



THE CITY OF KEY WEST

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EXECUTIVE SUMMARY

TO: Key West Bight Board

FROM: Karen Olson, Port & Marine Services Deputy Director

DATE: October 18, 2018

SUBJECT: Task Order #3 – FY18 Construction Services Contract
Toilet Facility Renovation - Key West Historic Seaport

ACTION STATEMENT

Approving Task Order #3, Toilet Facility Renovation, 253 Margaret Street, Key West Historic Seaport to Sea Tech of the Florida Keys, Inc. in the amount not to exceed \$300,445.

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the building is exposed to harsh environmental conditions and is showing heavy wear and tear as well as being outdated.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 and bids were received from three contractors 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.

Furthermore, Allied General Contractors Inc. was issued a task order under their Construction Services Contractor through resolution #18-097. A purchase order was issued in the amount of \$195,087 and subsequently cancelled by staff due to lack of performance by the contractor.

PURPOSE & JUSTIFICATION

ITB #18-024 Construction Services was advertised for an indefinite quantities contract for needed maintenance and repairs within the Key West Historic Seaport. Sea Tech of the Florida Keys, Inc. was one of two contractors awarded a three-year General Construction Services Contract through

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

Resolution #18-193.

After the rejection of bids ITB #17-007 was broken into two separate projects and the tenant bathhouse project was given to Sea Tech of the Florida Keys, 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

Approve Task Order #3, Toilet Facility Renovation, 253 Margaret Street, Key West Historic Seaport to Sea Tech of the Florida Keys, Inc. in the amount not to exceed \$300,445.