

**From:** [Steve Gardner](#)  
**To:** [Joshua Vondersaar](#)  
**Cc:** [City Clerk](#); [Keri O'Brien](#); [Kelly M. Crowe](#); [Sean McCoy](#)  
**Subject:** RE: [EXTERNAL] RE: [EXTERNAL] Key West - Pump Station G  
**Date:** Wednesday, December 6, 2023 8:21:00 AM  
**Attachments:** [image001.png](#)  
[image002.png](#)  
[image003.png](#)  
[image004.png](#)

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Good morning Josh,

Item 2A was addressed in Addendum 3, allowing up to 10% for the Total Base Bid for Mobilization/Demobilization.

Per your concern regarding subcontracting and listing of, please refer to item 33 in the General Conditions in the front end documents:

### **33. SUBCONTRACTING**

Unless modified in the Supplementary Conditions, within 10 days after the execution of the Contract, the CONTRACTOR shall submit to the ENGINEER the names of all SUBCONTRACTORS Proposed for the work, including the names of any SUBCONTRACTORS that were submitted with the Bid. The CONTRACTOR shall not employ any SUBCONTRACTORS to which the OWNER may object to as lacking capability to properly perform work of the type and scope anticipated.

The CONTRACTOR is as fully responsible to the OWNER for the acts and omissions of his SUBCONTRACTORS and of persons either directly or indirectly employed by them as he is for the acts and omissions of persons directly employed by him.

Nothing contained in the Contract Documents shall create any contractual relationship between any SUBCONTRACTOR and the OWNER or ENGINEER.

I hope this information answers you concerns.  
Regards,

Steve Gardner  
Senior Project Manager  
City of Key West, Utilities Department

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**From:** Joshua Vondersaar <joshua.vondersaar@reynoldscon.com>  
**Sent:** Tuesday, December 5, 2023 2:26 PM  
**To:** Steve Gardner <sgardner@cityofkeywest-fl.gov>  
**Cc:** City Clerk <cityclerk@cityofkeywest-fl.gov>; Keri O'Brien <kobrien@cityofkeywest-fl.gov>; Kelly M. Crowe <kcrowe@cityofkeywest-fl.gov>  
**Subject:** [EXTERNAL] RE: [EXTERNAL] Key West - Pump Station G

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Mr. Gardner,

Good afternoon.

In addition to the below, please note that there is not an electrician noted in the subcontractor's.

There were two quotes on this project, FKE and Nearshore. Both quotes are in excess of \$250K with a range up to \$400K.

Based off of the importance of the electrical on this project in terms of timing, importance and scope of work I would consider them "significant".

I do not believe that CTS self performs this scope of work and I am not certain why the electrical is omitted on all bidding documents.

Please let us know how the City of Key West intends to proceed.

Thank you.

**Josh Vondersaar**

Operations Manager, VP MidSouth Facilities

**Reynolds Construction, LLC**

300 East Broad Street | Fairburn, GA | 30213

Mobile: 317.832.5987

[joshua.vondersaar@reynoldscon.com](mailto:joshua.vondersaar@reynoldscon.com) | [www.reynoldscon.com](http://www.reynoldscon.com)



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**From:** Joshua Vondersaar

**Sent:** Tuesday, December 5, 2023 6:51 AM

**To:** Steve Gardner <[sgardner@cityofkeywest-fl.gov](mailto:sgardner@cityofkeywest-fl.gov)>

**Cc:** City Clerk <[cityclerk@cityofkeywest-fl.gov](mailto:cityclerk@cityofkeywest-fl.gov)>; Keri O'Brien <[kobrien@cityofkeywest-fl.gov](mailto:kobrien@cityofkeywest-fl.gov)>; Kelly M. Crowe <[kcrowe@cityofkeywest-fl.gov](mailto:kcrowe@cityofkeywest-fl.gov)>

**Subject:** RE: [EXTERNAL] RE: [EXTERNAL] Key West - Pump Station G

Good morning Mr. Gardner.

Thank you for the documents that Reynolds requested. Reynolds is appreciative of you getting them to us.

In the matter of the bid documents, there are a couple of items in the documents that appear to not comply with the bid direction as provided by the Engineer / Owner and are items we as Reynolds

have had bids rejected for items similar in the past.

One item that we request that the Owner review, and/or note, more so than the others is item 2A in their bid proposal form as it does not appear to comply with the conditions of the bid.

If you would please let us know the intent of the City of Key West as you move forward in the path of letting the contract we would be thankful.

Thank you for your time Steve.

Josh

**Josh Vondersaar**

Operations Manager, VP MidSouth Facilities

**Reynolds Construction, LLC**

300 East Broad Street | Fairburn, GA | 30213

Mobile: 317.832.5987

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**From:** Steve Gardner <[sgardner@cityofkeywest-fl.gov](mailto:sgardner@cityofkeywest-fl.gov)>

**Sent:** Wednesday, November 29, 2023 9:07 AM

**To:** Joshua Vondersaar <[joshua.vondersaar@reynoldscon.com](mailto:joshua.vondersaar@reynoldscon.com)>

**Cc:** City Clerk <[cityclerk@cityofkeywest-fl.gov](mailto:cityclerk@cityofkeywest-fl.gov)>; Keri O'Brien <[kobrien@cityofkeywest-fl.gov](mailto:kobrien@cityofkeywest-fl.gov)>; Kelly M. Crowe <[kcrowe@cityofkeywest-fl.gov](mailto:kcrowe@cityofkeywest-fl.gov)>

**Subject:** RE: [EXTERNAL] RE: [EXTERNAL] Key West - Pump Station G

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Good morning Mr. Vondersaar,

Please see the attached documents per your request:

- Charley Toppino & Sons, Inc. original bid package
- Charley Toppino & Sons, Inc. revised bid package with employee roster within
- City of Key West funding sources for Pump Station G Rehabilitation

Regards,

Steve Gardner  
Senior Project Manager  
City of Key West, Utilities Department

**From:** Joshua Vondersaar <[joshua.vondersaar@reynoldscon.com](mailto:joshua.vondersaar@reynoldscon.com)>

**Sent:** Tuesday, November 21, 2023 2:08 PM

**To:** Steve Gardner <[sgardner@cityofkeywest-fl.gov](mailto:sgardner@cityofkeywest-fl.gov)>

**Cc:** City Clerk <[cityclerk@cityofkeywest-fl.gov](mailto:cityclerk@cityofkeywest-fl.gov)>; Keri O'Brien <[kobrien@cityofkeywest-fl.gov](mailto:kobrien@cityofkeywest-fl.gov)>; Kelly M. Crowe <[kcrowe@cityofkeywest-fl.gov](mailto:kcrowe@cityofkeywest-fl.gov)>

**Subject:** [EXTERNAL] RE: [EXTERNAL] Key West - Pump Station G

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Thank you Mr. Gardner,

We are disappointed to hear this through email and to learn about this matter as we were hopeful to build this project with the City of Key West.

Reynolds requests the following to allow our examination:

- Reynolds would like to examine, or have a copy of Toppino's original bid documents.
- Reynolds would like to have a copy of Toppino's revised bid as mentioned in the below transmittal.
- Reynolds requests the funding source(s) for the project funds.
- 50% of employees have a mailing address within 30 miles of the project.
  - Please confirm that the City of Key West has confirmed that 50% of Toppino's work force is local based off of their state / federal identification.

Please let us know when Reynolds may examine this information and/or information is confirmed.

Thank you, we appreciate your time.

Josh

**Josh Vondersaar**

Operations Manager, VP MidSouth Facilities

**Reynolds Construction, LLC**

6103 Gulf of Mexico Blvd. | Marathon, FL | 33050

Mobile: 317.832.5987

[joshua.vondersaar@reynoldscon.com](mailto:joshua.vondersaar@reynoldscon.com) | [www.reynoldscon.com](http://www.reynoldscon.com)



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**From:** Steve Gardner <[sgardner@cityofkeywest-fl.gov](mailto:sgardner@cityofkeywest-fl.gov)>

**Sent:** Tuesday, November 21, 2023 1:27 PM

**To:** Joshua Vondersaar <[joshua.vondersaar@reynoldscon.com](mailto:joshua.vondersaar@reynoldscon.com)>

**Cc:** City Clerk <[cityclerk@cityofkeywest-fl.gov](mailto:cityclerk@cityofkeywest-fl.gov)>; Keri O'Brien <[kobrien@cityofkeywest-fl.gov](mailto:kobrien@cityofkeywest-fl.gov)>; Kelly M. Crowe <[kcrowe@cityofkeywest-fl.gov](mailto:kcrowe@cityofkeywest-fl.gov)>

**Subject:** RE: [EXTERNAL] Key West - Pump Station G

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Good afternoon Mr. Vondersaar,

Thank you for bidding the City's project, Pump Station G Rehabilitation. As you are aware, there were two bids, yours in the amount of, \$2,639,000 and Charley Toppino & Sons, Inc. in the amount of \$2,737,144. The difference between the two bids is less than five percent. Charley Toppino & Sons, Inc. chose to exercise their right under City of Key West Ordinance 09-22 Section 2-798 Local Business Enterprise Preference which allows the responsive, responsible local business the opportunity to submit an offer to match the price(s) offered by the lowest qualified and responsive non-local bidder. Charley Toppino & Sons, Inc. has indicated to the City of Key West that they will submit a revised bid to match that of Reynolds Construction, LLC within three (3) business/working days prior to the City's intent to award on December 14, 2023. Provided that their revised bid is submitted per the language spelled out in the Ordinance, it is the City's intent to award the contract to Charley Toppino & Sons, Inc. Thank you again for your interest in this project and your bid.

