

October Grant Report 2025

Funded Applications Managed by the City of Apalachicola

1. FDACS:

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

- a) An application for the planting of 34 trees in Lafayette Park was submitted 7/18/24. Project 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 is underway, and the beds must be completed before November 1, 2025.
- d) The City Public Works Dept has a watering schedule to sustain the new trees. Reimbursement and Closeout Grant Documents will be filed Oct 2025.

2. 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 w/elevated ceilings. Priorities 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 concept direction of elevations and floor plans for the museum. Third set of concepts was introduced to City Staff, Commission, and community stakeholders. 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 architects. The modern style building, second floor plan, and exposed roof style were all chosen.
- c) A public workshop was held July 2nd 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 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 presented 95% Plans to the City Commission 10/8/24.
- f) Workshop to discuss tile options scheduled for 12/3/24 prior to City Commission meeting. Tile options were solidified.
- 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 opens 3/27! Project funded through ARPA. Project must be closed out by 12/26. Construction must be complete by 8/26 to meet deadline.
- i) Bids came around \$700,000 over budget. City Commission met on 5/19 to discuss project scope and next steps and agreed to re-bid plans w/ several optional reductions to see if bids come in w/ the project budget. Architect stated unlikely the bids be in budget but will attempt to re-bid

- j) On 6.3.2025, a new RFP 2025-03 AFRICAN AMERICAN HISTORY & CULTURE MUSEUM NEW CONSTRUCTION 7/7/25 4PM was posted to City's RFP Page as a New Bid Document and surrounding papers.
- k) Extension Amendment of 6 months executed on 6.17.2025, New dates 7/1/2021 -12/31/2025.
- l) Hammond Design Group conducted an AAM Pre-Bid Conference on 6.16.2025 City extended Bid Date Submission to 7/9/2025.
- m) Contract with Monolith Construction executed by Sept 5, 2025. A groundbreaking ceremony for the AAM held in September organized by Val Webb. City had extensive press coverage of this project.
- n) Monolith has begun construction and City paid 1st invoice. Bret Hammond is overseeing the project and City paid 1st invoice. Reporting completed for this period.

3. State Appropriations:

1. 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 but only \$275,000 was funded. City worked 3 years to replace 215 old and inoperable fire hydrants. There are currently 110 fire hydrants remaining in need of replacement. These new hydrants will benefit residents in proximity in obtaining homeowners insurance and benefit the City with FDEP required flushing of drinking water, fire suppression. Funding covers 55 of the remaining hydrants needed.
- b) Introductory meeting with state legislative grants staff held 7/25/24 – state staff stated that an agreement would not be drafted until a purchase order for the hydrants has been approved. City Manager Wade was working on this.
- c) 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.
- d) CBC Construction has installed half of the first 75 hydrants and the City plans to purchase 45 more to complete the project later this Fall.

2. 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) amount 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 installation. 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 compiling quotes for remainder items.
- e) Amendment approving additional expenditure was executed by DEP on 5/29/25!
- f) City has completed ordering. Outside contractors such as Rafa has been completed. Irrigation heads installation completed. Batteries replaced in spray houses and in East spray field control houses. Communications installed at the WWTP Reuse MCC, Pal River Booster Site, and each of the spray houses in the East Spray Fields. City is filing for reimbursement of funds and closing out the grant, Oct 2025.

- g) Quarterly DEP report showing City investments helping with compliance.

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

- a) City has an aging infrastructure made of terra cotta pipes and faulty water lines. City is funded to do an infiltration and inflow study - 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 with Dewberry and Public Works on areas that need to be addressed for smoke testing. Smoke testing completed smoke testing on 9/29/25 and Dewberry is compiling a final report showing areas that need repair.

