

## August Grant Report 2025

### Applications - Pending Results:

---

**1. DEP – Resilient Florida – Wastewater Treatment Plant Phase II**

- a) **An application requesting the funding for Package B (refer to 22SRP17 + WG038) was submitted on August 31, 2026. The City requested \$8.7 million to complete the project.**

**2. FDOT – M-SCOP – Commerce Street Avenue F – Avenue G**

- a) An application requesting improvements along Commerce Street from Avenue F to Avenue G in the amount of \$547,759.64 was submitted on 3/13/25 to FDOT. If funded, this project would fund the design work and construction work needed to restore and restripe the existing roadway. The underground infrastructure would be replaced as needed.
- b) Deemed as a complete application by FDOT on 5/9/25.
- c) **The City is working to see where the application currently is in the process and to update FDOT with the City's current organization.**

### Funded Applications:

**1. DHR – 2025-26 Special Category – Phase II HCA (Harrison-Raney Building) mitigation/repair. \$350,000 (City Cash Match \$21,875)**

- a) 2025-26 DHR Special Category grant request for Phase II to complete additional repairs to HCA currently being drafted and was submitted by June 3, 2024. Phase II to complete repairs not funded in Phase I and will include windows, doors and additional masonry work.
- b) Application submitted for consideration - \$21,875 cash match is obligated under the application as approved at the 6/4/24 CC meeting.
- c) HCA phase II application was reviewed and ranked favorably during Nov. 19 Florida Trust Board Meeting. Trust board recommended funding: Funding is pending legislative budget approval (Spring 2025).
- d) **Currently there is no funding for this project from the State. The Gov vetoed the special category budget for 2025-26. Reapply next cycle.**

**2. FDACS:**

**1. UCF-C Grant Program – Lafayette Park Tree Canopy Improvements Project \$10,000 + \$10,000 City Match (32077)**

- a) An application requesting funding for the planting of 34 trees in Lafayette Park was submitted 7/18/24. The project was funded and the agreement from FDACS was executed mid-March. The work was bid out competitively and awarded to Gulf Coast Landscaping & Supply.
- b) **Project was delayed due to lack of native species, but planting of 34 trees was completed the last week of August. The native trees consist of: long-leaf pine, Southern Magnolias, Eastern Redbuds, Cypress, Oak, and Winged Elm. The City's irrigation system is working, and the trees will be maintained by the contractor until Oct 18, 2025.**
- c) **There is a small amount left over from the grant that can be used to create beds around the trees. Discussion of the beds are underway, and the beds must be completed before November 1, 2025.**

### 3. DEP:

#### 1. **Resilient Florida - Critical Asset Flood Management \$2,403,500 (24SRP65)**

- a) This grant will complete identified drainage projects in the city that have been documented but not funded by other sources. Funds will repair known nuisance flooding drainage issues in 29+ locations throughout the city. The City of Apalachicola Critical Asset Flood Mitigation Projects include the replacement and retrofit of pipe systems at multiple roadway intersections, addition of inlets, pipes, water quality vaults, crown reconstruction, and construction of roadway conveyance system. DEP has tentatively scheduled a site visit in October.
- b) Inovia awarded the contract and signed on 5/23/25. Firm is finishing up surveys required to design individual repair at stormwater sites. As per DEP instruction, staff drafted agreement modifications to incorporate design and task elements.
- c) **Awaiting agreement modifications. Once agreement is modified staff will request advance payment to cover at least three months of anticipated engineering costs. Surveying to be completed and required permitting to be completed by end of December.**
- d) **Actual/Estimated construction start date: 01/01/2026 and Actual/Estimated project completion date: 09/30/2026.**

#### 2. **Resilient Florida Planning Grant – COA Adaptation Plan \$67,000 (24PLN12)**

- a) This award is funding for preparing an infrastructure plan for flood protection. The City of Apalachicola will complete the City of Apalachicola Adaptation Plan Project to include an Adaptation Plan consistent with the Florida Adaptation Planning Guidebook. The project will include public outreach and stakeholder engagement. Agreement signed 3/20/24 and project procurement is underway.
- b) Bay Media Services was awarded contract and Project pending completion of VA update (April 2025).
- c) Completion of Task 1: Public Workshop completed as part of April 8 Vulnerability Analysis workshop and presentation of Focus Area Priorities for Adaptation planning.
- d) **Agreement 24PLN12 agreement modified to extend task due dates. Consultant is currently working on draft plan based on findings from Vulnerability Assessment.**

#### 3. **Resilient Florida – Comprehensive Vulnerability Assessment \$272,500 (22PLN10)**

- a) The City of Apalachicola will conduct the City of Apalachicola Comprehensive Vulnerability Assessment project to include an update to the 2017 Vulnerability Assessment. This includes the impact of sea-level rise, storm surge, and rainfall flooding. The impacts of flooding will be projected and mapped over a planning horizon that extends to 2070. Critical assets, vulnerable infrastructure, and historic properties at risk will be identified. Comprehensive plan amendments to comply with the Peril of Flood statute and adaptation strategy recommendations will also be included in the Project. \$200,000 in supplemental funding was awarded as part of the VA help resolve identified data gaps and will result in the City digitizing its infrastructure facilities including water distribution lines, sewer and stormwater.
- b) Data Gap infrastructure mapping 100% complete. Exposure Analysis 100% complete. Sensitivity Analysis 100% complete. Focus Area Identification 100%.
- c) All deliverables complete and have been submitted and GIS files meet DEP impact analysis requirements.
- d) **All deliverables and final report complete. Awaiting final closeout.**

- 4. Resilient Florida – Wastewater Plant Repairs \$13,381,516 (22SRP17) + SLFRP - WWTP Headworks & SBR Relocation, Replacement and Upgrades for Advanced Wastewater Treatment \$5,551,875 (WG038) = Total \$18,933,391 for WWTP Relocation/Replacement**
- a) These grants combined are to replace and repair critical wastewater facility components and to relocate the facility to ensure it is out of the flood zone. The project will ensure that the City is storm ready for years to come!
  - b) The project is at 85% design, permit applications submitted and sitting at 60% complete. Final design underway includes biological process modelling, and process equipment selection.
  - c) DEP is creating an amendment to WG038 to combine the budget into one line item to ensure that there are no issues with the ARPA funding pools in the future. (completed in August 24)
  - d) Pay Request 4 has been submitted to DEP for payment 8/12/24 and has been reimbursed via advanced pay.
  - e) Pay Request 5 submitted December 2024. **Updated cost estimates exceed existing funds;** Gouras & Associates / Dewberry working with DEP to finalize scope of work to be completed with existing funds and submit additional funding applications.
  - f) New budget split based on cost overruns has been developed by Dewberry Engineering and submitted to DEP for review, the City along with Gouras continue to interface with DEP to solidify the plan to complete WG038 before the end of the period of performance and to continue the project via 22SRP17 and additional funding to be secured.
  - g) Completion of plans currently scheduled for March 2025.
    - i. **Plan set has been split into 2 phases.** Phase 1 can be completed within the current funding allocated to this project – City staff and Dewberry are seeking funding for Phase 2.
    - ii. The plant will be operational after Phase 1 is complete. Phase 2 work will be completed as soon as additional funding is secured.
    - iii. Projected construction start date: May 2025 – PENDING DEP APPROVAL TO BID
    - iv. Projected initiations of operations date: December 2026
    - v. Projected construction end date: December 2026
  - h) Phase 1 Update: Phase 1 update is scheduled for completion by end of June 2025, according to engineer's updates. Upon receipt, the bid package will be submitted to DEP for review, after which time the package will be ready to bid.
  - i) **Phase 1 Bid Package has been advertised on 8/28/25 in Apalach Times, City Website, Tallahassee, Panama City, and Jacksonville. Bids close on Oct 3 with a mandatory pre-bid conference on Sept 12 at City Hall. Final Questions for Dewberry on 9/9/25.**
  - j) **Phase 2 Grant Application to Resilient Florida DEP was submitted on 8/31/25. The City is short \$8.7 million to complete this project. City will continue to look for additional sources of funding.**

## **FDOC**

- 1. Rural Infrastructure Fund – Drainage Basin Analysis Phase II + Camera Work of Stormwater Lines \$300,000 (D0260)**

- a) This grant will fund an analysis of the drainage basins that border Apalachicola River and Bay. The proposal also includes funding to begin camerawork of the stormwater lines in Phase 1. The project aims to document all stormwater conveyance characteristic, both structural and natural, along with deficiencies of each that have contributed to localized flooding within 18 drainage basin areas totaling 310 acres in the city. The City will then prioritize repairs in areas where localized flooding is present and plan for water quality treatment at the stormwater outfalls which discharge into the Apalachicola River and Apalachicola Bay. Basins 11 and 3 were covered by the 2018 grant. This grant application would address the following basins: 1, 2, 4, 5, 6, 7, 8, 9, 10, 12-19
  - b) Agreement signed 2/1/24. Grant administration with grant continuing services procurement approved at July City Commission meeting. Task order to engage Dewberry Engineering drafted, currently in review by Florida Commerce. Request for contract extension drafted, pending Commerce approval.
  - c) Contract extension approved 10-14-24. Pending Dewberry mobilization.
  - d) Contractors are currently in the field inventorying the drainage system. According to Dewberry, they are approximately 35% complete.
  - e) **City Commission and Dewberry held a July 8 workshop to hear status of analysis. Several audience members documented additional nuisance flooding sites that were added to engineer list to investigate. Staff has requested payment on Tasks 1 & 2 and has drafted a letter requesting agreement modification to modify the pay request for pay requests to better manage grant funds.**
- 2. CDBG-DR – Avenues Stormwater Repair Project \$3,891,869 (\$29,000 City Cash Match) (M0016)**
- a) This grant is to fund repairs and upgrades for the avenues stormwater drainage system. Dewberry is the engineering firm for this project.
  - b) Quotes received for drainage pipe inspections and route survey. Existing conditions CCTV survey was completed. The engineer received videos and reports which have been analyzed. The engineer worked with contractor to revise scope and cost for drainage pipe survey.
  - c) An amendment request was submitted on 5/10/2024 to add CE&I as a reimbursable task and to extend the period of performance through September 2025.
  - d) Meetings were held with Commerce’s consultant (KPMG) to discuss project progress and reiterate that the project must be finalized by 09.30.2025.
  - e) Engineering:
    - i. Engineering: Survey is 100% complete. Design and permitting are 100% complete as of 02.28.2025. The project engineer is developing technical specifications and bid documents.
  - f) Environmental:
    - i. The ERR was certified on 01.02.2025. The Combined Public Notice of FONSI/NOI-RROF/Final Floodplain Notice was posted to the City’s website on 01.02.2025 and the City accepted comments through 01.22.2025. FONSI documentation and HUD Form 7015.15 were submitted to Commerce’s environmental team on 01.31.2025. Commerce issued environmental clearance / AUGF on 02.19.2025.
  - g) SCHEDULE:
    - i. Projected Bid Date – Begin bidding in June 2025
    - ii. Projected Start Construction: September 2025
    - iii. Projected Complete Construction: March 2026
  - h) Plans / drawings were provided to Commerce’s environmental team on 04.11.2025 for review.
  - i) Comments were received from Commerce on 04.23.2025.