Regards,

Steve Gardner  
Senior Project Manager  
City of Key West, Utilities Department

**From:** Joshua Vondersaar <[joshua.vondersaar@reynoldscon.com](mailto:joshua.vondersaar@reynoldscon.com)>

**Sent:** Wednesday, November 15, 2023 3:50 PM

**To:** Steve Gardner <[sgardner@cityofkeywest-fl.gov](mailto:sgardner@cityofkeywest-fl.gov)>

**Cc:** City Clerk <[cityclerk@cityofkeywest-fl.gov](mailto:cityclerk@cityofkeywest-fl.gov)>; Keri O'Brien <[kobrien@cityofkeywest-fl.gov](mailto:kobrien@cityofkeywest-fl.gov)>; Kelly M. Crowe <[kcrowe@cityofkeywest-fl.gov](mailto:kcrowe@cityofkeywest-fl.gov)>

**Subject:** [EXTERNAL] Key West - Pump Station G

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Steve,

Good afternoon.

It appears that Reynolds is the apparent low contractor for the Pump Station G project.

Reynolds looks forward to working with the City and yourself.

I will be your contact during the procurement phase of the project.

Please let me know if you have any questions or concerns.

Thank you and we look forward to working with the City of Key West.

~ Reynolds

**Josh Vondersaar**

Operations Manager, VP MidSouth Facilities

**Reynolds Construction, LLC**

6103 Gulf of Mexico Blvd. | Marathon, FL | 33050

Mobile: 317.832.5987

[joshua.vondersaar@reynoldscon.com](mailto:joshua.vondersaar@reynoldscon.com) | [www.reynoldscon.com](http://www.reynoldscon.com)



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**From:** Steve Gardner <[sgardner@cityofkeywest-fl.gov](mailto:sgardner@cityofkeywest-fl.gov)>

**Sent:** Monday, October 16, 2023 10:43 AM

**To:** Joshua Vondersaar <[joshua.vondersaar@reynoldscon.com](mailto:joshua.vondersaar@reynoldscon.com)>

**Cc:** City Clerk <[cityclerk@cityofkeywest-fl.gov](mailto:cityclerk@cityofkeywest-fl.gov)>; Keri O'Brien <[kobrien@cityofkeywest-fl.gov](mailto:kobrien@cityofkeywest-fl.gov)>; Kelly M. Crowe <[kcrowe@cityofkeywest-fl.gov](mailto:kcrowe@cityofkeywest-fl.gov)>

**Subject:** RE: [EXTERNAL] Questions: CofKW - Pump Station G - Contractor Questions

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Mr. Vondersaar,

Your request was received, however we are under the Cone of Silence for this project. All questions will be addressed at the mandatory pre-bid meeting and answered in an addendum after the meeting and distributed to all prospective bidders.

Regards,

Steve Gardner  
Senior Project Manager  
City of Key West, Utilities Department

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**From:** Joshua Vondersaar <[joshua.vondersaar@reynoldscon.com](mailto:joshua.vondersaar@reynoldscon.com)>

**Sent:** Saturday, October 14, 2023 4:41 PM

**To:** Steve Gardner <[sgardner@cityofkeywest-fl.gov](mailto:sgardner@cityofkeywest-fl.gov)>

**Subject:** [EXTERNAL] Questions: CofKW - Pump Station G - Contractor Questions

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Reynolds Construction:

1. On the bid sheet, please confirm if item 5.C. is the correct quantity or unit (SY).
2. Please confirm that \$1,699 is the correct liquidate damage amount.
3. With liquidated damages, are SC and FC concurrent?
4. Provided that the bid form indicates that the Mob/Demob may not exceed 5% of the bid amount, please confirm what the max percentage that the mobilization line item may be utilized out of the 5%.
5. Please confirm that the retention amount in the contract is accurate provided Florida Law.
6. Is the project "Buy American" or any other similar requirements?
7. Please confirm if the project has Davis Bacon wages.
8. Please confirm if the City will provide temporary water, or clarify what entity will fund it.
9. In the matter of project as-builts.
  - a. Will a professional surveyor be required?
  - b. Will the drawings need to be performed in CAD?
10. Please confirm if a post construction video is required.
11. Please provide historical flow data for a least the last 12 months.
12. Please provide the submittal of the pump base plates from the last installation.
13. Please confirm that Aluminum will be utilized in the wet well.