

Project Submittal Form

Seville Harbour Breakwater and Marina

Project Name

Seville Harbour Marina Rebuild Project

Contact Information

Leo J. Cyr
President
Marina Management Corporation
1901 Cypress Street
Pensacola, FL 32563
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City of Pensacola
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Pensacola, FL 32502
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Project Location

Seville Harbour Marina
600 Barracks Street
Pensacola, FL 32501
GPS Coordinates: N30 24 423 W87 12 438

Project description

This project is a private/public partnership with Seville Harbour Inc and the City of Pensacola working together to remediate and develop the waterfront in the core downtown area of Pensacola. The project entails building a large and a small breakwater on submerged land owned by the City of Pensacola, as a project managed by the City. Upon completion of the breakwaters, the marina is to be rebuilt by Marina Management Corporation on behalf of Seville Harbour Inc, on submerged land currently leased from the City.

Marina History

The Seville Harbour Marina (formerly Pitt Slip Marina) is located at 600 Barracks Street in Pensacola (GPS Coordinates: N30 24 423 W87 12 438). The marina is owned by Seville Harbour Inc, which leases the submerged land from the City of Pensacola (City). Seville Harbour Inc is operated by Marina Management Corporation, which is headquartered at the Bahia Mar Marina at 1901 Cypress Street, Pensacola Florida.

The marina operations in this marina basin have a very storied past. The layout of the basin makes it extremely vulnerable to storms with East to South-East winds, given the very long fetch (open stretch of water) across Pensacola Bay. As a result, there have always been significant maintenance and rebuild costs for anyone operating a marina at this location.

The City of Pensacola acquired the land in 1977, leasing it to Florida Sun International Inc in September 1985 to build the first marina in the basin. The operation did not succeed, and the marina was purchased by Pensacola Service Corporation in September 1990 in a foreclosure sale. The operation again failed, and the marina was sold to Trillium Corporation in July 1994. This operation again failed, and the marina was then purchased in October 1996 by South Florida Marine Investors Inc, which later became Seville Harbour Inc.

At the time of purchase in 1996, the recreational marina consisted of floating wooden docks with 94 slips. The marina had incurred significant damage from Hurricanes Opal (October 1995) and Erin (August 1996), and was then rebuilt by Seville Harbour Marina LLC. Subsequent tropical storms and hurricanes continued to damage the marina, so a decision was made to make a major capital investment and to rebuild the entire marina with Bellingham floating concrete docks with a floating wave attenuator in an effort to protect the marina from bad weather conditions. The rebuild design was permitted with an additional 11 slips, bringing the total to 105 slips. This rebuild project was completed in 2001.

Hurricane Ivan (September 2004), destroyed the marina, breaking up the wave attenuator and the floating docks. Dock sections actually left the marina basin and were deposited upland in various areas in the City of Pensacola (see attached pictures). When the dock sections were recovered, the marina was partially rebuilt with a total of 46 slips with the salvaged dock sections. The wave attenuator sections were placed on the open water side of the marina docks – again to attempt to protect the marina from bad weather. Unfortunately, this proved to be impossible, as various

tropical storms and hurricanes continued to batter and destroy the marina. The wave attenuator was broken apart and grounded in the marina basin, and had to be removed. After that, passing storms continued to damage the marina, usually ripping off finger piers from the main dock. Since 2008, 12 finger piers have been broken off and had to be removed. Even the smallest of repairs have been expensive due to having to mobilize large barges and cranes to complete some of the work, such as recovering grounded dock/attenuator sections and removing concrete pilings that were broken due to the significant wave action in the unprotected marina.

As the result of this damage, tenants were relocated to other marinas, and in 2009 the marina was closed to new permanent and transient tenants. Currently there are only grand-fathered tenants totaling 11 boats at the marina- Lanier Sailing Academy with 6 sailboats of various sizes, two fishing charters boats, one dive charter boat, and two privately owned boats.

Experience has shown that it is infeasible to successfully operate a marina in the Seville Harbour basin without a permanent breakwater to protect the marina. As a result, in September 2011, Marina Management retained MRD Associates to design and permit a permanent breakwater to protect the Seville Harbour marina basin. The design criteria was to have the waves resulting from a Category Three Hurricane, with East or Southeast winds, knocked down to 1 foot within the main marina basin.

