



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: October 17, 2019

SUBJECT: Task Order #5 – FY18 Construction Services Contract

ACTION STATEMENT

Resolution approving Task Order #5, Restrooms and Laundry Renovation, 201 William Street, Key West Historic Seaport to Sea Tech of the Florida Keys, Inc. in the amount not to exceed \$492,893.

BACKGROUND

The public restroom, transient bathhouse and laundry facility (harborwalk bathhouse) at the Key West Historic Seaport were constructed over 20 years ago and is heavily used by the public and our transient 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the building is exposed to harsh environmental conditions and is showing heavy wear and tear as well as being outdated.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.

The Key West Bight Management District Board approved this item at their October 9, 2019 meeting.

PURPOSE & JUSTIFICATION

ITB #18-024 Construction Services was advertised for an indefinite quantities contract for needed maintenance, repairs and renovations 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 Resolution #18-193. Allied General Contractors Inc. was also issued

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

a contract through this resolution, but the Seaport no longer utilize their services due to lack of performance.

After the rejection of bids ITB #17-007 was broken into two separate projects and the restroom and laundry facility (harborwalk bathhouse) project was given to Sea Tech of the Florida Keys, Inc. for pricing under their contract. The proposed restrooms and laundry facility renovations, at 201 William Street, will include the following:

Demolition

Removal of existing stair, ramp and porch decking, covered porch tile, handrails, and guardrails. Interior demolition consists of the removal of existing plumbing fixtures, lighting fixtures, finishes, and some interior walls. Contractor responsible for disconnecting and capping existing utilities for re-use in this project. Per construction documents dated June 2, 2017.

New Work

Exterior shall consist of the replacement of existing ramp decking, porch decking, new stair, new handrail and guardrail, new gutter and downspouts, windows, and doors. Interior work shall include new interior layout, lighting, plumbing, laundry equipment, doors, partitions, accessories, and finishes. 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 #5, Restrooms and Laundry Renovation, 201 William Street, Key West Historic Seaport to Sea Tech of the Florida Keys, Inc. in the amount not to exceed \$492,893.