# RESOLUTION NO. \_17-144

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF KEY WEST, FLORIDA, REJECTING ALL BIDS RECEIVED IN RESPONSE TO INVITATION TO BID (ITB) #17-004, FOR DOCKMASTER/TRANSIENT RESTROOM BUILDING AT CITY MARINA AT GARRISON BIGHT PURSUANT TO SECTION 2-834(4) OF THE CODE OF ORDINANCES; PROVIDING FOR AN EFFECTIVE DATE

WHEREAS, the responsive bids received in response to ITB 17-004, exceeded cost estimates and budgeted funds for this project; and

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COMMISSION OF THE CITY OF KEY WEST, FLORIDA AS FOLLOWS:

Section 1: That the bids received in response to ITB #17-004, for Dockmaster/Transient Restroom Building at the City Marina at Garrison Bight are hereby rejected pursuant to city code of ordinances section 2-834(4).

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 Commission.

	May of, 2017.		
Filed with	the Clerk onMay 17	7	, 2017.
	Mayor Craig Cates	Yes	
	Vice Mayor Clayton Lopez	Yes	15.00
	Commissioner Sam Kaufman	Yes	2.1
	Commissioner Richard Payne	Yes	The state of
	Commissioner Margaret Rome	ro Yes	
	Commissioner Billy Wardlow	Yes	
(	Commissioner Jimmy Weekley	Yes	

Page 2 of 2



# **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:

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
SITEWORK	\$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.

# INTEROFFICE MEMORANDUM

To: Karen Olson, Deputy Port and Marine Services Director

CC: Sue Snider, Purchasing

From: Cheri Smith, City Clerk

Date: March 15, 2017

Subject: DOCKMASTER / TRANSIENT RESTROOM BUILDING CITY MARINA AT

**GARRISON BIGHT; BID 17-004** 

The following bids were opened Wednesday, March 15, 2017 at 3:30 p.m. in response to the above referenced project.

1. D.L. Porter Constructors, Inc. Total: \$2,048.120.70 6574 Palmer Park Circle Alternate #1 No Change Sarasota, FL 34238

Pedro Falcon Contractors, Inc. Total: \$ 2,298999.00
 31160 Avenue C Alternate #1 \$ 10,520.00

Big Pine Key, FL 33043

\$ 10,320.00

#### RESOLUTION NO. 11-241

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF KEY WEST, FLORIDA, AUTHORIZING AN APPLICATION FOR A GRANT IN THE AMOUNT OF \$500,000.00 TO THE FLORIDA FISH AND WILDLIFE CONSERVATION COMMISSION FOR THE BOATING INFRASTRUCTURE GRANT PROGRAM FOR THE CITY MARINA AT GARRISON BIGHT; APPROVING IN CONCEPT A 20-YEAR AGREEMENT FOR THE MAINTENANCE AND OPERATION OF FACILITIES BUILT WITH GRANT FUNDING; PROVIDING FOR AN EFFECTIVE DATE

WHEREAS, the Florida Fish and Wildlife Conservation Commission will be making available funding for a Boating Infrastructure Grant Program that could be used for improvements at the City Marina at Garrison Bight.

NOW THEREFORE, BE IT RESOLVED BY THE CITY COMMISSION OF THE CITY OF KEY WEST, FLORIDA, AS FOLLOWS:

Section 1: That the City Manager is hereby authorized to execute and submit the attached Grant Application on behalf of the City of Key West.

Section 2: That a 20-year agreement for the maintenance and operation of the facilities to be built with grant funding is approved in concept.

Section 3: In the event the grant is awarded to the City,
the final grant contract will be brought before the City Commission
for approval.
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 Commission.
Passed and adopted by the City Commission at a meeting held
this 6th day of September, 2011.
Authenticated by the presiding officer and Clerk of the Commission on <u>September 7</u> , 2011.
Filed with the Clerk September 7, 2011.
ARTHST: CRAIG CAVES, MAYOR
CHERYL SMITH, CITY CLERK

### **EXECUTIVE SUMMARY**

TO:

Jim Scholl, City Manager

FROM:

Marilyn Wilbarger, Senior Property Manager

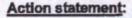
DATE:

August 25, 2011

SUBJECT:

Florida Fish and Wild Life Conservation Commission Boating Infrastructure Grant Program for City Marina

at Garrison Bight



This resolution will authorize the City Manager to apply for and administer the grant submitted to the Florida Fish and Wildlife Conservation Commission under the Boating Infrastructure Grant program on behalf of the City Marina at Garrison Bight for the purposes of constructing a new transient boater facility.

This resolution will also state that the City Commission is willing to enter into a 20-year agreement for the maintenance and operation of the facility. In the event that the grant is awarded it will come before the City Commission for final approval.

#### Background:

City Marina at Garrison Bight requires infrastructure improvements to transient facilities which are eligible under the Boating Infrastructure Grant program. These improvements include new restroom facilities and electrical wiring to the transient docks.

#### Scope of Services:

The transient bath house which includes toilet facilities and showers has exceeded its life expectancy. Although renovated, the facility is substandard and detracts from our transient guests stay at the marina. The current bath house facility will be demolished and removed from the property. A brand new bath house facility including laundry amenities will be constructed for transient use.

Kingfish and Wahoo are the two floating docks at the marina that are available for transient boaters. The electric lines that feed the docks are original and have exceeded their life expectancy. The condition of the wiring has led to power outages to the docks and Individual slips prompting emergency repairs and relocation of transient visitors.

Continued use of the existing wiring may create life safety issues as there appears to be stray current entering the water surrounding the docks coming from the existing wiring.

The new building will be designed LEED certified. The construction will use the most sustainable building practices available to comply with LEED, including; building with reusable materials, energy saving roofing and insulation, the highest efficiency rated HVAC available, water saving appliances and flushometers, and use of LED lighting. The items used will not only be chosen for efficiency but with lower maintenance costs in mind.

The expected results and benefits of the proposed project will provide transient visitor's to the City Marina a safe and comfortable visit during their stay in Key West. With the proposed improvements it is projected that the number of visitors will increase by 30%, getting back to 2007 occupancy levels, and will increase by 25% each year thereafter.

The grant funding will also allow the City Marina to maintain its affordable rates encouraging more transient boater visitor's to the City of Key West.

The project timeline:

60 Days: Design and Engineering

40 Days: Bidding

30 Days: Commission Approval

30 Days: Mobilization 14 Days: Demolition

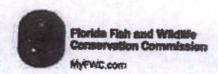
150 Days: Construction (60 day construction for electrical wiring of transient docks)

#### Financial:

The estimated cost of proposed improvements is \$900,000. The grant request submitted is for \$500,000 and City Marina is matching \$400,000 or 40% of the grant. This is a reimbursable grant, so the City will pay for improvements upfront and be reimbursed by FWCC. City Marina has reserved funding for this project.

#### Recommendation:

Approve the resolution authorizing the City Manager to submit an application and if approved execute an agreement with the Fish and Wildlife Conservation Commission for infrastructure improvements of transient boater facilities at City Marina at Garrison Bight.



# Boating Infrastructure Grant Program Grant Application

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I-APPLICANT INFORMATION		BERT AND AND A PART
Applicant: City of Key West City Marina at Ga	anison Bight	
Federal Employer Id No.: 59-6000348		Mary and the same of
Project Manager Name: David Hawthorne	Project Missagur Title: City	Marina Supervisor
Meiling Address: 1801 N. Rooseyelt Blvd.	City: Key West	Zip Code: 33040
Shipping Address 1801 N. Roosevelt Blyd.	City: Key West	Zip Code: 33040
Telephone: 305-809-3982 Fex: 305-293-8477	Bind: dhawthome@k	The state of the s
PARTNERSHIPS		
List partners involved in the project (Do not include the Fifth as	al Wildlife Conservation Commiss	ion or USPWS):
<b>3</b>	VICESON SERVICES	SALES AND LEAVED
3. The second se		
♠ with a first control of the first control of		
PROJECT SUMMARY		
Type of Application: (New (never before tomaidered)	Reconsideration Officerd Co	entimention - Phase No.:
Grant Amount Requested: \$ 500,000	Total Project Cost \$ 900.00	
Enquide a trial summery of the project:	a de la companya de l	
City Marina at Gerrison Bight is owned and operated by of up to \$0 transient slips. The facility was built in the 19 infrastructure for the past several years. Two mejor projetransient bath house, and the electric lines running out to visitor's bosts.	50s and the City has been ren	covating the marinals
The bath house has had several renovations over the yeneeds to be replaced. The main power times running out resulting in frequent power outages and stray current in years the number of transient visitors to the marine has offerstructure. City Marina has the most effordable transient requested to help make these major infrestructure after our customers enjoy. Additionally these improvementaring at the marine and will lead to additional transient opposed throughout the booting world.	The transient docks siec have the waters emounding the do declined due in part to the ma- lent dockage rates in the City of improvements and still mainta- onts will vastir improve our our	outlived their file expectancy cles. For the past several foats deteriorating of Key West. Grant funding is in the low transfert deckage

