RESOLUTION NO. _17-144

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF KEY WEST, FLORIDA, REJECTING ALL BIDS RECEIVED IN RESPONSE TO INVITATION TO BID (ITB) #17-004, FOR DOCKMASTER/TRANSIENT RESTROOM BUILDING AT CITY MARINA AT GARRISON BIGHT PURSUANT TO SECTION 2-834(4) OF THE CODE OF ORDINANCES; PROVIDING FOR AN EFFECTIVE DATE

WHEREAS, the responsive bids received in response to ITB 17-004, exceeded cost estimates and budgeted funds for this project; and

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COMMISSION OF THE CITY OF KEY WEST, FLORIDA AS FOLLOWS:

Section 1: That the bids received in response to ITB #17-004, for Dockmaster/Transient Restroom Building at the City Marina at Garrison Bight are hereby rejected pursuant to city code of ordinances section 2-834(4).

Section 2: That this Resolution shall go into effect immediately upon its passage and adoption and authentication by the signature of the Presiding Officer and the Clerk of the Commission.

Authenticated by t	he Presiding Officer a	nd Clerk o	of the Commission
on17day of	May , 2017.		
Filed with the Cle	erk onMay 17		2017.
Mayor Cr	raig Cates	Yes	
Vice May	or Clayton Lopez	Yes	
Commissi	oner Sam Kaufman	Yes	
Commissi	oner Richard Payne	Yes	
Commissi	oner Margaret Romero	Yes	
Commissi	oner Billy Wardlow	Yes	
Commissi	oner Jimmy Weekley	Yes	

Page 2 of 2

CHERYL SMITH, CLTY CLERK



EXECUTIVE SUMMARY

TO: Jim Scholl, City Manager

FROM: Karen Olson, Deputy Director Port & Marine Services

DATE: May 3, 2017

SUBJECT: Rejection of Bids: ITB #17-004 - Dockmaster / Transient Restroom

Building - City Marina at Garrison Bight

ACTION STATEMENT

Resolution rejecting bids for ITB #17-004 – Dockmaster / Transient Restroom Building – City Marina at Garrison Bight.

BACKGROUND

EXECUTIVE SUMMARY

City Marina at Garrison Bight requires infrastructure improvements to its transient facilities. The City has received a Boating Infrastructure Grant (BIG) in the amount of \$500,000.00 (res. 11-241) for these improvements. The facilities will include new restroom facilities and electrical wiring to its transient docks.

The transient bath house which includes toilet facilities and showers has exceeded its life expectancy. Although renovated in the past, the facility is substandard and detracts from our transient guests staying at the marina. The dockmaster offices are located in a trailer directly adjacent to the transient bath house. The space is small with no public restrooms and lacks adequate storage and work space. A combined use facility will provide a modern transient facility with toilet facilities, showers, laundry, dockmaster offices, storage, work space and public restrooms.

City Marina has a budget of \$1,300,000 which includes grant funding.

PURPOSE & JUSTIFICATION

ITB #17-004 was advertised February 2017 for a new dockmaster/ transient restroom facility. Bids were received from three contractors on March 15, 2017 as follows:

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

D.L. Porter Constructors, Inc.

Base Bid:

\$2,048,120.70

Alternate Bid:

\$ no charge

Pedro Falcon Contractors, Inc.

Base Bid: Alternate Bid:

\$2,298,999.00 \$ 10,520.00

LINE ITEM	DL Porter	Pedro Falcon
MOB/DEMOB/GC'/PERMITS/BONDS	\$467,620.32	\$322,598.00
GRANT REQUIREMENTS	\$25,000.00	\$1,000.00
DEMOLITION	\$18,500.00	\$19,730.00
FOUNDATION	\$58,480.00	\$253,800.00
RAMP, STAIRS, DECKING, RAILING	\$167,351.68	\$144,065.00
BUILDING STRUCTURE & ROOF	\$484,984.81	\$714,322.00
INTERIOR FINISHES	\$211,608.09	\$151,531.00
DOORS & WINDOWS	\$96,383.66	\$100,574.00
MECHANICAL	\$78,885.75	\$77,228.00
ELECTRICAL	\$144,805.00	\$193,278.00
PLUMBING	\$101,381.00	\$114,400.00
SITEWORK	\$129,307.96	\$134,207.00
LANDSCAPING	\$38,812.46	\$47,266.00
GENERAL ALLOWANCE	\$25,000.00	\$25,000.00
TOTAL BASE BID	\$2,048,120.73	\$2,298,999.00
SHUTTER ALTERNATE	\$0.00	\$10,520.00

