

REQUEST FOR CITY COUNCIL CONSIDERATION

Meeting Date: April 21, 2008

Agenda Item: 7(B)	Prepared By: A. Rony Joel, Public Works Director Date: April 10, 2008
Agenda Section: Presentations	
Subject: Lift Station Construction Staging	Department: Public Works - Utilities

BACKGROUND:

City Council is asked to direct staff on how to proceed with the need for staging of equipment and material storage area during the construction of the 19 Septic Tank Replacement Program (STRP) lift stations.

On April 7, 2008, Council received a presentation describing lift station construction sequencing and the type and duration of material / equipment that must be staged during each three week period that is required to build a lift station at a specific location.

Staff presented the following options for Council consideration:

1. Site B-Veteran Community Park
2. South Plant
3. Contractor responsible for leasing property

Council requested staff evaluate the cost impact of off-Island staging, as well as, additional non-residential neighborhood options and present the findings at the April 21, 2008 meeting.

The project bid date has been extended from April 15 to April 30, 2008 to accommodate final direction from Council.

Approximately 1 acre of land is required to store/stage both the equipment and soil. On the Island, only a few properties meet these criteria. Staff has identified a couple of available and acceptable lots that would fit the contractors' needs in the C-5 zoned area. Based on staff discussion with the owners, the cost per ERC is approximately \$35.

Other options that were evaluated include the Utility Department property at Marco Shores and the Utility Department property at Marco Lakes. The Marco Shores facility does not have any room available. The Marco Lakes facility does have an area that would require clearing, the surface prepared and addition of pavement for access. The Marco Lakes facility is nine miles north of the Island. The required significant expense to prepare the site, the additional cost for diesel fuel, and the extra travel time resulting in a significant reduction in construction productivity, makes this option extremely expensive (over \$150 per ERC).

The City, like all other local governments, is covered by sovereign immunity under Florida law. The City's maximum loss exposure to \$100,000 per individual, \$200,000 per occurrence. When the City needs to rent property on a short-term basis for a capital project staging area, property owners are normally reluctant to lease to the City as they feel that this level of insurance coverage is not sufficient. The normal solution is to have our contractor lease the property and extend the insurance coverages they already are required to carry to the property owner as an additional named insured on their policy.

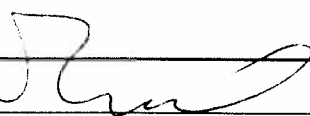
	South Plant	Site B Veterans Community Park	Contractor	
			On Island	Off Island
Pro	Site Prepared Site Secured	Distance to Single family homes	C-5 Sites available / viable	Property available
Con	Distance to Single family homes; accommodate equipment only	Historical Use	Past lift station users did not pay	Distance from project; reduce project productivity; traffic / infrastructure concerns
\$ (Per ERC)	\$0/\$2	\$4	\$35	\$150

Staff is proposing that the bid documents include in the base bid a requirement that the contractor be responsible for utilizing only property with C-5 zoning. The bid will also include an alternative that would require the contractor to identify what cost savings the City will receive if Council chooses to exercise the option of providing Site B at Veterans Community Park. With this approach, Council will have an opportunity when they award the construction contract to decide if they wish to exercise the Site B alternate bid.

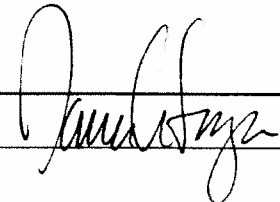
RECOMMENDED ACTION:

Receive presentation and provide direction on which option to use for the STRP lift station construction staging area.

Reviewed by Department Director



Reviewed by City Manager



Council Action: Motion by:

Second by: