

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. 25-006 FOR THE REHABILITATION, LEASE, AND ADAPTIVE REUSE OF THE HISTORIC 402 WALL STREET BUILDING; 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. 25-006 seeking qualified and experienced firms for the rehabilitation, lease, and adaptive reuse of the historic building located at 402 Wall Street, Key West, Florida; and

WHEREAS, the RFP was publicly advertised and remained open for forty (40) calendar days, during which time a mandatory site walkthrough was conducted on April 15, 2025, to ensure transparency and provide proposers a fair opportunity to assess site conditions; and

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

WHEREAS, following administrative review, the proposal from Tropical Shell & Gift, Inc. was deemed non-responsive

due to its failure to include a required addendum and inconsistencies between the digital and paper submission documents; and

WHEREAS, the proposal submitted by Hayes Robertson Group was found to be responsive and demonstrated the qualifications, technical capacity, and historical rehabilitation experience necessary for successful project execution; and

WHEREAS, the receipt of only one responsive proposal limited the competitiveness of the procurement, preventing comparative evaluation and diminishing the City's ability to secure the most favorable outcome through competition; 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- 006 pursuant to Section 2-834(4) of the City Code.

Section 2. The City Commission authorizes the City Manager to revise and reissue the solicitation for the

rehabilitation, lease, and adaptive reuse of the 402 Wall Street building, incorporating such changes as may be necessary to broaden competition and enhance alignment with City objectives.

Section 3. The City Commission directs the City Manager to evaluate and improve outreach efforts, scope clarity, and industry engagement strategies to increase participation and responsiveness in any future reissuance of the solicitation.

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