

Keri O'Brien

From: jack.flats <jackflats509@gmail.com>
Sent: Tuesday, August 5, 2025 3:00 PM
To: Commissioners; Danise Henriquez
Cc: Keri O'Brien; Brian.Barrosso@cityofkeywest-fl.gov
Subject: [EXTERNAL] item 34 No. 25-006 for the Rehabilitation, Lease, and Adaptive Reuse of the Historic 402 Wall Street Building

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Dear Mayor and Commissioners,

Please find this email regarding the City of Key West Purchasing Office's RFPs 25-006. In compliance with Sec 2-773, (c) (2)(B) (the cone of silence) please ensure that it is part of the public record.

This item is on the City Commission agenda (#33) for tomorrow's meeting. In accordance with Section 4 E of the Rules of Procedure for City Commission agendas, I am the applicant for this city contract and would like to make a presentation on the merits of awarding the contract to my company.

(e) For an item wherein there is an application for a City contract, lease or regulatory approval, the applicant may make a presentation prior to other public comment for five (5) minutes. After public comment closes, the City Commission may call back the applicant or a member of the public to the podium for further comment or to answer a City Commissioner's question.

Additional wayfinding and directional signage have been identified as opportunities for increasing the success of Mallory Square by the general public, the Sasaki design team and city staff.

402 Wall Street, the longtime offices of the Key West Chamber of Commerce, are in need of repair. The building has been vacant for five years. Hayes Robertson Group Inc, has proposed repairing the exterior limestone, removing the interior drop ceilings and exposing the beams, refinishing the terrazzo flooring, repairing the plumbing, moving HVAC equipment and upgrading the electrical fixtures.

Hayes Robertson Group further proposed improvements at this critical entrance to the Waterfront Mallory Square, including signage and an entry arch.

Hayes Robertson Group further offered, after repairing the City's building to rent it for \$91,368 per year potentially increasing by further offering 12.5% of sales. This is a percentage rent level higher than any other City lease.

Hayes Robertson Group is planning on selling Key West made products out of this location, and adding retail along the entrance to the square further driving traffic towards the water.

This is an opportunity that the City should take. Hayes Robertson Group Inc is qualified. Hayes Robertson Group made the only responsive bid to the City's Requests for Proposals 25-006.

History of Mallory Square | Key West, FL



Sponge Market and Old Key West Chamber of Commerce

Front Entry 402 Wall Street



Walk-way between Waterfront Playhouse and 402 wall Street



Carts similar to Hayes Robertson Group proposal under construction in front of Hospitality House



carts similar to Hayes Robertson Group proposal in use at mallory Square market May 2025



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Regards,

Joe Walsh
305-731-9972