

1. Requested Motion:

Meeting Date: December 21, 2009

Direct staff to proceed with upland site improvements as indicated on the Preferred Landscape Plan with the elimination of parking in the Connecticut Street Right-of-Way.

Why the action is necessary:

Parking and pathway improvements are a necessary component to providing accessibility for the general public on the Mound House property.

What the action accomplishes:

Completion of construction documents and a bid package for the Town to receive competitive bids for the installation of limited parking, stormwater and drainage improvements, pathways, and landscaping.

2. Agenda:

- Consent
- Administrative

3. Requirement/Purpose:

- Resolution
- Ordinance
- Other

4. Submitter of Information:

- Council
- Town Staff
- Town Attorney

5. Background:

Following public meetings and stakeholder interviews, Town Council approved a Preferred Landscape Plan for the Mound House grounds in February 2007 with requested modifications. With funding received from the Tourist Development Council, EDAW, Inc. was contracted to produce construction documents. On January 13, 2009, the Local Planning Agency acting as the Town's Historic Preservation Board unanimously supported a Special Certificate of Appropriateness for the grounds layout. The Division of Historical Resources has also reviewed the plan for full compliance with the Secretary of Interior Standards for the Treatment of Historic Properties.

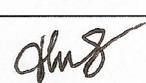
The current Town Council requested the opportunity to review the previously approved landscape plan. Worksessions on this topic were held on Thursday, November 12th and Thursday, November 19th. On November 19th, a series of alternatives were presented to Town Council to allow a portion of the project to be constructed while the remainder is re-evaluated. These same options are presented for Town Council consideration varying from making no or minor modifications to the existing layout with a construction timeline of 6 months (Alternates 1 or 2) to substantial or complete redesign with a construction timeline of 15½ to 17½ months (Alternate 3).

6. Alternative Action:

7. Management Recommendations:

Direct staff to move forward with bidding of Alternate 2 including all upland improvements excluding parking in the Connecticut Street R.O.W.. Parking and the pier feature will be re-evaluated separately as part of the masterplanning process currently continuing for 216 Connecticut Street.

8. Recommended Approval:

Town Manager	Town Attorney	Finance Director	Public Works Director	Community Development Director	Cultural Resources Director
					

9. Council Action:

- Approved
- Denied
- Deferred
- Other



Alternate 1 Proceed with current landscape restoration and improvement plan

Timeline	Advertise/bidding	30 days
	Contracting with selected bidder	30 days
	Construction (to substantial completion)	<u>120 days</u>
		180 days (± 6 months)



Alternate 2 Proceed with “upland” site improvements (without pier) and other minimal changes to plans (i.e., eliminating parking on Connecticut Street).

Timeline	Minor revisions to construction documents	15 days
	Advertise/bidding	30 days
	Contracting with selected bidder	30 days
	Construction (to substantial completion)	<u>120 days</u>
		195 days (± 6½ months)



Alternate 3 Significant revisions to site plan including locations of parking, interpretive pathways, landscaping, etc.

Timeline	Revise design concept (prepare alternatives, review with Town, draw preferred concept for final approval)	120 days*
	Revise construction documents	90 days
	Modify permit with FDEP & Corps (at 50% complete docs)	120-180 days**
	Advertise/bidding/contracting/construction	<u>180 days</u>
		465-525 days
		(± 15½ to 17½ months)

**Assumes approximately 30 days for contract revisions; assumes no more than two public meeting/Council review points required; a more extensive public input process or additional rounds of preparing alternatives would require additional time.*

***The review agency's schedule and outcome is beyond Town or consultant's control; reasonable, moderately conservative estimate.*



Redesign and re-permitting of a pier feature as a stand-alone project

Alternative A Smaller pier in more or less the same location

Timeline A	Revise design concept (prepare alternatives, review with Town	90 days
	draw preferred concept for final approval	
	Revise construction documents	45 days
	Modify permit/lease application with FDEP**	210-270 days
	Advertise/bidding/contracting/construction	<u>150 days</u>
		495-555 days
		(16½ to 18½ months)

Alternative B Pier feature in a significantly different location; assuming mangrove impacts

Timeline B	Revise design concept (prepare alternatives, review with Town	90 days
	draw preferred concept for final approval	
	Revise construction documents	45 days
	Modify permit/lease application with FDEP**	365-425 days
	Advertise/bidding/contracting/construction	<u>150 days</u>
		650-710 days
		(21½ to 23½ months)

**Assumes approximately 30 days for contract revisions; assumes no more than two public meeting/Council review points required; a more extensive public input process or additional rounds of preparing alternatives would require additional time.*

***The review agency's schedule and outcome is beyond Town or consultant's control; reasonable, moderately conservative estimate.*