

RESOLUTION NO. _____

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF KEY WEST, FLORIDA, REJECTING ALL PROPOSALS, PURSUANT TO SECTION 2-834(4) OF THE CITY OF KEY WEST CODE OF ORDINANCES, RECEIVED IN RESPONSE TO REQUEST FOR PROPOSALS (RFP) NO. 25-007 FOR THE REHABILITATION, LEASE, AND ADAPTIVE REUSE OF THE HISTORIC HOSPITALITY HOUSE; AUTHORIZING THE CITY MANAGER TO REVISE AND REISSUE THE SOLICITATION; DIRECTING THE CITY MANAGER TO IMPLEMENT MEASURES TO ENHANCE FUTURE PARTICIPATION; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, on April 3, 2025, the City of Key West issued Request for Proposals (RFP) No. 25-007 seeking qualified and experienced firms for the rehabilitation, lease, and adaptive reuse of the historic Hospitality House, located in Key West, Florida; and

WHEREAS, the RFP was publicly advertised and remained open for forty (40) calendar days, during which a mandatory site walkthrough was conducted on April 16, 2025, to promote transparency and offer all potential proposers equal access to site information and conditions; and

WHEREAS, two (2) proposals were received by the May 12, 2025 deadline, from Hayes Robertson Group and Tropical Shell & Gift, Inc.; and

WHEREAS, the proposal submitted by Tropical Shell & Gift, Inc. was deemed non-responsive due to the absence of a required addendum and inconsistencies between the electronic

and paper versions of the submission; and

WHEREAS, Hayes Robertson Group submitted a complete and responsive proposal demonstrating technical capacity, financial stability, and experience in historical rehabilitation projects; and

WHEREAS, the receipt of only one responsive proposal limited the competitiveness of the procurement process and precluded a comparative evaluation or negotiation of more advantageous terms; and

WHEREAS, Section 2-834(4) of the City of Key West Code of Ordinances permits the rejection of all bids, statements of qualifications, or proposals when deemed in the best interest of the City;

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

Section 1. The City Commission hereby rejects all proposals received in response to RFP No. 25- 007 pursuant to Section 2-834(4) of the City Code.

Section 2. The City Commission hereby authorizes the City Manager to revise and reissue the solicitation for the rehabilitation, lease, and adaptive reuse of the historic Hospitality House, incorporating modifications necessary to attract broader competition and better align with City goals.

Section 3. The City Commission directs the City Manager to re- evaluate and enhance its outreach, scope clarity, and engagement strategies with industry stakeholders to ensure broader participation and improved responsiveness in any future reissuance.

Section 4. 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.

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Passed and adopted by the City Commission at a meeting held this _day of _____, 2025.

Authenticated by the Presiding Officer and Clerk of the Commission on _____day of _____, 2025.

Filed with the Clerk on _____, 2025.

Mayor Danise Henriquez	_____
Vice Mayor Lissette Carey	_____
Commissioner Aaron Castillo	_____
Commissioner Monica Haskell	_____
Commissioner Mary Lou Hoover	_____
Commissioner Sam Kaufman	_____
Commissioner Donald "Donie" Lee	_____

DANISE HENRIQUEZ, MAYOR

ATTEST:

KERI O'BRIEN, CITY CLERK