Breakwater Design

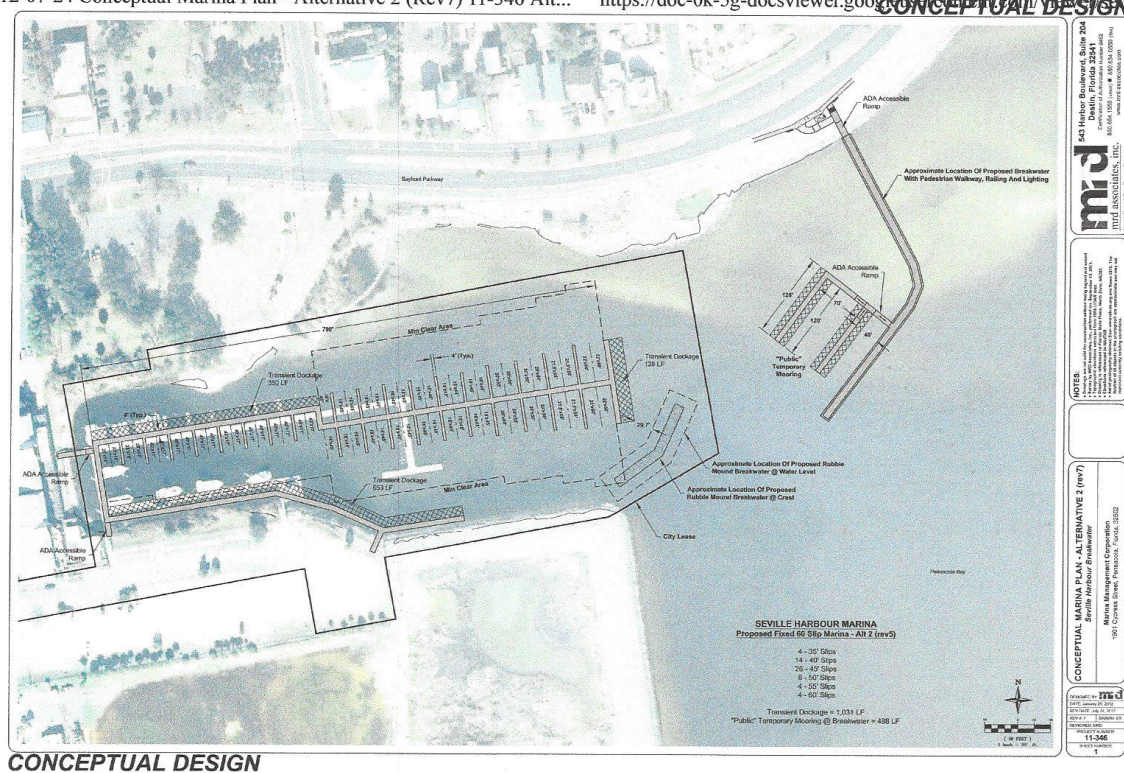
In conjunction with Loftis Marine Division, meetings were set up with the Florida Department of Environmental Protection (DEP) and the U.S. Army Corps of Engineers (USACE) to brief the project and to get their input on any preliminary concerns. The primary stated concern was the potential impact to the pollutant "flushing" of the basin, so a decision was made to develop a breakwater design and prepare a hydrodynamic ("flushing") model which was submitted to DEP for review before an application was made for permits. This was done, and in June 2012 the DEP indicated that the flushing did meet their criteria.

Working with the staff of the City of Pensacola, the design team incorporated the vision of the revival of downtown Pensacola to build additional public recreational opportunities into the breakwater design. Similar to the breakwater built at the Palafox Pier and Yacht Harbour, the northern breakwater section (the largest sections) is designed to provide a public walkway along the top of the breakwater. Other attributes of the breakwater design include:

- Connection to the existing sidewalk along the south side of Main Street providing recreational opportunities to the Bay
- Interconnection with the proposed waterfront walkway currently under design by the City of Pensacola

- ADA compliant access to the breakwater walkway for mobility impaired citizens and visitors
- Use of environmentally sound and safe materials to include use of synthetic construction material, pile wrappings to prevent leeching, and grated decking to allow light to pass through.
- Construction of daytime transient boater docking on the back-side (inside) of the breakwater to facilitate visitors attending events at Bartram Park and/or Seville Square and to provide access to downtown Pensacola in general. This dockage is designed to provide in excess of 480 linear feet of dockage
- ADA compliant access to the transient dockage for mobility impaired citizens and visitors
- ADA compliant boat slips to facilitate access and egress from visiting boats
- Fencing, lighting, and garbage cans along the walkway, consistent with the themes used by the City
- Environmental and historical educational placards to be installed along the breakwater walkway
- “Hidden” water along the breakwater to facilitate cleaning of the walkway
- Navigation lights at the end of the breakwater
- Incorporation “reef balls” into the base of the breakwater in the deepest sections in order to provide a rich habitat for marine life.

