Docusign Envelope ID: B2777002-B0FF-4E4D-91E3-D0240968BA79

City of Jacksonville, Florida

Procurement Award Form (PAF)

Part 1 – Form Type: JPAC Award Request: Renewals, Extensions, and Unit Price Increases

Goods and/or Services: Oceanway Community Center Upgrades

Requested Action and Justification:

Recommend approval to amend the award to ACON Construction Inc. to provide for limited renovations to the finishes at the Oceanway Community Center, amendment #51A as detailed in Exhibit ZZ-1 with a GMP amount of $225,777.20 which includes $3,000.00 in contingency.

To be executed via formal contract amendment through the Office of General Counsel.

Supplier:	Acon Construction Inc	**Basis of Award:**	Highest Evaluated	**BID Opening Date:**	6/23/2021

POA #:	71629-22	**PO #:**	TBD	**Change Order #:**	N/A
Solicitation #:	DB CDB-0112 21	**Contract #:**	71629-22	**Contract ADM #:**	51A
Term:	Project Completion	**Options:**	N/A	**Options Used:**	N/A

Federally Funded:	No	**JSEB Rec:**	Participation
Licenses Verified:	Yes	**JSEB %:**	20
Bonds Required:	Yes	**Bonds Waived Pursuant To:**	N/A

Fund:	32111	**Center:**	167101	**Acct:**	565051	**Proj:**	010464	**Activity:**	00000000	$ 225,777.20
Fund:		**Center:**		**Acct:**		**Proj:**		**Activity:**		$
Fund:		**Center:**		**Acct:**		**Proj:**		**Activity:**		$

New NTE/GMP:	$ 225,777.20	**Contingent Amt:**	$ 3000	**DMP/ODPO Amt:**	$ 0.00

Using Agency/BU:	PWEN:ENGINEERING AND CONSTRUCTION MANAGEMENT			
Concurrence:	Signed by: Scott Carter 8D991F9AD9C947E...	**Title:**	CHIEF OF ENGINEERING CONSTRUCTION MANAGEMENT	1/16/2026
Concurrence:	Signed by: Joseph, Daryl 0BFF85FD2C5A429...	**Title:**	DIRECTOR OF PARKS, RECREATION, AND COMMUNITY SERVICES	1/20/2026
Concurrence:	Signed by: Nina Vickers 1EFA223D5D23487...	**Title:**	DIRECTOR OF PUBLIC WORKS	2/4/2026
Concurrence:		**Title:**		

Initial DT

Procurement Analyst/Buyer:	Signed by: Kemp, Benjamin 4C8860DFACE2449C...	**Chief of Procurement:**	Signed by: Dustin L. Freeman B10F1D517352456... 2/10/2026
Name:	Kemp, Benjamin	**Name:**	Dustin L. Freeman

Part 2 – JPAC Action: All award actions subject to lawfully appropriated funds.		**Part 3 – Final Awarding Authority Action:**	
Members who approve:		**Action:**	
Members who disapprove:		**Signature:**	
Date:		**Date:**	

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PAF Instructions
Part 1 (using agency)

Form Type: This form will be used for both Administrative Awards and JPAC Requests. Select type from dropdown options.

Goods and/or Services: Enter a brief description of the types of goods and services included in the request.

Requested Action and Justification: Enter a brief description of the requested action or authority being sought. i.e.; *Request permission to award the lowest, responsive responsible bidder for an ITB or award the highest ranked supplier for an RFP.* This block should also be used for additional information such as additional 4th account strings, or other information essential for contract execution.

Supplier: Enter awarded supplier name**.** If multiple, include in "Requested Action and Justification" box.

Basis of Award: Select from Lowest Price Technical Acceptable (LPTA), Highest Price Technical Acceptable (HPTA) or N/A.

Bid Opening Date: The date bids were unsealed by Procurement.

POA #: This is your 1Cloud generated Agreement number. Select Type, Enter Number.

