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City of Jacksonville, Florida

Procurement Award Form (PAF)

Part 1 – Form Type: JPAC 126.204 (a) New Award, Renewals, Waive Technical Defects, Price Increases, NTE Increases.

Goods and/or Services: Small Active and Passive Parks Design Build Projects: JP Small Entry Refresh and Museum Desig

Requested Action and Justification:

Recommend approval to amend the award with Acon Construction to implement Amendment #67A in the amount of $321,414.72 to incorporate Exhibit 67-1 for JP Small Entry Refresh and Museum Design as detailed in the attached.
The Guaranteed Completion Date will be 240 days from NTP. Projects awarded to date, including this amendment total of $49,150,724.24. The current NTE amount is $56,000,000.00 which leaves $6,849,275.76 remaining.

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

Supplier:	Acon Construction	**Basis of Award:**	Highest Evaluated	**BID Opening Date:**	06/23/2021

POA #:	71629-22	**PO #:**	TBD	**Change Order #:**	N/A
Solicitation #:	DB CDB-0112 21	**Contract #:**	71629-22	**Contract ADM #:**	67A
Term:	Project Completion (Term NTE 5 Years)	**Options:**	N/A	**Options Used:**	N/A

Federally Funded:	No	**JSEB Rec:**	Encouragement
Licenses Verified:	Yes	**JSEB %:**	0
Bonds Required:	No	**Bonds Waived Pursuant To:**	N/A

Fund:	32111	**Center:**	167101	**Acct:**	565051	**Proj:**	010426	**Activity:**	0000000000	$ 321,414.72
Fund:		**Center:**		**Acct:**		**Proj:**		**Activity:**		$
Fund:		**Center:**		**Acct:**		**Proj:**		**Activity:**		$

New NTE/GMP:	$ 321,414.72	**Contingent Amt:**	$ 0.00	**DMP/ODPO Amt:**	$ 0.00

Using Agency/BU:	PWEN:ENGINEERING AND CONSTRUCTION MANAGEMENT			
Concurrence:	Signed by: Scott Carter, PE 7D991F9ADFC947E...	**Title:**	CHIEF OF ENGINEERING CONSTRUCTION MANAGEMENT	8/25/2026
Concurrence:	Signed by: 1EFA223D5D23487...	**Title:**	DIRECTOR OF PUBLIC WORKS	8/27/2026
Concurrence:		**Title:**		
Concurrence:		**Title:**		

Initial DT
Initial DT

Procurement Analyst/Buyer:	Signed by: Kemp, Benjamin 4C8860FACE2449C...	**Chief of Procurement:**	Signed by: B10F1D517352456...	9/1/2026
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: 09D92BDE-6D12-4538-B2D4-6D821E188F14

ACON Construction Co., Inc.
3653 Regent Boulevard, Suite 401 • Jacksonville, Florida 32224 • Telephone (904) 565-9060 Fax (904) 565-9080

July 25, 2026

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

Attention: Mr. Scott Carter, P.E.
City Engineer
Reference: JP Small Entry Refresh and Museum Design
DB Contract #71629--22

Mr. Carter,

We are pleased to provide this proposal for refreshing the exterior of the entry to JP Small Park and Stadium along with final design of the final museum building. Also included is a new batting cage similar to the one installed at Fort Family Regional Park. The attached proposal contains backup data where available. A budget constrained contingency of $12,000 is included to minimize need for change orders as described in the contract documents.

Our Guaranteed Maximum Price (GMP) for the project scope as stated is $321,414.72.

The Guaranteed Completion Date (GCD) will be 240 days from receiving NTP.

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

Sincerely,

Frank Anderson
Construction Manager

ACON Construction Company
Contract 71629-22

JP Small Entry Refresh & Museum Design

DATE : July 25th, 2026

DESCRIPTION	UNITS	QUANTITY	UNIT COST	TOTAL COST
Project Management	Hrs	40	$110.00	$4,400.00
Supervision	Hrs	60	$75.00	$4,500.00
Administration	Hrs	20	$75.00	$1,500.00
Civil Design	LS	1	$78,014.20	$78,014.20
Architect	LS	1	$56,800.00	$56,800.00
Demo, Pressure Cleaning, Concrete, Sand Blasting, Electrostatic Painting Allowance (JSEB)	Al	1	$37,000.00	$37,000.00
Landscape, Pavers, & Irrigation	LS	1	$37,581.00	$37,581.00
Batting Cage	LS	1	$ 43,900.00	$ 43,900.00
Bond & General Conditions	LS	1	$11,000.00	$11,000.00
Batting Cage Permitting Allowance	Al	1	$5,500.00	$5,500.00
Contingency	AL	1	$12,000.00	$12,000.00
Subotal				$292,195.20
Design Builder Fee 10%	LS	1		$29,219.52
		TOTAL		$321,414.72

APPROVED
B. Scott

Docusign Envelope ID: 09D92BDE-6D12-4538-B2D4-6D821E188F14

Exhibit 67-1

HANSON™

PH 904-737-0090
HANSON-INC.COM

8075 GATE PARKWAY W.
SUITE 204
JACKSONVILLE, FL. 32216

$78,014.20

May 15, 2026

Mr. Frank Anderson
Acon Construction
3653 Regent Boulevard, Suite 401
Jacksonville, FL 32224

RE: J.P. Small Baseball Stadium Museum Building – Scope & Fee from 90% to 100% Design and Construction Assistance

Dear Mr. Anderson,

Hanson Professional Services Inc. (Hanson) is pleased to submit our proposal for the J.P. Small Baseball Stadium Museum Building Final Design. The project is located at 1701 Myrtle Avenue in Jacksonville, Florida. The site is bounded by 7th St. West, 8th St. West, Myrtle Avenue N. and Wilcox Street. This proposal is for final design of the museum building located on the northwest corner of the baseball stadium park site.

