

Town Marina Project Update

Update to Town Council
February 14, 2019

Outline

- Schedule
- Items Arising
- Upcoming Items

Schedule

Element	Master Plan	Current Schedule
PED Contracting	October 2018	October 2018
Permitting, Engineering & Design	September 2019	September 2019
Construction Bidding (start)	July 2019	February 2019 (Docks pre-qualification) May 2019 (Contractor)
Contractor Award	April 2020	September 2019
Construction Start	April 2020	December 2019**
Construction Completion	September 2021	November 2020

Schedule

- We are recommending one continual construction window
 - Dec 1, 2019 to Nov 15, 2020
 - Minimizes risk of not opening by Nov 2020
 - Not providing certainty of dock opening by Nov 2020 could incur greater revenue loss than trying to remain open in season on 2019/20
- Existing leases end on November 30
- Start date assumes issuance of permits by Dec 1
- Considered leaving portions open but assumed that patrons would prefer to avoid being in a construction zone and it simplifies coordination for the Contractor

Schedule

- This schedule will require construction during season
- Closer to construction we will request waivers to ordinances for:
 - Construction during season
 - Noise

Schedule

- Issue Dock pre-qualification RFQ by Feb 21
 - Pre-qualify dock manufacturers by May 8
- Issue Contractor RFP by May 31
 - Receive bids August 1
 - Provide recommendation to Town Council Sep 10

Items Arising

- Procurement mechanism
 - Pre-qualify dock design and manufacturers
 - One solicitation (prime contractor) for all work

Items Arising

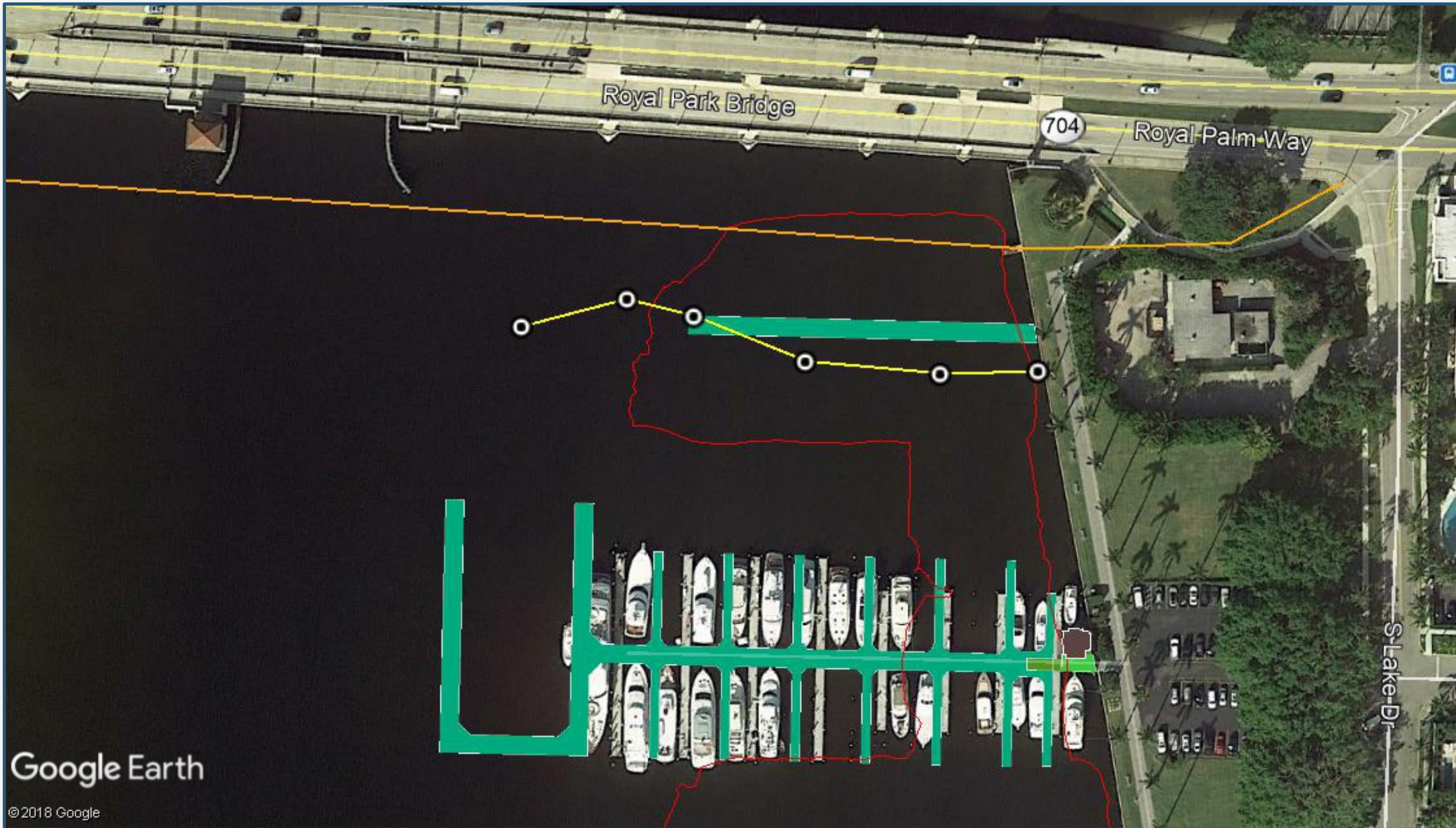
- Pre-qualify dock design and manufacturers
 - Allows us greater input into the dock design development
 - No contract will be issued from this, just a list of pre-qualified firms, designs, and approved systems

