

# **Building a Three-Party Project In Alabama:**

## **Orange Beach/Gulf State Park/Gulf Shores Beach Restoration Project**

**Baldwin County, AL**



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FSBPA  
25 September 2013  
Delray Beach, FL

# Outline



- Location & Owners
- Project History
  - 2012-13 Renourishment
- Sharing the Management
- Sharing the Cost
- Paperwork
  - Permits
  - Contracts
  - FEMA documents





# Location

Mobile

**BALDWIN COUNTY, AL**

Pensacola

*Pensacola Bay*

*Mobile Bay*

**PROJECT AREA**

*Gulf of Mexico*

Google

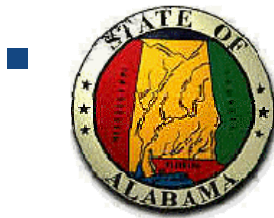
Image Landsat  
Data SIO, NOAA, U.S. Navy, NGA, GEBCO  
Image NOAA



# Project Owners



■ City of Orange Beach, AL



■ Alabama Department of  
Conservation & Natural Resources

■ Alabama State Park System



■ City of Gulf Shores, AL



# Project Segments

**City of Gulf Shores**  
7.7 miles

**Gulf  
State Park**  
2.2 miles

**City of Orange Beach**  
5.4 miles

Data SIO, NOAA, U.S. Navy, NGA, GEBCO  
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# The Way It Was....



**Gulf Shores 1999**



**Gulf State Park 2002**



**Orange Beach 2002**



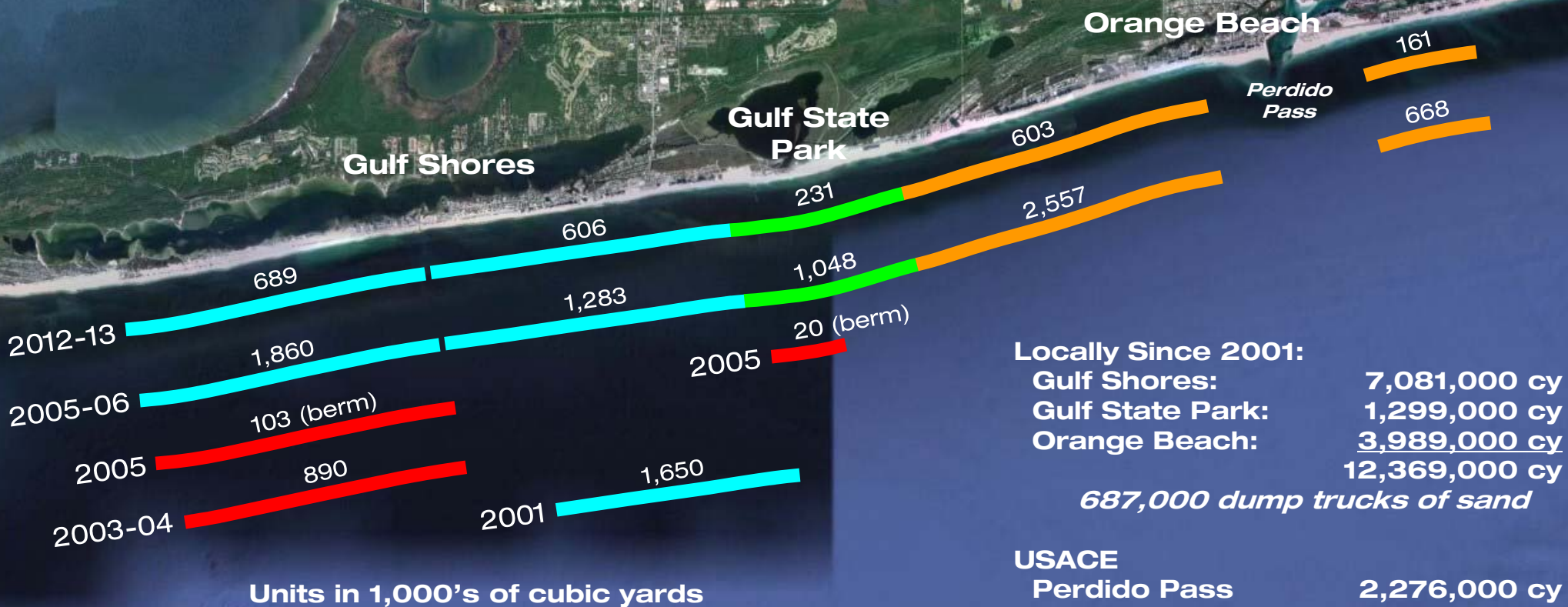
**W. Gulf Shores 2002**

# History of Joint Cooperation

- 2001: Gulf Shores 3.1 mile restoration project
  - Response to Opal ('95) and Georges ('98)
- 2002: Tropical Storm Isidore impacts the area
  - Damage to nourished area minimal
- 2002: 3-party group engages 1 engineer/agent
  - Single contract for services
- 2003: Broad-based sand search for all parties
  - Four borrow sites developed along 20 miles (State waters)
- 2004: Joint Design and permitting (and Hurricane Ivan)
- 2005-06: First 3-party project construction