PO #: Enter the PO number or agreement release number.

Change Order #: Provide the applicable change order number represented by this request.

Solicitation #: Select Prefix type, Enter Number, and Year.

Contract #: This number should be the same as your POA number (unless procured prior to 2020)

Contract Amendment #: Provide the applicable amendment number represented by this request.

Term: Select the Period of Performance or Term for the initial period.

Options: Period of time for each renewal or option.

Options Used: Prior to this request, enter how many options were already used.

Federally Funded: Select yes or no from dropdown if Federal Funds will be used.

JSEB Rec: Select Encouragement or JSEB Set Aside Option.

JESB %: If JSEB Participation, enter the percentage.

Bonds Waived Pursuant to: Select option from Drop down.

Funding Sources: Fund/Center/Account/Project/Activity, all fields are required even if zeros.

New NTE/GMP: Enter the new total not to exceed amount. Note, this should match the contract maximum indebtedness, if applicable**.**

Contingent Amount: If your agency requests an allowance for unforeseen additional expenses, then specify the amount of your requested increase and new NTE that represents the contingency allowance. This is over and above any quote.

DMP/ODPO Account: Enter the Direct Materials Purchase/Owner Direct Purchase Order Account. Used mainly for CIP (Capital Improvement/Construction) Projects

Using Agency/BU: Select one from the dropdown list.

Concurrence: Using Agency internal routing requirements for Electronic Signatures (follow Proc Manual for threshold requirements)

Title: Title of person electronically signing form.

Attachments: Included any supplemental information to the Procurement Award Form. i.e.; *Scope of work, previous awards*.

**Any field where there is no data available, or no entry is required, either leave it blank or enter N/A. Any fields where there is known data, include for informational purposes. Any changes to an original award should contain the data that is being changed and any other relevant data required for JPAC review and approval.*

Docusign Envelope ID: B2777002-B0FF-4E4D-91E3-D0240968BA79

Exhibit ZZ-1

ACON Construction Co., Inc.

3653 Regent Boulevard, Suite 401 • Jacksonville, Florida 32224 • Telephone (904) 565-9060 Fax (904) 565-9080

Approved to Proceed

Daryl T. Joseph

Digitally signed by Daryl T. Joseph Joseph, c=COJ PRCS, ou=PRCS PROD, email=DJoseph@coj.net, c=US Date: 2026.01.09 09:12:30 -05'00'

Jan 8, 2026

City of Jacksonville
Department of Public Works
Engineering and Construction Management
214 N. Hogan Street
Jacksonville, FL 32202

Attention: Scott Carter, PE
City Engineer
Reference: Oceanway Community Center Upgrades
DB Contract #71629-22

We are pleased to provide this proposal for the work on the subject project under the guidelines of the referenced contract.

The scope of this project is to provide for limited renovations to the finishes at the Center. Those finishes are detailed in the attached ACON proposal sheet. There is a limited contingency of $3000 per base contract. It is limited by budget.

Our Guaranteed Maximum Price (GMP) for the project scope as stated is $225,777.20.

The Guaranteed Completion Date (GCD) will be 150 days from date of notice to proceed.

Breakdowns follow this letter. Please contact me if you have any questions or need further information.

