



THE CITY OF KEY WEST

201 William Street Key West, FL 33040 (305) 809-3790

EXECUTIVE SUMMARY

TO: Jim Scholl, City Manager

FROM: Karen Olson, Deputy Director Port & Marine Services

DATE: March 1, 2018

SUBJECT: Award ITB #18-010 REBID: Transient Restroom/ Dockmaster Building – City Marina at Garrison Bight

ACTION STATEMENT

Resolution approving the award for Invitation to Bid (ITB) #18-010 REBID: Transient Restroom/ Dockmaster Building - City Marina at Garrison Bight to Pedro Falcon Contractors, Inc. and authorize the City Manager to execute the contract in the amount not to exceed \$1,917,953. This resolution will also authorize any necessary budget transfers.

BACKGROUND

The transient bath house which includes toilet facilities and showers has exceeded its life expectancy. Although renovated in the past, the facility is substandard and detracts from our transient guests staying at the marina. The dockmaster offices are located in a trailer directly adjacent to the transient bath house. The space is small with no public restrooms and lacks adequate storage and work space. A combined use facility will provide a modern transient facility with toilet facilities, showers, laundry, dockmaster offices, storage, work space and public restrooms.

Bids were received for ITB#17-004 Transient Restroom/ Dockmaster Building – City Marina at Garrison Bight in March 2017. Staff reviewed the breakdown of the proposals received and determined the line item pricing to be over budget, unbalanced and high for the scope of work and recommended rejection of all bids. Resolution #17-144 rejected all bids for this project.

Resolution #17-185 approved a Design Change Order #1 to William P Horn Architect, PA for a redesign of the facility to reduce construction costs and maintaining the footprint and architectural appeal. These changes included changing the sloped roof to a flat roof, providing an ADA lift instead of a ramp, eliminating the oil center relocation from scope and installing pressure treaded decking in place of IPE hardwood.

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

EXECUTIVE SUMMARY

PURPOSE & JUSTIFICATION

ITB #18-010 was advertised December 2017 for the rebid of a new transient restroom/dockmaster building. Bids were received from five contractors on February 14, 2018 as follows:

Pedro Falcon Contractors, Inc.	Base Bid:	\$1,848,006.00
	Bid Alts. 1 - 4:	\$ 69,947.00
	Total Base Bid plus Alternates:	\$1,917,953.00

D.L. Porter Constructors, Inc.	Base Bid:	\$1,895,000.00
	Bid Alts. 1 - 4:	\$ 48,947.00
	Total Base Bid plus Alternates:	\$1,943,974.00

McTeague Construction Company, Inc. Non- Responsive*

Burke Construction Group, Inc. Non- Responsive**

Tron Constructors, LLC	Base Bid:	\$2,101,079.00
	Bid Alts. 1 - 4:	\$ 57,600.00
	Total Base Bid plus Alternates:	\$2,158,679.00

All bids were reviewed by Seaport Staff and Pedro Falcon Contractors, Inc was determined to be the lowest responsive bidder.

* McTeague Construction Company, Inc. submitted their bid on the wrong bid form thus leaving out additional required pricing.

** Burke Construction Group, Inc. submitted their bid on the wrong bid form thus leaving out additional required pricing and providing unbalanced percentage for line item #12 of the bid schedule.

FINANCIAL IMPACT

This project is funded in the amount of \$1,676,403 in account 413-7551-575-6200 (GB1301 - \$1,152,403 / GB1302 - \$524,003). Additional funds in the amount of \$200,000 will be transferred from existing budgeted projects and general improvements funds, as shown on the attached bid tabulation spreadsheet, to the project. The \$41,550 shortfall in funds will be budgeted in the FY19 budget cycle as the construction of this project will continue into that budget year.

In addition, up to \$360,947 will be reimbursed through the Boating Infrastructure Grant which was approved through Resolution #11-241.

RECOMMENDATION

Staff recommends awarding ITB #18-010 REBID: Transient Restroom/ Dockmaster Building - City Marina at Garrison Bight to Pedro Falcon Contractors, Inc. and authorize the City Manager to execute the contract in the amount not to exceed \$1,917,953. This resolution will also authorize all necessary budget transfers.

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