2012-07-24 Conceptual Marina Plan - Alternative 2 (Rev7) 11-346 Alt... <https://doc-0k-5g-docsviewer.googleusercontent.com/viewer/securedo...>



Estimated Project Costs

The cost for the project was estimated by Loftis Marine Division, based upon the project design developed by MRD Associates.

The project is broken into four components:

Large Breakwater – this is the breakwater connecting to the mainland at Main Street, and extending south into the marina basin. It has the public access along the top

Small Breakwater – this is the small stand-alone breakwater adjacent to the Port of Pensacola property

Marina Rebuild – this is the construction of the floating docks behind the breakwaters

Annual operations and maintenance – to maintain and repair the breakwater and the transient docks, to include power for lighting. The grant request includes funding for 5 years of operation and maintenance. This is estimated to require \$35,000 per year for operations (lighting, cleaning, etc) and 1% of the construction cost for annual repair work. This totals \$60,248 annually or \$301,240 for the five year period.

The “turn key” project costs for this (details follow) are:

Large Breakwater	\$1,949,353.90
Small Breakwater	\$575,465.75
Marina Rebuild	\$2,177,070.75
Operations/Maintenance	\$301,240.90
Total Cost	\$5,003,131.20

Loftis Marine Division,

7150 Clearwood Road.
Pensacola, FL 32526

PROPOSAL

Date	Proposal #
12/11/2012	Seville-E

CLIENT INFO:

Seville Breakwater
LARGE BREAKWATER - MAIN STREET

DESCRIPTION OF SERVICES	QTY	COST	Location
			Project Total
BUDGET			
Design and Permitting including fees.	1	92,500.00	92,500.00
Firewater / L. Pugh	1	36,500.00	36,500.00
Handrails 1108' x \$110.00. (Match City of Pensacola Downtown handrail design)	1,108	110.00	121,880.00
Install 10 light poles on north breakwater. Install 1 solar powered navigation light on north breakwater. Install 3 solar powered navigation lights on south breakwater. Build 200 amp single phase service for breakwater power at foot of land. Install lighting controls at power panel location.	1	83,625.00	83,625.00
Backfill between 2 walls inside of coffer dam and fabric (erosion control).	1	102,000.00	102,000.00
Rip Rap. 125 trucks. (Grey quarried limestone).	1	173,500.00	173,500.00
Aluminum walkway 5080 sq. ft. 10' x 508'.	1	226,500.00	226,500.00
Fixed dock 8' x 128 = 1024, 8 x 120 = 960, 8 x 70 = 560.00 = 2864 sq ft. Includes 8" tip pilings and Thruflow decking.	1	150,264.00	150,264.00
Cleats for tie off.	1	2,200.00	2,200.00
Reef ball allowance.	1	43,000.00	43,000.00

Project Total

Phone #	Fax #	www.Loftismarine.com
850-934-0530	850-478-3497	john@Loftismarine.com

Loftis Marine Division,

7150 Clearwood Road.
Pensacola, FL 32526

PROPOSAL

Date	Proposal #
12/11/2012	Seville-E

CLIENT INFO:

Seville Breakwater
LARGE BREAKWATER - MAIN STREET

DESCRIPTION OF SERVICES	QTY	COST	Location
			Project Total
Labor to install aluminum dock	1	25,367.00	25,367.00
Pile Wrap on all fixed dock poles.	1	18,200.00	18,200.00
Seawall vinyl series 950 with vinyl above MHHW 8' x 12' x 12" Conted timbers and coated anchors.	1	351,000.00	351,000.00
Seawall Hardware and mantaray anchors.	1	18,500.00	18,500.00
Seawall labor to install vinyl, whalers and tie backs.	1	193,500.00	193,500.00
Equipment rental for skidder.	1	10,000.00	10,000.00
Dumpsters / Debris haul off.	1	7,310.00	7,310.00
Plumbing 866' with misc. spigots.	1	19,306.50	19,306.50
ADA ramp for coming from breakwater to fixed dock.	1	15,150.00	15,150.00
Street ADA & Trolley Access. Allowance including landscaping.	1	47,000.00	47,000.00
Subtotal			1,737,302.50
Contractors Fee 15%.	1	212,051.40	212,051.40

Project Total \$1,949,353.90

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Seville Harbour Breakwater and Marina Rebuild Project

Loftis Marine Division,

7150 Clearwood Road.
Pensacola, FL 32526

PROPOSAL

Date	Proposal #
2/8/2013	Seville-E

CLIENT INFO:

