



AGENDA ITEM MEMORADUM

Item No. 176

Assistant Town Manager

Bud Bentley

Department

COMMISSION MEETING DATE (*) - 7:00 PM	Deadline to Town Clerk
<input checked="" type="checkbox"/> November 8, 2011	October 28th

*Subject to Change

- Presentation Reports Consent **Ordinance**
 Resolution Quasi-Judicial Old Business X New Business

FY2011 DESIGNATED HIGH PRIORITY ITEM - PRIORITY TOPIC

SUBJECT TITLE: **SR A1A/North Ocean Drive Landscape and Hardscape Enhancement Project – Street Light Footer Conflicts**

EXPLANATION: Construction started on the SR A1A Landscape and Hardscape Enhancement project in late September of this year commencing with improvements on the east (northbound) side of SR A1A and has progressed past the entrance of Sea Ranch Club A. As is very often the case with construction projects, particularly in areas that are built-out, unforeseen field conditions are discovered that necessitate changes to the planned improvements.

During demolition activities, it was discovered that the decorative street lights throughout the corridor are installed on concrete spread footings that are as large as 5 feet by 10 feet and 2 feet thick rather than the streetlights being installed on a precast concrete cylindrical foundation (caisson) and surrounded by a typical sidewalk slab that is only 4 or 5 inches thick. The only exception to this condition is the streetlight at the northeast corner of SR A1A and Pine Avenue, which is installed on a caisson in addition to a concrete slab that is 8 feet by 10 feet and 2 feet thick that was constructed over and around the caisson.

There are 10 locations that have conflicts, most are those locations with spread footers. An example of a conflict between a spread footer and proposed hardscape improvements at a seating wall area is attached (**Exhibit 1**). The first five conflict areas are at locations with seating walls that are currently under active construction on the east (northbound) side of the A1A. The conflict areas are described below in Alternative 2. There are five conflicts on the west (southbound) side of A1A.

Alternatives:

- 1. Modify the Streetlight Footer.** To achieve the design, it may be possible to jack hammer or otherwise remove the top 3 to 4 inches of the spread footing, place a sand leveling course and install the pavers in the location and configuration shown in the approved plans. The contractor has provided a preliminary cost estimate of approximately \$2,500 per spread footing and with 9 spread footings needing to be modified this is a total of \$22,500. FDOT approval would be needed and we have not approached them with a request.
- 2. Change the Paver Pattern.** We believe the most economical option is to leave the spread footers in place and alter the size of the paver area. We believe most of the field modifications are relatively minor and are unlikely to be perceptible to the general public. These modifications are in an effort to honor the aesthetics of the project to the greatest possible extent while minimizing cost impacts. We expect the impact of the changes in aggregate will be either cost neutral or only a nominal adjustment to the contract price based upon the unit prices (Schedule of Values) in the contract. Specifically, the status of each hardscape treatment area for the first five eastern (northbound side) treatment areas noting any proposed field modifications are as follows:



Locations

- 1) NE corner of Pine Avenue (**Exhibit 2**): Given that the street light at this location is supported by a caisson as described above, the proposed field modification is to remove the top three to four inches of the concrete slab, to within approximately 6 inches to the outside edges of the pole. A sand leveling course and pavers will be installed in the configuration shown in the plans. The estimated cost should not exceed \$2,500. This option at this location will require approval from FDOT.
- 2) SE corner of the main entrance to the Sea Ranch Village Shopping Center/Sea Ranch Club C (at the traffic signal) (**Exhibit 3**): Instead of the pavers extending to the curb line on the north, the paver area will be modified by terminating the pavers at the handicap ramp and adjusting the outside edge to meet the edge of the spread footer. The section of sidewalk that has been removed north of the curb ramp will be replaced with concrete.
- 3) SE corner of the center entrance into Sea Ranch Club/Sea Ranch Club B: A minor field modifications is needed to decrease the pavers north of the seating wall to match the location of the existing curb line.
- 4) NE corner of the center entrance into Sea Ranch Club/Sea Ranch Club B (**Exhibit 4**): The northerly area of pavers will be shortened, the outside edge curved to meet the northerly edge of the spread footer and concrete sidewalk replaced north of the spread footer.
- 5) SE corner of the north entrance into Sea Ranch Club/Sea Ranch Club A (**Exhibit 5**): The most southerly area of pavers will be adjusted to match the north and east edges of the spread footer.

The remaining 5 conflict areas are all on the west (southbound) side of the roadway and involve bus stops or other sidewalk treatment areas. These conflict areas can be resolved with a field modification consisting of either shifting and/or slightly decreasing the treatment areas.

RECOMMENDATION: We recommend we make the field modifications noted above to change the size or location of the paver areas to avoid having to physically remove the top 4 inches of the street light spread footers.

We expect the cumulative impact of the changes to be cost neutral or require only a nominal adjustment to the contract price based upon the unit prices (Schedule of Values) in the contract.

