



FY26/27 CITY OF KEY WEST

CIP PROJECT DETAIL

GENERAL PROJECT INFORMATION

Project number	KB1501	Date	4/10/2026
Project name	907 Caroline St (Piano Shop)	Contact	G. Meienburg
Location	Key West Historic Seaport	Project Start Date	10/1/2025
Department	Engineering	Project End Date	12/28/2027
Account #	405 7502 575 6200	Project Estimate	\$4,312,000
Strategic Priority	Infrastructure	Project Prior Funding	\$4,312,000
		Anticipated Carry Forward	\$3,952,840

Project Description / Justification

The current structure at 907 Caroline St. is at the end of its useful life. The structure will be demolished and reconstructed for retail/ maintenance space and (4) employee housing units. Costs \$600SF x 3,200SF x 2 = \$3,840,000 +/- (demo/sitework/construction)

Operating Impact

405-7502-575-6200

Related Projects

Bender Study \$20,000, Artibus Assessment \$2,765, Bender Preliminary Design Options \$19,500, Bender 30% Documents \$44,385, Bender Bid/ Construction Documents \$272,510

Changes or Expansion

Adding four (Low Income) housing units on second floor.

Project Phase Schedule

	Committed Expenditures to Date	FY26/27	FY27/28	FY28/29	FY29/30	FY30/31
Design	\$ 336,395					
Planning/Permitting						
Construction		\$ 3,840,000				
Furnishings/Equipment						
Other	\$ 22,765	\$ 112,840				
Total	\$ 359,160	\$ 3,952,840	\$ -	\$ -	\$ -	\$ -

Funding Source Schedule

	Committed Funding to Date	FY26/27	FY27/28	FY28/29	FY29/30	FY30/31
Fund (405)	\$ 1,787,000					
Grant						
Bond						
Other (603)	\$ 2,525,000					
Total	\$ 4,312,000	\$ -	\$ -	\$ -	\$ -	\$ -

Estimated Future Annual Recurring Costs

Personnel	
Operating/Utilities	
Total	\$ -



FY26/27 CITY OF KEY WEST

CIP PROJECT DETAIL

GENERAL PROJECT INFORMATION

Project number	KB1509	Date	4/7/2026
Project name	Seawall Repairs	Contact	Karen Olson
Location	Key West Historic Seaport	Project Start Date	11/15/2015
Department	Port & Marine Services	Project End Date	9/30/2030
Account #	405-7503-575-6300	Project Estimate	3,751,112
Strategic Priority	Infrastructure	Project Prior Funding	\$ 3,336,112
		Anticipated Carry Forward	\$ 762,817

Project Description / Justification

C-Dock (concrete) estimated design & construction (toewall and void infill) = \$1,175,000. Includes timber covered utility trays. Anticipate construction start in late 2027 or early 2028. New assessment should be tasked in 2028.

Operating Impact

Related Projects

Timber covered utility trays will accommodate new fuel lines

Changes or Expansion

Project Phase Schedule

	Committed Expenditures to Date	FY26/27	FY27/28	FY28/29	FY29/30	FY30/31
Design	\$ 333,764	\$ 130,000				
Planning/Permitting	\$ 147,537	\$ 10,000				
Construction	\$ 2,054,435	\$ 1,012,817				
CEI	\$ 17,280	\$ 20,000				
Coral Mitigation	\$ 20,279	\$ 5,000				
Total	\$ 2,573,295	\$ 1,177,817	\$ -	\$ -	\$ -	\$ -

Funding Source Schedule

	Committed Funding to Date	FY26/27	FY27/28	FY28/29	FY29/30	FY30/31
Fund 405	\$ 3,336,112	\$ 415,000				
Grant						
Bond						
Other						
Total	\$ 3,336,112	\$ 415,000	\$ -	\$ -	\$ -	\$ -

Estimated Future Annual Recurring Costs

Personnel	
Operating/Utilities	
Total	\$ -



FY26/27 CITY OF KEY WEST

CIP PROJECT DETAIL

GENERAL PROJECT INFORMATION

Project number KB75021802
Project name 631 Greene St Redevelopment
Location Key West Historic Seaport
Department Ports & Marine
Account # 405-7502-575-6200
Strategic Priority Infrastructure

Date 4/8/2026
Contact K. Bring
Project Start Date 10/1/2019
Project End Date TBD
Project Estimate \$5,089,045
Project Prior Funding \$4,856,312
Anticipated Carry Forward \$4,623,579

Project Description / Justification

Entire site to be redeveloped excluding Conch Republic Seafood and Fish House Building and Reef Relief. Work will include new parking lots, relocation of trap storage and transformers, preservation of Ice House & all utilities, addition of a covered loading dock, new trash compactors, new propane underground tank & infrastructure, re-route all electric including new concrete elevated pads & transformers, retaining wall along Greene St., and new landscape and irrigation throughout.

Related Projects

Changes or Expansion

Project Phase Schedule

	Committed Expenditures to Date	FY26/27	FY27/28	FY28/29	FY29/30	FY30/31
Design	\$ 232,733	\$ 374,215				
Planning/Permitting						
Construction		\$ 4,482,097				
Furnishings/Equipment						
Other						
Total	\$ 232,733	\$ 4,856,312	\$ -	\$ -	\$ -	\$ -

Funding Source Schedule

	Committed Funding to Date	FY26/27	FY27/28	FY28/29	FY29/30	FY30/31
Fund 405	\$ 2,856,312					
Grant						
Bond						
Other (Fund 603)	\$ 2,000,000					
Total	\$ 4,856,312	\$ -	\$ -	\$ -	\$ -	\$ -

Estimated Future Annual Recurring Costs

Personnel
Operating/Utilities
Total \$ -



FY26/27 CITY OF KEY WEST

CIP PROJECT DETAIL

GENERAL PROJECT INFORMATION

Project number KB75021901
Project name CRSC Roof & Wall Cladding
Location Key West Historic Seaport
Department Port & Marine Services
Account # 405-7502-575-6200
Strategic Priority Infrastructure

Date 4/7/2026
Contact Karen Olson
Project Start Date 10/1/2018
Project End Date 11/30/2026
Project Estimate 2,589,200
Project Prior Funding \$ 2,589,200
Anticipated Carry Forward \$ 2,096,750

Project Description / Justification

The roof on the structure is nearing the end of its useful life and will need to be replaced. Structural roof members and wall columns are showing signs of being in this corrosive environment.

Operating Impact

Related Projects

Canopy overhang and partial wall cladding completed early 2026

Changes or Expansion

Project Phase Schedule

	Committed Expenditures to Date	FY26/27	FY27/28	FY28/29	FY29/30	FY30/31
Design	\$ 21,401					
Planning/Permitting						
Construction	\$ 471,049	\$ 2,100,000				
CEI						
Other						
Total	\$ 492,450	\$ 2,100,000	\$ -	\$ -	\$ -	\$ -

Funding Source Schedule

	Committed Funding to Date	FY26/27	FY27/28	FY28/29	FY29/30	FY30/31
KWB Fund	\$ 2,589,200					
Grant						
Bond						
Other						
Total	\$ 2,589,200	\$ -	\$ -	\$ -	\$ -	\$ -

Estimated Future Annual Recurring Costs

Personnel
Operating/Utilities
Total \$ -



FY26/27 CITY OF KEY WEST CIP PROJECT DETAIL

GENERAL PROJECT INFORMATION

Project number KB75022201
Project name Recording Studio Structural Repairs
Location Key West Historic Seaport
Department Port & Marine Services
Account # 405-7502-575-6200
Strategic Priority Infrastructure

Date 4/10/2026
Contact Karen Olson
Project Start Date TBD
Project End Date TBD
Project Estimate 603,090
Project Prior Funding \$ 603,090
Anticipated Carry Forward \$ 603,090