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. Per the solicitation, the City may reject bids for budgetary reasons. Seaport staff is investigating other possibilities 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 #17-004 - Dockmaster / Transient Restroom Building - City Marina at Garrison Bight.

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

INTEROFFICE MEMORANDUM

To: Karen Olson, Deputy Port and Marine Services Director

Sue Snider, Purchasing CC:

Cheri Smith, City Clerk From:

Date: March 15, 2017

DOCKMASTER / TRANSIENT RESTROOM BUILDING CITY MARINA AT Subjects

GARRISON BIGHT; BID 17-004

The following bids were opened Wednesday, March 15, 2017 at 3:30 p.m. in response to the above referenced project.

D.L. Porter Constructors, Inc. \$ 2,048.120.70 Total: 6574 Palmer Park Circle No Change Alternate #1 Sarasota, FL 34238

Pedro Falcon Contractors, Inc. \$ 2,298999.00 Total: 31160 Avenue C Alternate #1 \$ 10,520.00

Big Pine Key, FL 33043

CS/amb

Bid 17-004 - Dockmaster / Transient Restroom Bldg City Marina at Garrison Bight



RESOLUTION NO. 11-241

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF KEY WEST, FLORIDA, AUTHORIZING AN APPLICATION FOR A GRANT IN THE AMOUNT OF \$500,000.00 TO THE FLORIDA FISE AND WILDLIFE CONSERVATION COMMISSION FOR THE BOATING INFRASTRUCTURE GRANT PROGRAM FOR THE CITY MARINA AT GARRISON BIGHT; APPROVING IN CONCEPT A 20-YEAR AGREEMENT FOR THE MAINTENANCE AND OPERATION OF FACILITIES BUILT WITE GRANT FUNDING; PROVIDING FOR AN EFFECTIVE DATE

WHEREAS, the Florida Fish and Wildlife Conservation Commission will be making available funding for a Boating Infrastructure Grant Program that could be used for improvements at the City Marina at Garrison Bight.

NOW THEREFORE, BE IT RESOLVED BY THE CITY COMMISSION OF THE CITY OF KEY WEST, FLORIDA, AS FOLLOWS:

Section 1: That the City Manager is hereby authorized to execute and submit the attached Grant Application on behalf of the City of Key West.

Section 2: That a 20-year agreement for the maintenance and operation of the facilities to be built with grant funding is approved in concept.

Section 3: In the event the grant is awarded to the City, the final grant contract will be brought before the City Commission for approval.

Section 4: That this Resolution shall go into effect immediately upon its passage and adoption and authentication by the signature of the presiding officer and the Clerk of the Commission.

Passed and adopted by the City Commission at a meeting held this ______ 6th _____ day of ______ September ______, 2011.

Authenticated by the presiding officer and Clerk of the Commission on _____ September 7 ______, 2011.

Filed with the Clerk _____ September 7 ______, 2011.

EXECUTIVE SUMMARY

TO: Jim Scholl, City Manager

FROM: Marilyn Wilbarger, Senior Property Manager

DATE: August 25, 2011

SUBJECT: Florida Fish and Wild Life Conservation Commission

Boating Infrastructure Grant Program for City Marina

at Garrison Bight

Action statement:

This resolution will authorize the City Manager to apply for and administer the grant submitted to the Florida Fish and Wildlife Conservation Commission under the Boating Infrastructure Grant program on behalf of the City Marina at Garrison Bight for the purposes of constructing a new transient boater facility.

