

**Port and Marine Services Capital Project Status**  
**April 1, 2026**

DISTRICT	PM/ CONTRACTOR	LOCATION	PROJECT #	PROJECT
1	PM: Engineering  Design: Jacobs  Contractor:	Port	IS43022003 Pier, IS43022501 Wharf	<b>Mallory Pier/Wharf Improvements</b> <ul style="list-style-type: none"> <li>• Design ensures pier accommodates Res. 22-073 compliant ships.</li> <li>• Design Task Order Pier (Jacobs, \$144,883) PO issued 8/16/24.</li> <li>• Design Task Order Wharf (Jacobs, \$536,852) PO issued 10/23/25.</li> <li>• Permit received 9/9/25-Pier.</li> <li>• Revised drawings/specs received 4/3/25.</li> <li>• FSTED grant of \$1M received 8/27/25.</li> <li>• TDC Money for Wharf approved-\$2,588,646</li> <li>• Coral relocation is complete.</li> <li>• Combined wharf/pier project to bid May/June 2026</li> </ul>
1	PM: Engineering  Design: Bender  Contractor:	KWB	KB1501	<b>907 Caroline Street Design (Piano Shop)</b> <ul style="list-style-type: none"> <li>• Design is 2-story w/4 affordable housing units up and 1 retail and 1 shop space down.</li> <li>• BPAS allocation (4 affordable/early evacuate) &amp; LDR changes approved 5/2023.</li> <li>• Current tenant will lease entire increased area of new building.</li> <li>• Major Development Plan approved by CRA at their 4/1/2025 mtg.</li> <li>• 90% plans; Engineering has reviewed: cost estimate \$3,408,368.</li> <li>• <b>Bid award to D.L. Porter (\$3,196,625.97) approved on April 1 CRA.</b></li> <li>• Project start projected in July.</li> </ul>
1	PM: Karen Engineering  Design: Tetra Tech  Contractor:	KWB	TBD	<b>A-Dock Replacement</b> <ul style="list-style-type: none"> <li>• Full replacement of A dock including dock and utilities</li> <li>• Received 30% design from engineer</li> <li>• The FDEP Exemption and USACE SAJ-82 for piling replacement are sufficient to rebuild A-Dock.</li> <li>• Electrical sub SEC will be down there for a site visit on Monday Nov 3<sup>rd</sup>.</li> <li>• 100% plans to the city by the first of the year</li> <li>• 90% design review documents returned to EOR to finalize</li> <li>• Preparing front end document for EOR</li> </ul>
1	PM: Karen Engineering Design: TBA Contractor:	KWB	KB75032302	<b>Fuel Line upgrades and Line replacement</b> <ul style="list-style-type: none"> <li>• Replace the fuel lines and upgrade the fuel system at KWB</li> <li>• Working on new task order</li> </ul>

1	<p>PM: Karen Engineering</p> <p>Design:</p> <p>Contractor: Gemstone RDI</p>	KWB	KB75032204	<p><b>Piling Repair</b></p> <ul style="list-style-type: none"> <li>• Budget \$560,000/yr.</li> <li>• Ongoing project with multiple phases</li> <li>• DEP Permit received</li> <li>• Army Corp Permit received, working on ITB</li> <li>• Waiting on a task order from Tetra Tech to prepare bid document</li> <li>• Task Order Issued, expect Bid Documents by end of July</li> <li>• Bid Documents under review</li> <li>• This project will include full replacement of A-Dock under a separate ITB</li> <li>• A-Dock Replacement task order on October CRA Agenda for final approval.</li> <li>• PO issued for A-Dock design task order</li> <li>• Piling Replacement ITB advertised with bids due April 30, 2025</li> <li>• Four bids received on April 30, 2025</li> <li>• Staff to recommend rejection of all bids and will re-bid project ASAP</li> <li>• All Bids rejected by CRA, staff to rebid project asap</li> <li>• Project re-advertised with Bids due end of July</li> <li>• Sole Bid received</li> <li>• Contract on September CRA Agenda for consideration</li> <li>• Cantilever walkway to be complete 3/6/26</li> <li>• Project 95% complete</li> </ul>
	<p>PM: Karen Engineering</p> <p>Design: Bill Horn</p> <p>Contractor:</p>	KWB	New CIP (oldKB1103)	<p><b>Phase III Common Area Enhancements</b></p> <ul style="list-style-type: none"> <li>• Improvements include Plaza areas at Elizabeth, William and Margaret Streets</li> <li>• Project budget \$2.3 Million</li> <li>• Install street scaping and lighting -- decorative, security, and safety.</li> <li>• Designate pedestrian-friendly walkways and bicycle routes for ADA compliance and facilitation.</li> <li>• Coordination required with Engineering Department due to the upcoming Elizabeth/Greene Streets project.</li> <li>• Margaret St Plaza on hold due to conflicting project</li> <li>• William St &amp; Elizabeth St Plaza's will go out as a separate package</li> <li>• Engineering Department to construct Lazy Way</li> <li>• Architect to revise drawings for coordination with future projects</li> <li>• Project on hold for coordination with other Seaport &amp; City projects.</li> <li>• Architect working on William St Plaza plans</li> <li>• William St Plans mark-ups sent back to Architect</li> <li>• Engineer revising documents</li> <li>• Revised documents under review</li> </ul>
1	<p>PM: Engineering</p>	KWB	KB1305	<p><b>631 Greene St. Site Development</b></p> <ul style="list-style-type: none"> <li>• Greene St Parking lots/Icehouse/Reef Relief</li> </ul>