Project Description / Justification

Recording Studio Structural Repairs

Operating Impact

Related Projects

Changes or Expansion

Project Phase Schedule

	Committed Expenditures to Date	FY26/27	FY27/28	FY28/29	FY29/30	FY30/31
Design						
Planning/Permitting						
Construction		\$ 603,090				
CEI						
Other						
Total	\$ -	\$ 603,090	\$ -	\$ -	\$ -	\$ -

Funding Source Schedule

	Committed Funding to Date	FY26/27	FY27/28	FY28/29	FY29/30	FY30/31
Fund 405	\$ 603,090					
Grant						
Bond						
Other						
Total	\$ 603,090	\$ -	\$ -	\$ -	\$ -	\$ -

Estimated Future Annual Recurring Costs

Personnel
Operating/Utilities
Total \$ -



FY26/27 CITY OF KEY WEST

CIP PROJECT DETAIL

GENERAL PROJECT INFORMATION

Project number	KB75022601	Date	4/10/2026
Project name	201 William (Brewery) Roof	Contact	Karen Olson
Location	Key West Historic Seaport	Project Start Date	TBD
Department	Port & Marine Services	Project End Date	TBD
Account #	405-7502-575-6200	Project Estimate	175,000
Strategic Priority	Infrastructure	Project Prior Funding	\$ 50,000
		Anticipated Carry Forward	\$ 50,000

Project Description / Justification

Full replacement of 201 William St (Brewery) TPO roofing. Project will required removal and replacement of rooftop deck.

Operating Impact

Related Projects

Changes or Expansion

Project Phase Schedule

	Committed Expenditures to Date	FY26/27	FY27/28	FY28/29	FY29/30	FY30/31
Design		\$ 25,000				
Planning/Permitting						
Construction			\$ 135,000			
CEI			\$ 15,000			
Other						
Total	\$ -	\$ 25,000	\$ 150,000	\$ -	\$ -	\$ -

Funding Source Schedule

	Committed Funding to Date	FY26/27	FY27/28	FY28/29	FY29/30	FY30/31
Fund 405	\$ 50,000	\$ 125,000				
Grant						
Bond						
Other						
Total	\$ 50,000	\$ 125,000	\$ -	\$ -	\$ -	\$ -

Estimated Future Annual Recurring Costs

Personnel	
Operating/Utilities	
Total	\$ -



FY26/27 CITY OF KEY WEST

CIP PROJECT DETAIL

GENERAL PROJECT INFORMATION

Project number	KB75032201	Date	4/10/2026
Project name	Restore Turtle Pens	Contact	Karen Olson
Location	Key West Historic Seaport	Project Start Date	TBD
Department	Port & Marine Services	Project End Date	TBD
Account #	405-7503-575-6300	Project Estimate	700,035
Strategic Priority	Infrastructure	Project Prior Funding	\$ 450,035
		Anticipated Carry Forward	\$ 407,248

Project Description / Justification

Restore Turtle Kraals (pens) to original, historic state. (Historic Preservation Project)

Operating Impact

Related Projects

Changes or Expansion

Project Phase Schedule

	Committed Expenditures to Date	FY26/27	FY27/28	FY28/29	FY29/30	FY30/31
Design	\$ 42,787					
Planning/Permitting		\$ 100,000				
Construction			\$ 557,248			
CEI						
Other						
Total	\$ 42,787	\$ 100,000	\$ 557,248	\$ -	\$ -	\$ -

Funding Source Schedule

	Committed Funding to Date	FY26/27	FY27/28	FY28/29	FY29/30	FY30/31
Fund 405	\$ 450,035	\$ 125,000	\$ 125,000			
Grant						
Bond						
Other						
Total	\$ 450,035	\$ 125,000	\$ 125,000.00	\$ -	\$ -	\$ -

