



MEMORANDUM

Date: May 07, 2026

To: Honorable Mayor and Commissioners

Via: Brian L. Barosso
City Manager

From: Keith Bring
Engineering Project Manager

Subject: **File ID 26-5278: Awarding the construction contract to Charley Toppino & Sons, Inc. for ITB 26-005 Re-Bid Southernmost Point Plaza Project in the amount of \$4,252,177.00**

Introduction

Staff recommends award of a construction contract to Charley Toppino & Sons, Inc. for the bid proposal received in response to Invitation to Bid (ITB) 26-005 Re-Bid Southernmost Point Plaza Project (SMPP) in the amount of \$4,252,177.00 and authorize the City Manager to execute a contract in substantial conformance with the bid documents upon consent of the City Attorney and execute any necessary budget transfers.

Background

Per Resolution 23-346, a task order for design services was authorized to BCC Engineering. The design includes paving, stormwater drainage, Americans with Disabilities Act (ADA) sidewalks, curb ramps, pavement markings, and hardscape/landscaping throughout the project limits.

On August 7, 2025, at 8:00 a.m. Eastern Daylight Time, the City of Key West issued Invitation to Bid (ITB) No. 25-020 for the Southernmost Point Plaza Roadway Project. The solicitation remained open until September 22, 2025, at 3:00 p.m. Eastern Daylight Time, at which time the City Clerk's Office publicly opened the bids received in response to the solicitation.

Upon review of the bids and project requirements, the City determined that certain design modifications were necessary prior to moving forward with an award. In particular, the City identified the need to further evaluate the design as it relates to curb and curbless sidewalk configurations. This required additional consultation with the City's design professionals to assess the available design options and make appropriate revisions to the project plans and specifications. In light of these necessary design updates, the

City elected to revise the solicitation documents and re-bid the project.

The revised solicitation was subsequently issued as ITB No. 26-005 in February 2026 at 8:00 a.m. Eastern Standard Time, with bids due to the City Clerk’s Office no later than March 9, 2026, at 3:00 p.m. Eastern Daylight Time. Following the public bid opening, the City received one responsive bid, which was submitted by Charley Toppino & Sons, Inc.

The following is a summary of the accepted bid results including selected add/alternates:

Bidder <i>Charley Toppino & Sons, Inc.</i>	Bid Amount
<i>Mobilization, General/Supp Conditions & Demobilization (5% of Construction Cost Max)</i>	\$195,341.75
<i>Payment & Performance Bonds</i>	\$150,000.00
<i>SMPP Roadway Construction (Includes all labor, equipment, & materials for a complete project)</i>	\$3,369,070.10
<i>Benches (Hardscape Plan) x 11</i>	\$13,750.00
<i>Date palms x 3</i>	\$24,000.00
<i>Well Restoration/Rehabilitation-Whitehead St. (Drainage Plan)</i>	\$35,040.00
<i>Transplant All Existing Trees (25) per Tree Disposition Plan (13 Thatch Palm, 10 Cabbage, 1 Spanish stopper, 1 Cinnamon tree)</i>	\$54,980.00
<i>All Electrical Lighting Components (17 Beacon Light Poles, 17 Footings, Conduits, Wiring, Panel & Load Center)</i>	\$409,995.00
TOTAL	\$4,252,176.85

The bid submitted by Charley Toppino & Sons, Inc. was determined to be responsible and responsive.

Procurement

The project was competitively bid in conformance with our Code of Ordinances through ITB 26-005. The proposed cost of \$4,252,177.00 was determined to be acceptable. The Southernmost Point Plaza Project is identified as project number IS19002401 and is budgeted under 102-4102-541-6300 including the TDC awarded funding Phase 1 Contract ID# 2985 (\$1,000,000.00) which included the completed Tourism Impact Study and Phase 2 Contract ID# 3231 (\$1,501302.00).

There is \$730,193.53 of excess funds from the Southernmost Point Seawall Project (IS19002301) that will be transferred into the Southernmost Point Plaza Project (IS19002401), account 101-1900-519-6300 that will make up the shortfall.

Recommendation

Staff recommends approving the award of the construction contract to Charley Toppino & Sons, Inc. for the bid proposal received in response to ITB 26-005 in the amount of \$4,252,177.00 which includes accepting add/alternates #1-Benches, #3-Date palm trees, #5-Well Restoration, #6-Transplant Trees, and #8-All Electrical & Lighting and authorize the City Manager to execute a contract in substantial conformance with the bid documents upon consent of the City Attorney. Staff also recommends authorizing the City Manager to execute any necessary budget transfers.