Seville Breakwater
SMALL BREAKWATER

			Location
			Small Breakwater 20...
DESCRIPTION OF SERVICES	QTY	COST	Project Total
BUDGET			
Design and Permitting including fees.	1	28,461.00	28,461.00
Handrails 340' x \$110.00. (Match City of Pensacola Downtown handrail design)	340	110.00	37,400.00
Install 10 solar powered navigation lights on north breakwater.	1	15,000.00	15,000.00
Backfill between 2 walls inside of coffer dam and fabric (erosion control).	1	31,384.00	31,384.00
Rip Rap. 39 trucks. (Grey quarried limestone).	1	53,384.00	53,384.00
Aluminum walkway, 1600 sq. ft. 10' x 160'.	1	71,338.00	71,338.00
Fixed dock -- (None included.)			0.00
Cleats for tie off. (None included.)			0.00
Reef ball allowance.	1	26,461.00	26,461.00
Labor to install aluminum dock	1	7,989.00	7,989.00
Pile Wrap on all fixed dock poles. (Not included.)			0.00
Seawall vinyl series 950 with vinyl above MHW 8' x 12' x 12" Coated timbers and coated anchors.	1	108,000.00	108,000.00

Project Total

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Pensacola, FL 32526

PROPOSAL

Date	Proposal #
2/8/2013	Seville-E

CLIENT INFO:

Seville Breakwater
SMALL BREAKWATER

Location
Small Breakwater 20...

DESCRIPTION OF SERVICES	QTY	COST	Project Total
Seawall Hardware and mantaray anchors.	1	5,700.00	5,700.00
Seawall labor to install vinyl, whalers and tie backs.	1	59,538.00	59,538.00
Equipment rental for skidder.	1	6,500.00	6,500.00
Dumpsters / Debris haul off.	1	2,250.00	2,250.00
Plumbing 866' with misc. spigots. (None included.)			0.00
ADA ramp for coming from breakwater to fixed dock. (None included.)			0.00
Street ADA & Trolley Access. Allowance including landscaping. (None included.)	1	47,000.00	47,000.00
Subtotal.			500,405.00
Contractors Fee 15%.	1	15.00%	75,060.75

Project Total \$575,465.75

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Pensacola, FL 32526

PROPOSAL

Date	Proposal #
3/12/2013	SevilleMari

CLIENT INFO:

Seville Breakwater
Marina Project

			Location
			Marina 2013
DESCRIPTION OF SERVICES	QTY	COST	Project Total
Mobilization and demobilization, of equipment and materials to the job site, and site clean up.	1	15,000.00	15,000.00
Site preparations Including clean-up during and after project completion. Includes all equipment rental, and dumpster.	1	3,500.00	3,500.00
Demolition of existing marina including haul off.	1	28,000.00	28,000.00
Permitting through the Department of Environmental Protection, Army Corp of Engineers, County and/or City Building Inspections, Planning & Zoning. Permitting including estimated regulatory fees and requirements. * County and/or City Inspections Fee. * Does not include Quasi-Judicial Variance process if required.	1	18,500.00	18,500.00
Engineering & Testings - Consultation and meetings, survey services, numerical modeling, conceptual design, pre application meeting, drawings, permit package, DEP and Army Corps permit processing, wave studies.	1	75,000.00	75,000.00
Concrete Pilings Labor & Materials. 84 @ 12" square x 49.25' concrete pilings including purchase, shipping, tax and install. (No mooring poles included.)	1	190,805.00	190,805.00

Project Total

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Pensacola, FL 32526

PROPOSAL

Date	Proposal #
3/12/2013	SevilleMari

CLIENT INFO:

Seville Breakwater
Marina Project

			Location
			Marina 2013
DESCRIPTION OF SERVICES	QTY	COST	Project Total
Floating Dock Labor & Materials. 18,275 sq. ft. 5 @ 5' x 40' = 1,000. 7 @ 5' x 45' = 1,575. 2 @ 5' x 35' = 350. 4 @ 5' x 50' = 1,000. 2 @ 5' x 55' = 550. 4 @ 5' x 60' = 1,200. 4 @ 5' x 65' = 1,300. 2 @ 10' x 65' = 1,300. 10' x 1000' = 10,000 sq ft. Total 18,275 sq. ft. (See specs attached.)	1	726,000.00	726,000.00
Fixed dock accessses (2) w/ ramp access.	1	18,500.00	18,500.00
Fixed dock Labor & Materials. 10' x 555' = 5,550 sq. ft.	1	194,250.00	194,250.00
Dock Specs: 8" tip pilings 10' in ground, p.t. 12 x 8" lumber for subframing and Thru-flow decking fastened with s.s. fasteners and pile wrap.			
Electrical bid as follows: 1. Furnish and install 41 dock pedestals. 2. Wire main power house on land next to dock to distribute power. 3. Wire 2 power distribution points on dock 1 @ 200 feet and 1 @ 600 feet marks.	1	453,600.00	453,600.00

