

From: Perdomo, Gabriel <GPerdomo@moffattnichol.com>

Sent: Thursday, December 12, 2024 5:42 PM

To: Penny Overstreet <POverstreet@CityofFlaglerBeach.com>; Bill Freeman

<BFreeman@cityofflaglerbeach.com>; Christine Novak <cnovak@CityofFlaglerBeach.com>; Dale Martin <dmartin@cityofflaglerbeach.com>

Cc: Christine Novak <cnovak@CityofFlaglerBeach.com>; Hollie Harlan <HHarlan@cityofflaglerbeach.com>; Hatten, Kalen <khatten@moffattnichol.com>; Helms, Jeff <jhelms@moffattnichol.com>

Subject: External - RE: Pier Bid Received

Team,

Attached is a cost comparison of the Vecellio & Grogan (V&G) bid with the last M&N cost estimate, and below is a summary of our review comments:

1. **General conditions:** The V&G bid shows the general conditions to be approximately 22.5% of their bid price, which is reasonable for heavy marine construction projects including markup.
2. **General conditions:** The M&N cost estimate factors the general conditions costs within the unit costs of all the bid items. We don't have a separate line item for general conditions, but they are accounted for in our estimate, which is why our unit costs are generally higher than V&G's.
3. **Mobilization:** Mobilization costs are higher than expected in the V&G bid, but not unreasonable at 10% of the construction cost. Given the additional costs associated with mobilizing the trestle, they may have allocated some of those costs to mobilization instead of the trestle line item. Constraints associated with the narrow location along A1A may have also contributed.
4. **Trestle:** M&N assumed the conservative price option of renting a trestle, but V&G owns the trestle recently used for the Jacksonville Beach Pier construction. The V&G trestle cost is reasonable considering they own the trestle with perhaps some additional cost added in to replace some piles or other materials.
5. **Existing Pier Repairs:** We recommend confirming what V&G included in their pier repairs, particularly since the conditions below the pier were different from the design drawings following the USACE beach nourishment project.
6. **Pier Lighting:** The V&G pier lighting costs are high. We recommend reviewing this cost line item with V&G.
7. **Construction Cost Comparison:** The total construction costs between V&G's bid and the M&N cost estimate are close - the V&G bid is approximately \$280,000 less than the construction costs in the M&N estimate, which is within 2%.

Upon review, please let me know if you have any questions about this cost comparison. I'd also be happy to discuss any aspects of the bid further with the City and V&G at your direction.

Let me know what we can do to help.

Kindly,
Gabe

Gabriel Perdomo, PE

Senior Project Manager | Coastal Engineer

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From: Perdomo, Gabriel <GPerdomo@moffattnichol.com>

Sent: Tuesday, December 10, 2024 5:11 PM

To: Penny Overstreet <POverstreet@CityofFlaglerBeach.com>; Bill Freeman <BFreeman@cityofflaglerbeach.com>; Christine Novak <cnovak@CityofFlaglerBeach.com>; Dale Martin <dmartin@cityofflaglerbeach.com>

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Thanks, Penny.

We're reviewing in detail and will have a comparison table completed before the end of the week, but in general terms:

1. The construction costs are in-line with our expectations considering a downward adjustment in our trestle estimate. We did not want to assume that the contractors would have their own trestle, so we priced the higher cost of renting a trestle.
2. Hal Jones is marine contractor that recently completed the similar Jax Beach Pier, so we know they are capable.
3. They've agreed to a construction duration within 510 days for substantial completion and 540 days to final completion from commencement date. Hypothetically assuming a commencement date of January 1, 2025, the 510-day substantial completion period would end May 26, 2026, and the 540-day final completion period would end June 25, 2026. If the goal is to open the pier for July 4, 2026 (250-yr semi quincentennial) celebration, time is of the essence.

Let me know if you have any questions for me or if you received any other information relevant to our review. Otherwise, I'll send the team our comparison table and any additional comments later this week.

Regards,
Gabe

Gabriel Perdomo, PE

Senior Project Manager | Coastal Engineer

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