Items Arising

- Considered soliciting for two construction contractors
 - Marine
 - Demolition, Dredging, Dock, and Bulkhead
 - Recommend direct purchase of docks and piles but have marine contractor select supplier
 - Upland
 - Buildings and Parking Lots
- Recommend soliciting all work under one contract
 - Minimizes potential conflict with two contractors on one site
 - Complex project with lots of synchronization required
 - One bid for Town Council to review

Items Arising

- Two FPL power cables cross in the vicinity of the proposed northern (Palm Way) dock
- FPL performed some field work to better locate the southern cable



Google Earth

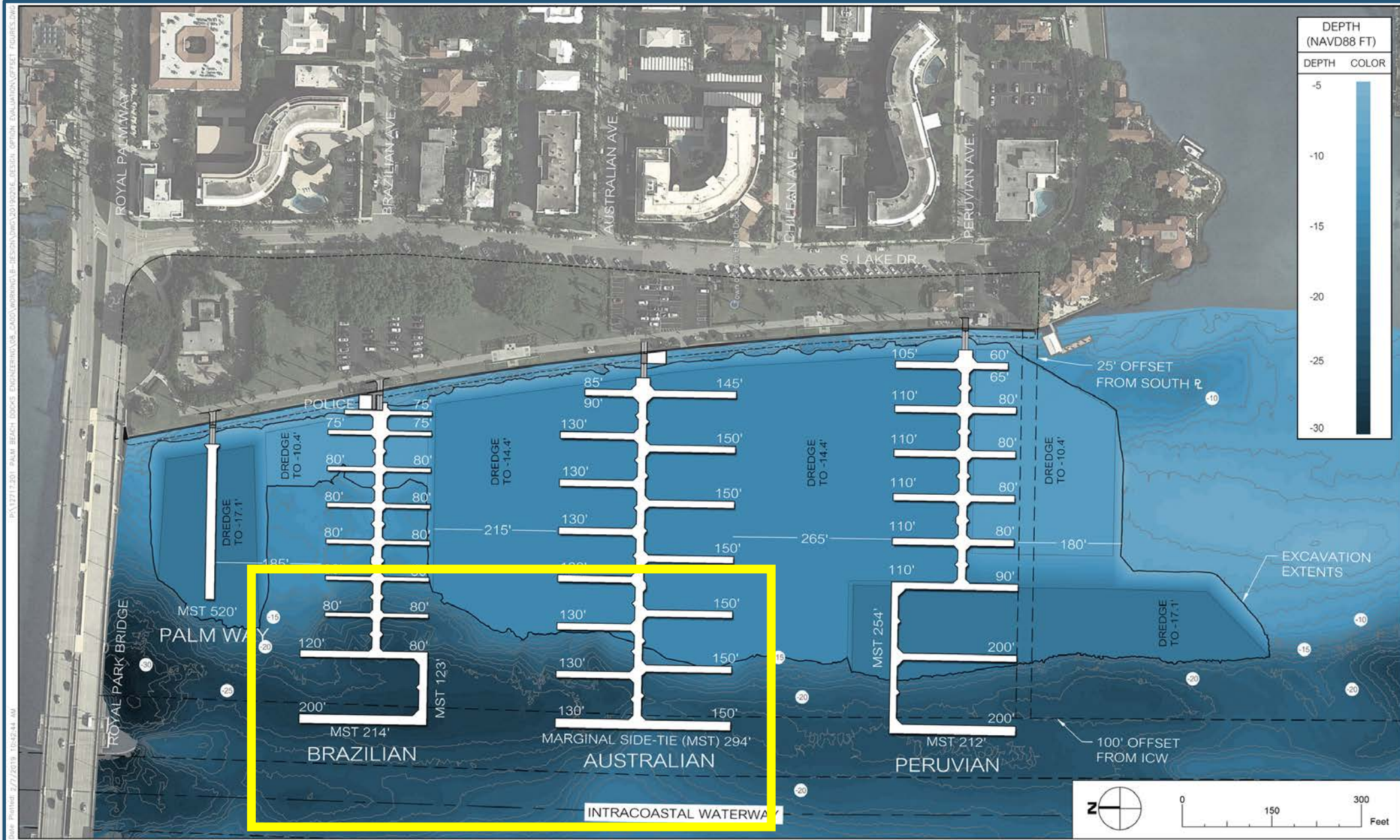
© 2018 Google

Items Arising

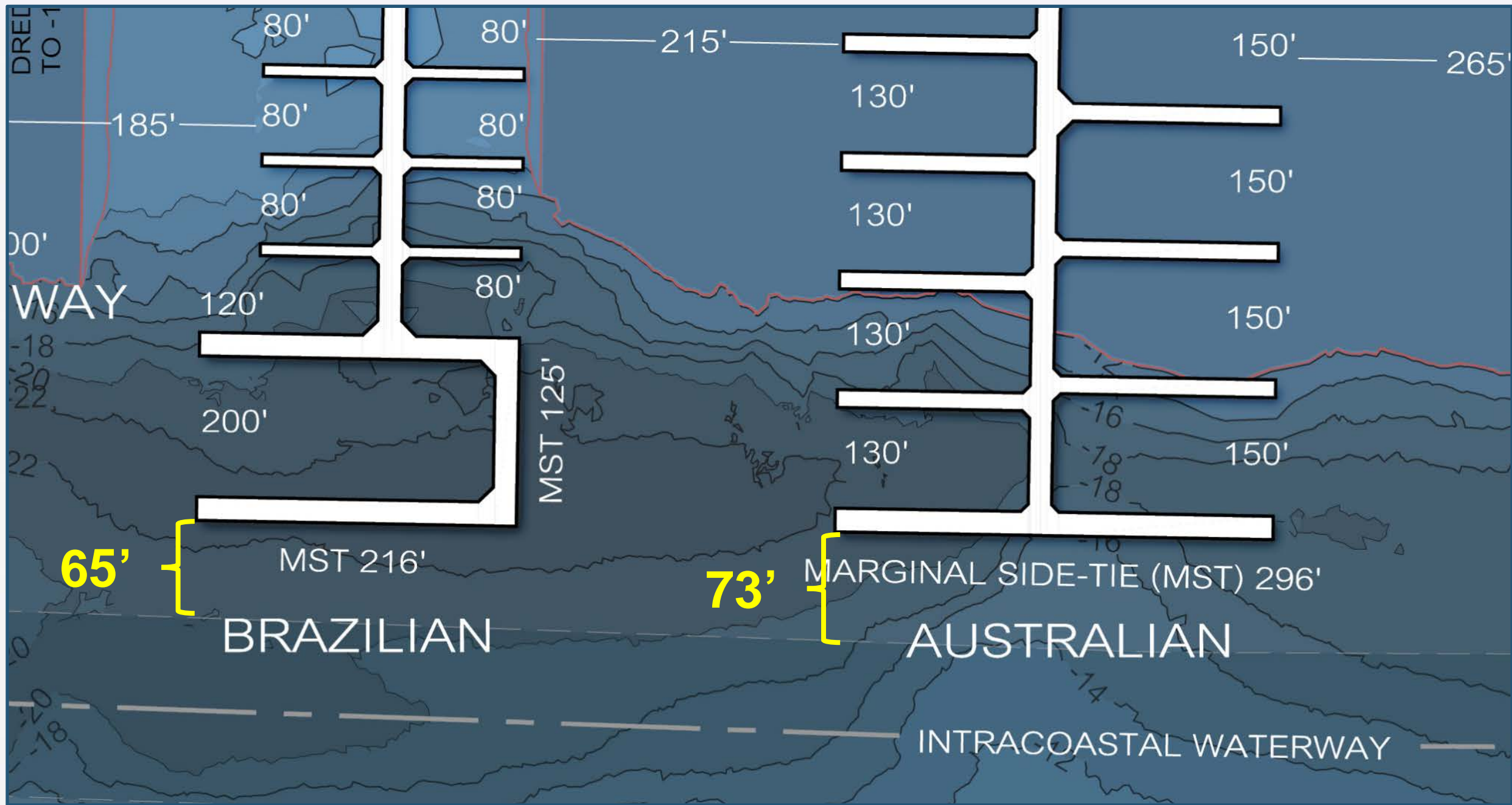
- We have better located the cable
- Still additional work to determine depth and discuss implications with FPL
- Potential for Phase 2 of the work if FPL has to relocate this cable

