

Port and Marine Services Capital Project Status
May 1, 2026

DISTRICT	PM/ CONTRACTOR	LOCATION	PROJECT #	PROJECT
1	PM: Engineering 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. • Combined wharf/pier project to bid May/June 2026
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) & LDR changes approved 5/2023. • 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. • Bid award to D.L. Porter (\$3,196,625.97) approved at April 1 CRA. • Project start scheduled for July.
1	PM: Karen 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 • 90% design review documents returned to EOR to finalize • Preparing front end document for EOR • Adding D-Dock decking replacement to scope • Front end document sent to EOR to finalize
1	PM: Karen Engineering Design: TBA	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 • Working on new task order

	Contractor:			
1	PM: Karen Engineering Design: Contractor:	KWB	KB75032204	Piling Repair <ul style="list-style-type: none"> • Budget \$560,000/yr. • Ongoing project with multiple phases • Issued task order for permit extension
	PM: Karen Engineering 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 • Engineer revising documents • Revised documents under review
1	PM: Engineering Design: 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

				<p>reviewing contracted consultant’s qualifications and experience prior to requesting a task order proposal.</p> <ul style="list-style-type: none"> • 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 • Met with Engineering team, Engineer & Architect to go over scope and prepare options for Bight Board
	<p>PM: Karen</p> <p>Design: Artibus</p> <p>Contractor: TBD</p>	KWB	KB75021901	<p>Conch Republic Roof and Siding</p> <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 • 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. • Anticipate night work • Final Task Order received and sent back for revisions • Task order to complete construction on hold

1	PM: Karen Engineering Design: Contractor:	KWB	KB1509	Seawall Repair <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 • Working with new consultant for task order
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 <ul style="list-style-type: none"> • Harborwalk extension and shoreline stabilization removed from scope •
1	PM: Engineering Design: Tetra Tech Contractor: TBD	City Marina	GB75512201	Angelfish Seawall and Design Project <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 • 30% review plans returned to EOR. • EOR preparing Environmental permits for submission
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 • EOR working on Bid Document and Construction Oversight task order

Other Budgeted Projects

KEY WEST BIGHT

	Cost	Status
• D-Dock Board Replacement	\$92,000	To be completed with A-Dock replacement
• Restore Turtle Pens	\$50,000	On-hold until C-Dock repairs are complete
• Main Parking Lot Landscaping	\$110,000	Will be coordinated with Caroline St (Hold)
• Thompson House Renovations	\$77,150	TBD
• Recording Studio	TBD	Reviewing path forward
• KWB Wall of Characters	TBD	Met with Bill Horn about design-waiting on task order. Will incorporated in Margaret Plaza design.