Sincerely,

Frank Anderson
Construction Manager

Docusign Envelope ID: B2777002-B0FF-4E4D-91E3-D0240968BA79

Exhibit ZZ-1

ACON Construction Company

DB Contract 71629-22

Oceanway Community Center Upgrades

DATE: 1/8/26

ITEM #	DESCRIPTION	UNITS	QUANTITY	UNIT COST	TOTAL COST
	Project Management	Hrs	24	$110.00	$2,640.00
	Supervision	Hrs	24	$75.00	$1,800.00
	Administration	Hrs	12	$75.00	$900.00
	Install new store front doors at entry and Multipurpose Room with transom lites above newly framed walls where existing storefront is being removed	LS	1	$32,800.00	$32,800.00
	Remove existing ACT ceiling and replace with new grid and tile, remove exisitng storefront curtain wall and replace with cold-formed metal framing walls with drywall interior and stucco exterior, install new LVP over existing VCT with new vinyl base throughout. Install gutter and downspouts at playground facing elevation, paint Multipurpose Room, Entry Vestibule, and Hallway. Install new exit signage, lower	LS	1	$117,480.00	$117,480.00
	Remove existing light fixtures and replace with new lay-in fixtures in new ACT Ceilings throughout	LS	1	$43,300.00	$43,300.00
	Bond	LS	1	$3,332.00	$3,332.00
	Contingency	LS	1	$3,000.00	$3,000.00
	Subtotal				**$205,252.00**
	DB Fee 10% (per contract)	LS	1	$20,525.20	$20,525.20
				TOTAL	**$225,777.20**

Docusign Envelope ID: B2777002-B0FF-4E4D-91E3-D0240968BA79

Exhibit ZZ-1

FRIEDA WINDOW SYSTEMS, INC.
5149 SUNBEAM ROAD, SUITE 1 • JACKSONVILLE, FLORIDA 32257 • (904) 443-0034 • FAX (904) 443-0035

JANUARY 15, 2025 VERIFIED Mar 8 2024

PROPOSAL

OCEANWAY COMMUNITY CENTER
JACKSONVILLE, FLORIDA

TO FURNISH AND INSTALL THE FOLLOWING:

OLDCASTLE FG-2000 1 ¾" X 4 ½" CENTER GLAZE FRAMING FOR ¼" BONZE TINTED TEMPERED GLASS.

OLDCASTLE FG-5700 IMPACT STORM MAX 2 ½" X 5" CENTER GLAZE FRAMING FOR 9/16" TINTED LAMINATED IMPACT GLASS. (AT SIDELITES OF MAIN ENTRANCE)

OLDCASTLE STORM MAX MSD-375 MEDIUM STILE IMPACT DOORS FOR 9/16" LAMINATED IMPACT GLASS WITH 10" BPTTOM RAILS, STANDARD PUSH/PULL, SURFACE MOUNTED CLOSER, BUTT HINGES, CYLINDER, THUMB TURN AND THRESHOLD.

FINISH: DARK BRONZE ANODIZED

BASE BID:
2 EACH - 3'-0" X 7'-0" IMPACT DOORS WITH TRANSOM
3 EACH - 112" X 12" FIXED FRAMING, 3-LITE, ¼" GLASS
2 EACH - 74" X 12" FIXED FRAMING, 2-LITE, ¼" GLASS

COST: INCLUDES MATERIALS, INSTALLATION AND TAXES: ---$18,600.00

ADD ALTERNATE #1: (MAIN ENTRANCE)
1 EACH - 112" X 96" PAIR OF 3'-0" X 7'- 0" IMPACT DOORS WITH SIDE-LITES AND TRANSOMS 9/16" LAMINATED IMPACT GLASS

COST: INCLUDES MATERIALS, INSTALLATION AND TAXES: ---$13,000.00

Docusign Envelope ID: B2777002-B0FF-4E4D-91E3-D0240968BA79

ADD ALTERNATE #2: (FIXED LITES OVER SIDE OPENINGS)
2 EACH - 96" X 12" FIXED FRAMING, 2-LITE

COST: INCLUDES MATERIALS, INSTALLATION AND TAXES: ---$1,200.00

EXCLUSIONS: DEMO OF EXISTING STOREFRONT FRAMING, FRAMING UP OF NEW WALLS, OPERABLE WINDOWS

IF ANY QUESTIONS, PLEASE CALL 904-591-5008.

