Docusign Envelope ID: 0BF64FE1-19A1-4720-A884-1AAF4617AA5C

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: Design Build Services Small Active and Passive Park Projects - Our Community Club

Requested Action and Justification:

Recommend approval to amend the award with Acon Construction Co. to incorporate amendment 46B, Exhibit VV, to provide the attached proposal for design build to include removing existing bathroom/concession building, new grading and concrete in the amount of $279,485.82. The new total NTE will be $324,152.42.

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

Supplier:	Acon Construction Inc	**Basis of Award:**	Highest Evaluated	**BID Opening Date:**	6/3/2021

POA #:	71629-22	**PO #:**	TBD	**Change Order #:**	N/A
Solicitation #:	DB 0112 22	**Contract #:**	71629-22	**Contract ADM #:**	46B
Term:	Project Completion	**Options:**	N/A	**Options Used:**	N/A

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

Fund:	43303	**Center:**	157001	**Acct:**	565050	**Proj:**	011173	**Activity:**	0000000000	$ 279,485.82
Fund:		**Center:**		**Acct:**		**Proj:**		**Activity:**		$
Fund:		**Center:**		**Acct:**		**Proj:**		**Activity:**		$

New NTE/GMP:	$ 324,152.42	**Contingent Amt:**	$ 0.00	**DMP/ODPO Amt:**	$ 0.00

Using Agency/BU:	PWEN:ENGINEERING AND CONSTRUCTION MANAGEMENT			
Concurrence:	Signed by: Scott Carter, P.E. 8D991F9ADFC947E...	**Title:**	CHIEF OF ENGINEERING CONSTRUCTION MANAGEMENT	3/18/2026
Concurrence:	Signed by: Joseph, Daryl 05FF85FD2C5A429...	**Title:**	DIRECTOR OF PARKS, RECREATION, AND COMMUNITY SERVICES	3/19/2026
Concurrence:	Signed by: Nina Leckie 1EFA223D5D23487...	**Title:**	DIRECTOR OF PUBLIC WORKS	3/26/2026
Concurrence:		**Title:**		

Initial DT Initial Initial DT

Procurement Analyst/Buyer:	Signed by: Kemp, Benjamin 4C8860DFACE2449C...	**Chief of Procurement:**	Signed by: B10F1D517352456...	3/31/2026
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:**	

Docusign Envelope ID: 0BF64FE1-19A1-4720-A884-1AAF4617AA5C

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: 0BF64FE1-19A1-4720-A884-1AAF4617AA5C

Exhibit VV

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

January 19, 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: Our Community Club
DB Contract #71629--22

Mr. Carter,

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

Design/build to include removing existing bathroom/concession building, new grading and concrete to install new pre-engineered metal building to serve as new concession/restroom building at Our Community Club softball field complex. Pricing includes all design and permitting required.

Our Guaranteed Maximum Price (GMP) for the project scope as stated is $279,485.82.

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

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

Sincerely,

Frank Anderson
Construction Manager

Docusign Envelope ID: 0BF64FE1-19A1-4720-A884-1AAF4617AA5C

From: Jones, Wendy - RPOD <WendyH@coj.net>
Sent: Tuesday, February 17, 2026 7:16 AM
To: Enz, Jill - RPWF <JEnz@coj.net>; Scott, Robert - PWEN <Scott@coj.net>; PWENFinance <PWENFinance@coj.net>; Faris, Renee - PWEN <RFaris@coj.net>
Cc: Joseph, Daryl - RPOD <DJoseph@coj.net>
Subject: RE: Proposals Requested

Funding for Our Community Restroom - $279,485.82 –

Our Community - Concession Restroom - ORD 2025-431-E							
POETA	**Project#**	**Task#**	**Expenditure Type**	**Expenditure Organization**	**Contract#**	**Funding Source**	
	011173	1	565050	PRCP	43303-381920	PRCP Parks & Rec Capital Project	
1Cloud Funding	**Fund**	**Center**	**Account**	**Project**	**Activity**	**Interfund**	**Future**
$279,485.82	43303	157001	565050	011173	00000000	00000	0000000

(Ctrl)

Exhibit VV

ACON Construction Company

DB Contract 71629-22

Our Community Club

DATE: 1/19/26

ITEM #	DESCRIPTION	UNITS	QUANTITY	UNIT COST	TOTAL COST
	Project Management	Hrs	20	$110.00	$2,200.00
	Supervision	Hrs	40	$75.00	$3,000.00
	Administration	Hrs	10	$75.00	$750.00
	Hanson Professional Services, Inc.	LS	1	$16,300.02	$16,300.02
	Permitting Allowance	LS	1	$4,000.00	$4,000.00
	Bond & Limited General Conditions	LS	1	$7,400.00	$7,400.00
	Plumbing	AL	1	$63,000.00	$63,000.00
	Pre-engineered Metal Building	LS	1	$22,528.00	$22,528.00
	Electrical	LS	1	$26,900.00	$26,900.00
	Architectural Allowance	AL	1	$10,000.00	$10,000.00
	Aplus Construction	LS	1	$88,000.00	$88,000.00
	ACON Limited Contingency	LS	1	$10,000.00	$10,000.00
	Subtotal				**$254,078.02**
	DB Fee 10%	LS	1	$25,407.80	$25,407.80
			TOTAL		**$279,485.82**

