

MEMORANDUM



Date: January 4, 2012
To: Jim Scholl, City Manager
Cc: Key West Bight Management District Board
From: Marilyn Wilbarger
Re: December 2011 Monthly Report for Key West Bight/City Marina

I. Updates for December 2011

Key West Bight Operations:

- Rebuilt all flush-o-meters at Ferry Terminal
- Repaired water main at A-dock
- Ipe decking resurface approx. 85% complete (H1, H2, H3, E-dock, F-dock, HarborWalk, A-Dock, 50% of C-Dock)
- Installed all new ADA hand rails at new steps along Harborwalk
- Replace 480 Volt service breakers to A-dock
- Poured new concrete strip at Mac's Sea Garden for ADA transition
- Repaired Waterfront Market roof leak
- Fire sprinkler leak repaired with new sprinkler head at Ferry Terminal
- Repaired water main leak at Ferry Terminal (Grinnell St.)
- New water closet installed at Harborwalk bath house
- Repaired electrical short in Caroline St. parking for pole lights
- Replaced pump out diaphragm at C-dock
- Promoted Dedrick Bethea to Maintenance Foreman

Key West Bight Marina:

- The marina was full during the Christmas New Years week. Peter Craig paid \$1.75 per foot for 11 support boats for Race Week.
- 10,350 passengers embarked and disembarked at the Ferry Terminal in December.
- 35 race boats have reserved dock space for January Race Week.
- A response was sent the DEP citing concerns regarding the expansion of their dock.
- Staff drafted a 1-year commercial marina agreement with the assistance of the Legal Department and it was postponed to the January Bight Board agenda.
- The fuel dock was 70% re-decked with IPE by the end of December

City Marina:

- 36 vessels in Key West Mooring field
- 37 marine grade electric pedestals installed along with all water connections on Wahoo and Kingfish pier
- Five fish mount back boards installed on Amberjack pier. The project consists of 15 fish mount aluminum back boards that will be the mount for 15 fish

mounts sponsored by Grays taxidermy the fish mounts are species of fish caught locally, the fish mounts will enhance the charter boat area and provide the customer a first up close look at what species of fish are available in the area.

- ITB for Wahoo and Kingfish marine sanitation pump out received and opened, with two bidders responding, the low bidder for the project will be reviewed by city commission for approval.
- Receiving estimates for repair to wiring on King Fish and Wahoo pier, refasten and secure conductor wires under cat walks leading to floating piers.
- Dock Master Terri Otto moved from Key West Bight to Garrison Bight
- Front business sign rearranged and moved up higher for greater visibility
- Estimates taken for annual fire pump inspection and all dockside fire suppression gear.
- Additional survey conducted to Kingfish pilings to verify the existence of coral growth that may need to be relocated due to the fact that ten pilings on Kingfish pier will need to be removed to make way for Tarpon pier floating structure relocation. According to Hans Wilson no coral growth exists at this time.
- Tarpon pier design consultant Hans Wilson has been instructed to evaluate the cost of finger piers to the new Tarpon pier and the potential loss of empty slips to fit finger piers into The Tarpon pier project.

II. Priorities for the Upcoming Month

- ITB for structural repairs at 201 William St. advertised
- Finish fuel dock re-decking.
- 1-year dockage agreement for Key West Bight.
- Award water test ITB to Flowers Chemical.
- Add new historic vessel in Key West Bight Marina.
- ITB for Contract Landscaping Services for Key West Bight and City Marina at Garrison Bight advertised
- Charter boat renewal lease
- Live aboard lease at City Marina
- Install inline water meters at commercial marina slips at Key West Bight.
- Receive HARC approval and necessary permits to install new fuel sign on the fuel dock.

III. Capital Project Updates

Project	Status	Comments
Harborwalk Resurfacing	85% complete	Harborwalk now in progress
Schooner Wharf Rebuild	Engineering Phase	Geotechnical coring complete
Waterfront Market Structural Repairs	Drawings Received	ITB advertised
Common Area Enhancement	Waiting for complete drawings	

Piano Shop	Construction Drawings Received	ITB to be written
Discovery Rebuild	Building permit application	Construction to start January

KEY WEST BIGHT, CITY MARINA, FERRY TERMINAL MONTHLY SALES COMPARISON December 2011

	December '10	December '11
Garrison Bight	\$ 128,116	\$ 134,543
KW Bight	\$ 433,562	\$ 535,240
Ferry Terminal	<u>\$ 21,732</u>	<u>\$ 30,112</u>
Grand Total	\$ 583,410	\$ 699,895

December Actual to December Budget: \$699,895/\$723,042 (1% Under)

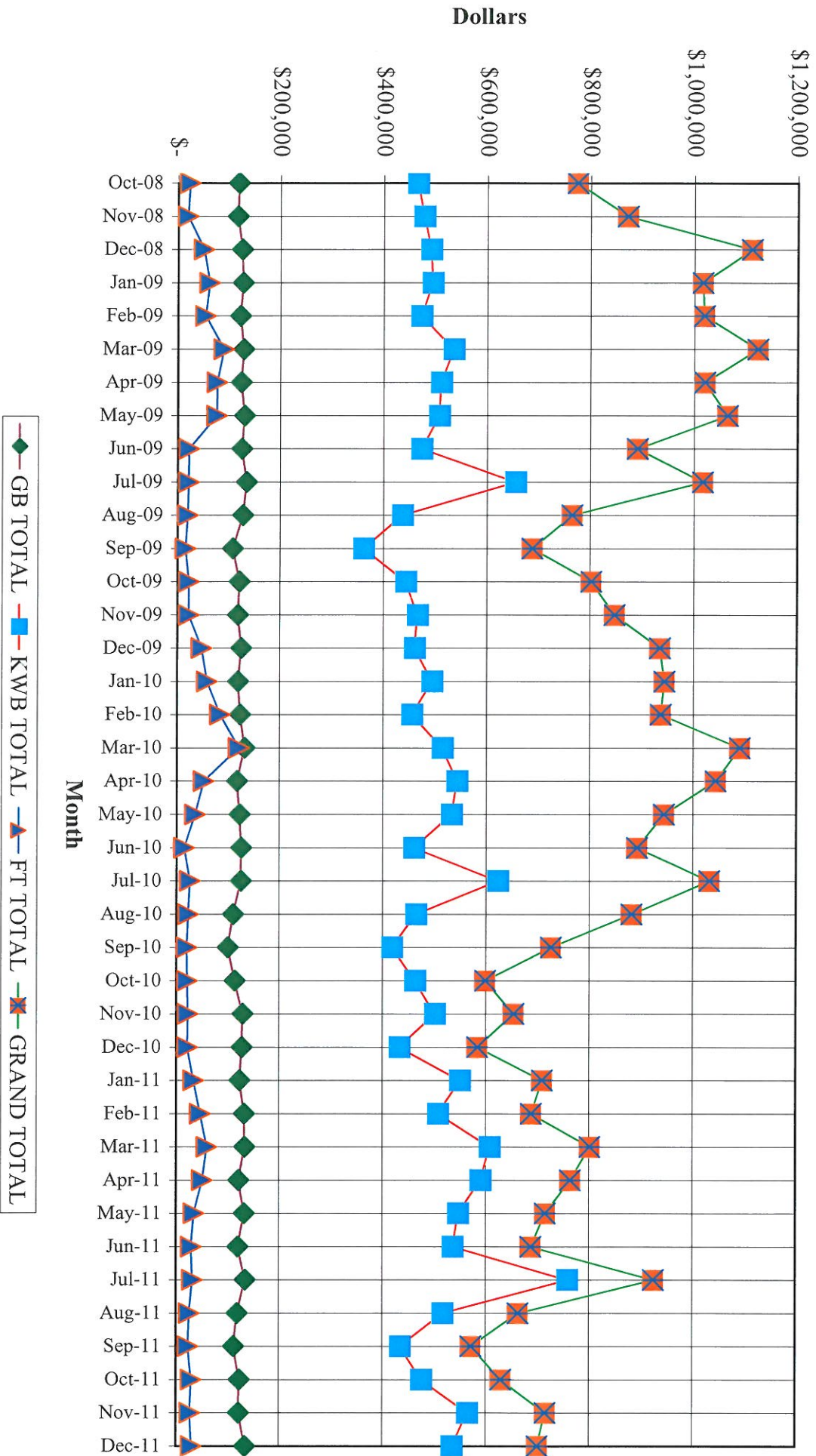
YTD Sales to Annual Budget: \$2,043,660/\$8,676,500 (24% Achieved)