SINCERELY,
FRIEDA WINDOW SYSTEMS

MIKE FRIEDA

Docusign Envelope ID: B2777002-B0FF-4E4D-91E3-D0240968BA79

Exhibit ZZ-1

A Plus Construction Services, Inc.
96150 Dowling Dr
Yulee, FL 32097
+19046120597
chas.aplus@yahoo.com

Estimate

A PLUS CONSTRUCTION
CGC1529403
CCC1330803

ADDRESS
ACON Construction Co Inc
3653 Regent Blvd S-401
Fl
Jacksonville, FL 32224

ESTIMATE #	DATE
1134	02/11/2025

VERIFIED 1-8-24

P.O. NUMBER
Oceanway Com Ctr Upgrades

DESCRIPTION	QTY	AMOUNT
Install new LVP over existing VCT with new 4" base. Remove existing and replace new ACT and grid throughout. Install gutter and downspouts at plaground gacing elevation. Paint multipurpose room, entry vestibule, and hallway. Remove existing store front curtain wall and replace with cold formed metal framing with drywall interior and stucco exterior. Install new exit signage. Lower finished height existing AED and adjust toilet compartments to comply with ADA.	1	117,480.00

TOTAL **$117,480.00**

Accepted By

Accepted Date

Docusign Envelope ID: B2777002-B0FF-4E4D-91E3-D0240968BA79

Exhibit ZZ-1

Vilano Electric, Inc.

3156-1 Leon Road
Jacksonville, FL 32246
(904) 641-0868
Info@vilanoelectric.com

EC13013234

BBB ACCREDITED BUSINESS

JSEB CERTIFIED

QUOTE

TO ACON Construction Co., Inc.
3653 Regent Boulevard,
Suite 401
Jacksonville, FL 32224

Verbal 1-8-24

QUOTE NUMBER	QUOTE DATE	VALID THRU	FOR
84	1/9/2025	~~1/23/2025~~	Oceanway Community Center

[MARCUS 1/9/2025 8:03 AM] - Demo fixtures in Main Space, Corridor and Vestibule. Leave several lights tied up with ceiling wire for construction lighting. Demo existing lighting controls / occupancy sensors to be re-used. Demo speakers, coil wire and attach to roof supports.

Proposing 50 pieces of 2x4 LED lay in fixture with adjustable color temperature. Fixtures to be installed in Main Space, Corridor and Vestibule.

Demo fixtures in Bathrooms, Offices, Kitchenette, Classrooms and Storage Closet. Leave lights tied up with ceiling wire for construction lighting. Existing lighting controls to be re-used.

Proposing 23 pieces 2 x 4 LED lay in fixture with adjustable color temperature. Proposing 3 pieces 2x2 LED lay in fixtures with adjustable color temperature for bathrooms where can lights are currently installed and storage closet where old surface mounted fixture is installed.

Total - $43,300.00

QUANTITY	DESCRIPTION	UNIT PRICE	EXTENDED
1		43,300.00	43,300.00

TOTAL AMOUNT 43,300.00

Thank you for the opportunity to provide this proposal.
We appreciate your consideration!

Please note, due to a volatile materials market, this estimate is only valid 15 days.

This quote does not include the cost of a performance bond, if required.

Work to be performed during normal operating hours; 7:00 am to 3:30 pm

Respectfully,

The Vilano Electric, Inc. Team

Docusign Envelope ID: B2777002-B0FF-4E4D-91E3-D0240968BA79

Exhibit ZZ-1

DEPARTMENT OF PUBLIC WORKS

Jacksonville
Where Florida Begins.

MINORITY PARTICIPATION
Attachment to Fee & Contract Negotiations or Contract Amendment

Title: Oceanway Community Center Upgrades
Project No.: 71629-22
Date: Jan 8, 2026

	Company's Name (Minority Subconsultant)	Classification (Minority Status)	Type of Work (Scope of Services)	Dollar Value
1.)	Aplus Construction	JSEB/WBE	General Construction	$ 117,480
2.)				$
3.)				$
4.)				$
5.)				$
6.)				$
7.)				$
8.)				$

Check one:

