

Keri O'Brien

From: Shayna Agosta <sagosta@nwmcc.com>
Sent: Tuesday, April 14, 2026 10:55 AM
To: Lucas Torres-Bull
Cc: Donna Phillips; Keri O'Brien
Subject: [EXTERNAL] RE: [EXTERNAL] RE: City of Key West RFP-RFP26-004

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. Can we have the full line-item tabulation break down. The tabs you posted are not.

Best,

Shayna Agosta

Bids & Contract Coordinator



NATIONAL WATER MAIN CLEANING COMPANY

15551 Okeechobee Blvd

Loxahatchee, FL 33470

office: (561) 508-6135

nwmcc.com

A Carylon Company

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P Please consider the environment before printing this email.

From: Lucas Torres-Bull <lucas.torresbull@cityofkeywest-fl.gov>
Sent: Tuesday, April 14, 2026 10:51 AM
To: Shayna Agosta <sagosta@nwmcc.com>
Cc: Donna Phillips <donna.phillips@cityofkeywest-fl.gov>; Keri O'Brien <kobrien@cityofkeywest-fl.gov>
Subject: Re: [EXTERNAL] RE: City of Key West RFP-RFP26-004

This Message Is From an Untrusted Sender

You have not previously corresponded with this sender.

Good afternoon, Shayna-

Please note that the City intends to present its Recommendation for Award at the May 7, 2026 Commission meeting. The City's tabulation has been uploaded to DemandStar for Proposer's reference.

Sincerely,

Lucas Torres-Bull

Procurement Manager

1300 White Street, Key West, FL 33040

Ext: 305-809-3807



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.

From: Shayna Agosta <sagosta@nwmcc.com>
Sent: Tuesday, April 14, 2026 10:18 AM
To: Lucas Torres-Bull <lucas.torresbull@cityofkeywest-fl.gov>
Cc: Donna Phillips <donna.phillips@cityofkeywest-fl.gov>; Keri O'Brien <kobrien@cityofkeywest-fl.gov>
Subject: [EXTERNAL] RE: City of Key West RFP-RFP26-004

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Good morning,

When will they be awarding this and can we have the full line-item tabulation break down 😊

Best,

Shayna Agosta

Bids & Contract Coordinator



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From: Shayna Agosta
Sent: Friday, March 13, 2026 8:40 AM
To: Lucas Torres-Bull <lucas.torresbull@cityofkeywest-fl.gov>
Cc: Donna Phillips <donna.phillips@cityofkeywest-fl.gov>; Keri O'Brien <kobrien@cityofkeywest-fl.gov>
Subject: RE: City of Key West RFP-RFP26-004
Importance: High

Good morning,

When will they be awarding this and can we have the full line item tabulation break down 😊

Best,

Shayna Agosta

Bids & Contract Coordinator



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From: Shayna Agosta
Sent: Thursday, March 12, 2026 10:44 AM
To: 'Lucas Torres-Bull' <lucas.torresbull@cityofkeywest-fl.gov>

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

Subject: City of Key West RFP-RFP26-004

Importance: High

Good morning,

I know this is still under evaluation, but can you send me the as read tabulation. Where will the results be when a decision is made and will it have the full line item tabulation break down>

Best,

Shayna Agosta

Bids & Contract Coordinator



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

Sent: Monday, February 23, 2026 9:03 AM

To: Shayna Agosta <sagosta@nwmcc.com>

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

Subject: Re: [EXTERNAL] Question for City of Key West RFP-RFP26-004

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You have not previously corresponded with this sender.

Good morning,

Answers to your questions have been uploaded to Demandstar for all proposers to review. Upon review, if you have any additional questions, please let me know.

Sincerely.

Lucas Torres-Bull

Procurement Manager

1300 White Street, Key West, FL 33040

Ext: 305-809-3807



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From: Shayna Agosta <sagosta@nwmcc.com>
Sent: Monday, February 23, 2026 8:39 AM
To: Lucas Torres-Bull <lucas.torresbull@cityofkeywest-fl.gov>
Subject: [EXTERNAL] Question for City of Key West RFP-RFP26-004

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,

What are these deadlines for?

Clarification Submittal Deadline: February 27, 2026, 3 P.M. LOCAL TIME

Clarification Response Deadline: March 4, 2026, 3 P.M. LOCAL TIME

Best,

Shayna Agosta

Bids & Contract Coordinator



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Procurement Manager

1300 White Street, Key West, FL 33040

Ext: 305-809-3807



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Procurement Manager

1300 White Street, Key West, FL 33040

Ext: 305-809-3807



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From: Lucas Torres-Bull
Sent: Monday, February 23, 2026 9:03 AM
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Procurement Manager
1300 White Street, Key West, FL 33040
Ext: 305-809-3807



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Subject: [EXTERNAL] Question for City of Key West RFP-RFP26-004

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Shayna Agosta

Bids & Contract Coordinator



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Keri O'Brien

From: Lucas Torres-Bull
Sent: Monday, February 23, 2026 9:03 AM
To: Shayna Agosta
Cc: Donna Phillips; Keri O'Brien
Subject: Re: [EXTERNAL] Question for City of Key West RFP-RFP26-004 - General Services for Manhole & Concrete Rehabilitation

Good morning,

Answers to your questions have been uploaded to Demandstar for all proposers to review. Upon review, if you have any additional questions, please let me know.

