



THE CITY OF KEY WEST

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MEMORANDUM

EXECUTIVE SUMMARY

TO: Community Redevelopment Agency

FROM: Karen Olson, Deputy Port & Marine Services Director

DATE: March 3, 2016

SUBJECT: Rejection of Bids: ITB #011-16 – 257 Margaret Street Lease Space Improvements – Key West Historic Seaport

ACTION STATEMENT:

Resolution rejecting bids for ITB #011-16 – 257 Margaret Street Lease Space Improvements (Old Fish Market) – Key West Historic Seaport (KWHS).

BACKGROUND:

257 Margaret Street has been used as a fish market for approximately fifteen years and has been vacant for one year. The interior of the building is in poor condition and attempts to lease the space have not come to fruition. Staff believes the renovation of this space will attract more interest from potential tenants.

ITB #011-16 was advertised January 24, 2016 for a “white-box” renovation and roof replacement. Bids were received from three contractors on March 3, 2016 as follows:

Sea Tech of the Florida Keys, Inc.	\$189,820.00
Pedro Falcon Electrical Contractors, Inc.	\$216,456.00
DL Porter Constructors, Inc.	\$221,554.00

Staff has reviewed the breakdown of the proposals received and determined the pricing to be exceedingly high for the scope of work.

The Key West Bight Board rejected all bids at their March 9th meeting.

PURPOSE & JUSTIFICATION:

Per the solicitation, the City may reject bids for budgetary reasons. Seaport staff is investigating other possibilities for the completion of this work.

Key to the Caribbean – Average yearly temperature 77° F.

OPTIONS:

Option #1 – Reject all bids for ITB #011-16 – 257 Margaret Street Lease Space Improvements (Old Fish Market) – KWHS

Option #2 – Direct staff to award project to lowest responsive bidder.

FINANCIAL IMPACT:

This project was not budgeted. However the Bight Board directed staff to make the improvements in an attempt to lease the space.

RECOMMENDATION:

Staff recommends rejection of bids for ITB #011-16 – 257 Margaret Street Lease Space Improvements (Old Fish Market) – KWHS.