# History of Beach Projects



Data SIO, NOAA, U.S. Navy, NGA, GEBCO  
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# Permitting – 2003 & 2011-12

- Jointly acquired/held:

- ADEM

- Dept. of Environmental Management
    - One WQ Certificate

- USACE

- One set of FWS/NMFS B.O.'s

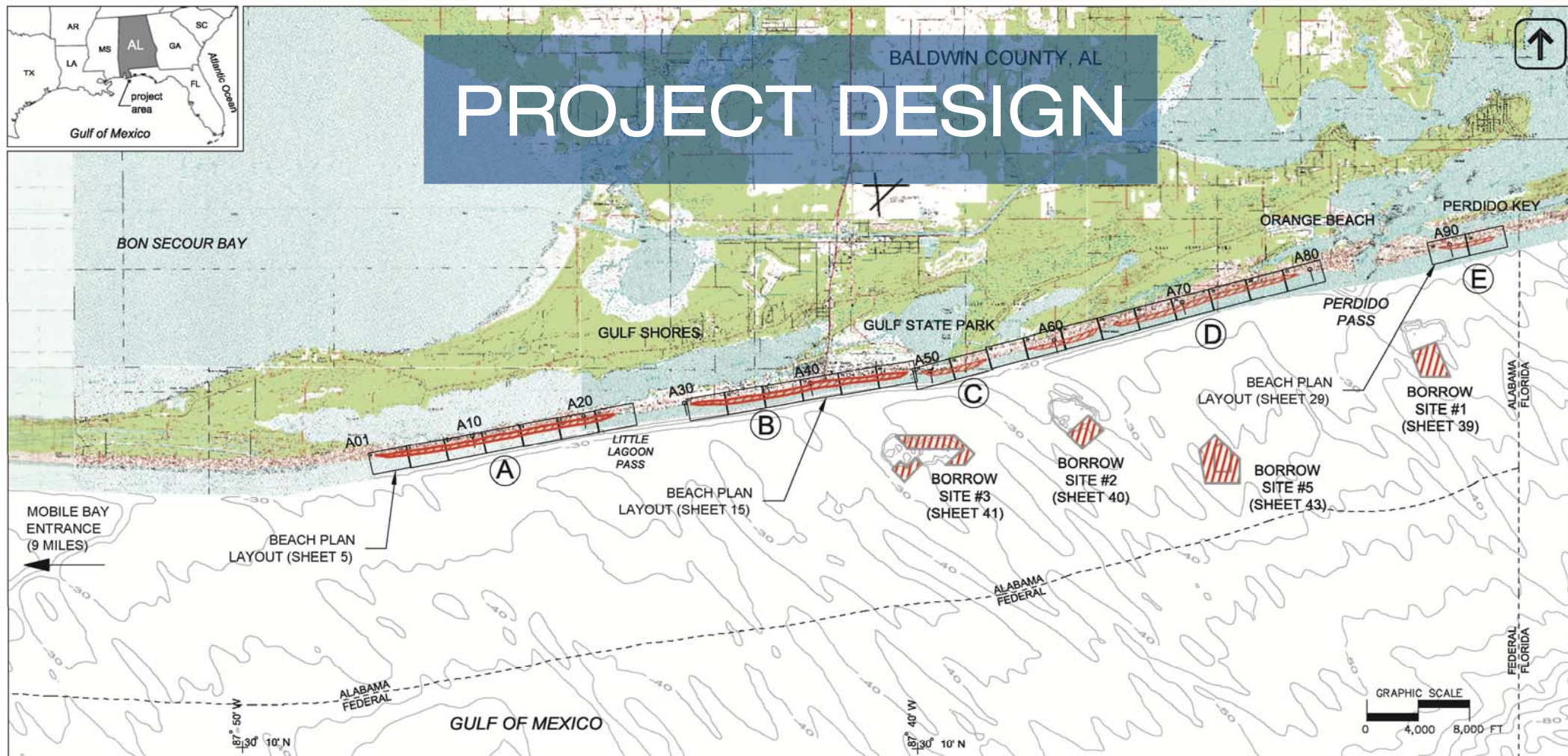
- ADCNR

- Dept. Conservation & Natural Resources
    - State Lands





# PROJECT DESIGN



**(A) WEST BEACH GULF SHORES**  
 S: 22, 23, 27-28 T: 9S R: 3E  
 1,885,000 E / 86,000 N (ft)  
 30° 14.17' N / 87° 45.87' W  
 Length: 18,800 ft  
 Pay Volume: 497,000 cy