Items Arising

- USACE are firm in enforcing their 100-foot setback from the Intracoastal Waterway
 - Guidance allows up to 65 feet under certain circumstances
 - They didn't agree with our reasoning to allow a 65-foot setback
- This affects the selected plan
 - However, continuing to pursue a waiver could delay the project, which would have greater revenue loss implications

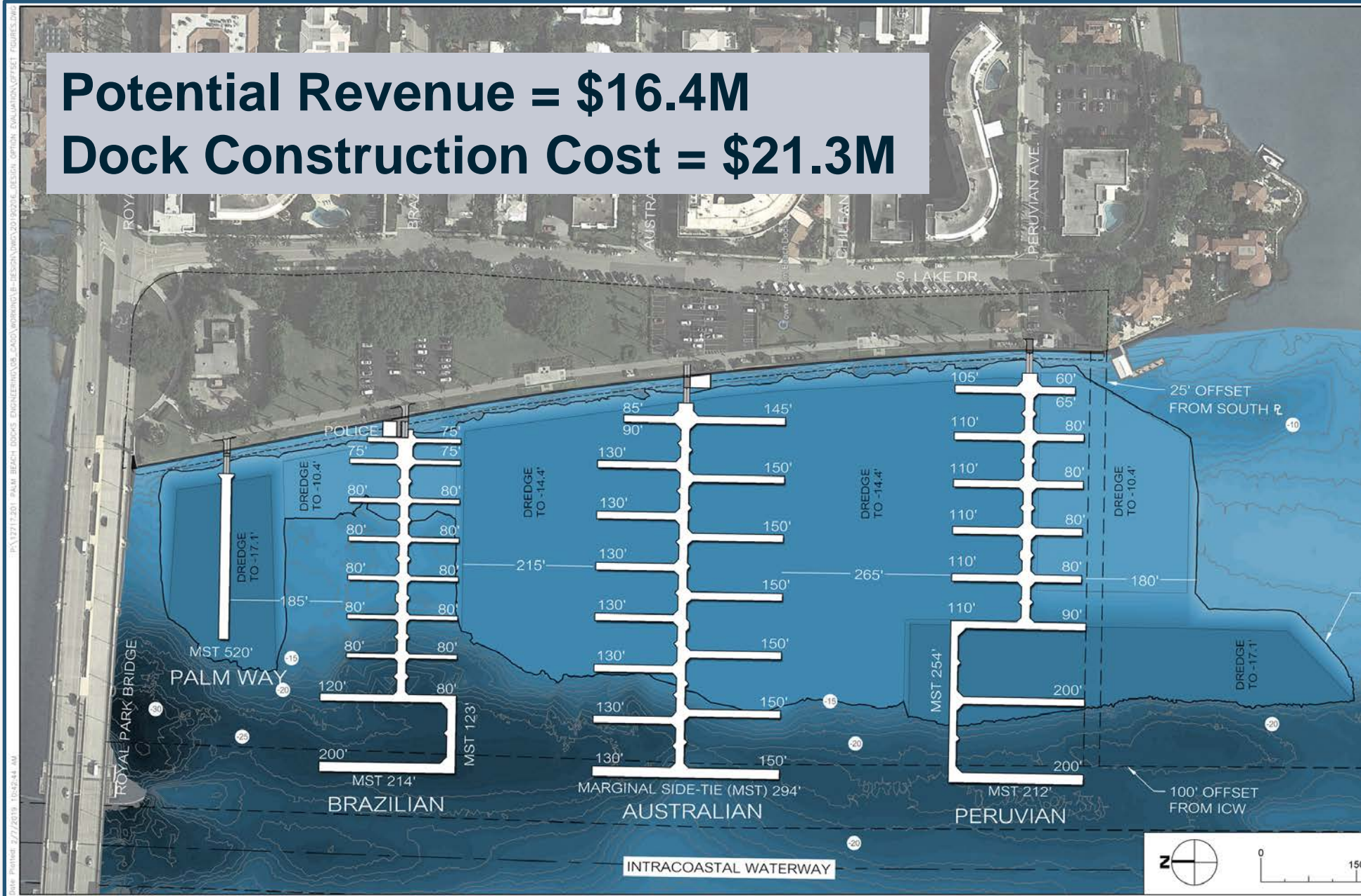


CONCEPT 1 - MASTER PLAN LAYOUT
TOWN OF PALM BEACH DOCKS REHABILITATION



Potential Revenue = \$16.4M
