Keri O'Brien

From: Lucas Torres-Bull
Sent: Monday, January 5, 2026 7:49 AM
To: Emily Vitali
Cc: Keri O'Brien; Donna Phillips; Kendal Harden
Subject: Re: [EXTERNAL] Re: Building and Structural Repair for City Facilities (Key West) - Award Status

Good morning, Emily-

Please note that the City anticipates recommending award at the upcoming January 6, 2026, City Commission meeting. Please let me know if you have any questions or concerns.

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: Emily Vitali <evitali@planhub.com>
Sent: Friday, January 2, 2026 12:15 PM
To: Lucas Torres-Bull <lucas.torresbull@cityofkeywest-fl.gov>
Subject: [EXTERNAL] Re: Building and Structural Repair for City Facilities (Key West) - Award Status

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.

Hello,
I am just circling back from my previous email. Has a general contractor been awarded this project? I appreciate any help!

Emily Vitali
Market Expansion Specialist
planHub 2.0
(561) 916-4911

www.planhub.com

On Fri, Dec 19, 2025 at 11:56 AM Emily Vitali <evitali@planhub.com> wrote:

Hello,
Do you happen to know which general contractor was awarded this project? Thank you!

Emily Vitali
Market Expansion Specialist
planHub 2.0
(561) 916-4911
www.planhub.com

Keri O'Brien

From: Jim Dolby <jim@imrestoration.com>
Sent: Thursday, November 13, 2025 1:02 PM
To: Keri O'Brien
Cc: Lucas Torres-Bull; Donna Phillips
Subject: [EXTERNAL] Re: FW: ITB No. 25 – 021
Attachments: IMR Ltr - ITB No. 25 – 021.pdf

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.

As requested, please find attached a formal, signed letter on Innovative Masonry Restoration's company letterhead. Please confirm if this attached letter satisfies your requirement for a written request to disregard the prior submission?

Thank you.

Jim Dolby, Principal
Innovative Masonry Restoration
www.imrestoration.com
Office #: 612-548-5589
Cell #: 612-554-5594
Fax #: 888-751-5402

The information contained in this message may be privileged and confidential and protected from disclosure. If the reader of this message is not the intended recipient, or an employee or agent responsible for delivering this message to the intended recipient, you are hereby notified that any dissemination, distribution or copying of this communication is strictly prohibited and may be potentially illegal.

On Thu, Nov 13, 2025 at 11:35 AM Jim Dolby <jim@imrestoration.com> wrote:

> Thanks Keri,
>
> If we provide our company's FedEx account number, would the City be able to use it to ship the original bid package back to us?
>
> Also, can you confirm whether the bid submission is still sealed?
>
> Thank you.
>
> Jim Dolby, Principal
> Innovative Masonry Restoration
> www.imrestoration.com
> Office #: 612-548-5589
> Cell #: 612-554-5594

Fax #: 888-751-5402

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On Thu, Nov 13, 2025 at 10:50 AM Keri O'Brien <kobrien@cityofkeywest-fl.gov> wrote:

Hi Jim – our code requires something in writing from a respondent if they are requesting withdraw of a bid. Kindly send us a signed letter on your company's letterhead outlining that you would like us to disregard the submission we received yesterday and that you will be submitting an updated/modified bid pursuant to the date change.

Additionally, we do not send back items to respondents. Thank you.

Regards,

Keri O'Brien, MMC

City Clerk

City of Key West

1300 White Street

Key West, FL 33040

305-809-3832

kobrien@cityofkeywest-fl.gov

www.cityofkeywest-fl.gov

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From: Lucas Torres-Bull <lucas.torresbull@cityofkeywest-fl.gov>
Sent: Thursday, November 13, 2025 11:29 AM
To: Keri O'Brien <kobrien@cityofkeywest-fl.gov>; Donna Phillips <donna.phillips@cityofkeywest-fl.gov>
Subject: Fw: [EXTERNAL] ITB No. 25 – 021

FYI, please see email below.

