



## MEMORANDUM

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Date: September 14, 2023

To: Honorable Mayor and Commissioners

Via: Albert P. Childress   
City Manager

From: Karen Olson  
Deputy Director Port & Marine Services

Subject: **Construction Services Contract – Three Year Agreement**

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### **Introduction**

Resolution approving Gulfstream Construction & Development, LLC and Sea Tech of the Florida Keys, Inc. for ITB #23-013 Construction Services Contract - Key West Historic Seaport and authorizing the City Manager to execute a three (3) year contract, subject to City Attorney review.

### **Background**

The Key West Historic Seaport contains multiple buildings of various age and condition. These buildings are leased to tenants for use as restaurants, bars, dive and baits shops, and tourist related retail. As these buildings age, the Seaport is finding that the exterior repairs, such as doors, windows and siding, are becoming more prevalent, along with structural issues arising on a regular basis. Most lease agreements list the owner as the responsible party for these types of repairs.

Under the existing construction services contract, several task orders have been issued for various repairs around the Seaport including emergency repairs due to storm events. Seaport Staff believe the General Construction Services contract has been successful in completing many of the owner required repairs throughout the Seaport and is a useful tool in getting these repairs done in a timely manner.

ITB #23-013 Construction Services was advertised for an indefinite quantities contract for needed maintenance and repairs for buildings located at the Key West Historic Seaport. Three contractors responded to the ITB and provided hourly labor rates and percentage mark-up for mobilization, materials and additional subcontractors not listed in the request.

The following pricing submitted is inclusive of overhead and profit.

ITEM	UNIT	Gulf Atlantic	Gulfstream	Sea Tech
MOB/DEMOB	% of work	10%	10%	10%
SUPERINTENAN	per hour	\$57.50	\$120.00	\$75.00
FORMAN	per hour	\$46.50	\$85.00	\$65.00
LABORER	per hour	\$34.50	\$50.00	\$35.00
CLERICAL	per hour	\$22.36	\$60.00	\$35.00
ELECTRICIAN	per hour	SUB	\$120.00	\$115.00
PLUMBER	per hour	SUB	\$150.00	\$154.00
HVAC/MECHAN	per hour	SUB	\$175.00	\$182.00
ROOFER	per hour	SUB	\$120.00	\$100.00
CARPENTER	per hour	\$46.50	\$100.00	\$50.00
MASON	per hour	\$46.50	\$100.00	\$50.00
MATERIALS at I	plus	15%	15%	15%
ADD'L SUB at IN	plus	10%	10%	10%
Average Hourly Rate		INCOMPLETE	\$108.00	\$86.10

Staff has reviewed the submittals and found Gulfstream Construction & Development, LLC and Sea Tech of the Florida Keys, Inc. to be responsive, and recommend award of three-year agreements for the Construction Services Contract. One contractor, Gulf-Atlantic Construction Group, Inc., was determined to be non-responsive for an incomplete bid schedule. The Key West Historic Seaport will establish the locations and scope of work as maintenance and repair work become necessary. Task Orders will identify the scope of each specific project and payment will be based on the above unit prices.

The Key West Bight Management District Board approved this item at their July 12, 2022, meeting through Resolution KWB #23-14.

**Procurement**

The Seaport has budgeted for maintenance and repair projects in different accounts and will specify the account the funds are to be drawn from with the issuance of each task order.

**Recommendation**

The City Manager's Office recommends the Mayor and Commission approve the award of both Gulfstream Construction & Development, LLC and Sea Tech of the Florida Keys, Inc. for the ITB #23-013 Construction Services Contract - Key West Historic Seaport and authorizing the City Manager to execute a three (3) year contract, subject to City Attorney review. The Agreement may be renewed at the discretion of the Bight Board and the Community Redevelopment Agency.