

## **EXPLANATION OF CONSENT AGENDA ITEM E.2.c. (23) July 29, 2015**

### **ITEM:**

Consideration of approving a purchase order to the selected consultant under their general engineering services contract for design, permitting and engineering services during construction of 5 Vehicle Staging Areas (VSAs) in the north and south sides of the Port in an amount not to exceed \$150,210. (Crowe/Hicks)

### **EXPLANATION:**

The Canaveral Port Authority is planning to construct a large parking garage for automobile storage for a potential import / export tenant. Due to schedule and contract negotiations, surface parking lots are needed as these are long lead time improvements; as much as 6 months effort is required to design and permit the VSAs. The five areas to be constructed in this project will be used in conjunction with the existing areas on the port for car storage. This item is for designing, preparing construction plans and permit documents for the five (5) vehicle staging areas (VSAs) at Port Canaveral. The two areas located on the south side of the harbor are south of George King Road, divided by Columbia Road. The other three areas located in the North Cargo Area are identified as VSA-5, VSAf-6 and VSA-7.

**Funding Review by Finance (Pat Poston):** The total NTE amount of \$150,210 is included in the FY15 Capital Budget and no increase is required. [Budget item 2266 - Auto Terminal]

**Staff recommends approval.**

**Prepared by: Bill Crowe, P.E.**





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July 13, 2015

CH2M \$150,210.00

Canaveral Port Authority  
445 Challenger Road, Suite 301  
Cape Canaveral, FL 32920

Attn: Terry Hicks  
Senior Director - Facilities, Construction and Engineering

**Re: Proposal for Engineering Order CPA 2015-30: Vehicle Staging Areas at Port Canaveral**

In accordance with the provisions of our June 18, 2014, General Engineering Professional Services Contract, CH2M HILL Engineers, Inc. is pleased to submit the following proposal for professional services in connection with the designing, preparing construction plans, and permitting services for five (5) vehicle staging areas (VSAs) at Port Canaveral. The two areas located on the south side of the harbor are south of George King Road, divided by Columbia Road and are identified as VSA-2 and VSA-3 on the enclosed sketch for the south. The other three areas located in the North Cargo Area are identified as VSA-5, VSA-6, and VSA-7 on the sketch for the north.

**PROJECT BACKGROUND AND GENERAL DESCRIPTION**

The Canaveral Port Authority is planning to construct a large parking garage for automobile storage for a potential import/export tenant. Due to scheduling and contract negotiations, surface parking lots are needed in advance of the garage. The five areas to be constructed in this project will be used in conjunction with existing areas on the port for car storage.

In the future, North VSA-7 will likely become an expansion to the container facility at NCB6 and therefore will be constructed with a heavy-duty pavement section for terminal equipment and container stacking loads. The drainage collection system and grading will be designed for pavement slopes of 0.5% to accommodate terminal operations. High-mast lighting will be designed for both security and operational lighting levels as required by the CPA Light Management Plan. Water, sewer, and other public utilities will be rerouted around the site. Fire protection and security infrastructures as required for the future terminal operations will NOT be designed at this time. Fencing and gates will be provided around the site.

The other four sites will include a light-duty pavement design, drainage collection, and fencing. No utility work is anticipated in these areas. If existing roadways such as Challenger Road and Atlantis Road become part of the parking lot, existing utilities are to remain in-place. Stormwater treatment is required for North VSA-5&6.

## SCOPE OF SERVICES

Design and permitting services are detailed below. One set of Contract Documents will be prepared for issuance to a single contractor. This proposal excludes services related to topographical surveying, geotechnical investigation, preparation of quantities and opinions of probable construction costs, scheduling, preparation of front-end bidding documents, assistance during bidding, construction, and certifications.

### *Design and Permitting*

1. Utilizing previous survey data, asbuilt surveys, designs, and geotechnical reports, create an existing conditions plan. Topographical survey is NOT included in this proposal. Geotechnical investigations and reports are NOT included in this proposal.
2. Prepare General Plan construction sheets including a cover sheet with index of drawings; a general notes sheet with legend and abbreviations; an overall site plan with benchmarks; soil boring log sheets; and an erosion and sediment control plan.
3. Prepare Demolition Plans including general limits of clearing and grubbing and limits of removal of pavement, utilities, and fencing. Building demolition is NOT included in this proposal.
4. Design and prepare Civil Plan construction sheets including Site Plan including geometry for paving and fencing; Utility Plans and Profile for the water main and force main improvements at North VSA-7; Grading and Drainage Plans; Striping Plans; and Sections and Details.
5. For North VSA 7 and the South VSAs, perform calculations and stormwater modeling with ICPR to determine impacts to the existing North Cargo Pond and GKB South Pond and to determine weir modifications. These regional systems have active permits which allow for the impervious area for these locations. Design either dry retention swales for the water quality treatment of the stormwater runoff for North VSA-5&6 or enlarge existing North Cargo Pond. Design drainage conveyance systems for all five sites. Attend one meeting with FDEP at the Central District in Orlando. Prepare and submit application to FDEP for the modification of existing Environmental Resource Permits and respond to one RAI. Permit fees are NOT included.
6. Utilizing Innovyze InfoWater, perform a hydraulic model on the water distribution system to determine size of water main required to maintain pressures and flows required by the City of Cocoa within their public water system. Fire protection analysis is NOT part of this model. Prepare Water Distribution Report including model results and application to use the General Permit for FDEP water permitting. Attend one meeting with the City of Cocoa Utilities Department and respond to one City RAI. Submit application to FDEP upon City approval. Permit fees are NOT included.

