

Board of County Commissioners

Agenda Request

Date of Meeting: February 1, 2010

Date Submitted: January 20, 2010

To: Honorable Chairman and Members of the Board

From: Benjamin H. Pingree, County Administrator
Timothy Barden, Assistant County Administrator
Doug Jones, Director, Public Services Department
Ray E. Gray, Director, Parks and Recreation Department

Subject: Request Board Approval of Change Orders to the FEMA Repair Projects
for Mashes Sands and Woolley Park

Statement of Issue:

This agenda item requests Board approval of the Change Orders (Attachments # 1 & #2) as part of the Federal Emergency Management Agency (FEMA) Storm Repairs project in order to refurbish parts of the Woolley Park and Mashes Sands Piers. These repairs were not storm related and will not be submitted to FEMA for reimbursement.

Background:

During 2004 and 2005, an unprecedented series of hurricanes, including Hurricanes Ivan and Dennis, brought about FEMA Project Worksheet's (PW) for affected Florida communities. A PW is a public work defined as construction or developmental projects for public use. PW's were afforded to Wakulla County for debris removal, cleaning, repairs, and trimming.

The funds for these tasks exceeded 1.1 million dollars and were awarded in a series of FEMA PW's for repair and replacement as associated to the categories of damage. The categories resulted in seven PW's from Ivan and twenty PW's from Dennis. All elements have been completed except for three specific elements under two of the remaining PW's that still require construction. The elements are: a fishing pier at Woolley Park, a fishing pier & boardwalk at Mashes Sands, and a beach restroom facility at Mashes Sands.

Portions of these elements required additional Hazard Mitigation measures, which required the County to raise the Woolley Park fishing pier above mean high water. To meet ADA requirements, the elevation of the fishing pier would require another one hundred feet of pier access. FEMA could not fund the ADA additions, which are considered a County expense. This elevation change and engineering would be funded by FEMA. Due to the extensive amounts of damage and repairs, problems associated with the Hazard Mitigation, and a series of staffing turnovers at FEMA, the project has been extended several times. On several occasions, FEMA assistance was requested to obtain time extensions on these PW's. The County can expect partial reimbursement by FEMA for the work requested in this agenda item in the amount of \$129,686.

On August 4, 2009, the Board approved the Invitation To Bid (ITB) process and timeline awarding a contract to the low bidder. The winning bidder was Ben Withers Construction, Inc., with a bid amount of \$227,500. A contract was executed and a notice to proceed was issued to begin construction.

Analysis:

As outlined below, the County’s approved budget and actual for are as follows:

	<u>Budget</u>	<u>Actual</u>
ITB Preparation and Project Development	\$16,000	\$16,000
Construction of both Piers including vent grates as specified by FEMA	\$180,000	\$175,650
Construction of beach restroom facility	\$83,000	\$52,150
Permitting	<u>\$15,000</u>	<u>\$1,900</u>
TOTAL:	\$294,000	\$ 245,750
Requested Change Order # 1	0	\$3,516.80
Requested Change Order# 2	0	\$11,294.08
TOTAL	\$294,000	\$260,560.88

During staff review of completed FEMA repair work, other areas of both piers had damage that occurred since the 2005 storms. Since the FEMA repair work did not cover replacement of the entire pier, only damage sustained by Hurricane Dennis, a large portion of these were left with portions that were in disrepair and could present a safety issue for users of the piers. These change orders represent the work necessary to remedy those needed additional repairs.

Change Order #1(Attachment #1) includes the following repairs to the Woolley Park Pier: replaced severely weathered top rails; removed pickets and replaced with wire mesh; and replaced damaged wood decking where needed, and added security lighting and lights to bathroom mechanical room at Mashes Sands. In order to complete the closeout with FEMA, the work for this Change Order has already been completed.

Change Order #2 (Attachment #2) for Mashes Sands Pier is needed to replace/upgrade all hand railing on the old pier to match the recently rebuilt pier; replace the wooden pickets, many of which are broken and missing, with wire mesh; replace wood decking where needed (some decking while not attractive is still very functional, but random boards have rot or have been vandalized and should be replaced); and shore up

bracing of pier railing on the entire old section of pier. Pier bracing was not done in a structurally sound way when built and now gives very easily.

Staff recommends approval of these Change Orders so as to complete the work that was started, but unfortunately not funded through FEMA. Staff and the project coordinator completed a thorough evaluation of this site and determined that the items included in these Charge Orders finish out all the work that is needed at these facilities. Staff would also like to recognize the diligent effort on the part of the contractor and project coordinator to save on material and to obtain exemptions that made it possible to save some funding on permitting and completion of other repairs outside of the FEMA mandated repairs.

The County Attorney has reviewed these Change Orders. With the Boards approval these Change Orders will be issued and these projects will proceed toward completion and dedication.

Options:

1. Approve Change Orders #1 & #2 for Woolley Park and Mashers Sands Pier Projects.
2. Do not approve Change Orders #1 & #2 for Woolley Park and Mashers Sands Pier Projects.
3. Board direction.

Recommendation:

Option #1

Attachments:

1. Change Order #1 to Ben Withers Construction, Inc. Contract
2. Change Order #2 to Ben Withers Construction, Inc. Contract

DJ/RG

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