Commerce approved of the revised plans that addressed comments and Florida Commerce's environmental team confirmed that the base bid items in the current project drawings are consistent with the final environmental review record.

- j) Dewberry is drafting the bid packet for advertisement, and this will be completed by June 27, 2025. Additional attachments and information completed by Gouras and Associates will be added into the bid documents from Dewberry. Upon receipt of bid package, all documents will be submitted to Florida Commerce's programmatic team for authorization to bid. Projected bid dates are pending Florida Commerce authorization to bid. Concurrently with bidding, additional environmental outreach will begin for alternate items in the bid package.
- k) **The draft plans and specs and contract documents were submitted to FL commerce on 7/14/25 for review and authorization to solicit bids. On 7/23/25, FL Commerce authorized the City to proceed with soliciting bids. Dewberry transmitted final bid docs to City for bids.**
- l) **The City advertised bids on its Website, Apalach Times, Panama, and Tallahassee on 8/19/25 and Bids close on 9/19/25.**

**M0016 Wells Rehab:**

**DOC approved the Emergency Well Rehab Funding and Contract between the City and Subsurface Tech. DOC has been sent all documents including proof of Bonding. City executed contract with Subsurface Tech and work begin Week of August 18. Well 6 was the first well and additional deterioration was found leading to a new scope of work/funding required. As work continues on all 3 Wells, a new proposal for increased costs from Subsurface Tech will be given to the City. We will send to Commerce for authorization to move forward and apply for the additional funds.**

**3. CDBG-DR – Hometown Revitalization (Riverfront) \$4,400,000 (\$70,000 Private Owner Match + \$313,365 City Cash Match) (M0034)**

- a) This grant is to revitalize the businesses and public areas in the riverfront district. This work includes private business's docks along with public docks, sidewalks, lighting, and parking areas.
- b) Certifications and liability agreements have been distributed to all owners – matching funds have been requested from owners 30-days prior to bidding the project.
- c) The City Commission planned to amend the scope for the Popham Building to just design and partial demolition as the deliverables. After several meetings, Commerce agreed with the scope change presented by the City and it has been incorporated into the scope.
- d) Meetings were held with Commerce's consultant (KPMG) were held in June to discuss project progress and reiterate that the project must be finalized by 09.30.2025.
- e) The engineer has continued work on survey drawings, environmental evaluations, permit applications, and preliminary and schematic designs. (Note that construction activities cannot commence until Commerce approves the Environmental Review Record.) The project engineer reported the following for April 2025:
  - i. Plan Set 1:
    - 1.Design and plans for Plan Set 1 along Scipio Creek sites are complete. An Opinion of Probable Costs for Plan Set 1 has been finalized. SUBMITTED to City of Apalachicola.
    - 2.CDBG-DR NEPA Environmental Review is ongoing.
    - 3.Edgewater Group has continued with the environmental permitting process developing permit documentation required for the USACE, Section 10 issues regarding regulated wildlife and State 404 permitting needs.
    - 4.Comment responses to RAIs from agencies is completed.
    - 5.The Cultural Resource Assessment Survey (CRAS) for the Riverfront Revitalization

