From: Gio Alessi <gioa@gulfbuilding.com>
Sent: Thursday, July 31, 2025 3:51 PM

To: Lucas Torres-Bull

Cc: Donna Phillips; Keri O'Brien; City Clerk

Subject: [EXTERNAL] RE: [External] Fire station at 1525 Kennedy Drive Key West, Florida

**CAUTION:** This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Thank you.

### Giovanna Alessi-Suarez

Vice President of Marketing gioa@gulfbuilding.com

P: (954) 492-9191 F: (954) 492-9192

Gulf Building, LLC 1121 E Broward Blvd. Fort Lauderdale, FL 33301



GULF BUILDING

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From: Lucas Torres-Bull < lucas.torresbull@cityofkeywest-fl.gov>

Sent: Thursday, July 31, 2025 2:17 PM
To: Gio Alessi <gioa@gulfbuilding.com>

Cc: Donna Phillips <donna.phillips@cityofkeywest-fl.gov>; Keri O'Brien <kobrien@cityofkeywest-fl.gov>; City Clerk

<cityclerk@cityofkeywest-fl.gov>

Subject: Re: [External] Fire station at 1525 Kennedy Drive Key West, Florida

Good afternoon,

The unsolicited proposal provided to the City has been upload to Demandstar.
Sincerely.
Lucas Torres-Bull
Procurement Manager
1300 White Street, Key West, FI 33040
Ext: 305-809-3807
Under Florida law, e-mail addresses are public records. If you do not want your e-mail address released
Under Florida law, e-mail addresses are public records. If you do not want your e-mail address released in response to a public records request, do not send electronic mail to this entity. Instead, contact this office by phone or in writing. F.S. 668.6076.
in response to a public records request, do not send electronic mail to this entity. Instead, contact this
in response to a public records request, do not send electronic mail to this entity. Instead, contact this office by phone or in writing. F.S. 668.6076.  From: Lucas Torres-Bull Sent: Tuesday, July 22, 2025 12:47 PM To: gioa@gulfbuilding.com <gioa@gulfbuilding.com> Cc: Donna Phillips <donna.phillips@cityofkeywest-fl.gov>; Keri O'Brien <kobrien@cityofkeywest-fl.gov>; Kendal Harden <kendal.harden@cityofkeywest-fl.gov></kendal.harden@cityofkeywest-fl.gov></kobrien@cityofkeywest-fl.gov></donna.phillips@cityofkeywest-fl.gov></gioa@gulfbuilding.com>
in response to a public records request, do not send electronic mail to this entity. Instead, contact this office by phone or in writing. F.S. 668.6076.  From: Lucas Torres-Bull Sent: Tuesday, July 22, 2025 12:47 PM To: gioa@gulfbuilding.com <gioa@gulfbuilding.com> Cc: Donna Phillips <donna.phillips@cityofkeywest-fl.gov>; Keri O'Brien <kobrien@cityofkeywest-fl.gov>; Kendal Harden <kendal.harden@cityofkeywest-fl.gov> Subject: Fire station at 1525 Kennedy Drive Key West, Florida</kendal.harden@cityofkeywest-fl.gov></kobrien@cityofkeywest-fl.gov></donna.phillips@cityofkeywest-fl.gov></gioa@gulfbuilding.com>
in response to a public records request, do not send electronic mail to this entity. Instead, contact this office by phone or in writing. F.S. 668.6076.  From: Lucas Torres-Bull Sent: Tuesday, July 22, 2025 12:47 PM To: gioa@gulfbuilding.com <gioa@gulfbuilding.com> Cc: Donna Phillips <donna.phillips@cityofkeywest-fl.gov>; Keri O'Brien <kobrien@cityofkeywest-fl.gov>; Kendal Harden <kendal.harden@cityofkeywest-fl.gov> Subject: Fire station at 1525 Kennedy Drive Key West, Florida  Good afternoon,  Thank you for your email. Please note that all responses will be made available through DemandStar (now known as OPENBids). We are currently awaiting a digital copy of the vendor's proposal, which will</kendal.harden@cityofkeywest-fl.gov></kobrien@cityofkeywest-fl.gov></donna.phillips@cityofkeywest-fl.gov></gioa@gulfbuilding.com>

**Lucas Torres-Bull** 

## **Procurement Manager**

1300 White Street, Key West, Fl 33040

Ext: 305-809-3807



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From: Marc Lofman <ml@statestreetcap.com>

**Sent:** Thursday, July 31, 2025 2:59 PM

To: Lucas Torres-Bull

Cc: Keri O'Brien; Donna Phillips; City Clerk

Subject: [EXTERNAL] Re: [EXTERNAL] Fire station at 1525 Kennedy Drive Key West, Florida

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Thanks for letting me know!