Estimated Future Annual Recurring Costs

Personnel	
Operating/Utilities	
Total	\$ -



FY26/27 CITY OF KEY WEST

CIP PROJECT DETAIL

GENERAL PROJECT INFORMATION

Project number	KB75032205	Date	4/10/2026
Project name	D Dock IPE Installation	Contact	Karen Olson
Location	Key West Historic Seaport	Project Start Date	TBD
Department	Port & Marine Services	Project End Date	TBD
Account #	405-7503-575-6300	Project Estimate	115,000
Strategic Priority	Infrastructure	Project Prior Funding	\$ 115,000
		Anticipated Carry Forward	\$ 115,000

Project Description / Justification

Replace composite decking (4,600sf) on D Dock with IPE to match other docks and Harborwalk

Operating Impact

Related Projects

Changes or Expansion

Project Phase Schedule

	Committed Expenditures to Date	FY26/27	FY27/28	FY28/29	FY29/30	FY30/31
Design						
Planning/Permitting						
Construction		\$ 115,000				
CEI						
Other						
Total	\$ -	\$ 115,000	\$ -	\$ -	\$ -	\$ -

Funding Source Schedule

	Committed Funding to Date	FY26/27	FY27/28	FY28/29	FY29/30	FY30/31
KWB Fund	\$ 115,000					
Grant						
Bond						
Other						
Total	\$ 115,000	\$ -	\$ -	\$ -	\$ -	\$ -

Estimated Future Annual Recurring Costs

Personnel	
Operating/Utilities	
Total	\$ -



FY26/27 CITY OF KEY WEST

CIP PROJECT DETAIL

GENERAL PROJECT INFORMATION

Project number KB75032301
Project name Marine Pedestal Replacement
Location Key West Historic Seaport
Department Port & Marine Services
Account # 405-7503-575-6300
Strategic Priority Infrastructure

Date 4/7/2026
Contact Karen Olson
Project Start Date 10/1/2024
Project End Date 9/30/2028
Project Estimate 855,000
Project Prior Funding \$ 95,000
Anticipated Carry Forward \$ 95,000

Project Description / Justification

Provide an assessment to start the Marina's electrical pedestal maintenance and replacement program. The assessment will inspect all marina electrical equipment (pedestals, transformers, MDP's, etc..) and wiring and include remote utility monitoring (R.U.M. System)

Operating Impact

Related Projects

Changes or Expansion

This replacement project will address aging equipment and sea-level rise.

Project Phase Schedule

	Committed Expenditures to Date	FY26/27	FY27/28	FY28/29	FY29/30	FY30/31
Design		\$ 95,000				
Planning/Permitting						
Construction			\$ 760,000			
CEI						
Other						
Total	\$ -	\$ 95,000	\$ 760,000	\$ -	\$ -	\$ -

Funding Source Schedule

	Committed Funding to Date	FY26/27	FY27/28	FY28/29	FY29/30	FY30/31
Fund 405	\$ 95,000	\$ 380,000	\$ 380,000			
Grant						
Bond						
Other						
Total	\$ 95,000	\$ 380,000	\$ 380,000.00	\$ -	\$ -	\$ -

Estimated Future Annual Recurring Costs

Personnel
Operating/Utilities
Total \$ -



FY26/27 CITY OF KEY WEST

CIP PROJECT DETAIL

GENERAL PROJECT INFORMATION

Project number KB75032302
Project name Fuel Storage Upgrade
Location Key West Historic Seaport
Department Port & Marine Services
Account # 405-7503-575-6300
Strategic Priority Infrastructure

Date 4/7/2026
Contact Engineering
Project Start Date 10/1/2026
Project End Date TBD
Project Estimate 1,000,000
Project Prior Funding \$ 750,000
Anticipated Carry Forward \$ 750,000

Project Description / Justification

Upgrade gasoline tank from 10,000 gal to 20,000 gal. Replace both deisel and gasoline line from tanks to to dockmaster building, eliminating fuel line piping located over water along D-Dock. Demolition - \$60,000, 20,000gal tank/dispenser - \$150,000, tank install \$125,000, piping install - \$350,000, GENERATOR, TANK, PLATFORM & WIRING TO DISPENSER - \$65,000

Operating Impact

Related Projects

C-Dock Repair

Changes or Expansion

Project Phase Schedule

	Committed Expenditures to Date	FY26/27	FY27/28	FY28/29	FY29/30	FY30/31
Design		\$ 225,000				
Planning/Permitting						
Construction		\$ 775,000				
CEI						
Other						
Total	\$ -	\$ 1,000,000	\$ -	\$ -	\$ -	\$ -

Funding Source Schedule

	Committed Funding to Date	FY26/27	FY27/28	FY28/29	FY29/30	FY30/31
KWB Fund	\$ 750,000	\$ 250,000				
Grant						
Bond						
Other						
Total	\$ 750,000	\$ 250,000	\$ -	\$ -	\$ -	\$ -

Estimated Future Annual Recurring Costs

Personnel
Operating/Utilities
Total \$ -



FY26/27 CITY OF KEY WEST CIP PROJECT DETAIL

GENERAL PROJECT INFORMATION

Project number KB75032601
Project name A-Dock Replacement
Location Key West Historic Seaport
Department Port & Marine Services
Account # 405-7503-575-6300
Strategic Priority Infrastructure

Date 4/7/2026
Contact Karen Olson
Project Start Date 10/1/2026
Project End Date 9/30/2027
Project Estimate 3,100,000
Project Prior Funding \$ 1,550,000
Anticipated Carry Forward \$ 1,550,000

Project Description / Justification

Replacement of fixed wood dock w/ finger piers, outer mooring pile and full utilities

Operating Impact

Related Projects

Design and Permitting completed under KB75032204

Changes or Expansion

Project Phase Schedule

	Committed Expenditures to Date	FY26/27	FY27/28	FY28/29	FY29/30	FY30/31
Design						
Planning/Permitting						
Construction		\$ 3,000,000				
CEI		\$ 100,000				
Other						
Total	\$ -	\$ 3,100,000	\$ -	\$ -	\$ -	\$ -

Funding Source Schedule

	Committed Funding to Date	FY26/27	FY27/28	FY28/29	FY29/30	FY30/31
KWB Fund	\$ 1,550,000	\$ 1,550,000				
Grant						
Bond						
Other						
Total	\$ 1,550,000	\$ 1,550,000	\$ -	\$ -	\$ -	\$ -

Estimated Future Annual Recurring Costs

Personnel
Operating/Utilities
Total \$ -



FY26/27 CITY OF KEY WEST

CIP PROJECT DETAIL

GENERAL PROJECT INFORMATION

Project number KB75042202
Project name Common Area Enhancements
Location Key West Historic Seaport
Department Port & Marine Services
Account # 405-7504-575-6300
Strategic Priority Infrastructure

Date 4/7/2026
Contact Karen Olson
Project Start Date 10/1/2021
Project End Date 9/30/2029
Project Estimate 2,171,110
Project Prior Funding \$ 2,171,110
Anticipated Carry Forward \$ 2,073,347

Project Description / Justification

Project has been broken into three phases with the final phase in design stage. Final improvements include: Plaza areas at Greene, William and Margaret Streets to create great community gathering spaces reflecting the history and culture of Key West. Improve Historic Seaport features to visually emphasize and delineate the district and Harborwalk including signage. Install landscaping to enhance the beauty and create shaded areas, natural barriers and focal points of interest. Will include "Wall Of Characters"

Operating Impact

Related Projects

Project delayed due to 2 future projects. 1. Greene/ Elizabeth Streets Reconstruction (elizabeth St Plaza) 2. KWB Marina Fuel System Upgrades (Margaret St Plaza)

Changes or Expansion

Finalizing drawings to make improvements to the Williams St Plaza. This plaza is not impacted by any other projects.

