



MEMORANDUM

Date: October 9, 2025

To: Honorable Mayor and Commissioners

Via: Brian L. Barroso, City Manager

From: Karen Olson
Deputy Director Port & Marine Services

Legistar Item: 25-4394

Subject: Ratify Purchase Exemption; T.O. #8 CRSC Canopy and Wall Cladding Replacement

Introduction

Ratification of the purchasing ordinance exemption for a Construction Services Contract Task Order #8 Conch Republic Seafood Company (CRSC) Overhang and Partial Wall Cladding Replacement to Sea Tech of the Florida Keys in the amount of \$484,256.07 pursuant to Sec. 2-797 of the City of Key West Code of Ordinances executed by the City Manager on August 13, 2025.

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 \$50,000 when there exists a present threat to **public health, property, and safety** or other substantial loss to the City.

BACKGROUND/ JUSTIFICATION: 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 framing 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.

To get the area of heaviest corrosion complete staff have coordinated with the tenant and contractor to have the walkway overhang and the main dining area wall cladding and framing replaced starting at the end of August and completing by mid-October to mitigate the potential **threat to public health, property, and safety**. This timeframe will keep the adverse impact of construction to a "slow time" for our tenants. The roof and all remaining wall cladding and framing replacement will occur over the summer of 2026.

Sea Tech of the Florida Keys Construction Services Contract approved through Res #23-255.

The Key West Bight Management District Board approved this item at their September 10, 2025, meeting through Resolution KWBB #25-23.

FINANCIAL IMPACT: Building Fund account #405-7502-575-6200 (KB75021901) has \$1,102,187.46 available for this work. Upon approval, a purchase order will be issued to Sea Tech of the Florida Keys in the amount of \$484,256.07.

RECOMMENDATION: The City Manager and the Key West Bight Management District Board recommend ratification of the purchasing ordinance exemption for a Construction Services Contract Task Order #8 Conch Republic Seafood Company (CRSC) Overhang and Partial Wall Cladding Replacement to Sea Tech of the Florida Keys in the amount of \$484,256.07 pursuant to Sec. 2-797 of the City of Key West Code of Ordinances executed by the City Manager on August 13, 2025.