	<p>Design:</p> <p>Contractor:</p>			<ul style="list-style-type: none"> <li>• Cost estimate \$5,000,000</li> <li>• K2M issued task order to provide conceptual design</li> <li>• Initial design rejected.</li> <li>• K2M developing renderings based on comments by KWBB</li> <li>• Presented to Bight Board in February</li> <li>• Bight Board approved preliminary plans</li> <li>• Bight Board has asked staff to revise and bring back at a workshop</li> <li>• 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.</li> <li>• Task Order issue to William P. Horn Architects for comprehensive structural analysis</li> <li>• Structural Engineer to be on-site 10/10/22</li> <li>• Structural assessment site visit complete</li> <li>• Structural Assessment under review</li> <li>• Waiting for final assessment</li> <li>• Engineering Department to develop parking lots</li> <li>• Civil Engineering Task Order under review</li> <li>• Project on hold until further direction received</li> <li>• Concept Plan on November agenda for consideration</li> <li>• CRA Approved Conceptual Desing at their December meeting</li> <li>• Met with Engineering team, Engineer &amp; Architect to go over scope and prepare options for Bight Board</li> </ul>
	<p>PM: Karen</p> <p>Design: Artibus</p> <p>Contractor: TBD</p>	<p>KWB</p>	<p>KB75021901</p>	<p><b>Conch Republic Roof and Siding</b></p> <ul style="list-style-type: none"> <li>• 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.</li> <li>• Coordinating with Engineer for re-design</li> <li>• Received revised drawings for review</li> <li>• Received updated plans.</li> <li>• Gulfstream to provide pricing through Construction Services Contract.</li> <li>• Gulfstream pricing in excess of budget. Looking into other options for completing project.</li> <li>• Sea Tech to provide pricing through their Construction Services Contract.</li> <li>• Sea Tech waiting on structural panel quote</li> <li>• Received pricing on replacement of overhang and partial wall replacement.</li> <li>• CM to review purchasing exemption request.</li> <li>• Tenant and contractor on board to begin work mid to late August and complete by mid-October.</li> <li>• If exception approved will bring to BB for after the fact approval in September</li> <li>• CM executed purchasing exemption</li> </ul>

