

RESOLUTION NO. 25-111

A RESOLUTION OF THE CAROLINE STREET CORRIDOR AND BAHAMA VILLAGE COMMUNITY REDEVELOPMENT AGENCY (CRA), AWARDED INVITATION TO BID #25-009 FOR THE SCHOONER WHARF FLOATING DOCKS REPLACEMENT TO GEMSTONE RDI JV; AUTHORIZING ANY NECESSARY BUDGET TRANSFERS OR ADJUSTMENTS; AUTHORIZING THE CITY MANAGER TO EXECUTE ANY NECESSARY DOCUMENTS UPON THE CONSENT OF THE CITY ATTORNEY; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the City originally advertised its Invitation to Bid (ITB)#25-003 in December 2024 with three (3) responses received on February 6, 2025 and the Key West Bight Management District Board approved the award to the lowest bidder through Resolution KWBB 25-04; and

WHEREAS, at their March 4, 2025, meeting the Caroline Street and Bahama Village Community Redevelopment Agency (CRA) denied the motion for approval due to potential litigation that arose from an error in a spreadsheet formula that could have possibly deemed the low bidder non-responsive and directed staff to re-bid the project in its entirety; and

WHEREAS, ITB #25-009 was subsequently re-advertised in March 2025 seeking bids from qualified individuals or firms for the replacement of the Schooner Wharf Floating Docks; two (2) responses were received on March 21, 2025 from: Florida Keys Contractors, LLC

and Gemstone RDI JV; and

WHEREAS, the lowest bidder, Florida Keys Contractors, LLC, was deemed non-responsive for failure to provide the requested and required information documenting their experience and expertise in marine construction and related work; and

WHEREAS, Gemstone RDI JV was determined to be the lowest responsive and responsible bidder and staff recommends moving forward with Gemstone RDI JV; and

WHEREAS, the Key West Bight Management District Board (KWBB), in Resolution KWBB 25-11, recommended that the CRA reject all bids in response to ITB #25-009 and rebid to request qualifications of subcontractors and to reconsider the type of decking to be used on the docks, against staff's recommendation; and

WHEREAS, after discussion at its meeting held May 6, 2025, the Agency moved to award the Invitation to Bid #25-009 for the Schooner Wharf Docks Replacement to the lowest responsive and responsible bidder, Gemstone RDI JV;

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NOW, THEREFORE, BE IT RESOLVED BY THE CAROLINE STREET CORRIDOR AND BAHAMA VILLAGE COMMUNITY REDEVELOPMENT AGENCY OF THE CITY OF KEY WEST, FLORIDA AS FOLLOWS:

Section 1: That the bid of Gemstone RDI JV, in response to Invitation to Bid #25-009 for the Schooner Wharf Floating Docks Replacement is hereby awarded in the amount of \$1,020,000.00.

Section 2: That the project is funded in Infrastructure account 405-7503-575-6300 (KB75031802). Any necessary budget transfers or adjustments are hereby authorized.

Section 3: The City Manager is hereby authorized to execute any necessary documents, upon consent of the City Attorney.

Section 4: That this Resolution shall go into effect immediately upon its passage and adoption and authentication by the signature of the presiding officer and the Clerk of the Agency.

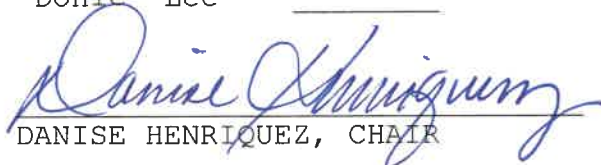
SIGNATURES ON NEXT PAGE

PASSED AND ADOPTED by the Caroline Street Corridor and Bahama Village Redevelopment Agency of the City of Key West, FL at a meeting held this 6th day of May, 2025.

AUTHENTICATED by the presiding officer and Clerk of the Agency on May 8, 2025.

FILED with the Clerk of the Agency on May 8, 2025.

Mayor Danise Henriquez	<u>Yes</u>
Vice Mayor Lissette Carey	<u>No</u>
Commissioner Aaron Castillo	<u>No</u>
Commissioner Monica Haskell	<u>No</u>
Commissioner Mary Lou Hoover	<u>Yes</u>
Commissioner Sam Kaufman	<u>Yes</u>
Commissioner Donald "Donie" Lee	<u>Yes</u>


DANISE HENRIQUEZ, CHAIR

ATTEST:


KERI O'BRIEN, CITY CLERK



MEMORANDUM

Date: May 6, 2025

To: Community Redevelopment Agency

Via: Brian L. Barroso, City Manager

From: Karen Olson, Deputy Director Port & Marine Services

Legistar No.: 25-3622

Subject: Approving Option #1 to Reject All Bids for ITB #25-009 – Re-Bid: Schooner Wharf Floating Docks **Against Staff Recommendation** KH

Introduction: The Key West Bight Management District Board (KWBB) denied motion of approval through a split 3 -3 vote. The KWBB then rejected all bids (Option #1) through Resolution KWBB 25-11. Staff recommends Option #2 awarding contract to lowest responsive bidder Gemstone RDI JV in the amount of \$1,020,00, authorizing the City Manager to execute a contract and authorizing any necessary budget transfer.

