh Acres	\$2,500,000
• Johnson Residence	\$2,500,000
• Beachmoor Condominium	\$2,000,000
• Grace Place	\$2,000,000
• Arboretum Amenity Center	\$1,700,000
• Contessa Cabanas	\$1,200,000
• Bonavie Cove Amenity Center, Fort Myers	\$1,300,000
• Baltimore Hebrew Congregation	\$1,100,000
• Apgar Residence (Historical Renovation)	\$1,000,000
• Mediterra Sports Club	\$1,000,000
• Beach Box Cafe	\$750,000
• Premier Sotheby's Realty Office	\$600,000
• Marco YMCA Pickleball Courts	\$540,000
• Cider Press Cafe	\$500,000
• Smith Residence	\$500,000
• Condo Renovation, Le Parc	\$300,000
• Condo Renovation, Le Parc	\$260,000



QUALIFICATIONS

20+ Years of Construction Experience

PAST EXPERIENCE

DeAngelis Diamond
Estimating/Project Manager
Naples, FL

BCBE Construction
Estimating/Project Manager
Naples, FL

BCB Homes
Estimating/Project Manager
Naples, FL

Highview Construction
Estimating/Project Manager
Baltimore, MD



FLORIDA BID BOND

BOND NO. N/A
AMOUNT: \$ Five Percent of Bid Proposal Submitted

KNOW ALL MEN BY THESE PRESENTS, that Build, LLC

Hereinafter called the Principal, and Swiss Re Corporate Solutions America Insurance Corporation

a corporation duly organized under the laws of the State of Missouri

having its principal place of business at 1200 Main St., Ste. 800, Kansas City, MO 64105

in the State of Missouri,

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

City of Key West

hereinafter called the Obligee, in the sum of Five Percent of Bid Proposal Submitted
Dollars (\$ -----5%-----) 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 for
ITB # 26-001 / 907 Caroline Street New Commercial Building Construction said bid, by
reference thereto, being hereby made a part hereof.

WHEREAS, the Principal contemplates submitting or has submitted a bid to the City 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 bid and the Contract Documents, entitled:

ITB 26-001 / 907 Caroline Street New Commercial Building 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 five (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 ten (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 ten (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 one hundred (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 17 day of February, 2026.

Principal Build, LLC

By 

STATE OF Florida)
: SS
COUNTY OF Collier)

Swiss Re Corporate Solutions America Insurance Corporation

Surety
By 

William L. Parker, Attorney in Fact & FL Res Agent

SWISS RE CORPORATE SOLUTIONS

SWISS RE CORPORATE SOLUTIONS AMERICA INSURANCE CORPORATION F/K/A NORTH AMERICAN SPECIALTY INSURANCE COMPANY ("SRCSAIC")
SWISS RE CORPORATE SOLUTIONS PREMIER INSURANCE CORPORATION F/K/A WASHINGTON INTERNATIONAL INSURANCE COMPANY ("SRCSPIC")
WESTPORT INSURANCE CORPORATION ("WIC")

GENERAL POWER OF ATTORNEY

KNOW ALL MEN BY THESE PRESENTS, THAT SRCSAIC, a corporation duly organized and existing under laws of the State of Missouri, and having its principal office in the City of Kansas City, Missouri, and SRCSPIC, a corporation organized and existing under the laws of the State of Missouri and having its principal office in the City of Kansas City, Missouri, and WIC, organized under the laws of the State of Missouri, and having its principal office in the City of Kansas City, Missouri, each does hereby make, constitute and appoint:

WILLIAM L. PARKER, DAVOR I. MIMICA, ILEANA M. BAUZA, WILLIAM F. KLEIS,

and EDUARDO A. MENENDEZ

JOINTLY or SEVERALLY

Its true and lawful Attorney(s)-in-Fact, to make, execute, seal and deliver, for and on its behalf and as its act and deed, bonds or other writings obligatory in the nature of a bond on behalf of each of said Companies, as surety, on contracts of suretyship as are or may be required or permitted by law, regulation, contract or otherwise, provided that no bond or undertaking or contract or suretyship executed under this authority shall exceed the amount of:

TWO HUNDRED MILLION (\$200,000,000.00) DOLLARS

This Power of Attorney is granted and is signed by facsimile under and by the authority of the following Resolutions adopted by the Boards of Directors of both SRCSAIC and SRCSPIC at meetings duly called and held on the 18th of November 2021 and WIC by written consent of its Executive Committee dated July 18, 2011.

