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
Project Owners

- City of Orange Beach, AL
- Alabama Department of Conservation & Natural Resources
  - Alabama State Park System
- City of Gulf Shores, AL
City of Gulf Shores: 7.7 miles
Gulf State Park: 2.2 miles
City of Orange Beach: 5.4 miles
The Way It Was....
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

Locally Since 2001:
- Gulf Shores: 7,081,000 cu yd
- Gulf State Park: 1,299,000 cu yd
- Orange Beach: 3,989,000 cu yd

USACE
- Perdido Pass: 2,276,000 cu yd

687,000 dump trucks of sand

Units in 1,000’s of cubic yards
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
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

<table>
<thead>
<tr>
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<tbody>
<tr>
<td>Mob./demob.</td>
<td>$3,150,000.00</td>
<td>$2,350,000.00</td>
<td>$3,137,000.00</td>
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<tr>
<td>Orange Beach fill</td>
<td>$2,781,125.00 ($4.75/cy)</td>
<td>$3,952,125.00 ($6.75/cy)</td>
<td>$4,039,950.00 ($6.90/cy)</td>
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<tr>
<td>Gulf State Park fill</td>
<td>$1,152,500.00 ($5.00/cy)</td>
<td>$1,440,625.00 ($6.25/cy)</td>
<td>$1,325,375.00 ($5.75/cy)</td>
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<tr>
<td>Gulf Shores fill</td>
<td>$5,637,520.00 ($5.60/cy)</td>
<td>$7,801,925.00 ($7.75/cy)</td>
<td>$8,305,275.00 ($8.25/cy)</td>
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<tr>
<td>Trawling/relocation</td>
<td>$292,500.00 ($3,250.00/day)</td>
<td>$0.00 Cutterhead dredge</td>
<td>$288,000.00 ($3,200.00/day)</td>
</tr>
<tr>
<td>Oiled sand removal</td>
<td>$50,000.00 ($10.00/cy)</td>
<td>$50,000.00 ($10.00/cy)</td>
<td>$50,000.00 ($10.00/cy)</td>
</tr>
<tr>
<td>Tilling</td>
<td>$125,000.00</td>
<td>$250,000.00</td>
<td>$52,600.00</td>
</tr>
<tr>
<td><strong>Total Base Bid</strong></td>
<td><strong>$13,188,645.00 ($7.24/cy)</strong></td>
<td><strong>$15,844,675.00 ($8.69/cy)</strong></td>
<td><strong>$17,198,200.00 ($9.44/cy)</strong></td>
</tr>
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Abridged bid tabulation

**Bid Date:** 19 July 2012
Construction 2012-2013
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 1/3rd 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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