Donna Phillips

From: Gio Alessi <gioa@gulfbuilding.com>
Sent: Thursday, July 31, 2025 3:51 PM
To: Lucas Torres-Bull
Cc: Donna Phillips; Keri O'Brien; City Clerk
Subject: [EXTERNAL] RE: [External] Fire station at 1525 Kennedy Drive Key West, Florida

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.

Giovanna Alessi-Suarez
Vice President of Marketing
gioa@gulfbuilding.com

P: (954) 492-9191
F: (954) 492-9192

Gulf Building, LLC
1121 E Broward Blvd.
Fort Lauderdale, FL 33301

GULF BUILDING

WEB | LINKEDIN | FACEBOOK | INSTAGRAM | TWITTER | HOUZZ

From: Lucas Torres-Bull <lucas.torresbull@cityofkeywest-fl.gov>
Sent: Thursday, July 31, 2025 2:17 PM
To: Gio Alessi <gioa@gulfbuilding.com>
Cc: Donna Phillips <donna.phillips@cityofkeywest-fl.gov>; Keri O'Brien <kobrien@cityofkeywest-fl.gov>; City Clerk <cityclerk@cityofkeywest-fl.gov>
Subject: Re: [External] Fire station at 1525 Kennedy Drive Key West, Florida

Good afternoon,

The unsolicited proposal provided to the City has been upload to Demandstar.

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: Lucas Torres-Bull
Sent: Tuesday, July 22, 2025 12:47 PM
To: gioa@gulfbuilding.com <gioa@gulfbuilding.com>
Cc: Donna Phillips <donna.phillips@cityofkeywest-fl.gov>; Keri O'Brien <kobrien@cityofkeywest-fl.gov>; Kendal Harden <kendal.harden@cityofkeywest-fl.gov>
Subject: Fire station at 1525 Kennedy Drive Key West, Florida

Good afternoon,

Thank you for your email. Please note that all responses will be made available through DemandStar (now known as OPENBids). We are currently awaiting a digital copy of the vendor's proposal, which will be uploaded to the platform once received.

Should you have any questions or concerns in the meantime, please don't hesitate to reach out

Sincerely.

Lucas Torres-Bull

Procurement Manager

1300 White Street, Key West, Fl 33040

Ext: 305-809-3807

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Donna Phillips

From: Marc Lofman <ml@statestreetcap.com>
Sent: Thursday, July 31, 2025 2:59 PM
To: Lucas Torres-Bull
Cc: Keri O'Brien; Donna Phillips; City Clerk
Subject: [EXTERNAL] Re: [EXTERNAL] Fire station at 1525 Kennedy Drive Key West, Florida

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Thanks for letting me know!

Marc Lofman
State Street Capital Partners
312.543.4524 phone
312.489.5576 fax
ML@statestreetcap.com

On Thu, Jul 31, 2025 at 1:16 PM Lucas Torres-Bull <lucas.torresbull@cityofkeywest-fl.gov> wrote:
Good afternoon, Marc-

The unsolicited proposal provided to the City has been upload to Demandstar.

Sincerely.

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

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From: Marc Lofman <ml@statestreetcap.com>
Sent: Tuesday, July 22, 2025 12:32 PM
To: Lucas Torres-Bull <lucas.torresbull@cityofkeywest-fl.gov>
Subject: [EXTERNAL] Fire station at 1525 Kennedy Drive Key West, Florida

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.

In order to submit a competing bid, please send me a copy of the unsolicited bid you received to build and finance the new fire station at the location above.
Thank you.

Marc Lofman
State Street Capital Partners
312.543.4524 phone
312.489.5576 fax
ML@statestreetcap.com

Donna Phillips

From: Lucas Torres-Bull
Sent: Thursday, July 31, 2025 2:14 PM
To: bids@pwxpress.com
Cc: Keri O'Brien; Donna Phillips
Subject: Re: [EXTERNAL] Public-Private Partnership Opportunity for.....

Follow Up Flag: Follow up
Flag Status: Flagged

Good afternoon, Mary-

The unsolicited proposal provided to the City has been upload to Demandstar.

Sincerely.

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

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From: Lucas Torres-Bull <lucas.torresbull@cityofkeywest-fl.gov>
Sent: Friday, July 18, 2025 8:09 AM
To: bids@pwxpress.com <bids@pwxpress.com>
Cc: Keri O'Brien <kobrien@cityofkeywest-fl.gov>; Donna Phillips <donna.phillips@cityofkeywest-fl.gov>
Subject: Re: [EXTERNAL] Public-Private Partnership Opportunity for.....

Good morning,

Not a problem — all requested documents will be uploaded to DemandStar (now known as OPENBids). However, could you please clarify which specific documents you would like us to upload?

Sincerely.

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

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From: bids@pwxpress.com <bids@pwxpress.com>
Sent: Friday, July 18, 2025 7:08 AM
To: Lucas Torres-Bull <lucas.torresbull@cityofkeywest-fl.gov>
Subject: [EXTERNAL] Public-Private Partnership Opportunity for.....

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.

