RESOLUTION NO. 23-255

A RESOLUTION OF THE CAROLINE STREET CORRIDOR AND BAHAMA VILLAGE COMMUNITY REDEVELOPMENT AGENCY (CRA), AWARDING THE BIDS OF GULFSTREAM CONSTRUCTION & DEVELOPMENT, LLC AND SEA TECH OF THE FLORIDA KEYS, INC. FOR CONSTRUCTION SERVICES CONTRACT - KEY WEST HISTORIC SEAPORT, PURSUANT TO ITB #23-013; AUTHORIZING THE CITY MANAGER TO EXECUTE A 3-YEAR AGREEMENT WITH EACH CONTRACTOR UPON CONSENT OF THE CITY ATTORNEY; PROVIDING FOR AN EFFECTIVE DATE

WHEREAS, The CRA advertised a request for BIDs for ITB #23-013 Construction Services Contract - Key West Historic Seaport, and staff reviewed the responses, and determined that Gulfstream Construction & Development, LLC and Sea Tech of the Florida Keys, Inc. were responsive to the bid requirements; and

WHEREAS, staff determined Gulf-Atlantic Construction Group, Inc. to be non-responsive for submitting an incomplete bid schedule; and

WHEREAS, at its meeting of July 12, 2023, the Key West Bight Management District Board made a recommendation to the CRA to award 3-year contracts in accordance with documents contained in the ITB to Gulfstream Construction & Development, LLC and Sea Tech of the Florida Keys, Inc. through Resolution KWB #23-14; and

NOW, THEREFORE, BE IT RESOLVED BY THE CAROLINE STREET CORRIDOR AND BAHAMA VILLAGE COMMUNITY REDEVELOPMENT AGENCY, AS FOLLOWS:

Section 1: That the bids of Gulfstream Construction & Development, LLC and Sea Tech of the Florida Keys, Inc. in response to ITB #23-013 for Construction Services - Key West Historic Seaport are awarded.

Section 2: That the seaport has budgeted for maintenance and repair projects in different accounts and will specify the account the funds are to be drawn from with the issuance of each task order.

Section 3: That the City Manager is authorized to execute 3-year contracts in substantial conformance with documents contained in the bid package on behalf of the City of Key West, upon advice and consent of the City Attorney.

Section 4: That 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 Agency.

Passed and adopted by the Caroline Street Corridor and Bahama

Village Community Redevelopment Agency at a meeting held this 4th day of September, 2023.

Authenticated by the presiding officer and Clerk of the Agency on September 15, 2023.

Filed with the Clerk September 15, 2023.

Chair Teri Johnston	Yes
Vice Chair Sam Kaufman	Absent
Commissioner Lissette Carey	Yes
Commissioner Mary Lou Hoover	Absent
Commissioner Clayton Lopez	Yes
Commissioner Billy Wardlow	Yes
Commissioner Jimmy Weekley	Yes

TERI JOHNSTON, CHAIR

ATTEST:

KERI O'BRIEN, CITY CLERK

MEMORANDUM

Date: September 14, 2023

To: Honorable Mayor and Commissioners

Via: Albert P. Childress
City Manager

From: Karen Olson
Deputy Director Port & Marine Services

Subject: **Construction Services Contract – Three Year Agreement**

Introduction
Resolution approving Gulfstream Construction & Development, LLC and Sea Tech of the Florida Keys, Inc. for ITB #23-013 Construction Services Contract - Key West Historic Seaport and authorizing the City Manager to execute a three (3) year contract, subject to City Attorney review.

Background
The Key West Historic Seaport contains multiple buildings of various age and condition. These buildings are leased to tenants for use as restaurants, bars, dive and baits shops, and tourist related retail. As these buildings age, the Seaport is finding that the exterior repairs, such as doors, windows and siding, are becoming more prevalent, along with structural issues arising on a regular basis. Most lease agreements list the owner as the responsible party for these types of repairs.

Under the existing construction services contract, several task orders have been issued for various repairs around the Seaport including emergency repairs due to storm events. Seaport Staff believe the General Construction Services contract has been successful in completing many of the owner required repairs throughout the Seaport and is a useful tool in getting these repairs done in a timely manner.

ITB #23-013 Construction Services was advertised for an indefinite quantities contract for needed maintenance and repairs for buildings located at the Key West Historic Seaport. Three contractors responded to the ITB and provided hourly labor rates and percentage mark-up for mobilization, materials and additional subcontractors not listed in the request.

The following pricing submitted is inclusive of overhead and profit.

ITEM	UNIT	Gulf Atlantic	Gulfstream	Sea Tech
MOB/DEMOB	% of work	10%	10%	10%
SUPERINTENAN	per hour	$57.50	$120.00	$75.00
FORMAN	per hour	$46.50	$85.00	$65.00
LABORER	per hour	$34.50	$50.00	$35.00
CLERICAL	per hour	$22.36	$60.00	$35.00
ELECTRICIAN	per hour	SUB	$120.00	$115.00
PLUMBER	per hour	SUB	$150.00	$154.00
HVAC/MECHAN	per hour	SUB	$175.00	$182.00
ROOFER	per hour	SUB	$120.00	$100.00
CARPENTER	per hour	$46.50	$100.00	$50.00
MASON	per hour	$46.50	$100.00	$50.00
MATERIALS at I	plus	15%	15%	15%
ADD'L SUB at IN	plus	10%	10%	10%
Average Hourly Rate		INCOMPLETE	$108.00	$86.10

Staff has reviewed the submittals and found Gulfstream Construction & Development, LLC and Sea Tech of the Florida Keys, Inc. to be responsive, and recommend award of three-year agreements for the Construction Services Contract. One contractor, Gulf-Atlantic Construction Group, Inc., was determined to be non-responsive for an incomplete bid schedule. The Key West Historic Seaport will establish the locations and scope of work as maintenance and repair work become necessary. Task Orders will identify the scope of each specific project and payment will be based on the above unit prices.

