



JAYCEE PARK BISTRO BUILDING
COUNCIL MEETING
DECEMBER 10, 2025

Background

- A. In March 2022, an RFP was issued for design of the Jaycee Park Improvements.
- B. City selected Pennoni Associates Inc. in May 2022 to provide design and engineering services. Prior to negotiating a contract, City staff and Pennoni developed initial concept to present to City Council.
- C. Initial concept for Jaycee Park presented at City Council Winter Retreat in January 2023. Concept included main hub (aka “Bistro”) and food truck area.
- D. Council approved Pennoni contract for design and engineering May 3, 2023, pending public involvement meetings.
- E. Following public meetings, Council approved Resolution 288-23 on October 18, 2023, to begin design work.

Background

- A. On November 17, 2023, City received an unsolicited P3 Proposal from Fortress Secured. The proposal was deemed a “qualified” proposal according the requirements of Section 255.065 of Florida Statutes.
- B. P3 included concessionaire proposal to provide management and operation of Concession Area and Food Truck Court.
- C. Concessionaire proposal included initial investment of \$1,370,488 toward costs for planning, design and construction of Bistro building. This would put Bistro design and construction on separate path from overall site development at Jaycee with costs to be covered by Concessionaire’s investment.
- D. City signed Concessionaire agreement on September 10, 2024.
- E. City signed Comprehensive Agreement with Fortress Secured for construction of all Jaycee improvements on September 10, 2024. Construction budget included limited funding for Bistro based on having only a partial design.
- F. Design of Bistro building continued toward 100% design.
- G. On March 31, 2025, City terminated Concessionaire Agreement for failure to meet financial commitment.