This resolution will also state that the City Commission is willing to enter into a 20-year agreement for the maintenance and operation of the facility. In the event that the grant is awarded it will come before the City Commission for final approval.

Background:

City Marina at Garrison Bight requires infrastructure improvements to transient facilities which are eligible under the Boating Infrastructure Grant program. These improvements include new restroom facilities and electrical wiring to the transient docks.

Scope of Services:

The transient bath house which includes toilet facilities and showers has exceeded its life expectancy. Although renovated, the facility is substandard and detracts from our transient guests stay at the marina. The current bath house facility will be demolished and removed from the property. A brand new bath house facility including laundry amenities will be constructed for transient use.

Kingfish and Wahoo are the two floating docks at the marina that are available for transient boaters. The electric lines that feed the docks are original and have exceeded their life expectancy. The condition of the wiring has led to power outages to the docks and Individual slips prompting emergency repairs and relocation of transient visitors.



Continued use of the existing wiring may create life safety issues as there appears to be stray current entering the water surrounding the docks coming from the existing wiring.

The new building will be designed LEED certified. The construction will use the most sustainable building practices available to comply with LEED, including; building with reusable materials, energy saving roofing and insulation, the highest efficiency rated HVAC available, water saving appliances and flushometers, and use of LED lighting. The items used will not only be chosen for efficiency but with lower maintenance costs in mind.

The expected results and benefits of the proposed project will provide transient visitor's to the City Marina a safe and comfortable visit during their stay in Key West. With the proposed improvements it is projected that the number of visitors will increase by 30%, getting back to 2007 occupancy levels, and will increase by 25% each year thereafter.

The grant funding will also allow the City Marina to maintain its affordable rates encouraging more transient boater visitor's to the City of Key West.

The project timeline:

60 Days: Design and Engineering

40 Days: Bidding

30 Days: Commission Approval

30 Days: Mobilization 14 Days: Demolition

150 Days: Construction (60 day construction for electrical wiring of transient docks)

Financial:

The estimated cost of proposed improvements is \$900,000. The grant request submitted is for \$500,000 and City Marina is matching \$400,000 or 40% of the grant. This is a reimbursable grant, so the City will pay for improvements upfront and be reimbursed by FWCC. City Marina has reserved funding for this project.

Recommendation:

Approve the resolution authorizing the City Manager to submit an application and if approved execute an agreement with the Fish and Wildlife Conservation Commission for infrastructure improvements of transient boater facilities at City Marina at Garrison Bight.

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Boating Infrastructure Grant Program Grant Application

Fill in all sections that soyly - larve all other	sections blank	Control of the second
1-APPLICANT INFORMATION		
Appliant: City of Key West City Mark	na at Garrison Bight	
Federal Employer Id No: 59-6000346		
Project Manager Name: David Hawthorne	Project Manager Title: City	Marina Supervisor
Mailing Address: 1801 N. Rooseyelt Blvd.	City: Key West	Zip Code: 33040
Shipping Address 1801 N. Roosevelt Blyd.	City: Key West	Zip Code: 33040
Telephone: 305-809-3982 Fex: 305-293	8477 Bind dhawthome@	keywestcity.com
PARTNERSSUPS		
List pattern involved in the project (Do not include	the Fish and Wildlife Conservation Commit	mion or LISPWS1:
4 (12)		
2		
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š.		
PROJECT SUMMARY		
Type of Application: New (never before tousi	dered) (Reconsideration (Phreed C	Certinostion - Phase No.:
Oznit Amount Requested: 9 500 000	Total Project Cost \$ 900.0	
Provide a inial summercy of the project:		
City Masins at Gerrison Bight is owned and op of up to 40 immetent slips. The facility was built infrastructure for the past several years. Two is transient built house, and the electric lines run visitor's bosts.	t in the 1950s and the City has been re tidlor profects which still recycles modes	novaling the marinals
The path house has had several renovations on needs to be replaced. The main power times no resulting in frequent power outages and stray of years the number of transient visitors to the re- refrestructure. City Marina has the most efforch oring requested to help make these major infra attes our customers enjoy. Additionally these is staying at the marina and will lead to additional spread throughout the boeting world.	mining out the torrelent dooks also have oursent in the waters surrounding the do arine has declined due in part to the ma able transient dooksge rates in the City setructure improvements and still relent managements will useful informe our or	e duffived their file expectancy locks. For the past several straft deteriorating of Key West. Grant funding is lain the low trasferst dockage
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PROJECT LOCATION		
######################################		
	Range: 25 East	Section: 34
Facility Name: City Marina at Garr		
County: Monroe	Water holy o	Butf of Mexico
	in met anal. C	IUIT OF MEXICO
Pacifity Street Address of Lossifica: 1801		TO SEE LINE OF THE PARTY OF THE
Legislative Districts Numbers: U.S. House	25 U.S. Benste: FL	State Senate: 30 Seeta House: 120
GENERAL FACILITY INFORMA	LIKON	
Upland Overenbip: Public Fe	co Simple Dublic - Lease	Years Remaining on Least
Name of Owner: City of Key West		
Open to General Public? Tes	No The	-up/Overnight Microsoge Feet \$ 49-20
Name of nearest adjacent transient bosting for	scilities, public and private:	
Plemant		Distracet
1. Pelican Landings		60 yds from wet slips
2. Garrison Bight Marina		70 yds from wef slips
3. Key West Yacht Club		300 yds from wet slips
4.		
ś.		
Name of recreational, historical, cultural, and	instant extractions near facility	
Neumes.		Distance:
1. Fort Zeotsary Taylor		2.5 miles
2. Bahama Village		2 miles
2. East Martello tower		· 2 miles
6 Ship Wrack Museum		2.5 miles
Mallory square sunset pier		2,5 miles
FACILITY COMPONENTS AND	USE - EXISTING CONDITIO	DNS
Type of Dock: Floating		
Condition: OGood	Average	OPeor
ength of Tis-up Dock or Mounge: 738 P	No. of Slips: 9	a_
Type: Stip Proad	leide	
Condition: O'Good	(a) Asserbegs	OFoor
Opposition Control	Damp Station: Yes No	

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rimmy Need for Project: astroom & dookside utilities leed Sintement: tue to the substantiard or	1	Age-end of Useful Life	
live to the substandard co	m		High User Demand
tue to the substandard co	Lank of In-house Capability	Recounts	aded by FWC Staff
be transient bath house to all house to all house to all house the factor and the factor lines that feed the writing has led to powe should not fransient visit	ondition of the transient boaler cks, the number of transient viety 30% over the past four year which includes toliet facilities a solity is substandard and determine two floating dooks at the maddocks are original and theve er outages to the docks and includes. Confinued use of the exist it entering the water surrounds	sitor's to the City Marins. Ind showers has excelled the from translant guestina that are available coacled their litle expetitional alips prompting which may oracle they may oracle.	the at Garrison Bight have eded its life expectancy, the stay at the marine of or transient booters. The condition of permergency repairs and life series years as there
ill increase by 25% each	nts have been made. It is pr h year thereafter.		
	and techniques the project will use to: If be demollished and remove as will be constructed for tren out docks will be removed an	d from the property.	The new facility

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PROJECT DESCRIPTION	MALES IN ISS	
Results and Benefits: describe the expected results and benefits of the project:		
The expected results and benefits of the proposed project will prov Marina a safe and comfortable visit during their stay in Key West. It it is projected that the number of visitors will increase by 30%, getti levels, and will increase by 25% each year thereafter.	With the proposed	manuomanta
The grant funding will also allow the City Merina to maintain its effort transient booter visitor's to the City of Key West.	rdable rates encou	raging more
Describe the economic impact the project will have on the community:		
Tourism related to water sports activities is the primary economic a By providing safe, clean, modern facilities to accommodate attordet City Marina will encourage repeat visits as well as draw more transi	de transient boater	visits the
During their stay in Key West, transient boaters enjoy all the ambier area restaurants, visiting historic sites, and shopping in the many sp	noe of the area from	enjoying
By improving the emenities and making their stay more enjoyable it visits will increase exponentially over time.	is projected that tra	ansient boater
Will fee project significantly or adversely affect the cureronnex?	☐ Yes	■ No
f Yes, please explain key issues and describe any mitigation actions proposed:		

68-1.008, F.A.C.

