



MEMORANDUM

Date: August 6, 2025

To: Honorable Mayor and Commissioners

Via: Brian L. Barroso
City Manager

From: Ian McDowell, P.E.
Interim Engineering Director

Subject: **Approving Change Order 1 in the amount of \$29,971.86 to the construction contract with Pedro Falcon Contractors Inc. for the Key West Fire Department Boat Lifts Project.**

Introduction

Staff recommends that the Mayor and City Commission approve Change Order 1 in the amount of \$29,971.86 to the construction contract with Pedro Falcon Contractors, Inc. for the bid proposal received in response to Invitation to Bid (ITB) No. 24-015, and authorize the City Manager to execute any necessary budget amendments or transfers, upon consent of the City Attorney.

Background

The Key West Fire Department has a floating dock on North Roosevelt Boulevard located across from Fire Station No. 1 for use with their fire rescue boat as well as for Key West Police Department vessel operations. The 30-foot fire rescue boat currently remains in the water year-round, except for maintenance activities. Aside from possible marine growths which can slow the vessel down, full-time contact with the aluminum hull requires constant maintenance of the vessel's cathodic protection system and can lead to deterioration of the hull, engines, and other critical equipment.

In 2021, the City received grant funding for the refurbishment and repair of a KWPD vessel as well as funding for two motorized boat lifts. Engineering proceeded to task GHD, Inc. with permitting and design services for the two boat lifts. The City received an exemption letter from the South Florida Water Management District (SFWMD) in 2023 and final Environmental and Historic Preservation review was completed by FEMA in 2024.

The project was originally bid in June under ITB No. 24-011, which received no responses, and was re-bid in September under ITB No. 24-015. Only one proposal was received in response to ITB No. 24-015, which

was from Pedro Falcon Contractors, Inc., A construction contract was awarded to Pedro Falcon Contractors, Inc., as approved by Resolution 24-305.

Pre-construction discussions with the contractor and coordination with the United States Army Corps of Engineers (USACE) uncovered an issue with the existing SFWMD permit exemption letter that revealed the need for additional permitting and design work due to an error on the part of USACE. The nature of these issues and discussions with the KWFD have led staff to believe that it is in the best interest of the City to revise construction designs, given the opportunity, to further refine the project in a way that best suits the needs of the KWFD. These changes include replacing the existing floating dock with a fixed dock in order to reduce access and permitting issues as well as optimize accessibility.

Purpose and Justification

The existing design adapts new boat lifts to an existing floating dock. Current USACE requirements create design conflicts that would make access challenging depending on tidal conditions. The redesign of the project will significantly improve accessibility, both to the new boat lift as well as the existing gangway access, and conform to USACE standards in a way that reduces review requirements as well as time. The proposed revisions in this change order would provide KWFD with an entirely new docking facility that will allow their boat, as well as KWPD boats, to be stored out of the water to decrease maintenance needs, allow use of the center slip, which is currently too narrow, and otherwise improve the access and usability of the dock at an additional cost of \$29,971.86.

Approval of these changes will assist in expediting the USACE permitting review and approval process, which is important in retaining current Department of Homeland Security Port Security Grant Program (PSGP) funding, which has already been extended.

Recommendation

Staff recommends that the Mayor and City Commission approve Change Order 1 in the amount of \$29,971.86 to the construction contract with Pedro Falcon Contractors, Inc. for the bid proposal received in response to Invitation to Bid (ITB) No. 24-015 and authorize the City Manager to execute any necessary budget amendments or transfers, upon consent of the City Attorney.