

RESOLUTION NO. _____

**A RESOLUTION OF THE CAROLINE STREET CORRIDOR
AND BAHAMA VILLAGE COMMUNITY REDEVELOPMENT
AGENCY (CRA), REJECTING ALL BIDS FOR
INVITATION TO BID #25-009 FOR SCHOONER WHARF
FLOATING DOCKS REPLACEMENT; DIRECTING THE RE-
BID TO INCLUDE RECOMMENDATIONS OF THE KEY WEST
BIGHT MANAGEMENT DISTRICT BOARD (KWBB);
PROVIDING FOR AN EFFECTIVE DATE**

WHEREAS, the City originally advertised its Invitation to Bid (ITB) #25-003 in December 2024 with three (3) responses received on February 6, 2025 and the Key West Bight Management District Board approved the award to the lowest bidder through Resolution KWBB 25-04; and

WHEREAS, at their March 4, 2025, meeting the Caroline Street and Bahama Village Community Redevelopment Agency (CRA) denied the motion for approval due to potential litigation that arose from an error in a spreadsheet formula that could have possibly deemed the low bidder non-responsive and directed staff to re-bid the project in its entirety; and

WHEREAS, ITB #25-009 was subsequently re-advertised in March 2025 seeking bids from qualified individuals or firms for the replacement of the Schooner Wharf Floating Docks; two (2) responses were received on March 21, 2025 from: Florida Keys Contractors, LLC and Gemstone RDI JB; and

WHEREAS, the low bidder, Florida Keys Contractors, LLC,

failed to list any work to be self-performed, as indicated in their previous bid (ITB #25-003), but by subcontractors, and their bid was subsequently deemed non-responsive for failure to provide the requested and required information documenting their experience and expertise in marine construction and related work; and

WHEREAS, the second bidder, *Gemstone RDI JV*, submitted documentation of only 4 years of experience with similar projects in response to staff's request for 5 years of experience; and

WHEREAS, pursuant to the Invitation to Bid stating the CRA may waive any minor formalities or irregularities in any proposal, and with this additional information, *Gemstone RDI JV* was determined to be the lowest responsive bidder and staff recommended moving forward with *Gemstone RDI JV*; and

WHEREAS, the Key West Bight Management District Board (KWBB), in Resolution KWBB 25-11, recommended that the CRA reject all bids in response to ITB #25-009 and rebid to request qualifications of subcontractors and to reconsider the type of decking to be used on the docks, against staff's recommendation; and

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

Section 1: That all bids received in response to Invitation to Bid #25-009, for Schooner Wharf Floating Docks Replacement are hereby rejected pursuant to Key West Code of Ordinances section 2-

834.

Section 2: That the Bid for Schooner Wharf Floating Docks Replacement be re-bid to include the recommendations made by the KWBB in Resolution KWBB 25-11.

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.

Passed and adopted by the City Commission of the City of Key West, Floria at a meeting held this _____ day of _____, 2025.

Authenticated by the presiding officer and Clerk of the Commission on _____, 2025.

Filed with the Clerk _____, 2025.

Mayor Danise Henriquez _____

Vice Mayor Lisette Carey _____

Commissioner Aaron Castillo _____

Commissioner Monica Haskell _____

Commissioner Mary Lou Hoover _____

Commissioner Sam Kaufman _____

Commissioner Donald "Donie" Lee _____

DANISE HENRIQUEZ, MAYOR

ATTEST:

KERI OBRIEN, CITY CLERK