

RESOLUTION NO. 17-117

A RESOLUTION OF THE CAROLINE STREET CORRIDOR AND BAHAMA VILLAGE COMMUNITY REDEVELOPMENT AGENCY (CRA) REJECTING ALL BIDS RECEIVED IN RESPONSE TO INVITATION TO BID (ITB) #17-007, FOR REST ROOMS AND LAUNDRY RENOVATION AT THE KEY WEST HISTORIC SEAPORT 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 17-007, exceeded cost estimates and budgeted funds for this project; and

NOW, THEREFORE, BE IT RESOLVED BY THE CAROLINE STREET CORRIDOR AND BAHAMA VILLAGE COMMUNITY REDEVELOPMENT AGENCY, AS FOLLOWS:

Section 1: That the bids received in response to ITB #17-007, for Rest Rooms and Laundry Renovation at the Key West Historic Seaport 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 Agency.

Passed and adopted by the Caroline Street Corridor and Bahama Village Community Redevelopment Agency at a meeting held this 4th day of April, 2017.

Authenticated by the presiding officer and Clerk of the Agency on April 5, 2017.

Filed with the Clerk April 5, 2017.

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

  
CRAIG CATES, CHAIRMAN

ATTEST:

  
CHERYL SMITH, CITY CLERK



THE CITY OF KEY WEST  
201 William Street Key West, FL 33040 (305) 809-3790

## EXECUTIVE SUMMARY

**TO:** Key West Bight Management Board  
**FROM:** Karen Olson, Deputy Director Port & Marine Services  
**DATE:** March 21, 2017  
**SUBJECT:** Rejection of Bids: ITB #17-007 – Restrooms and Laundry Renovation – Key West Historic Seaport

### ACTION STATEMENT

Resolution rejecting bids for ITB #17-007 – Restrooms and Laundry Renovation - Key West Historic Seaport (KWHS).

### BACKGROUND

The Public Restroom/Shower/Laundry Building at the Key West Historic Seaport was constructed in 1996 and is heavily used by the general public, transient boaters, dingy dock users, and live-aboards. Additionally the building is exposed to harsh environmental conditions including salt spray. The building is showing heavy wear and tear as well as being outdated and unacceptable to today's Historic Seaport Customer.

ITB #17-007 was advertised February 2017 for restroom and laundry improvements. Bids were received from three contractors on March 15, 2017 as follows:

Sea Tech of the Florida Keys, Inc.	Base Bid:	\$695,431.00
	Alternate Bid #1:	\$ 15,985.00
	Alternate Bid #2:	\$ 30,634.00
	Alternate Bid #3:	\$ -2,977.00
KenMar General Contracting LLC	Base Bid:	\$841,906.00
	Alternate Bid #1:	\$ 50,631.00
	Alternate Bid #2:	\$ 49,346.00
	Alternate Bid #3:	\$ -6,515.00

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

EXECUTIVE SUMMARY

D.L. Porter Constructors, Inc.

Base Bid: \$980,250.51  
 Alternate Bid #1: \$ 31,958.87  
 Alternate Bid #2: \$ 41,809.98  
 Alternate Bid #3: \$ -4,200.00

LINE ITEM	SeaTech	KenMar	DL Porter
MOB/DEMOB/GC/PERMITS/BONDS	\$36,692.00	\$127,080.00	\$248,577.07
DEMOLITION	\$22,429.00	\$6,200.00	\$18,990.00
STRUCTURAL	\$67,834.00	\$3,732.00	\$66,100.09
EXTERIOR RENOVATIONS	\$92,620.00	\$64,776.00	\$75,867.35
INTERIOR RENOVATIONS	\$188,619.00	\$368,533.00	\$210,569.00
PLUMBING	\$98,251.00	\$103,521.00	\$230,426.00
ELECTRICAL	\$122,855.00	\$130,044.00	\$86,440.00
MECHANICAL	\$35,276.00	\$11,780.00	\$10,881.00
LANDSCAPING	\$5,855.00	\$1,240.00	\$7,400.00
GENERAL ALLOWANCE	\$25,000.00	\$25,000.00	\$25,000.00
<b>TOTAL BASE BID</b>	<b>\$695,431.00</b>	<b>\$841,906.00</b>	<b>\$980,250.51</b>
BID ALTERNATE #1 (4mos/2 trailers)	\$15,985.00	\$50,631.00	\$31,958.87
BID ALTERNATE #2 (6mos/1 trailer)	\$30,634.00	\$49,346.00	\$41,809.98
BID ALTERNATE #3	-\$2,977.00	-\$6,515.00	-\$4,200.00
<b>BASE BID + ALTERNATES #1 &amp; #3</b>	<b>\$708,439.00</b>	<b>\$886,022.00</b>	<b>\$1,008,009.38</b>
<b>BASE BID + ALTERNATES #2 &amp; #3</b>	<b>\$723,088.00</b>	<b>\$884,787.00</b>	<b>\$1,017,440.45</b>

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.

#### **PURPOSE & JUSTIFICATION**

Per the solicitation, the City may reject bids for budgetary reasons. Seaport staff is investigating other possibilities, such as using in-house staff, 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 #17-007 – Restrooms and Laundry Renovation - Key West Historic Seaport (KWHS).

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# INTEROFFICE MEMORANDUM

To: Karen Olson  
CC: Sue Snider, Purchasing  
From: Cheri Smith, City Clerk *Cheri*  
Date: March 15, 2017  
Subject: KEY WEST HISTORIC SEAPORT RESTROOMS & LAUNDRY ROOM RENOVATION 17-007

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The following bids were opened Wednesday, March 15, 2017 at 3:00 p.m. in response to the above referenced project.

1.	D. L. Porter Constructors, Inc. 6574 Palmer Park Circle Sarasota, FL 34238	Total:	\$ 980,250.51
		Bid Alternate #1	\$ 31,958.87
		Bid Alternate #2	\$ 41,809.09
		Bid Alternate #3	\$ -4,200.00
2.	Kenmar General Contracting, LLC 923 White Street Key West, FL 33040	Total:	\$ 841,906.00
		Bid Alternate #1	\$ 50,631.00
		Bid Alternate #2	\$ 49,346.00
		Bid Alternate #3	\$ -6,515.00
3.	Sea Tech of the Florida Keys, Inc. 131 Palomino Horse Trail Big Pine Key, FL 33043	Total:	\$ 695,431.00
		Bid Alternate #1	\$ 15,985.00
		Bid Alternate #2	\$30,634.00
		Bid Alternate #3	\$-2,977.00