Project Total

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PROPOSAL

Date	Proposal #
3/12/2013	SevilleMari

CLIENT INFO:

Seville Breakwater
Marina Project

			Location
			Marina 2013
DESCRIPTION OF SERVICES	QTY	COST	Project Total
4. All conduit is PVC. 5. All wire is copper wire. 6. All equipment is stainless.			
Firewater = Firepipe and attachments as per code.	1	67,500.00	67,500.00
Sewer pump out station.	1	32,000.00	32,000.00
Cable & Utilities - Cat 5	1	24,300.00	24,300.00
Plumbing / potable water	1	46,150.00	46,150.00
Subtotal			1,893,105.00
Contractors fee and overhead 15%.	1	15.00%	283,965.75
General Comments/Notes: 1) Dock bumpers, ladders, rope cleats, etc. are all extras that I can supply. 2) Electrical is not included for this project. A licensed electrical contractor will need to provide a price for your project. We can handle this for you, or you may use an electrician of your choice. 3) A 1-year Limited Construction Warranty is offered for this project. Any "Acts of God" or damage received during or after construction by other than our construction techniques are not included in this warranty. This warranty is strictly for repairing damages received by improper construction. Wood bore or barnacle			

Project Total

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PROPOSAL

Date	Proposal #
3/12/2013	SevilleMari

CLIENT INFO:

Seville Breakwater
Marina Project

Location

Marina 2013

DESCRIPTION OF SERVICES	QTY	COST	Project Total
deterioration are not included in this warranty. Any material warranties are the responsibility of the materials supplier. 4) No survey work is included. 5) We are licensed & fully insured and this can be verified at the County Competency Board, or we can supply this paperwork to you. 6) We can supply a list of references upon request. 7) No plumbing is included. 8) Any unforeseen obstacles will be brought to owners attention and possibly will need to be billed if obstacles add to project labor costs. 9) Staging areas for materials, and adequate access to project from street must be available within client's property 10) LMDI is not responsible for impact on landscaping, lawn or shallow lying utilities on client's property such as lawn sprinklers and French drains, unless otherwise stated above. 11) Projects under construction during hurricane season are subject to a material evacuation and/or material securing fee. This is in case we have to move material to higher ground or another area completely. Materials lost in hurricanes are not covered in this estimate. 12) Any additional work requested that differs from quote will be treated as a change order. Change orders must be in writing and agreed upon by L.M.D.I. and Client. Any change orders will be billed when completed. 13) Yard restoration not included unless otherwise mentioned.			

Project Total

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PROPOSAL

Date	Proposal #
3/12/2013	SevilleMari

CLIENT INFO:

Seville Breakwater
Marina Project

Location

Marina 2013

DESCRIPTION OF SERVICES	QTY	COST	Project Total
14) Material pricing is good for 30 days and then requires review. Contract signing with deposit locks in material pricing. Billing Schedule 10% @ Contract Signing 40% @ Project Start 25% @ 50% Completion 25% @ Project Completion			

Project Total \$2,177,070.75

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2012-07-24 Conceptual Marina Plan - Alternative 2 (Rev7) 11-346 Alt... <https://doc-0k-5g-docsviewer.googleusercontent.com/viewer/securedo...>





Structurmarine

TECHNICAL AND BUDGETARY OFFER

Revised SEVILLE MARINA Pensacola, FL

OUR REFERENCE N° : 7046

DATE : 19 July 2012

Following your e-mail of July 11th, please find hereunder our revised proposal based on lowered wind and wave criteria, namely;

- Harbour protected with breakwater, maximum waves of Hs 1.5' during hurricane category 3
- Marina will be emptied of boats during hurricane category 3.

We are also providing an IPE option.

A. REFERENCE DRAWINGS

- | | |
|-------------------------|---|
| ➤ No. 11-346 | Conceptual Marina Plan |
| ➤ Technical Plan | Main Dock – Structure 40 |
| ➤ Technical Plan | Finger Dock – Serie 2 & 3 |
| ➤ Technical Plan | Gangway – Serie 55 |
| ➤ Document n° TPDC-0001 | Dock Components: Cleats, bollards, Poly fenders |
| ➤ Document n° TPDO-0001 | Decking Options: IPE |

B. SPECIFICATIONS



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Walkway Units

Model : *Structure 40*

Structure : Marine grade aluminium alloy Series 6000

Freeboard : 457 mm nominal (18")

Net reserve of buoyancy : 147 kg/m² nominal (30 PSF)

