



## THE CITY OF KEY WEST

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# EXECUTIVE SUMMARY

**TO:** Community Redevelopment Agency

**FROM:** Key West Bight Management District Board  
Karen Olson, Deputy Director Port & Marine Services

**DATE:** July 18, 2017

**SUBJECT:** Construction Services Contract – One Year Agreement

### ACTION STATEMENT

Approving Sea Tech of the Florida Keys, Inc. (Sea Tech) for ITB#17-020 Construction Services Contract - Key West Historic Seaport and authorizing the City Manager to execute a one (1) 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. The lease agreements stipulate the maintenance and repair responsibility as either the tenant or the owner.

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. Although the Seaport has a very capable maintenance staff most of the repairs are too large in scope and would take staff away from the day to day work that is required for such a large property.

A Request for Quotes, Construction Services Contract, was issued in January 2016 requesting contractors to provide hourly rates for a one year contract which has now expired. The Seaport has used this contract, approved through resolution #16-175, to complete many upland projects including Tower Bar ADA lift installation, Half Shell Raw Bar structural wall repair and door replacement and the “vanilla” box renovation of the old Fish Market building.

Staff has found this contract to be a useful tool in getting these smaller projects and repairs completed.

*Key to the Caribbean – Average yearly temperature 77° F.*

EXECUTIVE SUMMARY

The Key West Bight Management District Board approved this item at their July 12, 2017 meeting.

### **PURPOSE & JUSTIFICATION**

ITB #17-020 Construction Services for an indefinite quantities contract for needed maintenance and repairs for buildings located at the Key West Historic Seaport. Two 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	Allied General	SeaTech, Inc.
MOB/DEMOB	% of work	10%	10%
SUPERINTENANT	per hour	\$30.00	\$60.00
FORMAN	per hour	\$25.00	\$52.00
LABORER	per hour	\$18.00	\$28.00
CLERICAL	per hour	\$14.00	\$28.00
ELECTRICIAN	per hour	\$105.00	\$105.00
PLUMBER	per hour	\$105.00	\$115.00
HVAC/MECHANICAL	per hour	\$105.00	\$105.00
ROOFER	per hour	\$40.00	\$85.00
CARPENTER	per hour	\$45.00	\$48.00
MASON	per hour	\$35.00	\$48.00
MATERIALS at INVOICE	plus	15%	15%
ADD'L SUB at INVOICE	plus	10%	10%

Allied General Contractors was found to be non-responsive as they submitted their bid in an invalid format. Key West Bight Management District Board has reviewed and recommends that Sea Tech be awarded a one year agreement for the Construction Services Contract. The Key West Historic Seaport will establish the locations and scope of work, as maintenance and repair work becomes necessary. Task Orders will identify the scope of each specific project and payment will be based on the above unit prices.

### **FINANCIAL IMPACT**

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**

Key West Bight Management District Board recommends approving Sea Tech of the Florida Keys, Inc. for the ITB #17-020 Construction Services Contract - Key West Historic Seaport and authorizing the City Manager to execute a one (1) year contract, subject to City Attorney review. The Agreement may be renewed at the discretion of the Bight Board and the Community Redevelopment Agency (CRA).