Background: The Schooner Wharf docks, now **over 25 years old, have reached the end of their serviceable life** and are due for replacement. Given the potential risks associated with continued use of deteriorated infrastructure, it is in the City's best interest to act promptly in order to limit liability exposure. The proposed project involves the complete removal of existing docks, pilings, and utilities, followed by the installation of new floating docks with IPE decking, aluminum gangways with IPE decking and handrails, as well as new pilings and updated utilities.

The project originally advertised (ITB #25-003) in December 2024 with three (3) responses received on February 6, 2025. The Key West Bight Management District Board approved the award to the lowest bidder through Resolution KWBB 25-04. The Caroline Street and Bahama Village Community Redevelopment Agency (CRA), at their March 4, 2025, meeting denied the motion for approval due to potential litigation that arose from an error in a spreadsheet formula. This error could have possibly deemed the low bidder non-responsive. The CRA then directed staff to rebid the project in its entirety.

ITB #25-009 was subsequently advertised in March 2025 seeking bids from qualified individuals or firms for the replacement of the Schooner Wharf Floating Docks. Two (2) responses were received on March 21, 2025, as follows:

ITB #25-009: Re-Bid: Schooner Wharf Floating Docks Replacement		
	Florida Keys Contractors	Gemstone RDIJV
Line Item	Extended Cost	Extended Cost
Mobilization/Demobilization	\$57,000.00	\$55,000.00
Payment/Performance Bonds	\$25,000.00	\$20,800.00
Permit Fees (at cost)	\$55,000.00	\$55,000.00
NPDES Compliance	\$15,000.00	\$18,000.00
SUB-TOTAL LINE ITEMS 1 - 4	\$152,000.00	\$148,800.00
Demolition	\$55,000.00	\$22,000.00
(2) 8' x 120' Floating Docks	\$316,800.00	\$336,000.00
(1) 8' x 40' Floating Dock	\$54,400.00	\$56,000.00
Dock Piles w/ caps & Pile Wrap	\$60,000.00	\$84,000.00
Aluminum Gangways	\$28,500.00	\$50,700.00
Heavy Duty Cleats	\$5,320.00	\$12,600.00
Electrical System	\$99,000.00	\$108,000.00
Potable Water System	\$32,000.00	\$22,000.00
Sewer System	\$30,000.00	\$18,000.00
Fire Protection System	\$31,000.00	\$20,000.00
SUB-TOTAL LINE ITEMS 5 - 14	\$712,020.00	\$729,300.00
As-Built Survey & Red-Lines	\$6,000.00	\$16,000.00
Product Info & Warranty Binder	\$2,000.00	\$35,000.00
Safety Act	\$2,980.00	\$15,900.00
Allowance	\$75,000.00	\$75,000.00
SUB-TOTAL LINE ITEMS 15 - 18	\$85,980.00	\$141,900.00
TOTAL BASE BID	\$950,000.00	\$1,020,000.00

Upon review, the low bidder, Florida Keys Contractors, LLC, did not list any work to be self-performed as was indicated in their previous bid (ITB #-003). Realizing the experience provided in both bids did not appear to be work performed by Florida Keys Contractors, LLC but subcontractors, we requested information stating they are an experienced contractor, completing similar projects. Staff requested in writing, email dated March 27, 2025, a clarification as to Florida Keys Contractors, LLC experience. The email response came from their legal counsel stating this is not a requirement of the ITB. Also stating the next bidder did not have the required experience.

Staff again in writing, email dated March 31, 2025, reached out to Florida Keys Contractors, LLC and their legal counsel, requesting the same information. An email dated April 3, 2025, from their legal counsel provided references and past construction experience not of similar nature. The contractor's "design" experience was also provided. Staff have deemed the lowest bidder

nonresponsive for failure to provide the requested, required information indicating their experience record showing their experience and expertise in marine construction and related work.

The second bidder submitted 4 years' experience of similar projects. Staff requested in writing, email dated March 26, 2025, 5 years' experience. With this additional information Gemstone RDI JV is determined to be the lowest responsive bidder.

Per the Invitation to Bid the CRA may waive any minor formalities or irregularities in any proposal.

The Key West Bight Management District Board (KWBB) denied motion of approval through a split 3 -3 vote. The KWBB then rejected all bids through Resolution KWBB 25-11 and rebid to request qualifications of subcontractors and to reconsider the type of decking to be used on the docks.

Staff recommend moving forward with Gemstone RDI JV as the lowest responsive bidder.