4. 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. Project will 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 – 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 them 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 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) issued, and questions were answered 10/24/24. 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) **FEMA has Phase 2 Application Package for approval, and we hope to put a Bid Package together for advertisement January 2025. Reporting complete and filing for reimbursement with FDEM and DOC for Phase 1. Completed final workbooks and City will be paid \$117,500 for managing the grant.**

2. HMGP Critical Facilities Generators \$241,862 (4399-092-R) with DEO Match of \$26,064.75 (M0141)

- a) Grant will provide protection and storm mitigation by providing City Hall, the police, and fire department with portable generators. One @ City Hall, other shared by Police and Fire. Purpose of this project to provide protection to a critical facility by purchasing and installing an emergency generating system to reduce and/or mitigate the damage that might otherwise occur from severe weather or other hazards.
- b) Contract w/ BGN executed and monthly progress meetings with Commerce continue – permitting in process and general installation will begin very soon! Generators have been ordered.
- c) The City is waiting on generators. Next step is to pour concrete and install electrical.
- d) Work has begun and only delay is 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 all been signed off.
- h) City has filed all documents for reimbursement, and the Final Inspection will be conducted on Nov 5@ 12:00. Grant closeout to follow.

3. HMGP Wastewater Vacuum Station Portable Generator \$170,000 (4486-007-R)

- a) 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. Contractor has guaranteed his price w/out 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.
- f) Portable Generator ordered and will arrive/install Dec. Grant will be able to closeout Jan 2026.

5. FEMA:

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

- a) Dewberry engineers completed the engineered plans. 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.
- d) Executing contract with Coastline Clearing by 10/09/25.
- e) Dewberry has a new task order to provide oversight.

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 executing contract w/ Coastline Clearing. Funding application for this from FEMA is currently in the Final Stages of Insurance Review.
- c) Coastline will complete all repairs and will sub-contract for the electrical repairs.
- d) Dewberry has a new task order to provide oversight.

3. Hurricane Michael: Battery Park

- a) City has completed work on Battery Park and FEMA visited on 10/7/25 to document progress on all projects. FEMA has approved \$30,000 to the City.
- b) Upon completion of Hurricane Michael projects, the City will receive \$6600 for grant management.

4. 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 re-bidding out the V Pier rebuilding 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.
- e) TDC funded the V Pier Dock Repairs at \$500,000.
- f) Project bidded out and won by HG Harders. City executed contracts and work has begun.
- g) Phase 2 will be an additional \$500,000 and HG Harders will continue the project. City will request additional funding through TDC.
- h) FEMA will not fund this project due to time delays, change in scope of work, and expiration of extensions.

5. Hurricane Helene – Odor Scrubber Replacement

- a) City filed a claim for the cleanup of debris, replacement of the Odor Scrubber, and replacement of 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.
- e) Odor Scrubber had an additional delay, shipping on 10/17/25. Expecting delivery November 2025. Dewberry has a task order to coordinate the delivery and installation.
- f) City will file for additional insurance reimbursement upon completion of project.

6. 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 provided by the City, has been accepted by FEMA. This project is in Final Insurance Review.
- c) FEMA approved and sent funding to State FEMA for review and disbursement. Closeout paperwork to follow.

7. Hurricane Helene – Vac Station Pump Replacement

- a) The City filed a claim for the replacement of a vacuum station pump that burnt down in the aftermath of Hurricane Helene. The pump was replaced, 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.
- c) FEMA approved and sent funding to State FEMA for review and disbursement. Closeout paperwork to follow.

8. Hurricane Helene: Emergency Preparedness

- a) City completed workbooks documenting pre/post work for the City during the storm. FEMA approved the documentation and approved the City for \$23,900.
- b) FEMA has sent this project to State FEMA for review and disbursement of funds.
- c) Upon completion of Hurricane Helene projects, the City will receive approx. \$5K for grant management.
- d) Upon completion of all FEMA projects, the City will receive approx. \$53K for grant management.

6. DEP:

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

- a) This grant will identify drainage projects in the city that have been documented but not funded. Funds will repair known nuisance flooding drainage issues in 29+ locations. The City's 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 systems. DEP has tentatively scheduled

a site visit in October.

- b) Inovia awarded the contract/signed on 5/23/25. Firm is finishing surveys required to design individual repairs at stormwater sites. Per DEP instruction, staff drafted agreement modifications to incorporate design and task elements.
- c) Currently awaiting DEP agreement modification to incorporate design and task elements and extension to 12/2026. Advance pay request for \$132,287.00 was submitted to DEP on Sept. 12 to cover three months of anticipated engineering costs. Payment pending DEP's approval of agreement modification.
- d) Inovia finishes survey work and project design for individual repair for project stormwater sites. Three of the project sites (Location #105 Scipio Creek, #107 Ellis Van Fleet and #24-03 Carl King Avenue) have also been added as priority projects to legislative appropriation list. DEP contract to be executed and City will bid project out. Projects swapped for additional stormwater repair projects and agreement modified.

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, April 8 Vulnerability Analysis workshop/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. Expect draft plan by the end of October with tentatively scheduled workshop in December.

3. 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 the City is storm ready.
- b) Project is at 85% design, permit applications submitted and sitting at 60% complete. Final design underway: biological process modelling, process equipment selection.
- c) DEP is creating an amendment to WG038 to combine budget into 1 line item to ensure there are no issues with the ARPA funding pools in the future. (completed in 8/24)
- d) Pay Request 4 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, City & Gouras continue to interface with DEP to solidify WG038 before 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 3/2025.
 - 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. Projected initiations of operations date: December 2026
- iv. 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 occurred on 9/9/25.

j) Phase 2 Grant Application to Resilient Florida DEP was submitted on 8/31/25. City is short \$8.7 million to complete this project. City will continue to look for additional sources of funding.

k) Addendum 2 and 3 filed and extended the bid period an extra week to address technical questions and specifications.

k) WWTP Bid Packages were extended to October 10th to be opened, ranked, and City working with Dewberry to select winning bid. Awaiting grant application results for Phase 2 funding. \$2.1K of the \$5 million State Appropriation for Water, Sewer, and Stormwater will be set aside for Phase 2 costs.

4. IGA Lift Station Upgrades \$1.39 million:

Dewberry had a contract with the City from 2022 to design upgrades. Design was completed but project never moved forward due to funding. Wendover Development applied for funding this Sept and Dewberry has submitted the necessary permits application to DEP. Wendover projects \$60,000 in grant funding for the project. The State Appropriation from DEP will pay for the other costs of the Lift Station totaling approx. \$1.39 million. Bid package advertised on 10/3/25 and Bids opened on Nov 11.

5. Flo-Vac Monitoring System: \$1.2 million:

Priority water project with DEP appropriation. Stormwater monitoring system for entire City that will identify where issues are occurring and prevent flooding. Getting Bid Package together for advertisement for contractor and Contract Execution with DEP.

6. Drainage and Pipe Repairs \$177,000:

Small pipe installation and replacement projects that will improve drainage and prevent flooding. Project grant consultants, Cindy Clark, and Inovia, as the Design/Engineer.

Project Location #105-Scipio Creek: Water quality and drainage resolution by installing a Contech stormwater treatment structure along with a 18" pipe.

Project Location 3107 -Ellis Van Fleet: Drainage Issue Resolution by replacing storm inlets and stormwater pipe installed to connect inlets on SE Ellis Van Fleet to the ditch between the alley and 17th St.

Project Location 24-03-Carl King Avenue: Drainage Issue Resolution by replacing the damaged pipe under Carl King Avenue and a new stormwater pipe with mitered end sections installed.

7. 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 characteristics, 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. City will 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 Bay. Basins 11 and 3 were covered by the 2018 grant. Grant application addresses 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) Initial field investigation findings presented during public workshop July 8. Additional public input received for further field investigation. Engineers are currently in the process of ordering the video inspection of the segments they have identified through field investigations. Expect this to be completed by the end of October. Once video inspection is complete, they will begin drafting final report. Estimated in the 50-60% complete range. Final workshop pending completion of analysis/report. No extensions are anticipated currently.

2. CDBG-DR – Avenues Stormwater Repair Project \$3,891,869 (\$29,000 City Cash Match) (M0016)

- a) Grant to fund repairs and upgrades for avenues stormwater drainage system w/ Dewberry as the engineering firm.
- b) Quotes received for drainage pipe inspections and route survey. Existing conditions CCTV survey was completed. 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: 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. Environmental: The ERR was certified on 01.02.2025. The Combined Public Notice of FONSI/NOI-RROF/Final Floodplain Notice was posted to City's website on 01.02.2025 and 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.
- f) SCHEDULE:
 - i. Projected Bid Date – Begin bidding in June 2025
 - ii. Projected Start Construction: September 2025
 - iii. Projected Complete Construction: March 2026
- g) Plans / drawings were provided to Commerce's environmental team on 04.11.2025 for review.

