

RESOLUTION NO. _____

A RESOLUTION OF THE KEY WEST BIGHT MANAGEMENT DISTRICT BOARD (BIGHT BOARD) RATIFYING THE EMERGENCY PROCUREMENT EXEMPTION AUTHORIZED BY THE CITY MANAGER PURSUANT TO SECTION 2-797(2) OF THE CODE OF ORDINANCES OF THE CITY OF KEY WEST, FLORIDA; APPROVING THE AWARD TO SEA TECH OF THE FLORIDA KEYS IN THE AMOUNT OF \$2,093,088.64 FOR ROOF AND PARTIAL WALL CLADDING REPLACEMENT AT THE CONCH REPUBLIC SEAFOOD COMPANY LOCATED AT THE HISTORIC SEAPORT (KB75021901); AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, on May 11, 2026, the Acting Chief Building Official inspected the roof structure of the Conch Republic Seafood Company located at the Historic Seaport and declared it potentially unsafe and the roofing not survivable through a hurricane-type storm; constituting an emergency condition requiring immediate procurement action; and

WHEREAS, Section 2-797(2) of the Code of Ordinances of the City of Key West, Florida provides an exemption from competitive bidding requirements for emergency procurements where an emergency condition exists that poses an immediate threat to public health, safety, or property, and authorizes the City Manager to execute such emergency procurements; and

WHEREAS, on May 13, 2026, invoking the emergency procurement exemption under Section 2-797(2) of the Code of Ordinances, the City Manager executed a procurement authorization to Sea Tech of the Florida Keys for roof and partial wall cladding replacement at

the Conch Republic Seafood Company in the amount of \$2,093,088.64;
and

WHEREAS, the project has a prior procurement history: it was advertised in April 2021, with all bids rejected by the CRA through Resolution #21-121; re-advertised in June 2021 with a contract awarded via Resolution #21-162, subsequently cancelled via Resolution #22-135 in May 2022; and an emergency procurement exemption was executed by the City Manager on August 13, 2025 to Sea Tech of the Florida Keys for replacement of the walkway overhang and partial wall cladding, which was ratified through Resolution #25-307; and

WHEREAS, the roof requires immediate replacement and the remaining wall cladding and wall framing at the Conch Republic Seafood Company are experiencing heavy corrosion and are in need of repair and replacement, further supporting the emergency nature of this procurement;

WHEREAS, the Caroline Street Corridor and Bahama Village Community Redevelopment Agency ("CRA") ratified and approved the emergency procurement at its June 4, 2026 CRA meeting;

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

Section 1: That pursuant to the emergency procurement exemption set forth in Section 2-797(2) of the Code of Ordinances of the City of Key West, Florida, the Bight Board hereby ratifies

the emergency procurement executed by the City Manager on May 13, 2026, and ratified by the CRA on June 4, 2026, authorizing Sea Tech of the Florida Keys to perform roof and partial wall cladding replacement at the Conch Republic Seafood Company (CRSC) located at the Historic Seaport in the amount of \$2,093,088.64 (KB75021901).

Section 2: A budget transfer is hereby approved in the amount of \$206,000.00 from Seaport Reserves to Key West Bight Building Fund 405-7502-575-6200 (KB75021901).

Section 3: 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 Board.

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Passed and adopted by Key West Bight Management District Board
at a meeting held this _____ day of _____, 2026.

Authenticated by the presiding officer and Clerk of the Board
on _____, 2026.

MICHAEL KNOWLES, CHAIRMAN

ATTEST:

KERI O'BRIEN, CLERK OF THE BOARD