

# EXECUTIVE SUMMARY



**TO:** Jim Scholl, City Manager  
**FROM:** Marilyn Wilbarger, Senior Property Manager  
**DATE:** August 25, 2011  
**SUBJECT:** Florida Fish and Wild Life Conservation Commission  
Boating Infrastructure Grant Program for City Marina  
at Garrison Bight

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## **Action statement:**

This resolution will authorize the City Manager to apply for and administer the grant submitted to the Florida Fish and Wildlife Conservation Commission under the Boating Infrastructure Grant program on behalf of the City Marina at Garrison Bight for the purposes of constructing a new transient boater facility.

This resolution will also state that the City Commission is willing to enter into a 20-year agreement for the maintenance and operation of the facility. In the event that the grant is awarded it will come before the City Commission for final approval.

## **Background:**

City Marina at Garrison Bight requires infrastructure improvements to transient facilities which are eligible under the Boating Infrastructure Grant program. These improvements include new restroom facilities and electrical wiring to the transient docks.

## **Scope of Services:**

The transient bath house which includes toilet facilities and showers has exceeded its life expectancy. Although renovated, the facility is substandard and detracts from our transient guests stay at the marina. The current bath house facility will be demolished and removed from the property. A brand new bath house facility including laundry amenities will be constructed for transient use.

Kingfish and Wahoo are the two floating docks at the marina that are available for transient boaters. The electric lines that feed the docks are original and have exceeded their life expectancy. The condition of the wiring has led to power outages to the docks and individual slips prompting emergency repairs and relocation of transient visitors.

Continued use of the existing wiring may create life safety issues as there appears to be stray current entering the water surrounding the docks coming from the existing wiring.

The new building will be designed LEED certified. The construction will use the most sustainable building practices available to comply with LEED, including; building with reusable materials, energy saving roofing and insulation, the highest efficiency rated HVAC available, water saving appliances and flushometers, and use of LED lighting. The items used will not only be chosen for efficiency but with lower maintenance costs in mind.

The expected results and benefits of the proposed project will provide transient visitor's to the City Marina a safe and comfortable visit during their stay in Key West. With the proposed improvements it is projected that the number of visitors will increase by 30%, getting back to 2007 occupancy levels, and will increase by 25% each year thereafter.

The grant funding will also allow the City Marina to maintain its affordable rates encouraging more transient boater visitor's to the City of Key West.

The project timeline:

60 Days: Design and Engineering

40 Days: Bidding

30 Days: Commission Approval

30 Days: Mobilization

14 Days: Demolition

150 Days: Construction (60 day construction for electrical wiring of transient docks)

### **Financial:**

The estimated cost of proposed improvements is \$900,000. The grant request submitted is for \$500,000 and City Marina is matching \$400,000 or 40% of the grant. This is a reimbursable grant, so the City will pay for improvements upfront and be reimbursed by FWCC. City Marina has reserved funding for this project.

### **Recommendation:**

Approve the resolution authorizing the City Manager to submit an application and if approved execute an agreement with the Fish and Wildlife Conservation Commission for infrastructure improvements of transient boater facilities at City Marina at Garrison Bight.