PROJECT LOCATION		Carried States
Letifode (Degrees and dominal minutes, N 60° \$6.865°) N: 24 • 33.606 N		al feeland schanes, V 40° 65 160°) 47 054 W
Township: 67 South Range: 25	East	Section: 34
Facility Name: City Marina at Garrison Big	aht	1
Country: Monroe	Water body: Gulf	of Merrico
Pacifity Street Address of Lossifica: 1801 N. Roo	count Rhy	OI INVESTIGATION
Legislative Districts Numbers: U.S. House: 28		nto Senate: 39 Stella House: 120
GENERAL FACILITY INFORMATION		
Upland Oversenbige Public Fee Simple	☐ Public - Lease	Years Remaining on Lease
Name of Owner; City of Key West	CONTRACTOR STATE	
Open to General Publish III Yes 196	Thought	Overnight Moorage Feet \$ 49.20
Name of nearest adjacent transient bosting fecilities, put	Signal private:	
Plenact		Distance
1. Pelican Landings	Complete Carlo	60 yels from wet stips
2. Gainson Bight Marina		70 yds from wef slips
3. Key West Yacht Club		300 yds from wet slips
4. Company of the Com		
5.		
Name of recreational, historical, cultural, and natural attr	sctions neat facility	
Pinamet.		Distances
I. Fort Zeolsary Taylor		2.5 miles
2. Bahama Village	Wis S. Folkson	2 miles
1. East Martelio tower		. 2 miles
4. Ship Wrack Museum	Academic Phys	2.5 miles
5. Midfory square surset pier		2,5 miles
FACILITY COMPONENTS AND USE - EX	ISTING COMBITIONS	
Type of Dock: Floating		
Condition: Good	Avecago	OPoor
Length of Tis-up Dock or Mountge: 736 Pt.	No. of Slips: 9A	
Type: MStip Departuide		
Condition: OGood	Average	OFcor
Pacility Attributes: Pumpout or Dump Stati	ODD Yes @No	Restrogazi 📑 Yes 🗆 No
VC/BIGP-APP (07/08)	Page 2	68-1.003, F.

PROJECT DESCRIPTION	ON		
Primary Need for Project:	Sofiety	Age-end of Useful Life	High User Demand
restroom & dookside utilibies	Lank of In-house Capability	☐ Recountie	ended by FWC Staff
connecting to transient do decreased by approximate The transient bath house the Although renovated, the fa Kinglish and Wahoo are the electric lines that feed the the wiring has led to powe relocation of transient visiting the wiring has led to powe the wiring has led to the wiring has led to the wiring has led to the wiring has led to the wiring has led to the wiring has led to the wiring has led to the wiring has led to the wiring has led to the wiring	ordition of the transient boacks, the number of transiently 30% over the past four y which includes tollet facilities citily is substandard and detective two floating docks at the docks are original and have routages to the docks and the entering the water surrout	it visitor's to the City Man rears.  It is and showers has exce stracts from translent gue marine that are available a exceeded their life expe individual elips prompting sisting wiring may create	eded its life expectancy, asts stay at the marine of transient bosters. The ectancy. The condition of gernergency repairs and a life safety issues as there
	ansient beeter visitor's by nts have been made. It is n year thereafter.		
Approach: describe the methods	and techniques the project will use	to address the need:	
The bath house facility windleding laundry simenitia pear supplying the transle LEED certified. The const with LEED, including, built highest efficiency rated H	I be demolished and remoles will be constructed for it not docks will be removed ruction will use the most a ding with reusable material VAC available, water saving it not only be chosen for a	oved from the property. rensient use. All main e and replaced. The new sustainable building pra- ils, energy saving roofin ng appliances and flush	lectric lines and switch building will be designed clices avallable to comply ng and insulation, the cometers, and use of LED