Docusign Envelope ID: 0BF64FE1-19A1-4720-A884-1AAF4617AA5C

Exhibit VV

HANSON™

$16,300.02

PH 904-737-0090
HANSON-INC.COM

8075 Gate Parkway West, Suite 204
Jacksonville, FL 32216

January 13, 2026

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

RE: **AGREEMENT FOR PROFESSIONAL SERVICES**
100% Civil Design Services – 22L0124
Replacement of Restroom and Concession Building at Our Community Club Park

Dear Mr. Anderson:

Hanson Professional Services Inc. (Hanson) is pleased to submit our proposal for bringing the civil engineering design associated with the replacement of the restroom and concession building at Our Community Club Park to a 100% level. This work will finalize plans involving the demolition of the current building and replacing it with a 30-foot by 30-foot pre-engineered metal building that is elevated over the existing building slab to promote runoff away from it.

I. SCOPE OF SERVICES

A. Hanson Professional Services

The following professional services will conclude the civil engineering design and permitting.

- Data Collection and Review
- Coordination with Acon and subconsultants
- Finalizing the site layout
- Finalizing the grading and drainage plan
- Finalizing the utility plan
- Finalizing the landscape plan
- Finalizing site specific details
- Show temporary Erosion Control during Construction
- Provide responses for the City of Jacksonville Site Development Plan Review
- Progress Meetings

B. Clary and Associates

Extend the topographic survey to include all the impacted area.

EXCLUDED SERVICES

Hanson's Scope of Services does not include the following services which are the obligation of ACON or the City, as the case may be:

a. Lighting & Electrical Design Services
b. On-Site Sewage Treatment and Disposal System design
c. Structural Engineering
d. Any service related to environmental contamination or ash removal
e. SJRWMD permitting past exemption verification
f. Development of as-built drawings.

II. FEE SCHEDULE

Our fees for the above-described services are outlined in the following table:

Scope of Services	Lump Sum Fee
Hanson	$14,000.19
Survey	$2,299.83
SUBTOTAL	**$16,300.02**

We look forward to continuing to work with ACON and the city on this project. We can proceed with this effort upon final written authorization from you. Thank you.

Sincerely,

Randy Downing

Randy Downing, P.E.
Senior Project Manager
HANSON PROFESSIONAL SERVICES INC.

Enclosure

Docusign Envelope ID: 0BF64FE1-19A1-4720-A884-1AAF4617AA5C

Exhibit VV

HANSON PROFESSIONAL SERVICES, INC.

DATE: 01/13/26
CLIENT: ACON Construction Co., Inc.
PROJECT: Our Community Club Park Restroom/Concession Building 100%

			Principal	Project Mgr	Project Eng	Eng Tech	CADD Tech	Clerical	TOTAL
			HRS	HRS	HRS	HRS	HRS	HRS	HRS
a.	**100% Design**								
	Data Collection and Review		0	0	1	1	0	0	2
	Client Coordination		0	1	0	0	0	1	2
	Subconsultant Coordination & Oversight		0	1	0	0	0	1	2
	Geometry Layout		0	1	0	0	1	0	2
	Grade Site		0	1	1	0	1	0	3
	Drainage Collection System		0	0	1	1	0	0	2
	Utility Service Plan		0	0	0	1	1	0	2
	Design Landscape		0	1	1	1	0	0	3
	Details		0	1	1	1	0	0	3
	Temporary Erosion Control Design		0	0	1	1	0	0	2
	QA/QC and Supervision		1	1	0	0	0	0	2
	Client/Design Team Meetings & Coordination		1	1	1	0	0	0	3
	Field Reviews		0	2	2	0	0	0	4
	Sub-Total Hours		**2**	**10**	**9**	**6**	**3**	**2**	**32**
b.	**Permitting**								
	City of Jacksonville Site Development Plan Review Submittal		0	1	3	2	1	1	8
	Sub-Total Hours		**0**	**1**	**3**	**2**	**1**	**1**	**8**
c.	**Project Submittals**	**No. of Sheets**							
	Cover/Key Sheet	1	0	0	0	1	1	0	2
	Legend and General Notes	1	0	0	1	0	1	0	2
	Existing Conditions & Demolition Plan	1	0	0	1	0	2	0	3
	Geometry Plans	1	0	0	0	1	3	0	4
	Grading & Drainage Plans	1	0	0	0	1	3	0	4
	Landscape Plans & Details	1	0	0	0	1	3	0	4
	Detail Sheets	1	0	0	1	0	2	0	3
	Erosion Control Details	1	0	0	0	2	1	0	3
	Quality Control		0	2	0	0	0	0	2
	Supervision		0	2	0	0	0	0	2
	Sub-Total Hours	**8**	**0**	**4**	**3**	**6**	**16**	**0**	**29**
	Sub-Total Manhours		**2**	**15**	**15**	**14**	**20**	**3**	**69**
	Hourly Rates		**$314.68**	**$294.55**	**$250.55**	**$165.54**	**$123.10**	**$111.85**	
	Total Labor Dollars		$629.36	$4,418.21	$3,758.28	$2,317.61	$2,461.97	$335.56	**$13,920.99**

Docusign Envelope ID: 0BF64FE1-19A1-4720-A884-1AAF4617AA5C

Exhibit VV

HANSON PROFESSIONAL SERVICES, INC.

