

TOWN OF PALM BEACH

Information for Town Council Meeting on: June 11, 2019

TO: Mayor and Town Council

VIA: Kirk W. Blouin, Town Manager

FROM: H. Paul Brazil, P. E., Director of Public Works

RE: Town Marina Project Update

DATE: May 29, 2019

STAFF RECOMMENDATION

Gordon Thomson with Baird and Associates will be presenting a status report regarding engineering and design for the Town Marina Project at the June 11, 2019 Town Council Meeting. Town staff recommends that the Town Council review the presentation, and consider a revised project schedule that is realistic in allowing sufficient time to complete all necessary tasks and to allow current dock patrons to renew for the peak season during 2019-2020.

GENERAL INFORMATION

Town staff has been fully engaged with the consultants (Baird and Associates, and Edgewater Resources) for this project and are presenting updates to the Mayor and Town Council on a monthly basis. The project is still in the permitting and design phase, and the presentation includes a variety of topics that allow for Town Council input and direction prior to design completion. Specific topics include the following:

- Permits - Staff and our consultants continue to coordinate with the State and Federal regulatory agencies in order for the permitting processes to meet our required schedule for the project to be included within the next grant cycle for cost-sharing with the Florida Inland Navigation District (FIND). Specific to State permitting, the local FDEP office is reviewing the latest correspondence from our consultants and is expected to provide their input to the Division of State Lands in time for the project to be placed on the agenda for the Board of Trustees of the Internal Improvement Trust Fund meeting in July. Specific to Federal permitting, the USACE's public comment period expired with no comments received from the public. The National Marine Fisheries Service has requested a time extension for them to review and comment on the project. At this point, both the FDEP and the USACE have expressed that the respective review processes are expected to be completed for permits to be issued prior to the FIND deadline of September 15, 2019.
- Schedule and Risk Analysis – The project timeline is dependent on a variety of factors as discussed previously. Two important factors that are considered in the timeline are the renewals of existing dock leases and the project timing as it impacts revenue and patrons. Based on Town Council direction at its May meeting, the possibility of sequencing or phasing the work was requested, to reconsider if that would improve revenue projections. A summary of the schedule and cost comparisons is provided in more detail as part of the presentation. Based upon a realistic construction duration of 14 months, the risks and costs associated with keeping the original start date of December 1, 2019 are not consistent with the benefits. In-season work will also be minimized with a May 2020 start date, since most of the “noisy” work such as demolition, dredging and pile driving are expected to be completed before December 2020. Therefore, a May 2020 start date target is recommended and a possible soft opening in the summer of 2021 will be considered.

- Florida Power & Light Cable Conflict (Palm Way Dock) – A letter was received from FPL with their statement of no objection to the project, subject to the conditions indicated in that letter.
- Solicitation (RFP) for General/Marine Contractors – Due to the complex nature of the project, the procurement process is important, and allowing sufficient time for well-prepared proposals is vital to receipt of competitive and comprehensive bids. Based upon the procurement approach discussed previously, the staff intends to issue a solicitation for the accomplishment of the entire project scope of work including the demolition, dredging, bulkhead, floating docks, dock structural elements, utilities and upland improvements (buildings, landscaping, site work, etc). In order to obtain the most interest, the Purchasing staff recommends a public workshop be held for all interested suppliers and contractors so they are aware of the proposed project and to have the broadest base of potential proposers/bidders. One area of concern that was raised during the selection of the pre-approved dock manufacturers was the fabrication, delivery, and installation schedules associated with the new floating docks. The phasing or sequencing of work to possibly allow partial occupancy is another factor to be considered in assembling these bid documents.
- 60% Design Review – The design consultant submitted the 60% design to staff, and review comments were provided on majority of the plans and specifications. Remainder of 60% design review comments are anticipated to be provided back to the design consultant by the June 11 Town Council meeting. The next design milestone would be the 100% design submission, that will also include any input, guidance or direction received from the Town Council as part of this presentation.
- Dock Leases – The current patrons with leases at the docks have been informed that the renewal information will be sent out to them this summer (June/July). In order to provide definite renewal schedule and remove as much uncertainty as possible, staff recommends that the existing patrons be allowed to renew leases until at least May 1, 2020. At least a partial year of revenue (approximately \$1.5M estimated) could be achieved during the peak season of 2019-2020. As a more realistic construction schedule is developed and contract award is made, the marketing of new marina slips can occur with an anticipated completion date (soft opening or full completion).
- Dock Design Features (Gates, Deck Surface, etc) – Some of the aesthetic features of the marina will be presented to obtain feedback and any preferences from the Town Council on these elements of the dock design.

If the Town Council concurs with the staff recommendations, a revised project schedule will be developed and brought back to the Town Council, to include the procurement timeline. Renewal of leases for existing docks/patrons will be pursued as approved.

Attachments

cc: Jay Boodheshwar, Deputy Town Manager
Carolyn Stone, Director of Business and Development
Eric Brown, P.E., Assistant Director of Public Works
Patricia Strayer, P.E., Town Engineer
Jason Debrincat, P.E., Senior Project Engineer
Dean Mealy, Purchasing Manager
Mike Horn, Town Dockmaster