

Port and Marine Services Capital Project Status

October 1, 2025

| DISTRICT | PM/ CONTRACTOR | LOCATION | PROJECT # | PROJECT |
|----------|--|----------|------------|---|
| 1 | PM: Engineering Design: Jacobs Contractor: | Port | IS43022003 | Mallory Pier Improvements <ul style="list-style-type: none"> Design ensures pier accommodates Res. 22-073 compliant ships. Design Task Order (Jacobs, \$144,883) PO issued 8/16/24. Permit received 9/9/25. Revised drawings/specs received 4/3/25. FSTED grant of \$1M received 8/27/25. Coral relocation approval expected at Oct.9 CC mtg. |
| 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 to lease entire increased area of new building. Major Development Plan approved by CRA at their 4/1/2025 mtg. Plans complete to 90%; city reviewing: cost estimate \$3,408,368. |
| 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 Waiting on task order from Tetra Tech to prepare bid document Task Order Issued, expect Bid Documents by end of July Bid Documents under review 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 Waiting on purchase order |

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| | 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 |
| 1 | PM: Karen Design: K2M Contractor: | 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 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 |
| 1 | PM: Karen Design: Artibus | 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, 125lf wall cladding and framing and 180 lf of header trach framing and cladding. Coordinating with Engineer for re-design |

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| | Contractor: TBD | | | <ul style="list-style-type: none"> 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 |
| 1 | PM: Karen Design: TetraTech Contractor: TBD | KWB | KB75031802 | Schooner Floating Docks <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 |
| | PM: Engineering Design: Tetra Tech Contractor: TBD | CM | 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 |

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| 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 |
| 1 | <p>PM: Karen</p> <p>Design: Bill Horn</p> <p>Contractor:</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 • 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 |
| 1 | <p>PM: Engineering</p> <p>Design:</p> <p>Contractor:</p> | KWBFT | TBD | <p>Ferry Terminal Revitalization and Shoreline Stabilization</p> <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 |

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| | | | | Board and CRA <ul style="list-style-type: none"> • 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 being installed |
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Other Budgeted Projects

KEY WEST BIGHT

| | Cost | Status |
|--------------------------------|-----------|--|
| • D-Dock Board Replacement | \$92,000 | |
| • H2 Dock Extension | \$90,000 | Bid documents combined with piling replacement |
| • Restore Turtle Pens | \$50,000 | On-hold until C-Dock repairs are complete |
| • KWB/Ferry Terminal Fiber | \$65,000 | Purchase order issued, waiting on ROW permit |
| • Main Parking Lot Landscaping | \$110,000 | Will be coordinated with Caroline St (Hold) |
| • Thompson House AC | \$77,150 | TBD |
| • Recording Studio | TBD | Requesting Letters of Interest |
| • KWB Wall of Characters | TBD | Met with Bill Horn about design-waiting on task order. Will incorporated in Margaret Plaza design. |

CITY MARINA

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| • Angelfish Seawall and Design | \$130,000 | Seawall assessment received and under review Design/permit task order issued Environmental permits applications submitted |
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