



MEMORANDUM

Date: November 12, 2025

To: Key West Bight Management District Board (KWBB)

CC: Steve McAlearney, Port & Marine Services Director

From: Karen Olson, Deputy Director Port & Marine Services

Subject: **File ID: 25-4722 – Schooner Wharf Floating Docks Postponement Costs**

Introduction

Approving additional costs associated with the KWBB requested construction postponement, to April 2026, for ITB #25-009 Re-Bid: Schooner Wharf Floating Docks, to Gemstone RDI JV in the amount not to exceed \$168,000.

Background

The project originally advertised (ITB #25-003) in December 2024 with bids received in February 2025. Caroline Street and Bahama Village Community Redevelopment Agency (CRA), at their March 4, 2025, meeting denied the KWBB motion for approval and directed staff to rebid the project.

ITB #25-009 Re-Bid: Schooner Wharf Floating Docks was subsequently advertised in March 2025, and Gemstone RDI JV was awarded a contract by the CRA through Resolution #25-111. Notice to Proceed was issued in August 2025 with an anticipated construction start date of September 2025. Due to materials delay a change order was issued extending the construction start date to January 5, 2026.

At the October KWBB meeting staff were directed to investigate costs associated with postponing the project to April 2026 in an effort to mitigate any disruption to our tenants. Per email dated November 5, 2025, the additional costs are associated with across-the-board inflation increases and rescheduling of projects. There will be no increase in costs with maintaining the January 5, 2025, construction start date. Schooner Wharf Dock tenants will be accommodated within the Marina during the docks replacement.

Procurement

This project has been funded in Infrastructure account 405-7503-575-6300 (KB75031802) and no budget transfer will be required.

Recommendation

Staff does not recommend approving additional costs associated with the KWBB requested construction postponement, to April 2026, for ITB #25-009 Re-Bid: Schooner Wharf Floating Docks, to Gemstone RDI JV in the amount not to exceed \$168,000.