EXECUTIVE SUMMARY

Recommend approval of the September 11, 2008 proposal (WO No. FJE-FT-4153-08-06) from Johnson Engineering to provide Engineering, Design and Permitting Services for the Entrance Road and Parking Capacity Improvements at Delnor Wiggins State Park (DWSP) as per the attached proposal on a Time and Material, Not-to-Exceed Basis of $63,070.

OBJECTIVE: Approval of the September 11, 2008 proposal from Johnson Engineering to provide Engineering, Design and Permitting Services for the Entrance Road and Parking Capacity Improvements at Delnor Wiggins State Park (DWSP) as per the attached proposal on a Time and Material, Not-to-Exceed Basis.

CONSIDERATIONS: Entrance congestion and parking capacity have been problematic at DWSP for over 20 years. The County is currently providing Deputies to provide traffic support to DWSP at a cost of over $65,000 per year. Modifications are required to alleviate entrance road congestion and provide park carrying capacity parking. No state funds are available to provide relief from congestion and parking. Collier County's Strategic Plan goals are for improved beach access for our residents. In addition, congestion at Gulf Shore Boulevard and Bluebill continues to be problematic. Collier County's attempts to obtain a long-term lease of DWSP were unsuccessful.

Staff has been directed by the Board of County Commissioners to work with the Florida Park Service to provide a solution to this situation. Staff has worked on conceptual layouts that provide for the following entrance road and parking improvements:

- Additional two (2) lane entrance with appropriate que capability.
- Additional ranger booth for two (2) lane processing.
- Turnaround after new ranger station.
- Turnaround and public drop off at new public beach access and Moraya Bay drop off and restrooms.
- Right turn exit added at Gulf Shore Boulevard.
- 200 car parking garage added at parking location No. 4 at DWSP.

The following services will be provided by Johnson Engineering: Research, environmental assessment, surveying, master planning, architectural planning and rendering support, preapplication meetings, subconsultant services and meetings with client and stakeholders to solicit comments through their review of the plan.

COUNTY ATTORNEY FINDING: The County Attorney will review and approve any contract between the Florida Park Service and the County. The County Attorney has

indicated that TDC Funds can be used to construct beach park facilities within the state Park and has reviewed Johnson Engineering's proposal.

FISCAL IMPACT: Funding for the entrance road improvement and parking garage for DWSP will be by Collier County utilizing TDC 183 Beach Park Facilities Fund and then reimbursed from the State to the County on a cost reimbursement basis.

Anticipated costs are as follows:

- Moraya Bay drop off, bathroom, beach walkway, dune crossover, fencing and landscaping - $800,000 total cost and offset by a $500,000 contribution from Moraya Bay. Net impact is $300,000.
- DWSP entrance road improvements - $750,000 (on cost reimbursement basis).
- DWSP parking garage - $9,500,000 (on a cost reimbursement basis)
- Water, sewer, power, landscaping and road improvements - $1,500,000 (on a cost reimbursement basis).
- Engineering, design and permitting services and fees - $1,000,000 (on a cost reimbursement basis).

GROWTH MANAGEMENT IMPACT: Any changes proposed will be consistent with the county's Growth Management Plan.

RECOMMENDATION: Approval of the September 11, 2008 proposal (WO No. JE-FT-4163-08-06 from Johnson Engineering to provide Engineering, Design and Permitting Services for the Entrance Road and Parking Capacity Improvements at Delnor Wiggins State Park (DWSP) as per the attached proposal on a Time and Material, Not-to-Exceed Basis of $63,070.

PREPARED BY: Gary McAlpin, CZM Director

JOHNSON ENGINEERING SINCE 1946

September 11, 2008

Mr. Gary McAlpin
Collier County Coastal Zone Management
3300 Santa Barbara Boulevard
Naples, FL 34116

Re: Delnor Wiggins State Park
Driveway and Parking Garage Study

Dear Gary:

We at Johnson Engineering are pleased to offer our planning, environmental, surveying and engineering services associated with the referenced project. We understand you have met with the Delnor Wiggins State Park administrators and wish to consider the addition of an entry driveway and parking garage facilities. We understand this work will include expanding the entry roadway configuration to include turnarounds, additional lanes and a new gate house (by others). The project will consider a three-level, 200-space± parking garage over an existing surface parking area within the park. We understand the parking garage will include restroom and concession stand facilities. The parking garage preliminary location has been selected as the fourth surface parking area north of the entry.

