

RESOLUTION NO. 25-286

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF KEY WEST, FLORIDA APPROVING THE AWARD OF ITB #25-017 TO MARINO CONSTRUCTION GROUP, INC. FOR CONSTRUCTION SERVICES RELATED TO WIND HARDENING FOR FIRE STATION NO. 1; AUTHORIZING THE CITY MANAGER, OR DESIGNEE, TO NEGOTIATE A CONTRACT IN ACCORDANCE WITH ITB #25-017 AND TO EXECUTE ANY NECESSARY RELATED DOCUMENTS AND BUDGET TRANSFERS/ADJUSTMENTS, UPON CONSENT OF THE CITY ATTORNEY; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, on July 31, 2025, Invitation to Bid (ITB) 25-017 was publicly advertised in The Citizen newspaper and posted on DemandStar. In response, four (4) sealed bids were received and formally opened on August 27, 2025 in the Office of the City Clerk; and

WHEREAS, following the bid opening, staff conducted a thorough review of the bids received by the City in response to ITB 25-017. Marino Construction Group, Inc. was identified as the lowest responsive and responsible bidder capable of performing the scope of work outlined in ITB 25-017; and

WHEREAS, staff recommends the Mayor and City Commission approve a resolution authorizing the City Manager, or designee, to negotiate and execute a contract with Marino Construction Group, Inc. for the Wind Hardening of Fire Station No. 1 in accordance with ITB 25-017;

NOW THEREFORE, BE IT RESOLVED BY THE CITY COMMISSION OF
THE CITY OF KEY WEST, FLORIDA AS FOLLOWS:

Section 1: That, in accordance with ITB 25-017, the City Commission hereby approves the awarding of a contract to Marino Construction Group, Inc. for construction services related to the wind hardening of Fire Station No. 1.

Section 2: That the City Commission hereby authorizes the City Manager, or designee, to negotiate a contract with Marino Construction Group, Inc., in accordance with ITB 25-017, and execute any necessary related documents, administrative actions and budget transfers/adjustments, upon advice and consent of the City Attorney.

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 Commission.

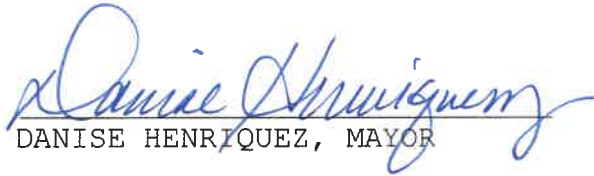
** REMAINDER OF THIS PAGE INTENTIONALLY LEFT BLANK **

Passed and adopted by the City Commission at a meeting held this 9th day of October, 2025.

Authenticated by the Presiding Officer and Clerk of the Commission on the 9th day of October, 2025.

Filed with the Clerk on October 9, 2025.

Mayor Danise Henriquez	<u>Yes</u>
Vice Mayor Donald "Donie" Lee	<u>Yes</u>
Commissioner Lissette Carey	<u>Yes</u>
Commissioner Aaron Castillo	<u>Yes</u>
Commissioner Monica Haskell	<u>Yes</u>
Commissioner Mary Lou Hoover	<u>Absent</u>
Commissioner Sam Kaufman	<u>Yes</u>


DANISE HENRIQUEZ, MAYOR

ATTEST:


KERI O'BRIEN, CITY CLERK



MEMORANDUM

Date: October 9, 2025

To: Honorable Mayor and Commissioners

Via: Brian Barroso
City Manager

CC: Christina Bernaldi
Director of Finance

From: Lucas Torres-Bull
Procurement Manager

Subject: **File ID 25-4507 – Approving the award of a contract to Marino Construction Group, Inc in response to the City's Invitation to Bid (ITB) #25-017; Authorizing the City Manager, or designee, to negotiate a contract with Marino Construction Group, Inc in accordance with ITB #25-017; Authorizing the City Manager to execute the negotiated contract and any necessary related documents and/or budget transfers/adjustments, upon advice and consent of the City Attorney.**

Introduction

Staff recommends that the Mayor and City Commission approve a resolution authorizing the City Manager, or designee, to negotiate and execute a contract with Marino Construction Group, Inc. for the provision of construction services related to Wind Hardening for Fire Station No. 1, pursuant to Invitation to Bid (ITB) 25-017.

Background

On July 31, 2025, at 8:00 a.m. (Eastern Daylight Time), Invitation to Bid (ITB) 25-017 was publicly advertised in The Citizen newspaper and posted on DemandStar. In response, four sealed bids were received and formally opened on August 27, 2025, in the Office of the City Clerk. The following firms submitted proposals:

- Best Home Protection Window and Doors, Inc.
- D.L. Porter Constructors, Inc.

- Marino Construction Group, Inc.
- Pedro Falcon Contractors

Following the bid opening, staff conducted a thorough review of the bids provided to the City. Marino Construction Group, Inc. was identified as the lowest responsive and responsible bidder capable of performing the scope of work outlined in ITB 25-017.

Procurement

The total financial impact of this procurement is \$1,753,499.73. Of this amount, \$819,146 will be funded through the Hazard Mitigation Grant Program (HMGP), with the remaining \$934,354 covered by other City funding sources. The project is allocated in the Adaptation and Sustainability/Adaptation/Repairs and Maintenance account number #108-3806-538-4600, Project Number AS38062202.

Recommendation

Staff recommends that the Mayor and City Commission approve a resolution authorizing the City Manager, or designee, to negotiate and execute a contract with Marino Construction Group, Inc. for the Wind Hardening of Fire Station No. 1.

Attachments:

Resolution

Cover Memorandum

ITB 25-017 – HMGP Wind Hardening Fire Station No.1

Bid Memo

Proposals:

- Best Home Protection Windows and Doors, Inc
- D.L. Porter Constructors, Inc.
- Marino Construction Group, Inc.
- Pedro Falcon Contractors, Inc



ADDENDUM NO. 1

HMGP – 4337 -R Wind Hardening for Fire Station No. 1

ITB 25-017

This addendum is issued as supplemental information to the Invitation to Bid package for clarification of certain matters of both a general and a technical nature. The referenced Invitation to Bid package is hereby amended in accordance with the following items:

1. Clarification: [No Changes]

2. Changes to Submission Requirements: [No Changes]

3. Updates to Project Timeline: [No Changes]

4. Responses to Questions:

1) Q: Is there already lightning protection on the roof.

A: There is lightning protection. But it is in disarray and will need to be completely replaced.

2) Q: Will there be a designated lay down area?

A: There will be limited space because of the traffic. It will probably in the back area of the station. This is to be determined.

3) Q: The specs on the louvers don't designate level E.

A: It is plus and minus 130 PSF missile rated. Bill will double check. The overhead doors are currently three-quarter horse power. It will be upgraded to one or two horsepower. So, the wiring will have to be upgraded on the breakers. There is room on the panel.

4) Q: Considering scaffolding will be required around the building, are there any special considerations for the egress of the fire trucks heading in and out?

A: There are three bays and six doors. So, there will be a need to close down a bay. It will need to be coordinated. But, all three bays cannot go down at once. It will be coordinated with the fire department.

- Addendum: 1

D.L. PORTER CONSTRUCTORS, INC.

6574 Palmer Park Circle
Sarasota, FL 34238
(941) 929-9400 - Fax (941) 929-9500

REQUEST FOR INFORMATION

DATE: 8/14/2025

Pre-Bid RFI # 1

ITB 25-017

HMGP - 4337 -R

PROJECT: Wind Hardening for Fire Station No.1

PAGE: 1 of 2

TO: lucas.torresbull@cityofkeywest-fl.gov

ATTN: Lucas Torres-Bull

FROM: Kevin Groner (Estimator)

Reference: Drawing: _____ Detail: _____ Spec Section: _____

Reason for Request: ☐ Insufficient Information ☒ Conflict in Documents
☐ Interpretation of Documents ☐ Other

Probable Affect "Cost:" ☐ Increase ☐ Decrease ☐ No Change
Probable Affect "Schedule:" ☐ Increase ☐ Decrease ☐ No Change

Response Required by: ASAP Subs RFI # 1 Sub Requesting Info: Southeast Specialty Products

Information needed:

Please clarify conflicting information:

