

# FIMI CONSTRUCTION UPDATE 3- 9-18

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House Relocation in Dunewood - July 2017

## **Contracts and Schedules**

**Contract 3B1** – This contract involves all of the full house and partial demolition work in Ocean Bay Park, Point O’Woods, Fire Island Pines, Water Island and Davis Park and the work on Cayuga Avenue in OBP.

In January 2018, the United States Army Corps of Engineers (“USACE”) bid Contract 3B1.

The bids were opened on February 13, 2018 and the apparent low bidder was Chesterfield Associates, Inc. Thereafter, on February 22, 2018, Chesterfield requested to withdraw their bid due to an error in their bid proposal.

USACE is currently undertaking Federal processes to release Chesterfield from the bid in order to enable them to award the contract to another bidder. It is expected that the new award will occur within the next two weeks. As a result of this glitch in the bid process, the work will likely not commence until

early April. The County will keep updating the owners and community leaders as more information is received.

Contract 3B1 consists of a base bid and supplementary bid options. The **3B1base bid** primarily includes the properties where the County acquired title to the property and the house is being completely demolished and the creation of a right of way on the east end of Ocean Bay Park. The base bid work will proceed first.

Because of time constraints on removing debris from the community in Ocean Bay Park, it is not yet known how the delay in implementing this contract will impact the demolition of the oceanfront houses on Traffic Avenue. The County will update the community and owners as more information is received by USACE.

The **3B1 bid options** involve properties where the USACE contractor will perform partial demolitions of decks, ramps, pools, dune crossovers (“Option Properties”) in all of the communities noted above. This work was included in the bid option format because all of the easement acquisitions had not yet been completed, and USACE cannot award contracts if all necessary lands and easements have not been acquired. By including this work as a series of options, USACE will be able to award the contract earlier and then exercise the options individually after easements have been acquired.

At this time, but for a handful of easements that will be acquired shortly, the County has obtained all necessary lands and easements for the 3B1 Option Properties. The County will update owners as information is received as to when the contractor is expected to perform the partial demolition work on their respective properties.

### **Building Permits**

The County’s engineering consultant, deBruin Engineering, P.C will obtain the building permits from the Town of Brookhaven and transmit them to property owners after Contract 3B1 is awarded. Owners must ensure the original permits are located at their Fire Island residence when the work is performed.

### ***Who will do the demolition work – the USACE contractor or the owner’s private contractor?***

The USACE contractor will perform the demolition work. Owner’s contractors may do the demolition work in advance of the USACE contractor

provided the owner agrees to: 1) accept the amount offered for the demolition work (“Demolition Cost”) as a final payment and waives any right to make a claim for additional compensation related to such demolition work; 2) perform the demolition work in accordance with the Contract 3B1 demolition plans, subject to inspection and approval by the County and/or USACE; 3) complete the demolition work on or before May 1, 2018; and 4) await payment of the Demolition Cost until after the owner’s demolition work has been completed, inspected and approved.

If the owner is performing the demolition pursuant to the above conditions, deBruin will obtain the building permit from the Town and the County will arrange for transmission to the owner.

**Contract 3B2**- This involves the sand placement work. USACE is close to finalizing these bid documents. It is expected that this contract will be awarded in late spring/early summer of 2018 with **sand placement work to begin AFTER the summer season (post Labor Day)**.

**Contract 3B3**- This contract primarily involves 4 to 5 house relocations on the same parcel in Davis Park. USACE issued the Presolicitation (pre-advertisement of bid) on February 27, 2018 and it is anticipated that the formal bid solicitation will be issued this month with award to follow in April and work likely to begin in May 2018. A more definitive update will be forwarded to impacted owners when USACE awards the contract. Commencement of work is dependent upon contractor availability and schedule.

### **Private Dune Crossover Structures**

If an owner has approval to construct a dune crossover structure, the general rule that construction cannot occur until after the USACE sand placement has been completed has been slightly modified.

Owners may get a “jump start” on construction of an overwalk structure by installing piles only **before** the USACE dune placement with the remaining construction of the deck, rail and stairs to occur **after** the USACE dune placement. Owners considering this should keep in mind that it is impossible

to estimate how long after the piles are installed that the remainder of the construction can be completed. The sand placement construction is estimated to last up to one year so there could be a significant amount of time that the piles will be protruding above the sand.

If an owner wants to pursue this option, it is necessary to immediately notify the County because the USACE must include information about the piling placement in the sand placement contract (Contract 3B2). Owners who want to pursue this option should notify Gil Anderson, Commissioner of Suffolk County Department of Public Works at [Gilbert.Anderson@suffolkcountyny.gov](mailto:Gilbert.Anderson@suffolkcountyny.gov)

General crossover construction information:

If you want to construct a dune crossover structure in the future, it is necessary for the County and USACE to approve the design plan to make sure the design does not conflict with the dune. Upon request, the County will provide to you an electronic copy of a design template that shows the clearances necessary between the dune and the crossover structure which you should provide to your contractor or architect. Such approval is separate and apart from other municipal approvals that may be required.

Requests for approvals to construct dune crossovers should be e-mailed to Gil Anderson or mailed to him at Suffolk County Department of Public Works, 335 Yaphank Avenue, Yaphank, New York 11980.

If you have a specific question concerning your property, please contact your assigned County acquisition agent or email [Janet.Longo@suffolkcountyny.gov](mailto:Janet.Longo@suffolkcountyny.gov) who will direct your email to the appropriate person.



Saltaire August 2017