Based on these objectives, we would provide the following services:

I. SUITABILITY STUDY

A. RESEARCH

Johnson Engineering will research existing land use, zoning and site development approvals for the subject site to determine the existing limits on development and the applicable coastal control lines, zoning restriction, jurisdictional limits, mitigation requirements and other development conditions. We will also research County, State and Federal permit requirements to identify the existing permits and the status of each with the permitting agencies. This evaluation of the existing conditions will allow us to determine the applicable permit modifications for the proposed improvements.

B. ENVIRONMENTAL ASSESSMENT

Johnson Engineering ecologists will conduct an environmental assessment of the proposed improvement areas. This will include a preliminary assessment of jurisdictional wetlands, vegetation communities, potential protected species issues, and other site-specific environmental concerns. The information will be used to determine a configuration for the roadway and parking facilities. This will also include a preliminary assessment of impacts associated with the project and an estimate of mitigation necessary for alternate alignments and configurations.

2350 Stanford Court ▪ Naples, Florida 34112
(239) 434-0333 ▪ Fax (239) 434-9320

C. SURVEYING

Johnson Engineering will prepare a limited boundary and topographic survey of the subject parking area, adjoining roadway and wetlands. This scope of work will include confirmation of the coastal control setback line and survey location of jurisdictional wetland limits adjoining the parking area. Surveying will also include location of all above-ground existing improvements. The area of the proposed parking garage and entry will require a DEP survey based on requirements in Rule 62B-33.0081, FAC (Attached). It is our understanding that an existing survey will be provided by the Client for the entrance roadway and gatehouse. Critical areas determined by the environmental assessment along the entrance roadway will be survey located.

D. MASTER PLANNING

Johnson Engineering will utilize the information from the preceding tasks to develop a Master Plan. This will include the coastal control setback line and preliminary wetland lines on the aerial photography so that the limits of impact and alignment of the facilities can be determined. This will also include meetings and correspondence with parking garage architect to review alternate configurations and circulation patterns for garages.

Once a preliminary alignment for the entry road configuration and parking garage have been selected by the Client, Johnson Engineering will prepare an order of magnitude construction cost estimates for these facilities based on our preliminary assessment of the construction impact and associated mitigation.

E. ARCHITECTURAL PLANNING AND RENDERING SUPPORT

Johnson Engineering will support services to Andrea Clark Brown and David Poorman Architects, P.A. (Subconsultant Architect) to develop the architectural character for the proposed improvements. The Architects' responsibilities are fully outlined in their attached proposal. This will include preliminary design of the parking garage facility and footprints for each level. Deliverables will include:

1) A floor-by-floor plan view of the parking garage.
2) A south elevation of the parking garage.
3) An east elevation of the parking garage.
4) A color rendering of the parking garage tying in the existing native vegetation.
5) A color plan view of the proposed improvements over aerial photography.

F. MEETINGS

The Johnson Engineering team will attend meetings with the Client and stakeholders to solicit comments through their review of the plan. The Johnson Engineering team will attend up to three (3) of these meetings with the public, the County Commission and/or state agencies to refine the Master Plan and address any comments, questions or concerns that may arise. This will include up to three of the Johnson Engineering team members for the meeting(s).

Time & Materials Fee
Not to Exceed: $27,000

II. PREAPPLICATION MEETINGS

Johnson Engineering will coordinate, attend and document preapplication meetings with the Local, State and Federal agencies associated with the permitting of the proposed project. This will include meetings with Collier County to establish the preliminary zoning requirements and construction permit requirements that will be addressed in future permitting with the County.

