



City of Green Cove Springs Florida

Phone: (904)297-7500
Fax: (904)284-8118

321 Walnut Street
Green Cove Springs, FL 32043

www.greencovesprings.com
Florida Relay – Dial 7-1-1

December 8, 2025

Mr. Vincent Aguirre, Government Operations Consultant II and Graham Markarian, Supervisor
Small Cities CDBG Program
Florida Commerce
107 East Madison St., MSC 400
Tallahassee, Florida 32399-6408

RE: City of Green Cove Springs CDBG #22CV-S28
Amendment #5 Request for Additional Funding

Dear Mr. Aguirre and Mr. Markarian:

The City of Green Cove Springs City Council respectfully requests that the above-referenced CDBG contract be considered for additional funding in the amount of Five hundred eighty-five thousand dollars (\$585,000.00) due to a significant market shift over the past two years, which has driven material and labor costs well beyond the city's original cost estimate for the project.

The City's Architect of Record has reviewed current market conditions, verified this cost escalation, and strongly recommended approval of this request for additional funding to ensure the project viability. The City of Green Cove Springs recently received bids for renovation of the Augusta Savage Arts and Community Center hardening project. The City received four bids with the low bidder being Arkest, LLC Contractors in the amount of one million five hundred eighty-three thousand four hundred twenty-four dollars and sixty-seven cents (\$1,583,424.67).

The City was initially awarded one million three hundred ninety-seven thousand six hundred dollars (\$1,397,600.00) in grant funding for the hardening of the Augusta Savage Arts and Community Center.

Once you allow for the following costs coming out of the awarded grant funding:

1. Architectural and Engineering design, bidding and construction observation and coordination services (\$105,750.00),
2. Grant Administration, Completion of the HUD Environmental Review and administrative services during construction (\$131,600.00).

The above items total two hundred thirty-seven thousand, three hundred fifty dollars (\$237,350.00). This will leave a balance in the grant for construction in the amount of one million one hundred sixty thousand two hundred fifty dollars (\$1,160,250.00). The low bid received of one million five hundred eighty-three thousand four hundred twenty-four dollars



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and sixty-seven cents (\$1,583,424.67) is currently \$423,174.67 above the funding currently available to carry out the project.

Allowing for an amount equal to approximately ten percent (10%) of the construction cost of the project for potential construction Change Orders (\$160,000.00), the City needs an additional five hundred eighty-five thousand dollars (\$585,000.00) to complete the hardening of the City's Augusta Savage Arts and Community Center.

Should additional funds prove unavailable, the City will be forced to select one of the following options, each of which carries substantial drawbacks for the City:

1. Return the allocated funds and halt progress on the project.
2. Proceed with construction but omit some of the hardening components of the shelter, compromising its intended use as an emergency shelter.

To maintain the City's project schedule and fulfill our commitment to on-time completion of the project, the City aims to execute a contract with the low bidder for the hardening of the community center, once the procurement has been approved by Florida Commerce, by January 14, 2026. Upon your approval, we will execute a Change Order with the contractor to carry out the additional work on the Augusta Savage Arts and Community Center facility, submit a revised draw-down schedule to the Department reflecting the additional funding requirement alongside the contract modification.

Thank you for your consideration of this urgent request. We are prepared to provide any further documentation or clarification you may require.

Sincerely,

A handwritten signature in blue ink that appears to read "Mike Null".

Mike Null, Interim City Manager