- h) Comments received from Commerce 04.23.2025. Commerce approved revised plans, addressed comments, and Florida Commerce's environmental team confirmed the base bid items in project drawings are consistent with final environmental review record.
- i) Dewberry drafting bid packet for advertising and will be completed by June 27, 2025. Addition attachments and information completed by Gouras and Associates added into the bid documents w/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. Concurrently with bidding, additional environmental outreach will begin for alternate items in bid package.
- j) 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. City advertised bids on Website, Apalach Times, Panama, and Tallahassee on 8/19/25 and Bids close on 9/24/25.
- k) Bids opened on 9/24/25, ranked with assistance from Dewberry. Selected contractor will be chosen within the next week and contract executed with the City.

M0016 Wells Rehab:

DOC approved Emergency Well Rehab Contract and all documents including Bonding requirement and all costs. City executed contract with Subsurface Tech and work begins 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 all 3 Wells, the City is advising DOC and will submit the additional costs and documentation to Jodee McCormick. City is meeting with DOC this week to discuss higher dollar amount needed to complete the project.

Subsurface began with Well 6 and identified signs of wear. The column pipe was in poor condition, and the pump was working at less than half its capacity. City invested in a new pump. And executed a change order for \$21,800 to replace the column piping and pump. Subsurface demobilized and have returned (10/6) to install new pump and start on Wells 5 and 7. New agreement with Subsurface to not demobilize if delay occurs and to communicate with the City and Dewberry. Dewberry has a task order for oversight on this project.

Subsurface is back on site as of 10/6/25 and are installing the new pump and treating the well with the new system. Water tests will be conducted 10/10 with the results on 10/13. Wells 5 and 7's pump requirements will be 10/10 and new pumps are being ordered.

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

- a) Grant to revitalize the businesses and public areas in riverfront district. Work includes private business docks along w/ 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) City Commission planned to amend scope for the Popham Building to design and partial demolition as the deliverables. Commerce agreed with the scope change presented by the City and has been incorporated into the scope.
- d) Meetings held with Commerce's consultant (KPMG) in June to discuss project progress and reiterate project finalized by 09.30.2025.
- e) 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 plans for Plan Set 1 along Scipio Creek sites complete. An Opinion of Probable Costs for Plan Set 1 has been finalized. SUBMITTED to City.
 - 2.CDBG-DR NEPA Environmental Review ongoing.
 - 3.Edgewater Group has continued with environmental permitting process developing permit documentation required for the USACE, Section 10 issues regarding regulated wildlife and State 404 permitting.
 - 4.Comment responses to RAIs from agencies completed.
 - 5.Cultural Resource Assessment Survey (CRAS) for the Riverfront Revitalization project complete. 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. Overall, no encumbrances to the project are expected.
 - 6.Participated in meeting to discuss Commerce concerns and actions necessary.
 - 7.Updated plan set to reflect scope removals requested by City. Resubmitted to 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.Geotechnical tasks complete, final geotechnical report/recommendations submitted.
 - 4.Cultural Resource Assessment Survey Riverfront Revitalization has completed.
 - 5.Components Plan Set 2 required modification based on comments from the CRAS team. Removal of impervious surfaces, and pervious pavement details modified.
- iii. Popham Building: Hammond Design Group (HDG) 95% on construction documents for approved deck area at the Popham. HDG is finalizing structural engineer details.
- iv. Environmental Review Record: EA Form Completion, Wetlands Worksheet Completion, Floodplain Worksheet completion scheduled this week. Final drafts will be submitted to Commerce for review/comment.
- SCHEDULE:
 - 1.Best case – August depending on how long environmental clearance and Commerce authorization takes.
 - 2.Letters mailed/mailed 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 bid plan sets.
 - USCG Location ownership has not been resolved.
- v. Plan Set 1:
 - 1. Design & plans for Plan Set 1 Scipio Creek sites complete. An Opinion of Probable Costs for Plan Set 1 has been finalized – Signed, sealed, submitted to City.
 - 2. CDBG-DR NEPA Environmental Review is ongoing.
 - 3. Edgewater Group continued with environmental permitting process, developing permit documentation required for USACE, Section 10 issues.
 - 4. Cultural Resource Assessment Survey (CRAS) for the Riverfront Revitalization project is completed. TGEA completed onside evaluation of the final streetscape route. Minor concerns noted and recommendations for excluding a small area of sensitivity.
- vi. 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 complete, geotechnical report, recommendations