Hi, I wanted to see if you would send over bid documents for the bid for Public-Private Partnership Opportunity for Design, Financing, and Construction

Best Regards

Mary Miller
408-676-8941

My Address
PWXPress
1900 Coffeeport Rd
Jacksonville, FL 32208
bids@pwxpress.com

Donna Phillips

From: Lucas Torres-Bull
Sent: Thursday, July 31, 2025 2:15 PM
To: Corinne Detruit
Cc: Chas Spottswood; Keri O'Brien; Donna Phillips; City Clerk
Subject: Re: [EXTERNAL] BID-BID 25-001-0-2025/LT - Fire Station #3

Follow Up Flag: Follow up
Flag Status: Flagged

Good afternoon, Chas-

The unsolicited proposal provided to the City has been upload to Demandstar.

Sincerely.

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

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From: Corinne Detruit <corinne@keystarconstruction.com>
Sent: Friday, July 18, 2025 7:26 AM
To: Lucas Torres-Bull <lucas.torresbull@cityofkeywest-fl.gov>
Cc: Chas Spottswood <chas@keystarconstruction.com>
Subject: [EXTERNAL] BID-BID 25-001-0-2025/LT - Fire Station #3

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Good morning Lucas,

Is it possible to get a copy of the unsolicited bid for Fire Station #3?

Thank you,

KEYSTAR

Corinne Detruit
Administrative Manager

305-517-6270 | Cell: 386-237-4063 | www.keystarconstruction.com

corinne@keystarconstruction.com

5450 MacDonald Avenue, Suite 3, Key West, FL 33040

IMPORTANT: The contents of this email and any attachments are confidential. They are intended for the named recipient(s) only. If you have received this email by mistake, please notify the sender immediately and do not disclose the contents to anyone or make copies thereof.

*****All invoices must be sent to invoices@keystarinc.com . They must be in PDF format and one invoice per attachment. This is to ensure that invoices go directly in to the accounting system for processing. All *Pay Applications* must be sent directly to the PM or APM for the specific project and not to the invoice mailbox*****

Donna Phillips

From: Corinne Detruit <corinne@keystarconstruction.com>
Sent: Thursday, July 31, 2025 2:19 PM
To: Lucas Torres-Bull
Cc: Chas Spottswood; Keri O'Brien; Donna Phillips; City Clerk
Subject: [EXTERNAL] RE: [EXTERNAL] BID-BID 25-001-0-2025/LT - Fire Station #3

Follow Up Flag: Follow up
Flag Status: Completed

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Thanks so much!

Thank you,

KEYSTAR

Corinne Detruit
Administrative Manager

305-517-6270 | Cell: 386-237-4063 | www.keystarconstruction.com

corinne@keystarconstruction.com

5450 MacDonald Avenue, Suite 3, Key West, FL 33040

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From: Lucas Torres-Bull <lucas.torresbull@cityofkeywest-fl.gov>
Sent: Thursday, July 31, 2025 2:15 PM
To: Corinne Detruit <corinne@keystarconstruction.com>
Cc: Chas Spottswood <chas@keystarconstruction.com>; Keri O'Brien <kobrien@cityofkeywest-fl.gov>; Donna Phillips <donna.phillips@cityofkeywest-fl.gov>; City Clerk <cityclerk@cityofkeywest-fl.gov>
Subject: Re: [EXTERNAL] BID-BID 25-001-0-2025/LT - Fire Station #3

Good afternoon, Chas-

The unsolicited proposal provided to the City has been upload to Demandstar.

Sincerely.

Lucas Torres-Bull

Procurement Manager

1300 White Street, Key West, Fl 33040

Ext: 305-809-3807

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From: Corinne Detruit <corinne@keystarconstruction.com>
Sent: Friday, July 18, 2025 7:26 AM
To: Lucas Torres-Bull <lucas.torresbull@cityofkeywest-fl.gov>
Cc: Chas Spottswood <chas@keystarconstruction.com>
Subject: [EXTERNAL] BID-BID 25-001-0-2025/LT - Fire Station #3

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Good morning Lucas,

Is it possible to get a copy of the unsolicited bid for Fire Station #3?

Thank you,

KEYSTAR

Corinne Detruit
Administrative Manager

305-517-6270 | Cell: 386-237-4063 | www.keystarconstruction.com

corinne@keystarconstruction.com

5450 MacDonald Avenue, Suite 3, Key West, FL 33040

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Donna Phillips

From: Lucas Torres-Bull
Sent: Thursday, July 31, 2025 9:26 AM
To: John O'Grady; Matt Everett
Cc: City Clerk
Subject: Re: [EXTERNAL] Key West P3 Proposal

Good morning, John-

Can you provide me this document in a PDF format? I would like to upload it to demand star but as the document is asking for a Gmail account to access it.

Sincerely.

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

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From: John O'Grady <john@fortresssecured.com>
Sent: Wednesday, July 30, 2025 11:03 AM
To: Lucas Torres-Bull <lucas.torresbull@cityofkeywest-fl.gov>; Matt Everett <matt@fortresssecured.com>
Subject: [EXTERNAL] Key West P3 Proposal

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.

Manager Torres,

Please find attached an unlocked version of the proposal we submitted It is available for any PRRs you may get. Once you start to send it you may have to grant "view" to the recipient. If you run into any issues please let me know.

Best Regards,
John O'Grady
Director of Public Projects

(407)227-4392
www.Fortresssecured.com

_PRRKey West P3 for Fire Station #3.pdf