From: Jim Dolby <jim@imrestoration.com>
Sent: Thursday, November 13, 2025 11:27 AM
To: Lucas Torres-Bull <lucas.torresbull@cityofkeywest-fl.gov>
Subject: [EXTERNAL] ITB No. 25 – 021

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Regarding the above-referenced Invitation to Bid (ITB), the bid date has been changed via an official addendum.

We request and authorize that the City of Key West to return our original bid to the following address:

Jim Dolby

6160 150th St. SE

Prior Lake, MN 55372

Please confirm receipt of this email. Additionally, once the bid package has been shipped, kindly provide the tracking number for the carrier.

Thank you for your assistance.

Sincerely,

Jim Dolby

Jim Dolby, Principal
Innovative Masonry Restoration
www.imrestoration.com
Office #: 612-548-5589
Cell #: 612-554-5594
Fax #: 888-751-5402

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INNOVATIVE
MASONRY
RESTORATION, LLC

8210 Manasota Key Road, Englewood, FL 34223
727-756-5356 (O) 888-751-5402 (F)
www.imrestoration.com

November 13, 2025

City of Key West
1300 White Street
Key West, FL 33040

RE: ITB No. 25 – 021

We request to have our bid withdrawn for the above referenced ITB received by the City of Key West yesterday. Please disregard our submission and we intend to submit a revised bid in accordance with the date change outlined in Addendum #001.

If you have any questions please contact me at our office number listed above or by email at jim@imrestoration.com.

Best Regards,

Innovative Masonry Restoration

Jim Dolby, Principal

Keri O'Brien

From: Anna Barnett <abarnett@bidprime.com>
Sent: Tuesday, October 14, 2025 4:09 PM
To: Lucas Torres-Bull
Cc: Keri O'Brien; Donna Phillips; Kendal Harden
Subject: [EXTERNAL] Re: [EXTERNAL] Re: [EXTERNAL] Request for bid information

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 Lucas,

You are correct that all bidders must follow official Key West protocols for responding to public solicitations from the city. This is our understanding and how we operate as well.

As agents for our clients, we have been asked to retrieve the documents from those official forums - Demandstar or the public website - in order to assist them with responding to available solicitations. A good analogy might be a company using a software company like ADP or Rippling or similar to gather state filing paperwork from the various states where they have employees, help them find, organize and possibly complete the information so the company can make the appropriate state filings. Under this analogy, our clients would submit the bids explicitly as set forth in your solicitation documents (which presumably is directly through your website/portal/Demandstar).

Again, appreciate your help with this matter. Obviously, we (including our clients) all want the best services at competitive prices for the public.

Anna Barnett
VP of Client Services
Office: 888-808-5356 ext 203
Direct: 512-213-0817

On Fri, Oct 10, 2025 at 10:15 AM Lucas Torres-Bull <lucas.torresbull@cityofkeywest-fl.gov> wrote:

Anna-

Could you please clarify whether your company intends to submit a bid for this project, or if you are instead posting our solicitation documents on your website for access by other potential Bidders or Proposers? I'm trying to better understand the nature of this situation.

If your company is reposting or hosting our solicitation materials, please note that all official bid documents must be obtained directly through DemandStar (now known as OpenBids) or the City of Key West's official website. Republishing or redistributing these documents on third-party platforms is not authorized or required under our solicitation terms.

Keri O'Brien

From: DemandStar <support.demandstar@eunasolutions.com>
Sent: Friday, October 10, 2025 11:44 AM
To: Lucas Torres-Bull
Cc: Donna Phillips; Keri O'Brien; justin.rowley@eunasolutions.com; Ben.Vaught@eunasolutions.com
Subject: [EXTERNAL] RE: Fw: [EXTERNAL] City of Key West Urgent - Demand Star

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.

Good morning,

Thank you for reaching out to DemandStar Support.

Please note that BidPrime has been repeatedly identified as a data collection and bid scraping entity. In alignment with our Terms of Use, DemandStar does not permit BidPrime to operate on our platform.

For any further questions or clarification, I've included Ben Vaught, our Product Director, in this conversation.

