



## 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:** April 19, 2021

**SUBJECT:** ITB #21-011 - **RE-BID:** 201 William St Spalling Repair

### **ACTION STATEMENT**

Approving award for Invitation to Bid (ITB) #21-011 - RE-BID: 201 William St Spalling Repair– Key West Historic Seaport to DL Porter Constructors, Inc and authorize the City Manager to execute the contract in the amount of \$908,542.

### **BACKGROUND**

201 William Street houses City offices, the Waterfront Brewery and four small retail shops. The structural condition of the building has deteriorated due to a harsh coastal environment. A structural assessment was completed in July 2019 outlining significant damage requiring repairs within the next 2-years with some locations identified as heavy damage requiring more immediate attention. The repairs will include full replacement of 34 concrete columns and approximately 220 linear feet of concrete tie-beam. Less invasive repairs have been completed over the past 10 years providing a bandage for the more serious structural issues.

Contract Award was issued for ITB #21-002 201 William St Spalling Repair to Tadeos Engineering, LLC February 3, 2021 through Resolution #21-015. March 3, 2021 the City sent an official Notice of Award Cancellation due to the failure of Tadeos Engineering to execute their contract within the required timeframe.

The Key West Bight Management District Board approved this item at their April 14, 2021 meeting.

MEMORANDUM

**PURPOSE & JUSTIFICATION**

ITB #21-011 - RE-BID: 201 William St Spalling Repair was advertised in early March 2021 seeking bids from qualified individuals or firms for concrete spalling repair. Six (6) responses were received on March 31, 2021:

<b>ITB #21-011: RE-BID - 201 William St Spalling</b>						
	<b>DL PORTER</b>	<b>PEDRO FALCON</b>	<b>DEC</b>	<b>SEA TECH</b>	<b>ONE SOURCE RESTORATION</b>	<b>MARINO</b>
Line Item	Extended Cost	Extended Cost	Extended Cost	Extended Cost	Extended Cost	Extended Cost
Mobilization/Demobilization	\$66,203.00	\$90,113.00	\$90,846.55	\$96,130.00	\$105,450.00	\$100,300.00
Payment/Performance Bonds	\$10,969.00	\$15,170.00	\$21,510.99	\$27,500.00	\$40,550.00	\$25,228.00
Permit Fees (at cost)	\$30,000.00	\$30,000.00	\$30,000.00	\$30,000.00	\$30,000.00	\$30,000.00
Concrete Tie-Beams	\$134,790.00	\$164,185.32	\$247,520.80	\$185,730.00	\$188,448.00	\$338,910.00
Concrete COLUMNS	\$313,767.00	\$335,382.80	\$505,423.17	\$388,500.00	\$329,300.00	\$513,627.00
Misc. Elec/Mech	\$100,398.00	\$101,894.00	\$95,545.50	\$123,735.00	\$206,535.00	\$123,102.00
Misc. Plumbing	\$27,776.00	\$19,924.00	\$29,243.19	\$36,150.00	\$70,080.00	\$21,190.00
Misc. Appertances - Interior	\$68,512.00	\$170,204.00	\$29,494.80	\$98,140.00	\$76,710.00	\$10,303.00
Misc. Appertances - Exterior	\$81,127.00	\$129,680.00	\$29,494.80	\$94,660.00	\$76,710.00	\$12,760.00
General Allowance	\$75,000.00	\$75,000.00	\$75,000.00	\$75,000.00	\$75,000.00	\$75,000.00
<b>TOTAL EXTENDED ITEMS</b>	<b>\$908,542.00</b>	<b>\$1,131,553.12</b>	<b>\$1,154,079.80</b>	<b>\$1,155,545.00</b>	<b>\$1,198,783.00</b>	<b>\$1,250,420.00</b>

<b>BID ERROR</b>	Submitted Bid Total = \$1,142,079.80
<b>BID ERROR</b>	\$102,278.30 max allowed per bid documents (10%)

All bids were reviewed by Seaport Staff and DL Porter Constructors, Inc was determined to be the lowest responsive bidder. Staff also determined all other bidders were responsive with two bidders, DEC Contracting Group and One Source Restoration, having minor discrepancies within their schedule of values as shown above.

**FINANCIAL IMPACT**

Funds in the amount of \$1,006,000 are budgeted in the Building Fund account #405-7502-575-6200 KB75022001.

**RECOMMENDATION**

Key West Bight Management District Board recommends approving award for Invitation to Bid (ITB) #21-011 - RE-BID: 201 William St Spalling Repair– Key West Historic Seaport to DL Porter Constructors, Inc and authorize the City Manager to execute the contract in the amount of \$908,542.