

RESOLUTION NO. _____

A RESOLUTION OF THE CAROLINE STREET CORRIDOR AND BAHAMA VILLAGE COMMUNITY REDEVELOPMENT AGENCY (CRA) HEREBY APPROVING THE AWARD OF ITB #26-001 TO D.L. PORTER CONSTRUCTORS, INC. IN AN AMOUNT NOT TO EXCEED \$3,196,625.97 FOR THE CONSTRUCTION OF A NEW COMMERCIAL BUILDING AT 907 CAROLINE STREET; AUTHORIZING THE CITY MANAGER TO EXECUTE ALL NECESSARY RELATED DOCUMENTS AND BUDGET TRANSFERS/AMENDMENTS IN ACCORDANCE WITH THE BID DOCUMENTS, UPON CONSENT OF THE CITY ATTORNEY; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, on January 8, 2026 the City issued and publicly advertised Invitation to Bid (ITB)#26-001 for the 907 Caroline Street Project; and

WHEREAS, sealed bids were received and publicly opened on February 25, 2026 with the following vendors submitting responsive bids; and

1. BUILD, LLC
2. Design Center, Inc.
3. D.L. Porter Constructors, Inc.
4. Keystar, Inc.
5. Marino Construction Group
6. Pedro Falcon Contractors

WHEREAS, all submissions were subsequently reviewed by City staff to ensure compliance with the requirements of the solicitation and to determine bidder responsiveness and responsibility in accordance with the City's procurement procedures; and

WHEREAS, following staff's evaluation, D.L. Porter Constructors, Inc. was determined to be the lowest responsive and responsible bidder, having submitted the lowest cost bid that fully complied with the requirements of the solicitation. Based on this review, staff recommends awarding the contract to D.L. Porter Constructors, Inc. for this project; and

WHEREAS, the total financial impact of this decision is in a total amount not to exceed \$3,196,625.97. Funding for this project (KB1501) is included in the FY 2025-2026 budget within the Key West Bight Fund (Account No. 4057502-5756200), which has a total budget allocation of \$4,030,519.97; and

WHEREAS, the Key West Bight Management District (KWBB), via *KWBB Resolution #26-_____*, has approved the awarding of ITB #26-001 to D.L. Porter Constructors, Inc. in an amount not to exceed \$3,196,625.97. and authorized the City Manager to execute all necessary related documents and budget transfers/amendments, in accordance with the bid documents and upon consent of the City Attorney;

NOW THEREFORE, BE IT RESOLVED BY THE CAROLINE STREET CORRIDOR AND BHAMA VILLAGE COMMUNITY REDEVELOPMENT AGENCY AS FOLLOWS:

Section 1. That the Caroline Street Corridor and Bahama Village Community Redevelopment Agency (CRA) hereby approves the award of ITB #26-001 to D.L. Porter Constructors, Inc. in a

total amount not to exceed \$3,196,625.97 to be paid from Key West Bight Fund Account No. 4057502-5756200 for the construction of a new building at 907 Caroline Street, Key West, Florida.

Section 2. That the Caroline Street Corridor and Bahama Village Community Redevelopment Agency (CRA) hereby authorizes the City Manager to execute all necessary related documents and budget transfers/amendments, in accordance with the bid documents and upon consent of the City Attorney.

Section 3. That this Resolution shall go into effect immediately upon its passage and adoption and authentication by signature of the presiding officer and Clerk of the Board.

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Passed and adopted by the Caroline Street Corridor and Bahama Village Community Redevelopment Agency at a meeting held this _____ day of _____, 2026.

Authenticated by the Presiding Officer and Clerk of the Commission on the _____ day of _____, 2026.

Filed with the Clerk on _____, 2026.

Chair Danise Henriquez	_____
Vice Chair Donald "Donie" Lee	_____
Commissioner Lissette Carey	_____
Commissioner Aaron Castillo	_____
Commissioner Monica Haskell	_____
Commissioner Sam Kaufman	_____
Commissioner Greg Veliz	_____

DANISE HENRIQUEZ, CHAIR

ATTEST:

KERI O'BRIEN, CITY CLERK