				<ul style="list-style-type: none"> <li>• Portion of project under construction</li> <li>• Wall Cladding and overhang replacement to be complete second week of January</li> <li>• Contractor working on pricing for remainder of work.</li> <li>• Anticipate night work</li> <li>• Final Task Order received and sent back for revisions</li> </ul>
1	<p>PM: Karen Engineering</p> <p>Design: Tetra Tech</p> <p>Contractor: Gemstone RDI</p>	KWB	KB75031802	<p><b>Schooner Floating Docks</b></p> <ul style="list-style-type: none"> <li>• Full replacement of 3 floating docks and utilities.</li> <li>• Permit received, finalizing bid documents</li> <li>• Bid Documents routing internally for review</li> <li>• Documents ready for Bid. Reviewing schedule prior to advertising</li> <li>• Bid due February 6, 2025</li> <li>• All Bids rejected at March 5, 2025 CRA meeting due to informality.</li> <li>• Project to re-Bid with opening on March 19, 2025.</li> <li>• 2 bids received will present to BB on the April agenda</li> <li>• Bight Board fail the motion by a 3-3 tie. Directed staff to reject bids and re-bid project.</li> <li>• CRA approved contract award to Gemstone RDI JV during their May meeting</li> <li>• Contractor to mobilize mid-September</li> <li>• Project moved to January due to material delays</li> <li>• Postponement on November agenda for consideration</li> <li>• Project to begin January 5<sup>th</sup> 2026</li> <li>• Project underway.</li> <li>• Project 40% complete</li> <li>• Contractor to install remaining piles for the 2 long docks week of 3/9/26</li> <li>• Marine pedestals have been delivered, install to start week of 3/9/26</li> <li>• Anticipate April Completion</li> </ul>
1	<p>PM: Karen Engineering</p> <p>Design:</p> <p>Contractor:</p>	KWB	KB1509	<p><b>Seawall Repair</b></p> <ul style="list-style-type: none"> <li>• Ongoing project with multiple phases</li> <li>• Task Order issued for C-Dock assessment/permitting.</li> <li>• Last leg of ongoing project</li> <li>• Dive work complete</li> <li>• Ground penetrating radar performed and showed several large voids in subsurface. Vehicle traffic limited</li> <li>• Have consulted with both FDEP and ACOE on project and how to move forward</li> <li>• Consultant has begun conceptual design</li> <li>• Tetra Tech preparing Design/Permitting task order for review</li> <li>• Consultant performed in water inspection in late April</li> <li>• Reviewed C-Dock task order, send back for corrections</li> </ul>

				<ul style="list-style-type: none"> <li>Received task order from Tetra Tech-under review</li> <li>Working with new consultant for task order</li> </ul>
1	<p>PM: Engineering</p> <p>Design: KWBFT</p> <p>Contractor: KB75062201</p>	KWBFT	KB75062201	<p><b>Ferry Terminal Revitalization and Shoreline Stabilization</b></p> <ul style="list-style-type: none"> <li>ARPA Funds \$5,018,855</li> <li>Project to include elevator, roof, windows, doors, exterior paint, sitework and lighting, seawall and pier repairs, shoreline stabilization and harborwalk extension</li> <li>Reviewed site/ harborwalk plans for permitting</li> <li>Environmental Permits submitted</li> <li>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</li> <li><b>100% ARPA grant funds spent down</b></li> <li>Roofing being installed, windows, doors and elevator equipment ordered.</li> <li>Elevator demolition has begun</li> <li>Roof work to be complete 1<sup>st</sup> week of April</li> <li>Window and door replacement in progress</li> <li>Elevator complete!!</li> <li>Project substantially complete.</li> <li>Added carpet replacement to contract, installation to begin last week of September.</li> <li>New Carpeting installed</li> <li>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</li> </ul>
1	<p>PM: Engineering</p> <p>Design: Tetra Tech</p> <p>Contractor: TBD</p>	City Marina	GB75512201	<p><b>Angelfish Seawall and Design Project</b></p> <ul style="list-style-type: none"> <li>Repair of seawall and addition of floating dock</li> <li>Seawall assessment received and under review</li> <li>Design/permit task order issued</li> <li>Environmental permits applications submitted</li> <li>30% review plans returned to EOR.</li> <li>EOR preparing Environmental permits for submission</li> </ul>
1	<p>PM: Engineering</p> <p>Design: Tetra Tech</p>	City Marina	GB75511701	<p><b>Charter Boat Row Seawall Replacement</b></p> <ul style="list-style-type: none"> <li>Project estimate \$4,500,000</li> <li>Structural Assessment Completed by Tetra Tech</li> <li>Tetra Tech developing Preliminary Design and Permitting task order</li> <li>Received proposed task order, returned with mark-ups</li> </ul>

	Contractor: TBD			<ul style="list-style-type: none"> <li>• Task Order on 11-9-2023 City Commission Agenda for consideration</li> <li>• Purchase order issued, permitting task underway</li> <li>• 60% documents reviewed. Will be used for environmental permitting application</li> <li>• Environmental permits submitted</li> <li>• FDEP Exemption letter received</li> <li>• Army Corp permit received</li> <li>• EOR working on Bid Document and Construction Oversight task order</li> </ul>
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Other Budgeted Projects

**KEY WEST BIGHT**

	<b>Cost</b>	<b>Status</b>
• D-Dock Board Replacement	\$92,000	On-hold until C-Dock repairs are 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.
• Restore Turtle Pens	\$50,000	
• Main Parking Lot Landscaping	\$110,000	
• Thompson House Renovations	\$77,150	
• Recording Studio	TBD	
• KWB Wall of Characters	TBD	