I. ABBREVIATED PROJECT DESCRIPTION

The following scope of professional services includes finalization of the museum building design (architectural/MEP under a separate contract) as well as site layout, landscape, hardscape, irrigation, and site lighting. The project includes final plan revisions for the 100% design as well final permitting through the City of Jacksonville (COJ), Jacksonville Electric Authority (JEA), and the St. Johns River Water Management District (SJRWMD). The project also includes minimal assistance during the construction phase of the project.

II. SCOPE OF DESIGN SERVICES

A. Construction Documents (CD) & Coordination (100% Level) – Design team will provide design and coordination efforts to bring the project to a 100% level for client reviews and final permitting submittals. Efforts for this phase of the project include:

1. 100% Museum Building Design Updates (**separate contract**) – Kasper will update the architectural designs for the museum building and will incorporate any final comments/change requests noted during the CD (90%) phase reviews. Architectural design elements include architectural and interior design as well as mechanical, electrical, and plumbing design.

2. 100% Site Civil Design Updates – Hanson will coordinate with the client and design team to finalize the site layout and civil design elements for the project in accordance with all client requests noted during the CD (90%) phase reviews. Final civil design elements included:

   - Final erosion control design
   - Final demolition analysis & design
   - Final building location & layout
   - Final Sidewalk/Patio layouts

- Final Emerald Trail coordination (**no layout or design**)
- Batting Cage layout & design (**no structural**)
- Bullpen layout & design
- Final ADA compliance review
- Final museum parking layout & design
- Final fence layout & design
- Final grading and drainage layout & design
- Final stormwater report development
- Final building drainage connection design
- Final Potable and Sanitary utility connections for the building
- Final meter & Backflow Preventer sizing
- Final maintenance of traffic layout & design
- Final civil details development

3. 100% Site Landscape/Hardscape/Irrigation Design Updates – Hanson to provide site plan updates and updates to landscape architectural design elements per comments/ directives noted during the CD (90%) phase of the project. Landscape/Hardscape elements included in this scope are:

    - Final Tree protection, removal, and mitigation
    - Final Site landscape design
    - Final Site hardscape design
    - Final Site irrigation design
    - Final Tree mitigation, landscape, hardscape, and irrigation plans

4. 100% Site Lighting Design – MSA will provide site lighting design updates and plan updates per comments/directives noted during the CD (90%) phase of the project. Site lighting design elements included in this scope are:

    - Final Site lighting layout
    - Final Lighting power distribution layout
    - Final load calculations
    - Final lighting coverage calculations
    - Final site lighting plans

5. 100% Plans Set Updates – Final plans development shall incorporate all final (100% Level) design for Civil, Architectural (**separate contract** - to include structural mechanical, electrical, and plumbing), Landscape, Hardscape, Irrigation, and Site Electrical disciplines.

6. Team Coordination Meetings & Site Visits – The 100% CD phase of the project shall include the following coordination efforts:

    - One (1) Site Visits *(Client/Team)*
    - Six (6) Microsoft Teams Meetings *(Client/Team)*
    - Team coordination and oversight *(Hanson)*

7. Final Permitting – Final review/RTC submittals anticipated for the 100% CD phase include:

- City of Jacksonville (COJ) Parks, Recreation, and Community Services – *Final Review Submittal*
- City of Jacksonville (COJ) Development Services Division – Review Group (10 Set Permit) – *Final Permit Submittal*
- St. Johns River Water Management District (SJRWMD) – *Final Permit Submittal*
- Jacksonville Electric Authority (JEA) – *Final Permit Submittal & Permit closeout*

8. Deliverables – Deliverables for the CD (100% Level) portion of the project include:

- 100% Design Plans

III. CONSTRUCTION ASSISTANCE

A. Construction Assistance – Design team will provide limited construction assistance to include:

- Responses to contractors bidding questions & coordination
- Shop drawing review and coordination
- Response to contractors RFI's
- As-Built drawings from contractor's markups
- Site inspections & progress meetings
- Final Inspection

IV. EXCLUDED SERVICES

A. Exclusions - Hanson's Scope of Services expressly does not include the following:

- Structural retaining wall design
- Shade canopy design
- Heated and chilled water line design
- Wetland permitting
- Design of Emerald Trail
- On-site stormwater treatment design
- COJ building permit
- Off-site improvements
- Main stadium building improvement
- Restroom building layout or design
- Maintenance building layout or design
- Arborist evaluation of existing trees
- Contamination assessment
- LEED Certifications

V. FEE SCHEDULE

Hanson's fees for the services described are outlined in the following table.

Scope of Services	Lump Sum Fee
Civil, Landscape, Hardscape, Irrigation & CA Fee - **Hanson**	$74,248.07
Electrical/Lighting Fee - **MSA**	$3,766.13
TOTAL	**$78,014.20**

We look forward to working with Acon Construction and COJ on this project. We can proceed with this effort upon final written authorization from you. Thank you.

Sincerely,

Corey Bowden, PE
Project Manager - Hanson Professional Services

PART ONE - GENERAL

1. PROJECT	2. PROPOSAL NUMBER
JP Small Baseball Stadium Museum Building Design Build (90% to 100%)	19L0032
3. CONSULTANT	**4. DATE OF PROPOSAL**
HANSON PROFESSIONAL SERVICES, INC.	5/15/2026

PART TWO - LABOR RELATED COSTS

5. DIRECT LABOR	HOURLY RATE	ESTIMATED HOURS	ESTIMATED COST	TOTAL
Principal	$104.40	18	$ 1,879.20	
Project Manager	$84.60	38	$ 3,214.80	
Project Engineer	$74.35	102	$ 7,583.70	
Engineer Technician	$58.27	138	$ 8,041.26	
CADD Technician	$41.27	92	$ 3,796.84	
Clerical	$32.78	8	$ 262.24	
TOTAL DIRECT LABOR				$ 24,778.04
6. OVERHEAD (COMBINE FRINGE BENEFIT AND ADMINISTRATIVE) OVERHEAD RATE - 171.16% X TOTAL DIRECT LABOR				$ 42,410.09
7. SUBTOTAL - LABOR + OVERHEAD (ITEMS 5 & 6)				$ 67,188.13
8. PROFIT - LABOR RELATED COSTS (ITEM 7) X 10%				$ 6,718.81

