

RESOLUTION NO. \_\_\_\_\_

**A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF KEY WEST, FLORIDA AUTHORIZING THE OFFICE OF PROCUREMENT TO SOLICIT, ACCEPT AND EVALUATE COMPETING PROPOSALS IN RESPONSE TO THE UNSOLICITED PROPOSAL PROVIDED BY FORTRESS SECURITY FOR THE DESIGN, FINANCE AND CONSTRUCTION OF FIRE STATION #3 LOCATED AT 1525 KENNEDY DRIVE, KEY WEST, FLORIDA PURSUANT TO SECTION 255.065, FLORIDA STATUTES WHICH GOVERNS PUBLIC-PRIVATE PARTNERSHIPS; PROVIDING FOR AN EFFECTIVE DATE.**

WHEREAS, in February 2025, the City of Key West received an unsolicited detailed proposal from Fortress Security for the financing, design and construction of Fire Station #3 located at 1525 Kennedy Drive, Key West, Florida; and

WHEREAS, this proposal was submitted under the guidelines of the Public-Private Partnership (P3) procurement method, authorized under Section 255.065, Florida Statutes, which facilitates greater private sector involvement in the development and delivery of public infrastructure projects; and

WHEREAS, on March 4, 2025, the City Commission approved the request of City staff to undertake a substantive review of the unsolicited proposal; and

WHEREAS, the substantial review by City staff enabled staff to thoroughly evaluate the feasibility and potential benefits of the proposal, including a detailed review conducted by both internal subject matter experts and an evaluation committee established by the Procurement Manager and approved by the City Manager; and

WHEREAS, the evaluation committee was comprised of stakeholders who have a vested interest in the successful completion of the project and who have the City's best interests in mind; and

WHEREAS, following the review, staff concluded the proposed project qualifies as a viable Public-Private Partnership project under State Statute and aligns with the City's infrastructure goals; and

WHEREAS, staff recommends the City proceed to the next statutory step, which involves publicly soliciting competing proposals to ensure fairness, transparency and compliance with the competitive process outlined in Section 255.065(3), Florida Statutes; and

WHEREAS, there is no financial impact associated with authorizing staff to solicit competing proposals in response to the unsolicited detailed proposal submitted to the City by Fortress Security; and

WHEREAS, City staff recommends the Mayor and City

Commission authorize the Office of Procurement to accept and evaluate competing proposals in response to the unsolicited detailed proposal submitted by Fortress Security, pursuant to Section 255.065 of the Florida Statutes, which governs Public-Private Partnerships (P3s); and

WHEREAS, while Florida Statutes allow for a solicitation period ranging from forty-five (45) to one hundred and twenty (120) days, staff recommends a solicitation window not to exceed sixty (60) days; and

WHEREAS, the City is under no obligation to enter into a contract with Fortress Security or with any other entity that submits a competing proposal. Participation in the solicitation process does not guarantee contract award or continued consideration; and

WHEREAS, should the City determine at any point that the submitted proposals do not adequately align with its operational, financial or strategic priorities, it reserves the right to cancel the solicitation and/or discontinue any ensuing contract negotiations without incurring any obligation or liability; and

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COMMISSION OF  
THE CITY OF KEY WEST, FLORIDA, AS FOLLOWS:

Section 1. The Commission hereby authorizes the  
Office of Procurement to accept and evaluate competing  
proposals in response to the unsolicited detailed proposal  
submitted by Fortress Security, for the financing, design and  
construction of Fire Station #3 located at 1525 Kennedy Drive,  
Key West, Florida, pursuant to Section 255.065 of the Florida  
Statutes which governs Public-Private Partnerships (P3's)  
with a solicitation window not to exceed sixty (60) days.

Section 2. This Resolution shall go into  
effect immediately upon its passage and adoption and  
authentication by the signature of the Presiding Officer  
and the Clerk of the Commission.

*\*\* REMAINDER OF THIS PAGE INTENTIONALLY LEFT BLANK \*\**

Passed and adopted by the City Commission at a meeting  
held this \_\_\_\_ day of \_\_\_\_\_, 2025.

Authenticated by the Presiding Officer and Clerk of the  
Commission on \_\_\_\_\_ day of \_\_\_\_\_, 2025.

Filed with the Clerk on \_\_\_\_\_, 2025.

Mayor Danise Henriquez	_____
Vice Mayor Lissette Carey	_____
Commissioner Aaron Castillo	_____
Commissioner Monica Haskell	_____
Commissioner Mary Lou Hoover	_____
Commissioner Sam Kaufman	_____
Commissioner Donald "Donie" Lee	_____

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DANISE HENRIQUEZ, MAYOR

ATTEST:

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KERI O'BRIEN, CITY CLERK