



MEMORANDUM

Date: May 6, 2025

To: Community Redevelopment Agency

Via: Brian L. Barroso, City Manager

From: Karen Olson, Deputy Director Port & Marine Services

Legistar No.: 25-3622

Subject: Approving Option #1 to Reject All Bids for ITB #25-009 – Re-Bid: Schooner Wharf Floating Docks **Against Staff Recommendation** *KH*

Introduction: The Key West Bight Management District Board (KWBB) denied motion of approval through a split 3 -3 vote. The KWBB then rejected all bids (Option #1) through Resolution KWBB 25-11. Staff recommends Option #2 awarding contract to lowest responsive bidder Gemstone RDI JV in the amount of \$1,020,00, authorizing the City Manager to execute a contract and authorizing any necessary budget transfer.

Background: The Schooner Wharf docks, now **over 25 years old, have reached the end of their serviceable life** and are due for replacement. Given the potential risks associated with continued use of deteriorated infrastructure, it is in the City's best interest to act promptly in order to limit liability exposure. The proposed project involves the complete removal of existing docks, pilings, and utilities, followed by the installation of new floating docks with IPE decking, aluminum gangways with IPE decking and handrails, as well as new pilings and updated utilities.

The project originally advertised (ITB #25-003) in December 2024 with three (3) responses received on February 6, 2025. The Key West Bight Management District Board approved the award to the lowest bidder through Resolution KWBB 25-04. The Caroline Street and Bahama Village Community Redevelopment Agency (CRA), at their March 4, 2025, meeting denied the motion for approval due to potential litigation that arose from an error in a spreadsheet formula. This error could have possibly deemed the low bidder non-responsive. The CRA then directed staff to rebid the project in its entirety.

ITB #25-009 was subsequently advertised in March 2025 seeking bids from qualified individuals or firms for the replacement of the Schooner Wharf Floating Docks. Two (2) responses were received on March 21, 2025, as follows:

ITB #25-009: Re-Bid: Schooner Wharf Floating Docks Replacement		
	Florida Keys Contractors	Gemstone RDIJV
Line Item	Extended Cost	Extended Cost
Mobilization/Demobilization	\$57,000.00	\$55,000.00
Payment/Performance Bonds	\$25,000.00	\$20,800.00
Permit Fees (at cost)	\$55,000.00	\$55,000.00
NPDES Compliance	\$15,000.00	\$18,000.00
SUB-TOTAL LINE ITEMS 1 - 4	\$152,000.00	\$148,800.00
Demolition	\$55,000.00	\$22,000.00
(2) 8' x 120' Floating Docks	\$316,800.00	\$336,000.00
(1) 8' x 40' Floating Dock	\$54,400.00	\$56,000.00
Dock Piles w/ caps & Pile Wrap	\$60,000.00	\$84,000.00
Aluminum Gangways	\$28,500.00	\$50,700.00
Heavy Duty Cleats	\$5,320.00	\$12,600.00
Electrical System	\$99,000.00	\$108,000.00
Potable Water System	\$32,000.00	\$22,000.00
Sewer System	\$30,000.00	\$18,000.00
Fire Protection System	\$31,000.00	\$20,000.00
SUB-TOTAL LINE ITEMS 5 - 14	\$712,020.00	\$729,300.00
As-Built Survey & Red-Lines	\$6,000.00	\$16,000.00
Product Info & Warranty Binder	\$2,000.00	\$35,000.00
Safety Act	\$2,980.00	\$15,900.00
Allowance	\$75,000.00	\$75,000.00
SUB-TOTAL LINE ITEMS 15 - 18	\$85,980.00	\$141,900.00
TOTAL BASE BID	\$950,000.00	\$1,020,000.00

Upon review, the low bidder, Florida Keys Contractors, LLC, did not list any work to be self-performed as was indicated in their previous bid (ITB #-003). Realizing the experience provided in both bids did not appear to be work performed by Florida Keys Contractors, LLC but subcontractors, we requested information stating they are an experienced contractor, completing similar projects. Staff requested in writing, email dated March 27, 2025, a clarification as to Florida Keys Contractors, LLC experience. The email response came from their legal counsel stating this is not a requirement of the ITB. Also stating the next bidder did not have the required experience.

Staff again in writing, email dated March 31, 2025, reached out to Florida Keys Contractors, LLC and their legal counsel, requesting the same information. An email dated April 3, 2025, from their legal counsel provided references and past construction experience not of similar nature. The contractor's "design" experience was also provided. Staff have deemed the lowest bidder

nonresponsive for failure to provide the requested, required information indicating their experience record showing their experience and expertise in marine construction and related work.

The second bidder submitted 4 years' experience of similar projects. Staff requested in writing, email dated March 26, 2025, 5 years' experience. With this additional information Gemstone RDI JV is determined to be the lowest responsive bidder.

Per the Invitation to Bid the CRA may waive any minor formalities or irregularities in any proposal.

The Key West Bight Management District Board (KWBB) denied motion of approval through a split 3 -3 vote. The KWBB then rejected all bids through Resolution KWBB 25-11 and rebid to request qualifications of subcontractors and to reconsider the type of decking to be used on the docks.

Staff recommend moving forward with Gemstone RDI JV as the lowest responsive bidder.

Option #1: Reject all Bids and direct staff to re-bid project for a second time. This option is not in the best interest of the Seaport tenants affected by this project or of the City of Key West. Delaying the project further pushes construction past the Seaport's slower season and into major events making it more difficult for temporary relocations.

Option #2: Approve the award to Gemstone RDI JV, waiving any minor formalities or irregularities, allowing the project to move forward with the lowest responsive bidder.

Procurement: This project has been funded in Infrastructure account 405-7503-575-6300 (KB75031802).

Recommendation: Staff recommend approving **Option #2** the award for Invitation to Bid (ITB) #25-009 Re-Bid: Schooner Wharf Floating Docks Replacement - Key West Bight Marina to Gemstone RDI JV and authorize the City Manager to execute the contract in the amount of \$1,020,000 and authorize any necessary budget transfer.