7. Prepare wastewater construction plans for the relocation of the existing forcemain at North VSA-7 and prepare application to use the General Permit for FDEP wastewater permitting. Submit permit set to the City of Cocoa Beach Water Reclamation Department and, upon City approval, submit to FDEP. Permit fees are NOT included.
8. Design and prepare construction plans for site lighting. For North VSA-7, the high mast light (HML) pole and fixture layout and specification will follow the previous terminal design. Perform final photometric calculations for both security and operational light levels to design the number of poles and light fixtures. Lighting will be compliant to the latest Light Management Plan (LMP) and industry standards. Design will include lightning protection and grounding for each HML pole, electrical circuits to the new HML's including handholes/manholes, modification to the existing service and equipment, and low voltage IT systems raceways. For the other areas, design one level of lighting and controls for "parking" areas as defined in the June 2013 draft LMP. Pole and fixture design will match the CPA lighting at Cruise Terminal No. 1 in order to provide a common look throughout the Port. Submittal information on the poles and fixtures are to be provided by CPA. A performance specification for the light pole foundation shall be provided and design shall be performed by the Contractor.
9. Assist with coordination with FPL and AT&T regarding relocations and/or improvements required with their public utilities. Assist with coordination with FPL regarding electrical service to the sites for lighting loads.
10. Attend up to four-hours of meetings during design.
11. Prepare technical specifications. Preparation of Division 00 - Procurement and Contracting Requirements and Division 01 - General Requirements for the Bid Packet are NOT included.
12. Provide five signed and sealed plans for CPA Building Permit submittal.

### DELIVERABLES

All deliverables will be provided electronically in pdf and AutoCAD format. Full-size, signed/sealed plans will be provided for permitting efforts.

### SCHEDULE

Six weeks after Notice to Proceed (NTP), 60% design documents shall be submitted. Five weeks after the 60% submittal, 90% documents including permit applications and reports shall be submitted. Within one week of receipt of CPA comments and signed application forms, the permit applications with revised plans will be submitted to the City of Cocoa, City of Cocoa Beach, and FDEP-ERP Program.

**Schedule Estimates**

*Consultant has no control over permitting, bidding and construction, task durations or resources that affect time required to complete tasks. Therefore, Consultant makes no warranty that actual task durations outlined on schedules will not vary from Consultant's opinions or estimates. If CPA wishes greater assurance as to any element of project schedule, the Port will employ an independent scheduler, contractor, or other appropriate advisor.*

PRICE

The Consultant shall be paid on a time and materials basis in accordance with the General Contract dated June 18, 2014, in the amount of \$150,210.00.

ACCEPTANCE

Acceptance of this proposal may be indicated by the signature of a duly authorized official of the Port in the space provided below. One signed copy of this proposal returned to the Consultant will serve as an Agreement between the two parties and as Notice to Proceed. Should this proposal not be accepted within a period of thirty (30) days from the above date, it shall become null and void.

