



THE CITY OF KEY WEST

201 William Street Key West, FL 33040 (305) 809-3790

EXECUTIVE SUMMARY

TO: Key West Bight Management Board

FROM: Karen Olson, Deputy Director Port & Marine Services

DATE: March 21, 2017

SUBJECT: Rejection of Bids: ITB #17-007 – Restrooms and Laundry Renovation – Key West Historic Seaport

ACTION STATEMENT

Resolution rejecting bids for ITB #17-007 – Restrooms and Laundry Renovation - Key West Historic Seaport (KWHS).

BACKGROUND

The Public Restroom/Shower/Laundry Building at the Key West Historic Seaport was constructed in 1996 and is heavily used by the general public, transient boaters, dingy dock users, and live-aboards. Additionally the building is exposed to harsh environmental conditions including salt spray. The building is showing heavy wear and tear as well as being outdated and unacceptable to today's Historic Seaport Customer.

ITB #17-007 was advertised February 2017 for restroom and laundry improvements. Bids were received from three contractors on March 15, 2017 as follows:

Sea Tech of the Florida Keys, Inc.	Base Bid:	\$695,431.00
	Alternate Bid #1:	\$ 15,985.00
	Alternate Bid #2:	\$ 30,634.00
	Alternate Bid #3:	\$ -2,977.00
KenMar General Contracting LLC	Base Bid:	\$841,906.00
	Alternate Bid #1:	\$ 50,631.00
	Alternate Bid #2:	\$ 49,346.00
	Alternate Bid #3:	\$ -6,515.00

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

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D.L. Porter Constructors, Inc.

Base Bid: \$980,250.51
Alternate Bid #1: \$ 31,958.87
Alternate Bid #2: \$ 41,809.98
Alternate Bid #3: \$ -4,200.00

LINE ITEM	SeaTech	KenMar	DL Porter
MOB/DEMOB/GC'/PERMITS/BONDS	\$36,692.00	\$127,080.00	\$248,577.07
DEMOLITION	\$22,429.00	\$6,200.00	\$18,990.00
STRUCTURAL	\$67,834.00	\$3,732.00	\$66,100.09
EXTERIOR RENOVATIONS	\$92,620.00	\$64,776.00	\$75,867.35
INTERIOR RENOVATIONS	\$188,619.00	\$368,533.00	\$210,569.00
PLUMBING	\$98,251.00	\$103,521.00	\$230,426.00
ELECTRICAL	\$122,855.00	\$130,044.00	\$86,440.00
MECHANICAL	\$35,276.00	\$11,780.00	\$10,881.00
LANDSCAPING	\$5,855.00	\$1,240.00	\$7,400.00
GENERAL ALLOWANCE	\$25,000.00	\$25,000.00	\$25,000.00
TOTAL BASE BID	\$695,431.00	\$841,906.00	\$980,250.51
BID ALTERNATE #1 (4mos/2 trailers)	\$15,985.00	\$50,631.00	\$31,958.87
BID ALTERNATE #2 (6mos/1 trailer)	\$30,634.00	\$49,346.00	\$41,809.98
BID ALTERNATE #3	-\$2,977.00	-\$6,515.00	-\$4,200.00
BASE BID + ALTERNATES #1 & #3	\$708,439.00	\$886,022.00	\$1,008,009.38
BASE BID + ALTERNATES #2 & #3	\$723,088.00	\$884,737.00	\$1,017,860.49

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

PURPOSE & JUSTIFICATION

Per the solicitation, the City may reject bids for budgetary reasons. Seaport staff is investigating other possibilities, such as using in-house staff, for the completion of this work.

FINANCIAL IMPACT

There is no financial impact associated with rejection of this bid.

RECOMMENDATION

Staff recommends rejection of bid for ITB #17-007 – Restrooms and Laundry Renovation - Key West Historic Seaport (KWHS).

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