This is: Original Fee Negotiation _____

This is: Contract Amendment No.: TBD

Date of this Document: Jan 8, 2026

Docusign Envelope ID: B2777002-B0FF-4E4D-91E3-D0240968BA79

Docusign Envelope ID: 2A3095D6-3E33-472A-9BFE-A3A5A63E0D8D

SUBJECT: RFQ FOR SMALL ACTIVE AND PASSIVE PARKS DESIGN-BUILD PROJECTS

BID # CDB-0112-21 **OPEN DATE: 2021-06-23**

COMPETITIVE SEALED PROPOSAL EVALUATION COMMITTEE

KIND AND BASIS OF CONTRACT: CONSTRUCTION – DESIGN/BUILD- PRE-QUALIFICATIONS

AGENCY: PUBLIC WORKS

BASIS OF AWARD: EVALUATION CRITERIA

NUMBER OF BIDS INVITED: 7 **NUMBER RECEIVED: 4** **OTHER: 0**

SUMMARY OF BIDS AND RECOMMENDED ACTIONS:

The City had previously issued this RFQ and the evaluation committee has evaluated proposals. Subsequently, presentations were conducted and evaluated on November 4, 2021. Based upon the combination of proposal and presentation evaluations, scores and rankings are as follows (Listed in alphabetical order):

1) Acon Construction Co., Inc. – 117.00
2) Astra Construction Services, LLC – 109.50
3) Baker Consulting and Engineering, LLC, d/b/a Baker Design Build – 106.00

Recommend approval of award to Acon Construction Co., Inc., as receiving the highest score in accordance with the evaluation and ranking above. Period of Service will be five (5) years from effective date of contract with funding not-to-exceed $8,000,000.00 annually with carryover for any unused portion. To be executed by formal contract through Office of General Counsel.

ATTACHMENTS: Recommendation Memo, Scoring Matrix, Section 2.6, Attachment B- Evaluation Criteria, JSEB Memo, Previous Award

ANALYST: _____ BRYAN MATUS

RESPECTFULLY SUBMITTED: _____ GREGORY HEASE, CHIEF PROCUREMENT DIVISION

CONCURRENCE BY: **Robin G. Smith, P.E., Chief, Engineering and Construction Management**

(ALL AWARD ACTIONS SUBJECT TO LAWFULLY APPROPRIATED FUNDS)
ACTION OF CSPEC COMMITTEE ON RECOMMENDATIONS ABOVE

MEMBERS APPROVING 5 MEMBERS DISAPPROVING 0 DATE: 2/3/2022

OTHER _____

ACTION OF AWARDING AUTHORITY DATE 2-4-22

APPROVED ✓ DISAPPROVED: _____

OTHER: _____

SIGNATURE OF AUTHENTICATION _____

Brian Hughes
Chief Administrative Officer
For: Mayor Lenny Curry
Under Authority of
Executive Order No. 2019-02

Docusign Envelope ID: B2777002-B0FF-4E4D-91E3-D0240968BA79
Docusign Envelope ID: 2A3095D6-3E33-472A-9BFE-A3A5A63E0D8D

SUBJECT: RFQ FOR SMALL ACTIVE AND PASSIVE PARKS DESIGN-BUILD PROJECTS

BID # CDB-0112-21 **OPEN DATE: 2021-06-23**

COMPETITIVE SEALED PROPOSAL EVALUATION COMMITTEE

KIND AND BASIS OF CONTRACT: CONSTRUCTION – DESIGN/BUILD- PRE-QUALIFICATIONS

AGENCY: PUBLIC WORKS

BASIS OF AWARD: EVALUATION CRITERIA

NUMBER OF BIDS INVITED: 7 **NUMBER RECEIVED: 4** **OTHER: 0**

SUMMARY OF BIDS AND RECOMMENDED ACTIONS:

The City had previously issued this RFQ and the evaluation committee has evaluated proposals. Subsequently, presentations were conducted and evaluated on November 4, 2021. Based upon the combination of proposal and presentation evaluations, scores and rankings are as follows (Listed in alphabetical order):

1) Acon Construction Co., Inc. – 117.00
2) Astra Construction Services, LLC – 109.50
3) Baker Consulting and Engineering, LLC, d/b/a Baker Design Build – 108.00

Recommend approval to enter negotiations with ACON Construction Co. Inc., as receiving the highest score in accordance with the evaluation and raking above.