PART THREE - OTHER COSTS

9. MISCELLANEOUS DIRECT COSTS	
ORIGINAL REPRODUCIBLE - VELLUM PLOTS	
BLUELINES - 24"x36"	
PAPER COPIES	$200.00
Permit Fees	$0.00
MISCELLANEOUS DIRECT COSTS SUBTOTAL	$ 200.00
10. SUBCONTRACTS - LUMP SUM	
Lighting - Haddad	$3,766.13
SUB-CONTRACT SUBTOTAL	
TOTAL LUMP SUM AMOUNT (ITEMS 5,6,8,9 &10)	*$3,766.13*
11. REIMBURSABLE COSTS (LIMITING AMOUNT)	
Mileage	$141.12
SUBTOTAL REIMBURSABLE	$ 141.12

PART FOUR - SUMMARY

TOTAL AMOUNT OF CONTRACT (LUMP SUM PLUS REIMBURSABLE) ITEMS 5,6,8,9,10,&11	$ 78,014.20

I:\19jobs\19L0032T06\Admin\03-Proposal\Phase 2A - Museum Building Design Build\[Staff Hours_JP Small Design Build 100% JG.xls]Summary-Base Bid

Exhibit 67-1

HANSON PROFESSIONAL SERVICES, INC.
DATE: 05/15/26
CLIENT: Acon Construction
PROJECT: JP Small Baseball Stadium Museum Building Design Build (90% to 100%)

		Principal HRS	Project Mgr HRS	Project Eng HRS	Eng Tech HRS	CADD Tech HRS	Clerical HRS	TOTAL HRS
a. **Construction Documents & Coordination (100%)**								
100% Civil Site Layout & Design/Coordination								
Erosion Control Layout		0	0	1	1	1	0	3
Demolition Design		0	0	1	2	1	0	4
Building Layout Design		0	0	2	4	2	0	8
Batting Cage Layout Design		0	0	2	4	2	0	8
Bullpen Layout Design		0	0	2	4	2	0	8
Emerald Trail Layout & Coordination		1	0	2	1	1	0	5
ADA Design & Coordination		0	0	2	2	1	0	5
Fencing Layout & Coordination		0	0	1	1	1	0	3
Site Grading Design		0	0	2	3	1	0	6
Site Drainage Design		0	0	2	4	2	0	8
Drainage Report Updates		0	0	1	2	1	0	4
Roof Drainage Connection Design & Coordination		0	0	1	1	1	0	3
Potable Water Service Layout & Design		0	0	2	4	1	0	7
Sanitary Service Layout & Design		0	0	2	2	1	0	5
MOT Layout & Coordination		0	0	1	1	1	0	3
Civil Details Development		0	0	1	2	2	0	5
100% Landscape, Hardscape, & Irrigation Design								
Tree Protection, Removal, and Mitigation Design		0	1	1	6	1	0	9
Site Lanscape Design		0	1	4	6	1	0	12
Site Hardscape Design		1	1	4	6	1	0	13
Site Irrigation Layout & Design		1	1	4	6	1	0	13
100% Building Coordination		1	1	4	1	1	0	8
100% Landscape/Hardscape/Irrigation Coordination		1	1	4	1	1	0	8
100% Site Lighting Coordination		1	2	4	1	1	0	9
100% DD Plans Development	Sheets							
Cover Sheet	1	0	0	1	1	1	0	3
Key/Notes Sheet	1	0	0	1	1	2	0	4
Master Site Plan	1	0	0	1	1	3	0	5
Master Demolition plan	1	0	0	1	1	1	0	3
Site Geometry Plan	1	0	0	1	1	1	0	3
Grading and Drainage Plan	1	0	0	1	1	1	0	3
Utility Plans	1	0	0	1	1	1	0	3
Site, Grading & Drainage Details	1	0	0	1	2	2	0	5
Utility Details	1	0	0	1	2	2	0	5
SWPPP Plan	1	0	0	1	1	1	0	3
MOT Plan	3	0	0	1	1	2	0	4
Landscape Plan	2	0	1	4	8	4	0	17
Landscape Details, Schedule, & Notes	1	0	1	1	1	2	0	5
Irrigation Plan	1	0	1	4	8	4	0	17
Irrigation Notes & Schedules	1	0	1	2	1	2	0	6
Irrigation Details	1	0	1	1	4	4	0	10

HANSON PROFESSIONAL SERVICES, INC.
DATE: 05/15/26
CLIENT: Acon Construction
PROJECT: JP Small Baseball Stadium Museum Building Design Build (90% to 100%)

	Principal HRS	Project Mgr HRS	Project Eng HRS	Eng Tech HRS	CADD Tech HRS	Clerical HRS	TOTAL HRS
Final Permit Submittals							
COJ Parks, Recreation & Community Services Submittal	0	0	1	2	1	2	6
COJ Development Services (10 Set) RTC submittals	0	0	1	2	1	2	6
SJRWMD ERP RTC Submittal	1	0	1	2	1	2	7
JEA Water/Sewer RTC Submittal & Closeout	1	2	6	8	8	2	27
Design Team Meetings(6) & Site Visits(1)	0	6	6	0	0	0	12
Quality Control	10	0	0	0	0	0	10
Supervision	0	10	0	0	0	0	10
Sub-total Hours	18	31	88	114	72	8	331
Hourly Rates	$311.40	$252.34	$221.77	$173.81	$123.10	$97.77	
Sub-Total Construction Documents Dollars	$5,605.20	$7,822.59	$19,515.60	$19,813.82	$8,863.09	$782.20	$62,402.50

b. **ESTIMATED EXPENSES***	Unit	$/Unit	Quantity	Cost
Reproduction Cost	LS	$200.00	1	$200.00
Mileage	mi.	$0.700	201.6	$141.12
				$341.12

c. **Construction Assistance**							
Respond to Questions, Coordination	0	1	2	6	2	0	11
Shop Drawing Review & Coordination	0	1	2	6	4	0	13
As-Built Drawings	0	1	2	6	8	0	17
Site Inspections & Progress Meetings (6)	0	2	6	6	6	0	20
Final Inspection	0	2	2	0	0	0	4
Sub-total Hours	0	7	14	24	20	0	65
Hourly Rates	$311.40	$252.34	$221.77	$173.81	$123.10	$97.77	
Sub-Total Design Development Dollars	$0.00	$1,766.39	$3,104.75	$4,171.33	$2,461.97	$0.00	$11,504.45
	0						

