



MEMORANDUM

Date: April 1, 2026

To: Caroline Street Corridor and Bahama Village Community Redevelopment Agency

Via: Brian L. Barroso
City Manager

CC: Christina Bervaldi
Director of Finance

From: Lucas Torres-Bull
Procurement Manager

Subject: **File ID 26-5186 - Award the Bid to D.L. Porter Constructors, Inc., in response to ITB No. 26-001, in a total amount not to exceed three million one hundred ninety-six thousand six hundred twenty-five dollars and ninety-seven cents dollars (\$3,196,625.97), for the 907 Caroline Street New Commercial Building Construction; Authorizing the City Manager to execute all necessary documents, budget transfers and amendments in conformance with the bid documents, upon consent of the City Attorney.**

Introduction

Staff and the Key West Bight Management District Board recommend approving a resolution authorizing the City Manager to execute an agreement with D.L. Porter Constructors for the construction of a new building at 907 Caroline Street, pursuant to ITB No. 26-001. The resolution would authorize any necessary budget amendments or transfers required to implement the project, and authorize the City Manager to execute all related documents in accordance with the bid documents, subject to review and approval by the City Attorney.

Background

On January 8, 2026, at 8:30 a.m. (Eastern Standard Time), the City issued and publicly advertised an Invitation to Bid (ITB) for the project. The solicitation was advertised in the Key West Citizen newspaper and posted on DemandStar, the City's electronic procurement platform, to ensure broad public notice and open competition in accordance with the City's procurement requirements.

Sealed bids were received and publicly opened on February 25, 2026, at the City Clerk's Office. The bid opening was conducted in accordance with the procedures outlined in the solicitation, and the names of the responding vendors were read aloud at the time of opening.

The following vendors submitted responsive bids within the time frame established in the ITB:

1. BUILD, LLC
2. Design Center, Inc.
3. D.L. Porter Constructors, Inc.
4. Keystar, Inc.
5. Marino Construction Group
6. Pedro Falcon Contractors

These submissions were subsequently reviewed by City staff to ensure compliance with the requirements of the solicitation and to determine bidder responsiveness and responsibility in accordance with the City's procurement procedures. The review included verification of required bid documentation, qualifications, and confirmation that the bids conformed to the specifications and conditions outlined in the ITB.

Following staff's evaluation, D.L. Porter Constructors, Inc. was determined to be the lowest responsive and responsible bidder, having submitted the lowest cost bid that fully complied with the requirements of the solicitation. Based on this review, staff recommend awarding the contract to D.L. Porter Constructors, Inc. for the project.

The Key West Bight Management District Board recommended approval via resolution KWBB 26-08 at their March 11, 2026 meeting.

Procurement

The total financial impact of this decision is \$3,196,625.97. Funding for this project (KB1501) is included in the FY 2025–2026 budget within the Key West Bight Fund (Account No. 4057502-5756200), which has a total budget allocation of \$4,030,519.97.

Recommendation

Staff and the Key West Bight Management District Board recommend approving a resolution authorizing the City Manager to execute an agreement with D.L. Porter Constructors for the construction of the new building at 907 Caroline Street, pursuant to ITB No. 26-001. The resolution would also authorize any necessary budget amendments or transfers required to implement the project and authorize the City Manager to execute all related documents in accordance with the bid documents, subject to review and approval by the City Attorney.