Marc Lofman State Street Capital Partners 312.543.4524 phone 312.489.5576 fax ML@statestreetcap.com

On Thu, Jul 31, 2025 at 1:16 PM Lucas Torres-Bull < <u>lucas.torresbull@cityofkeywest-fl.gov</u>> wrote: Good afternoon, Marc-

The unsolicited proposal provided to the City has been upload to Demandstar.

Sincerely.

#### **Lucas Torres-Bull**

Procurement Manager 1300 White Street, Key West, Fl 33040

Ext: 305-809-3807



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From: Marc Lofman <ml@statestreetcap.com>

Sent: Tuesday, July 22, 2025 12:32 PM

To: Lucas Torres-Bull < lucas.torresbull@cityofkeywest-fl.gov>

Subject: [EXTERNAL] Fire station at 1525 Kennedy Drive Key West, Florida

**CAUTION:** This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

In order to submit a competing bid, please send me a copy of the unsolicited bid you received to build and finance the new fire station at the location above.

Thank you.

Marc Lofman State Street Capital Partners 312.543.4524 phone 312.489.5576 fax ML@statestreetcap.com

From:

Lucas Torres-Bull

Sent:

Thursday, July 31, 2025 2:14 PM

To:

bids@pwxpress.com

Cc:

Keri O'Brien; Donna Phillips

Subject:

Re: [EXTERNAL] Public-Private Partnership Opportunity for.....

Follow Up Flag:

Follow up

Flag Status:

Flagged

Good afternoon, Mary-

The unsolicited proposal provided to the City has been upload to Demandstar.

Sincerely.

#### **Lucas Torres-Bull**

Procurement Manager 1300 White Street, Key West, FI 33040

Ext: 305-809-3807



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From: Lucas Torres-Bull < lucas.torresbull@cityofkeywest-fl.gov>

Sent: Friday, July 18, 2025 8:09 AM

To: bids@pwxpress.com <bids@pwxpress.com>

Cc: Keri O'Brien <kobrien@cityofkeywest-fl.gov>; Donna Phillips <donna.phillips@cityofkeywest-fl.gov>

Subject: Re: [EXTERNAL] Public-Private Partnership Opportunity for......

Good morning,

Not a problem — all requested documents will be uploaded to DemandStar (now known as OPENBids). However, could you please clarify which specific documents you would like us to upload?

Sincerely.

#### **Lucas Torres-Bull**

Procurement Manager 1300 White Street, Key West, Fl 33040

Ext: 305-809-3807



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From: bids@pwxpress.com <bids@pwxpress.com>

Sent: Friday, July 18, 2025 7:08 AM

To: Lucas Torres-Bull < lucas.torresbull@cityofkeywest-fl.gov>
Subject: [EXTERNAL] Public-Private Partnership Opportunity for......

**CAUTION:** This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hi, I wanted to see if you would send over bid documents for the bid for Public-Private Partnership Opportunity for Design, Financing, and Construction

**Best Regards** 

Mary Miller 408-676-8941

My Address PWXPress 1900 Coffeeport Rd Jacksonville, FL 32208 bids@pwxpress.com

From:

Lucas Torres-Bull

Sent:

Thursday, July 31, 2025 2:15 PM

To:

Corinne Detruit

Cc:

Chas Spottswood; Keri O'Brien; Donna Phillips; City Clerk

Subject:

Re: [EXTERNAL] BID-BID 25-001-0-2025/LT - Fire Station #3

Follow Up Flag:

Follow up

Flag Status:

Flagged

Good afternoon, Chas-

The unsolicited proposal provided to the City has been upload to Demandstar.

Sincerely.

#### **Lucas Torres-Bull**

Procurement Manager 1300 White Street, Key West, Fl 33040

Ext: 305-809-3807



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From: Corinne Detruit <corinne@keystarconstruction.com>

Sent: Friday, July 18, 2025 7:26 AM

**To:** Lucas Torres-Bull < lucas.torresbull@cityofkeywest-fl.gov> **Cc:** Chas Spottswood < chas@keystarconstruction.com>

Subject: [EXTERNAL] BID-BID 25-001-0-2025/LT - Fire Station #3

**CAUTION**: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Good morning Lucas,

Is it possible to get a copy of the unsolicited bid for Fire Station #3?