Civil, Landscape, Hardscape, Irrigation & CA - Hanson	$74,248.07
Lighting - Haddad	$3,766.13
Total All Services	$78,014.20

Docusign Envelope ID: 09D92BDE-6D12-4538-B2D4-6D821E188F14

HADDAD ENGINEERING, INC.
A DIVISION OF MSA

3030 Hartley Road
Suite 290
Jacksonville, FL 32257

P (904) 262-5066

www.msa-ps.com

May 15, 2026

Mr. Corey Bowden
Hanson Professional Services, Inc.
8075 Gate Parkway W., Suite 204
Jacksonville, FL 32216

RE: J.P. Small Park
Site Work - Museum

Dear Corey,

As discussed in our telephone conversation, below is the revised scope of work.

PROJECT DESCRIPTION:

- Museum Site.

SCOPE OF SERVICES:

The proposed scope of work is to provide electrical engineering services for the design and production of construction documents: 10-Set City review and coordination with JEA for electrical service. Construction administration will be included with building fees.

Electrical design includes lighting, and control, fixtures selection, schedules, riser diagrams, parking/pathways lighting calculations and specifications.

ENGINEERING FEE:

Engineering fees for services outlined above shall be a lump sum fee as follows:
Electrical Engineering (Museum Site) ……$3,766.13

If the information herein meets with your approval, please sign where indicated below and return a copy of this letter as our authorization to proceed.

Sincerely,
MSA Professional Services, Inc.

Namir Haddad

Namir Haddad, P.E.
Senior Team Leader - Engineering
nhaddad@msa-ps.com | (904) 483-2888

ARCHITECTURE AND ENGINEERING FEES

PART I - GENERAL

1. Project **JP Small Park-Museum Site CD**	**2. Project Number**
3. Name of Consultant **Haddad Engineering, Inc.**	**4. Date of Proposal** 5/15/2026

PART II - LABOR RELATED COSTS

5. Direct Labor **Design**	Hourly Rate	Estimated Hours	Estimated Cost	TOTAL
Principal	$68.00		$68.00	
Project Manager/Electrical Engineer	$68.00	12	$816.00	
Register Mechanical Engineer	$48.10	0	$0.00	
Designer	$40.00	6	$240.00	
CAD	$28.00	8	$224.00	
Clerical / Admin	$21.50	1	$21.50	
TOTAL DIRECT LABOR		**27**		$1,369.50

6. Overhead (Combined Fringe Benefit & Administrative)			
Overhead Rate	1.5 % x Total Direct Labor	$	2,054.25
7. SUBTOTAL: Labor + Overhead (Items 5 & 6)			$3,423.75
8. PROFIT: Labor Related Costs (Item 7)	x 10%	$	342.38
9. SUBCONSULTANT COORDINATION : (Items 11)	5%	$	-

PART III - OTHER COSTS

10. Miscellaneous Direct Costs				
Original Media	$	0.00		
Reproduction	$	0.00		
Transportation	$			
Shipping	$	0.00		
Miscellaneous Direct Costs	$	0.00		
MISCELLANEOUS DIRECT COSTS SUB-TOTAL			$	-
11. SUBCONTRACTS (Lump Sum)				
	$	0.00		
	$	0.00		
	$	0.00		
	$	0.00		
SUB-CONTRACT SUB-TOTAL			$	-
TOTAL LUMP SUM AMOUNT (Items 7, 8, 9, 10, and 11)			$	3,766.13
12. Reimbursable Costs - Limiting Amount				
	$	0.00		
	$			
	$			
SUB-TOTAL REIMBURSABLES			$	-

PART IV - SUMMARY

TOTAL AMOUNT OF CONTRACT (Items 7, 8, 9, 10, 11 and 12)	$	**3,766.13**

Docusign Envelope ID: 09D92BDE-6D12-4538-B2D4-6D821E188F14

kasper architects + assoc. $56,800.00

May 15, 2026

Client: ACON Construction Co, Inc
Contact: Frank Anderson
Address: 3653 Regent Blvd, Suite 401
Jacksonville, FL 32224
Email: fanderson@aconcci.com

Proposal #: 01
RE: ACON – JP Small Museum

Dear Frank,

Thank you for allowing kasper architects + associates ("**Architect**") to submit this proposal to provide the following services for your project referenced above.

Property. Client's subject "**property**" consists of the JP Small Baseball Park at 1701 Myrtle Avenue N in Jacksonville, FL

Description of Project. The "**Project**" consists of the last 10% of Construction Documents, Value Engineering, and Construction Administration for the JP Small Museum.

Documentation. This proposal is based on the following documents and information:
JP Small Museum - 90% Construction Documents

Architect's Scope. Architect will provide the professional services described below:

Construction Documents Phase Services – Architect shall prepare the remaining 10% of Construction Documents that illustrate and describe further development of the Design Development Documents and shall consist of Drawings and Specifications setting forth in detail the quality levels and performance criteria of materials and systems.

Construction Phase Services – Architect shall advise Client during the Construction Phase. Architect shall perform reasonable shop drawing review, reasonably respond to the prime contractor's relevant questions, and visit the site monthly to become familiar with the progress and quality of the Work.

Structural design services will include the remaining 10% of Construction Documents based on the submitted 90% completed drawings for foundation plans, framing plans, sections and details required to build the structural components of the building. Our fee assumes the foundation system for the building will consist of shallow spread footings.

Electrical design services will include the remaining 10% of Construction Documents based on the submitted 90% completed drawings for interior lighting, power distribution, fire alarm (if required), telephone and data raceway system, lighting energy code compliance calculations, and load calculations.