PROJECT DESCRIPTION	Total Carlot Carlot	
Results and Benefits: describe the expected results and benefits of the project:	A WORKER TO YOU	
The expected results and benefits of the proposed project will p Marina a safe and comfortable visit during their stay in Key Wes it is projected that the number of visitors will increase by 30%, g levels, and will increase by 25% each year thereafter.	of With the personned	PROPERTY AND ASSESSMENT
The grant funding will also allow the City Merina to maintain its of transient boeter visitor's to the City of Key West.	affordable rates encou	raging more
Describe the economic impact the project will have on the community:		
Tourism related to water sports activities is the primary economic By providing safe, clean, modern facilities to accommodate affor City Marina will encourage repeat visits as well as draw more free During their stay in Key West, transfert boaters enjoy all the ambarea restaurants, visiting historic sites, and shopping in the many By improving the emenyties and making their stay more enjoyable visits will increase exponentially over time.	dable transient boaler majorit boalers to the a blance of the area from y specialty shops.	visits, the area.
Will the project algorithmstly or adversaly affect the covercement?	☐ Yes	■1%
If Yes, please explein key issues and describe any mitigation actions proposed:		

PROJECT ENGINEERING		ev .			
Who is or will be completing project d	esign/engineering?	Level of completi	on at time of ap	plication:	
Applicant's Staff		□ None			
Consulting Engineers		Consceptional (Autoster Plant)			
Other:					
N/A (Materials/Equipment	(Parchete)	Preliminary			
D say (summan pluffunds Laterns)		Final (Ready to Bid)			
Has a profine our or final engineer's o	of military from descriptions	and the same of th			
☐ Yes ■ No Hyes, please	e attack a copy of detailed e	officies, a écrit enginem vos emo bachécé se écote	to application.		
PROJECT ENGINEERING A	NO CONSTRUCTION	N			
See Procedure Guide for definitions, C	huck all that apply			200	
COMPONENT	REPLACEMENT	EXPANSION	NEW	PLANNING	
Recreefiqual Channel Marking			. 0		
Persposit					
Drimp Station					
fortable pumpout					
Immeless tie-up					
Overnight succease					
Restroca		X			
Access road				. 0	
aved parking				0	
Fon-paved parking					
larbs, signs, merking and lighting:			0		
lewage bookup				. 0	
ift pemp					
Delario deflection booms					
Slee					
Aredging					
venpout dock			, 0		
die;					
ROPERTY VALUE	SERVICE IN		balais.		
ize-Accesse: 8 site (3 for City M	arina)	Assessed Value:	\$ 8,887,095	00	
pproduct Completed: Yes 1	in .	Convent Zoning:	commontal		

	Budget Information	n - Construction Projects	
Cost Classification	a. Total Cost	b. Costs Not Allowable for Participation	c. Total Alternable Codili (Columns s-ts)
1. Administrative à legal exposses	\$50,000	8	\$
<ol> <li>Lend, stractures, rights-of-way appraisant, etc.</li> </ol>	*25,000		
3. Relocation expenses & payments	#20,000	1	8
4. Architectural & engineering fees	\$70,000		
5. Other erchitectures & segmonting foot	8	1	1
il. Project inspection foce	\$50,000	9	1
7. Sile work	\$65,000	8	
8. Perrellian & respond	#35,000	16	6
8. Continuotos	\$486,000 ·		\$
10. Egulpmest:	\$35,000°	•	\$
11. Murellaneers	\$95,000	•	\$
位	\$870,000	\$	
13. Delitiguades.	¥30,000	•	8
14. SUBTOTAL	\$900,000		\$
15. Project (prograst) lectiné		1	
N. POTAL PROJECT COSTS (Subtract 46 from 44)	•900,000	4	8
PEDERAL FURDINO			difference of the second
7. Federal assistance sequested, calculate as follows:			
Consult Federal agency for Federal percentage stage, 5 inter remedling Federal stages for edigible cells from the 100 Multiply	•	•	•