DATE: 01/13/26
CLIENT: ACON Construction Co., Inc.
PROJECT: Our Community Club Park Restroom/Concession Building 100%

			Principal	Project Mgr	Project Eng	Eng Tech	CADD Tech	Clerical	TOTAL
d.	**Estimated Expenses**	**Unit**		**$/Unit**	**Quantity**	**Cost**			
	11 X 17 Copies	ea.		$0.15	32	$4.80			
	8.5" x 11" Copies	ea.		$0.10	44	$4.40			
	Mileage	mi.		$0.70	100	$70.00			
						$79.20			

Hanson Total -	**$14,000.19**
Survey	**$2,299.83**
TOTAL	**$16,300.02**

Exhibit VV

FOR ACCOUNTING PURPOSES ONLY

PART ONE - GENERAL

1. PROJECT Our Community Club Park Restroom/Concession Building 100%	**2. PROPOSAL NUMBER**
3. CONSULTANT HANSON PROFESSIONAL SERVICES, INC.	**4. DATE OF PROPOSAL** 1/13/2026

PART TWO - LABOR RELATED COSTS

5. DIRECT LABOR	HOURLY RATE	ESTIMATED HOURS	ESTIMATED COST	TOTAL
Principal	$105.50	2	$ 211.00	
Project Manager	$98.75	15	$ 1,481.25	
Project Engineer	$84.00	15	$ 1,260.00	
Senior Engineer Technician	$55.50	14	$ 777.00	
Engineer Technician	$41.27	20	$ 825.40	
Clerical/Admin	$37.50	3	$ 112.50	
TOTAL DIRECT LABOR				$ 4,667.15
6. OVERHEAD (COMBINE FRINGE BENEFIT AND ADMINISTRATIVE) OVERHEAD RATE - 171.16% X TOTAL DIRECT LABOR				$ 7,988.30
7. SUBTOTAL - LABOR + OVERHEAD (ITEMS 5 & 6)				$ 12,655.45
8. PROFIT - LABOR RELATED COSTS (ITEM 7) X 10%				$ 1,265.54

PART THREE - OTHER COSTS

9. MISCELLANEOUS DIRECT COSTS	
11 X 17 Copies	$4.80
8.5" x 11" Copies	$4.40
Mileage	$70.00
MISCELLANEOUS DIRECT COSTS SUBTOTAL	$ 79.20
10. SUBCONTRACTS - LUMP SUM	
Survey	$2,299.83
SUB-CONTRACT SUBTOTAL	$ 2,299.83
TOTAL LUMP SUM AMOUNT (ITEMS 5,6,8,9 &10)	$ 16,300.02
11. REIMBURSABLE COSTS (LIMITING AMOUNT)	
Other Expenses	
SUBTOTAL REIMBURSABLE	$ -

PART FOUR - SUMMARY

TOTAL AMOUNT OF CONTRACT (LUMP SUM PLUS REIMBURSABLE) **ITEMS 5,6,8,9,10,&11**	$ 16,300.02

I:\22Jobs\22L0124_31\Admin\03-Proposal\100%\[Fee Proposal 100% Design Community Club 01.13.26.xls]Manhours

Exhibit VV

SURVEY & RIGHT OF WAY MAPS

CONSULTANT: Hanson Professional Services

NAME OF PROJECT: Our Community Club Additional Topo

SUBCONSULTANT: Clary & Associates, Inc.
Contract #: 22L0124

PROJECT: Old Middleburg Road
COUNTY: Duval

3 MAN SURVEY RATE = $ 1,240.00
CADD TECHNICIAN = $ 102.92

SURVEYOR & MAPPER = $ 177.19
CLERICAL = $ 59.28

ITEM Design Survey	3-MAN DAYS	4 MAN DAYS	3-MAN COST	4-MAN COST	TOTAL COST	COMMENTS
			$1,240.00		$0.00	
Horizontal Control			$1,240.00		$620.00	Recover Horizontal Control
			$1,240.00		$0.00	
			$1,240.00		$0.00	
Vertical Control			$1,240.00		$0.00	Recover Vertical Contol
			$1,240.00		$0.00	
			$1,240.00		$0.00	
Topographical Survey	1		$1,240.00		$1,240.00	See Scope
			$1,240.00		$0.00	
			$1,240.00		$0.00	
			$1,240.00		$0.00	
			$1,240.00		$0.00	
			$1,240.00		$0.00	
			$1,240.00		$0.00	
			$1,240.00		$0.00	
			$1,240.00		$0.00	
TOTAL	1				$1,240.00	**TOTAL**
OFFICE SUPPORT	UNIT	NO. OF UNITS	COST/ UNIT	COST	TOTAL COST	
Surveyor & Mapper	Hour	1		$177.19	$177.19	Supervise
Cadd Technician	Hour	8		$102.92	$823.36	Process and Mapping
Clerical	Hour	1		$59.28	$59.28	Office Support
TOTAL		10			$1,059.83	**TOTAL**
RIGHTS-OF-WAY	UNIT	NO. OF UNITS	COST/ UNIT	COST	TOTAL COST	
Control Maps	Hour		$102.92		$0.00	
Right of Way Maps	Hour		$85.00		$0.00	
Legal Descriptions	Hour		$85.00		$0.00	
Title Searchs	Hour		$85.00		$0.00	
TOTAL		0			$0.00	
TOTAL COST $		$2,299.83			**PREPARED:**	8-Jan-26
	UNIT	NO. OF UNITS	COST/ UNIT	COST	TOTAL COST	
LUMP SUM AMOUNT	Each				$0.00	