Mechanical and Plumbing design services will include the remaining 10% of Construction Documents based on the submitted 90% completed drawings for HVAC load calculations, HVAC equipment selections, air distribution systems design, mechanical energy code compliance calculations and plumbing systems design consisting of sanitary waste/vent piping systems, domestic cold/hot water distribution systems, and fuel gas piping systems (if required).

Preliminary fire protection design services will include the remaining 10% of Construction Documents based on the submitted 90% completed drawings for establishment of system performance criteria to the extent required to obtain a building permit in accordance with the criteria outlined in Chapter 61G15-32 of the Florida Administrative Code (FAC). Sprinkler piping design, sprinkler head layout and final hydraulic calculations are NOT included in our services. Specifically, we propose to include occupancy hazard classification for all areas of the building and its contents, current flow test data, cursory analysis of city water supply, completion of a detailed owner interview certificate, specification of the sprinkler design criteria and equipment, and other requirements listed in the FAC. We will also perform preliminary hydraulic calculations to determine if a fire pump is required and if so, provide the estimated size of the fire pump. Fire sprinkler shop drawing review is included.

Other inclusions/clarifications: Monthly site visits by Architect are included. Up to five site visits by engineering consultants are included. Additional site visits (if requested) will be invoiced at $750/trip.

Owner to provide as-built CAD files for project.
Assisting General Contractor through permit process is included.

Architect's Fee. Client shall pay Architect the total of $56,800.00 (Fifty-Six Thousand Eight Hundred dollars) for the services described above ("**Architect's Fee**") in progress payments from time to time as services are performed. Architect's Fee is broken down as follows:

10% Construction Documents + VE		$34,100.00
Construction Administration		$22,700.00
	Total	$56,800.00

Due to current market conditions, price is only valid for 30 days from date stated at top.

Reimbursable Expenses:
Reimbursable expenses are in addition to the Architect's Fee and will be billed as actual cost plus fifteen percent (15%). Reimbursable expenses include all expenses

incurred by architect and consultants as they relate to the Project, such as the following:

a. Reproductions, plots, standard form documents from Architect, Engineer, Client and Contractor.
b. Shipping, postage, delivery, courier, and express mail expenses.
c. Transportation in connection with the project and authorized out-of-town travel. Travel reimbursement includes airfare, lodging, meals, and transportation.
d. Cost of materials and labor charges associated with mounting or framing finish presentations, drawings, or illustrations.

Services Not Included in Architect's Fee:

The following items are not included in the basic services outlined herein: (1) any activities beyond document preparation and construction administration services outlined above; (2) project representation and construction observation on a full-time basis, or to any greater degree than that described herein; (3) work by other architectural and engineering disciplines other than listed above; (4) changes to the project design at the direction of Client or others if the direction for such change requires revision to prior approved design; (5) threshold or special inspections; (6) pre-engineered product design such as prefabricated metal buildings, wood trusses and steel joists; (7) site structures; (8) light gage metal design; (9) tilt-up concrete wall design/embed drawings unless specifically included in scope of work above; (10) alternate designs; (11) as-built documentation; (12) fire protection drawings other than outlined herein; (13) reproduction of bid documents, electronically submitted shop drawings, permit documents, or multiple review sets; (14) design updates necessary to accommodate building code revisions which would be unreasonable to expect to anticipate at the onset of design; (15) theatrical lighting or sound system design; (16) design services and documentation required for LEED certification; (17) rational analysis, special inspection and commissioning of smoke evacuation systems; or (18) record documents.

Additional Services:

Additional work that is requested and completed beyond the defined scope of service(s) as described and for which we shall be entitled to extra fees will be negotiated as a lump sum based on the additional scope.

Construction Observation:

Since exhaustive or continuous project review and observation services are outside our scope of services, we do not guarantee the performance of, and have no responsibility for, the acts or omissions of any contractor, subcontractor, supplier or any other entity furnishing materials or performing any work on the project.

Thank you for your continued trust in kasper architects + associates to assist you with your design needs. If you have any questions or need further assistance, do not hesitate to contact me.

Respectfully Submitted,
Erik C. Kasper, AIA
President

kasper architects + assoc.

Terms and Conditions

1. CONTRACT. The Proposal above and these Terms and Conditions, and any contract document referenced in them, is the complete agreement between Architect and Client (the "**Agreement**"), which supersedes all previous written or oral statements. Terms and conditions added by Client do not become part of the agreement unless accepted in writing by Architect. No modifications to this agreement shall be binding unless agreed to in writing by both parties. If Client instructs Architect to proceed with this work without signing this agreement, Client and Architect are deemed to have entered into a contract on the terms and conditions set forth in this Agreement.

2. UNKNOWN CONDITIONS. Client, and not Architect, is at risk for damages, additional time or costs resulting from concealed, unknown, or differing site conditions, including the physical conditions at the Project and actions of third-parties affecting the work.

3. RELIANCE ON SUPPLIED INFORMATION. Client shall be responsible for supplying any information relevant to Architect's work. Architect may request additional information from Client; Client shall furnish requested information in a timely fashion, but in any event not later than five days after receipt of written request.

4. OWNER'S BUDGET. Architect does not guarantee that its pricing of the Project will meet Client's budget; any pricing provided by Architect are merely estimates and not warranties or guarantees.

5. CHANGE ORDER. If Client wishes to make any changes to Architect's scope described in the Proposal after execution of this Agreement, Client may discuss the change with Architect and if Architect agrees to accept the change then Architect may require Client to sign a Change Order to this Agreement in writing and signed by Architect specifying the increase to time and Architect's Fee and providing for the payment of any costs involved in such change ("**Change Order**"). Architect shall be entitled to its usual and customary mark-up for overhead and profit on all costs and work under a Change Order; the amount of such mark-up will depend on the type and scope of the Change Order, as determined by Architect. Architect is not required to perform any changes to its scope until a Change Order is fully executed and until payment is received in full from Client for the Change Order. If Client fails or refuses to execute a Change Order, Architect may suspend all work until Client executes and pays for the Change Order. However, if Architect proceeds with the change to its scope without requiring a Change Order, then Architect's Fee is subject to increase based on actual costs and time spent, plus Architect's mark-up. To be clear, Architect has sole discretion whether or not to accept any change requested by Client.

