

**AGENDA**  
**KEY COLONY BEACH CITY COMMISSION**  
**SPECIAL MEETING**  
**ITB 2025-06 CITY HALL PROJECT**

*Friday, October 24, 9:30 AM*  
*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, Pledge of Allegiance, Prayer, Rollcall**
- 2. Approval of the Agenda**
- 3. Citizen Comments & Correspondence**
- 4. Review and Recommendation by the Bid Review Committee\*\***
  - a. Bid Opening Meeting Minutes & Bid Tabulations – Pgs. 1-2**
  - b. Bid Review Committee Meeting Minutes \*\*TBA\*\***
  - c. Review of Bid Pricing and Deducts**
  - d. Review of Contractor's Bid Document Checklist**
  - e. Review of Responsiveness & Responsible**
  - f. Final Recommendation to Award ITB 2025-06**
- 5. Citizen Comments**
- 6. Adjournment**

**\*\*The Bid Review Committee will meet on Tuesday, October 21<sup>st</sup>, at 2:00 PM at Marble Hall.**

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**\*\*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 This paragraph is subject to the Open Government Sunset Review Act in accordance with s. 119.15 and shall stand repealed on October 2, 2029, unless reviewed and saved from repeal through reenactment by the Legislature.

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“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 14<sup>th</sup>, 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 14<sup>th</sup>, 2025 – 4:00 PM

**Opened by:** John Bartus, City Administrator

### Witnessed by:

NAME	TITLE	SIGNATURE
Dirk M. Smits	city Atty	[Signature]
Tom Hazzard	city commissioner	[Signature]
Silvia Rossil	City Clerk	[Signature]

### 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	5,569,616.00	4:05 pm
4.			
5.			
6.			
7.			
8.			