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) 95% on construction documents for deck area at the Popham Building site. HDG is finalizing structural engineer details. 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 received, and comments being addressed and scheduled for resubmission to Florida Commerce in 6/25. Completion of ERR pending receipt of USACE permitting and SHPO feedback.

i. USCG Location ownership not resolved. City staff requested lobbyist involvement.

ii. USACE Permit still not resolved but Anders have Letters of Permission.

iii. USCG Property will be removed along with Water Seafood and new scope of work will reflect these 2 changes.

f) Anders Pier Update: Following FDEP mandated water-quality testing and high levels of contaminants: 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. 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. 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 incorporating pump-out system at Anders Pier to secure permit from FDEP. System will be a KECO commercial off the shelf system available for public use. Intend to spec the KECO Dockside 900 system which is self-contained. It will pump from the end of the main pier to an existing sanitary sewer manhole located ~250' from the pump-out system location. 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.

- g) 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 City fenced the area, will remove the debris, and place Historical Signage about the Building. City will look for new grant resources to fund the design and construction of approved deck at Building Site.
- h) Community Outreach and Engagement: Halff Group provided two foam maps of project used to engage the Apalachicola community and explain what is happening with this project, the timeline, and expectations of this project.
- i) City held Community Town Hall for Business Owners at HCA Building on 9/24/25 to discuss Riverfront and Hill Revitalization Projects. Dan Scheer and **Chris Gouras** assisted with the public meeting. City will hold quarterly meetings for the public to inform the Community about ongoing projects.
- j) Project waiting on permits & project can go to Bid/Procurement Stage.

4. CDBG-DR – Hill Community Project \$935,753 (\$910,000 Funded + \$25,000 City Cash Match) (M0033)

- a) Project to revitalize 2(originally 5, now 2) businesses within the Hill through exterior work and renovations - each location's scope differs. Project will 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. Certifications for the private business owners prepared and sent to each owner ensuring program guidelines are being met.
- b) City Commission finalized scope of the Sidewalk & Lighting project at a special meeting on 2/20/24 after workshopping the previously scope. Cost of materials has increased during the progression of this grant, so priority for the funding will be sidewalks first with primary focus on MLK and the 8th Street section.
- c) Florida Commerce and 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 City Attorney and distributed to business owners. 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. 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) Amendment 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.
- o) Community Town Hall held on 9/24/25 for business owners to discuss the Hill Project.
- p) Bid Package advertised on 10/2/25 and bids will be opened Nov 11 with a mandatory pre-bid mtg on Nov 5, 2025.

8. DHR Special Categories –

1. 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 2nd 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 arrive for installation mid-December. Structural plans for interior stabilization are scheduled to be completed mid-December.
- e) Upstairs windows and shutters were 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) Phase III will begin immediately upon closeout of phase II – Expect in December. BAR submitted for October 7 City Commission to retain architect firm 4M to continue work. Contractors already secured.

2. 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 first floor and all for the second floor. Additionally, it will provide second-required stair access to the second level.
- b) Agreement signed 10/25/24! 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.
- c) Procurement underway for architectural services.
- d) Work won't begin on this phase until phase II is closed out. Florida Trust favorably ranked application during Special Category workshop Sept. 24. Pending state budget approval next summer.

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. 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) City is working to see where applications are in the process. Updated FDOT with the City's current organization.

- 3. **Urban Forestry Grant:** Applications will be submitted in Nov 2025 for \$50K (No Match) to be used for maintenance of City trees for 12 months. 10% of grant will go to the City for internal administrative costs.

- 4. **DEP Appropriation:** The remaining DEP Appropriation of approximately \$2.2 million will be earmarked for the WWTP Phase II where we need \$8.7 million to complete the project.