Exhibit VV

Clary & Associates
PROFESSIONAL SURVEYORS & MAPPERS

SCOPE OF WORK

City of Jacksonville

Our Community Club Additional Topo
6200 Old Middleburg Road

January 08, 2026

- **Recover Horizontal and Vertical Control**

- **Perform additional topographical survey for a areas east of the curb line that was previously located and extend 30 feet to the east(see attached sketch) locate the outline of any playground equipment, above ground features**

- **Final Deliverable will be revised AutoCAD Civil 3D.**

Serving our clients since 1983 with honor, integrity and responsibility.
3830 Crown Point Road, Jacksonville, Florida 32257
(904) 260-2701 • fax (904) 260-3793 • www.clarysurv.com

Exhibit VV

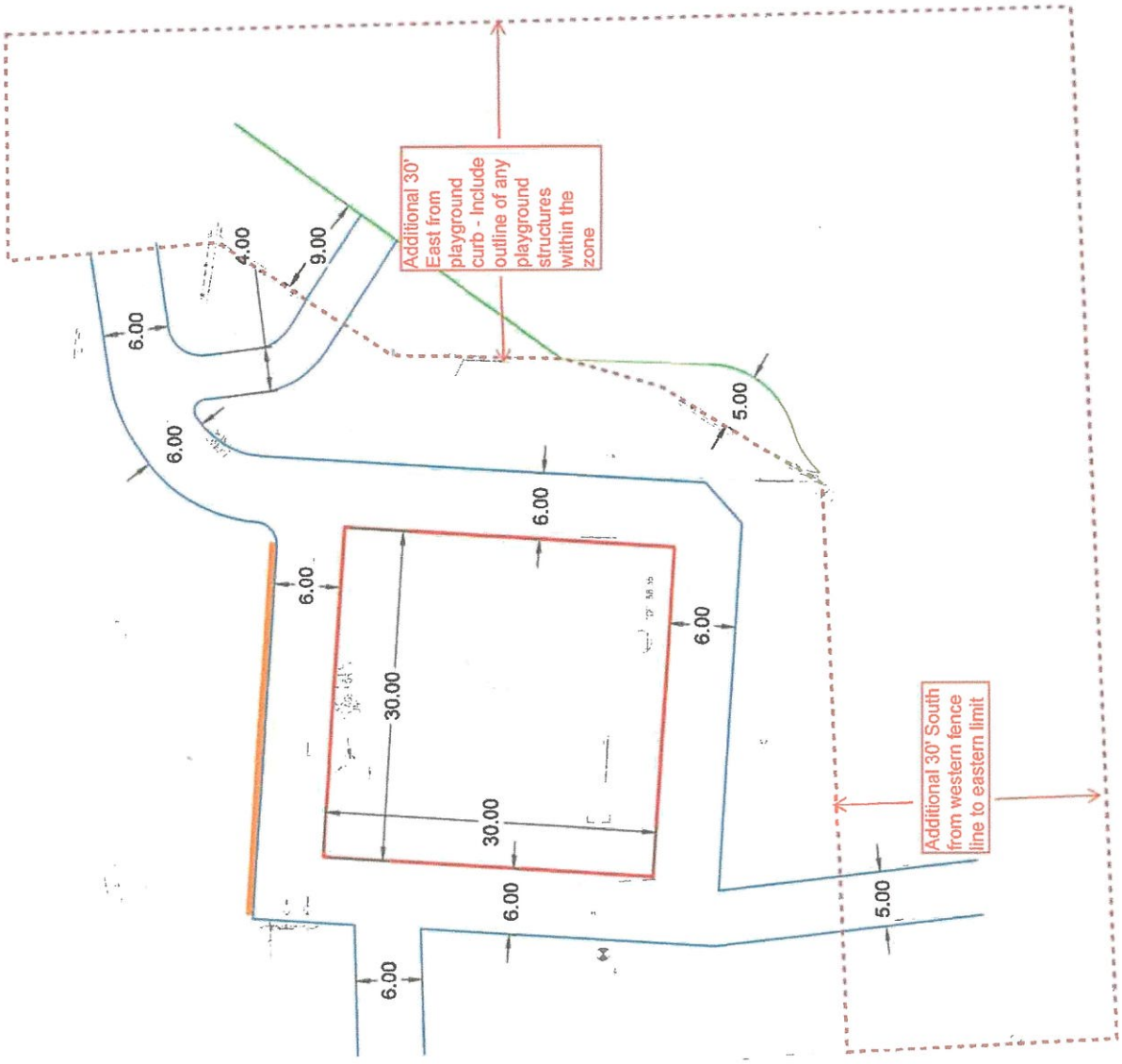
Additional 30' East from playground curb - Include outline of any playground structures within the zone
Additional 30' South from western fence line to eastern limit
6.00
4.00
9.00
6.00
6.00
5.00
6.00
6.00
6.00
30.00
30.00
6.00
6.00
5.00

