




MEMORANDUM

Date: February 8, 2024

To: Honorable Mayor and Commissioners

Via: Albert P. Childress 
City Manager

From: Gary Volenec, P.E.
Engineering Director

Subject: **John Jones Navigation Center (JJNC) – Construction Bid Award**

Introduction

Approve the construction bid award to Keystar, Inc for the proposal received in response to the Invitation to Bid (ITB) 23-021 for the John Jones Navigation Center, and authorize the City Manager to execute the contract upon successful negotiation including consideration of add alternates and deductive alternates and provide for any necessary budget transfers/amendments.

Background

The project was initiated in September of 2019 as part of Resolution 19-295.
The Project timeline following the recommendations as follows:
Resolution 19-295: Commission approved the (KOTS) overnight temporary shelter.
Resolution 19-328: Commission approved the Solar for new construction.
Resolution 20-141; Commission approved the architectural RFQ and selection of William P. Horn
Resolution 20-219: Commission approved the William P. Horn Task Order for Design.
Resolution 22-067 Commission approved the William P. Horn Change Order 2
ITB 23-021- Issued on October 26,2023.

On January 10, 2024, the City received three bid proposals as outlined below:

1. Keystar, Inc.	Base Bid	\$7,985,610.89
	Alternates	
	Solar Canopy Walkway	\$ 432,000.00
	Lightning Protection	\$ 31,080.00
	Pit-Less Elevator	\$ (2,376.00)
	Interior Wall Finishing	\$ 118,800.00

Waterproof Additive (dorms)	\$ 8,760.00
Alternates Total	\$ 588,264.00
Total Bid	\$8,573,874.89

2. D.L.Porter, Inc.	Base Bid	\$8,355,152.65
	Alternates	
	Solar Canopy Walkway	\$ 350,374.83
	Lightning Protection	\$ 27,496.13
	Pit-Less Elevator	\$ (24,795.00)
	Interior Wall Finishing	\$ 80,420.73
	Waterproof Additive (dorms)	\$ 8,097.54
	Alternates Total	\$ 441,594.23
	Total Bid	\$8,796,746.88

3. Pedro Falcon Inc.	Base Bid	\$8,765,811.00
	Alternates	
	Solar Canopy Walkway	\$ 85,196.00
	Lightning Protection	\$ 46,893.00
	Pit-Less Elevator	\$ (13,294.00)
	Interior Wall Finishing	\$ 81,130.00
	Waterproof Additive (dorms)	\$ 9,497.00
	Alternates Total	\$ 209,422.00
	Total Bid	\$8,975,233.00

Procurement

The John Jones Navigation Center project currently has an available project budget in the amount of \$6,766,800. The project as originally conceived had a design and construction budget of \$7.3M in October 2021. The City pursued a grant from the Florida Department of Economic Opportunity (now Florida Commerce) and was awarded \$4.3M in April 2022 to help offset funding for the project. The City appropriated \$3.0M. to complete the funding commitment for the total budgeted amount of \$7.3M. Currently, the expenditures for design and grant related requirements have totaled \$427,774, with an additional \$100,000 encumbered, leaving a remaining available funding balance of approximately \$6.7M including grant funds. Currently, a budget deficit in the amount of \$1,807,075 exists., however, discussions between the City Manager's Office and the Engineering and Finance Departments have identified several projects in which the budgetary resources can be reallocated in order to move forward with the John Jones Navigation Center construction. Once all budget transfers and funding allocations have been appropriated, the contract amount of \$8,573,874.89 will be funded from account 101-1900-519-6200, Project IS19002101.

Recommendation

The City Manager's Office recommends the Mayor and Commission approve the construction bid award to Keystar, INC for the proposal received in response to Invitation to Bid (ITB) 23-021 for the John Jones Navigation Center and authorize the City Manager to execute the contract upon successful negotiation including consideration of add alternates and deductive alternates and provide for any necessary budget transfers/amendments.