Best regards,
Gisela Peters
Support Analyst - Procurement

---------- Original Message ----------
From: Lucas Torres-Bull [lucas.torresbull@cityofkeywest-fl.gov]
Sent: 10/10/2025 11:29 AM
To: support.demandstar@eunasolutions.com; justin.rowley@eunasolutions.com
Cc: donna.phillips@cityofkeywest-fl.gov; kobrien@cityofkeywest-fl.gov; abarnett@bidprime.com
Subject: Fw: [EXTERNAL] City of Key West Urgent - Demand Star

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Good afternoon, Justin-

Please note that Anna Barnett (CC'd) raised the following issue with the City of Key West. I would appreciate your insight and any responses or clarifications you can provide regarding the information outlined below. For your reference, please see her email included beneath this message.

Hi Lucas,

Thank you for your response. We registered for a DemandStar account to attempt to retrieve the requested materials through the DemandStar website. However, DemandStar denied our request, blocked my company from accessing records, and cancelled our registration with their site, blocking our ability to access the solicitation and related documents. When speaking with my management team, they mentioned Demandstar said we could only have access if we paid them $50,000 per year.

We kindly ask that you provide the documents of our request by responding with the documents attached to your email response, and that you forward this incident to your agency legal counsel to direct DemandStar to allow us access to your bids for future solicitations. If they would like further details, we also have a legal email address: legal@bidprime.com. We are happy to help to ensure fairness in the bidding process for the benefit of the public.

Best,

Sincerely.

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

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From: Justin Rowley <Justin.Rowley@eunasolutions.com>
Sent: Friday, October 10, 2025 11:23 AM
To: GoProcurement Support <support.bonfire@eunasolutions.com>
Cc: Lucas Torres-Bull <lucas.torresbull@cityofkeywest-fl.gov>
Subject: [EXTERNAL] City of Key West Urgent - Demand Star

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Hi Support Team,

Scott from sales share with me that the City of Key West is experiencing some issues on the demandstar side of things. Apparently, vendors are being asked to pay 50,000 dollars to access Key west bids.

I've included Lucas on this email to help get this addressed immediately and see if someone on the Demand Star support team can look into this quickly.

Thank you,

Justin

Justin Rowley
Customer Success Manager

Justin.Rowley@eunasolutions.com

EUNA®
solutions

thread::MgJ3Z0JQCz2t-m4Lnl8T7gM::

Keri O'Brien

From: Lucas Torres-Bull
Sent: Friday, October 10, 2025 11:29 AM
To: Justin Rowley; support.demandstar@eunasolutions.com
Cc: abarnett@bidprime.com; Donna Phillips; Keri O'Brien
Subject: Fw: [EXTERNAL] City of Key West Urgent - Demand Star

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Please note that Anna Barnett (CC'd) raised the following issue with the City of Key West. I would appreciate your insight and any responses or clarifications you can provide regarding the information outlined below. For your reference, please see her email included beneath this message.

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1300 White Street, Key West, Fl 33040
Ext: 305-809-3807

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Sent: Friday, October 10, 2025 11:23 AM
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Cc: Lucas Torres-Bull <lucas.torresbull@cityofkeywest-fl.gov>
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Thank you,

Justin

Justin Rowley
Customer Success Manager

Justin.Rowley@eunasolutions.com

EUNA® solutions

Keri O'Brien

From: Lucas Torres-Bull
Sent: Friday, October 10, 2025 11:16 AM
To: Anna Barnett
Cc: Keri O'Brien; Donna Phillips; Kendal Harden
Subject: Re: [EXTERNAL] Re: [EXTERNAL] Request for bid information

Anna-

Could you please clarify whether your company intends to submit a bid for this project, or if you are instead posting our solicitation documents on your website for access by other potential Bidders or Proposers? I'm trying to better understand the nature of this situation.

If your company is reposting or hosting our solicitation materials, please note that all official bid documents must be obtained directly through DemandStar (now known as OpenBids) or the City of Key West's official website. Republishing or redistributing these documents on third-party platforms is not authorized or required under our solicitation terms.

This restriction is in place to prevent issues that may arise if your platform experiences technical problems—such as files failing to load, missing addenda, or outdated versions being posted—which could result in Bidders receiving incomplete or inaccurate bid information and compromise the integrity of the competitive procurement process.

I appreciate your clarification on this matter and look forward to your response.