The expected results and benefits of the proposed project will p Marina a safe and comfortable visit during their stay in Key Wes it is projected that the number of visitors will increase by 30%, g	of. With the proposed	more many
levels, and will increase by 25% each year thereafter.		
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Describe the economic impact the project will have on the community.		
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Who is or will be completing project of	sign/engineering?	Level of completi	on at time of ap	pliontion:	
Applicant's Staff		□ Nope			
Consulting Engineers		Conceptual (Master Pian)			
Other:		Prelie	The second second		
N/A (Materials/Equipmen	(Parriage)				
		Final (Ready to Bid)			
Hen a preliminary or final engineer's c		the state of the s		-	
Yes No Hyes, place					
PROJECT ENGINEERING A	NO CONSTRUCTION	N			
Sax Procedure Guide for definitions, C	luck all that apply				
COMPONENT	REPLACEMENT	EXPANSION	NEW	PLANNING	
Recordings Channel Making			. 0		
Purupout					
Drimp Station					
Portable pumpout					
Translent tie-up					
Overnight moorage					
Restrocan	E				
Access road					
Paved perking					
Non-paved parking					
Curbs, signs, merking and Highsing:	0				
Sewage heology				. 0	
Lift pressp					
Debrie deflection booms		0			
Pilos		0			
Aredging		0			
impout dook			0		
Mier;	A		. 0		
ROPERTY VALUE			-		
ine-Accesse 8 site (3 for City M	larina)	Assessed Value:	s 8.887.095	00	
Appendical Completed: Yes 1					
Example Semiliarity 162 1		Convent Zoning:	Junimenda		

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	Budget Informatio	u - Construction Projects	
Cost Classification	a. Total Cost	n - Construction Projects In Costs Not Allowable for Participation	c. Total Altonoble Codili (Columns s-ti)
1. Administrative à legal exposses	\$50,000	18	\$
2. Lend, stractures, rights-of-way appraisate, etc.	*25,000		
3. Relocation expenses & payments	#20,000		8
4. Architectural & engineering fees	\$70,000		8
5. Other erchitectures & orginocolog foot	8	1	1
II. Project Inspection fore	\$50,000	9	1
7. Sille-work	\$85,000		8
8. Derrottion & respond	£35,000	18	6
8. Construction	\$496,000		\$
10. Egulpmest:	\$35,000°		8
11. Merellaneers	495,000	•	8
位	4870,000	\$	
13. Delitiguades.	¥90,000	6	
14. SUBTOTAL	\$900,000	6	:
15. Project (program) fective		1	
N. TOTAL PROJECT COSTS (Substant Hi from 44)	•900,000		
PEDERAL FUNDING			distribution of the second
Prioral sociance requested, calculate an follows: Cotract: Federal agency for Federal percentage stere}			
percentage alone, Enter remailing Federal object Enter eligible contin from the 10c Municiply			•

	SOFT (A	ION CASH) FUNDS	
Cost Hern	Applicant	Other*	TOTAL
Administration		1	
in-IGnd Engineering		8	1
ip-Hind Labor		8	1
in-films statestate		\$	1
In-Hand Equipment			
In-Kind Inspection		8	5
Other:		\$	1
TOTAL SOFT PUNDS:	8		1