Dock Construction Cost = \$21.3M

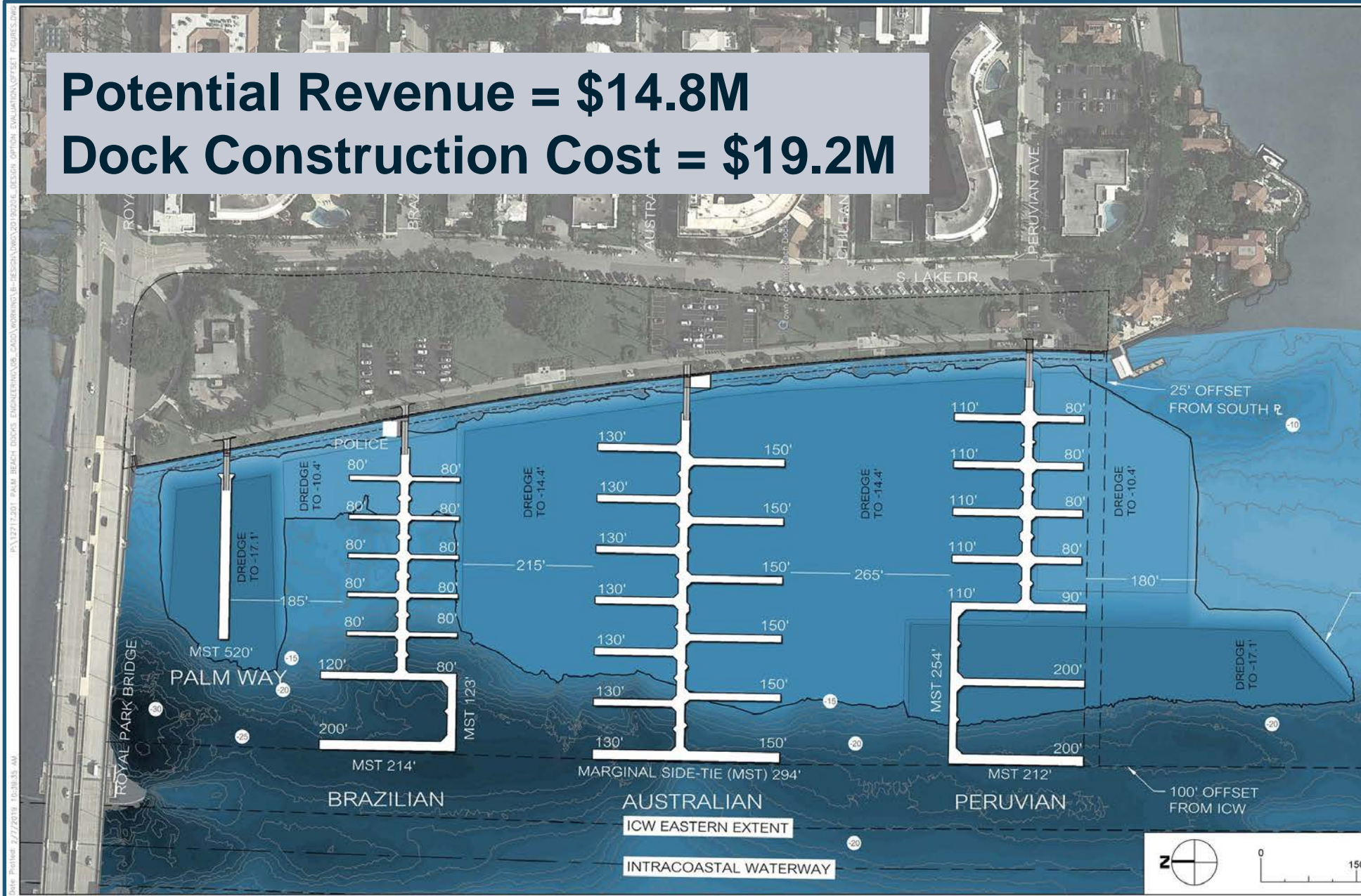
Slip Size (ft)	No. of Vessels
40	
60	
65	3
75	2
80	33
90	1
95	
105	
110	11
120	1
125	13
130	13
150	6
200	
Slip Total	83
MST	1,611 ft
Total Dock Length (ft)	10,856



CONCEPT 1 - MASTER PLAN LAYOUT
 TOWN OF PALM BEACH DOCKS REHABILITATION

Potential Revenue = \$14.8M
Dock Construction Cost = \$19.2M

Slip Size (ft)	No. of Vessels
40	29
60	
65	
75	
80	
90	1
95	9
105	
110	
120	1
125	13
130	
150	11
200	6
Slip Total	70
MST	1,597 ft
Total Dock Length (ft)	9,657