6. GOVERNMENT CHANGES. If any governmental entity or other authority having jurisdiction requires a change to any of the work or Architect's standard practices or local customary practices, then such changes shall constitute extra work, and be subject to a Change Order for additional time and fee to Architect.

7. TIME FOR COMPLETION. Architect shall complete its work within a reasonable time, and any performance date stated by Architect is an estimate only and is not a guarantee. Architect shall not be liable for damages arising from delay.

8. COPYRIGHTS/LICENSES/CONFIDENTIALITY. Architect shall be deemed the author and owner of all data collected by Architect and all documents, plans, notes, drawings, tracings, specifications, reports and files collected or prepared by Architect (collectively, "**Instruments of Service**"). Instruments of Service shall remain the property of Architect and Architect shall

retain all legal rights thereto, such as common law, statutory, and copyrights. Architect may grant to Client a nonexclusive license to use Instruments of Service solely for purposes of the Project, provided that Client performs its obligations, including prompt payment when due. This nonexclusive license automatically terminates upon termination of the Agreement by either party for any reason or default. Client must not disclose to any person, without the prior approval of Architect: (a) Instruments of Service; or (b) any information regarding Architect, its systems, procedures, staff or activities; except as required by law. In the event Client alters the Instruments of Service without authorization, or allows someone else to use the Instruments of Service, or uses the Instruments of Service on another project or in any manner Architect did not intend them to be used, Client releases Architect and its design professional consultants, and any other person or entity providing services or work for any of them, from all claims and causes of action arising from or related to such uses. Client, to the fullest extent permitted by law, further agrees to defend, indemnify, and hold harmless Architect and its design professionals and consultants and any other person or entity providing services or work for any of them, from all Attorney Fees and Costs, arising from or related to claims and causes of action asserted by any third person or entity to the extent such costs and expenses arise from Client's alteration or use of the Instruments of Service.

9. PAYMENT TERMS. Architect may submit invoices for its work at any time and are NET DUE UPON RECEIPT, but Architect has discretion to allow a grace period; such grace period, if allowed, will be stated on the invoice. Disputes as to an invoice must be brought to the attention of Architect in writing within five days of the receipt of the invoice, or the invoice is deemed accepted, correct and undisputed. If Client disputes any portion of an invoice, Client may withhold only the disputed portion, and must pay the undisputed portion.

10. FINANCE CHARGES AND COLLECTION COSTS. Client agrees to pay finance charges that are imposed on Client's account and all costs of collection including Attorney Fees and Costs. Subject to the grace period, a finance charge at the highest rate allowable by law, will be imposed from the date of the invoice. Architect may charge Client a monthly late fee, in addition to a finance charge, equal to 5% of any outstanding balance that remains due, to help defray Architect's administrative costs associated with Client's delinquent account. In no event shall Client be required to pay late fees, a finance charge or interest in excess of rates allowed by applicable laws. Until Client makes payment in full, including any accrued charges and fees, Architect may withhold delivery of, and shall not be required to deliver Architect's services or deliverables, such as the Instruments of Service.

11. TERMINATION BY ARCHITECT. If Client fails to make payment in full when due, or if Architect believes that Client is or will in the future be in default of any provision of the Agreement or any other agreement between them, Architect may at its option exercise any one or more of the following: (i) suspend or terminate the Agreement; (ii) declare immediately due and payable all outstanding invoices to Client whether or not such invoices are due and payable; (iii) reclaim Instruments of Service, and/or (iv) exercise any other rights that Architect may have at law or equity.

12. TERMINATION BY CLIENT. Client may only terminate this Agreement for default by Architect if Client first provides written notice to Architect and Architect fails to cure or commence curing the default within 21 days. In the event Client terminates this Agreement for any reason, Architect is entitled to (i) payment for services performed prior to the effective date of termination, (ii) keep any deposits paid by Client, (iii) payment for anticipated overhead and profit, (iv) termination of the license of the Instruments of Service to Client, and (v) return of all copies of the Instruments of Service; provided however, that if Architect is terminated for default, then

Architect is not entitled to payment for anticipated overhead and profit.

13. STANDARDS OF PERFORMANCE. The standard of care for all services performed by Architect will be the care and skill ordinarily used by members of the subject profession practicing under similar circumstances at the same time and in the same locality. Architect makes no express or implied warranty and DISCLAIMS THE WARRANTIES OF CONSTRUCTABILITY, HABITABILITY, MERCHANTABILITY AND FITNESS FOR A PARTICULAR PURPOSE.

14. LIMITS OF LIABILITY. Liability on the part of Architect for injuries, losses, expenses, damages, Attorney Fees and Costs arising from Agreement performance, whether due to the negligence of Architect or otherwise, shall be limited to a sum equal to the amount of fees paid by Client to Architect under this Agreement. Such liability amount is fixed as liquidated damages and this liability amount shall be complete and exclusive. Client waives all claims for consequential damages arising from any cause.

15. INDEMNITY/DEFENSE. To the fullest extent permitted by law, Client shall indemnify, hold harmless, and defend Architect, its owners, employees, consultants, and agents from and against any claim, dispute, liability, loss, damages, expense, Costs and Attorney Fees, relating to, arising out of, or resulting from any property damage, personal injury, errors, omissions, negligence, or performance of this Agreement to the extent caused by Client or any of Client's owners, employees, or agents. "**Attorney Fees**" shall include all attorney fees, paralegal fees, and expert fees, including their travel time, incurred by or behalf of Architect at any time, including before, during, and after any dispute resolution or litigation, appeal, bankruptcy, judgment collection, and determining entitlement and amount of such Attorney Fees. "**Costs**" shall include all costs that are taxable under any applicable statute, rule, or guideline, as well as all non-taxable costs, regardless of whether such costs are otherwise taxable.