- project is completed. TGEA completed an onside evaluation of the final streetscape route. Minor concerns were noted and recommendations for excluding a small area of sensitivity will be provided.
    - 6. Overall, no encumbrances to the project are expected.
    - 7. Participated in meeting to discuss Commerce concerns and actions necessary.
    - 8. Updated plan set to reflect scope removals requested by the City. Resubmitted to the City.
  - ii. Plan Set 2:
    - 1. Design and plan drawings of the proposed Water, Commerce and 4th Street upgrades are complete – Signed-Sealed and submitted to City of Apalachicola.
    - 2. Permitting for Plan Set 2 is underway. With 100% Plans submittal, permitting team will finalize the permit submittal for review.
    - 3. Final geotechnical tasks are completed, and the final geotechnical report and recommendations has been submitted.
    - 4. The Cultural Resource Assessment Survey (CRAS) for the Riverfront Revitalization project has completed.
    - 5. No updates for the CRAS for Plan Set 2.
    - 6. Components of Plan Set 2 required modification based on comments from the CRAS team. Some removal of impervious surfaces occurred, and pervious pavement details were modified based on CRAS recommendations.
  - iii. Popham Building: Hammond Design Group (HDG) is 95% on construction documents for the approved deck area at the Popham Building site. HDG is finalizing structural engineer details.
  - iv. Environmental Review Record: EA Form Completion, Wetlands Worksheet Completion, and Floodplain Worksheet completion are scheduled for this week. Final drafts will be submitted to Commerce for review/comment.
  - v. SCHEDULE:
    - 1. Best case – August depending on how long environmental clearance and Commerce authorization takes.
    - 2. Letters mailed and emailed to private owners on 5/22/25 requesting their matching funds deposited to the City by July 1, 2025, or they risk being removed from the bid plan sets. USCG Location ownership has not been resolved.
- f) The project engineer reported the following for May 2025 (No Changes since April 2025)
  - i. Plan Set 1:
    - 1. Design and plans for Plan Set 1 along Scipio Creek sites are complete. An Opinion of Probable Costs for Plan Set 1 has been finalized – Signed-Sealed and submitted to City of Apalachicola.
    - 2. CDBG-DR NEPA Environmental Review is ongoing.
    - 3. Edgewater Group has continued with the environmental permitting process developing permit documentation required for the USACE, Section 10 issues regarding regulated wildlife and State 404 permitting needs.
    - 4. The Cultural Resource Assessment Survey (CRAS) for the Riverfront Revitalization project is completed. TGEA completed an onside evaluation of the final streetscape route. Minor concerns were noted and recommendations for excluding a small area of sensitivity will be provided.
    - 5. No encumbrances to the project are expected.
    - 6. Participated in meeting to discuss Commerce concerns and actions necessary.
    - 7. Plan Set 1 were provided to Florida Commerce on 05.21.2025 for review/comment.
  - ii. Plan Set 2:
    - 1. Design and plan drawings of the proposed Water, Commerce and 4th Street upgrades

- are complete – Signed-Sealed and submitted to City of Apalachicola.
- 2. Permitting for Plan Set 2 is underway. With 100% Plans submittal, permitting team will finalize the permit submittal for review.
- 3. Final geotechnical tasks are completed, and the final geotechnical report and recommendations has been submitted.
- 4. The Cultural Resource Assessment Survey Riverfront Revitalization project has completed.
- 5. Plan Set 2 were provided to Florida Commerce on 5.21.2025 for review/comment.
- iii. Popham Building:
  - 1. Hammond Design Group (HDG) is 95% on construction documents for the approved deck area at the Popham Building site. HDG is finalizing structural engineer details.
  - 2. Popham Building Plans provided to Florida Commerce on 5.21.2025 for review/comment.
- iv. Environmental Review Record: EA Form Completion, Wetlands Worksheet, and Floodplain Worksheet comments were received, and all comments are being addressed and are scheduled for resubmission to Florida Commerce in June 2025. Completion of the ERR is pending receipt of USACE permitting and SHPO feedback.
- vi. USCG Location ownership has not been resolved. City staff requested lobbyist involvement, and we do not have any clarification on this matter.
- vii. USACE Permit still not resolved and all projects, but Anders have Letters of Permission.
- viii. **USCG Property will be removed along with Water Seafood and new scope of work will reflect these 2 changes.**

**g.) Anders Pier Update: Following FDEP mandated water-quality testing and high levels of contaminants,**

**Anders Pier: FL DEP gives marina facilities two options for permitting of a public accessible facility –**

**Option 1: Include a marine waste pump-out station for public use, or Option 2: Prove via testing that the water quality is not impaired, and the lack of a pump-out station would not degrade the water quality should a member of the public illegally dispose of waste at the marina. The City staff directed the project team to implement option 2 to potentially eliminate the long-term maintenance effort required with a pump-out system. The project team secured the necessary lab, equipment, and resources to complete the water quality testing in accordance with FDEP requirements. Unfortunately, the water quality did not meet FDEP thresholds to be exempt from a pump-out station at Anders Pier.**

**The project team is working to incorporate a pump-out system at Anders Pier in order to secure a permit from FDEP. This system will be a KECO commercial off the shelf system that will be available for public use. Intend to spec the KECO Dockside 900 system which is self-contained and easy to operate. It will pump from the end of the main pier to an existing sanitary sewer manhole located ~250' from the pump-out system location. This is a simple and proven solution for this location and should provide the City with a low-maintenance system that has a long-term service life.**

**FDEP will expediate review to keep with project timeline but permitting will take until the end of 2025. Stakeholder outreach and engagement to commence for Anders Pier. Once Anders Pier clears DEP and is permitted, the City will complete & advertise Bid by Dec 25-Jan 26.**

