



CITY OF CALLAWAY BOARD OF COMMISSIONERS

TUESDAY, OCTOBER 15, 2024 – 4:00 P.M.
CALLAWAY ARTS & CONFERENCE CENTER
500 CALLAWAY PARK WAY
CALLAWAY, FL 32404

MAYOR

PAMN HENDERSON

COMMISSIONERS

SCOTT DAVIS

DAVID GRIGGS

BOB PELLETIER

KENNETH AYERS, JR.

KEVIN OBOS, CITY ATTORNEY

KEITH "EDDIE" COOK, CITY MANAGER

ASHLEY ROBYCK, CITY CLERK

**SPECIAL MEETING
AGENDA**

CALL TO ORDER

INVOCATION & PLEDGE OF ALLEGIANCE

ROLL CALL

PUBLIC PARTICIPATION

- Speakers must come to the podium to be heard.
- Public Participation will be heard at the end of Commission discussion.
for each item and at the end of the meeting for non-agenda items.
- Comments are limited to three (3) minutes.

REGULAR AGENDA


1. CM2024-12

Beacon Point Construction Bid
Accept / Rejection / Option Discussion

COMMISSION/STAFF COMMENTS

PUBLIC PARTICIPATION

ADJOURNMENT

 for

Ashley Robyck
City Clerk

**CITY OF CALLAWAY
BOARD OF COMMISSIONERS
AGENDA ITEM SUMMARY**

DATE: OCTOBER 15, 2024

ITEM: BEACON POINT CONSTRUCTION BID ACCEPT / REJECTION / OPTIONS DISCUSSION

1. PLACED ON AGENDA BY:

Eddie Cook, City Manager

2. AGENDA:

PRESENTATION ☐
PUBLIC HEARING ☐
OLD BUSINESS ☐
REGULAR ☒

3. IS THIS ITEM BUDGETED (IF APPLICABLE)?: YES ☒ NO ☐

4. BACKGROUND: (WHY, WHAT, WHO, WHERE, WHEN, HOW, & IDENTIFY ALL ATTACHMENTS)

The Beacon Point Project Bid came in high and there was only one bidder. After discussion with the developer and grant admin, we recommend rejection of the bid. Due to the amount of the bid, staff is developing options for moving forward with the project to assist with the cost and will be presented at the meeting.

ATTACHMENTS: Bid Tab documents

5. REQUESTED MOTION/ACTION: REJECT THE BID AND DECIDE ON PATH MOVING FORWARD FOR COMPLETION OF THE PROJECT.



CITY OF CALLAWAY
BID TABULATION CHECKLIST
BID NO. CM2024-12 BEACON POINT PLAZA REHAB-NORTH
OUTPARCEL

REQUIRED FORMS	Anderson Construction
ADDENDA ACKNOWLEDGED	√
ANTI-COLLUSION STATEMENT	√
BID BOND	√
CERTIFICATE OF INSURANCE	√
DRUG-FREE WORKPLACE CERTIFICATION	√
LICENSURE DOCUMENTAION	√
PROPRIETARY/CONFIFDENTIAL INFORMATION	√
PUBLIC ENTITY CRIMES STATEMENT	√
REFERENCES	√
BID CERTIFICATION FORM	√
CONFLICT OF INTEREST FORM	√

TOTAL BID AMOUNT \$1,996,074.00

DAYS TO COMPLETION 270



CITY OF CALLAWAY

CITY HALL

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MAYOR

PAMN HENDERSON

COMMISSIONERS

SCOTT DAVIS, WARD I

DAVID GRIGGS, WARD II

BOB PELLETIER, WARD III

KENNETH AYERS, WARD IV

Kevin Obos, City Attorney

Keith "Ed" Cook, City Manager

Ashley Robyck, City Clerk

Beacon Point Plaza – Potential Options

The project is phased in two parts.

Phase 1: Outparcel – This is a demo and rebuild.

Phase 2: Strip mall – This is a partial demo and reconstruction / remodel.

We are currently working on the Phase 1 Outparcel only for the current bid. We received one bid, and it was so excessive that it took all the funding for the entire project. Staff and our consultant are recommending denying the bid and putting the project back out for rebid. There are other possibilities for the city to demo the building inside of the grant, but staff does not think this is beneficial due to the stringent regulations. There are 4 potential options to move forward with the project. All options have been approved by the state for the grant.

1. Reject the bid. Rebid the project with the current plans to include demo.
2. Reject the bid. Remove the demo portion of the project and request the developer to demo and offer use of the CRA demo grant to assist to offset the cost. This will be at the discretion of the developer and may delay the project to complete the demo. The project will be rebid with the demo portion of the bid removed. This will also cost the city CRA funds that are not part of the project.
3. Reject the bid. Allow the developer to contract with the city to demo the building outside of the grant to be 100% reimbursed by the developer. The project will be rebid with the demo portion of the bid removed. This will expedite the process. It will also show the public movement on the project. We have been told by outside contractors that they did not bid the job because of the demo. We hope to increase the number of bids by removing this part. The bid process can be done while the city is removing the building.
4. Withdraw from the project completely. Please note that by withdrawing from the project, the city will not be able to demo the building. The building is not considered a hazardous structure so it can remain until it reached such designation. The only part of the project that we can require demo is the north section of the Phase 2 structure. This will also cost the city due to funds being expended to cover the grant administration.