16. WAIVER OF JURY TRIAL. CLIENT KNOWINGLY, VOLUNTARILY, AND IRREVOCABLY WAIVES TRIAL BY JURY WITH RESPECT TO ANY ACTION BROUGHT IN CONNECTION WITH THIS AGREEMENT.

17. JURISDICTION AND VENUE. This Agreement shall be governed by the laws of the State of Florida without reference to the principles of conflict of law. Jurisdiction and venue for any dispute arising out of this Agreement shall be Duval County, Florida.

18. MEDIATION. Prior to initiating arbitration as required by the following provision, a claimant shall notify the other party, in writing, of its desire to schedule the claim for mediation, to occur within thirty (30) business days after the date of the notice. A mediator appointed by the American Arbitration Association (AAA), unless otherwise agreed to by the parties, shall conduct mediation. The mediation shall occur in Duval County, Florida. The parties shall bear equally the mediator's fees and costs. Both parties shall make reasonable good-faith efforts to resolve any dispute before mediation and at mediation. The mediation shall be conducted in accordance with the AAA Construction Arbitration Rules and Mediation Procedures in affect at the time of the request. For avoidance of doubt, mediation in accordance with this provision is a condition precedent to initiating arbitration, as required by the following provision.

19. ARBITRATION. If the parties are unable to settle any dispute in mediation (as set forth in the prior provision), it is hereby agreed that, other than a payment claim by Architect (which may be litigated in court), any and all claims, disputes, and controversies by or between Client and Architect arising from or related to this Agreement, the work, or the Project, including, without limitation, any claim of breach of contract, tort, negligent or intentional misrepresentation or nondisclosure in the inducement, execution or performance of any contract, and breach of any alleged duty of good faith and fair dealing or warranty claim, whether express or implied (a "Claim"), shall be governed exclusively by and submitted to binding arbitration. The

arbitration shall be conducted by the American Arbitration Association pursuant to its Construction Industry Arbitration Rules and Mediation Procedures in effect at the time of the request for arbitration. Client hereby acknowledges and agrees that Client's sole remedy against Architect is final and binding arbitration described herein. The parties to the arbitration hearing shall share all charges and expenses of the arbitrator(s) equally. All privileges under Florida and federal law, including attorney-client and work product privileges, shall be preserved and protected to the same extent that such privileges would be protected in a federal court proceeding applying Florida law. In addition, Client hereby consents to Architect adding any design professionals, contractors, subcontractors, laborers, or material suppliers as third parties to such proceeding whom Architect maintains owe it a duty of indemnity or otherwise are responsible for Client's Claims. The Florida rules of evidence shall control the admission of evidence into the arbitration proceeding. The foregoing agreement to arbitrate shall be specifically enforceable in any court of competent jurisdiction. The award rendered by the arbitrator(s) shall be final and judgment may be entered upon it in any court of competent jurisdiction.

20. MERGER AND INTEGRATION. The Agreement contains the entire contract between the parties and may not be modified except by a writing signed by Architect and Client that expressly states it is modifying this Agreement. Client acknowledges that Client has not relied on any representations, advertisements, warranties, understanding, conditions, statements, or estimates, of any nature whatsoever, except as set forth in the Agreement.

CONTRACTUAL LIMITATION ON PERSONAL LIABILITY. THE INDIVIDUAL EMPLOYEE OR AGENT WHO WILL PERFORM THE PROFESSIONAL SERVICES UNDER THIS CONTRACT IS NOT A PARTY TO THE CONTRACT. PURSUANT TO SECTION 558.0035, FLORIDA STATUTES, AN INDIVIDUAL EMPLOYEE OR AGENT MAY NOT BE HELD INDIVIDUALLY LIABLE FOR NEGLIGENCE.

IN WITNESS WHEREOF, THE PARTIES HAVE EXECUTED THIS AGREEMENT EFFECTIVE AS OF THE DATE STATED ON THE PROPOSAL ABOVE.

CLIENT
ACON Construction Co, Inc

By: Frank Anderson
Its: Manager

ARCHITECT
kasper architects + associates

By: Erik C Kasper
Its: President

ACCORDING TO FLORIDA'S CONSTRUCTION LIEN LAW (SECTIONS 713.001-713.37, FLORIDA STATUTES), THOSE WHO WORK ON YOUR PROPERTY OR PROVIDE MATERIALS AND SERVICES AND ARE NOT PAID IN FULL HAVE A RIGHT TO ENFORCE THEIR CLAIM FOR PAYMENT AGAINST YOUR PROPERTY. THIS CLAIM IS KNOWN AS A CONSTRUCTION LIEN. IF YOUR CONTRACTOR OR A SUBCONTRACTOR FAILS TO PAY SUBCONTRACTORS, SUB-SUBCONTRACTORS, OR MATERIAL SUPPLIERS, THOSE PEOPLE WHO ARE OWED MONEY MAY LOOK TO YOUR PROPERTY FOR PAYMENT, EVEN IF YOU HAVE ALREADY PAID YOUR CONTRACTOR IN FULL. IF YOU FAIL TO PAY YOUR CONTRACTOR, YOUR CONTRACTOR MAY ALSO HAVE A LIEN ON YOUR PROPERTY. THIS MEANS IF A LIEN IS FILED YOUR PROPERTY COULD BE SOLD AGAINST YOUR WILL TO PAY FOR LABOR, MATERIALS, OR OTHER SERVICES THAT YOUR CONTRACTOR OR A SUBCONTRACTOR MAY HAVE FAILED TO PAY. TO PROTECT YOURSELF, YOU SHOULD STIPULATE IN THIS CONTRACT THAT BEFORE ANY PAYMENT IS MADE, YOUR CONTRACTOR IS REQUIRED TO PROVIDE YOU WITH A WRITTEN RELEASE OF LIEN FROM ANY PERSON OR COMPANY THAT HAS PROVIDED TO YOU A "NOTICE TO OWNER." FLORIDA'S CONSTRUCTION LIEN LAW IS COMPLEX, AND IT IS RECOMMENDED THAT YOU CONSULT AN ATTORNEY.