**(B) EAST BEACH GULF SHORES**  
 S: 23-24 T: 9S R: 3E  
 S: 19-21 T: 9S R: 4E  
 1,904,000 E / 89,000 N (ft)  
 30° 14.67' N / 87° 42.26' W  
 Length: 15,700 ft  
 Pay Volume: 509,700 cy

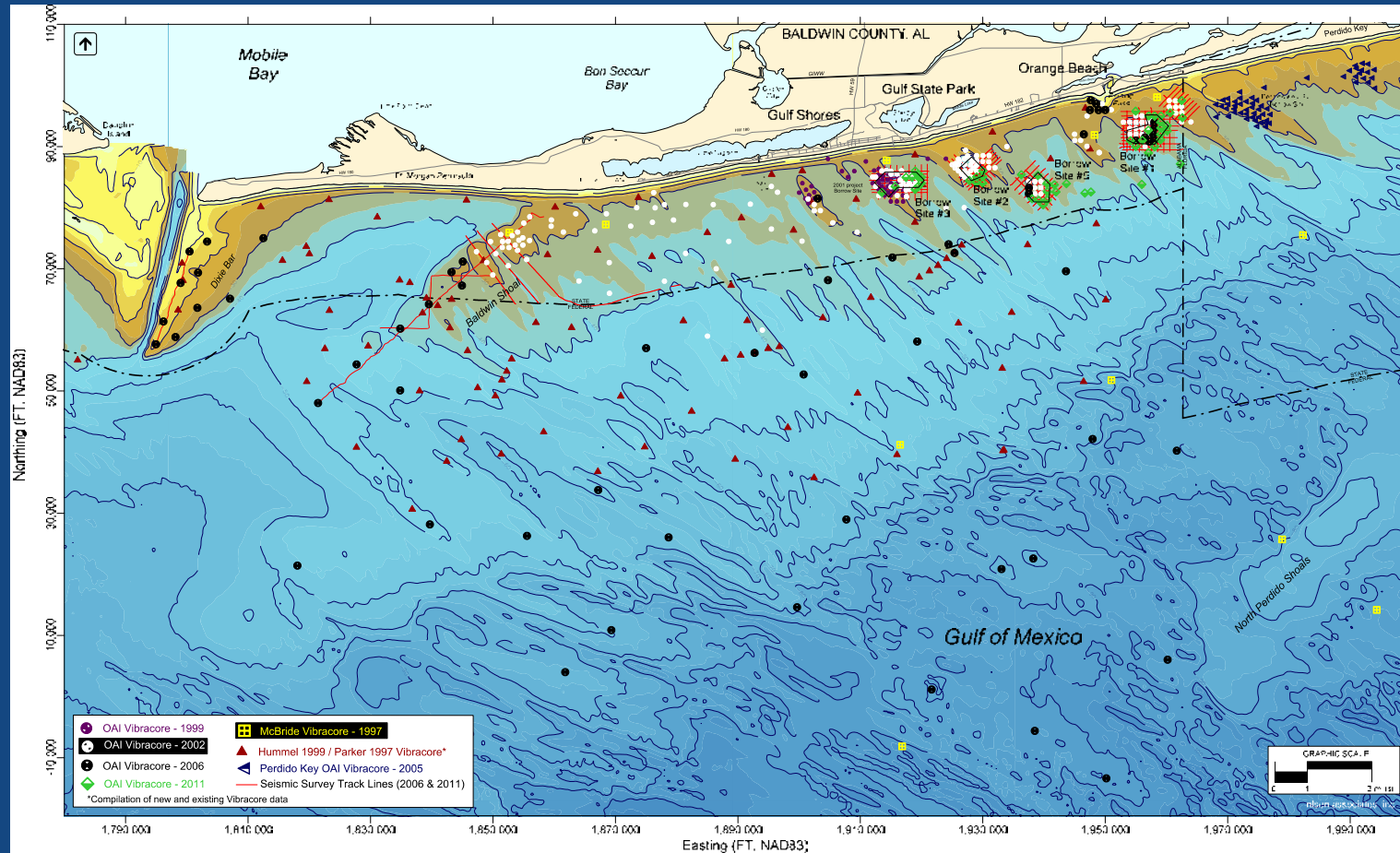
**(C) GULF STATE PARK**  
 S: 14, 21-23 T: 9S R: 4E  
 1,920,000 E / 91,000 N (ft)  
 30° 15.01' N / 87° 39.22' W  
 Length: 7,200 ft  
 Pay Volume: 230,500 cy

