



City of Cocoa

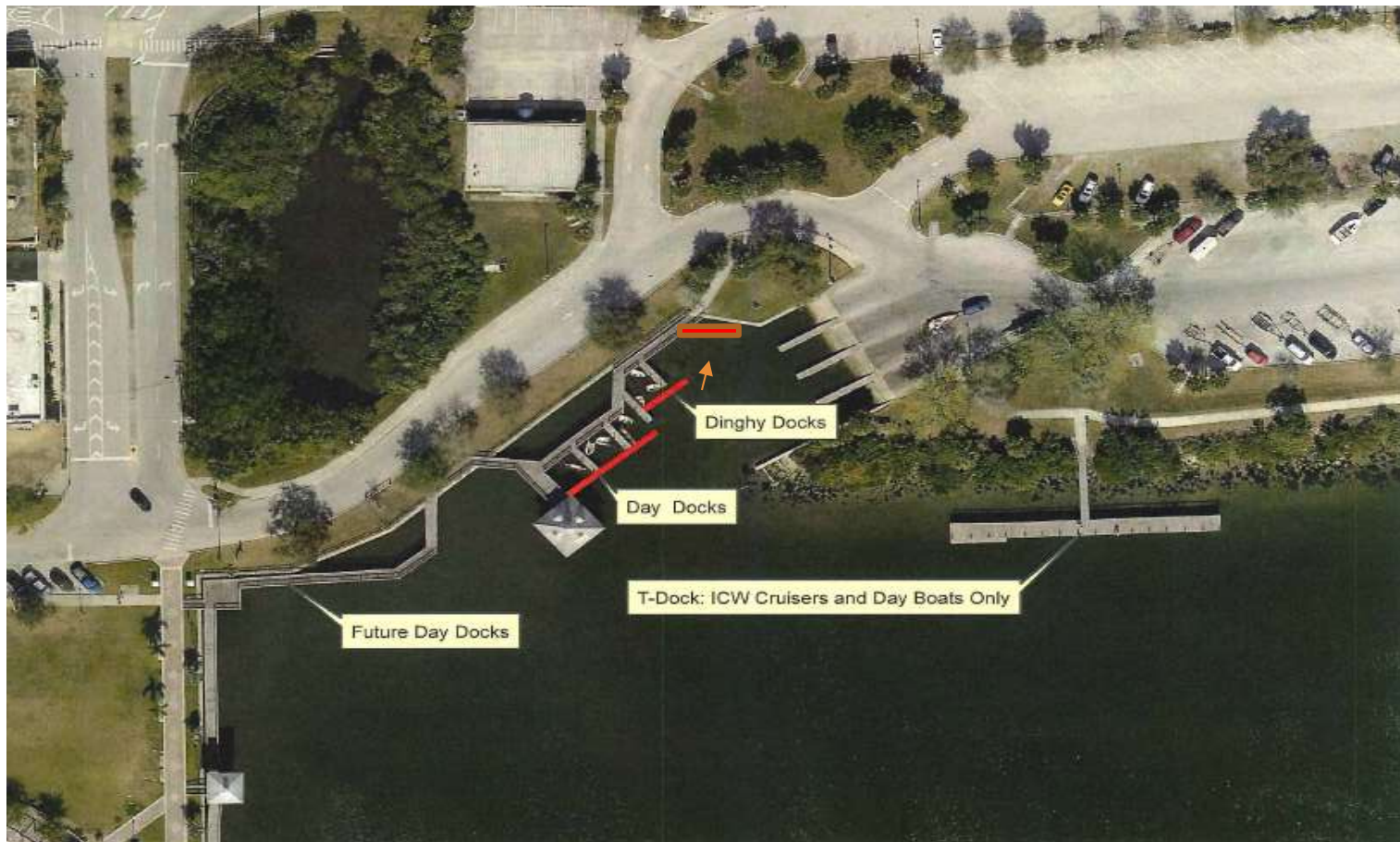
Waterfront Master Plan Update 2018

FIND Emergency Reconstruction Grant Before and After Photos

Waterfront “Before IRMA”



Waterfront “Before IRMA”



Waterfront Promenade “Before IRMA”



Waterfront - Day Slips “Post IRMA”



Waterfront Boardwalk and Viewing Area “Before IRMA”



Waterfront Gazebo Viewing Area “Before IRMA”



Waterfront Gazebo Viewing Area “Post IRMA”



Waterfront and T Dock “Before IRMA”



Waterfront T- Dock “Post IRMA”



Waterfront Promenade “Before IRMA”



Waterfront Promenade “Post IRMA”



Waterfront Promenade “Post IRMA”



