



## THE CITY OF KEY WEST

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### EXECUTIVE SUMMARY

**TO:** Jim Scholl, City Manager

**FROM:** Key West Bight Board  
Doug Bradshaw, Senior Project Manager  
Mark Tait, Marina Manager

**DATE:** July 13, 2010

**SUBJECT:** CRA Award of Bid # 10-004: Key West Bight Harbor Walk/Dock Board Replacement to Pedro Falcon Electrical Contractors, Inc. - \$265,540

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**ACTION STATEMENT:**

CRA Award of Bid # 10-004: Key West Bight Harbor Walk/Dock Board Replacement to Pedro Falcon Electrical Contractors, Inc. in the amount of \$265,540, authorization to make necessary capital budget transfers to complete the project, and waiving of the minor informality in the bid.

**BACKGROUND:**

Part of the Key West Bight capital project improvement plan includes the complete replacement of boards on the harbor walk and piers. The overall project consists of the following elements:

- Removal and disposal of approximately 30,000 sq ft of wood decking.
- Installation of approximately 12,000 sq ft of 2x6 wood decking.
- Installation of approximately 18,000 sq ft of 2x6 composite decking.
- Removal and replacement of all pedestals, transformers, pumpouts, fire hose cabinets, fuel pumps, hose bibs, lights, cleats, ladders, etc in order for new decking to be installed,
- Obtaining and paying for all permits required for the project.

Staff had been given previous direction by the Bight Board to keep the harbor walk areas wood material and the piers replaced with composite material. However staff did obtain alternative pricing to be able to use only composite material but the board at its July 21, 2010 meeting decided to keep the harbor walk wood.

On May 30, 2010, the Carolina Street Corridor and Bahama Village Community Redevelopment Agency (CRA) advertised Invitation to Bid # 10-004 Key West Bight Harbor Walk/Dock Board Replacement. On June 23, 2010, the CRA received twelve

*Key to the Caribbean – Average yearly temperature 77° F.*

(12) bids in response to the ITB:

A-1 Construction & Renovation	\$465,885
Bayshore Construction	\$363,587
Bella Construction of Key West	\$282,000
Britt Construction	\$428,530
Charley Toppino & Sons	\$372,871
DL Porter Constructors	\$335,861
Douglas N Higgins	\$367,000
Mailoux and Sons	\$308,090
Marine Contracting Group	\$611,450
Pedro Falcon Electrical Contractors	\$265,540
Tampa Bay Marine	\$453,911
Upper Keys Marine Construction	\$472,460

Staff examined the three lowest bids and determined that all the bids were considered responsive. The lowest bidder, Pedro Falcon Electrical Contractors, Inc. did misinterpret the meaning of the Alternate Bid for the Composite Material. They considered the alternate pricing to be an additional amount added to the base bid if all composite was used. Staff had developed the bid form assuming that if only composite material is used, Item #3a and #4a would replace items #3-6 to determine the total bid price. The actual alternative prices for Pedro Falcon Electrical Contractors, Inc for Items #3a and #4a are \$7.10/sq ft and \$1.29/sq ft respectively. Staff considers this a minor informality and not cause to reject the bid.

**PURPOSE & JUSTIFICATION:**

The boards are worn and warped and are becoming a tripping and splinter hazard

**OPTIONS:**

1. Approval of the Action Statement in its entirety: Award of Bid # 10-004: Key West Bight Harbor Walk/Dock Board Replacement to Pedro Falcon Electrical Contractors, Inc. in the amount of \$265,540, authorization to make necessary capital budget transfers to complete the project and waiving of the minor informality in the bid.
2. Do not waive the minor informality and award to the second low bidder, Bella Construction of Key West in the amount of \$282,000

**FINANCIAL IMPACT:**

The budget for the project was approximately \$250,000. Additional funding will be taken from the marine pedestal capital project that that came in \$70,000 less than anticipated.

**RECOMMENDATION:**

Pedro Falcon Electrical Contractors, Inc is the lowest responsive bidder. The Key West Bight Board at its July 21, 2010 meeting recommended to the CRA that Pedro Falcon Electrical Contractors, Inc be awarded the contract per the bid response in the amount of \$265,540, to make necessary capital budget transfers to complete the project and to waive the minor informality in the bid.