"RESOLVED, that any two of the President, any Managing Director, any Senior Vice President, any Vice President, the Secretary or any Assistant Secretary be, and each or any of them hereby is, authorized to execute a Power of Attorney qualifying the attorney named in the given Power of Attorney to execute on behalf of the Corporation bonds, undertakings and all contracts of surety, and that each or any of them hereby is authorized to attest to the execution of any such Power of Attorney and to attach therein the seal of the Corporation; and it is

FURTHER RESOLVED, that the signature of such officers and the seal of the Corporation may be affixed to any such Power of Attorney or to any certificate relating thereto by facsimile, and any such Power of Attorney or certificate bearing such facsimile signatures or facsimile seal shall be binding upon the Corporation when so affixed and in the future with regard to any bond, undertaking or contract of surety to which it is attached."



By Erik Janssens, Senior Vice President of SRCSAIC & Senior Vice President of SRCSPIC & Senior Vice President of WIC

[Signature of Erik Janssens]

By Gerald Jagrowski, Vice President of SRCSAIC & Vice President of SRCSPIC & Vice President of WIC



IN WITNESS WHEREOF, SRCSAIC, SRCSPIC, and WIC have caused their official seals to be hereunto affixed, and these presents to be signed by their authorized officers

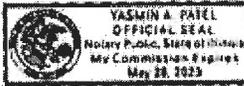
this 29TH day of APRIL, 20 22

State of Illinois
County of Cook



Swiss Re Corporate Solutions America Insurance Corporation
Swiss Re Corporate Solutions Premier Insurance Corporation
Westport Insurance Corporation

On this 29TH day of APRIL, 20 22, before me, a Notary Public personally appeared Erik Janssens, Senior Vice President of SRCSAIC and Senior Vice President of SRCSPIC and Senior Vice President of WIC and Gerald Jagrowski, Vice President of SRCSAIC and Vice President of SRCSPIC and Vice President of WIC, personally known to me, who being by me duly sworn, acknowledged that they signed the above Power of Attorney as officers of and acknowledged said instrument to be the voluntary act and deed of their respective companies.



[Signature of Yasmin A. Patel]

Yasmin A. Patel, Notary

I, Jeffrey Goldberg, the duly elected Senior Vice President and Assistant Secretary of SRCSAIC and SRCSPIC and WIC, do hereby certify that the above and foregoing is a true and correct copy of a Power of Attorney given by said SRCSAIC and SRCSPIC and WIC, which is still in full force and effect.

IN WITNESS WHEREOF, I have set my hand and affixed the seals of the Companies this 17 day of February, 20 26.

Jeffrey Goldberg, Senior Vice President & Assistant Secretary of SRCSAIC and SRCSPIC and WIC

ANTI – KICKBACK AFFIDAVIT

STATE OF Florida)
 : SS
COUNTY OF Collier)

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: 

William Gaston - Principal BUILD

Sworn and subscribed before me this 13th day of February, 2026.

NOTARY PUBLIC, State of Florida at Large



My Commission Expires: 12-27



NON-COLLUSION AFFIDAVIT

STATE OF Florida)

: SS

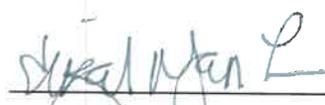
COUNTY OF Collier)

I, the undersigned hereby 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 City, and that the bid is made without any connection or collusion with any person submitting another bid on this contract.

By: 

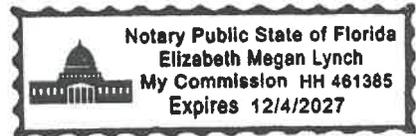
Sworn and subscribed before me this

13th day of February, 2026. William Gaston, Principal BUILD



NOTARY PUBLIC, State of Florida at Large

My Commission Expires: 12-4-27



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 No. 26-001 - 907 Caroline Street New Commercial Building Construction

2. This sworn statement is submitted by BUILD LLC
(Name of entity submitting sworn statement)
whose business address is 950 1st Ave North Suite 200, Naples, Florida 34102

and (if applicable) its Federal Employer Identification Number (FEIN) is _____
20-5322700

(If the entity has no FEIN, include the Social Security Number of the individual
signing this sworn statement N/A

3. My name is William Gaston
(Please print name of individual signing)
and my relationship to the entity named above is BUILD LLC

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 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]
(Signature)

February 13th, 2026

(Date)

STATE OF Florida

COUNTY OF Collier

PERSONALLY, APPEARED BEFORE ME, the undersigned authority,

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

Signature in the space provided above on this 13th day of February, 2026.

My commission expires: 12.4.27

[Signature]
NOTARY PUBLIC



INDEMNIFICATION

To the fullest extent permitted by law, the Bidder 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 Bidder, 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 Bidder'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 Bidder 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 Bidder or of any third party to whom Bidder may subcontract a part or all of the Work. This indemnification shall continue beyond the date of completion of the work.

INDEMNIFICATION ACKNOWLEDGMENT

The undersigned Bidder acknowledges that indemnification of the City of Key West is governed exclusively by Article 35 – INDEMNITY of the Conditions of the Contract, which is incorporated into and made a part of the Contract Documents. By signing below, the Bidder agrees to be bound by that Article if awarded the Contract.

BIDDER : BUILD LLC

SEAL:

950 1st Ave. North Suite 200,
Naples, FL 34102
Address


Signature

William Gaston
Print Name

Principal
Title

DATE: February 13th, 2026

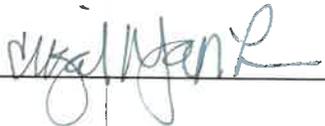
EQUAL BENEFITS FOR DOMESTIC PARTNERS AFFIDAVIT

STATE OF Florida)
 : SS
COUNTY OF Collier)

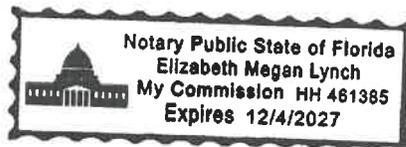
I, the undersigned hereby duly sworn, depose and say that the firm of BUILD LLC provides benefits to domestic partners of its employees on the same basis as it provides benefits to employees' spouses per City of Key West Ordinance Sec. 2-799.

By: 

Sworn and subscribed before me this
13th Day of February, 2026.


NOTARY PUBLIC, State of Florida at Large

My Commission Expires: 12-4-2027



VENDOR CERTIFICATION REGARDING
SCRUTINIZED COMPANIES LISTS

Respondent Vendor Name: BUILD LLC

Vendor FEIN: 20-5322700

Vendor's Authorized Representative Name and Title: William Gaston

Address: 950 1st Ave. North Suite 200

City: Naples State: Florida

Zip: 34102

Phone Number: (239)594-9984

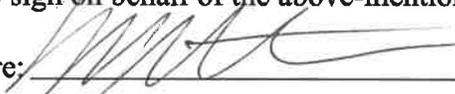
Email Address: billg@build-gh.com

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: William Gaston Principal
Print Name Print Title

who is authorized to sign on behalf of the above-mentioned company.

Authorized Signature: 

**AFFIDAVIT ATTESTING TO NONCOERCIVE CONDUCT
FOR LABOR OR SERVICES**

Entity/Vendor Name: BUILD LLC
Vendor FEIN: 20-5322700
Vendor's Authorized Representative: William Gaston Principal
(Name and Title)
Address: 950 1st Ave North Suite 200
City: Naples State: FL Zip: 34102
Phone Number: (239)594-9984
Email Address: billg@build-gh.com

As a nongovernmental entity executing, renewing, or extending a contract with a government entity, Vendor is required to provide an affidavit under penalty of perjury attesting that Vendor does not use coercion for labor or services in accordance with Section 787.06, Florida Statutes.

As defined in Section 787.06(2)(a), coercion means:

1. Using or threatening to use physical force against any person;
2. Restraining, isolating, or confining or threatening to restrain, isolate, or confine any person without lawful authority and against her or his will;
3. Using lending or other credit methods to establish a debt by any person when labor or services are pledged as a security for the debt, if the value of the labor or services as reasonably assessed is not applied toward the liquidation of the debt, the length and nature of the labor or service are not respectively limited and defined;
4. Destroying, concealing, removing, confiscating, withholding, or possessing any actual or purported passport, visa, or other immigration document, or any other actual or purported government identification document, of any person;
5. Causing or threatening to cause financial harm to any person;
6. Enticing or luring any person by fraud or deceit; or
7. Providing a controlled substance as outlined in Schedule I or Schedule II of Section 893.03 to any person for the purpose of exploitation of that person.

