



## THE CITY OF KEY WEST

3140 Flagler Ave Key West, FL 33040 (305) 809-3792

**TO:** Community Redevelopment Agency (CRA)

**FROM:** Key West Bight Management District Board  
Karen Olson, Deputy Port & Marine Services Director

**DATE:** February 28, 2017

**SUBJECT:** Rescind/Approve contract award for ITB #028-16 Key West Historic Seaport (KWHS) Thompson Fish House Wall Restoration

### **ACTION STATEMENT**

Resolution rescinding contract award for Invitation to Bid (ITB) #028-16 KWHS – Thompson Fish House Wall Restoration from D.N. Higgins, Inc. and approving contract award to Bella Construction Key West, Inc. in the amount of \$665,525.34.

### **BACKGROUND**

Thompsons Fish House is a concrete and reinforced steel building that was constructed in 1918.

In 1999 a new foundation and wall system was poured inside the historic structure. The roof structure was then moved to the inner structure to take stress off of the aging concrete.

The exterior and historic concrete continued to decay and in 2012 structural shoring was installed. This project will provide the required rehabilitation, reconstruction and stabilization needed to preserve this historic structure.

ITB #028-16 was advertised on August 8, 2016 seeking bids from qualified individuals or firms for wall restoration of Thompson Fish House.

Four (4) responses were received on September 28, 2016:

1. D.N. Higgins, Inc.	\$ 587,010.00
2. Bella Construction, Inc.	\$ 665,525.34
3. DL Porter Constructors, Inc.	\$ 882,393.00
4. Sea Tech, Inc.	\$1,078,926.00

### **PURPOSE & JUSTIFICATION**

Resolution #16-355 awarded ITB #028-16 Thompson Fish House Wall Restoration to the low bidder, DN Higgins, Inc., in November 2016. Seaport staff and the contractor had an anticipated construction start date of February 2017.

ITB #028-16 KWHS Thompson Fish House Wall Restoration

In early January 2017 DN Higgins provided Seaport staff with a video of an in-water inspection along with verbal concerns of the constructability of the project. Over the next month and a half several meetings with the Architect, Engineer, DN Higgins and Seaport staff occurred in an attempt to resolve these concerns. The Architect and Engineer remain confident in the constructability of the project as bid.

DN Higgins, Inc. submitted a letter of withdrawal on February 14, 2017 citing, in their belief, “significant unforeseen conditions have been discovered” and the “job can’t be built safely nor structurally sound”. With the Contractors good standing with the City, post bid inspection, and other events that occurred, staff recommends DN Higgins letter of withdrawal be accepted.

The next lowest, responsive bidder was contacted to determine if they would be interested in the project at the price bid. Seaport staff’s communication with Bella Construction of Key West, Inc. has verified that they would hold their bid price of \$665,525.34.

Seaport staff, the Architect, the Engineer and Bella Construction of Key West, Inc. met to discuss the project to assure there was a complete understanding of its scope and its constructability as designed. Bella Construction of Key West, Inc. understands the scope and looks forward to this opportunity with the City.

The Key West Bight Management District Board verbally directed staff to forward this item at their February 15, 2017 meeting.

#### **FINANCIAL IMPACT**

Funds will be used from the Key West Bight Building Fund account #405-7503-575-6200 (KB1301 – Thompson Fish House Structural Repairs). Upon approval, a purchase order will be issued to Bella Construction Key West, Inc. in the amount of \$665,525.34.

#### **RECOMMENDATION**

Staff recommends rescinding contract award for Invitation to Bid (ITB) #028-16 KWHS – Thompson Fish House Wall Restoration from D.N. Higgins, Inc. and approving contract award to Bella Construction Key West, Inc. in the amount of \$665,525.34.