Decking : Composite Wood / *IPE*

Lateral fenders : Composite Wood / *IPE*

Floats : Polyethylene shell filled with expanded polystyrene (EPS)

Refer to Technical Plans

Fingers

Models : *Structure Serie 2 & Serie-3*

Features : Tapered shape – ¾ boat length

Structure : Marine grade aluminium alloy Series 6000

Freeboard : 457 mm nominal (18")

Net reserve of buoyancy : 147 kg/m² nominal (30 PSF)

Decking : Composite Wood / *IPE*

Lateral fenders : Composite Wood / *IPE*

Floats : Polyethylene shell filled with expanded polystyrene (EPS)

Gangway

Model : *Serie 55*

Structure : Marine grade aluminium alloy Series 6000

Capacity : 2,5 kN/m² - 50 PSF

Decking : Composite Wood / *IPE*

Cleats & Bollards

Cleat #40 : Alu casting – 4 per boat x 35' to 55'

Bollard #80 : Alu casting – 4 per boat x 60'

Proposed Anchoring Method

Flexible or pile anchoring: To be discussed

Design Criteria

Water depth : 8 feet - Average

Boat profile : As per Tobiasson Chart 1989

Wind load : 70 MPH full occupancy
Hurricane category 3 – No boats



MARINAS TAILORED TO YOUR DREAMS

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C. **LIST OF MATERIALS**

BREAKWATER DOCKS

Gangway	: 1 unit	4' X 60' ADA
Landing	: 1 unit	MD-250 x 40' (8' wide)
Main Dock	: 126'	MD-250 (8' wide)
Fingers	: 2 units	MD-250 (8' wide) x 120' long
Cleats	: 60 units	with s/s hardware
Pile guides	: 10 units	

Fixed pier	: +/- 500'	MD-300 (10' wide)
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MAIN DOCK

Gangway	: 1 unit	6' x 60' - ADA
Landing dock	: 1 unit	MD-250 (8' wide) x 20'
Main Dock	: 867'	MD-250 (8' wide)
T-End docks	: 2 units	MD-250 (8' wide) x 60' long
Tapered Finger	: 1 unit	FD-800 (26' long)
	7 units	FD-900 (30' long)
	12 units	FD-1000 (34' long)
	4 units	FD-1200 (40' long)
	2 units	FD-1300 (43' long)
	2 units	FD-1400 (46' long)
Cleats #40	: 224 units	with s/s hardware
Bollard #80	: 24 units	with s/s hardware
Pile guides	: 29 units	

D. **BUDGETARY PROPOSAL INCLUSIVE OF:**

- > Design of the floating docks & anchoring systems;
- > Supply of the materials mentioned above in Item C.



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- Delivery F.O.B. Pensacola, Florida;
- Technical support during installation to be performed by others: provision of 2 non-consecutive weeks

NOT INC.

- Any custom & duty fees, levies, local sales tax, withholding tax, as applicable;
- Supply of piles;
- Supply of the necessary equipment and labor to install & anchor the marina;
- Design and supply of the utility services;
- Float units and aluminium frames delivered separately
- Permits and other incidentals;



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|| 4

Other Funding

No other funding has been obtained, however it is intended to seek other funding sources as they become available.

Technical Feasibility

The project as currently defined is completely within normal engineering parameters for the construction of the breakwater and marina. No new technologies or methods are being considered for this project.

Environmental Benefits

- The addition of any structure in the water provides the basis for increased marine life. This project will add the breakwaters to the current basin, as well as supporting pilings for the floating docks of the marina.
- By incorporating “reef balls” into the design, the breakwater immediately provides a very rich habitat for marine life. This not only benefits the marine life directly, but this approach directly supports oyster growth which then enhances the filtering of the water and hence the overall water quality.
- The walkway also provides a vastly improved view of the DEP-sponsored Green Shores project just east of the breakwater. At this time, Greenshores Phase III has not been funded, but there is the future opportunity to extend the Greenshores project west to the breakwater’s location.
- The protected water behind the breakwaters will provide fertile ground for the planting of aquatic plants if desired. These protected waters can be included in the plans for Phase III of Greenshores.
- The rebuilt marina includes pump-out facilities to support the boats moored in the marina. The pump-out facilities were destroyed in Hurricane Ivan.

