



MEMORANDUM

Date: August 6, 2025

To: Honorable Mayor and Commissioners

Via: Brian L. Barroso
City Manager

CC: Christina Bernaldi
Director of Finance

From: Lucas Torres-Bull The
Procurement Manager

Subject: **File ID 25-4262 – ITB 25-011: Piling Replacement / H2 Dock Extension / Cantilever Walkway Repairs.**

Introduction

This memorandum provides a summary and recommendation regarding the procurement process for Invitation to Bid (ITB) 25-011 for the Piling Replacement, H2 Docks Extension, and Cantilever Walkway Repairs project. The purpose of this memo is to inform the City Commission of the bid process and recommend award to the sole responsive and responsible bidder, Gemstone RDI JV, LLC.

Background

The City of Key West initiated ITB 25-011 on June 26, 2025, seeking qualified contractors to perform critical structural repairs and improvements to the H2 docks area. The project scope includes the replacement of deteriorating pilings, extension of the H2 docks, and necessary repairs to the cantilever walkway.

This solicitation was a rebid, following the City's decision to reject all submissions received under the initial bidding process due to various issues including scope clarifications and pricing concerns. The rebid was aimed at encouraging fair and competitive responses while ensuring project specifications were clearly defined.

The deadline for submission of bids was July 30, 2025. Despite the City's efforts to encourage participation through public advertisement and direct vendor outreach, only one bid was received by the due date. The bid was submitted by Gemstone RDI JV, LLC.

Cost

Gemstone RDI JV, LLC submitted a complete bid package that was evaluated and deemed responsive and responsible in accordance with City procurement requirements. The bid includes all required documentation, meets the technical specifications, and complies with contractual and bonding requirements.

While the bid is technically sound, the lack of competition limits the City's ability to negotiate pricing, which is typically facilitated through comparative bid analysis. However, considering the structural deterioration at the project site, further delay in awarding this contract could result in safety risks, increased repair costs, or potential service disruptions to the City's waterfront infrastructure.

Recommendation

Given the following factors:

- The urgency and critical nature of the structural repairs,
- The thoroughness and responsiveness of the bid from Gemstone RDI JV, LLC,
- The unsuccessful outcome of the initial solicitation,
- And the City's legal obligation to maintain safe and operable infrastructure,

It is recommended that the City proceed with the award of ITB 25-011 to Gemstone RDI JV, LLC, as the sole responsive and responsible bidder.

While staff acknowledges that the absence of multiple bids weakens the competitive leverage usually present during procurement, the public interest in timely infrastructure repairs outweighs the benefit of re-solicitation at this time.