Riverfront Connector Under Construction — Post IRMA

FIND Project: Cocoa Riverfront Connector Underway Today



Boardwalk, T Dock and Day Slips

Where we are at Today

- Lee Wenner Park acquired from Brevard County (November 2017)
- Initial Assessment Complete
- Derelict, Damaged and Sunken Vessels Removed
- T-Dock, Boardwalk, Day Slips Debris Removal Complete
- Damaged Shoreline restoration is underway
- Lee Wenner Park Cleanup and Preparation
- Waterfront Master Plan Update 2018 - Planning Underway
- Cocoa Riverfront Connector Construction Underway



Emergency Reconstruction Grant Outcomes

Our proposal and approval of this grant will:

- ❑ Enable Reconstruction of 8 Day Slips/110 feet of access way
- ❑ Enable New Construction of an additional 6 boat slips under 2017 Grant
- ❑ Enable Reconstruction of 200 feet of T-Dock/access way
- ❑ Enable New Construction of 250 feet of T-Dock/access way under 2017 Grant
- ❑ Provide T-Dock area for approximately 11 ICW Cruisers
- ❑ Reconstruct 950' liner feet of Boardwalk/Esplanade
- ❑ Enable Reconstruction of approximately 1,440 sq. ft. of gazebo area
- ❑ Enable Reconstruction techniques with improved resiliency
- ❑ Restore Riverfront Utilization for more than 300,000 persons annually
- ❑ Enable approximately 25 Boat Slips/Docking Areas
- ❑ Enable approximately 5,110 boat visits (not including trailered boats)



City of Cocoa Irma Waterfront Opinion of Cost

Materials of Construction

Boardwalk, Slips, T- Dock, Gazebo	\$592,600
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Installation

Boardwalk, Slips, T-Dock, Gazebos, Piles	\$639,400
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Materials and Installation

Contractor Mobilization/Demobilizati on, Contractor OH, GC, FOB	\$221,900
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Total Construction Cost

Engineering Design/Engineering Services	\$254,500
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Total Opinion Construction Cost

\$1,708,400

Funding Sources

FEMA (75%)	\$1,281,300
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FIND (25%)	\$427,100
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Total	\$1,708,400
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City of Cocoa	Resiliency/Improve ments
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PROJECT IMPLEMENTATION: PRIORITY + BUDGETING FIGURES

Each identified project was reviewed at a conceptual level by the design + engineering consultant team and with the City CRA staff. Projects were assigned a prioritization of High Priority (1-2 year goal), Medium (3-5 year goal) or Low Priority (5 or more year goal). Each project was conceptually reviewed for probable cost (including a 15% contingency) and grossed up for estimated design/engineering and permitting costs. Finally, each project was assigned an 'inflation factor' of 7%, 14% or 21% according to the assumed timeline for implementation (high priority / near term to low priority / long term).

Item No.	Item	Priority + Timing	Qty.	Unit	Price/Unit	Subtotal	Description + Complexity / Duration to Implement
A. WATERFRONT PROJECTS							
1.	Lyming Breakwater	Low 5+ years	2	L.S.	\$750,000.00	\$1,500,000.00	Fund \$100,000 for a feasibility analysis. 4 Islands (10-15 ft x 200 ft x 4 ft)
	Total Design Permit & Construction					\$0,240,000.00	TOTAL: 10% Design = 10% Permitting = 20% Inflation based on 5+ years
2.	North Mosquito Facility + Pump Out vessel + facilities	Medium 2-4 years	1	L.S.	\$250,000.00	\$250,000.00	SB to work on 2014 on approximate cost of flooring + Pump Out. City has existing info and negotiating with agencies. Need to start with permitting feasibility. Assumed 20 years to build
	Total Design Permit & Construction					\$250,000.00	TOTAL: 10% Design = 10% Permitting = 10% Inflation based on 2-4 years
3.	1 Dock with end of fixed and floating stage + 100' extension. Include floating plank + concrete construction	High 1-2 years	1	L.S.	\$810,000.00	\$810,000.00	SPAG open to helping with funding if there is hurricane protection, better construction. City has funding. Assume floating concrete aluminum gangway. Road road will cost about \$600,000
	Total Design Permit & Construction					\$810,000.00	TOTAL: 10% Design = 10% Permitting = 10% Inflation based on 1-2 years
4.	Umphry Dock	High 1-2 years	1	L.S.	\$108,000.00	\$108,000.00	Assume fixed concrete dock. Wood = 100% aluminum = 10%
	Total Design Permit & Construction					\$108,000.00	TOTAL: 20% Design = 10% Permitting = 10% Inflation based on 1-2 years
5.	Day Slope	High 1-2 years	1	L.S.	\$418,000.00	\$418,000.00	SPAG has identified a budget and needs to modify the permit because the price is too high. Assume fixed concrete dock. Wood = 100% aluminum = 10%
	Total Design Permit & Construction					\$418,000.00	TOTAL: 10% Design = 10% Permitting = 10% Inflation based on 1-2 years
6.	New Floating Pier, East Lee Warner	High 1-2 years	1	L.S.	\$308,280.00	\$308,280.00	Assume 100' of concrete fixed concrete. Wood = 100% aluminum = 10%
	Total Design Permit & Construction					\$308,280.00	TOTAL: 20% Design = 10% Permitting = 10% Inflation based on 1-2 years
7.	Shoreline Stabilization	High 1-2 years	1	L.S.	\$510,000.00	\$510,000.00	Number will vary dependent amount of stabilization. Costs from near SPAG project
	Total Design Permit & Construction					\$510,000.00	TOTAL: 10% Design = 10% Permitting = 10% Inflation based on 1-2 years
	SUB TOTAL Waterfront Projects					\$9,126,010.00	
B. Lee Warner Park							
1.	New Civic Center at Lee Warner Park	High 1-2 years	10,000	S.F.	\$900.00	\$9,000,000.00	Need to finish feasibility study - need SPAG (done) (proportionate price)
	Total Design Permit & Construction					\$9,100,000.00	TOTAL: 10% Design = 10% Permitting = 10% Inflation based on 1-2 years
2.	Harbor Master Building	Medium 1-2 years	6,000	S.F.	\$900.00	\$5,400,000.00	Close to the floating pier and completion of other dock, etc. Begin by finding feasibility design/feasibility
	Total Design Permit & Construction					\$5,400,000.00	TOTAL: 10% Design = 10% Permitting = 10% Inflation based on 1-2 years
3.	Lee Warner Pier 100' extension	High 1-2 years	1	L.S.	\$100,000.00	\$100,000.00	Feasibility study, permit, SPAG, etc. Make concrete a priority
	Total Design Permit & Construction					\$100,000.00	TOTAL: 10% Design = 10% Permitting = 10% Inflation based on 1-2 years
	SUB TOTAL Lee Warner Projects					\$17,600,000.00	
C. Downtown Park							
1.	Taylor Park Renovation	Low 5+ years	1	L.S.	\$600,000.00	\$600,000.00	Phase 1 - Playground Renovation, Picnic Pavilion, Surfing, Landscape & Irrigation, Sewer
	Total Design Permit & Construction					\$335,000.00	TOTAL: 10% Design = 10% Permitting = 20% Inflation based on 5+ years
2.	Promenade Reconstruction	High 1-2 years	1	L.S.	\$600,000.00	\$600,000.00	Phase 2 - Promenade Renovation, Picnic Pavilion, Surfing, Landscape & Irrigation, Sewer (20-40' x 10,000' x 10' x 10')
	Total Design Permit & Construction					\$335,000.00	TOTAL: 10% Design = 10% Permitting = 10% Inflation based on 1-2 years
3.	Promenade Reconstruction	High 1-2 years	2	S.F.	\$600,000.00	\$1,200,000.00	Phase 3 - Promenade Renovation, Picnic Pavilion, Surfing, Landscape & Irrigation, Sewer (20-40' x 10,000' x 10' x 10')
	Total Design Permit & Construction					\$1,200,000.00	TOTAL: 10% Design = 10% Permitting = 10% Inflation based on 1-2 years
4.	Porcher House Lawn & Garden	Medium 2-4 years	1	L.S.	\$400,000.00	\$400,000.00	Phase 4 - Porcher House Lawn & Garden, Picnic Pavilion, Surfing, Landscape & Irrigation, Sewer (20-40' x 10,000' x 10' x 10')
	Total Design Permit & Construction					\$400,000.00	TOTAL: 10% Design = 10% Permitting = 10% Inflation based on 2-4 years
5.	Support Building for Amphitheatre	High 1-2 years	1,000	S.F.	\$300.00	\$300,000.00	Clearing, House, Sewer, Room, Rooms
	Total Design Permit & Construction					\$300,000.00	TOTAL: 10% Design = 10% Permitting = 10% Inflation based on 1-2 years
6.	Harmon Street Streetscape	Low 5+	1	L.S.	\$400,000.00	\$400,000.00	Streetscape Phase 1 design phase
	Total Design Permit & Construction					\$1,088,000.00	TOTAL: 10% Design = 10% Permitting = 20% Inflation based on 5+ years
	SUB TOTAL Downtown Park Projects					\$3,088,000.00	
	GRAND TOTAL all Listed Projects					\$19,729,410.00	

ISS-GAT team has no control over the cost of labor or materials, the General Contractor or any Subcontractor's method of determining prices, competitive bidding and market conditions. This opinion/cost analysis is made on the basis of experience, qualifications, and best judgment of a professional construction cost consultant. ISS and GAT cannot, and does not, guarantee that proposals, bids or actual construction costs will not vary from this or subsequent cost opinions. GAT staff of professional cost consultants has prepared this opinion in accordance with generally accepted principles and practices. This staff is available to discuss its contents with any interested party.

