MEMORANDUM

Date: February 11, 2026

To: Community Redevelopment Agency

Via: Brian L. Barroso, City Manager

From: Karen Olson, City Project Manager

Legistar Item: 26-4944

Subject: 276 Margaret Street Retrofit (Local Color) – General Construction Services Contract

INTRODUCTION: Resolution approving a Task Order #13, for the "vanilla-box" renovation of 276 Margaret Street (Local Color), to Sea Tech of the Florida Keys, Inc., under their General Construction Services Contract, in the amount of $463,199.40, approving the necessary budget transfer.

BACKGROUND/ JUSTIFICATION: 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.

276 Margaret Street has been used as retail space since the City acquired the Seaport and has been vacant since Local Color reduced its footprint in mid-2025. The interior of the building is in poor condition, has significant spalling and the roof needs replacement. The space will be used to relocate our tenant during the demolition and reconstruction of the 907 Caroline Street (Piano Shop) building.

The overall project consists of adding an ADA compliant restroom and storage, spalling repair, door and window replacement, drywall/ paint and floor stain, new porch overhang with v-crimp roofing to match existing, new electrical wiring/ conduit and new modified bitumen roofing for the flat roof.

Sea Tech of the Florida Keys Construction Services Contract approved through Res #23-255.

The Key West Bight Management District Board approved this item at their January 14, 2026, meeting through Resolution KWBB #26-02.

FINANCIAL IMPACT: This renovation has not been funded and a budget transfer from Seaport Reserves to the Building Fund account #405-7502-575-6200 is required. Upon approval, a purchase order will be issued to Sea Tech of the Florida Keys in the amount of $463,199.40.

RECOMMENDATION: The City Manager's Office and the Key West Bight Management District Board recommends approving a Task Order, for the "vanilla-box" renovation of 276 Margaret Street (Local Color), to Sea Tech of the Florida Keys, Inc., under their General Construction Services Contract, in the amount of $463,199.40, approving the necessary budget transfer.