

RESOLUTION NO. 18-193

A RESOLUTION OF THE CAROLINE STREET CORRIDOR AND BAHAMA VILLAGE COMMUNITY REDEVELOPMENT AGENCY (CRA) AWARDING THE BIDS OF ALLIED GENERAL CONTRACTORS, INC. AND SEA TECH OF THE FLORIDA KEYS, INC. FOR GENERAL CONSTRUCTION SERVICES - KEY WEST HISTORIC SEAPORT, PURSUANT TO ITB #18-024; AUTHORIZING THE CITY MANAGER TO EXECUTE AN AGREEMENT WITH EACH CONTRACTOR UPON CONSENT OF THE CITY ATTORNEY; PROVIDING FOR AN EFFECTIVE DATE

WHEREAS, two firms submitted proposals in response to ITB #18-024, and CRA staff reviewed the responses, and determined that both bids are responsive; and

WHEREAS, at its meeting of May 9, 2018, the Key West Bight Management District Board recommended approval of this item; 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 Allied General Contractors, Inc. and Sea Tech of the Florida Keys, Inc. in response to ITB #18-024 for General Construction Services - Key West Historic Seaport are hereby awarded.

Section 2: That the City Manager is authorized to enter into an Agreement with each contractor in substantial conformance with the bid documents, upon advice and consent of the City Attorney, for a term of three years, with an option for a two-year renewal.

Section 3: Specific task orders issued pursuant to the agreements shall comply with the City's procurement guidelines.

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 5th day of June, 2018.

Authenticated by the presiding officer and Clerk of the Agency on June 6, 2018.

Filed with the Clerk June 6, 2018.

Chairman Craig Cates	<u>Absent</u>
Vice Chair Clayton Lopez	<u>Yes</u>
Commissioner Sam Kaufman	<u>Absent</u>
Commissioner Richard Payne	<u>Yes</u>
Commissioner Margaret Romero	<u>Yes</u>
Commissioner Billy Wardlow	<u>Yes</u>
Commissioner Jimmy Weekley	<u>Yes</u>

  
CLAYTON LOPEZ, VICE CHAIRMAN

ATTEST:

  
CHERYL SMITH, CITY CLERK



## THE CITY OF KEY WEST

Post Office Box 1409 Key West, FL 33041-1409 (305) 809-3700

# EXECUTIVE SUMMARY

**TO:** Community Redevelopment Agency

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

**DATE:** May 2, 2018

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

### ACTION STATEMENT

Resolution approving Allied General Contractors, Inc. and Sea Tech of the Florida Keys, Inc. for ITB#18-024 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, for an additional 2 year term, at the discretion of the Bight Board and the Community Redevelopment Agency.

### 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.

Under the existing construction services contract several task orders have been issued for various repairs around the Seaport including emergency repairs due to Hurricane Irma.

Seaport Staff believe the General Construction Services contract has been successful in completing many of owner required repairs throughout the Seaport and is a useful tool in getting these repairs done in a timely manner.

The Key West Bight Management District Board approved this item at their

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

EXECUTIVE SUMMARY

May 9, 2018 meeting.

### **PURPOSE & JUSTIFICATION**

ITB #18-024 Construction Services was advertised 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	Sea Tech
MOB/DEMOB	% of work	10%	10%
SUPERINTENANT	per hour	\$35.00	\$60.00
FORMAN	per hour	\$30.00	\$52.00
LABORER	per hour	\$18.00	\$28.00
CLERICAL	per hour	\$15.00	\$28.00
ELECTRICIAN	per hour	\$95.00	\$105.00
PLUMBER	per hour	\$95.00	\$115.00
HVAC/MECHANICAL	per hour	\$105.00	\$105.00
ROOFER	per hour	\$35.00	\$85.00
CARPENTER	per hour	\$48.00	\$48.00
MASON	per hour	\$35.00	\$48.00
MATERIALS at INVOICE	plus	10%	15%
ADD'L SUB at INVOICE	plus	10%	10%
Average Hourly Rate		\$51.10	\$67.40

Staff has reviewed the submittals and recommends that both Allied General Contractors, Inc. and Sea Tech of the Florida Keys, Inc. be awarded three-year agreements 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 both Allied General Contractors, Inc. and Sea Tech of the Florida Keys, Inc. for the ITB #18-024 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.

# INTEROFFICE MEMORANDUM

To: Doug Bradshaw, Port and Marina Director  
CC: David Sermak, Purchasing  
From: Cheri Smith, City Clerk *Cheri Smith / sgh*  
Date: April 25, 2018  
Subject: **CONSTRUCTION SERVICES CONTRACT, KEY WEST HISTORIC SEAPORT; BID 18-024**

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The following bids were opened Wednesday, April 25, 2018 at 3:00 p.m. in response to the above referenced project.

1. Allied General Contractors, Inc.  
25 Tamarind Drive  
Key West, FL 33040
2. Sea Tech of the Florida Keys, Inc.  
131 Palomino Horse Trail  
Big Pine Key, FL 33043

CS/sph  
Bid 18-024 Construction Services KW Historic Seaport