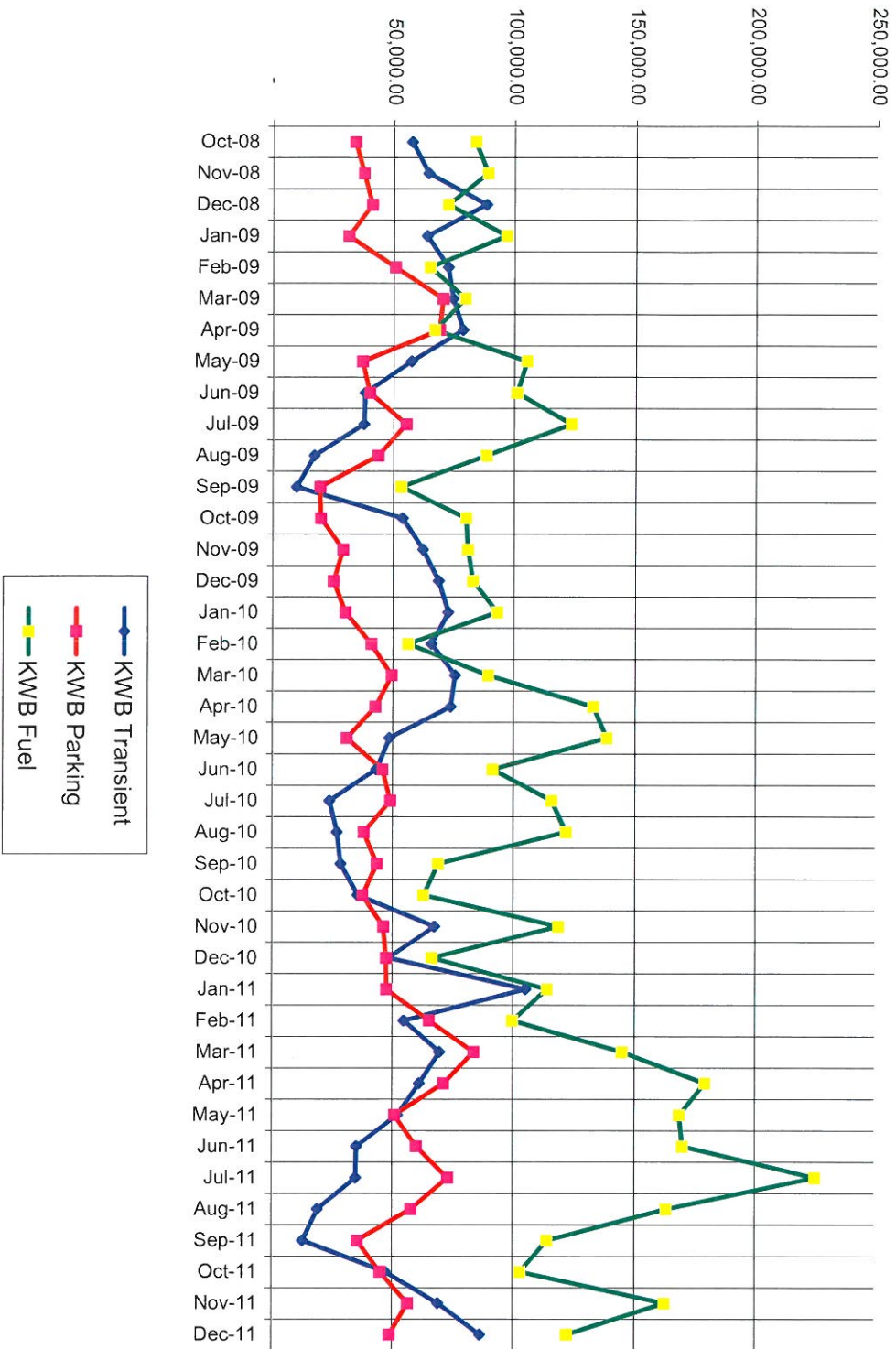
Garrison Bight transient dockage revenues are up 59% this December compared to last December. Ramp is up 64% parking up 47% and mooring field revenues are the same.

Key West Bight transient dockage revenues are up 79%. This is partially because all of January race week reservations were collected in full in December. January totals will likely balance some of the revenue for December. Fuel revenues are up 84%. 6,449 more gallons of Diesel and 3,493 more gallons of gasoline were sold this December. Parking is up 3%.

2,765 more passengers passed through the ferry terminal this December.

Key West Bight, City Marina, Ferry Terminal Sales History





KEY WEST BIGHT PARKING REVENUE

<u>LOCATION</u>	<u>REVENUE ACCT</u>	<u>OCT 2011</u>	<u>NOV 2011</u>	<u>DEC 2011</u>
Caroline St.	34450-00	\$ 4,553.77	\$ 7,026.50	\$ 2,479.08
Greene St.	34450-01	\$ 3,599.94	\$ 3,594.23	\$ 2,062.56
Half Shell	34451-00	\$ 1,077.55	\$ 1,901.52	\$ 781.55
Monthly Billing		\$ 1,068.83	\$ 1,255.77	\$ 1,511.58
CALE Meters		\$ 34,743.26	\$ 42,632.75	\$ 42,146.75
TOTAL		\$ 45,043.35	\$ 56,410.77	\$ 48,981.52

MONTHLY FUEL SALES COMPARISON (GALLONS)

	FY08		FY09		FY10		FY11		FY12	
	GAS	DIESEL	GAS	DIESEL	GAS	DIESEL	GAS	DIESEL	GAS	DIESEL
OCT	3,941	27,836	1,921	19,150	4,490	24,024	4,742	16,556	5,135	20,926
NOV	20,922	27,993	7,931	20,305	4,770	23,843	9,236	26,134	11,911	24,943
DEC	4,523	30,524	4,587	26,399	2,445	27,834	1,904	18,184	5,397	24,633
JAN	8,368	27,649	7,603	41,534	4,077	30,445	6,665	28,525		
FEB	6,410	31,819	5,165	25,434	2,110	17,483	4,254	23,812		
MAR	7,447	37,799	6,160	33,370	3,670	25,965	7,109	31,360		
APR	9,473	43,007	8,977	38,287	5,676	36,491	8,357	35,591		
MAY	8,481	37,843	10,603	34,092	6,141	38,550	8,559	29,152		
JUN	7,662	37,725	7,147	31,617	5,543	22,975	12,936	25,991		
JUL	8,849	36,185	9,435	32,308	6,430	27,383	21,699	29,755		
AUG	6,986	23,841	5,586	26,755	11,948	24,931	13,764	25,154		
SEP	2,369	11,321	3,103	17,317	5,758	15,591	6,846	21,463		