Sincerely.

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

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From: Anna Barnett <abarnett@bidprime.com>
Sent: Friday, October 10, 2025 10:53 AM

To: Lucas Torres-Bull <lucas.torresbull@cityofkeywest-fl.gov>
Cc: Keri O'Brien <kobrien@cityofkeywest-fl.gov>; Donna Phillips <donna.phillips@cityofkeywest-fl.gov>
Subject: [EXTERNAL] Re: [EXTERNAL] Request for bid information

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Hi Lucas,

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Best,

BidPrime

Anna Barnett
VP of Client Services
Office: 888-808-5356 ext 203
Direct: 512-213-0817

On Fri, Oct 10, 2025 at 7:15 AM Lucas Torres-Bull <lucas.torresbull@cityofkeywest-fl.gov> wrote:

Good morning, Anna-

Please note that, in accordance with our bid requirements, all Bidders/Proposers are required to obtain the official bid documents directly through DemandStar (now known as OpenBids). Kindly contact DemandStar to have your account unlocked. If you are unable to resolve the issue by Monday, October 13, 2025, please let me know, and I will document the situation accordingly and provide the necessary documents.

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

Sincerely.

Lucas Torres-Bull
Procurement Manager
1300 White Street, Key West, Fl 33040

Ext: 305-809-3807

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From: Anna Barnett <abarnett@bidprime.com>
Sent: Thursday, October 9, 2025 5:49 PM
To: Lucas Torres-Bull <lucas.torresbull@cityofkeywest-fl.gov>
Subject: [EXTERNAL] Request for bid information

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Hi Lucas,

I recently signed up for a demandstar account to access the bid information but unfortunately they have blocked my logins and I can no longer access the website. Would you be able to email me any available bid documents for the following opportunity?

"Building and Structural Repair for City Facilities"

Thank you in advance for your assistance. I greatly appreciate it.

Best,

BidPrime

Anna Barnett
VP of Client Services
Office: 888-808-5356 ext 203
Direct: 512-213-0817

Keri O'Brien

From: Anna Barnett <abarnett@bidprime.com>
Sent: Friday, October 10, 2025 10:53 AM
To: Lucas Torres-Bull
Cc: Keri O'Brien; Donna Phillips
Subject: [EXTERNAL] Re: [EXTERNAL] Request for bid information

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Best,

Anna Barnett
VP of Client Services
Office: 888-808-5356 ext 203
Direct: 512-213-0817

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

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From: Anna Barnett <abarnett@bidprime.com>
Sent: Thursday, October 9, 2025 5:49 PM
To: Lucas Torres-Bull <lucas.torresbull@cityofkeywest-fl.gov>
Subject: [EXTERNAL] Request for bid information

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"Building and Structural Repair for City Facilities"

Thank you in advance for your assistance. I greatly appreciate it.

Best,

Anna Barnett
VP of Client Services
Office: 888-808-5356 ext 203
Direct: 512-213-0817

Keri O'Brien

From: Lucas Torres-Bull
Sent: Monday, October 6, 2025 8:16 AM
To: Sandy Jenkins
Cc: Donna Phillips; Keri O'Brien
Subject: Re: [EXTERNAL] Building and Structural Repair for City Facilities...

Good morning, Sandy-

Please note that all bidders are required to obtain the bid documents through DemandStar (now known as OpenBids). If you are unable to access the documents through DemandStar, please let me know the reason, and I will provide them to you via email.

Please don't hesitate to contact me if you have any questions or concerns.

Sincerely.

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

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From: Sandy Jenkins <sjenkins@novatechnologiesgrp.com>
Sent: Thursday, October 2, 2025 1:43 PM
To: Lucas Torres-Bull <lucas.torresbull@cityofkeywest-fl.gov>
Subject: [EXTERNAL] Building and Structural Repair for City Facilities...

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.

Do you have the bid docs for this opportunity:
Building and Structural Repair for City Facilities

Thanks!

Sandy Jenkins (she/her)
315-813-7887

NovaTech
www.novatechnologiesgrp.com

1401 Nobel Street
Sainte-Julie, QC J3E1Z4, Canada