- h) **Popham Building: Hammond Design Group (HDG) is 95% on construction documents for the approved deck at the Popham Building site. The Popham Building has since collapsed and the City has now fenced the area, will remove the debris, and place Historical Signage about the Building. City will need to look for new grant resources to fund the design and construction of the approved deck at the Building Site.**
- i) **Community Outreach and Engagement: Halff Group has provided the City with two foam maps of this project that can be used to engage the Apalachicola community and explain what is happening with this project, the timeline, and expectations of this project.**
- 4. **CDBG-DR – Hill Community Project \$935,753 (\$910,000 Funded + \$25,000 City Cash Match) (M0033)**
  - a) This project is to revitalize three (originally 5, now 2) businesses within the Hill through exterior work and renovations - each location's scope differs. This project is also to create sidewalks and lighting in the Hill area to spur economic development through walkable connectivity. Gouras and Associates is the grant administrator and CDG is the engineering firm working on the plans. Certifications for the private business owners have been prepared and sent to each owner to ensure that the program guidelines are being met by all parties.
  - b) The City Commission finalized the scope of the Sidewalk & Lighting project at a special meeting on 2/20/24 after workshopping the previously approved scope. The below image shows the final scope of these improvements - these are subject to Commerce approval. The cost of materials has increased during the progression of this grant, so the priority for the funding will be sidewalks first with primary focus on MLK and the 8th Street section. Current scope below:
  - c) Florida Commerce and the City held a TA call on 4/29/2024 to discuss scope changes requested by the City. Changes to the sidewalk layout based on public feedback was discussed, as well as structural issues that have been identified for several commercial buildings.
  - d) Liability Agreements were created by the City Attorney and distributed to the business owners. Project guidelines were also provided. Meetings to discuss these documents are scheduled with business owners. 3/3 project beneficiaries have submitted their signed documents. A meeting was held with the remaining property owners and Florida Commerce to review grant requirements; as a result of this meeting, Commerce subsequently confirmed participant eligibility, pending submission of additional documentation from the participant. The City has continued to work with property owners to finalize agreements between the City and the Property Owner for utilization of CDBG funds for project activities.
  - e) An amendment has been received from the engineer to modify the sidewalk layout and update the scope of engineering to correspond with modified building scopes; this was submitted to Commerce for authorization to execute on 07.03.2024.
  - f) Environmental Clearance / AUGF issued by Commerce 01.02.2025
  - g) Game Room business verbally opted out of the grant program in a meeting with City staff in City Hall on 1/9/25. On 2/19/25 another meeting was held where they want to be included but have requested the City Commission obligate extra funding towards their building – discussions will follow.
  - h) Architectural Update: Plans are complete for current scope of work. Modifications potentially needed – TBD based on outcome of 03.26.2025 workshop.
  - i) Sidewalk Update: The project engineer is finalizing the sidewalk bid package and the sidewalk designs will be 100% completed by the end of June 2025.
  - j) SCHEDULE: TBD based on outcome of 03.26.2025 workshop. Best case – we could be bidding in June depending on how long Commerce authorization takes.
  - k) DRAFT Architectural Package has been completed and pending the City's Legal review.



Upon acceptance, the bid package will be submitted to Florida Commerce's programmatic team for review and authorization to bid.

- l) **The final plans/specs/contract documents for the Building Package were submitted to DOC for review and authorization to bid on 7/9/25.**
- m) **The Project Engineer submitted plans and specifications for the sidewalk package to the City on 7/28/25 for review.**
- n) **The Bid Package was returned to Gouras to meet certain Labor Standards and additional comments were added. The Package is under review with the City's legal team and the City will advertise this Bid Package by Wed, Sept 3, 2025.**

**DOS:**

1. **DHR African American Cultural and Historical Grants - Apalachicola History & Culture African American Museum \$1,250,000 (\$1,000,000 Award, \$250,000 City Cash Matching Funds) (23.s.aa.900.039)**
  - a) This project is funding the design and construction of a one-story, 2,000SF building with elevated ceilings. Priorities will include: security, storage, office space, greeting station/gift shop, breezeway to Holy Family, bathrooms, controlled lighting for displays.
  - b) There was a meeting on 1/16/2024 to show the concept direction of elevations and floor plans for the proposed museum. The third set of concepts was introduced to the City Staff, Commission, and community stakeholders. There was a presentation introducing potential site planning concepts, indoor and outdoor arrangements of display area, and potential exterior plaza configuration. Commission voted on exterior and interior layouts and designs for the museum provided by the architects. The modern style building, second floor plan, and exposed roof style were all chosen. The next phase is moving these concepts to construction documents – the architect/engineering team is in progress. See the concept design below:
  - c) A public workshop was held July 2<sup>nd</sup> for the Architect team to present the 50% plans for the site, building, and space to the City Commission and interested citizens.
  - d) An updated timeline has been communicated to DOS and an extension to June of 2025 has been granted. The project completion date is estimated to be in December of 2025, so City staff and DOS are anticipating another 6-month extension to be filed February of 2025.
  - e) Hammond Design to presented 95% Plans to the City Commission 10/8/24.
  - f) A workshop to discuss tile options has been scheduled for 12/3/24 prior to the City Commission regular meeting. Tile options were solidified, and plans are very close to completion and ready to bid out!
  - g) City held a workshop on 1/28/25 to discuss options for if the bids come in over budget as expected, City Commission consensus was to move forward with the project aware that the building materials and design might have to be slightly changed in order to stay under budget.
  - h) **BIDDING WILL OPEN 3/27!** This project is funded through ARPA, which means the project must be fully closed out by 12/26. Construction must be complete by 8/26 to meet this deadline.
  - i) Bids came in around \$700,000 over budget. The City Commission met 5/19 to discuss the project scope and next steps. They agreed to re-bid the plans with several optional reductions to see if bids come in within the project budget. Architect stated it is unlikely the bids come back in budget but will attempt to re-bid. There is no additional funding from the program available for cost overages.
  - j) On 6.3.2025, a new RFP 2025-03 AFRICAN AMERICAN HISTORY & CULTURE MUSEUM NEW CONSTRUCTION 7/7/25 4PM was posted to the City's RFP Page as a New Bid Document. The New RFP Bid Document was placed in the advertisement section of the Apalachicola Times, The Panama City News Herad, and the Tallahassee Democrat with each advertisement running twice in each publication.
  - k) An Extension Amendment of 6 months was executed on 6.17.2025 by the City and DOS, changing the Original Length of Agreement from 7/1/2021 - 6/30/2025 to the new dates

7/1/2021 -12/31/2025.

