



STAFF REPORT

CITY OF GREEN COVE SPRINGS, FLORIDA

TO: City Council Regular Meeting **MEETING DATE:** March 17th, 2026
FROM: Greg Bauer, Acting Public Works Director
SUBJECT: Approval of Pay Application #1 to Stratum Construction and Management in the amount of \$44,815.08 for the City Hall Vacant Space Buildout.

BACKGROUND

The Clay Economic Development Council (EDC) approached the City about a year ago about the possibility of moving into one of the unfinished spaces upstairs at City Hall. This was brought to the City Council for approval of the concept at the January 21, 2025 meeting. Council was agreeable to fund the buildout up front with the EDC repaying the cost as their rent payment over a certain period of time at an interest rate comparable to what the City is receiving in its investment accounts.

The City published a bid for design-build proposals to buildout about 1,700 sq ft of the north unfinished space. Seven (7) proposals were received. The lowest bidder, Baker Consulting & Engineering LLC requested to withdraw their proposal due to submitting errant numbers, to which staff agreed. Of the remaining six (6) respondents, Stratum Contracting was the lowest base bid. Their base bid amount was \$297,780.00. City staff along with EDC staff worked with Stratum to find value-engineering options. The following changes were made to the base bid from Stratum:

- IT by Owner Deduct \$7,000
- Toilet Accessories by Owner Deduct \$1,170
- Windows in doors i.l.o. walls Deduct \$1,800
- Carpet brand change Deduct \$4,000
- Standard LED lights Deduct \$3,400
- Falcon B Locksets Deduct \$900
- Wainscot on sheetrock Add \$7,980
- Accept add alt for floor jacks Add \$12,000

The total recommended contract award amount is \$299,490. City staff will install the IT drops and add \$1,000 to the repayment amount in the contract with the EDC. During the design phase, the City, EDC and Stratum will work closely to identify any additional opportunities to save money through value engineering.

Also attached for approval is the updated version of the lease agreement with Clay EDC as briefly discussed at the Council meeting on September 11, 2025. It is updated with the current lease terms based on the current budget. The lease agreement will be modified, if needed, at the completion of construction with the final cost and to reflect current dates.

Presented to Council for consideration is Pay Application #1 in the amount of \$44,815.08.

Contract Amount- \$299,490.00

Pay Application #1- \$44,815.08

Remaining Contract Amount- \$254,674.92

FISCAL IMPACT

This project will utilize restricted surtax dollars to be repaid at an interest rate comparable to current city investments. **001-1319-5006220- \$44,815.08**

RECOMMENDATION

Approval of Pay Application #1 to Stratum Construction and Management in the amount of \$44,815.08 for the City Hall Vacant Space Buildout.