




## MEMORANDUM

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Date: July 13, 2023

To: Honorable Mayor and Commissioners

Via: Albert P. Childress   
City Manager

From: Gary Volenec  
Interim Engineering Director

Subject: **Frederick Douglass Community Center – Construction Bid Award**

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### **Introduction**

Approve the construction bid award to Keystar, Inc. for the proposal received in response to Invitation to Bid (ITB) 23-005 for the Frederick Douglass Community Center. Authorize the City Manager to execute the contract upon successful negotiation including consideration of add alternates and deductive alternates and provide for any necessary budget transfers/amendments.

### **Background**

The project was initiated in August of 2017 as part of Resolution 18-038. At its meeting on August 10, 2017, the Bahama Village Redevelopment Advisory Committee (BVRAC) by Resolution 18-038, recommended to the Community Redevelopment Agency (CRA) the approval of the Bahama Village Community Redevelopment Subarea Visioning and Capital Projects Work Plan, prepared by Zyscovich, Inc. The redesign and construction of an expansion to the Frederick Douglass Gymnasium was recommended as the number 2 priority capital project in the Visioning Plan. The City Commission, sitting as the CRA, approved the recommendation via Resolution 18-038.

The project timeline following the recommendation is as follows:

Resolution 19-150: Commission approved the Architectural RFQ ranking and selection of K2M Design.

Resolution 19-224: Commission approved K2M's contract and fee proposal.

Resolution 19-328: Solar Panel report for major development of City Buildings.

Resolution 20-028: K2M Amendment 1

Resolution 20-160: K2M Amendment 2

Planning Approvals: DRC- 09.17.2021, Planning 01.20.2022, HARC 01.25.2022, Tree 02.10.2022.

Resolution 22-091 April 5, 2022, City Commission approval to proceed with Major Development Plan.

Resolution 22-092 Solar evaluation for the Fredrick Douglass Community Center  
Resolution 22-123: K2M Amendment 3  
Resolution 22-197 Black Educators Memorial location  
ITB 23-005- Issued for Bid on March 30, 2023

On May 30, 2023, the City received four bid proposals as outlined below:

<b><u>Bidder</u></b>	<b><u>Total Base Bid</u></b>
Keystar, Inc.	\$7,985,927.86
Pedro Falcon Contractors, Inc.	\$8,014,478.00
Marino Construction Group, Inc.	\$8,953,591.22
D. L. Porter Constructors, Inc.	\$9,286,070.95

The bid schedule also included bid add alternates and deductive alternates for casework and storage, sound panels, backup generator, cistern and irrigation system, stair railings, terrazzo flooring, and solar power system. These alternates will be considered as part of the negotiations between the Contractor and City Manager.

### **Procurement**

The Frederick Douglass Community Center project currently has an available project budget in the amount of \$5,013,512. The contract amount of \$7,972,416 leaves a deficit in the amount of \$2,972,416. The deficit will be funded by utilizing the Bahama Village CRA reserves in the amount of \$1,080,270 and an American Rescue Plan Act funding allocation in the amount of \$1,392,782. The City of Key West was also recently awarded a grant in the amount of \$500,000 which will cover the remainder of the funding necessary to award this bid. Once all budget transfers and funding allocations have been appropriated, the contract amount of \$7,985,927.86 will be funded from Bahama Village CRA account number 601-5502-555-6200, project number BV55021701.

### **Recommendation**

The City Manager's Office recommends that the Mayor and City Commission approve the construction bid award to Keystar, Inc. for the proposal received in response to Invitation to Bid (ITB) 23-005 for the Frederick Douglass Community Center and authorize the City Manager to execute the contract upon successful negotiation including consideration of bid add alternates and deductive alternates and provide for any necessary budget transfers/amendments.