MEMORANDUM

Date: January 6, 2026

To: Honorable Mayor and Commissioners

Via: Brian L. Barroso
City Manager

From: Doug Bradshaw
Engineering Director

Subject: **File ID 25-4878: Approving award of ITB 25-021 Building Structural Repair Douglass Gym**

Introduction
Approve the bid award for ITB 25-021 in an amount of $66,800.00 for repairs to Frederick Douglass Gym to the lowest, responsive bidder Sharp Edge Construction.

Background
City-owned Douglass Gym has significant spalling repairs and leaking windows that were identified through an inspection by Perez Engineering.

The City requested bids through ITB 25-021 that included repairing areas of concrete spalling and installation/repair of windows and associated flashing to prevent water intrusion and protect against weather damage.

The City of Key West received four bids in response to the ITB:

Company	Estimate Amounts
D.L. Porter Constructors, Inc.	*$143,523.60 Frederick Douglass Gym*
Innovative Masonry Restoration, LLC	*$82,650.00 Frederick Douglass Gym*
Marino Construction Group, Inc.	*$157,690.00 Frederick Douglass Gym*

CONTRACT

This contract, made and entered into this 14th day of JAN. 2026 ~~2025~~.

by and between the City of Key West, hereinafter called the "City", and

GERARDO BETANCOURT hereinafter called the "Bidder".

WITNESSETH:

The Bidder, in consideration of the sum to be paid to them by the City and of the covenants and agreements herein contained, hereby agrees at his own proper cost and expense to do all the work and furnish all the materials, tools, labor, and all appliances, machinery, and appurtenances for ITB 25-021 Building and Structural Repairs of City Facilities, Key West, Florida to the extent of the bid made by the Bidder, dated the _____ day of_____ ,2025, all in full compliance with the Contract Documents referred to herein.

The Contract Documents, including the signed copy of the bid, Bid Bond, Contract Form, Summary of Work, Specifications, Drawings, General & Supplementary Conditions of the Contract.

In consideration of the performance of the work as set forth in these Contract Documents, the City agrees to pay to the Bidder the amount provided in the bid as adjusted in accordance with the Contract Documents, or as otherwise herein provided, and to make such payments in the manner and at the times provided in the Contract Documents.

The Bidder further agrees to complete the work within two hundred and seventy (270) days and to accept as full payment hereunder the amounts computed as determined by the Contract Documents and based on the said bid.

The Bidder agrees to remedy all defects appearing in the work or developing in the materials furnished and the workmanship performed under this contract during the warranty period after the date of final acceptance of the work by the City, and further agrees to indemnify and save the City harmless from any costs encountered in remedying such defects.

It is agreed that the contract, based upon the bid, shall be fully complete within the stated number of consecutive calendar days from the date the Notice to Proceed is issued.

In the event the Bidder fails to complete the work within the time limit or extended time limit agreed upon, as more particularly set forth in the Contract Documents, liquidated damages shall be paid at the rates identified in the Instruction to Bidders: *#17-Time of Completion*. Sundays and legal holidays shall be included in determining days in default.

This contract will automatically expire upon completion of the project. However, the Bidders warranty obligations remain in effect.

The following documents are herby incorporated into and made a part of this contract by reference as if fully set forth herein:

- The City Invitation to Bid (ITB 25-021), including all attachments, addenda, and exhibits.
- The City's General Terms and Conditions provided in ITB 25-021.
- The Bidder's complete, dated and signed response to ITB 25-021, including all bid forms, all bonds, and all related submissions.
- This executed contract form.
- The Summary of Work, Technical Specifications, Drawings, and all applicable General and Supplementary Conditions.

IN WITNESS WHEREOF, we, the parties hereto, each herewith subscribe the same this

21 Day of January, A.D., 2026

City of Key West:

By Brian L Barroso Attest Martha Ariate

Title City Manager

Bidder:

By GERARDO BETANCOURT Attest

Title OWNER

Reviewed for Legal Sufficiency:

STATE OF FLORIDA County of Monroe
The foregoing instrument was acknowledged
before me this 14th day of January 20 26
by Gerardo Betancourt
Personally known ___ OR produced identification X
Type of Identification produced F-DL
Notary Signature
My Commission Expires 01/15/2028

LIZANDRA TERRY
MY COMMISSION # HH515998
EXPIRES April 15, 2028

CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY): 6/30/2025

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must have ADDITIONAL INSURED provisions or be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

PRODUCER Key West Insurance 3152 Northside Drive, Unit 201A Key West FL 33040 License#: L100460	**CONTACT NAME:** **PHONE (A/C, No, Ext):** 305-294-1096 **FAX (A/C, No):** 305-294-8016 **E-MAIL ADDRESS:**
INSURED Sharpedge Construction LLC 411 Crane Blvd Sugarloaf Key FL 33042 SHARPEDG10	**INSURER(S) AFFORDING COVERAGE** — **NAIC #** INSURER A : The Burlington Insurance Company — 23620 INSURER B : INSURER C : INSURER D : INSURER E : INSURER F :