Very truly yours,



Max Mozo, P.E.  
Geographic Operations Manager  
CH2M HILL

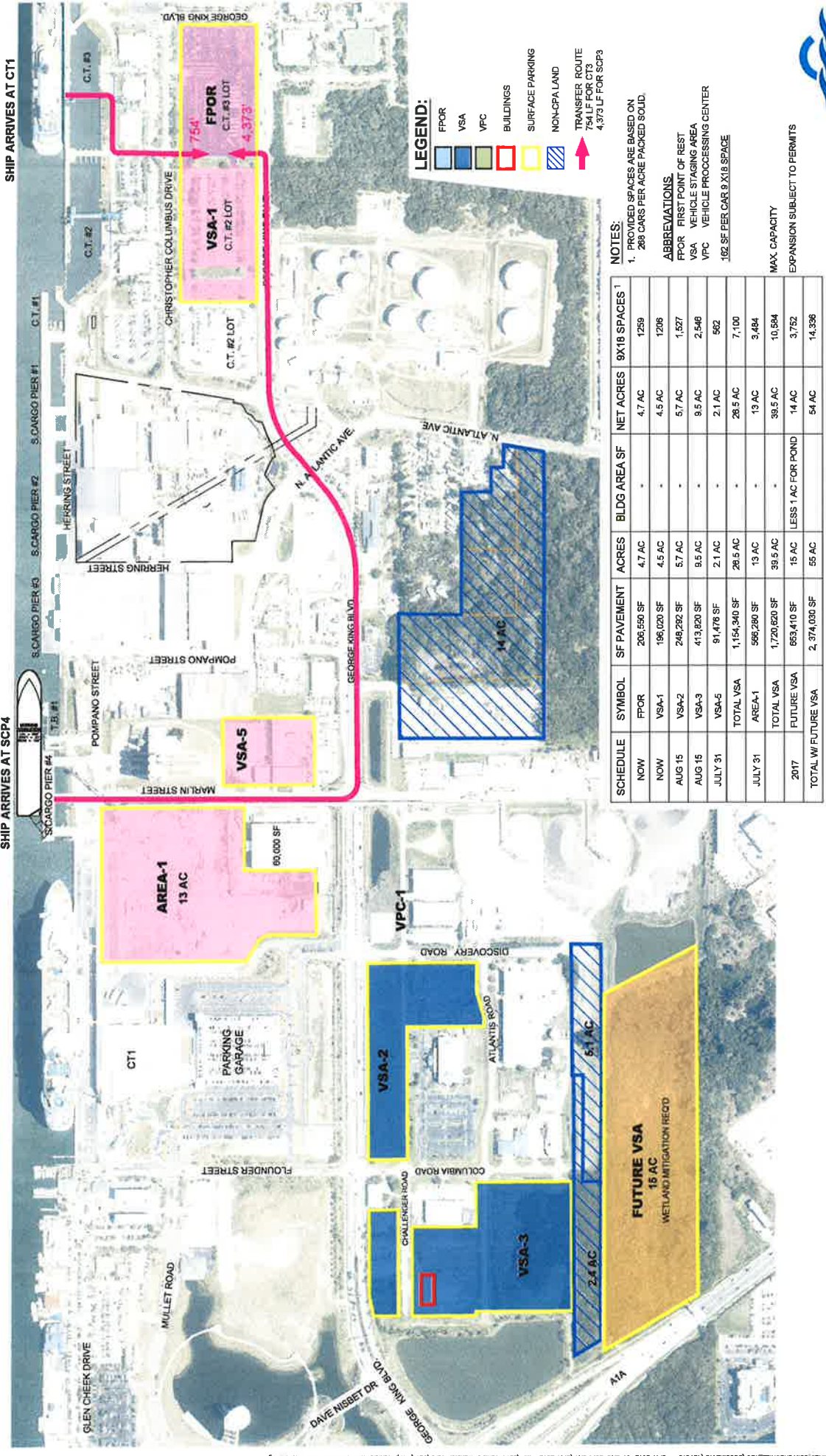
Accepted By:  
CANAVERAL PORT AUTHORITY

\_\_\_\_\_  
Terry Hicks  
Senior Director - Facilities, Construction and Engineering  
Canaveral Port Authority

\_\_\_\_\_  
Date

Approved at CPA Commission Meeting on \_\_\_\_\_



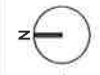


**NOTES:**  
 1. PROVIDED SPACES ARE BASED ON 288 CARS PER ACRE PACKED SOLD.

**ABBREVIATIONS:**  
 FFOR FIRST POINT OF REST  
 VSA VEHICLE STAGING AREA  
 VPC VEHICLE PROCESSING CENTER  
 162 SF PER CAR 9 X 18 SPACE

SCHEDULE	SYMBOL	SF PAVEMENT	ACRES	BLDG AREA SF	NET ACRES	9X18 SPACES <sup>1</sup>
NOW	FFOR	206,550 SF	4.7 AC	-	4.7 AC	1259
NOW	VSA-1	198,020 SF	4.5 AC	-	4.5 AC	1206
AUG 15	VSA-2	248,292 SF	5.7 AC	-	5.7 AC	1,527
AUG 15	VSA-3	413,620 SF	9.5 AC	-	9.5 AC	2,546
JULY 31	VSA-5	91,476 SF	2.1 AC	-	2.1 AC	562
	TOTAL VSA	1,154,940 SF	28.5 AC	-	28.5 AC	7,100
JULY 31	AREA-1	568,260 SF	13 AC	-	13 AC	3,484
	TOTAL VSA	1,720,620 SF	39.5 AC	-	39.5 AC	10,584
2017	FUTURE VSA	663,410 SF	15 AC	LESS 1 AC FOR POND	14 AC	3,752
TOTAL W/ FUTURE VSA		2,374,030 SF	55 AC		54 AC	14,336

**CH2MHILL**  
 DATE: 02/01/15  
 0 500 1000 1500  
 1" = 500'



**SOUTH TEMPORARY VEHICLE IMPORT / EXPORT YARD - DURING SOUTH GARAGE CONSTRUCTION**

39.5 ACRES JULY - AUGUST 2015 = 10,584 CARS  
 SCALE: 1" = 600'





