



THE CITY OF KEY WEST

201 William Street Key West, FL 33040 (305) 809-3790

EXECUTIVE SUMMARY

TO: Jim Scholl, City Manager

FROM: Karen Olson, Deputy Director Port & Marine Services

DATE: May 3, 2017

SUBJECT: Rejection of Bids: ITB #17-004 – Dockmaster / Transient Restroom Building – City Marina at Garrison Bight

ACTION STATEMENT

Resolution rejecting bids for ITB #17-004 – Dockmaster / Transient Restroom Building – City Marina at Garrison Bight.

BACKGROUND

City Marina at Garrison Bight requires infrastructure improvements to its transient facilities. The City has received a Boating Infrastructure Grant (BIG) in the amount of \$500,000.00 (res. 11-241) for these improvements. The facilities will include new restroom facilities and electrical wiring to its transient docks.

The transient bath house which includes toilet facilities and showers has exceeded its life expectancy. Although renovated in the past, the facility is substandard and detracts from our transient guests staying at the marina. The dockmaster offices are located in a trailer directly adjacent to the transient bath house. The space is small with no public restrooms and lacks adequate storage and work space. A combined use facility will provide a modern transient facility with toilet facilities, showers, laundry, dockmaster offices, storage, work space and public restrooms.

City Marina has a budget of \$1,300,000 which includes grant funding.

PURPOSE & JUSTIFICATION

ITB #17-004 was advertised February 2017 for a new dockmaster/ transient restroom facility. Bids were received from three contractors on March 15, 2017 as follows:

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

D.L. Porter Constructors, Inc.	Base Bid:	\$2,048,120.70
	Alternate Bid:	\$ no charge
Pedro Falcon Contractors, Inc.	Base Bid:	\$2,298,999.00
	Alternate Bid:	\$ 10,520.00

LINE ITEM	DL Porter	Pedro Falcon
MOB/DEMOB/GC'/PERMITS/BONDS	\$467,620.32	\$322,598.00
GRANT REQUIREMENTS	\$25,000.00	\$1,000.00
DEMOLITION	\$18,500.00	\$19,730.00
FOUNDATION	\$58,480.00	\$253,800.00
RAMP, STAIRS, DECKING, RAILING	\$167,351.68	\$144,065.00
BUILDING STRUCTURE & ROOF	\$484,984.81	\$714,322.00
INTERIOR FINISHES	\$211,608.09	\$151,531.00
DOORS & WINDOWS	\$96,383.66	\$100,574.00
MECHANICAL	\$78,885.75	\$77,228.00
ELECTRICAL	\$144,805.00	\$193,278.00
PLUMBING	\$101,381.00	\$114,400.00
SITWORK	\$129,307.96	\$134,207.00
LANDSCAPING	\$38,812.46	\$47,266.00
GENERAL ALLOWANCE	\$25,000.00	\$25,000.00
TOTAL BASE BID	\$2,048,120.73	\$2,298,999.00
SHUTTER ALTERNATE	\$0.00	\$10,520.00

Staff has reviewed the breakdown of the proposals received and determined the line item pricing to be unbalanced and high for the scope of work. Per the solicitation, the City may reject bids for budgetary reasons. Seaport staff is investigating other possibilities for the completion of this work.

FINANCIAL IMPACT

There is no financial impact associated with rejection of this bid.

RECOMMENDATION

Staff recommends rejection of bid for ITB #17-004 – Dockmaster / Transient Restroom Building – City Marina at Garrison Bight.