Exhibit VV

21,320
+ 1,200 ROLL UP DOOR
$ 22,528

$22,528

WE'RE READY TO BUILD WHEN YOU ARE
HERCULES STEEL BUILDINGS
JACKSONVILLE, FLORIDA
(904) 832-1682
hercsteel@gmail.com

Date:	1/8/26
Quote #:	Q26-101

OFFER TO PURCHASE BUILDING COMPONENTS

PURCHASER INFORMATION	
Purchaser:	Acon Construction
Attention:	
Location:	Jacksonville, FL

DRAWING INFORMATION	
Approval Drawings:	Yes
Erection Drawings:	Yes
Foundation Drawings:	Yes
Engineered Drawings:	Yes

BUILDING DESCRIPTION		
Type:	Gable	
Width:	30	(ft)
Length:	30	(ft)
Height:	10	(ft)
Pitch:	2 :12	

(Rigid Frame) Bay Spacing
1 @ 30'-0"

FRAMING			
# of Main Frames:	0	Number of Interior Columns:	0
# of Post & Beam EW's:	2	Number of Interior Columns:	1
# of Expanable Endwalls:	0	Number of Interior Columns:	0

PANELS						
Roof:	Panel Type:	PBR Panel	Gauge:	26	Color:	Galvm.
Wall:	Panel Type:	PBR Panel	Gauge:	26	Color:	Sig 200

INSULATION					
Roof:	R-10	Thickness:	3"	Facing Color:	White
Wall:	R-10	Thickness:	3"	Facing Color:	White

FRAMED OPENINGS:				
	Width:	Height:	Qty:	Type:
Framed Opening #1	10'	4'	1	For Roll Up Window By Others +1200
Framed Opening #2				
Framed Opening #3				
Framed Opening #4				
Framed Opening #5				
Framed Opening #6				
Framed Opening #7				
Framed Opening #8				
Framed Opening #9				
Framed Opening #10				

Exhibit VV

ACCESSORIES:	
Qty	Descriptions
7	3070 Steel Doors w/ Standard Hardware (White)

NOTES:
Cold-Formed Framing
Gutters & Downspouts Included
*FBC 23
*Wind Load: 130 MPH *Wind Exposure: C *Seismic: B

Total Delivered Price: $20,050.00 Plus Tax

1 278.00 Tax

21,328.00

OPTIONS:	
Description	Price

PRICE IS GOOD FOR (30) DAYS FROM DATE OF QUOTE

Exhibit VV

PROPOSAL

DATE: 19-Jan-26
CONTRACTOR: ACON CONSTRUCTION COMPANY, INC.
ADDRESS: 3653 REGENT BOULEVARD SUITE 401
CITY,STATE,ZIP JACKSONVILLE, FLORIDA
JOB ADDRESS:
LOT:
JOB NAME: OUR COMMUNITY CLUB
PHONE: 904-565-9060/FAX 904-565-9080

MUNSON AND BRYAN ELECTRIC
3434 ST. AUGUSTINE RD.
JACKSONVILLE , FL. 32207
(904)-396-6689

QTY.	DESCRIPTION
	ELECTRICAL SCOPE
13	2X4 LIGHTS
4	WALL PACKS
4	EMER BATT PACKS
6	BATH FANS
9	WALL SENSORS
8	DEDICATED RECEP
4	RECEP
2	GFI
1	MINI SPLIT
1	WH CKT
2	HAND DRYERS
1	DEMO OLD BUILDING SERVICE
1	DIRECTIONAL BORE
1	200AMP METERS
1	200AMP SERVICE DISCONNECTS
1	200AMP PANEL
60	L.F. 200AMP FEEDER
1	ELECTRICAL DWG
1	PERMIT

ALTERNATES:

1
2
2

EXCLUSIONS

(1) CUT & PATCH
(2) CONCEALED CONDITIONS
(3) FIRE STOPS
(4) VOICE/DATA
(5) TELEPHONE BOARD
(6) PHONE CONDUIT
(7)
(8)
(9)
(10)

We Propose hereby to furnish material, labor, tax, and inspection fee -- complete in accordance with the above specifications for the sum of:

AND 10/100 **DOLLARS** **$26,900.00**

Payment to be made as follows:

PROGRESS DRAWS

All materials to be as specified. All work to be completed in a workmanlike manner according to standard practices. Authorized Signature _____ _____ Date

compliance with applicable regulations and codes. Any alteration or deviation from above specifications involving extra costs will be executed only upon written orders, and will become an extra charge over and above the estimate. All agreements contingent upon strikes, accidents or delays beyond our control. Owner to carry fire, tornado and other necessary Insurance. Our workers are fully covered by Workmen's Compensation Insurance.

Note: This proposal by be withdrawn if not accepted within the following days: 45

Acceptance of Proposal

The above prices, specifications and conditions are satisfactory and are hereby accepted. You are authorized to do the work as specified. Payment will be made as outlined above.

