

Port and Marine Services Capital Project Status

January 1, 2026

DISTRICT	PM/ CONTRACTOR	LOCATION	PROJECT #	PROJECT
1	PM: Karen Design: Jacobs Contractor:	Port	IS43022003 Pier, IS43022501 Wharf	Mallory Pier/Wharf Improvements <ul style="list-style-type: none"> Design ensures pier accommodates Res. 22-073 compliant ships. Design Task Order Pier (Jacobs, \$144,883) PO issued 8/16/24. Design Task Order Wharf (Jacobs, \$536,852) PO issued 10/23/25. Permit received 9/9/25-Pier. Revised drawings/specs received 4/3/25. FSTED grant of \$1M received 8/27/25. TDC Money for Wharf approved-\$2,588,646 Coral relocation complete. Jacobs combining Wharf permit with pier permit
1	PM: Engineering Design: Bender Contractor:	KWB	KB1501	907 Caroline Street Design (Piano Shop) <ul style="list-style-type: none"> Design is 2-story w/4 affordable housing units up and 1 retail and 1 shop space down. BPAS allocation (4, affordable/early evacuate) and LDR changes approved 5/2/2023. Current tenant lease entire increased area of new building. Major Development Plan approved by CRA at their 4/1/2025 mtg. 90% plans; Engineering has reviewed: cost estimate \$3,408,368. ITB to advertise in January
1	PM: Engineering Design: Tetra Tech Contractor:	KWB	TBD	A-Dock Replacement <ul style="list-style-type: none"> Full replacement of A dock including dock and utilities Received 30% design from engineer The FDEP Exemption and USACE SAJ-82 for piling replacement are sufficient to rebuild A-Dock. Electrical sub SEC will be down there for a site visit on Monday Nov 3rd. 100% plans to the city by the first of the year
1	PM: Engineering Design: Tetra Tech Contractor:	KWB	KB75032302	Fuel Line upgrades and Line replacement <ul style="list-style-type: none"> Replace the fuel lines and upgrade the fuel system at KWB Received task order from Tetra Tech-under review

1	PM: Karen Design: Contractor:	KWB	KB75032204	Piling Repair <ul style="list-style-type: none"> • Budget \$560,000/yr. • Ongoing project with multiple phases • DEP Permit received • Army Corp Permit received, working on ITB • Task Order Issued, expect Bid Documents by end of July • This project will include full replacement of A-Dock under a separate ITB • A-Dock Replacement task order on October CRA Agenda for final approval. • PO issued for A-Dock design task order • Piling Replacement ITB advertised with bids due April 30, 2025 • Four bids received on April 30, 2025 • Staff to recommend rejection of all bids and will re-bid project ASAP • All Bids rejected by CRA, staff to rebid project asap • Project re-advertised with Bids due end of July • Sole Bid received • Contract on September CRA Agenda for consideration • Contractor 60% complete with fuel dock • Contractor installed 55 piles in December • Pile driven for H-2 dock extension
	PM: Karen Design: Bill Horn Contractor:	KWB	New CIP (oldKB1103)	Phase III Common Area Enhancements <ul style="list-style-type: none"> • Improvements include Plaza areas at Elizabeth, William and Margaret Streets • Project budget \$2.3 Million • Install street scaping and lighting -- decorative, security, and safety. • Designate pedestrian-friendly walkways and bicycle routes for ADA compliance and facilitation. • Coordination required with Engineering Department due to the upcoming Elizabeth/Greene Streets project. • Margaret St Plaza on hold due to conflicting project • William St & Elizabeth St Plaza's will go out as a separate package • Engineering Department to construct Lazy Way • Architect to revise drawings for coordination with future projects • Project on hold for coordination with other Seaport & City projects. • Architect working on William St Plaza plans • William St Plans mark-ups sent back to Architect
1	PM: Engineering Design:	KWB	KB1305	631 Greene St. Site Development <ul style="list-style-type: none"> • Greene St Parking lots/Icehouse/Reef Relief • Cost estimate \$5,000,000 • K2M issued task order to provide conceptual design • Initial design rejected.

	K2M Contractor:			<ul style="list-style-type: none"> • K2M developing renderings based on comments by KWBB • Presented to Bight Board in February • Bight Board approved preliminary plans • Bight Board has asked staff to revise and bring back at a workshop • Project on hold until a comprehensive structural analysis can be completed. Staff reviewing contracted consultant's qualifications and experience prior to requesting a task order proposal. • Task Order issue to William P. Horn Architects for comprehensive structural analysis • Structural Engineer to be on-site 10/10/22 • Structural assessment site visit complete • Structural Assessment under review • Waiting for final assessment • Engineering Department to develop parking lots • Civil Engineering Task Order under review • Project on hold until further direction received • Concept Plan on November agenda for consideration • CRA Approved Conceptual Desing at their December meeting
	PM: Karen Design: Artibus Contractor: TBD	KWB	KB75021901	Conch Republic Roof and Siding <ul style="list-style-type: none"> • Replacement of 10,800 sf roof deck, 1,110sf of overhang and framing, 1251lf wall cladding and framing and 180 lf of header trach framing and cladding. • Coordinating with Engineer for re-design • Received revised drawings for review • Received updated plans. • Gulfstream to provide pricing through Construction Services Contract. • Gulfstream pricing in excess of budget. Looking into other options for completing project. • Sea Tech to provide pricing through their Construction Services Contract. • Sea Tech waiting on structural panel quote • Received pricing on replacement of overhang and partial wall replacement. • CM to review purchasing exemption request. • Tenant and contractor on board to begin work mid to late August and complete by mid-October. • If exception approved will bring to BB for after the fact approval in September • CM executed purchasing exemption • Portion of project under construction • Wall Cladding and overhang replacement to be complete second week of January • Contractor working on pricing for remainder of work.