- On the plans the louver schedule uses the Ruskin ELF6375DD as basis of design
- In the specification notes on the plans under Division 10, the Ruskin EME520MD is used as the basis of design
- The structural plans note this is a Risk Category IV requirement which under 2023 Florida Building Code mandates an impact Level "E" certification
 - Neither of the noted models cited meet the impact level requirement as noted by their file product sheets and product approvals
- Due to the two different models, the ELF6375DXD being a drainable blade design, and the EME520MD being a wind-driven rain resistant design, which is the intent

Obviously, the basis of design is incorrect, so taking it back to a performance requirement, we pose the following questions with the basis being that any product must meet the impact Level "E" mandated requirement:

- Is the horizontal blade exterior design critical or can a vertical blade unit be used
 - There are vertical blade models which feature both a Level "E" rating as well as 98-99% wind-driven rain resistance at 8" inches per hour rain at 50 MPH wind speed without the use of a damper
 - If a horizontal exterior look is desired, one option is a combination unit (vertical blade insert behind the main exterior blades) which meets the Level "E" impact

requirement as well as meeting wind-driven rain resistance, as noted above, without the use of dampers

- There are several horizontal blade model which meet impact Level "E" rating but to meet wind-driven rain resistance require use of a damper

A.E. Reply: PLEASE USE THE GREENHECK FAN CORPORATION
MODEL EVH-501 D ALUMINUM LOUVER, NOA #25-0317.02
LISTED AS ALTERNATE LOUVER ON SHEET A3.2 AS
THE BASIS AND BID THAT LOUVER

cc: Bid File

5. Additional Resources: [No Changes]

Signature

Name of Business

Keri O'Brien

From: Jennifer Socha <jsocha@marino-construction.com>
Sent: Wednesday, October 1, 2025 11:29 AM
To: Lucas Torres-Bull; Chelsea Pita
Cc: Glynn Meienburg; Donna Phillips; Keri O'Brien; Carolyn Sheldon; Matt Persaud; Mike Marino; Adrian Pettit
Subject: [EXTERNAL] Re: [EXTERNAL] RE: SAM.GOV Account Registration ITB #25-017

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hello Lucas,

Thank you for taking my call earlier. This email serves as a quick recap of our conversation about the government shut down and the possible delay in the response from SAM.gov and the issue with our UEI number. As soon as the shutdown ends, I will reach out to [SAM.gov](https://sam.gov) to check on the status. I appreciate your patience and if you have any questions in the meantime, please feel free to reach out.

Thank you,

Jenny Socha

Director of Operations

Marino Construction Group, Inc.

3100 Overseas Highway

Key West, FL 33040

O: 305-359-5269

C: 352-585-7517



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From: Lucas Torres-Bull <lucas.torresbull@cityofkeywest-fl.gov>

Sent: Tuesday, September 30, 2025 9:29 AM

To: Chelsea Pita <cpita@marino-construction.com>

Cc: Glynn Meienburg <glynn.meienburg@cityofkeywest-fl.gov>; Donna Phillips <donna.phillips@cityofkeywest-fl.gov>; Keri O'Brien <kobrien@cityofkeywest-fl.gov>; Carolyn Sheldon <csheldon@cityofkeywest-fl.gov>; Matt Persaud <mpersaud@marino-construction.com>; Jennifer Socha <jsocha@marino-construction.com>; Mike Marino <mmarino@marino-construction.com>; Adrian Pettit <apettit@marino-construction.com>

Subject: Re: [EXTERNAL] RE: SAM.GOV Account Registration ITB #25-017

Good morning, Chelsea-

Thank you for the email and providing insight, once you have obtained the requested information, please send it my way. Please let me know if you have any questions or concerns.

Sincerely.

Lucas Torres-Bull

Procurement Manager

1300 White Street, Key West, FL 33040

Ext: 305-809-3807



Under Florida law, e-mail addresses are public records. If you do not want your e-mail address released in response to a public records request, do not send electronic mail to this entity. Instead, contact this office by phone or in writing. F.S. 668.6076.

From: Chelsea Pita <cpita@marino-construction.com>

Sent: Tuesday, September 30, 2025 9:27 AM

To: Lucas Torres-Bull <lucas.torresbull@cityofkeywest-fl.gov>

Cc: Glynn Meienburg <glynn.meienburg@cityofkeywest-fl.gov>; Donna Phillips <donna.phillips@cityofkeywest-fl.gov>; Keri O'Brien <kobrien@cityofkeywest-fl.gov>; Carolyn Sheldon <csheldon@cityofkeywest-fl.gov>; Matt Persaud <mpersaud@marino-construction.com>; Jennifer Socha <jsocha@marino-construction.com>; Mike Marino <mmarino@marino-construction.com>; Adrian Pettit <apettit@marino-construction.com>

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Good Morning Lucas,

Thank you for taking our call this morning. As discussed, we are currently working with SAM.gov to correct the issue in their system with our UEI number and registration. We

were in contact with them this morning and hope to have the issue resolved within the next five business days.

We will update you once we have heard back from [SAM.gov](https://sam.gov) with our status.

Thank you,

Chelsea Pita

Marino Construction Group, Inc.
3100 Overseas Highway
Key West, FL 33040
O: 305-359-5269 ext. 403
C: 305-797-5223



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From: Adrian Pettit <apettit@marino-construction.com>

Sent: Friday, September 26, 2025 12:18 PM

To: Lucas Torres-Bull <lucas.torresbull@cityofkeywest-fl.gov>

Cc: Glynn Meienburg <glynn.meienburg@cityofkeywest-fl.gov>; Donna Phillips <donna.phillips@cityofkeywest-fl.gov>; Keri O'Brien <kobrien@cityofkeywest-fl.gov>; Carolyn Sheldon <csheldon@cityofkeywest-fl.gov>; Matt Persaud <mpersaud@marino-construction.com>; Jennifer Socha <jsocha@marino-construction.com>; Mike Marino <mmarino@marino-construction.com>; Chelsea Pita <cpita@marino-construction.com>; Greta Medina <gmedina@marino-construction.com>; Michelle Simmons <msimmons@marino-construction.com>

Subject: RE: SAM.GOV Account Registration ITB #25-017

Good afternoon Lucas,

So glad to read this. I've forwarded your email and copied our team on this response. We will get this done asap.

Thanks,

Adrian M. Pettit – Project Manager

Marino Construction Group, Inc.

315-262-6181

apettit@marino-construction.com



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From: Lucas Torres-Bull <lucas.torresbull@cityofkeywest-fl.gov>

Sent: Friday, September 26, 2025 12:06 PM

To: Adrian Pettit <apettit@marino-construction.com>

Cc: Glynn Meienburg <glynn.meienburg@cityofkeywest-fl.gov>; Donna Phillips <donna.phillips@cityofkeywest-fl.gov>;

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Please let us know once your registration has been completed, or if you have any questions regarding this process.

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1300 White Street, Key West, FL 33040

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Keri O'Brien

From: Lucas Torres-Bull
Sent: Tuesday, September 30, 2025 9:30 AM
To: Chelsea Pita
Cc: Glynn Meienburg; Donna Phillips; Keri O'Brien; Carolyn Sheldon; Matt Persaud; Jennifer Socha; Mike Marino; Adrian Pettit
Subject: Re: [EXTERNAL] RE: SAM.GOV Account Registration ITB #25-017

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315-262-6181

apettit@marino-construction.com



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Subject: SAM.GOV Account Registration ITB #25-017

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Please let us know once your registration has been completed, or if you have any questions regarding this process.

Sincerely,

Lucas Torres-Bull

Procurement Manager

1300 White Street, Key West, FL 33040

Ext: 305-809-3807



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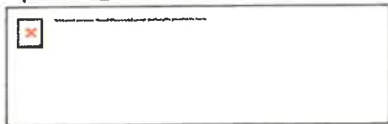
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Keri O'Brien

From: Lucas Torres-Bull
Sent: Friday, September 26, 2025 12:06 PM
To: appetit@marino-construction.com
Cc: Glynn Meienburg; Donna Phillips; Keri O'Brien; Carolyn Sheldon
Subject: SAM.GOV Account Registration ITB #25-017
Attachments: SAM.GOV.png

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