Signature _____ _____ Date

You may cancel this contract within three days of execution by giving written notice by registered mail to the above address.

Signature _____ _____ Date

Docusign Envelope ID: 0BF64FE1-19A1-4720-A884-1AAF4617AA5C

Exhibit VV

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	
1154	01/14/2026	

P.O. NUMBER
Community Park Concession/RR

DESCRIPTION	QTY	AMOUNT
Demo and Site	1	28,000.00
Concrete	1	18,000.00
Erect Metal Building	1	14,000.00
Erect Metal Building	1	18,000.00
Markup	1	10,000.00

TOTAL **$88,000.00**

Accepted By

Accepted Date

Exhibit VV

DEPARTMENT OF PUBLIC WORKS

Jacksonville
Where Florida Begins.

MINORITY PARTICIPATION
Attachment to Fee & Contract Negotiations or Contract Amendment

Title: Our Community Club
Project No.: 71629-22
Date: January 19, 2026

	Company's Name (Minority Subconsultant)	Classification (Minority Status)	Type of Work (Scope of Services)	Dollar Value
1.)	APlus Construction Services Inc	JSEB	Demo/Concrete /Building Erection	$ 88,000
2.)				$
3.)				$
4.)				$
5.)				$
6.)				$
7.)				$
8.)				$

Check one:

This is: Original Fee Negotiation _____

This is: Contract Amendment No.: X

Date of this Document: January 19, 2026

Docusign Envelope ID: 0BF64FE1-19A1-4720-A884-1AAF4617AA5C

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: Small Active and Passive Parks Design Build Projects-Our Community Club Park Concession Bld

Requested Action and Justification:

Recommend approval to amend the award with Acon Construction Co., Inc. to incorporate Amendment #46A, to replace the existing concession building which is prone to severe flooding. The Amendment includes the initial civil design and permitting and an allowance to pursue architectural concept as detailed in the attached Exhibit UU. Contingency is $3,000.00. Project total NTE is $44,666.60 and the Guaranteed Completion date will be 140 days from notice to proceed.

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

Supplier:	ACON Construction Co., Inc.	**Basis of Award:**	Highest Evaluated	**BID Opening Date:**	06/03/2021

POA #:	71629-22	**PO #:**	TBD	**Change Order #:**	N/A
Solicitation #:	DB CDB-0112- 22	**Contract #:**	71629-22	**Contract Amd #:**	46A
Term:	Project Completion	**Options:**	N/A	**Options Used:**	N/A

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

Fund:	43303	**Center:**	157001	**Acct:**	565050	**Proj:**	011173	**Activity:**	00000000	$ 44,666.60
Fund:		**Center:**		**Acct:**		**Proj:**		**Activity:**		$
Fund:		**Center:**		**Acct:**		**Proj:**		**Activity:**		$

New NTE/GMP:	$ 44,666.60	**Contingent Amt:**	$ 3,000.00	**DMP/ODPO Amt:**	$ 0.00

Using Agency/BU:	PWOD:OFFICE_OF_THE_DIRECTOR			
Concurrence:	Signed by: Scott Carter, P.E.	**Title:**	CHIEF OF ENGINEERING CONSTRUCTION MANAGEMENT	8/25/2025
Concurrence:	Signed by: Joseph, Daryl 8D991F9ADFC947E...	**Title:**	DIRECTOR OF PARKS, RECREATION, AND COMMUNITY SERVICES	8/25/2025
Concurrence:	Signed by: Nina Hickle 09F85FD2C5A429...	**Title:**	DIRECTOR OF PUBLIC WORKS	8/26/2025
Concurrence:	1EFA223D5D23487...	**Title:**		

Initial: DT

Procurement Analyst/Buyer:	Signed by: Kemp, Benjamin 12483D5B9DEA4...	**Chief of Procurement:**	Signed by: B19F1D517352458...	9/2/2025
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:**	

Docusign Envelope ID: 0BF64FE1-19A1-4720-A884-1AAF4617AA5C

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: 0BF64FE1-19A1-4720-A884-1AAF4617AA5C

EXHIBIT UU

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

July 11, 2025

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: Our Community Club Park Concession Building
DB Contract #71629--22

Mr. Carter,

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 replace the existing concession building which is prone to severe flooding due to finished floor elevation being too low. This proposal provides initial civil design and permitting to ensure proper positioning of new floor elevation and to make proper modifications to permitting of existing septic system. Also included is an allowance to pursue architectural concept utilizing a premanufactured building system on existing foundations which will need to be extended to a higher finished floor height based on civil design. There is a contingency of $3,000.00 for use as needed for design and permitting.

Our Guaranteed Maximum Price (GMP) for the project scope as stated is $44,666.60.