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		40-1400, 1-44

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		HARD (CASH) PUNDS		
Cost litera	Applicant	Other	ENG P Grand	TOTAL
Property Acquisition	8	\$	15	15
Consultant Master Plan	\$	\$	8	18
Consultant Engineering	8	1	8	10
Consultant his position	\$	\$	\$	8
Construction	\$	\$	8	
Digitals.	\$	8	8	8
TOTAL HARD PUNDS:	5	6	8	8
BRAND TOTAL	8	8	5	8
Source of Other Fun	ds:			
Hederal	☐ Soute/I	ecal	Loan	
Spency Noose:		MILLES VAID		THE PERSON
innt Neur (Happinible):	MATERIAL CONTRACTOR		THE HOLD TO	
opproved States:	Approved	Pending []	Intend to Apply, Date:	
Source of Other Pune	makes and a second			
Federal	State/L	ood	Losn	12.30
gency Name:	Caramar He			
rant Name (if applicable):				
pproval Status:	Approved 🗆	Pending 1	intend to Apply, Date:	
Source of Other Fund	la:			
Federal	State/L	lanc	Lon	
gency Name:			. Classic	
ment Name (if applicable):	Alexander II	AND ELECTRICAL PROPERTY.		
pproval Status: A	pproved 🗆	Pending 🔲 1	ntend to Apply, Date:	
ROJECT PERMITTI	İĞ			
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n an application been su		No	Yes (submit copy)	Approved (substit proof
rids Department of Buvirous	mental Protection?	0	0	0
L Army Corps of Bugineers's		0	10	10
ni and Others (If needed)?	A CALL PROPERTY.	0	X	K

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REQ	UTRED APPLICATION ATTACHMENTS AND DOCUMENTATION
Pleas	e check all boxes that are applicable.
0	An adopted resolution, by the Governing Body authorizing that a designated representative has the authority to apply for and administer the grant on behalf of the applicant, and stating that the Governing Body is willing to enter into a 20-year agreement for the maintenance and operation of the project. **Manualla Super 6, 2011*
N	Boundary sump of the project area. The map grant provide a description and sketch of the project area boundaries, displaying known ensements, and be legally sufficient to identify the project area.
D	Site control documentation (e.g. deed, lease, title search, etc.) for the project site.
NO.	Existing condition photographs sufficient to depict the physical characteristics of project seic.
A	Aerial photographs marked with approximate boundaries of project site.
Þ	*An 8.5" X 11" photocopy (project site vicinity only) of a current NOAA North American Datum \$3 hastical chart (provide the NOAA chart name and manther) instituting the provise location of project site.
	Photocopies of necessary project permits or applications
	Engineering Cost Estimate (if completed)
	Proliminary Designs/Engineering Plans (if completed)
R)	Application transmitted cover letter (Identify priority rank if qualitiple applications automated)
Ø	One (1) original application (original signature required)
M	Three (3) copies of application (unbound, secured with binder clip in upper left-hand corner)
D	Projective narrative according to Federal Aid Grant Proposal Guidelines
N	CD - Copy of all the above scanned and saved to a CD.

APPLICANT ACKNOWLEDGEMENT AND SIGNATURE.

Application is hereby made for the activities described herein. I certify that I am familiar with the information contained in the application, and, to the best of my knowledge and belief, that information is true, complete and accurate. I further certify that I possess the authority, including the necessary property interests, to undertake the proposed activities.

I also certify that the Applicant's Governing Body is aware of and has authorized the person identified as the official representative of the Applicant to act in connection with this application and subsequent project as well as to provide additional information as may be required. By signature below, the Applicant agrees to comply with all applicable federal, state, and local laws in conjunction with this proposal and resulting project so approved.

Jim Scholl	City Manager		
Prim/Type Name			
Applicant Signature	August 16, 2011		
Applicant Signature	Dete		

WARNING: "Whoever knowingly makes a false statement in writing with the intent to mislead a public servant in the performance of bis or her official duty shall be guilty of a misdemeasor of the second degree, punishable as provided in a 775.082 or s. 775.082," § 837.06, Florida Statutes.

Note: Instruction and further information regarding this application and the Bouting Infrastructure Crant Program many be found in the Bouting Infrastructure Crant Program Guidelines or contact the Program Administrator, Florida Fash and Wildlife Conservation Commission, 620 South Meridian Street, Tallahassee, FL 32399-1600, telephone: 850-488-5600.

PIANT /DICD ADD COS (DC)		Name and Address of the Owner, where the Owner, which is the Owner, where the Owner, which is
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		68-1.003, F.A.C.