Thank you,



# Corinne Detruit Administrative Manager

305-517-6270 | Cell: 386-237-4063 | www.keystarconstruction.com

corinne@keystarconstruction.com

5450 MacDonald Avenue, Suite 3, Key West, FL 33040







IMPORTANT: The contents of this email and any attachments are confidential. They are intended for the named recipient(s) only. If you have received this email by mistake, please notify the sender immediately and do not disclose the contents to anyone or make copies thereof.

\*\*\*All invoices must be sent to <a href="invoices@keystarinc.com">invoices@keystarinc.com</a>. They must be in PDF format and one invoice per attachment. This is to ensure that invoices go directly in to the accounting system for processing. All <a href="Pay Applications">Pay Applications</a> must be sent directly to the PM or APM for the specific project and not to the invoice mailbox\*\*\*

From: Corinne Detruit <corinne@keystarconstruction.com>

**Sent:** Thursday, July 31, 2025 2:19 PM

To: Lucas Torres-Bull

Cc: Chas Spottswood; Keri O'Brien; Donna Phillips; City Clerk

Subject: [EXTERNAL] RE: [EXTERNAL] BID-BID 25-001-0-2025/LT - Fire Station #3

Follow Up Flag: Follow up Flag Status: Completed

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Thanks so much!

Thank you,



#### **Corinne Detruit**

**Administrative Manager** 

305-517-6270 | Cell: 386-237-4063 | www.keystarconstruction.com

corinne@keystarconstruction.com

5450 MacDonald Avenue, Suite 3, Key West, FL 33040







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From: Lucas Torres-Bull < lucas.torresbull@cityofkeywest-fl.gov>

Sent: Thursday, July 31, 2025 2:15 PM

To: Corinne Detruit <corinne@keystarconstruction.com>

Cc: Chas Spottswood <chas@keystarconstruction.com>; Keri O'Brien <kobrien@cityofkeywest-fl.gov>; Donna Phillips

<donna.phillips@cityofkeywest-fl.gov>; City Clerk <cityclerk@cityofkeywest-fl.gov>

Subject: Re: [EXTERNAL] BID-BID 25-001-0-2025/LT - Fire Station #3

Good afternoon, Chas-

The unsolicited proposal provided to the City has been upload to Demandstar.

Sincerely.

**Lucas Torres-Bull** 

**Procurement Manager** 

1300 White Street, Key West, Fl 33040

Ext: 305-809-3807



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From: Corinne Detruit < corinne@keystarconstruction.com >

Sent: Friday, July 18, 2025 7:26 AM

To: Lucas Torres-Bull < <u>lucas.torresbull@cityofkeywest-fl.gov</u>>
Cc: Chas Spottswood < <u>chas@keystarconstruction.com</u>>

Subject: [EXTERNAL] BID-BID 25-001-0-2025/LT - Fire Station #3

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Good morning Lucas,

Is it possible to get a copy of the unsolicited bid for Fire Station #3?

Thank you,



Corinne Detruit
Administrative Manager

305-517-6270 | Cell: 386-237-4063 | www.keystarconstruction.com

corinne@keystarconstruction.com

5450 MacDonald Avenue, Suite 3, Key West, FL 33040



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From: Lucas Torres-Bull

**Sent:** Thursday, July 31, 2025 9:26 AM **To:** John O'Grady; Matt Everett

Cc: City Clerk

Subject: Re: [EXTERNAL] Key West P3 Proposal

Good morning, John-

Can you provide me this document in a PDF format? I would like to upload it to demand star but as the document is asking for a Gmail account to access it.

Sincerely.

#### **Lucas Torres-Bull**

Procurement Manager 1300 White Street, Key West, FI 33040

Ext: 305-809-3807



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From: John O'Grady < john@fortresssecured.com>

Sent: Wednesday, July 30, 2025 11:03 AM

To: Lucas Torres-Bull < lucas.torresbull@cityofkeywest-fl.gov>; Matt Everett < matt@fortresssecured.com>

Subject: [EXTERNAL] Key West P3 Proposal

**CAUTION:** This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Manager Torres,

Please find attached an unlocked version of the proposal we submitted It is available for any PRRs you may get. Once you start to send it you may have to grant "view" to the recipient. If you run into any issues please let me know.

Best Regards, John O'Grady Director of Public Projects

# (407)227-4392 www.Fortresssecured.com

PRRKey West P3 for Fire Station #3.pdf