The Guaranteed Completion Date (GCD) will be 140 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

Docusign Envelope ID: 0BF64FE1-19A1-4720-A884-1AAF4617AA5C

ACON Construction Company

DB Contract 71629-22

Our Community Club Park
Concession Building

DATE: 7/11/25

ITEM #	DESCRIPTION	UNITS	QUANTITY	UNIT COST	TOTAL COST
	Project Management	Hrs	16	$110.00	$1,760.00
	Supervision	Hrs	0	$75.00	$0.00
	Administration	Hrs	8	$75.00	$600.00
	Civil Engineering per Hanson Proposal	LS	1	$26,626.00	$26,626.00
	Engineering for Septic Mod per Proposal	LS	1	$1,120.00	$1,120.00
	Architectural Concept Allowance with HAZMAT Survey	AL	1	$7,500.00	$7,500.00
	ACON Limited Contingency	LS	1	$3,000.00	$3,000.00
	Subtotal				**$40,606.00**
	DB Fee 10% (per contract)	LS	1	$4,060.60	$4,060.60
			TOTAL		**$44,666.60**

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HANSON™

PH 904-737-0090
HANSON-INC.COM

8075 Gate Parkway West, Suite 204
Jacksonville, FL 32216

June 11, 2025

$26,626.00

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

RE: **AGREEMENT FOR PROFESSIONAL SERVICES**
60% Civil Design Services – 22L0124
Replacement of Restroom and Concession Building at Our Community Club Park

Dear Mr. Anderson:

Hanson Professional Services Inc. (Hanson) is pleased to submit our proposal for 60% civil engineering design services for the replacement of the restroom and concession building at Our Community Club Park located at 6200 Old Middleburg Road South in Jacksonville, Florida. This work involves the demolition of the current building and replacing it with a 30-foot by 30-foot pre-engineered metal building that is elevated over the existing building slab to promote runoff away from it.

I. SCOPE OF SERVICES

A. Hanson Professional Services

The following scope of professional services will provide civil engineering design and permitting to a 60% level for the replacement of the existing restroom and concession building. This will involve regrading of the site to elevate the new building so it is above the surrounding area while considering the adjacent light locker and maintaining ADA access, linking roof drains to the existing stormwater collection system, showing code compliant landscaping and tying into the current water and sanitary sewer connections. The following tasks will be required for this effort.

- Data Collection and Review
- Coordination with Acon and subconsultants
- Develop a grading and drainage plan
- Develop a utility plan
- Develop a landscape plan
- Develop site specific details
- Provide for temporary Erosion Control during Construction
- Submit plans for the City of Jacksonville Site Development Plan Review
- Pursue a Permit Exemption with the St. Johns River Water Management District (SJRWMD) on the basis that the impervious area remains the same as existing and continues to discharge to the previously permitted stormwater management facility
- Progress Meetings

B. Clary and Associates

Provide a topographic survey of the area around the building and to the nearby drainage inlet for a potential connection.

C. CSI Geo

Provide a single 25-foot Standard Penetration Test Boring, analysis and report.

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EXCLUDED SERVICES

Hanson's Scope of Services does not include the following services which are the obligation of ACON or the City, as the case may be:

a. Lighting & Electrical Design Services
b. On-Site Sewage Treatment and Disposal System design
c. Structural Engineering
d. Any service related to environmental contamination or ash removal
e. SJRWMD permitting past exemption verification
f. Development of as-built drawings.

II. FEE SCHEDULE

Our fees for the above-described services are outlined in the following table:

Scope of Services	Lump Sum Fee
Hanson	$19,621.17
Survey	$3,539.83
Geotechnical	$3,465.00
SUBTOTAL	**$26,626.00**

We look forward to continuing to work with ACON and the city on this project. We can proceed with this effort upon final written authorization from you. Thank you.

Sincerely,

Michael Lash, P.E.
Senior Project Manager
HANSON PROFESSIONAL SERVICES INC.

Enclosure

Docusign Envelope ID: 0BF64FE1-19A1-4720-A884-1AAF4617AA5C

SURVEY & RIGHT OF WAY MAPS

CONSULTANT: Hanson Professional Services

NAME OF PROJECT: Our Community Club Topo

SUBCONSULTANT: Clary & Associates, Inc.
Contract #: 22L0124

PROJECT: Old Middleburg Road
COUNTY: Duval

3 MAN SURVEY RATE = $ 1,240.00
CADD TECHNICIAN = $ 102.92

SURVEYOR & MAPPER = $ 177.19
CLERICAL = $ 59.28

ITEM Design Survey	3-MAN DAYS	4 MAN DAYS	3-MAN COST	4-MAN COST	TOTAL COST	COMMENTS
			$1,240.00		$0.00	
Horizontal Control	0.5		$1,240.00		$620.00	Set Horizontal Control
			$1,240.00		$0.00	
			$1,240.00		$0.00	
Vertical Control	0.5		$1,240.00		$620.00	Set Vertical Contol NAVD88
			$1,240.00		$0.00	
			$1,240.00		$0.00	
Topographical Survey	1		$1,240.00		$1,240.00	See Scope
			$1,240.00		$0.00	
			$1,240.00		$0.00	
			$1,240.00		$0.00	
			$1,240.00		$0.00	
			$1,240.00		$0.00	
			$1,240.00		$0.00	
			$1,240.00		$0.00	
			$1,240.00		$0.00	
TOTAL	2				$2,480.00	**TOTAL**
OFFICE SUPPORT	UNIT	NO. OF UNITS	COST/ UNIT	COST	TOTAL COST	
Surveyor & Mapper	Hour	1		$177.19	$177.19	Supervise
Cadd Technician	Hour	8		$102.92	$823.36	Process and Mapping
Clerical	Hour	1		$59.28	$59.28	Office Support
TOTAL		10			$1,059.83	**TOTAL**
RIGHTS-OF-WAY	UNIT	NO. OF UNITS	COST/ UNIT	COST	TOTAL COST	
Control Maps	Hour		$102.92		$0.00	
Right of Way Maps	Hour		$85.00		$0.00	
Legal Descriptions	Hour		$85.00		$0.00	
Title Searchs	Hour		$85.00		$0.00	
TOTAL		0			$0.00	