COVERAGES **CERTIFICATE NUMBER:** 584349960 **REVISION NUMBER:**

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADDL INSD	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS	
A	X COMMERCIAL GENERAL LIABILITY			535B545084	6/28/2025	6/28/2026	EACH OCCURRENCE	$ 1,000,000
	CLAIMS-MADE [X] OCCUR						DAMAGE TO RENTED PREMISES (Ea occurrence)	$ 100,000
	GEN'L AGGREGATE LIMIT APPLIES PER:						MED EXP (Any one person)	$ 5,000
	[X] POLICY [ ] PRO-JECT [ ] LOC						PERSONAL & ADV INJURY	$ 1,000,000
	OTHER:						GENERAL AGGREGATE	$ 2,000,000
							PRODUCTS - COMP/OP AGG	$ 2,000,000
								$
	AUTOMOBILE LIABILITY						COMBINED SINGLE LIMIT (Ea accident)	$
	ANY AUTO						BODILY INJURY (Per person)	$
	OWNED AUTOS ONLY / SCHEDULED AUTOS						BODILY INJURY (Per accident)	$
	HIRED AUTOS ONLY / NON-OWNED AUTOS ONLY						PROPERTY DAMAGE (Per accident)	$
								$
	UMBRELLA LIAB [ ] OCCUR						EACH OCCURRENCE	$
	EXCESS LIAB [ ] CLAIMS-MADE						AGGREGATE	$
	DED RETENTION $							$
	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY Y / N						[ ] PER STATUTE [ ] OTH-ER	
	ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? [ ] N / A						E.L. EACH ACCIDENT	$
	(Mandatory in NH) If yes, describe under DESCRIPTION OF OPERATIONS below						E.L. DISEASE - EA EMPLOYEE	$
							E.L. DISEASE - POLICY LIMIT	$

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)

CERTIFICATE HOLDER

City of Key West
1300 White St
Key West FL 33040

CANCELLATION

SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.

AUTHORIZED REPRESENTATIVE

Charles H. Lydick

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CITY OF KEY WEST, FLORIDA

Business Tax Receipt

This Document is a business tax receipt
Holder must meet all City zoning and use provisions.
P.O. Box 1409, Key West, Florida 33040 (305) 809-3955

Business Name: Sharpedge Construction Llc
Location Address: 4 Beechwood Dr, Key Haven, FL 33040
License NBR/Class: LIC2019-000267 BTR LICENSES AND PERMITS
Expiration Date: **09/30/2026**

BTR - Masonry

Comments:
Restrictions:

This document must be prominently displayed.

Sharpedge Construction Llc
411 CRANE BLVD SUMMERLAND KEY FL 33042

BETANCOURT, GERARDO
411 CRANE BLVD SUMMERLAND KEY FL 33042

MONROE COUNTY BUILDING DEPARTMENT

Middle Keys/Main Office: 2798 Overseas Highway, Marathon, FL 33050
Lower Keys Office: 5503 College Road, Key West, FL 33040
Upper Keys Office: 102050 Overseas Highway, Key Largo, FL 33037
Ocean Reef Office: 11601 CR 905, Key Largo, FL 33037
Big Pine Key Office: 179 Key Deer, Big Pine Key, FL 33043
Contractor-license@monroecounty-fl.gov

A. MONROE COUNTY REGISTRATION APPLICATION ID: CONTR-23210 EMAIL USE TO ACCESS RENEWAL: bgerardo69@yahoo.com	B. MONROE COUNTY CONTRACTOR REC ID #15690 CONTRACTOR STATUS: ACTIVE	CERTIFICATE OF COMPETENCY NUMBER: SP4420	CERTIFICATE TYPE: SpecMasonry

2025 - 2027 CERTIFICATE OF COMPETENCY

GERARDO BETANCOURT
SHARPEDGE CONSTRUCTION LLC
411 CRANE BLVD
Summerland Key,Florida 33042
305 7970630

Dear Certificate of Competency Holder:

Please find below your renewed Monroe County Certificate of Competency.

Please note:

- You have agreed to abide by the requirements found in Monroe County Code 6-234
- It is the certificate holder's responsibility to notify this office in writing of any legal name and/or address changes by completing the Name and/or Address Change Form. (Obtained from our website at www.monroecounty-fl.gov).
- Journeyman and Masters are NOT contractors, and therefore, are prohibited from contracting, and shall only perform work in their trade while under the supervision and direction of a licensed contractor of same category.
- Contracting shall only be done under the qualified business name. This license does NOT belong to the Company and may NOT be renewed or used by another individual or company other than the license holder named herein for any construction purposes
- If you are inactive, you may NOT contract to do work or pull a permit, and you do not need to have current insurances on file.

Thank you.

MONROE COUNTY GROWTH MANAGEMENT
BUILDING DEPARTMENT
CERTIFICATE OF COMPETENCY

THIS IS TO CERTIFY THAT THE CONTRACTOR LISTED IS IN GOOD STANDING.

THIS CERTIFICATE ACCORDING TO LAW OF COMPETENCY IS VALID AND IN FORCE UNLESS REVOKED UNTIL THE NOTED EXPIRATION DATE.

Rick Griffin
BUILDING OFFICIAL

ISSUE DATE	11/24/2025
EXPIRATION DATE	10/31/2027
QUALIFIER	GERARDO BETANCOURT
COMPANY NAME	SHARPEDGE CONSTRUCTION LLC
LICENSE TYPE	SpecMasonry
COUNTY LICENSE	SP4420