CLIENT
ACON Construction Co, Inc

_____

By: _____
Its: Manager

PART ONE - GENERAL

1. PROJECT JP Small Baseball Stadium Museum Building & Site	**2. PROPOSAL NUMBER** 19L0032
3. CONSULTANT kasper architects + associates	**4. DATE OF PROPOSAL** 7/25/2026

PART TWO - LABOR RELATED COSTS

5. DIRECT LABOR	HOURLY RATE	ESTIMATED HOURS	ESTIMATED COST	TOTAL
Principal	$75.00	10	$ 750.00	
Project Manager	$60.00	30	$ 1,800.00	
Project Architect	$50.00	35	$ 1,750.00	
Interior Designer	$45.00	40	$ 1,800.00	
BIM Technician	$40.00	100	$ 4,000.00	
Clerical	$30.00	12	$ 360.00	
TOTAL DIRECT LABOR				$ 10,460.00
6. OVERHEAD (COMBINE FRINGE BENEFIT AND ADMINISTRATIVE) OVERHEAD RATE - 171.16% X TOTAL DIRECT LABOR				$ 17,903.34
7. SUBTOTAL - LABOR + OVERHEAD (ITEMS 5 & 6)				$ 28,363.34
8. PROFIT - LABOR RELATED COSTS (ITEM 7) X 10%				$ 2,836.33

PART THREE - OTHER COSTS

9. MISCELLANEOUS DIRECT COSTS	
ORIGINAL REPRODUCIBLE - VELLUM PLOTS	
BLUELINES - 24"x36"	
PAPER COPIES	$1,000.00
MISCELLANEOUS DIRECT COSTS SUBTOTAL	$ 1,000.00
10. SUBCONTRACTS - LUMP SUM	
Building - Structural	$6,600.00
Building - Mechanical, Electrical, Plumbing	$19,000.00
SUB-CONTRACT SUBTOTAL	
TOTAL LUMP SUM AMOUNT (ITEMS 5,6,8,9 &10)	*$25,600.00*
11. REIMBURSABLE COSTS (LIMITING AMOUNT)	
Mileage	$500.00
SUBTOTAL REIMBURSABLE	$ 500.00

PART FOUR - SUMMARY

TOTAL AMOUNT OF CONTRACT (LUMP SUM PLUS REIMBURSABLE) ITEMS 5,6,8,9,10,&11	$ 58,299.67

#N/A

DISCOUNT FOR TOTAL TO MATCH $ 56,800.00

Docusign Envelope ID: 09D92BDE-6D12-4538-B2D4-6D821E188F14

Exhibit 67-1

$ 37,581.00

Proposal

R&R OF NORTHEAST FLORIDA, INC
A LANDSCAPE CONTRACTOR

7543 Salisbury Rd.
Jacksonville, FL 32256

(904) 328-7333

Date	Proposal #
2/24/2026	40390

Name / Address
ACON Construction Co, Inc 3653 Regent Blvd Suite 401 Jacksonville, FL 32224

Project
JPS Park Refresh James P. Small Park Myrtle Ave Jacksonville, FL

Description	Qty	Cost	Total
Tear Out Existing Vegetation and Prep Area for New Landscape Installation - Remove Stumps, Vegetation, and Concrete Demo		4,500.00	4,500.00
SHRUBS / PLANTS			
Install Plants - Muhly Grass (3 Gal, 36" OC)	96	15.00	1,440.00
Install Plants - Beach Sunflower (1 Gal, 18" OC)	183	8.00	1,464.00
Install Plants - Agapanthus (1 Gal, 18" OC)	265	8.00	2,120.00
Install Plants - Walter's Viburnum (3 Gal, 36" OC)	119	15.00	1,785.00
Install Plants - Coontie Palm (3 Gal, 36" OC)	124	18.00	2,232.00
SOD / MULCH			
Install () Pallets of Sod - No Sod On Plan		0.00	0.00
Install (41) Yards of Shredded Hardwood Bark Mulch	41	90.00	3,690.00
IRRIGATION			
Install (5) Zone Irrigation System **WATER SOURCE NOT INCLUDED**	5	2,150.00	10,750.00
PAVERS			
Install New Pavers to match existing pavers (40 SF)	40	15.00	600.00
Paver Repair (600 SF)	600	15.00	9,000.00

BID PRICES ARE ALWAYS FOR CONTAINER SIZE - PLANTS WILL NOT ALWAYS MEET SPECS LISTED DUE TO STRAIN ON NURSERY INDUSTRY - PRICES GOOD FOR 60 DAYS

Total **$37,581.00**

Docusign Envelope ID: 09D92BDE-6D12-4538-B2D4-6D821E188F14

Exhibit 67-1

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

Estimate

$43,900.00

A PLUS CONSTRUCTION
CGC1529403
CCC1330803

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

ESTIMATE #	DATE	
1167	07/24/2026	

P.O. NUMBER
JP Small Batting Cage

DESCRIPTION	QTY	AMOUNT
Batting cage structure	1	21,000.00
Concrete slab	1	12,000.00
Fence	1	8,400.00
Pitching mound and plate	1	2,500.00

TOTAL **$43,900.00**

Accepted By

Accepted Date

DEPARTMENT OF PUBLIC WORKS

Jacksonville
Where Florida Begins.

MINORITY PARTICIPATION

Attachment to Fee & Contract Negotiations or Contract Amendment

Title: JP Small
Project No.: 71629-22
Date: Jul 25, 2026

	Company's Name (Minority Subconsultant)	Classification (Minority Status)	Type of Work (Scope of Services)	Dollar Value
1.)	Aplus Construction Services	JSEB/WBE	General Construction	$ 80,900
2.)				$
3.)				$
4.)				$
5.)				$
6.)				$
7.)				$
8.)				$

Check one:

This is: Original Fee Negotiation _____

This is: Contract Amendment No.: X

Date of this Document: Jul 25, 2026

Docusign Envelope ID: 09D92BDE-6D12-4538-B2D4-6D821E188F14

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 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: 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: 09D92BDE-6D12-4538-B2D4-6D821E188F14
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: 09D92BDE-6D12-4538-B2D4-6D821E188F14

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