As a person authorized to sign on behalf of Vendor, I certify under penalties of perjury that Vendor does not use coercion for labor or services in accordance with Section 787.06. Additionally, Vendor has reviewed Section 787.06, Florida Statutes, and agrees to abide by same.

Certified By: William Gaston, who is authorized to sign on behalf of the above referenced company.

Authorized Signature: 

Print Name: William Gaston

Title: Principal

THE CITY OF KEY WEST E-VERIFY AFFIDAVIT

Beginning January 1, 2021, Florida law requires all contractors doing business with The City of Key West to register with and use the E-Verify System in order to verify the work authorization status of all newly hired employees. The City of Key West requires all vendors who are awarded contracts with the City to verify employee eligibility using the E-Verify System. As before, vendors are also required to maintain all I-9 Forms of their employees for the duration of the contract term. To enroll in the E-Verify System, vendors should visit the E-Verify Website located at www.e-verify.gov.

In accordance with Florida Statute § 448.095, **it is the responsibility of the Awarded Vendor to ensure compliance with all applicable E-Verify requirements.**

By executing this affidavit, the undersigned contractor verifies it compliance with Florida Statute § 448.095, stating affirmatively that the individual, firm, or corporation which is engaged in the performance of services on behalf of the City of Key West, has registered with, is authorized to use, and uses the U.S. Department of Homeland Security's E-Verify system.

Furthermore, the undersigned contractor agrees that it will continue to use E-Verify throughout the contract period, and should it employ or contract with any subcontractor(s) in connection with the performance of services pursuant to this Agreement with The City of Key West, contractor will secure from such subcontractor(s) similar verification of compliance with Florida Statute § 448.095, by requiring the subcontractor(s) to provide an affidavit attesting that the subcontractor does not employ, or subcontract with, an unauthorized alien. Contractor further agrees to maintain records of such compliance during the duration of the Agreement and provide a copy of each such verification to The City of Key West within five (5) business days of receipt.

Failure to comply with this provision is a material breach of the Agreement and shall result in immediate termination of the Agreement without penalty to the City of Key West. Contractor shall be liable for all costs incurred by the City of Key West to secure replacement Agreement, including but not limited to, any increased costs for the same services, and costs due to delay, and rebidding costs, if applicable.

February 13th, 2026
Date

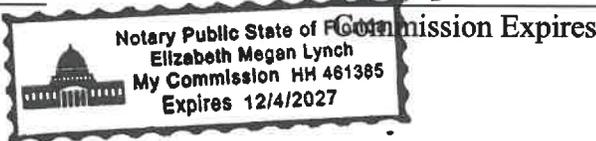

(Signature of Authorized Representative)

State of Florida,
County of Collier,

Personally Appeared Before Me, the undersigned authority, William Gaston who, being personally know or having produced his/her signature in the space provided above on this 13th day of February, 2026.


Signature, Notary Public

12-4-2027



Stamp/Seal:

BIDDER'S CHECKLIST

(Note: The purpose of this checklist is to serve as a reminder of major items to be addressed in submitting a bid and is not intended to be all inclusive. It does not alleviate the Bidder from the responsibility of becoming familiar with all aspects of the Contract Documents and proper completion and submission of his bid.)

1. All Contract Documents are thoroughly read and understood. [X]
2. All blank spaces in bid filled in, using black ink or typewritten. [X]
3. Total and unit prices added correctly and attached Schedule of Values [X]
4. Addenda acknowledged. [X]
5. Subcontractors are named as indicated in the bid. [X]
6. Experience record included. [X]
7. Bid signed by authorized officer and notarized. [X]
8. Bid Bond completed and executed, including power-of-attorney dated the same date as Bid Bond. [X]
9. Bidder familiar with federal, state, and local laws, ordinances, rules and regulations affecting performance of the work. [X]
10. Bidder, if successful, able to obtain and/or demonstrate possession of required licenses and certificates within ten (10) calendar days after receiving a Notice of Award. [X]
11. Bid submitted intact with 1 original, and 2 flash drives as stated in the Invitation to Bid. [X]
12. Bid Documents submitted in sealed envelope and addressed and labelled in conformance with the instructions in the Invitation to Bid. [X]
13. Bid Certifications and Affidavits signed and notarized, where applicable. [X]



ADDENDUM NO. 1
907 Caroline Street New Commercial Building Construction
ITB 26-001

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

1. **Clarification:**
2. **Changes to Submission Requirements:** [No Changes]
3. **Updates to Project Timeline:**
 - 1) The City of Key West has updated the following project timeline to extend the Bid Opening Date to: February 17, 2026 @ 2:00 PM.
4. **Responses to Questions:**

Question: Please provide the Geotech Report. We need to confirm depth of the Auger Piles.