Sincerely,

Lucas Torres-Bull
Procurement Manager
1300 White Street, Key West, FL 33040
Ext: 305-809-3807



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From: Shayna Agosta <sagosta@nwmcc.com>
Sent: Monday, February 23, 2026 8:47 AM
To: Lucas Torres-Bull <lucas.torresbull@cityofkeywest-fl.gov>
Subject: [EXTERNAL] Question for City of Key West RFP-RFP26-004 - General Services for Manhole & Concrete Rehabilitation

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Good morning,

What are these deadlines for?

Clarification Submittal Deadline: February 27, 2026, 3 P.M. LOCAL TIME
Clarification Response Deadline: March 4, 2026, 3 P.M. LOCAL TIME

Best,

Shayna Agosta

Bids & Contract Coordinator



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Keri O'Brien

From: Sean McCoy
Sent: Monday, March 2, 2026 12:47 PM
To: Anna Sappleton; Jared Johnston
Cc: City Clerk; Lucas Torres-Bull
Subject: Re: [EXTERNAL] RE: [EXTERNAL] RE: [EXTERNAL] RE: [EXTERNAL] RE: [EXTERNAL]
Armorock Polymer Manholes

Anna,

As we are in the cone of silence during the bidding period, all communication must be written, and copied to the City Clerk.

You are correct that your rehab methodology is not specifically in the specifications. However, as mentioned in the Bid and Addendum, the city will consider alternate rehab methods using the methods listed as performance benchmarks.

From our conversation (Pre-Bid) I was under the impression that after advertising, during bidding, you would reach out to potential bidders to propose your product/methodology, and coordinate with a General Contractor to include in a bid. I apologize if I was mistaken. After the conclusion of the bid once the Cone of Silence is lifted, we can explore options if you are unable to connect with any of the potential bidders.

Thank you,
Sean McCoy
CoKW-Util

From: Anna Sappleton <ASappleton@armorock.com>
Sent: Monday, March 2, 2026 11:58 AM
To: Sean McCoy <sean.mccoy@cityofkeywest-fl.gov>
Cc: Jared Johnston <jjohnston@armorock.com>
Subject: [EXTERNAL] RE: [EXTERNAL] RE: [EXTERNAL] RE: [EXTERNAL] RE: [EXTERNAL] Armorock Polymer Manholes

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Sean,

Good morning. I talked to Lucas and got into the link but it seems that we did not get written in to the rehab documentation. He said I would have to get with engineering but that its too late in the process for these. Is there any way I can bid as an alternative or what is my process moving forward to get on the rehabs?

Thanks,



Anna Sappleton
Account Manager

 (702)-421-5671

 asappleton@armorock.com

 armorock.com

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

Sent: Friday, February 27, 2026 1:22 PM

To: Anna Sappleton <ASappleton@armorock.com>

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

Subject: Fw: [EXTERNAL] RE: [EXTERNAL] RE: [EXTERNAL] RE: [EXTERNAL] Armorock Polymer Manholes

Good afternoon, Anna-

Please note that this information is available through DemandStar (OpenBids). We kindly request that you visit the City's website, navigate to the **Departmental** tab, and select **Finance**.

On the left-hand side of the Finance page, select "**Bid Opportunities Through Euna Bids.**" From there, locate the applicable solicitation. Once selected, you will be directed to the solicitation page where you may review all bid documents, including the current plan holders list.

If you experience any difficulty accessing this information, please let me know.

Sincerely,

Lucas Torres-Bull

Procurement Manager

1300 White Street, Key West, FL 33040

Ext: 305-809-3807



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From: Sean McCoy <sean.mccoy@cityofkeywest-fl.gov>
Sent: Friday, February 27, 2026 12:57 PM
To: Lucas Torres-Bull <lucas.torresbull@cityofkeywest-fl.gov>
Subject: Fw: [EXTERNAL] RE: [EXTERNAL] RE: [EXTERNAL] RE: [EXTERNAL] Armorock Polymer Manholes

Lucas,
Can you help Anna? I think she is looking for a list of contractors who have accessed the MH Rehab Bid docs. Armorock would be a sub who provides materials to the winning contractor.

Thanks

Sean McCoy
CoKW-Util

From: Anna Sappleton <ASappleton@armorock.com>
Sent: Friday, February 27, 2026 12:38 PM
To: Sean McCoy <sean.mccoy@cityofkeywest-fl.gov>
Subject: [EXTERNAL] RE: [EXTERNAL] RE: [EXTERNAL] RE: [EXTERNAL] Armorock Polymer Manholes

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Sean,
Good morning. I have still not seen the list for Key West on Demandstar. Has it been posted or can you get me in touch with your procurement team?