Preapplication meetings will also be scheduled with the Corps of Engineers and the Florida Department of Environmental Protection to determine the level of Environmental Resource Permit, Construction Seaward of the Coastal Construction Control Line and Dredge and Fill permitting that will be required. These preliminary meetings will set the guidelines for impacts and necessary studies required in order to support the proposed applications. At the conclusion of these meetings, a more detailed analysis of the time and cost associated with completing the design and permitting of the project can be accomplished based on the selected plan and mitigation requirements.

Time & Materials Fee
Not to Exceed: $7,500
Maximum 3 Meetings

III. SUBCONSULTANT SERVICES

Andrea Clark Brown and David Poorman Architects, P.A. attached proposal will be administered as part of this contract.

Lump Sum Fee: $25,000

IV. REIMBURSABLE EXPENSES

Johnson Engineering will be reimbursed for the direct costs incurred for plotting plans, copies, prints and other expenses in support of the tasks outlined above. These costs will be itemized as they are incurred, and are estimated for budgeting purposes by a standard factor of 6% of the proposed services.

Time and Materials Fee
Estimated Fee: $3,570

TOTAL: $63,070

We look forward to working with you again on this project and are available if you have any comments or questions. We will await your work order and begin the services outlined herein.

Thanks again for this opportunity.

Sincerely,

Chris Hagan, P.E.
Director of Collier County Services

Andrea Clark Brown + David Poorman Architects PA

340 Eighth Street South Naples Florida 34102 p 239.263.3898 f 239.263.6025

September 02, 2008

Mr. Chris Hagan
Johnson Engineering
2350 Stanford Court
Naples, Florida 34112

Re: Proposal for Architectural Consulting Services

Dear Mr. Hagan:

Thank you for the opportunity to provide Architectural Consulting Services regarding a proposed parking structure for **Parking Area #4** within the **Delnor-Wiggins State Park.** Andrea Clark Brown + David Poorman Architects propose to provide Architectural Consulting Services for the following project:

1. Provide preliminary design for 200 spaces in a multi-level parking structure. The top level of the structure is to accommodate a concession building and public restrooms of approximately 1,200 square feet.
2. Provide a rendering of the level-by-level plan view of the proposed parking facility.
3. Provide a rendered image of the south elevation of the proposed parking facility.
4. Provide a rendered image of the east elevation of the proposed parking facility.
5. Provide a single perspective rendering which best represents the incorporation of the structure into the existing natural environment.
6. Provide a color plan view of the proposed improvements over the aerial photography.
7. This proposal is to include two meetings with Johnson Engineering to review and discuss the design.
8. These Services listed within items 1 through 7 will be provided for a lump sum fee of **$25,000** (twenty five thousand dollars).
9. Additional elevation or perspective images requested shall be provide based upon the table below.

Additional cost per graphic image	
North elevation image	$ 1,200
West elevation image	$ 1,200
2nd perspective image	$ 3,000
3rd perspective image	$ 3,000
4th perspective image	$ 3,000

If additional Architectural Consulting Services area required or requested beyond those stated above then these Services will be provided on an Hourly Fee Basis as needed, according to the following Hourly Fee Schedule:

Principal Architect	$ 175/Hr	Associate 2	$ 95/Hr
Senior Associate	$ 135/Hr	Intern Associate	$ 80/Hr
Associate 1	$ 115/Hr	Clerical	$ 45/Hr

Reimbursable expenses of electronic communications, reproductions, computer plots, postage, photo- copies, blueprinting, handling and document delivery will be billed at the rate of 1.1 times cost. Billing for services will be monthly with payment due upon receipt. Accounts unpaid 30 days after invoice date shall accrue interest at the rate of 1.5% per month or 18% per annum.

Your approval to proceed with Architectural Consulting Services outlined above is requested by your written authorization and signature below.

Thank you again for this opportunity to be of assistance to you in the development and implementation of this design project.