Response: See sheet A0 revision Item #2 (note regarding geotechnical report). For bidding purposes assume all indicated auger piers shown on the plans are 10'-0" in length (total from top of grade). This assumes 4'-0" of topsoil and 6'-0" embedment into cap rock (see also note 230.4 on sheet S0.1). In addition to this, please provide a cost per linear foot of pile for deduct / add purposes once the geotechnical report is complete.

Question: Multiple of our Subs have informed us that as of 10/31, PGT the owner of CGI was purchased by Miter Brands and Miter discontinued the CGI Sentinel Line of Windows and Doors. Can we provide an alternate window as long as it meets the design pressures? Also, the Store Front Windows on the first floor are shown as CGi Sentinel series, Please confirm that

these will stay residential windows & doors, or should they be commercial store front windows and doors?

Response: In lieu of CGI Sentinel products please provide pricing for PGT WinGuard aluminum doors and windows (Ogee grid, laminated glass, Low-E Solarban 70XL). Alternate aluminum systems will be considered with the General Contractor that is awarded the project. All windows will need to comply with the design pressures indicated on sheet S1.3.

Question: Please provide the dimensions and quantities of the collector heads and downspouts.

Response: Assume all collector heads are 1'-6" wide X 1'-6" tall X 1'-0" deep. Assume all downspouts are 6" diameter. There are to be (4) collector boxes and downspouts (reference 1/A0)

Question: Is Romex (NM Cable) permitted to use in the residential dwelling units?

Response: For bidding assume MC cable.

Question: Is MC Cable permitted to use in the commercial dwelling units?

Response: Homeruns are to be in conduit; MC cable can be used for branch circuit distribution.

Question: Please provide Fire Alarm specifications.

Response: See revised sheet E4.

Question: All light fixtures state an allowance for the bid besides the Rooftop exterior wall

mounted light fixtures and the shower area vapor tight light fixtures.
Please provide an allowance amount to include in the bid.

Response: **Assume an allowance of \$250 for all roof top wall mounted lights and \$150 for all shower area lights. Allowance is for fixture only.**

Question: The mechanical drawings do not indicate any supply or return ductwork serving the first-floor space. Please clarify the intended scope for the mechanical installation in this area. Specifically, should the mechanical equipment be provided with a basic supply plenum, or is the unit intended to be installed without ductwork and left capped/ready for future use? Please advise on the required configuration to ensure compliance with the design intent and project specifications.

Response: **See attached revised sheets M1 and M5 for ductwork layout.**

Question: Please confirm the required level of polished concrete finish for this project. Specifically, indicate the desired polish level on a scale of Level 1 through Level 4, as applicable.

Response: **Assume a Level 3 finish for bidding purposes (per ACI 310.1-20)**

Question: Is there a scheduled site visit or pre-bid meeting for this project? We did not see any mentioned in the ITB documents. If not, please advise when we may visit the site.

Response: **There is not a scheduled pre-bid meeting for this project. It is recommended that all bidders go to the project site and review on their own. The Site is open to review Monday through Friday.**

Question: Is there a designated staging area or space available for contractors to work, including placement of dumpsters and materials?

Response: There will be limited staging and material storage areas. An area for a dumpster will be worked out with the approved contractor. There are other commercial businesses that will be in operation during the construction phase of this project. Closing roadways and parking will need to be coordinated with the other businesses that operate in the area. Plan on bringing materials as required to the site daily.

Question: Please confirm that there is no scope of work related to window treatments.

Response: No window treatments are to be included in the base bid.

Question: Are there any prevailing wage or wage requirements applicable to this project?

Response: Follow State Employment and wage requirements.

Question: Note 4 on A11 and A12 call out a Kynar Finish. This is about a 14% add from the regular white powder coat finish. I'm bidding it with the "Kynar" (2605) finish but it would be a great VE option to eliminate it. Totally unnecessary!

Response: City of Key West requested Kynar finish.

Question: I do not see a required SHGC or glass make-up required. I'm bidding it with standard clear glass for now but I would imagine that they want a LowE coating or tint.

Response: Bid door and window package with PGT WinGuard Low-E Solarban 70XL.

Question: The required design pressures are really high for the windows on A12. I believe that these are the Ultimate pressures and not the nominal

pressures. a. To convert ultimate pressures to nominal pressures you multiply the ultimate pressure by 0.60

- i. Please confirm that the required pressures for window types A and B are +60/-72
- ii. Please confirm that the required pressures for window type C is +48/-78

Response: Note #3 under the 'components and cladding wind pressure table' on sheet S1.3 indicates that all tabulated pressures can be converted to nominal pressures by multiplying by 0.60. Required design pressures are to meet the criteria shown on sheet S1.3 (not the listed pressures indicated on sheet A12, which were pulled from CGI NOA's).

Question: Please provide opening directions of the casement windows A17 through A19, and A28 through A30 a. A22 through A25 and A31 through A38 are assumed to open opposite of each other.

Response: See attached revised sheets indicating window opening directions.

Question: A20, A21, A26, And A27 are in bathrooms. Do you want privacy glass?

Response: Privacy glass not needed. Bid project with Winguard Low-E Solarban 70XL (see Items #2 & #15). Window sill is at 5'-0" above shower floor.

Question: The door schedule calls for the doors to be 3'x7' is that the frame dimension or door itself?

Response: The intent is for the door itself to be 3'-0" X 7'-0"

Question: Do you want privacy glass on the unit entry doors? Hardware?

Response For bidding assume privacy glass at the entry doors (second floor only). Privacy glass to be white interlayer or equivalent.

Question: I assumed doors 1, 5, and 10 are commercial doors, push-pull hardware, with heavy duty external closers.

Response: For bidding purposes assume an allowance of \$500 for closers at doors 1, 5, & 10. Panic hardware is not required at these doors based on FBC occupancy classification and occupancy load.

5. **Additional Resources:** [No Changes]



Signature

BUILD LLC
Name of Business



ADDENDUM NO. 2

907 Caroline Street New Commercial Building Construction

ITB 26-001

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

1. Clarification:

1) The City of Key West has updated the following project timeline to extend the bid opening date and the City Request for Information Response date to:

- 1. Bid Opening: February 25, 2026 @ 2:00 PM**
- 2. City's Response to RFI's: February 17, 2026 @ 3:00 PM**

2. Changes to Submission Requirements: [No Changes]

3. Updates to Project Timeline: [No Changes]

4. Responses to Questions:

5. Additional Resources: [No Changes]



Signature



Name of Business



ADDENDUM NO. 3
907 Caroline Street New Commercial Building Construction
ITB 26-001

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

1. **Clarification:** [No Changes]
2. **Changes to Submission Requirements:** [No Changes]
3. **Updates to Project Timeline:** [No Changes]
4. **Responses to Questions:**

The City extended its deadline to respond to questions timely submitted by the RFI deadline of January 16, 2026. It is hereby clarified that this extension applied solely to the City's response period and did not extend the deadline for submitting additional questions.

1. The City of Key West previously did not issue a response to the following question, which was submitted on or before the January 16, 2026, at 3:00 PM (Local Time):
 - Will the maximum amount of Builder's Risk coverage that is available through the National Flood Insurance Program (NFIP) be acceptable? The limit is \$500,000. Would a sublimit for flood be acceptable? The most our agent has seen available is \$2,000,000; however, given that the project is below the Base Flood Elevation, \$500,000 may be the maximum available.

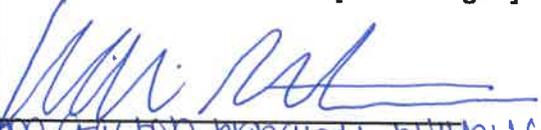
Response:

Builder's Risk Insurance shall be maintained by the Contractor and provided on an "All Risk" basis, including Flood and Wind. Coverage shall extend to all materials stored at the construction site that are intended to be incorporated into

the completed structure. Coverage shall be written on a Completed Value basis, with minimum limits equal to one hundred percent (100%) of the Full Replacement Value of the completed structure. The City of Key West shall be named as Loss Payee on the policy.

Questions submitted outside of the Request for Information (RFI) period established in the original Solicitation Documents cannot be addressed at this time, as they were not received within the allowable question period.

Additional Resources: [No Changes]


WILLIAM GUSTON, PRINCIPAL BUILD LLC
Signature

BUILD LLC
Name of Business