



# Executive Summary

**To:** Jim Scholl, City Manager

**From:** Key West Bight Board  
Marilyn Wilbarger, Senior Property Manager

**Date:** May 4, 2010

**Re:** CRA Item: Award of RFP #004-10: Key West Bight Design and Project Management for Common Area Enhancement to MBI/K2M.

---

## **ACTION ITEM**

Award of Request for Proposal (RFP) #004-10: Key West Bight Design and Project Management for Common Area Enhancement to MBI/K2M for a contract price not to exceed \$144,259 for design services and for project management services in an amount not to exceed \$38,400 and authorize the City Manager to execute a contract in accordance with the bid documents.

## **PROJECT**

The project consists of providing complete design services including construction drawings and project management for the implementation of the design for the revitalization and enhancement of all public areas in the Key West Bight while preserving the historic working waterfront quality and unique character that is quintessentially “Key West”, including:

- a. Plaza areas at Greene, William, Margaret and Grinnell Streets that will improve these public spaces to create great community gathering spaces reflecting the history and culture of Key West
- b. Harborwalk, which connects the plaza areas and should create continuity, visual pedestrian clues and enhance the Historic Seaport as destination district
- c. Historic Seaport Entry Features to visually emphasize and delineate the district and Harborwalk
- d. Landscaping with indigenous species to enhance the beauty, create shaded areas, natural barriers and focal points of interest with minimal maintenance requirements
- e. Streetscaping, signage for way-finding and points of interest as well as all signage necessary for compliance with laws and regulations
- f. Designated Parking areas for scooters, bicycles
- g. Lighting – decorative, security and safety , way-finding
- h. Pedestrian friendly walkways, bicycle routes, ADA compliance and facilitation

- i. Re-development of any unused areas to facilitate and enhance utilization thereof
- j. Connectivity and integration of Key West Bight with Caroline Street Corridor Redevelopment Area utilizing consistent design features that could be applied to expanded areas throughout the city's waterfront.

The project was advertised in accordance with City Ordinance and proposals were received by the Clerks office and opened on February 17, 2010 with the following price quotes:

	Design Services	Project Management
1. LURA	\$59,938	\$70,656
2. Landwise Design	\$142,847	\$73,020
3. MBI/K2M	\$144,259	\$38,400
4. MSCW	\$188,000	\$72,000
5. Craig Co.	\$252,000	\$115,000
6. Calvin Giordono	\$1,585,848	\$1,134,376

Pursuant to Sec. 2-836: Request for Proposals Procedure of the City Ordinances, the award shall be made to the responsible offeror whose proposal is determined in writing to be the most advantageous to the city, taking into consideration price and the evaluation factors and criteria set forth below:

- Cost (50%)
- Experience and Qualifications of Proposer (25%)
- Key West Bight and CRA Knowledge (10%)
- Design Approach w/Sustainability (10%)
- Time Frame for Completion (5%)

Notice of the evaluation meeting was published and Port Operations Project Manager, Doug Bradshaw, City Planner Amy Kimball-Murley, Historic Preservation Society President, Jack Anderson and City Property Manager, Marilyn Wilbarger reviewed each bid based on the requirements above and the rankings for each proposer are detailed on the attached evaluation sheet. MBI/K2M was the highest ranked firm.

**OPTIONS**

1. Award to the responsible offeror, MBI/K2M, whose proposal was determined in writing to be the most advantageous to the city
2. Reject the responsible offeror whose proposal was determined in writing to be the most advantageous to the city and award to the next responsible offeror whose proposal is determined in writing to be the most advantageous to the city or readvertise the RFP.

**ADVANTAGES/DISADVANTAGES**

MBI/K2M has the experience and qualifications to provide a high level of services for the broad range of design services included in this scope of work and a thorough understanding of the Historic Seaport area. The only disadvantage of all of the proposals is the price to complete the design phase will decrease the budgeted funding to complete the projects in this fiscal year. However, the timing should provide the opportunity to include additional funding requests in the

ensuing budget period.

**FINANCIAL ISSUES**

\$250K for the entry arches and \$50K for ADA compliance and sidewalks were funding placeholders for the subject enhancement project in the 2009-2010 budget and such amounts were intended to cover both design/contract administration. \$1,500 has been spent to date to date. There is adequate budget dollars for this project.

**RECOMMENDATION**

The Key West Bight Board recommends awarding of the RFP to MBI/K2M for a contract price not to exceed \$144,259 for design services and not to exceed \$38,400 for project management and recommends authorizing the City Manager to execute a contract in accordance with the bid documents. The Bight Board made this recommendation at its April 21, 2010 meeting.

**RFP # 004-10 - Key West Bight Design and Project Management for Common Area Enhancement**

All proposals were scored based upon the factors included in the RFP and the following is the final ranking based upon those scores

Evaluation Ranking	Design	Project Mgt	Staff Evaluator #1	Staff Evaluator #2	Staff Evaluator #3	Tenant Evaluator #4	Lowest Total = Highest Ranking
1 LURA 1729 Seminary St Key West	\$59,938	\$70,656					
<b>Rank</b>			<b>3</b>	<b>2</b>	<b>6</b>	<b>4</b>	<b>15</b>
2 MBI/k2m Key West, FL	\$144,259	\$38,400					
<b>Rank</b>			<b>1</b>	<b>1</b>	<b>2</b>	<b>2</b>	<b>6</b>
3 Landwise Design 9822 Tapestry Park Cr Jacksonville, FL	\$142,847.50	\$73,020.00					
<b>Rank</b>			<b>2</b>	<b>4</b>	<b>3</b>	<b>3</b>	<b>12</b>
4 MSCW 4750 New Broad St Orlando	\$188,200.00	\$72,000.00 estimated					
<b>Rank</b>			<b>4</b>	<b>5</b>	<b>4</b>	<b>5</b>	<b>18</b>
5 Craig Co 610 White St Key West	\$252,000	\$115,000					
<b>Rank</b>			<b>5</b>	<b>3</b>	<b>1</b>	<b>1</b>	<b>10</b>
6 Calvin, Giordano & Assoc Eller Drive Ft. Lauderdale, FL 33316	\$248,750 CD \$1,337,098	\$1,134,376					
<b>Rank</b>			<b>6</b>	<b>6</b>	<b>5</b>	<b>6</b>	<b>23</b>