CONCEPT 2 - MASTER PLAN LAYOUT SHIFTED EAST

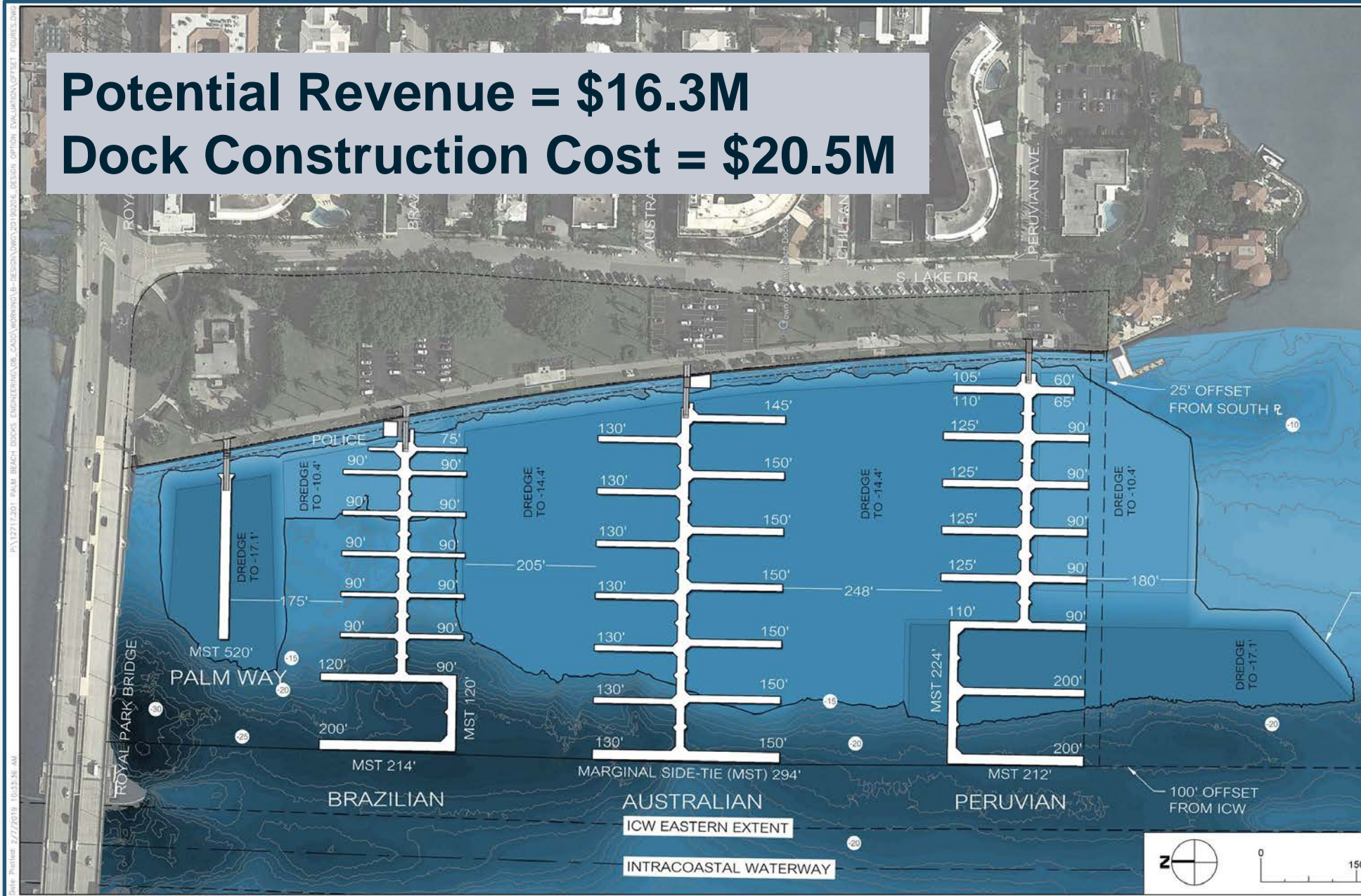
TOWN OF PALM BEACH DOCKS REHABILITATION

Project Number: 12717.201-A-020
 Date: 2019-02-06

Baird.

Potential Revenue = \$16.3M
Dock Construction Cost = \$20.5M

Slip Size (ft)	No. of Vessels
40	
60	1
65	1
75	
80	2
90	29
95	
105	1
110	2
120	1
125	8
130	13
150	13
200	6
Slip Total	76
MST	1,586 ft
Total Dock Length (ft)	10,766