The Key West Bight Management District Board approved this item at their July 12, 2022, meeting through Resolution KWB #23-14.

Procurement

The Seaport has budgeted for maintenance and repair projects in different accounts and will specify the account the funds are to be drawn from with the issuance of each task order.

Recommendation

The City Manager's Office recommends the Mayor and Commission approve the award of both Gulfstream Construction & Development, LLC and Sea Tech of the Florida Keys, Inc. for the ITB #23-013 Construction Services Contract - Key West Historic Seaport and authorizing the City Manager to execute a three (3) year contract, subject to City Attorney review. The Agreement may be renewed at the discretion of the Bight Board and the Community Redevelopment Agency.

RESOLUTION NO. KWB 23-14

A RESOLUTION OF THE KEY WEST BIGHT MANAGEMENT DISTRICT BOARD AWARDING THE BIDS OF GULFSTREAM CONSTRUCTION & DEVELOPMENT, LLC AND SEA TECH OF THE FLORIDA KEYS, INC. FOR CONSTRUCTION SERVICES CONTRACT - KEY WEST HISTORIC SEAPORT, PURSUANT TO ITB #23-013; AUTHORIZING THE CITY MANAGER TO EXECUTE AN AGREEMENT WITH EACH CONTRACTOR UPON CONSENT OF THE CITY ATTORNEY; PROVIDING FOR AN EFFECTIVE DATE

WHEREAS, three firms submitted proposals in response to ITB #23-013, and staff reviewed the responses, and determined that Gulfstream Construction & Development, LLC and Sea Tech of the Florida Keys, Inc. were responsive to the bid requirements; and

WHEREAS, staff determined that Gulf-Atlantic Construction Group, Inc. to be non-responsive for submitting an incomplete bid schedule; and

NOW, THEREFORE, BE IT RESOLVED BY THE KEY WEST BIGHT MANAGEMENT DISTRICT BOARD, AS FOLLOWS:

Section 1: That Key West Bight Management District Board recommends that the bids of Gulfstream Construction & Development, LLC and Sea Tech of the Florida Keys, Inc. in response to ITB #23-013 for Construction Services - Key West Historic Seaport are awarded.

Section 2: That 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 Agency.

Passed and adopted by the Key West Bight Management District Board at a meeting held this 12th day of July, 2023.

Authenticated by the Presiding Officer and Clerk of the Board on 12th day of July, 2023.

Filed with the Clerk on July 12, 2023.

MICHAEL KNOWLES, CHAIR

ATTEST:

KERI O'BRIEN, CITY CLERK

INTEROFFICE MEMORANDUM

To:	Steve McAlearney, Director, Port and Marine Services Karen Olson, Deputy Director, Port and Marine Services
CC:	Jessica Durocher, Purchasing
From:	Kiya Tabb, Deputy City Clerk KT
Date:	June 15, 2023
Subject:	**ITB 23-013 Construction Services Contract Key West Historic Seaport**

The following bids were opened Wednesday, June 15, 2023 at 3:30 p.m. in response to the above referenced project.

1. Gulf Atlantic Construction Group
   22860 Blackbeard Lane
   Cudjoe Key, FL 33042

MOB/DEMOB:	10%
Superintendent:	57.50/hr.
Foreman:	46.50/hr.
Laborer:	34.50/hr.
Clerical:	22.36/hr.
Electrician:	(SUB)
Plumber:	(SUB)
HVAC/Mechanical:	(SUB)
Roofer:	(SUB)
Carpenter:	46.50/hr.
Mason:	46.50/hr.
Materials at Invoice:	15%
Add'l Approved Subcontractor at Invoice:	10%

2. Gulfstream Construction
   22972 Overseas Highway
   Cudjoe Key, FL 33042

MOB/DEMOB:	10%
Superintendent:	120.00/hr.
Foreman:	85.00/hr.
Laborer:	50.00/hr.
Clerical:	60.00/hr.
Electrician:	120.00/hr.
Plumber:	150.00/hr.
HVAC/Mechanical:	175.00/hr.
Roofer:	120.00/hr.
Carpenter:	100.00/hr.
Mason:	100.00/hr.
Materials at Invoice:	15%
Add'l Approved Subcontractor at Invoice:	10%

3. SeaTech Inc.
   P.O. Box 420529
   Summerland Key, FL 33042

MOB/DEMOB:	10%
Superintendent:	75.00/hr.
Foreman:	65.00/hr.
Laborer:	35.00/hr.
Clerical:	35.00/hr.
Electrician:	115.00/hr.
Plumber:	154.00/hr.
HVAC/Mechanical:	182.00/hr.
Roofer:	100.00/hr.
Carpenter:	50.00/hr.
Mason:	50.00/hr.
Materials at Invoice:	15%
Add'l Approved Subcontractor at Invoice:	10%