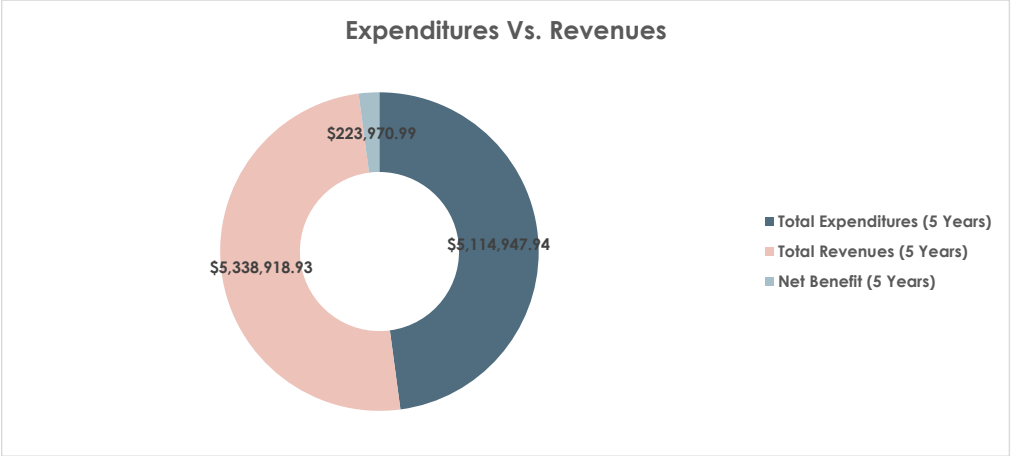


COST-BENEFIT ANALYSIS

Municipality	City of Key West
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Project/Service Name	Higgs Beach Conveyance
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Summary	
Total Non-Recurring Costs	\$0.00
Total Recurring Costs	\$5,114,947.94
Total Expenditures (5 Years)	\$5,114,947.94
Total Revenues (5 Years)	\$5,338,918.93
Net Benefit (5 Years)	\$223,970.99



Non-Recurring Capital Costs As Estimated by MCBOCC					
Cost Item					Total
Beach Playground Restoration					\$8,000
Astro City Playground					\$161,000
Dog Park Improvements					\$35,000
Various Park Fencing Fencing					\$119,000
Yoga Deck Replacement					\$98,000
Beach Pavilion Improvements					\$214,000
West Martello Tower Improvements					\$704,000
Parking Lot Improvements					\$45,000
Seawall Stabilization					\$400,000
Reynolds Street Pier Shore Up/Pile Wrapping					\$927,884
Reynolds Street Pier 2 Improvements					\$178,000
Total Non-Recurring Costs (Capital Investments)					\$2,889,884
Funding Provided to CKW from MCBOCC for Initial Capital Costs					
Funding Source					Total
BOCC Capital Budget FY26					\$500,000
TDC Grant					\$834,448
Hurricane Ian Insurance Proceeds					\$987,000

Funding Provided to CKW from MCBOCC for Initial Capital Costs						
Funding Source						Total
FDOT Transportation Alternatives Grant						\$568,436
Total Non-Recurring Funding (Capital Investments)						\$2,889,884

Recurring Costs						
Cost Item	2027	2028	2029	2030	2031	Total
KWPD - Staffing Costs - 2 Officers	\$250,839	\$263,144	\$273,949	\$285,380	\$297,491	\$1,370,802
Maintenance Crew - Staffing Costs - 2 Maintenance Staff	\$152,707	\$161,087	\$168,830	\$177,107	\$185,970	\$845,701
Beach Cleaning Contract	\$235,137	\$241,016	\$247,041	\$253,217	\$259,548	\$1,235,959
Pest Control Contract	\$5,000	\$5,150	\$5,305	\$5,464	\$5,628	\$26,546
Insurance Costs - Park & Beach Side	\$28,000	\$30,800	\$33,880	\$37,268	\$40,995	\$170,943
Utilities (Park Side)	\$2,625	\$2,756	\$2,894	\$3,039	\$3,191	\$14,505
Rentals & Leases (Park Side)	\$0	\$0	\$0	\$0	\$0	\$0
Repairs & Maintenance (Park Side)	\$26,250	\$27,563	\$28,941	\$30,388	\$31,907	\$145,049
Operating Supplies (Park Side)	\$36,489	\$38,314	\$40,230	\$42,241	\$44,353	\$201,627
Utilities (Beach Side)	\$148,036	\$155,438	\$163,210	\$171,370	\$179,939	\$817,993
Rentals & Leases (Beach Side)	\$0	\$0	\$0	\$0	\$0	\$0
Repairs & Maintenance (Beach Side)	\$26,250	\$27,563	\$28,941	\$30,388	\$31,907	\$145,049
Operating Supplies (Beach Side)	\$25,477	\$26,750	\$28,088	\$29,492	\$30,967	\$140,774
Total Recurring Costs	\$936,810	\$979,581	\$1,021,309	\$1,065,353	\$1,111,895	\$5,114,948

Revenue						
Revenue Item	2027	2028	2029	2030	2031	Total
Salute Restaurant - Rent & % of Gross Taxable Sales	\$235,240	\$254,781	\$362,277	\$377,984	\$394,406	\$1,624,688
Watersports Rent & % of Gross Taxable Sales	\$25,922	\$27,218	\$28,579	\$30,008	\$31,508	\$143,235
Garden Club	\$0	\$0	\$0	\$0	\$0	\$0
TDC Capital Funding for Higgs Beach	\$705,000	\$735,000	\$770,000	\$667,038	\$693,959	\$3,570,996
Total Revenue	\$966,162	\$1,016,999	\$1,160,856	\$1,075,030	\$1,119,873	\$5,338,919

Annual Net Benefit	\$29,352	\$37,418	\$139,548	\$9,677	\$7,977	\$223,971
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