



MEMORANDUM

Date: June 4, 2026

To: Caroline Street Corridor and Bahama Village Community Redevelopment Agency

Via: Brian L. Barroso, City Manager

CC: Doug Bradshaw Director Engineering
Steve McAlearney, Director Port & Marine Services

From: Karen Olson, City Project Manager

Subject: **File ID: 26-5381 Ratify Purchase Exemption; CRSC Roof and Partial Wall Cladding Replacement**

Introduction

Resolution ratifying the purchasing ordinance exemption for Roof and Partial Wall Cladding Replacement at Conch Republic Seafood Company (CRSC) to Sea Tech of the Florida Keys, Inc., in the amount of \$2,093,088.64, pursuant to Sec. 2-797 of the City of Key West Code of Ordinances executed by the City Manager on May 13, 2025, approving the necessary budget transfer.

Ordinance

Pursuant to Subpart A, Chapter 2, Article VII, Division 3, Subdivision 2, Sec. 2-797 of the City of Key West Code of Ordinances, the Emergency Procurement procedure the City Manager may make emergency procurement to approve contractual services where the cost exceeds \$100,000 when there exists a present threat to **public health, property, and safety** or other substantial loss to the City.

Background

CRSC is an all-metal structure in a highly corrosive environment. The roof on the structure is nearing the end of its useful life, and the walkway overhang is experiencing heavy corrosion to

both primary and secondary steel framing elements and need replacement. The wall cladding and wall girt are also experiencing heavy corrosion and are in need of repair/ replacement. Given the potential risks associated with continued use of deteriorated infrastructure, it is in the City's best interest to act promptly to limit liability exposure.

The project was publicly advertised in April 2021, with the CRA rejecting all bids in the best interest of the City through Res #21-121. The project was readvertised in June 2021 and awarded a contract through Res #21-162 and subsequently cancelling the contract through Res #22-135 in May of 2022 for contractor inaction. In August of 2025 the City Manager approved a purchasing ordinance exemption to complete the area of heaviest corrosion completed. This worked included the reconstruction of the walkway overhang and the dining room wall cladding which was approved in an after-the-fact ratification through Resolution #25-307.

On May 11, 2026, Ron Wampler, Acting Chief Building Official, inspected the roof structure and declared "the roofing structure as potentially unsafe and the roofing not survivable through a hurricane-type storm...Any additional stress on this roofing system may cause a partial collapse..."

Staff have coordinated with the tenant and contractor to have this work started as soon as the materials arrive to mitigate the potential **threat to public health, property, and safety**.

Procurement

Building Fund account #405-7502-575-6200 (KB75021901) has \$1,887,550.00 available for this work. A budget transfer from the Reserve Fund to the Building Fund in the amount of \$206,000.00 is required. Upon approval, a purchase order will be issued to Sea Tech of the Florida Keys in the amount of \$2,093,088.64.

Recommendation

The City Manager's Office recommends the Mayor and Commission ratify the purchasing ordinance exemption for Roof and Partial Wall Cladding Replacement at Conch Republic Seafood Company (CRSC) to Sea Tech of the Florida Keys, Inc., in the amount of \$2,093,088.64, pursuant to Sec. 2-797 of the City of Key West Code of Ordinances executed by the City Manager on May 13, 2025, approving the necessary budget transfer. This item supports the City's strategic agenda priority Infrastructure.