				<ul style="list-style-type: none"> Anticipate night work
1	<p>PM: Karen</p> <p>Design: Tetra Tech</p> <p>Contractor: TBD</p>	KWB	KB75031802	<p>Schooner Floating Docks</p> <ul style="list-style-type: none"> Full replacement of 3 floating docks and utilities. Permit received, finalizing bid documents Bid Documents routing internally for review Documents ready for Bid. Reviewing schedule prior to advertising Bid due February 6, 2025 All Bids rejected at March 5, 2025 CRA meeting due to informality. Project to re-Bid with opening on March 19, 2025. 2 bids received will present to BB on the April agenda Bight Board fail the motion by a 3-3 tie. Directed staff to reject bids and re-bid project. CRA approved contract award to Gemstone RDI JV during their May meeting Contractor to mobilize mid-September Project moved to January due to material delays Postponement on November agenda for consideration Project began January 5th 2026 Project underway.
1	<p>PM: Engineering</p> <p>Design: Tetra Tech</p> <p>Contractor:</p>	KWB	KB1509	<p>Seawall Repair</p> <ul style="list-style-type: none"> Ongoing project with multiple phases Task Order issued for C-Dock assessment/permitting. Last leg of ongoing project Dive work complete Ground penetrating radar performed and showed several large voids in subsurface. Vehicle traffic limited Have consulted with both FDEP and ACOE on project and how to move forward Consultant has begun conceptual design Tetra Tech preparing Design/Permitting task order for review Consultant performed in water inspection in late April Reviewed C-Dock task order, send back for corrections Received task order from Tetra Tech-under review
1	<p>PM: Karen</p> <p>Design: Bill Horn</p>	KWB	New CIP	<p>Seaport Wayfinding & AIPP</p> <ul style="list-style-type: none"> NTP issued for both AIPP and Wayfinding projects Met with contractor to finalized locations Finalizing map layout for directories Contractor constructing signage Artist's fabricating AIPP components

	Contractor:			<ul style="list-style-type: none"> • Signage components complete. Waiting on directory artwork (inserts) • Permit application submitted for AIPP artwork foundations • Foundation permit received • Artwork scheduled to be installed mid-April • Artists are having difficulty getting foundations placed and have hired a new concrete contractor. • Kenco Signs to redo directory maps • Foundation work begins July 9 and be complete in approximately 30 days. • Artwork installation to begin mid-August on Caroline St. allowing proper cure time for foundations. • Elizabeth St Plaza foundations in. • Anticipate Artwork installation mid to late September • Artwork installation underway • Waiting on corrected directory inserts for Wayfinding • AIPP Artwork installation complete
1	PM: Engineering Design: Contractor:	KWBFT	KB75062201	Ferry Terminal Revitalization and Shoreline Stabilization <ul style="list-style-type: none"> • ARPA Funds \$5,018,855 • Project to include elevator, roof, windows, doors, exterior paint, sitework and lighting, seawall and pier repairs, shoreline stabilization and harborwalk extension • Reviewed site/ harborwalk plans for permitting • Environmental Permits submitted • Building Hardening ITB #24-013 awarded through code Sec. 2-797 Emergency Procurement. Will be submitted for after the fact award to both the Bight Board and CRA • 100% ARPA grant funds spent down • Roofing being installed, windows, doors and elevator equipment ordered. • Elevator demolition has begun • Roof work to be complete 1st week of April • Window and door replacement in progress • Elevator complete!! • Project substantially complete. • Added carpet replacement to contract, installation to begin last week of September. • New Carpeting installed • Shoreline Stabilization- project is still in permitting with the USACE. Per recent permit status inquiry with the USACE on 10/21/25, they hope to complete their review in the next week or so
1	PM:	City Marina	GB75512201	Angelfish Seawall and Design Project

	Engineering Design: Tetra Tech Contractor: TBD			<ul style="list-style-type: none"> • Repair of seawall and addition of floating dock • Seawall assessment received and under review • Design/permit task order issued • Environmental permits applications submitted • Reviewing 30% Plans
1	PM: Engineering Design: Tetra Tech Contractor: TBD	City Marina	GB75511701	Charter Boat Row Seawall Replacement <ul style="list-style-type: none"> • Project estimate \$4,500,000 • Structural Assessment Completed by Tetra Tech • Tetra Tech developing Preliminary Design and Permitting task order • Received proposed task order, returned with mark-ups • Task Order on 11-9-2023 City Commission Agenda for consideration • Purchase order issued, permitting task underway • 60% documents reviewed. Will be used for environmental permitting application • Environmental permits submitted • FDEP Exemption letter received • Army Corp permit received

Other Budgeted Projects

KEY WEST BIGHT	Cost	Status
<ul style="list-style-type: none"> • D-Dock Board Replacement • H2 Dock Extension 	\$92,000 \$90,000	under construction
<ul style="list-style-type: none"> • Restore Turtle Pens • KWB/Ferry Terminal Fiber • Main Parking Lot Landscaping • Thompson House AC • Recording Studio • KWB Wall of Characters 	\$50,000 \$65,000 \$110,000 \$77,150 TBD TBD	On-hold until C-Dock repairs are complete COMPLETE Will be coordinated with Caroline St (Hold) TBD Requesting Letters of Interest Met with Bill Horn about design-waiting on task order. Will incorporated in Margaret Plaza design.