- l) Hammond Design Group conducted an AAM Pre-Bid Conference on 6.16.2025 to answer questions from any potential contractors. The City has agreed to extend the Bid Date Submission to July 9, 2025, at 4:00 PM at the 1 Bay Ave address.
- m) **The City is preparing the contract with Monolith Construction who won the Bid for the project. Contract will be executed by Sept 5, 2025. A groundbreaking ceremony for the AAM will be held in September and the City will be issuing a press release before and after.**

**2. DHR Special Categories – Old City Hall Phase II Structural Damage \$395,000 + \$98,750 In-Kind Match (\$50,000 Cash Match) (24.h.sc.100.069)**

- a) City was funded for Phase II of the repair/structural work to the old city hall building! Agreement was signed 8/8/23. Bay Media will continue with grant administration as well as 4M Design, Mark Tarmey, on the designs as allowed by DOS. This grant is to secure funding to complete the Old City Hall Renovation and support the ongoing repairs funded through the NPS grant. The purpose is to stabilize the building, by proposing to install an interior rigid steel frame to provide the structural integrity of the building, exterior masonry, and support the historic second floor wood frame.
- b) Phase II will install structural interior steel framing, additional 2<sup>nd</sup> floor shutters and interior/exterior masonry work, electrical, plumbing. Admin to schedule staff, architect (4M Design) and contractor (OSP) onsite meeting to finalize Phase II scope and develop construction contract.
- c) Contractor agreement for shutters and windows with Oliver Sperry executed. Scope modification approved by DHR. Construction of first contract deliverables pending arrival of windows and shutters. Building interior has been LiDAR scanned to verify scale and structural dimensions of existing second floor framing with high degree of accuracy for required Structural improvements to second floor framing. Awaiting structural drawings and estimate for remainder of phase II construction work.
- d) Upstairs windows and shutters to arrive for installation mid-December. Structural plans for interior stabilization scheduled to be completed mid-December.
- e) Upstairs windows and shutters installed. Approved structural plan currently being reviewed and plans being quoted.
- f) Structural plans approved and currently being reviewed and plans being quoted.
- g) Contract for remainder of structural work signed – pending DHR approval of amended contract.
- h) **Awaiting structural steel delivery for placement within building for structural support. That will complete phase II work. DHR approved amended contract.**

**3. DHR Special Categories – City Hall Phase III \$340,000 + \$30,000 City Cash Match (25.h.sc.100.036)**

- a) DOS reached out 6/18/24 to announce that this project was awarded through the FY25 Special Category Grants program. The phase III funding for City Hall will complete the second-floor structural work, interior/exterior masonry repair of second floor and will complete the mechanical and plumbing not completed in phase II for the first floor and all for the second floor. Additionally, it will provide a second-required stair access to the second level.
- b) Agreement signed 10/25/24!
- c) Procurement underway for architect/contractor - BAR prepared for City Commission to retain Oliver Sperry as contractor to continue phase III work upon completion of phase II.

- d) Procurement underway for architectural services.
- e) **Work won't begin on this phase until phase II is closed out.**

**FEMA:**

**1. Hurricane Michael - Bodiford Park Dock Repairs (76103)**

- a) Dewberry engineers completed the engineered plans for this project. Project construction was bid out and awarded to Coastline Clearing in the amount of \$53,824 on 4/2/24! Contracts are in progress and work should begin soon. Waiting on an extension from FEMA. Held a call with FEMA and City staff. They requested revised drawings. Once approved, an extension should be granted.
- b) **Extension was granted and City working with Coastline Clearing to honor original bid prices.**
- c) **FEMA has this project in the Final Insurance Review for Payment.**

**2. Hurricane Michael - Scipio Creek Marina Finger Dock Repairs (76103)**

- a) Dewberry engineers completed the engineered plans for this project. Project construction was bid out and awarded to Coastline Clearing in the amount of \$74,090 on 4/2/24! Contracts are in progress and work should begin soon. Waiting on extension from FEMA. Held a call with FEMA and City staff. They requested revised drawings. Once approved, an extension should be granted.
- b) **Extension granted and FEMA has this project in the Final Insurance Review for Payment. City working with Coastline Clearing to get this project executed. Funding application for this from FEMA is currently in the Final Stages of Insurance Review.**

**3. Hurricane Michael – V Pier Dock Repairs**

- a) Dewberry engineers completed the construction plans for this project – the pier falls within the original footprint, and no additional permitting is required. FEMA reviewed the original ADA accessible fishing pier plans, and a revised plan set was created afterwards for just the original pier– revised set is still pending FEMA review and approval to bid out for construction. Waiting on an extension from FEMA.
- b) City staff is re-bidding out the V Pier rebuild plans in anticipation of FEMA funding coming to fruition or the TDC taking over the project. Bids are due by 4/17.
- c) Contract issued to HG Harders.
- d) **City is drafting a request letter that can be used to send into the TDC to request Phase 1 funding for the V Pier construction project, along with providing the attached documents to go with it. FEMA has assigned this project to a new FEMA processor, Allen Brinkman, and the City is pursuing funding through both avenues.**