Sincerely,

David Poorman, AIA
Principal
Andrea Clark Brown + David Poorman Architects

OWNER APPROVAL FOR COMMENCEMENT OF SERVICES
Your signature is requested as approval to proceed Please feel free to FAX (263-6025) or e-mail (davidp@brownpoormanarchitects.com) this approval to our office. Thank you.

_____ _____
Signature Date

_____
print

SCHEDULE B

RATE SCHEDULE

Contract No. 07-4153

Professional Engineering Services for Coastal Zone Management Projects

Professional Position	Hourly Rate
Principal/President	$185.00/hr
Principal/VP Engineering/Senior Project Manager	$170.00/hr
Project Manager/Senior Engineer/Senior Consultant	$150.00/hr
Project Director	$145.00/hr
Project Construction Manager	$130.00/hr
Senior Designer	$120.00/hr.
Senior Hydrogeologist	$127.00/hr
Junior Hydrogeologist	$ 90.00/hr
Coastal Modeler	$110.00/hr
Principle Ecologist	$160.00/hr
Senior Ecologist	$120.00/hr
Ecologist	$100.00/hr
Field Ecologist	$ 95.00/hr
Engineer III	$115.00/hr
Engineer II/Field Representative /Sr. Landscape Architect/Sr. Scientist	$125.00/hr
Senior Technician	$ 85.00/hr
Junior Technician	$ 65.00/hr
Expert Witness	$250.00/hr

Survey & Mapping	
Surveyor and Mapper Senior	$145.00/hr.
Surveyor and Mapper Junior	$110.00/hr
Two Man Field Party	$125.00/hr
Three Man Field Party	$150.00/hr
Four Man Field Party	$170.00/hr
GPS Mapping Grade: One Man Party	$ 95.00/hr
GPS Mapping Grade: Two Man Party	$125.00/hr
GPS Mapping Grade: Three Man Party	$165.00/hr
GPS Survey Grade: One or Two Man Party	$160.00/hr
GPS Survey Grade: Three Man Party	$165.00/hr
GIS	
Principle GIS Consultant	$170.00/hr
Senior GIS Consultant/Analyst	$160.00/hr
GIS Technician	$ 65.00/hr.
Administrative	
Administrative Assistant/Secretary	$ 55.00/hr.
Clerical, other support	$ 40.00/hr.

This list is not intended to be all-inclusive. Hourly rate fees for other categories of professional, support and other services shall be mutually negotiated by the County and firm on a project by project basis as needed.

Exhibit 1-A

SCHEDULE B

RATE SCHEDULE

Contract No. 07-4153

"Professional Engineering Services for Coastal Zone Management Projects"

Professional Position	Hourly Rate
Senior Planner	$135.00/hr
Planner III	$110.00/hr.
Planner II	$ 95.00/hr.
Planner I	$ 85.00/hr.
Planning Technician III	$ 80.00/hr.
Planning Technician II	$ 70.00/hr
Planning Technician I	$ 60.00/hr.

SURVEY ATTACHMENT

CHAPTER 62b-33.0081, FAC

CHAPTER 62B-33: BUREAU OF BEACHES AND COASTAL SYSTEMS - RULES AND PROCEDURES FOR COASTAL CONSTRUCTION AND EXCAVATION (PERMITS FOR CONSTRUCTION SEAWARD OF THE COASTAL CONSTRUCTION CONTROL LINE AND FIFTY-FOOT SETBACK)

62B-33.002 Definitions.

(1) "Agency" is an administrative division of local, munipal, county, state, or federal government.

(2) "Agent" is any person with the written power or authority to act on behalf of the applicant for purposes of an application submitted under Chapter 161, F.S.

(3) "Alongshore" is a directional reference meaning along or approximately parallel to the shoreline; alternatively, shore-parallel, or longshore.

(4) "Applicant" is any person, firm, corporation, county, municipality, township, special district, or any public agency or their authorized agent having authority pursuant to Section 161.052 or 161.053, F.S., to request a permit to conduct construction seaward of the control line or fifty-foot setback. An applicant may include the owner of record, agent, leaseholder, or holder of any legal instrument which gives the holder legal authority to undertake the construction for which a permit is sought.

