

RESOLUTION NO. 25-307

A RESOLUTION OF THE CAROLINE STREET CORRIDOR AND BAHAMA VILLAGE COMMUNITY REDEVELOPMENT AGENCY (CRA) APPROVING THE RATIFICATION OF THE PURCHASING ORDINANCE EXEMPTION FOR CONSTRUCTION SERVICES CONTRACT TASK ORDER #8 TO SEA TECH OF THE FLORIDA KEYS IN THE AMOUNT OF \$484,257.07 FOR REPAIRS TO THE OVERHANG AND PARTIAL WALL CLADDING REPLACEMENT AT THE CONCH REPUBLIC SEAFOOD COMPANY LOCATED AT THE HISTORIC SEAPORT, PURSUANT TO SEC. 2-797 OF THE CODE OF ORDINANCES OF THE CITY OF KEY WEST, FLORIDA; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, Sea Tech of the Florida Keys was issued a Construction Services Contract via adoption of Resolution #23-255; and

WHEREAS, the wall cladding and wall framing at the Conch Republic Seafood Company are experiencing heavy corrosion and in need of repair/replacement; and

WHEREAS, the project was publicly advertised in April 2021, with the CRA rejecting all bids through Res #21-121 and re-advertised in June 2021 with the awarding of a contract via Resolution #21-162 which was subsequently cancelled via Resolution #22-135 in May 2022; and

WHEREAS, given the potential risks associated with continued use of deteriorating infrastructure, it is in the City's best interest to act promptly to limit liability exposure; and

WHEREAS, pursuant to Sec. 2-797 of the Code of Ordinances of the City of Key West, Florida the City Manager executed a purchasing exemption on August 13, 2025 to Sea Tech of the Florida Keys in the amount of \$484,256.07 for Construction Services Contract Task Order #8 for repairs to the overhang and partial wall cladding replacement at the Conch Republic Seafood Company at the Key West Historic Seaport; and

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

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

Section 1: That pursuant to Sec. 2-797 of the Code of Ordinances of the City of Key West, Florida the Key West Bight Management District Board hereby recommends ratification of the Purchasing Exemption executed by the City Manager on August 13, 2025 to Sea Tech of the Florida Keys in the amount of \$484,256.07 for Construction Services Contract Task Order #8 for repairs to the overhang and partial wall cladding replacement at the Conch Republic Seafood Company (CRSC) located at the Historic Seaport.

Section 2: Funds are available in the Key West Bight Building Fund Account 405-7502-575-6200 (KB75021901).

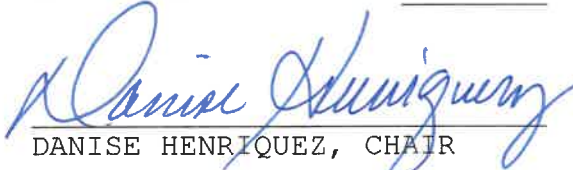
Section 3: That this Resolution shall go into effect immediately upon its passage and adoption and authentication by the signature of the presiding officer and the Clerk of the Board.

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 10th day of October, 2025.

Filed with the Clerk on October 10, 2025.

Chair Danise Henriquez	Vice	<u>Yes</u>
Chair 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, CHAIR

ATTEST:


KERI O'BRIEN, CITY CLERK



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.



THE CITY OF KEY WEST
Post Office Box 1409 Key West, FL 33041-1409 (305) 809-3700

PURCHASING EXEMPTION

To: Brian L. Barroso, City Manager

Cc: Rod Delostrinos, Assistant City Manager
Christina Bervaldi, Finance Director
Steve McAlearney, Director Port and Marine Services
Lucas Torres-Bull, Procurement Manager

From: Karen Olson, Deputy Director Port and Marine Services

Date: August 7, 2025

ACTION STATEMENT: Request the City Manager approves a purchasing ordinance exemption for a Construction Services Contract task order #8 for 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.

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.

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In an effort 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 girts 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 replacement will occur over the summer of 2026.

Key to the Caribbean – Average yearly temperature 77° F.

MEMORANDUM

Tetra Tech's Construction Services Contract was approved through Res #23-255.

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: Staff recommends the City Manager approve a **purchasing ordinance exemption** for a Construction Services Contract task order #8 for 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.



Brian L. Barroso, City Manager

8/13/25

Date

Reviewed for Legal Sufficiency: