

Mr. Dean Mealy II
Purchasing Manager | Town of Palm Beach
951 Okeechobee Road, Suite D
West Palm Beach, FL 33401

Status: Final
August 29, 2018

Dear Mr. Mealy,

Reference # P12717.200.P3.Rev0

**RE: PROPOSAL FOR PROFESSIONAL ENGINEERING SERVICES FOR TOWN DOCK
REPLACEMENT, RFP No. 2018-43**

W.F. Baird & Associates Ltd. (Baird) and our team members are pleased to submit this proposal to provide the Town of Palm Beach (Town) professional engineering services for replacement of the Town Docks. The Town Docks provide an instant ambiance when crossing Royal Park Bridge that reflects the elegance and sophistication of the Town of Palm Beach. However, the Docks are starting to show their age and need rehabilitation. We are appreciative of the opportunity to assist the Town with the effort to replace the Town Docks.

The proposed Town Dock Replacement involves several elements of work, including:

- Demolition of the existing docks and three associated buildings.
- Dredging the dock basin to accommodate deeper draft of vessels.
- Installation of floating docks per Alternative 3 described in the Town Dock Master Plan, including an upgrade of utilities.
- Reconstruction of the three buildings.
- Rehabilitation of the bulkhead.
- Rehabilitation of the parking lots.

Our proposal has been separated into three sections: design phase services, bid phase services, and construction phase services.

During the design phase, Baird will perform field investigations (borings and test piles) to support the design. We will coordinate with the Town's permitting consultant to facilitate the permitting process. Baird will develop detailed plans and specifications that will be issued to Contractors for bidding. Baird is proposing to develop four separate bid packages to save on procurement and construction costs for the Town. The first package will be for the dock manufacturer. By selecting the dock manufacturer first, the marine contractor will better understand the scope of work and level of effort required to install the docks. It will also provide the manufacturers greater lead time to construct the docks, leading to a lower cost. The piles will be procured separately, again to save on cost (sales tax and contractor override). The upland work (parking lot and building construction) will be the fourth bid package. This work is more generic and separating the upland

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construction effort will provide greater competition and, again, lead to a lower cost. We will develop architectural plans for the buildings and shepherd these through the Architectural Commission review process.

Throughout the design phase, Baird will perform value engineering to restrain costs while providing a high-quality product. Design elements, such as the type of bulkhead, bid package procurement, sequencing of construction, and type, number, and size of piles will be considered. Baird recognizes that the Town is seeking to create a world-class marina while maintaining costs within the construction budget. Thus, at the 10%, 30%, 60%, and 90% design phases, Baird will update the opinion of probable construction cost. We will work with the Town to determine a course of action should there be a concern with the costs exceeding the budget.

During the bidding phase, Baird will work with the Town to present project details at the pre-bid meetings and respond to the bidder's questions. Baird will review the bids and discuss the bids with the bidders as appropriate under Town procurement guidelines. Baird will then provide recommendations to the Town for award of the contracts.

In the construction phase, Baird will provide construction support and administration. This includes reviewing and responding to the construction contractor's submittals, payment applications, and other assorted correspondence. Baird will hold weekly on-site meetings with the Contractor to discuss their progress and upcoming work efforts. An observer will be on-site while work is ongoing to confirm that the Contractor is abiding by the plans, specifications, and permit conditions.

We are proposing an aggressive schedule to start construction in August 2019 with completion of the work by November 2020, with a break in construction during November 2019 and March 2020. Rehabilitating the Town Docks under this schedule presents the Town an economic opportunity to recognize higher revenues one year earlier than presented in the Master Plan. The permitting process is not fully predictable, and we recognize that achieving this schedule will require extensive coordination with the Town and the Town's environmental permitting consultant. However, should we be able to obtain permits quickly, the schedule outlined in Table 1 could allow for completion of construction by November 2020.

Table 1: Schedule of Key Milestones

Item	Completion Date
Notice to Proceed	9/14/18
30% Design	11/28/18
Permit Application Submittal	11/28/19
60% Design	1/18/19
90% Design	2/15/19
Dock Manufacturer Notice to Proceed	4/15/19
Marine Contractor Notice of Award	6/1/19
Pile Procurement	6/15/19
Upland Contractor Notice of Award	6/21/19
Issuance of Permits	7/15/19
Start of Construction	8/1/2019
Completion of Construction	10/31/2020

The costs for the major sections and the sub-sections of the proposed work is shown in Table 2. Baird's proposed cost is \$1,562,066, which is a not to exceed amount for work performed on a time and materials basis.

Table 2: Breakdown of Proposal Cost

1.0	DESIGN PHASE SERVICES	\$ 902,505
1.1	Project Initiation	\$ 6,820
1.2	Basis of Design	\$ 10,705
1.3	Geotechnical Investigations	\$ 167,168
1.4	Design Workshops	\$ 31,790
1.5	Permitting Application Support	\$ 24,765
1.6	Dock Design and Procurement Package	\$ 206,532
1.7	Pile Procurement Package	\$ 15,594
1.8	Marine Contractor Procurement Package	\$ 224,025
1.9	Upland Contractor Procurement Package	\$ 215,106
2.0	BID PHASE SERVICES	\$ 47,196
2.1	Dock Procurement	\$ 22,478
2.2	Pile Procurement	\$ 1,852
2.3	Marine Contractor Selection	\$ 12,216
2.4	Upland Contractor Selection	\$ 10,650
3.0	CONSTRUCTION PHASE SERVICES	\$ 612,365
3.1	Construction Support & Administration	\$ 218,273
3.2	Daily Construction Observations	\$ 394,092
TOTAL		\$ 1,562,066

Yours sincerely,



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