Economic and Social Benefits

- By protecting the marina basin from bad weather, it allows for a successful marina operation in the Seville Harbour basin. As designed, it will provide for up to 60 new slips, with the 55’ and 60’ slips being the largest marina slips available in the market. The addition of these slips provides for ancillary economic impact for local businesses in the areas of
 - Boat parts and service
 - Fuel Sales
 - Sales at local restaurants, shops and entertainment venues
 - Short term and long term transient dockage

Using on-line models to estimate the economic impact of the proposed marina rebuild, the annual direct and secondary impact of a 60 slip marina in Escambia County is estimated at \$2,862,959. This excludes the potential economic benefit of local boat sales to occupy these slips being added to the Pensacola market. The on-line models were developed by Drs. Ed Mahoney, Dan Stynes, and Yue Chi, Recreational Marine Research Center, Michigan State University with considerable assistance of Dr. David Harding, Florida Fish and Wildlife Conservation Commission.

- The project entails \$4.7mm of marine construction work in Pensacola that will be a significant stimulus to the marine contractors awarded the work
- The dockage design also provides for daytime transient dockage on the south side of the marina basin to provide boater access to the Fish House and Atlas Restaurants. Currently there are only two other locations where boaters can access a restaurant – Jaco’s at the Palafox Pier Marina and The Oar House at the Bahia Mar Marina.
- The additional daytime transient dockage will also provide a means for water-borne visitors to visit the local museums, complementing UWF’s drive to expand the cultural heritage tourism market in downtown Pensacola.
- The daytime transient dockage provides a docking location for waterborne taxi service, and the east side of the northern breakwater can be configured to support the docking of a ferry, should the ferry service come to fruition. Both the waterborne taxi service and the ferry service would support the cultural heritage initiatives of the National Park service at Ft Pickens and the UWF’s for downtown Pensacola
- This walkway and dockage would significantly enhance visitor’s and citizens’ enjoyment of the Pensacola Bay, Greenshores, and the City’s waterfront venues.
- The far end of the northern breakwater will be configured to permit fishing from the breakwater, providing another location for local citizens and visitors to fish. The fishing from the breakwater is enhanced by the marine habitat provided by the incorporation of “reef balls” in the base of the breakwater at its deepest locations.
-

Community Resilience

- A marina that is constantly battered by adverse weather requires frequent maintenance and repair and can pose a dangerous hazard to the public who uses the marina. A breakwater would reduce the need for frequent repair and replacement of marina docks, minimize property damage, and present a safer marina environment for the public use.
- The breakwater will protect the public infrastructure and buildings on Barracks Street and Main Street from wave damage during any major storm. The buildings gaining additional protection include:
 - The Fish House Restaurant

- Atlas Restaurant
- Lee House
- Barkley House
- Old Christ Church
- Pensacola Brewery
- The entire west side of the Pensacola Historic District
- The L&N Marine Terminal Building , housing UWF

Conflicts or Complements to Existing Efforts

- This project is a direct complement to the Phase III of Project Greenshores. The raised walkway extending into Pensacola Bay provides the public with a viewing platform from which to view the fauna and the marine life supported by Project Greenshores.
- It also potentially conflicts with Phase III of Greenshores, in that the breakwater and the resultant protected water is not currently considered in the Phase III plan. A modification of the Phase II plan is likely required.
- The project also potentially complements the Pensacola Ferry Project as either the breakwater or the transient dockage behind the breakwater can be configured as a ferry mooring location to allow customers to access and egress the ferry.

Complies with Federal, State, Local and Tribal Laws/Regulations

The project will be processed through the existing permitting process of the USCG, DEP and City of Pensacola.

Readiness for Implementation

The project can quickly be initiated upon funding. Permitting is still required, but the design team has been working with all of the agencies involved.

Wave, hydrodynamic and pollutant transport modeling have been conducted to document existing conditions and assist in the conceptual layout of the marina facility. The wave modeling was applied to configure the breakwater to maximize storm protection and minimize wave heights within the proposed marina basin. Hydrodynamic and pollutant transport modeling, and water quality sampling and analysis were performed to ensure that State of Florida water quality standards will be maintained within the constructed marina. All required investigations for permit processing have been completed and these studies have been accepted by the Florida Department of Environmental Protection for issuance of a permit.

The marina layout has been refined to include the docking facilities, a 160-foot long entrance breakwater to effectively attenuate waves within the marina basin, and the northern 520-foot long breakwater to protect the marina from waves out of the northeast. The preliminary design of the breakwaters consists of a sheet-pile "coffer-dam" structures with a sand core and rock revetment to break waves and provide habitat for marine life. The breakwaters are designed to provide protection up to a Category III storm resulting in waves within the marina basin of less than one (1) foot. No dredging is proposed for this project. The proposed docking facility consists of: 1) 74 floating permanent slips; 2) 200 feet of alongside mooring; and, 3) two (2) public transient piers with approximately 488 feet of temporary daytime dockage for use by the general public. The temporary docks are attached to the northern breakwater to provide boaters access to downtown Pensacola. The proposed marina facilities have been advanced to a preliminary design sufficient to be submitted to the permitting agencies for review and issuance of regulatory authorizations.

