



## THE CITY OF KEY WEST

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# EXECUTIVE SUMMARY

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**TO:** Jim Scholl, City Manager

**CC:** Greg Veliz, Assistant City Manager  
Sarah Spurlock, Assistant City Manager

**FROM:** Doug Bradshaw, Port and Marine Services Director  
Karen Olson, Port and Marine Services Deputy Director

**DATE:** July 9, 2015

**SUBJECT:** Purchase of Dockmaster Office/Transient Bathhouse Structure for City Marina at Garrison Bight per City Ordinance Sections 2-797(3) and 2-797(4)b.

### ACTION STATEMENT

Approving the purchase of a dockmaster office/transient bathhouse structure for City Marina at Garrison Bight from UH Structures (dba Ebtech Industrial Building Solutions) for \$589,857.79 per City Ordinance Sections 2-797(3) utilizing General Services Administration (GSA) contract pricing and 2-797(4)b for non-GSA, open market items.

### PROJECT ISSUE

The current City Marina dockmaster office and transient bathroom structures are in extremely poor condition, do not meet the standards of a public marina, and need to be replaced. The City originally tasked William Horn Architects to develop a concept drawing for a dockmaster office/transient bathhouse structure based on the needs of the marina as well as meeting the requirements of a grant that the City has received. While the concept that was developed fulfilled these requirements, staff determined that with current budget constraints of the marina as well as the need to accelerate the replacement of one of the live-aboard piers, a more cost effective solution was needed.

Staff recently purchased and installed a modified shipping container (conex box) for its cruise ship port security checkpoint leading onto the Navy's Mole Pier. Working extensively with the same vendor that supplied that Structure through GSA contract pricing, staff have determined that its requirements for the dockmaster office/transient bathhouse structures as well as the requirements of the grant can be meet very economically with the same type of custom structure. The design calls for a series of four (4) modified shipping containers to be welded together under one roof system for

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

the dockmaster office and one (1) container for the transient bathhouse structure. The entire facility will be joined by a common wood deck (see attached concept designs). A conex box significantly exceeds the standards of the current building code (see attached comparison)

Staff again proposes to purchase the structures under GSA contract pricing which is allowed per City Ordinance 2-797(3). For those parts of the structure that do not fall under GSA pricing but are integral components of the Structure, staff would like to utilize City Ordinance Section 2-797(4)b which allows the City Manager, with City Commission approval, to exempt a purchase from the competitive bid requirements if in his/her opinion that exceptional circumstances exist and it is in the best interests of the city to do so. These parts would be classified as open market. For the complete schedule of the GSA/open market breakdown, see attached spreadsheet. If staff had to bid out the open market parts not under GSA contract, it would be extremely difficult to accomplish with this prefabricated structure being built in UH Structure's factory. However, staff is again working extremely close with the vendor in choosing materials, fixtures, finishes, etc. that not only will stand up to the use the building will see but are also economical. In every case, staff is researching prices to make sure they are fair and reasonable.

Based on the City's previous purchase price of the modified container for the security building as well as an informal solicitation from the Navy on the purchase price of their modified container security building, staff feels UH Structure's overall contract price is fair and reasonable and that City Ordinance Section 2-797(3)(b) has been met.

### **OPTIONS**

There are two options:

1. Purchase the dockmaster office/transient bathhouse structures from UH Structures (dba Ebtech Industrial Building Solutions) under City of Key West Ordinance Sections 2-797(3) and 2-797(4)b.
2. Put the purchase of the dockmaster office/transient bathhouse structures out for formal bid

### **ADVANTAGES/DISADVANTAGES**

Option 1: Allows for the most expedient purchase of the dockmaster office/transient bathhouse structures to replace the existing ones that have reached the end of their useful life. With GSA pricing and staffs' due diligence on researching prices of open market items, staff feels that this route gives the marina the most cost effective solution.

Option 2: Staff does not see any advantages with formally bidding the purchase. Again with these being custom prefabricated structures, it would be extremely difficult and more costly to piecemeal the structure together. Additionally, all design work by UH Structures has been at no cost.

### **FINANCIAL ISSUES**

In 2012, City Marina at Garrison Bight submitted and was awarded up to \$500,000 from the Florida Fish and Wildlife Conservation Commission, Boating Infrastructure Grant Program for the construction of a transient bathhouse Structure and electrical upgrades to the transient docks. The City signed the grant agreement in January 2015. The full project, dockmaster office/transient

bathroom structures with the required foundation and site work, is anticipated to cost approximately \$760,000 with \$190,000 to be funded by the grant. The City currently has the project budgeted in account 413-7551-575-6200. The original project had an estimated cost of \$1.1 million, so a significant cost savings can be realized with a modified container constructed system.

**RECOMMENDATION**

City staff recommends that City Commission approve the purchase of the dockmaster office/transient bathroom structures from UH Structures (dba Ebtech Industrial Building Solutions) for \$589,857.79 per Key West City Ordinance Sections 2-797(3) utilizing General Services Administration (GSA) contract pricing and 2-797(4)b for non-GSA, open market items