

**Heather Jangraw**  
1106 Georgia St.  
Key West, FL 33040

**May 28, 2025**

**City Commissioners**  
City of Key West  
Key West, FL

**Dear Commissioners,**

This letter is in response to the "preliminary plan" emailed to the commissioners on May 28, 2025. Please find the diagrams, and cost estimate referenced below. I respectfully request that you take note of the following concerns:

1. The diagram is labeled as "Phase 2." Where is the **Master Plan** that illustrates what the park will look like upon completion of all phases?
2. The diagram does not indicate that the ball field will be turfed or that the drainage will be addressed.
3. The splash pad is marked as "potential" on the diagram and only as "consideration" in the estimate.
4. The estimated costs do not include the relocation of the tennis courts or basketball court, yet the diagram reflects these changes.
5. The estimate does not include the 12-foot asphalt trail, which is shown in the diagram.
6. The costs do not reflect the new parking spaces proposed along Virginia Street, yet these are depicted in the diagram.
7. The estimate references exercise equipment (e.g., park horses or a \$150,000 fitness court), but none is shown on the diagram.
8. What are the recommended projects for each phase?

If this is the current deliverable, it is insufficient and still lacks the necessary clarity regarding:

1. What the park will look like at completion.
2. What the total cost will be.

3. What is included in each proposed phase.

At the March 22, 2025 PRAB meeting, city staff were expected to present a Master Plan with associated costs and proposed phases. They failed to do so and instead admitted that creating such a plan would take a “really long time” and even claimed it would be “impossible.” Based on the current diagram and estimates, that appears to be accurate — and unacceptable.

On May 6, 2025, the City Commission voted to delay the expenditure of \$1 million on artificial turf until a Master Plan, complete with all associated costs and phases, was provided.

On May 22, 2025, PRAB echoed that decision, voting to delay the turf installation until such a Master Plan is presented.

As of today, **May 28, 2025**, nothing has changed. There is still no Master Plan with all associated costs and proposed phases.

According to the email below, **\$317,808.59 remains on Bender and Associates’ contract** to design Bayview Park — including full biddable construction documents and construction administration. There is no logical reason to delay a comprehensive Master Plan that includes:

- All elements requested by the community
- All associated costs
- A matching estimate and diagram
- Logical and clearly defined phases with costs

The funds for this purpose are already allocated. It would be grossly irresponsible to spend those funds solely on artificial turf. A complete **Master Plan** that includes all park elements — artificial turf included — must come first.

**Sincerely,**

Heather Jangraw  
1106 Georgia St.  
Key West, FL 33040

**Todd C. Stoughton**

**From:** Keith Bring  
**Sent:** Tuesday, February 18, 2025 8:23 AM  
**To:** Todd C. Stoughton  
**Subject:** RE: Bayview  
**Attachments:** 2024.07.19 Illustrative Plan\_LowRes KB Comments.pdf; Splash Pad Idea.PNG

Todd,

It looks like you have the latest version, attached is the layout that we were working including a splash pad idea that has been discussed w/ Planning and was presented to Parks & Rec Advisory Board, before Bender was asked to stop work until we gave them further direction on the project. This does not include any of the recent conversations of leaving the two tennis courts in place and building the structures along Truman Ave. Please let me know if you have any other questions.

#### Benders Contract

- Original Contract with Albi: \$121,238.00 (Did not include construction drawings or construction administration) Paid \$30,979.41
- Contract w/ Approved Change Order 1: \$269,336.41 (Change Order) + \$121,238.00=\$390,574.41. Additional scope in CO1 included full biddable construction documents and construction administration. (Additional Paid To Date:\$41,786.40)