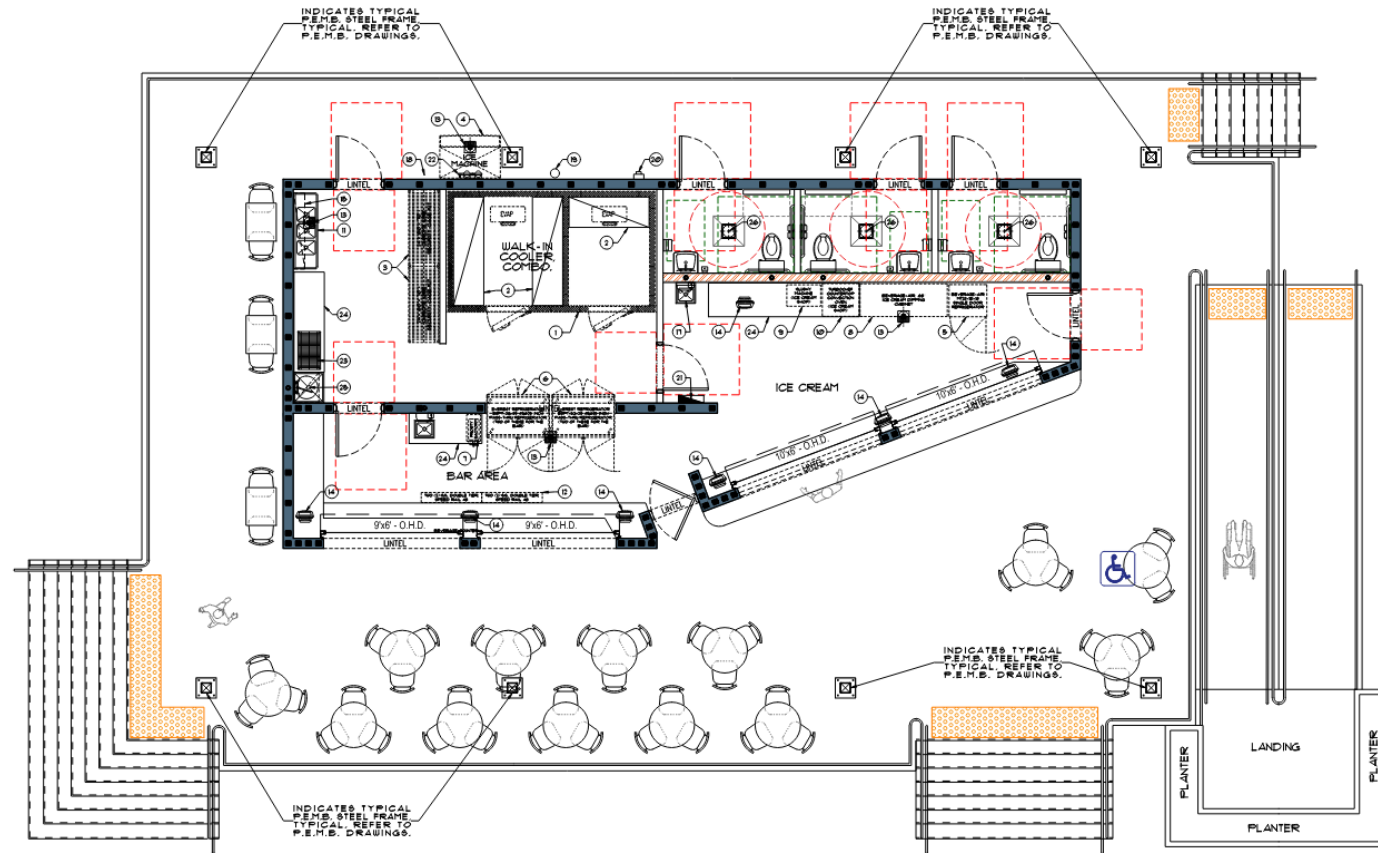
Progress Update

- A. After termination of Concessionaire Agreement (and loss of investment funds), City staff recommended to Council to revisit the future direction of the Bistro later in the year.
- B. To keep the overall Jaycee Park project moving forward, design and construction of the Bistro building continued.
- C. Funding allowance set aside for the Bistro by FPC has been fully utilized to build main foundation and walls.
- D. Construction beyond main foundation and walls has been paused awaiting further direction.



Cape Coral
FLORIDA

Bistro Design - Interior



Interior buildout based on input from former Concessionaire.

Bistro – Current Construction Stage



Bistro – Current Construction

A. Work Being Completed with Current Remaining Funds

1. Slab is prepped. Concrete pour will be completed.
2. Exterior walls to be finished.

B. Remaining Work

1. Pre-Engineered Metal Roof is designed and ready to order but not funded.
Cost to complete build and install for Bistro roof is \$216,000.
2. Estimate to complete the entire Bistro buildout and furnishings, fixtures and equipment: \$600,000 (excl. roof)

Bistro – Options

- A. Roof Option: City to Complete Shell Buildout to Include the Roof
 - 1. Additional Cost to City: \$216,000
 - 2. Concurrently, issue RFP for Remaining Work, and “Management and Operation of Concession Area and Food Truck Court” or Operate Internally
- B. Full Buildout Option: City to Complete All Remaining Work
 - 1. City currently has more than \$800,000 invested toward the building (amount originally set aside in FPC budget). Costs were intended to be covered by Concessionaire’s investment, not City funds.
 - 2. Additional funds will be required if City chooses to complete the buildout of the Bistro building to include all furnishings, fixtures and equipment.
Estimate: \$600,000 (excl. roof)
 - 3. Concurrently, issue RFP for “Management and Operation of Concession Area and Food Truck Court” or Operate Internally

NOTE #1: Issuing the RFP now for “Management and Operation of Concession Area and Food Truck Court” will enable City to secure an agreement with a new Concessionaire who can provide a capital investment toward all construction, furnishings and equipment costs associated with the Bistro. RFP would be open to all proposals from qualified entities to provide Council with various options.

NOTE #2: Operating the Concession Area internally will forego any option for a capital contribution and revenue share to offset annual debt service.

Bistro/Jaycee Park Change Order

Regardless of the direction for the Bistro, a change order is necessary for the Jaycee Park overall project. This change order is required to replenish contingency expended for the early work authorization to conduct predevelopment site preparation, added costs for additional floodproofing requirements, and delegated scope of work for sports enhancements. This change order is about \$405,000.

If Council opts to move forward with Roof Option and add the roof to the Bistro to complete a shell building at a cost of \$216,000, the change order will increase to \$648,000. The added Bistro cost can be recovered via a capital contribution similar to original Concessionaire agreement.

If Council opts to move forward with Full Buildout Option and have the City complete the entire Bistro building, including roof, interior buildout and all furnishings, fixtures and equipment, the change order will increase to \$1.4 million. The added Bistro cost can be recovered via a capital contribution similar to original Concessionaire agreement.

Thank you