Project Phase Schedule

	Committed Expenditures to Date	FY26/27	FY27/28	FY28/29	FY29/30	FY30/31
Design	\$ 20,118	\$ 10,000				
Planning/Permitting						
Construction	\$ 77,645	\$ 550,000		\$ 1,513,347		
CEI						
Other						
Total	\$ 97,763	\$ 560,000	\$ -	\$ 1,513,347	\$ -	\$ -

Funding Source Schedule

	Committed Funding to Date	FY26/27	FY27/28	FY28/29	FY29/30	FY30/31
Fund 405	\$ 2,171,110					
Grant						
Bond						
Other						
Total	\$ 2,171,110	\$ -	\$ -	\$ -	\$ -	\$ -

Estimated Future Annual Recurring Costs

Personnel
Operating/Utilities
Total \$ -



FY26/27 CITY OF KEY WEST

CIP PROJECT DETAIL

GENERAL PROJECT INFORMATION

Project number KB75052201
Project name Main Parking Lot Landscaping
Location Key West Historic Seaport
Department Port & Marine Services
Account # 405-7505-575-6300
Strategic Priority Infrastructure

Date 4/10/2026
Contact Karen Olson
Project Start Date TBD
Project End Date TBD
Project Estimate 210,000
Project Prior Funding \$ 210,000
Anticipated Carry Forward \$ 210,000

Project Description / Justification

Main Lot - Improve the existing landscaping beds in main parking lot, irrigation and hardscape

Operating Impact

Related Projects

Changes or Expansion

Project Phase Schedule

	Committed Expenditures to Date	FY26/27	FY27/28	FY28/29	FY29/30	FY30/31
Design		\$ 20,000				
Planning/Permitting						
Construction		\$ 190,000				
CEI						
Other						
Total	\$ -	\$ 210,000	\$ -	\$ -	\$ -	\$ -

Funding Source Schedule

	Committed Funding to Date	FY26/27	FY27/28	FY28/29	FY29/30	FY30/31
Fund 405	\$ 210,000					
Grant						
Bond						
Other						
Total	\$ 210,000	\$ -	\$ -	\$ -	\$ -	\$ -

Estimated Future Annual Recurring Costs

Personnel
Operating/Utilities
Total \$ -



FY26/27 CITY OF KEY WEST

CIP PROJECT DETAIL

GENERAL PROJECT INFORMATION

Project number	KB75062201	Date	4/8/2026
Project name	FT Revitalization Fuel & Seawall	Contact	K. Bring
Location	Key West Historic Seaport	Project Start Date	10/1/2022
Department	Ports & Marine	Project End Date	TBD
Account #	405-7506-575-6300	Project Estimate	\$7,036,850
Strategic Priority	Infrastructure	Project Prior Funding	\$7,036,850
		Anticipated Carry Forward	\$4,022,563

Project Description / Justification

Upgrades would include sitework: new pavers, landscaping, lighting, trash enclosure along with security fencing at police boats and pier ramp entrance. Seawall Repairs & Upgrade entire fuel system.

Related Projects

Changes or Expansion

Project Phase Schedule

	Committed Expenditures to Date	FY26/27	FY27/28	FY28/29	FY29/30	FY30/31
Design	\$ 604,139	\$ 28,001				
CEI	\$ 33,031	\$ 201,946				
Construction	\$ 2,356,021	\$ 3,792,498				
Furnishings/Equipment						
Other	\$ 21,096	\$ 118				
Total	\$ 3,014,287	\$ 4,022,563	\$ -	\$ -	\$ -	\$ -

Funding Source Schedule

	Committed Funding to Date	FY26/27	FY27/28	FY28/29	FY29/30	FY30/31
Fund 405	\$ 2,017,995					
Grant - ARPA	\$ 5,018,855					
Bond						
Other						
Total	\$ 7,036,850	\$ -	\$ -	\$ -	\$ -	\$ -

Estimated Future Annual Recurring Costs

Personnel	
Operating/Utilities	
Total	\$ -