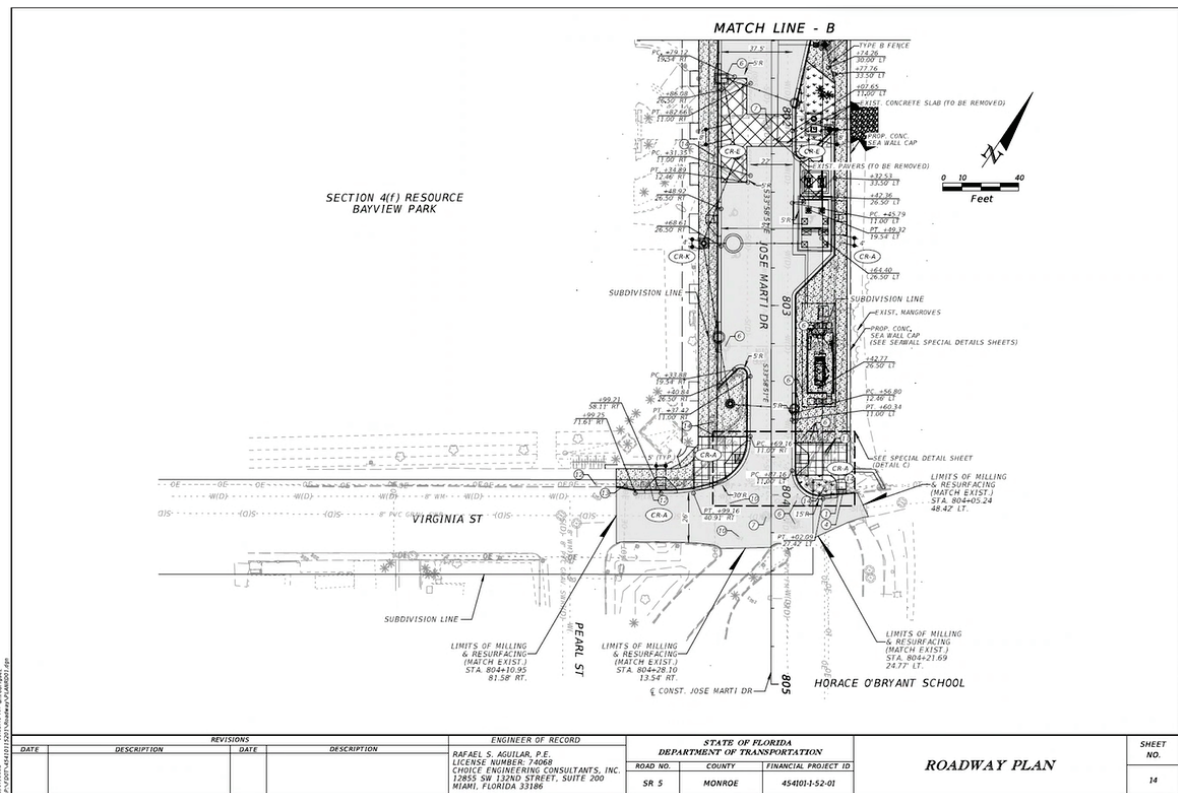
Total Paid to Date: \$72,765.81 out of \$390,574.40=\$317,808.59 Left on Bender & Associates Contract.

Thanks,  
Keith

**Keith Bring**  
Project Manager Engineering Department  
City of Key West  
(305)809-3866  
Keith.Bring@cityofkeywest-fl.gov



Diagram Attached:



Estimate attached:

## Bayview Park Itemized Construction Estimated Cost

Area	Items	Quantity	Itemized cost (\$)			Total cost (\$)		
			Estimated	Actual	Difference	Estimated	Actual	Difference
Buildings	Bathroom, Pro-Shop, Maintenance Storage	1				\$1,200,000.00		\$1,200,000.00
Demo	Existing Bathrooms & Utilities	1			\$0.00	\$150,000.00		\$150,000.00
Playground	New Equipment, flexi-pave, Shade Sails	1			\$0.00	\$150,000.00		\$150,000.00
Exercise	Park Horses or Fitness Court	1			\$0.00	\$150,000.00		\$150,000.00
Ball Field	Including Fencing & Permitting	1			\$0.00	\$1,125,000.00		\$1,125,000.00
Bandshell	Repairs-Paint	1			\$0.00	\$30,000.00		\$30,000.00
Splash Pad	Including Fencing Around Perimeter	1			\$0.00	\$1,000,000.00		\$1,000,000.00
Utilities	Electrical, Sewer, Plumbing	1			\$0.00	\$500,000.00		\$500,000.00
Re-surface Tennis	2-Court Complex	1			\$0.00	\$50,000.00		\$50,000.00
Basketball	Demo, 6" Reinforced Concrete, Fencing, & Court Surfacing	1			\$0.00	\$125,000.00		\$125,000.00
Tennis Court	Demo & Replace	1			\$0.00	\$60,000.00		\$60,000.00
Bleachers								
Misc. Concrete	Sidewalk Repairs from utilities runs	1			\$0.00	\$100,000.00		\$100,000.00
Tree, Landscaping, Grass	Tree Pruning, Re-grade, additional landscaping	1			\$0.00	\$150,000.00		\$150,000.00
MISC	Benches, Picnick tables, Bleachers, Bike Racks, Trash Receptacles	1			\$0.00	\$35,000.00		\$35,000.00
Irrigation	New Irrigation System	1			\$0.00	\$85,000.00		\$85,000.00
Other		1				\$0.00		\$0.00
Subtotal			\$0.00	\$0.00	\$0.00	\$4,910,000.00	\$0.00	\$4,910,000.00
Contingency (add 20% estimated)						\$982,000.00		
Total costs						\$5,892,000.00		