(5) "Armoring" is a manmade structure designed to either prevent erosion of the upland property or protect eligible structures from the effects of coastal wave and current action. Armoring includes certain rigid coastal structures such as geotextile bags or tubes, seawalls, revetments, bulkheads, retaining walls, or similar structures but does not include jetties, groins, or other construction whose purpose is to add sand to the beach and dune system, alter the natural coastal currents, or stabilize the mouths of inlets.

(6) "Beach" is the zone of unconsolidated material that extends landward from the mean low water line to the place where there is marked change in material or physiographic form, or to the line of permanent vegetation.

(7) "Beach and Dune System" is that portion of the coastal system where there has been or there is expected to be, over time and as a matter of natural occurrence, cyclical and dynamic emergence, destruction, and reemergence of beaches and dunes.

(8) "Beach quality sand" is sand which is similar to the native beach sand in both coloration and grain size and is free of construction debris, rocks, clay, or other foreign matter.

(9) "Breakaway Wall" or "Frangible Wall" is a partition independent of supporting structural members that is intended to withstand design wind forces but to collapse from a water load less than that which would occur during a 100-year storm event without causing collapse, displacement, or other structural damage to the elevated

62B-33.0081 Survey Requirements.

(1) The certified survey of the subject property, which is required by paragraph 62B-33.008(3)(f), F.A.C., shall include the following information:

(a) The property owner's name.

(b) All vertical data specified on the survey shall be referenced to NAVD 88 (U.S. survey foot).

(c) The location of the property in relation to bordering roads and streets.

(d) Property boundaries and right-of-ways.

(e) Legal description of the property.

(f) All horizontal coordinates, bearings, and distances referenced to the control provided upon the most recently recorded Map of Record for the CCCL in the county where the subject property is located.

(g) The recording date, book, and page of the Map of Record of the CCCL as recorded in the county public records where the subject property resides.

(h) The horizontal location of the CCCL or the fifty (50)-foot setback (if no CCCL is established for the county in which the property is located) for the full width of the subject property, including the location and full stamping of the two (2) nearest Department or published second order or higher horizontal control points.

(i) The horizontal location of the erosion control line, if one exists,

(j) The horizontal locations of the contour lines corresponding to elevation 0.00, the approximate contour of the mean high water, and the contour of the seasonal high water.

(k) The horizontal location of the seaward line of vegetation and outlines of existing natural vegetation. Each contiguous stand shall be circumscribed at the outermost edge of the vegetation or the drip line of a tree canopy and shall be identified as being one of the following categories:

1. Beach dune (grasses and groundcovers);

2. Coastal strand (saw palmetto and salt pruned shrubs);

3. Hammock (overhead forest canopy);

4. Wetland (mangrove, marsh, or swamp); or

5. Exotics (greater than 50 percent Australian pine, Brazilian pepper, Australian scaevola, or other invasive nuisance species).

(l) When the topographic contours of the subject property are uniform in nature in the shore-normal direction throughout the project area, show (1) a minimum of three transects, (2) one transect per lot line, and (3) one transect per 100 feet of shore-normal direction, with data points at 25-foot intervals and at one-foot or greater changes in elevation on each transect. In project areas that are irregular or not uniform in nature or where abnormal topographic entities exist in a dune system, provide sufficient transect data points and elevations to establish a two-foot contour interval throughout the dune system.

(m) Dimensions and locations of the foundation outlines of any existing structures on the subject property and the bearings and distances perpendicular from the CCCL or 50-foot setback to the seaward corners of the foundations of any major structures or the seaward limit of the crest or cap at the extremities of any coastal or shore protection structure.

(n) If the permit is requested under the provisions of Section 161.053(5)(b) or 161.052(2)(b), F.S., the survey shall show the dimensions and locations of the foundation outlines of any existing structures in the immediate contiguous or adjacent areas that the applicant contends have established a reasonably continuous and uniform construction line. The survey shall show bearings and distances perpendicular from the CCCL or fifty (50)-foot setback to the seaward corners of the foundations of any major structures or the seaward limit of the crest or cap at the extremities of any coastal or shore protection structure, including the down line bearings and distances from the nearest point of intersection of the CCCL and the established perpendicular intersection.