If the Commission concurs, we will submit a field adjustment request to FDOT for their approval to modify the one spread footer at Ocean Drive and Pine Avenue (Location 1 above). The remaining relocations and modifications to the size of the paver areas are field adjustments that we give the Contractor. The contract price will be adjusted based upon the unit prices (Schedule of Values) contained in the contract utilizing field measured quantities.

EXHIBITS:

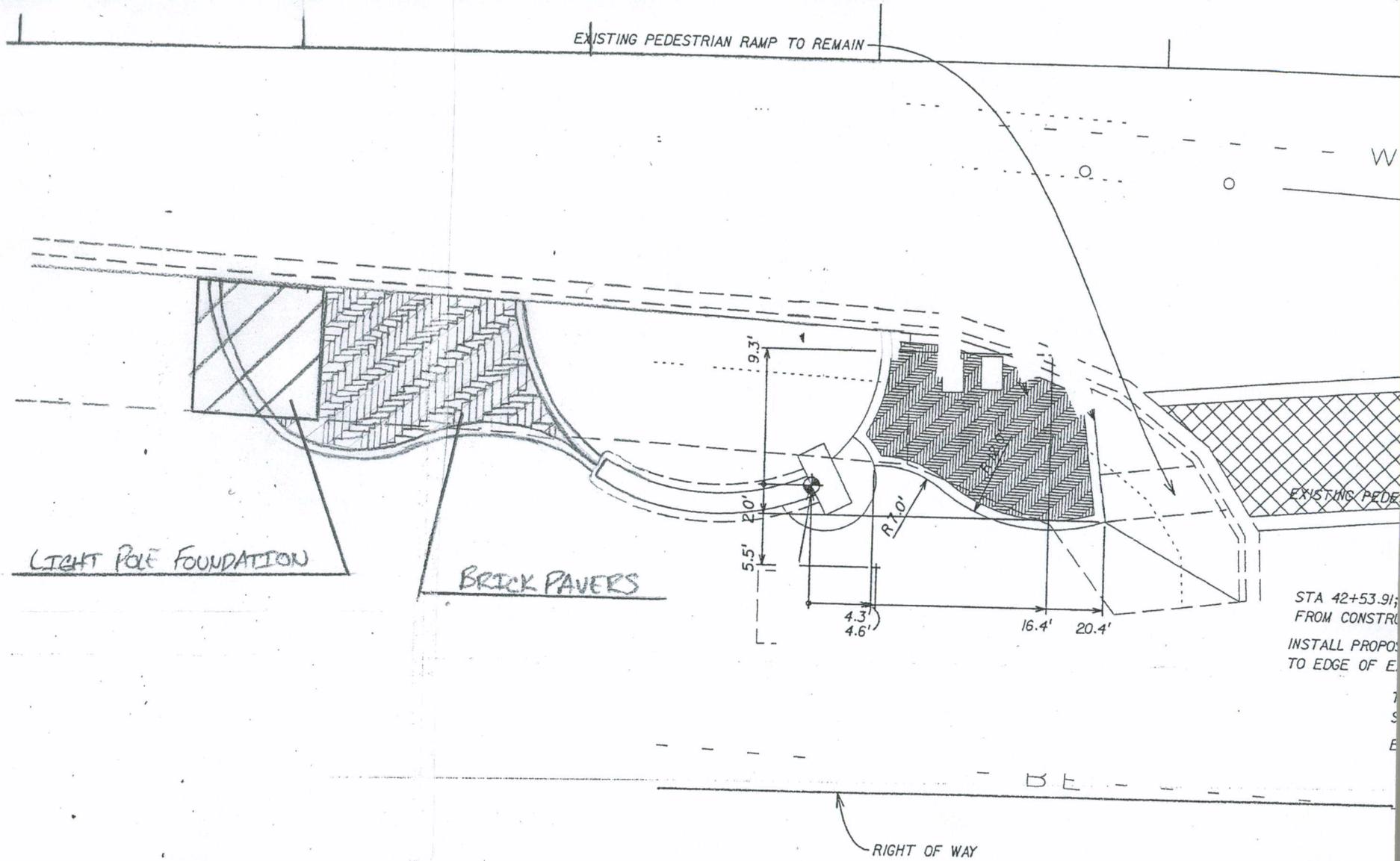
1. Example of a spread footer conflict.
2. Photo of the NE Corner of Pine Avenue
3. Photo of the SE Corner of the main entrance into the Sea Ranch Village Shopping Center/Sea Ranch Club C (at the traffic signal)
4. Photo of the NE Corner of the center entrance to Sea Ranch Club/Sea Ranch Club B
5. Photo of the SE Corner of the north entrance to Sea Ranch Club A

Reviewed by Town Attorney

Yes No

Town Manager Initials

CJA



EXAMPLE OF CONFLICT



Shell Stone Pavers

Light Pole Footer

Brick Pavers

EXHIBIT 2



Light Pole Footer

Shell Stone Pavers

Brick Pavers

EXHIBIT 3



Brick Pavers

Light Pole Footer

Shell Stone Pavers

Brick Pavers

EXHIBIT 4



Shell Stone Pavers →

Brick Pavers →

Light Pole Footer →

EXHIBIT 5