



STAFF REPORT

CITY OF GREEN COVE SPRINGS, FLORIDA

TO: City Council Regular Session

MEETING DATE: December 9, 2025

FROM: Mike Null, Interim City Manager

SUBJECT: (Updated 12/8/25) - City Council award of bid # 2025-08 – CDBG 22CV-S28 – Augusta Savage Cafetorium Rehab to ARKEST LLC in the amount of \$1,583,424.67. *Mike Null*

BACKGROUND

The City received a CDBG grant of \$1,397,000 to rehab the Augusta Savage Cafetorium. The project is published for bid from October 23, 2025 through December 4, 2025. This project had to be advertised three times to finally receive a proposal for design. This caused significant delay in the project timeline. The expiration of the grant as of now is June 30, 2026, so construction must be completed by then. The bid was published at the earliest possible date following design completion and approval of bid documents by FloridaCommerce, but the response deadline was extended beyond the Thanksgiving holiday as that timing would likely have resulted in less competitive bid results. If the award is delayed until January 2026, then we run the risk of not finishing construction on time. Award at the December 9, 2025 Council meeting will allow an additional 3 weeks to secure FloridaCommerce approval and bonding to allow construction to start at the first of the year.

To that end, staff will immediately begin checking references and determining the most qualified bidder once bids are received. We will then provide a recommendation and updated staff report to Council prior to the meeting on December 9. Staff will request that Council award the project pending approval by FloridaCommerce.

UPDATE: - Seven (7) bids were received. The lowest responsive responsible bidder appears to be ARKEST LLC out of Jacksonville, FL, with a bid of \$1,583,424.67. Staff and the Architect have both reviewed the bid and references, and recommend the award to ARKEST LLC./

FISCAL IMPACT

Construction funding of approximately \$1,160,250 is currently available in the grant. This leaves a shortfall of approximately \$423,174.67. In working with grant staff at FloridaCommerce, we believe the additional grant funding is available to complete this project. A request for additional funding has been submitted to FloridaCommerce and we are awaiting response.

RECOMMENDATION

Award bid # 2025-08 – CDBG 22CV-S28 – Augusta Savage Cafetorium Rehab to ARKEST LLC in the amount of \$1,583,424.67, pending (1) approval of the award by FloridaCommerce and (2) award of additional grant funding from FloridaCommerce. Authorize the Mayor and City Manager to sign all contracts and forms required to facilitate award of this bid and commencement of construction.