**(D) ORANGE BEACH / ROMAR BEACH**  
 S: 13-14 T: 9S R: 4E  
 S: 8-10, 17-18 T: 9S R: 5E  
 1,938,000 E / 96,500 N (ft)  
 30° 15.92' N / 87° 35.80' W  
 Length: 19,900 ft  
 Pay Volume: 503,600 cy

**(E) PERDIDO KEY**  
 S: 2-3 T: 9S R: 5E  
 1,959,000 E / 101,000 N (ft)  
 30° 16.66' N / 87° 31.81' W  
 Length: 4,800 ft  
 Pay Volume: 81,900 cy



# Sand Search





# Bidding / Contracting

- Project bid as one job
  - One mobilization/demobilization fee
  - One contract
  - One schedule
- Simplify the project construction parameters
- Reduce the unknowns in the project
- Reduce the risk to the Contractor (and Owners)
- **Lower the cost for the Owners**

# 2012-2013 Renourishment Bids

	Manson Construction Company, Inc.	Weeks Marine, Inc.	Great Lakes Dredge and Dock Co.
<b>Mob./demob.</b>	<b>\$3,150,000.00</b>	<b>\$2,350,000.00</b>	<b>\$3,137,000.00</b>
Orange Beach fill	\$2,781,125.00 (\$4.75/cy)	\$3,952,125.00 (\$6.75/cy)	\$4,039,950.00 (\$6.90/cy)
Gulf State Park fill	\$1,152,500.00 (\$5.00/cy)	\$1,440,625.00 (\$6.25/cy)	\$1,325,375.00 (\$5.75/cy)
Gulf Shores fill	\$5,637,520.00 (\$5.60/cy)	\$7,801,925.00 (\$7.75/cy)	\$8,305,275.00 (\$8.25/cy)
Trawling/relocation	\$292,500.00 (\$3,250.00/day)	\$0.00 Cutterhead dredge	\$288,000.00 (\$3,200.00/day)
Oiled sand removal (contingency)	\$50,000.00 (\$10.00/cy)	\$50,000.00 (\$10.00/cy)	\$50,000.00 (\$10.00/cy)
Tilling	\$125,000.00	\$250,000.00	\$52,600.00
<b>Total Base Bid</b>	<b>\$13,188,645.00</b> (\$7.24/cy)	<b>\$15,844,675.00</b> (\$8.69/cy)	<b>\$17,198,200.00</b> (\$9.44/cy)

Abridged bid tabulation

Bid Date: 19 July 2012

# Construction 2012-2013



M/V Glenn Edwards  
Manson Construction Company, Inc.

25 January 2013



olsen associates, inc.



# Construction sharing



- Order of Work
  - Only 1 constraint
    - Start on worst condition
  - Contractor's decision
    - Flexible planning & movement
- Central main yard
  - Flexible access
- Communication
  - One engineer/agent
  - One Contractor POC

# Cost-Sharing

- Predetermined agreement for division of costs
  - A combination of methods
    - Even 1/3<sup>rd</sup> split of
      - Engineering/geotech/permitting
      - Mobilization/demobilization costs
    - Pro-rated cost on a unit basis
      - Sand placement (per cy placed)
      - Survey
      - Sea turtle trawling/relocation days
      - Construction observation (per cy placed)
      - Tilling (per acre)
      - Post-construction physical monitoring

# Post-Construction Monitoring

- Combined monitoring requirements:
  - All three parties are co-permittees
  - Each applicant contributes a pro-rated portion
  - Based upon shoreline length (or acreage)
    - Beach Tilling
    - Physical Monitoring





# Paperwork

- One contract – five signatories
  - Change Orders – Timeliness issue
  - Progress payments
    - One invoice from Contractor
    - Bills divided by Engineer per pre-project plan
- FEMA
  - Four storms
  - Three applicants
  - Eleven (not twelve) Project Worksheets
  - Three big spreadsheets
    - One per applicant

# ***THANK YOU***



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