(2) When conventional route surveying is used to locate the CCCL, the following information must be shown, reported, and become a part of the drawing:

(a) The location traverse showing all adjusted angles, distances, and directions shall be shown, reported, and become a part of the drawing.

(b) At least two (2) CCCL Map of Record control points or any two (2) published second order or higher

horizontal control points shall be used in the location traverse. The bearing and distance from the nearest control monuments to the points of intersection on the CCCL shall be shown upon the survey.

(c) The survey shall provide the Florida State Plane Coordinates referenced to NAD 83/90 (U.S. survey foot) for two consecutive property corners on the subject property and the perpendicular bearings and distances to the most recently recorded CCCL or 50-foot setback, including the down-line bearing and distance from the nearest point of intersection of the CCCL and the established perpendicular intersection.

(3) When Global Positioning Systems are used, the following must be shown, reported, and become a part of the drawing:

(a) A tabular listing of all Geodetic Control Stations occupied and checked into, along with their latitude, longitude, State Plane Coordinate, zone, and specifications of units (U.S. survey foot).

(b) The software brand and version number used for the baseline or real-time processing and or adjustment.

(c) Identification of the Geodetic Control that was held fixed or used as Base Station installation. The Geodetic Control that was checked or allowed to take adjustment. When using real-time kinematic carrier phase processing, at least one additional control monument shall be occupied and a statistical comparison to the published values shall be provided.

(d) A general statement of accuracy for each newly established coordinate.

(e) A graphic representation of the final fixed position data depicting the three-dimensional vector baseline established between the control station and the newly established stations, including three-dimensional loop closure statistics on the checked monumentation.

(f) A tabular listing of all newly established positions obtained from the final fixed vectors which includes their latitude, longitude, State Plane Coordinate, zone, grid Azimuth (convergence angle), scale factor, and specification of units (U.S. survey foot). Newly established stations shall be identified as such. The number of decimal places displayed shall reflect the level of precision of the work performed.

(g) The survey drawings shall include the following notes or equivalent:

1. The procedures and or network design meet the Geodetic Accuracy Standards and Specifications for Using GPS Related Positioning as set forth by the Federal Geodetic Control Sub-Committee in their most current publication for 3rd order class 1 horizontal control survey or provide the horizontal accuracy for all new positions established as a positional tolerance.

2. Provide the vertical accuracy for all new positions established as a positional tolerance.

3. The survey shall provide the Florida State Plane Coordinates referenced to NAD 83/90 (U.S. survey foot) for two (2) consecutive property corners on the subject property and the perpendicular bearings and distances to the most recently recorded CCCL or fifty (50)-foot setback, including the down line bearing and distance from the nearest point of intersection of the CCCL and the established perpendicular intersection.

4. For general location purposes the survey shall provide a bearing and distance from the state plane coordinated property corners to the nearest Department range baseline monitoring location.

Specific Authority 161.053 FS. Law Implemented 161.052, 161.053 FS. History–New 6-13-04, Amended 5-31-07.

62B-33.0085 Permit Fees.

(1) Each application for a new permit or for a change in permit status to be considered by the Department pursuant to Section 161.053, F.S., or Rule 62B-33.013, F.A.C., except the applications listed in paragraphs 62B-33.0085(1)(a) through (e), F.A.C., shall be accompanied by a fee. Monies from fees assessed pursuant to this rule section shall be deposited into the Florida Permit Fee Trust Fund. No fee shall be assessed for:

(a) Applications pursuant to Rule 62B-33.014, F.A.C., Emergency Procedures;

(b) Applications filed by agencies of government of the executive branch of the State of Florida;

(c) Applications for permits pursuant to Section 161.052, F.S., for work to be conducted in counties where no CCCL has been established pursuant to Section 161.053, F.S.;

(d) Field permits; or

(e) Transfer of permits.