**4. Hurricane Helene – Odor Scrubber Replacement**

- a) The City filed a claim for the cleanup of debris, replacement of the Odor Scrubber, and replacement of the mixer that was ripped out during the collapse. If the claim is accepted, FEMA will typically only pay the difference after insurance has paid out. Insurance paid the City \$210,000 for the Odor Scrubber, so FEMA is looking to cover the rest. The mixer has been installed, and the odor scrubber is being fabricated, with a pending installation date of late July. Claim has been filed, site visits held, RFI's answered, and we are waiting for claim acceptance.
- b) **Odor Scrubber was delayed until Sept 2025. FEMA received all documentation needed and the claim was processed. FEMA is reimbursing the City \$217,592. We are waiting for FEMA to update the project's accounts, and the money will be sent to the State & the**

City.

- c) While performing a courtesy review of the scope and submittal drawings provided by SGS, Dewberry discovered that there was a scope gap encompassing the duct material between the existing termination on top of the ground storage tank and the top of the aerator. After contacting the contractor (SGS), they assumed that the original duct work would be reused and thus didn't include it in their scope of work. As a courtesy to the City, Dewberry contacted both ECS and SGS to discuss the scope and cost of manufacturing the piping and received the attached proposal from ECS for the ductwork and SGS for the pipe supports for the duct work. The total cost for both items is \$25,770.00. The production of the piping and supports will not affect the delivery schedule of the aerator.
- d) These additional costs to installing the Odor scrubber for Dewberry will be presented to FEMA on 9/3/25 and the City will seek reimbursement through FEMA.

#### **5. Hurricane Helene – Marina Electrical Repairs**

- a) The City filed a claim for the repair of several electrical outlets at the Battery Park Marina due to storm surge damage. Repairs were made, site visits were held, and the claim has been filed. Pending claim acceptance.
- b) **Claim accepted and all additional documentation has been provided and accepted by FEMA. This project is in Final Insurance Review with reimbursement between \$19-20K.**

#### **6. Hurricane Helene – Vac Station Pump Replacement**

- a) The City filed a claim for the replacement of a vacuum station pump that burnt out in the aftermath of Hurricane Helene. The pump was replacement, site visits were held, and the claim has been filed. Pending claim acceptance.
- b) **Claim accepted and additional documentation was required by FEMA. A final spreadsheet is being completed by the City and FEMA this week and the City is expecting \$30K.**

#### **FDEM:**

##### **1. HMGP Market Street Vacuum Station \$120,000 (4399-150-R) with Commerce Match of \$37,500 (M0142)**

- a) The scope of this project is for the design of a new vacuum sewage station located near intersection of Market Street and Avenue G. The purpose of this project is to provide protective measures to wastewater infrastructure of the historic downtown commercial district in Apalachicola. CPWG Madrid is 90% complete with the engineered plans for the Market Street Vacuum Station – they submitted 100% designs and permits, but there were some remaining issues/priorities in the plans pointed out by staff that are currently being remedied. Monthly meetings with Commerce continue.
- b) The Engineer submitted all deliverables and staff is reviewing them prior to submitting to FDEM. Once approved by staff, all documents will be uploaded and FDEM will conduct a CBA to determine Phase II.
- c) Submitted deliverables to FDEM. They have come back and asked for additional documentation from the engineers. Waiting for CPWG Engineering to supply cost estimate documentation!
- d) CPWG supplied the cost estimate information and then an additional RFI (request for information) was issued and questions were answered 10/24/24. This is a good sign that the construction could be soon funded.
- e) FDEM has sent multiple RFI's and CPWG engineers are answering as needed. FDEM RFI's have been resolved, DEP Permit RFI still outstanding.

- f) Final PH 1 budget approved, and PH 2 budget estimate complete. FDEM received justification letter by Rhett Butler and has full package for approval.
  - g) **City needs to begin plans for Phase 2 and put a Bid Package together for advertisement.**
- 2. HMGP Critical Facilities Generators \$241,862 (4399-092-R) with DEO Match of \$26,064.75 (M0141)**
- a) This grant will provide protection and storm mitigation by providing City Hall, the police, and fire department with portable generators. One will be at City Hall, the other will be shared by Police and Fire. The purpose of this project is to provide protection to a critical facility in Apalachicola. The project is for the purchase and installation of an emergency generating system to reduce and/or mitigate the damage that might otherwise occur from severe weather or other hazards.
  - b) The contract with BGN was executed and monthly progress meetings with Commerce continue – permitting is in process and general installation will begin very soon! Generators have been ordered.
  - c) The City is waiting on generators to arrive. The next step is to pour concrete and install electrical.
  - d) Work has begun on this project. The only delay is the generator delivery. Some sizes are back ordered. The end goal is to have both generators installed by October 2024 pending no further shipping delays.
  - e) Generators delivered – work is underway! **Generators installed!** City to soon seek reimbursement.
  - f) Deliverable and reimbursement package being developed, final inspection has been requested.
  - g) **Final Inspection Documentation completed and certifications by the City have been all signed off.**
  - h) **City has filed all documents for reimbursement but will not be reimbursed until Site inspection completed.**
- 3. HMGP Wastewater Vacuum Station Portable Generator \$170,000 (4486-007-R)**
- a) For purchase and setup of an emergency generator system to reduce and/or mitigate the damage that might otherwise occur from severe weather or other hazards at the 108 Avenue F location. (The current generator is too small for the need, and this will provide an appropriately sized and portable generator.)
  - b) The bid for this project came in over budget. A budget increase was requested in February 2024. We are waiting on determination from FDEM. The contractor has guaranteed his price without an increase until June 24, 2024. FDEM approved the cost increase. Waiting for FEMA’s approval of the budget increase.
  - c) Budget increase was approved by FEMA; contract modification was approved by FDEM.
  - d) Working on contract with BGN to get this project underway!
  - e) **City has executed a contract with BGN and BGN has all documentation and permits needed to begin work. Work commenced Sept 2, 2025.**

