

AGENDA
CITY OF KEY COLONY BEACH
ITB 2025-06 CITY HALL PROJECT
BID REVIEW COMMITTEE PUBLIC HEARING

Tuesday, October 21, 2:00 PM
Marble Hall, 600 W. Ocean Drive, Key Colony Beach
& via Zoom Conferencing
[Zoom login Information at the end of this Agenda](#)

1. ***Call to Order & Roll Call by City Attorney Dirk Smits***
2. ***Instruction by the City Attorney on Guidelines for the Review Committee***
3. ***Bid Opening Meeting Minutes & Bid Tabulations – Pgs. 1-3***
4. ***Bid Review ** (by order of bid tabulations) – Pgs. 4-5***
 - a. ***Keystar Incorporated***
 - 1) *Bid Pricing and Deducts*
 - 2) *Review of Contractor's Bid Document Checklist*
 - 3) *Determination of Responsiveness & Responsible*
 - b. ***DL Porter Construction***
 - 1) *Bid Pricing and Deducts*
 - 2) *Review of Contractor's Bid Document Checklist*
 - 3) *Determination of Responsiveness & Responsible*
 - c. ***Pedro Falcon Constructors***
 - 1) *Bid Pricing and Deducts*
 - 2) *Review of Contractor's Bid Document Checklist*
 - 3) *Determination of Responsiveness & Responsible*
5. ***Determination of the Apparent Low Bidder Who Meets All Bid Requirements***
6. ***Recommendation to the City Commission (Special Meeting to award will be held October 24th at 9:30 AM at Marble Hall)***

*****Public Disclosure Exemption per Florida Statutes 119.071:***

2. Sealed bids, proposals, or replies received by an agency pursuant to a competitive solicitation are exempt from s. 119.07(1) and s. 24(a), Art. I of the State Constitution until such time as the agency provides notice of an intended decision or until 30 days after opening the bids, proposals, or final replies, whichever is earlier.

3.(c) Any financial statement or other financial information necessary to verify the financial adequacy of a prospective bidder which an agency requires a prospective bidder to submit in order to prequalify for bidding or for responding to a solicitation for a road or any other public works project is exempt from s. 119.07(1) and s. 24(a), Art. I of the State Constitution. This paragraph is subject to the Open Government Sunset Review Act in accordance with s. 119.15 and shall stand repealed on October 2, 2029, unless reviewed and saved from repeal through reenactment by the Legislature.

“Members of the public may speak for three minutes and may only speak once unless waived by a majority vote of the commission.”
Letters submitted to the City Clerk to be read at the Commission Meeting will be made part of the record but not read into record. Persons who need accommodations in order to attend or participate in this meeting should contact the city clerk at 305-289-1212 at least 48 hours prior to this meeting in order to request such assistance. If a person decides to appeal any decision made with respect to any matter considered at any meeting, that person will need a record of the proceedings and for such purpose may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based.

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ITB 2025-06 City Hall Project
Meeting Minutes
October 14th, 2025 - 4:00 PM
Marble Hall
600 W. Ocean Drive
Key Colony Beach, Florida 33051

Present:

City Attorney Dirk Smits
Commissioner Tom Harding
City Administrator John Bartus
Building Official Tony Loreno
Silvia Roussin, City Clerk

Purpose of Meeting: ITB 2025-06 City Hall Project Bid Opening

The Bid Opening for the City Hall Project took place on October 14th, 2025, at 4:00 PM.

The City received three bids in total for the project.

City Administrator Bartus opened the bids in the order received and announced the base bid:

Keystar, Incorporated	\$5,831,428.09
DL Porter Construction	\$5,964,750.00
Pedro Falcon Contractors	\$5,560,616.00

City Clerk Roussin stated that the apparent low bidder is Pedro Falcon Contractors.

City Attorney Smits informed that the Bid Review Committee will meet the following week to review the bids and make a recommendation to the City Commission.

The Committee adjourned at 4:07 PM.

Silvia Roussin

City Clerk

Attachment:
Bid Tabulation



Bid Opening Form

Bid Title: ITB 2025-06 City Hall Project

Bid Due Date & Opening: October 14th, 2025 – 4:00 PM

Opened by: John Bartus, City Administrator

Witnessed by:

NAME	TITLE	SIGNATURE
Dirk M. Smits	city Atty	
Tom Haralson	city commissioner	
Silvia Rossie	City Clerk	

Received bids:

	COMPANY	TOTAL BASE BID	TIME OPENED
1.	Key Star Incorporated	5,831,428.09	4:00 pm
2.	DL Porter Construction	5,964,750.00	4:02 pm
3.	Pedro Falcon	5,560,616.00	4:05 pm
4.			
5.			
6.			
7.			
8.			