ATTACHMENTS: Recommendation Memo, Scoring Matrix, Section 2.6, Attachment B- Evaluation Criteria, Previous Award

ANALYST: _____ BRYAN MATUS

RESPECTFULLY SUBMITTED: _____ GREGORY PEASE, CHIEF PROCUREMENT DIVISION

CONCURRENCE BY: Robin G. Smith, P.E., Chief, Engineering and Construction Management

(ALL AWARD ACTIONS SUBJECT TO LAWFULLY APPROPRIATED FUNDS)
ACTION OF CSPEC COMMITTEE ON RECOMMENDATIONS ABOVE

MEMBERS APPROVING 5 MEMBERS DISAPPROVING 0 DATE: 1/6/2022

OTHER _____

ACTION OF AWARDING AUTHORITY DATE 1-10-22

APPROVED ✓ DISAPPROVED: _____

OTHER: _____

SIGNATURE OF AUTHENTICATION _____

Brian Hughes
Chief Administrative Officer
For: Mayor Lenny Curry
Under Authority of
Executive Order No 2019-02

Docusign Envelope ID: B2777002-B0FF-4E4D-91E3-D0240968BA79

Docusign Envelope ID: 2A3095D6-3E33-472A-9BFE-A3A5A63E0D8D

SUBJECT: RFQ FOR SMALL ACTIVE AND PASSIVE PARKS DESIGN-BUILD PROJECTS

BID # CDB-0112-21

OPEN DATE: 2021-06-23

COMPETITIVE SEALED PROPOSAL EVALUATION COMMITTEE

KIND AND BASIS OF CONTRACT: CONSTRUCTION – DESIGN/BUILD- PRE-QUALIFICATIONS

AGENCY: PUBLIC WORKS

BASIS OF AWARD: EVALUATION CRITERIA

NUMBER OF BIDS INVITED: 7 **NUMBER RECEIVED: 4** **OTHER: 0**

SUMMARY OF BIDS AND RECOMMENDED ACTIONS:

The City of Jacksonville received four (4) proposals and all have been reviewed and ranked. Based on the average score, the following firms were determined to be the most qualified of those submitting qualifications The ranking of first, second, and third designates the order of qualification of these firms to perform the required services. Alphabetically they are:

1) Acon Construction Co., Inc. – 86 00
2) Astra Construction Services, LLC – 82 50
3) Baker Consulting and Engineering, LLC, d/b/a Baker Design Build – 81.00

Pursuant to Section 2.6- Award of Contract of RFP, recommend approval to move forward with presentation/interviews before CSPEC at a future scheduled meeting

ATTACHMENTS: Recommendation Memo, Scoring Matrix, Section 2 6 Attachment B- Evaluation Criteria

ANALYST: BRYAN MATUS

RESPECTFULLY SUBMITTED: GREGORY PEASE, CHIEF PROCUREMENT DIVISION

CONCURRENCE BY: **Robin G. Smith, P.E., Chief, Engineering and Construction Management**

(ALL AWARD ACTIONS SUBJECT TO LAWFULLY APPROPRIATED FUNDS)
ACTION OF CSPEC COMMITTEE ON RECOMMENDATIONS ABOVE

MEMBERS APPROVING 5 MEMBERS DISAPPROVING 0 DATE: 10/14/2021

OTHER

ACTION OF AWARDING AUTHORITY DATE 10-18-21

APPROVED ✓ DISAPPROVED:

OTHER:

SIGNATURE OF AUTHENTICATION

Brian Hughes
Chief Administrative Officer
For: Mayor Lenny Curry
Under Authority of
Executive Order No 2019-02