CONCEPT 3 - MASTER PLAN LAYOUT REDISTRIBUTED

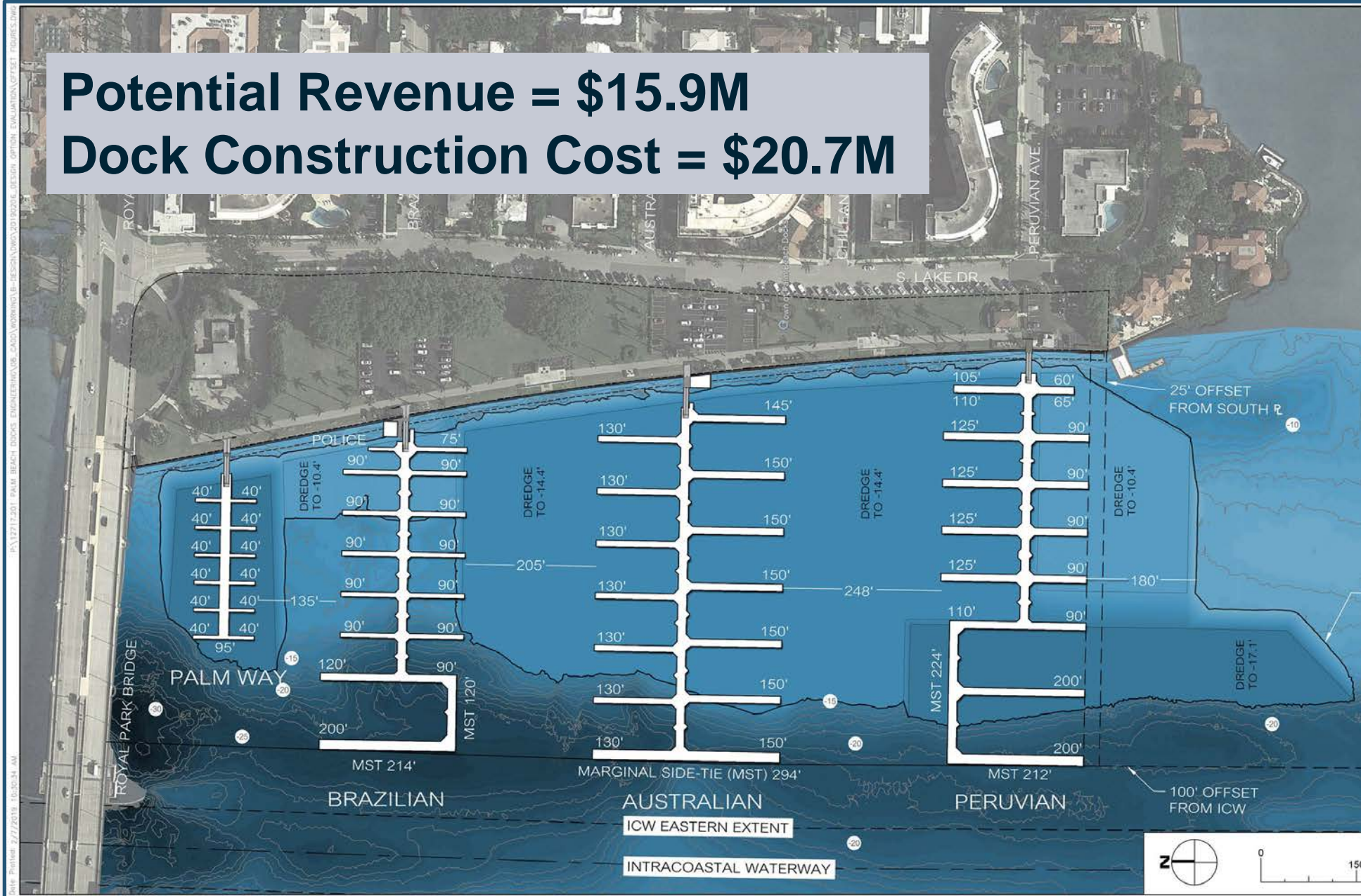
TOWN OF PALM BEACH DOCKS REHABILITATION

Project Number:
12717.201-A-030
Date:
2019-02-06

Baird.

Potential Revenue = \$15.9M
Dock Construction Cost = \$20.7M

Slip Size (ft)	No. of Vessels
40	22
60	
65	1
75	
80	2
90	29
95	1
105	1
110	2
120	1
125	8
130	13
150	13
200	6
Slip Total	99
MST	1,066 ft
Total Dock Length (ft)	11,161 ft