As of May 30, 2013, Marina Management has spent in excess of \$35,000 on design, modeling, and water quality testing for this project.

The breakwater portion of the project will necessarily be a City project, and as such will likely require that the project go through a Request For Proposal process consistent with current City policy. The design team has not determined if they will seek a variance from the City Council on this process.

Public Acceptance

Public acceptance has been very positive to date. This project provides several very positive impacts to the citizens of Pensacola and its visitors as detailed in the social impact section.

Additional Information

The following is a letter of support from Escambia County

Seville Harbour Breakwater and Marina Rebuild Project



Board of County Commissioners • Escambia County, Florida

Keith Wilkins, REP, Director
Community & Environment Department

May 21, 2013

Mr. Leo Cyr
Marina Management
1901 Cypress St
Pensacola FL 32502

Pensacola, Florida 32502

Re: Seville Harbour Breakwater and Marina Rebuild Letter of Support

To whom it may concern:

On behalf of the Escambia County, Florida, Community & Environment Department, we support efforts to gain RESTORE funding of the above referenced breakwater project, as the completion point of Project Greenshores Site 2. This is the natural terminus of the Greenshores ecological restoration project and nicely fits with our economic restoration of downtown and the Seville Historic District. In addition to providing fishery and avian habitat, water quality improvement, ecotourism opportunity and public waterfront access, this project also adds to our coastal resilience in a natural fashion. This project is a true public and private partnership attaining all the benefits described above. Our community would benefit greatly from such a project, and the County is deeply committed to efforts which facilitate the restoration of our ecosystem and revitalization of coastal commerce.

If you have any questions or comments, please feel free to contact me at the number below.

Sincerely,

Keith Wilkins

Digitally signed by Keith Wilkins
DN: cn=Keith Wilkins, o=Escambia County Board of
County Commissioners, ou=Community & Environment,
email=kwilkins@myescambia.com, c=US
Date: 2013.05.21 13:53:41 -0500

Keith Wilkins, Director
Community & Environment Department

221 Palafox Place • Pensacola, Florida 32502
Office 850.595.4988 • Fax 850.595.4431
www.myescambia.com

Seville Harbour Breakwater and Marina Rebuild Project

The following pictures depict the damage from Hurricane Ivan in the unprotected marina basin.



Hurricane Ivan Seville Harbor 3

9-16-04 Standing atop a piece of floating dock from Seville Harbor Charlie Venable and his son, Daryl Venable look for their sailboat and cruiser which were docked in the badly damaged Seville Harbor marina complex across from Seville Square. The road in the background is where Main Street and Bayfront Parkway come together.

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Hurricane Ivan Seville Harbor 4

9-17-04, 13a- Matt Thomas, 14, Kate O'Donovan and Michael O'Donovan examine the piled up wreckage of boats near the Bayfront Parkway that washed up from the Seville Harbor complex by Hurricane Ivan.

Photo used with permission, Pensacola News Journal. Copyright 2004.



Hurricane Ivan Seville Harbor 2

9-17-04, 8a- A battered bow rising from the water is all that's left of his boat sunk near the heavily damaged Seville Harbor marina complex in downtown Pensacola. -Hurricane Ivan

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Boat damage

9-19-04 Boats at Seville Harbour Marina are piled on top of each other in Bartram Park after the hurricane. -Hurricane Ivan

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Seville Harbour Breakwater and Marina Rebuild Project



No Title

[Original] 9-16-04 Connie Hernandez, of Pensacola, surveys the damage Seville Harbor Marina after Hurricane Ivan tossed boats and docks from the water in downtown Pensacola Thursday, September 16, 2004. Photo by Sanford Myers/Staff- Hurricane Ivan

[Re-print] 2-11-05, 3c- News Journal file photo- --Hurricane Ivan damaged or sunk hundreds of boats and ravaged the area's marinas when it hit Sept. 16.

Photo used with permission, Pensacola News Journal.
Copyright 2004, 2005.



Seville Harbour 1

10-13-04, 4c- Katie King@PensacolaNewsJournal.com-
-Boats remain on the shoreline Tuesday at Seville Harbour. -Boats still rest along the shoreline of Seville Harbour Tuesday afternoon, where employees from Deep South Crane company were working to clear them out.
-Hurricane Ivan

Photo used with permission, Pensacola News Journal. Copyright 2004.



Boat Salvage Seville Harbour

10-16-04, 2c- A crane mounted on a salvage barge raises another boat from the waters around the Seville Harbour Marina complex Friday afternoon.

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