PROJECT COST	The state of the s		
	SOFT (A	ION CASH) FUNDS	
Cost Hern	Applicant	Offset**	TOTAL
Administration		1	
in-Kind Engineering		1	1
lp-New Labor		8	\$
in-films intaintain		\$	1
In-Hand Equipment		8	8
In-Kind Inspection			5
Other:	8	\$	4
TOTAL SOFT PUNDS:	8		1

and the first team		HARD (CASH) PUNDS		
Cost Item	Applicant	Other	ENG P Grant	TOTAL
Property Acquisition	8	8	8	15
Consultant Master Plan	\$ 100	\$	\$	18
Consultant Engineering	8	1	18	18
Consultant Inspection	\$	\$-	\$	8
Construction	\$	\$	8	8
Officer	\$	8	8	8
TOTAL HARD PUNDS:	5	6	8	8
BRAND TOTAL	1	8	8	1
**Source of Other Fun	ıds:			
- Federal	☐ Soute/I	Local	Loan	V A STATE
Agency Nome:			The Later Control of the	
Grant Name (Happhosble):	SALES SELECT			
Name and Address of the Owner, where the Party of the Owner, where the Party of the Owner, where the Owner, which is the Owner, which is the Owner, where the Owner, which is the Owner, whi	Approved [	Pending []	Intend to Apply, Date:	
igency Name: frant Name (if applicable):	State/L		Loeix	
	Approved	Pending 1	intend to Apply, Date:	
*Source of Other Fun	da:			121
Federal	State/L	0061	Lon	
geney Name:				
ment Name (if applicable):	With the state of the			
	Approved 🗆	Pending [] h	ertend to Apply, Date:	
ROJECT PERMITTI	NG			
onstruction Projects On	dy			LANCE OF THE PARTY
			Yes	Approved
	chodited to:	No	(ambunit conv)	(smitself named
ns an application been s			(ambanit copy)	(submit proof
as an application been so oride Department of Buviron S. Atmy Corps of Engineers	mental Protestion?	No O	(nubmit capy)	(substit proof

-	UTRED APPLICATION ATTACHMENTS AND DOCUMENTATION
Pleas	e check all boxes that are applicable.
0	An adopted resolution, by the Governing Body authorizing that a designated representative has the authority to apply for and administer the grant on behalf of the applicant, and stating that the Governing Body is willing to enter into a 20-year agreement for the maintenance and operation of the project. Available Supe 6, 2011
M	Boundary map of the project area. The map areast provide a description and sketch of the project area boundaries, displaying known ensements, and be legally sufficient to identify the project area.
D	Site control documentation (e.g. deed, lease, title search, etc.) for the project site.
N)	Existing condition photographs sufficient to depict the physical characteristics of project site.
A	Aerial photographs marked with approximate boundaries of project site.
Þ	*An 8.5" X 11" photocopy (project site vicinity only) of a current NOAA North American Datum \$3 mentions that (provide the NOAA chart name and marker) indicating the precise location of project site.
	Photocopies of necessary project permits or applications
	Engineering Cost Estimate (if completed)
D	Preliminary Designs/Engineering Plans (if completed)
Ø.	Application transmittel cover letter (Identify pricetty rank if multiple applications submitted)
Ø	One (1) original application (original aignature required)
N.	Three (3) copies of application (unbound, secured with binder clip in upper left-hand corner)
D	Projective narrative according to Federal Aid Grant Proposal Guidelines
N	CD Copy of all the above scanned and saved to a CD.

# APPLECANT ACKNOWLEDGEMENT AND SIGNATURE.

Application is hereby made for the activities described herein. I certify that I am familiar with the information contained in the application, and, to the best of my knowledge and belief, this information is true, complete and accurate. I further certify that I possess the authority, including the necessary property interests, to undertake the proposed activities.

I also certify that the Applicant's Governing Body is aware of and has authorized the person identified as the official representative of the Applicant to act in connection with this application and subsequent project as well as to provide additional information as may be required. By signature below, the Applicant agrees to comply with all applicable federal, state, and local laws in conjunction with this proposal and resulting project so approved.

Jim Scholl	City Manager
Prim/Type Name	Title
NED DO	August 16, 2011
Applicant Signature	Date

WARNING: "Whoever knowingly makes a false statement in writing with the intent to mislead a public servant in the performance of his or her official duty shall be guilty of a misdemeanor of the second degree, punishable as provided in a. 775.082 or s. 775.083." § 837.06, Fiorida Statutas.

Note: Instruction and further information regarding this application and the Boating Infrastructure Grant Program may be found in the Boating Infrastructure Grant Program Guidelines or contact the Program Administrator, Florida Fish and Wildlife Conservation Communition, 620 South Meridian Street, Tallahassee, FL 32359-1600, telephone: 850-488-5600.