CONCEPT 4 - MASTER PLAN WITH PALM WAY FINGER PIERS

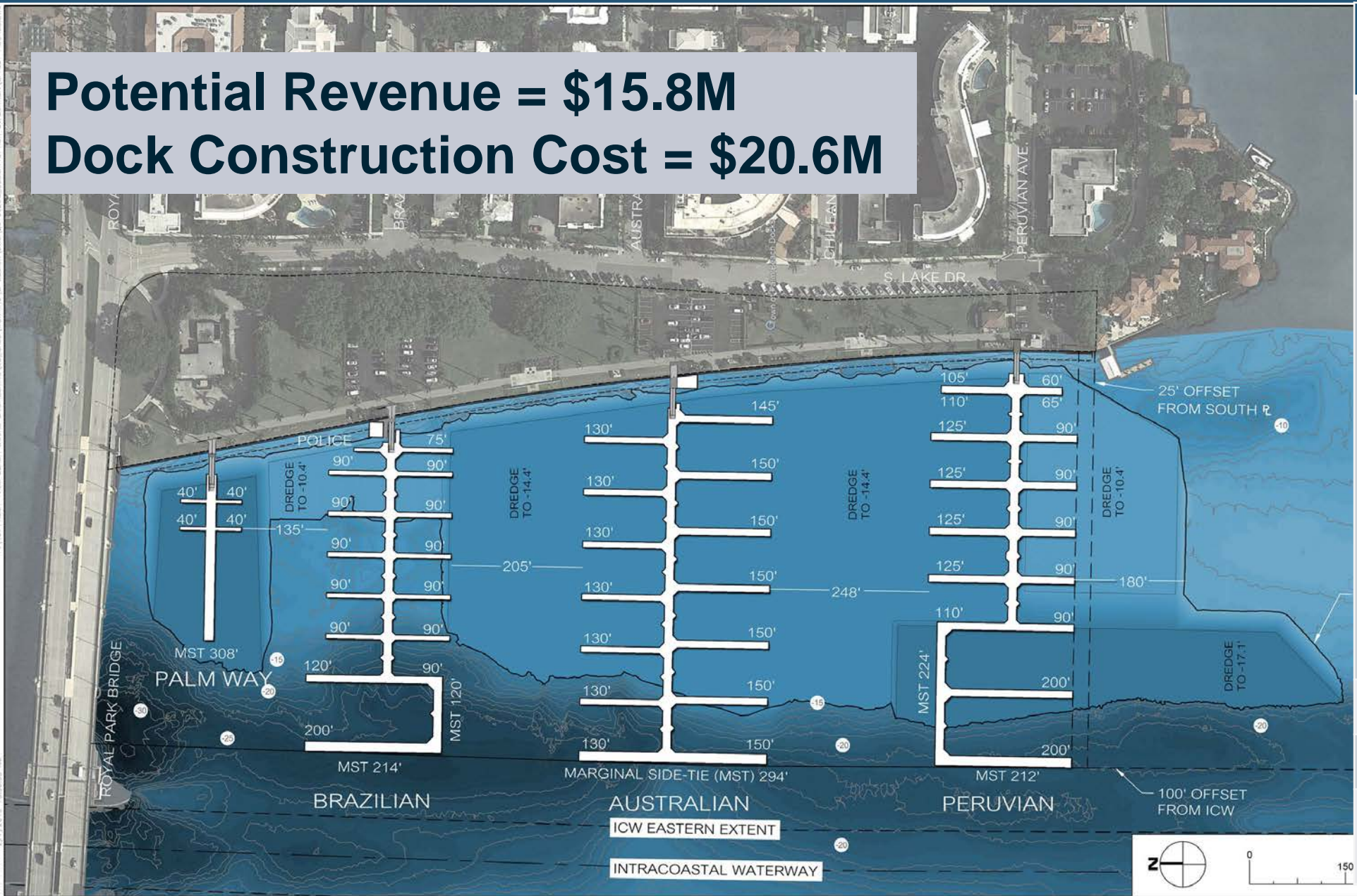
TOWN OF PALM BEACH DOCKS REHABILITATION

Project Number:
12717.201-A-040
 Date:
2019-02-06

Baird.

Potential Revenue = \$15.8M
Dock Construction Cost = \$20.6M

Slip Size (ft)	No. of Vessels
40	8
60	
65	1
75	
80	2
90	29
95	
105	1
110	2
120	1
125	8
130	13
150	13
200	6
Slip Total	84
MST	1,376 ft
Total Dock Length (ft)	10,816 ft



CONCEPT 5 - MASTER PLAN WITH PALM WAY FINGER PIERS AND MST

TOWN OF PALM BEACH DOCKS REHABILITATION

Project Number:
12717.201-A-050
Date:
2019-02-06

Baird.

Items Arising

- Recommend moving forward with Concept 3
 - It maximizes revenue and remains consistent with the Master Plan concept
 - It has the second lowest construction cost (Concept 2 is the lowest cost but lowest revenue)

Items Arising

- We held an informal review with ARCOM (Jan 23)
- Official presentation to ARCOM scheduled for February 27







Upcoming Items

- Submittal of FDEP & USACE permit application
 - Revise sketches and text to match selected alternative
- Issuance of dock design & manufacturer pre-qualification RFQ package
- ARCOM review (Feb 27)

Questions