Option #1: Reject all Bids and direct staff to re-bid project for a second time. This option is not in the best interest of the Seaport tenants affected by this project or of the City of Key West. Delaying the project further pushes construction past the Seaport's slower season and into major events making it more difficult for temporary relocations.

Option #2: Approve the award to Gemstone RDI JV, waiving any minor formalities or irregularities, allowing the project to move forward with the lowest responsive bidder.

Procurement: This project has been funded in Infrastructure account 405-7503-575-6300 (KB75031802).

Recommendation: Staff recommend approving **Option #2** the award for Invitation to Bid (ITB) #25-009 Re-Bid: Schooner Wharf Floating Docks Replacement - Key West Bight Marina to Gemstone RDI JV and authorize the City Manager to execute the contract in the amount of \$1,020,000 and authorize any necessary budget transfer.

RESOLUTION NO. KWBB 25-11

~~A RESOLUTION OF THE KEY WEST BIGHT MANAGEMENT DISTRICT BOARD RECOMMENDING THE CRA AWARD THE BID OF GEMSTONE RDI JV IN RESPONSE TO INVITATION TO BID (ITB #25-009) RE-BID: SCHOONER FLOATING DOCKS REPLACEMENT AT THE KEY WEST BIGHT MARINA IN THE AMOUNT OF \$1,020,000; WAIVING MINOR FORMALITIES; AUTHORIZING THE CITY MANAGER TO EXECUTE NECESSARY DOCUMENTS IN CONFORMANCE WITH THE CONTRACT DOCUMENTS, UPON CONSENT OF THE CITY ATTORNEY; AUTHORIZING ANY NECESSARY BUDGET TRANSFER(S); REJECT ALL BIDS IN RESPONSE TO INVITATION TO BID (ITB #25-009) RE-BID: SCHOONER FLOATING DOCKS REPLACEMENT AT THE KEY WEST BIGHT MARINA; TO RE-BID TO MODIFY THE INVITATION TO BID TO ADDRESS CONCERNNS OF BIGHT BOARD REGARDING QUALIFACTIONS OF SUBCONTRACTORS AND TYPE OF DECKING TO BE UTILIZED IN THE PROJECT; FOR AN EFFECTIVE DATE~~

WHEREAS, two bids were opened on March 21, 2025, in response to ITB #25-003, and staff recommends award of bid to the lowest responsive bidder; and

~~WHEREAS, staff reviewed the bids and requested clarification in writing from both bidders on their experience with similar projects over the past 5 years; the Key West Bight Management District Board ("KWBB") reviewed the bids and the requested clarifications; and~~

~~WHEREAS, Florida Keys Contractors, LLC was unable to provide similar construction experience within the past 5 years; The KWBB~~

determined that the experience and qualifications of the subcontractors listed in the bid are necessary to determine a qualified bidder; and

~~WHEREAS, Gemstone RDI JV provided similar construction experience within the past 5 years; The KWBB has concerns about the type of decking to be used on the floating docks; and~~

NOW, THEREFORE, BE IT RESOLVED BY THE KEY WEST BIGHT MANAGEMENT DISTRICT BOARD, AS FOLLOWS:

Section 1: ~~That the bid of Gemstone RDI JV is hereby awarded in the amount of \$1,020,000, in response to ITB #25-009, the terms and conditions of which are incorporated herein.~~

That all bids received in response to Invitation to Bid (ITB #25-009) Re-Bid: Schooner Floating Docks Replacement be rejected pursuant to Key West Code of Ordinances section 2-834.

Section 2: ~~That the minor formalities in the bid proposal are waived.~~
That the Bid for Schooner Floating Docks be re-bid.

Section 3: ~~That funding for this project is budgeted in~~

~~Infrastructure Fund Accounts 405-7503-575-6300 (Project No. KB75031802) and any necessary budget transfer from Key West Historic Seaport Reserves is approved.~~

That the re-bid include a request for qualifications and experience of the proposed subcontractors for similar projects, specifically, experience in installing floating docks.

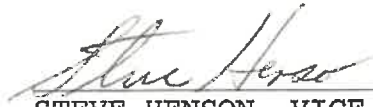
Section 4: That staff review and address in the re-bid the concerns of the Bight Board regarding the use of IPE decking as the material to be used for the decking of the Schooner Floating Docks Replacement.

Section 45: That this Resolution shall go into effect immediately upon its passage and adoption and authentication by the signature of the presiding officer and the Clerk of the Agency.

Passed and adopted by the Key West Bight Management District Board at a meeting held this 9th day of April 2025.

Authenticated by the presiding officer and Clerk of the Agency
on April 9, 2025.

Filed with the Clerk April 9, 2025.



STEVE HENSON, VICE CHAIR

ATTEST:



KERI O'BRIEN, CITY CLERK