Published Weekly
Marathon, Monroe County, Florida

PROOF OF PUBLICATION

STATE OF FLORIDA COUNTY OF MONROE

Before the undersigned authority personally appeared **JASON KOLER** who on oath, says that he is **PUBLISHER** of the **WEEKLY NEWSPAPERS**, a weekly newspaper published in Marathon, in Monroe County, Florida; that the attached copy of advertisement was published in said newspaper in the issues of: (date(s) of publication)

September 4, 2025

Affiant further says that the said **WEEKLY NEWSPAPERS** is a newspaper published at Marathon, in said Monroe County, Florida, and that the said newspaper has heretofore been continuously published in said Monroe County, Florida, once each week (on Thursday) and has been qualified as a second class mail matter at the post office in Marathon, in Monroe County, Florida, for a period of one year next preceding the first publication of the attached copy of advertisement. The affiant further says that he has neither paid nor promised any person, firm, or corporation any discount, rebate, commission or refund for the purpose of securing this advertisement for publication in the said newspaper(s) and that The Weekly Newspapers is in full compliance with Chapter 50 of the Florida State Statutes on Legal and Official Advertisements.

Sworn to and subscribed before me
this 4 day of SEPT, 2025.
(SEAL)

Notary



City of Key Colony Beach

PO Box 11000, Key Colony Beach, Florida 33051 • Phone 407 286 1222 • Fax 407 286 1217



INVITATION TO BID ITB 2025-06, CITY HALL PROJECT CITY OF KEY COLONY BEACH, FLORIDA

Sealed Bids for the City Hall Project will be received by the City of Key Colony Beach, Florida at Marble Hall, Key Colony Beach City Hall, 600 West Ocean Drive, Key Colony Beach, Florida 33051, October 14, 2025 at 4:00 p.m. local time. At that time, the Bids received will be publicly opened and read aloud.

The Project includes the following Work: Hardening and Renovation of the existing City Hall facility with a new two-story addition, encompassing City Administration Offices, Building Department, Police Department, Marble Hall, Emergency Operations Center, and U.S. Postal Office, and associated site work.

Bids are requested for the following Contract: City of Key Colony Beach, Florida City Hall Project.

Prospective Bidders may access and download the Bidding Documents online at www.demandstar.com. Partial sets of Bidding Documents will not be available from the City of Key Colony Beach.

A Pre-Bid conference will be held September 15, 2025 at 11:00 a.m. at 600 W Ocean Drive, Key Colony Beach, FL 33051.

To be considered qualified, Bidder must be licensed to engage in the business of contracting in the State of Florida by the Construction Industry Licensing Board. In addition, meet all of the qualifications as set forth in the Bidding Documents.

The City of Key Colony Beach, Florida is an Equal Opportunity Employer.

Instructions to Bidders: For all further requirements regarding bid submittal, qualifications, procedures, and contract award, refer to the Instructions to Bidders that are included in the Bidding Documents.

PLEASE CONTACT THE ISSUING OFFICE WITH QUESTIONS! ALL REQUESTS FOR INFORMATION WILL BE POSTED ON DEMANDSTAR.

Publish: September 4, 2025. The Weekly Newspapers

SECTION 00300A

BID PRICING AND DEDUCTS

[illegible]

TOTAL BASE BID: _____ (insert price using words)
(\$ _____ .00)

SECTION 00300B

CONTRACTOR'S BID DOCUMENT CHECKLIST

Several recent bid openings for construction projects within Monroe County have resulted in the disqualification of Bidders for failure to properly complete and submit all required forms. To help ensure that all forms are completed and submitted, Bidders are instructed to initial this form as each required submittal is completed. Please assemble your bid response in the order listed below, with this form placed on the top of the response package.

	Initials
Bid Form – filled out completely including:	_____
- Addenda acknowledgements	
- All pricing	
- Properly signed and sealed	
Trench Safety Form – signed and witnessed	_____
AIA Document A305 – Contractor's Qualification Statement	_____
Bid Security – bid bond, or cashier's check signed and sealed	_____
Identify provisions in A101 and A201 the Contractor would recommend for modification	_____
Approving format for Partial Lien Waiver and Release	_____
Approving format for Contractors Final Affidavit and Release of Lien	_____
Acknowledgement of Conformance with O.S.H.A. Standards	_____
- signed and witnessed	
Evidence of Insurability	_____
Copy of the contractor license(s)/state certification(s)/local registration(s) required to perform the Work (if any)	_____
Affidavit of Business History and Experience	_____
Non-Collusion Bid Provision	_____
Hurricane/Tropical Storm Plan	_____
Appendix of Affidavits	_____
Acknowledgement of Grant Agreement No. 22FRP63	_____
Acknowledgement of Construction Documents	_____