Anna Sappleton
Account Manager

(702)-421-5671

asappleton@armorock.com

armorock.com

From: Sean McCoy <sean.mccoy@cityofkeywest-fl.gov>
Sent: Tuesday, February 17, 2026 11:05 AM
To: Anna Sappleton <ASappleton@armorock.com>
Subject: Re: [EXTERNAL] RE: [EXTERNAL] RE: [EXTERNAL] Armorock Polymer Manholes

Navigate to the finance page within the City Website, and there will be links for current bids. I believe that will direct you to Demandstar.

Sean McCoy
CoKW-Util

From: Anna Sappleton <ASappleton@armorock.com>
Sent: Tuesday, February 17, 2026 10:49 AM
To: Sean McCoy <sean.mccoy@cityofkeywest-fl.gov>
Subject: [EXTERNAL] RE: [EXTERNAL] RE: [EXTERNAL] Armorock Polymer Manholes

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Sean,

Thank you for the update. Is there someone specific I should reach out to or just the finance department as a whole?

Anna Sappleton
Account Manager

(702)-421-5671

asappleton@armorock.com

armorock.com

From: Sean McCoy <sean.mccoy@cityofkeywest-fl.gov>
Sent: Tuesday, February 17, 2026 9:58 AM
To: Anna Sappleton <ASappleton@armorock.com>
Subject: Re: [EXTERNAL] RE: [EXTERNAL] Armorock Polymer Manholes

Anna,
Sorry for the delay, but we've finally completed all our reviewing. The ITB will post to Demandstar this thursday. You can also find it through our finance page on the City Website.

Look forward to your response.
Thanks,

Sean McCoy

CoKW-Util

From: Anna Sappleton <ASappleton@armorock.com>
Sent: Friday, February 6, 2026 2:42 PM
To: Sean McCoy <sean.mccoy@cityofkeywest-fl.gov>
Cc: Jared Johnston <jjohnston@armorock.com>
Subject: [EXTERNAL] RE: [EXTERNAL] Armorock Polymer Manholes

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Sean,

Good afternoon. Do you happen to know if those rehabs have been put on Dodge yet? I checked this morning and I did not see anything. Let me know if its posted in another location and how I can get set up.

Thanks,

Anna Sappleton
Account Manager

(702)-421-5671

asappleton@armorock.com

armorock.com

From: Sean McCoy <sean.mccoy@cityofkeywest-fl.gov>
Sent: Wednesday, December 17, 2025 8:33 AM
To: Anna Sappleton <ASappleton@armorock.com>; Jared Johnston <jjohnston@armorock.com>; Tom LaRue <TLarue@armorock.com>
Subject: Re: [EXTERNAL] Armorock Polymer Manholes

Anna,
I just noticed the address is palm avenue. Can we change to 1300 White St? That is City Hall.

Thanks

Sean McCoy
CoKW-Util

From: Anna Sappleton
Sent: Monday, November 17, 2025 2:49 PM
To: Anna Sappleton <ASappleton@armorock.com>; Sean McCoy <sean.mccoy@cityofkeywest-fl.gov>; Jared Johnston <jjohnston@armorock.com>; Tom LaRue <TLarue@armorock.com>
Subject: [EXTERNAL] Armorock Polymer Manholes
When: Wednesday, December 17, 2025 11:00 AM-12:00 PM.
Where: 633 palm avaneu key west florida 33040

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Jared,

I am still not able to access your calendar. Can you please check to see if you can make it down to key west on the 17th prior to noon?

Thanks,

Anna Sappleton

From: Anna Sappleton
Sent: Wednesday, November 12, 2025 3:22 PM
To: 'sean.mccoy@cityofkeywest-fl.gov' <sean.mccoy@cityofkeywest-fl.gov>
Cc: 'Jared Johnston' <jjohnston@armorock.com>
Subject: RE: Armorock Polymer Manholes

Sean,

Following up. Would you like to set up a lunch with and learn in December? We have some spots left if you have availability.

Let me know.

Thanks,

Anna Sappleton
Account Manager

(702)-421-5671

asappleton@armorock.com

armorock.com

From: Anna Sappleton
Sent: Tuesday, November 4, 2025 9:36 AM
To: sean.mccoy@cityofkeywest-fl.gov
Cc: Jared Johnston <jjohnston@armorock.com>
Subject: Armorock Polymer Manholes

Sean,

Thank you for taking the time to speak with me today. I've attached our brochure for your review — please feel free to reach out with any questions.

We would be happy to schedule a Lunch & Learn session with you and your wastewater team while we're in the area December 17–19. Please let me know which date and time would work best for your schedule, and I'll make all the arrangements.

Thank you again for your time and consideration. I look forward to connecting soon

Anna Sappleton
Account Manager

(702)-421-5671

asappleton@armorock.com

armorock.com