**State Appropriations:**

**1. Spray Field & Solar Project \$130,000 (LPA0452)**

- a) The original request for this award was for 150 replacement spray heads and installation of 11 solar controllers and supplementary batteries. The spray heads are \$553.00 apiece, and the solar installation costs (in total) amounts to \$87,880.00 for 22 locations.
- b) DEP issued an amendment in April 2024 allowing for the funds to be used solely for acquisition of needed parts instead of having to hire out a contractor for the parts and install.

This will allow The City to stretch the budget further and be able to buy more spray heads and install them in house – procurement is in the works as acquisition quotes will need to be obtained and approved by DEP prior to ordering. Work will be completed by 12/31/25.

- c) Meeting with DEP was held 2/21/25 regarding procurement – ordering of sprayheads is underway!
  - d) Sprayheads have been ordered – City staff is compiling quotes for the remainder of the items needed.
  - e) Amendment approving additional expenditure was executed by DEP on 5/29/25!
2. **City has completed ordering all supplies/parts and have received all the parts and supplies. Outside contractors such as Rafa has been completed as well. All materials we ordered for the roadways for use in roads & spray fields. Installation of irrigation heads is still ongoing, however we have already installed over 50%. Batteries have been replaced in all spray houses and in the East spray field control houses. Communications have all been installed at the WWTP Reuse MCC, Pal River Booster Site, and each of the spray houses in the East Spray Fields. City is ready to file for reimbursement of funds.**

3. **Inflow & Infiltration Study \$300,000 (LPA0451)**

- a) The City of Apalachicola has an aging infrastructure made of terra cotta pipes and faulty water lines. The City is funded to do an infiltration and inflow study - the study will assess local sources of surface water and/or groundwater prior to entering a sewage system. This will be done with typical methods such as smoke testing, dye testing, and visual inspections to locate structural defects or water stains to summarize existing data pertinent to the hydrologic conditions and hydrogeology in the study and surrounding area. This will produce a pre-design report that will detail the scope of the problem in the analysis area, outline design options, and identify the tasks required to complete a resolution to the problem by 6/30/25.
- b) Award of I&I Study on March agenda for award – awarded to Dewberry engineers and task order has been signed!
- c) Extension granted by DEP to 3/27.
- d) Project completion is at 10%. Dewberry is working on getting their basemap together and plans to begin smoke testing around June 1.
- e) Amendment 1 extended the agreement to 3/31/27.
- f) **City Meeting held with Dewberry and the City's Water/Sewer on areas that need to be addressed for smoke testing. Smoke testing to be completed now by end of Sept documenting areas that must be repaired.**

4. **Avenue H Parking Lot \$135,013 (HL268)**

- a) The 2024 legislative session funded half of the requested funding for the Avenue H Parking Lot project. This project will provide 39 parking spaces in an area with very few options for public parking and encourage additional economic activity in the downtown area. Permeable parking will also help with storm water management. Parking for local businesses will be provided - additionally, parking spaces will be provided that will be available for parking mitigation by local businesses.
- b) Agreement received – City Commission gave consensus at February meeting to opt for a gravel parking lot in order to meet the budget constraints. Procurement will soon follow.
- c) **Change of Direction: As of July 2025, the parking lot will be used with the CDBG Revitalization Project to assist with the funding of the new parking lots by the Old Fire Station.**

5. **Fire Hydrant Replacement Phase III \$275,000**

- a) The 2024 Legislative session funded the Fire Hydrant Replacement Phase II project. The request was originally for \$550,000 to finish out the project, but only \$275,000 was funded.

The City has worked over the last three years to replace 215 old and inoperable fire hydrants throughout the city. There are currently 110 fire hydrants remaining that are still in need of replacement. These new hydrants will benefit residents in close proximity in obtaining homeowners insurance, they will benefit the City with FDEP required flushing of drinking water and will benefit all City residents with fire suppression and control. The funding should cover 55 of the remaining needed 110 hydrants.

- b) In July 2025, a new Bid Package was completed, advertised, and CBC Construction won the bid. Contract was executed on Sept 2, 2025, and work begins Sept 3, 2025. Currently the City has \$275,000 to install and replace up to 75 Fire Hydrants with possibility of additional hydrants. The City will request additional funds this Fall to complete the entire Fire Hydrant replacement project which consists of replacing 215 Fire Hydrants in total.**
-