TOTAL COST $ $3,539.83 **PREPARED:** 3-Jun-25

	UNIT	NO. OF UNITS	COST/ UNIT	COST	TOTAL COST	
LUMP SUM AMOUNT	Each				$0.00	

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Clary & Associates
PROFESSIONAL SURVEYORS & MAPPERS

SCOPE OF WORK

City of Jacksonville

Our Community Club
6200 Old Middleburg Road

June 03, 2025

- **Set Horizontal Control Points Set 3 Benchmarks around survey area but not inside so they are not removed during demolition, Benchmaks will be NAVD88**

- **Perform a topographical survey for the area shown on the attached sketch. The area is approximately 0.19 acres, locate all above ground features, finished floor elevations, locate closest drainage basin and pipes within the structure to the next structure, locate all trees within the survey limits**

- **Final Deliverable will be AutoCAD Civil 3D.**

Serving our clients since 1983 with honor, integrity and responsibility.
3830 Crown Point Road, Jacksonville, Florida 32257
(904) 260-2703 • fax (904) 260-3799 • www.claryassoc.com

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Docusign Envelope ID: 0BF64FE1-19A1-4720-A884-1AAF4617AA5C

CSI Geo
Geotechnical · CMT · CEI

2394 St. Johns Bluff Road, S Suite 200
Jacksonville, Florida 32246
tel (904) 641-1993

GEOTECHNICAL FEE ESTIMATE
Geotechnical Exploration
Our Community Club Park
6200 Old Middelburg Road South
Jacksonville, Florida

Item Description	Unit	Number of Units		Cost / Unit		Estimated Cost
Field Investigation						
Mobilization-Track Rig	ea.	1	ea.	$600.00	/ea.	$600.00
1 Standard Penetration Test (SPT) Boring @ 25'	ft.	25	ft.	$16.50	/ft.	$412.50
Grout Borehole	ft.	25	ft.	$7.50	/ft.	$187.50
Boring Layout/Utility Clearance	hr.	3	hr.	$124.00	/hr.	$372.00
Subtotal:						**$1,572.00**
Laboratory Testing						
Moisture Content	ea.	3	ea.	$22.00	/ea.	$66.00
Percent Fines	ea.	3	ea.	$54.00	/ea.	$162.00
Atterberg Limits	ea.	2	ea.	$115.00	/ea.	$230.00
Organic Content	ea.	2	ea.	$54.00	/ea.	$108.00
Subtotal:						**$566.00**
Engineering/Support Services						
Senior Engineer	hr.	1	hr.	$185.00	/hr.	$185.00
Project Engineer	hr.	2	hr.	$159.00	/hr.	$318.00
Staff Engineer	hr.	5	hr.	$120.00	/hr.	$600.00
CADD	hr.	2	hr.	$112.00	/hr.	$224.00
Subtotal:						**$1,327.00**
TOTAL (Estimated):						**$3,465.00**

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Egans Environmental
95065 Willet Way,
Fernandina Beach, FL 32034
Tel (904) 652-3017 Fax (904)204-0165
EgansEnviro@gmail.com

$ 1120

Egans Environmental

June 5, 2025

Frank A. Anderson
ACON Construction Co, Inc
3653 Regent Blvd Suite 401
Jacksonville, Fl 32224

RE: Proposal for Services—Expansion Community Club/Jax Heights

Dear Mr. Anderson,

Pricing for my services are as follow:

Conduct soil evaluation, pull permit, and all required inspections	**$1,000**
Duval County Permit Fee for New Construction	**$120**
Total	**$1,120**

Sincerely

Patrick Higgins
Certified Environmental Health Professional #23-1483

Docusign Envelope ID: 0BF64FE1-19A1-4720-A884-1AAF4617AA5C

DEPARTMENT OF PUBLIC WORKS

Jacksonville
Where Florida Begins.

MINORITY PARTICIPATION

Attachment to Fee & Contract Negotiations or Contract Amendment

Title: Our Community Club Park Concession Building
Project No.: 71629-22
Date: Jul 11, 2025

	Company's Name (Minority Subconsultant)	Classification (Minority Status)	Type of Work (Scope of Services)	Dollar Value
1.)	None*			$
2.)				$
3.)				$
4.)				$
5.)				$
6.)				$
7.)				$
8.)				$

*There is no JSEB for this particular project, however we will achieve our overall 20% JSEB for Contract 71629-22.

Check one:

This is: Original Fee Negotiation _____

This is: Contract Amendment No.: X

Date of this Document: Jul 11, 2025

Docusign Envelope ID: 0BF64FE1-19A1-4720-A884-1AAF4617AA5C

15

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