



## THE CITY OF KEY WEST

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# EXECUTIVE SUMMARY

**TO:** Community Redevelopment Agency

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

**DATE:** February 5, 2018

**SUBJECT:** Task Order #2 – FY18 Construction Services Contract  
Toilet Facility Renovation - Key West Historic Seaport

### ACTION STATEMENT

Resolution approving Task Order #2, Toilet Facility Renovation, 253 Margaret Street, Key West Historic Seaport to Allied General Contractors, Inc. in the amount not to exceed \$195,087.

### BACKGROUND

The Toilet Facility (tenant bathhouse) at the Key West Historic Seaport was constructed over 15 years ago and is heavily used by our dingy dock tenants. Additionally, the building is exposed to harsh environmental conditions and is showing heavy wear and tear as well as being outdated.

ITB #17-007 was advertised February 2017 for restroom and laundry improvements which include both the tenant bathhouse and the public restrooms/transient bathhouse and laundry facilities. Bids were received from three contractors on March 15, 2017 and after staff review it was determined the line item pricing was unbalanced and high for the scope of work. The Community Redevelopment Agency (CRA), upon staff recommendation, rejected all bids through resolution #17-117.

The Key West Bight Management District Board approved this item at their February 14, 2018 meeting.

### PURPOSE & JUSTIFICATION

A Request for Quotes was issued for an indefinite quantities contract for needed maintenance and repairs for buildings located at the Key West Historic Seaport. Allied General Contractors, Inc. was awarded a one-year General

EXECUTIVE SUMMARY

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

Construction Services Contract through Resolution #16-175 and a contract extension through Resolution #17-218.

After the rejection of bids ITB #17-007 was broken into two separate projects and the tenant bathhouse project was given to Allied General Contractors, Inc. for pricing under their contract. The proposed tenant bathhouse renovations, at 253 Margaret Street, will include the following:

#### Demolition

Removal of existing stair, ramp, porch roof, exterior lighting fixtures, and the relocation of an existing site light pole. Interior demolition consists of the removal of the existing slab, plumbing fixtures, lighting fixtures, finishes, and some interior walls. Per construction documents dated June 2, 2017.

#### New Work

Exterior work shall consist of new ramp, stair, porch roof, minor landscaping, doors, and lighting. Interior work shall include new interior layout, new slab on grade, plumbing, lighting, doors, partitions, accessories, finishes, new ductless AC system in existing laundry room. Per construction documents dated June 2, 2017.

#### **FINANCIAL IMPACT**

The Seaport has budgeted for this project in the Buildings Fund account #405-7503-575-6200 (KB1302 Bathhouse Improvements).

#### **RECOMMENDATION**

Key West Bight Management District Board recommends approving Task Order #2, Toilet Facility Renovation, 253 Margaret Street, Key West Historic Seaport to Allied General Contractors, Inc. in the amount not to exceed \$195,087.