

THROUGH THESE DOORS WALK ONLY THE FINEST PEOPLE – THE CITIZENS OF ESCAMBIA COUNTY. DECISIONS ARE MADE IN THIS ROOM AFFECTING THE DAILY LIVES OF OUR PEOPLE. DIGNIFIED CONDUCT IS APPRECIATED.

CHAMBER RULES

1. IF YOU WISH TO SPEAK, YOU WILL BE HEARD.
2. YOU MUST SIGN UP TO SPEAK. SIGN-UP SHEETS ARE AVAILABLE AT THE BACK OF THE ROOM.
3. YOU ARE REQUESTED TO KEEP YOUR REMARKS BRIEF AND FACTUAL.
4. BOTH SIDES ON AN ISSUE WILL BE GRANTED UNIFORM/MAXIMUM TIME TO SPEAK.
5. DURING QUASI-JUDICIAL HEARINGS (I.E., REZONINGS), CONDUCT IS VERY FORMAL AND REGULATED BY SUPREME COURT DECISIONS.
6. SEE ORDERLY CONDUCT OF MEETINGS. POLICY.

**PLEASE NOTE THAT ALL BCC MEETINGS ARE RECORDED AND TELEVISED**

CORRECTED AGENDA

Board of County Commissioners

Special Meeting –June 19, 2017– 2:30 p.m.

Ernie Lee Magaha Government Building – First Floor

1. Call to Order.

**(PLEASE TURN YOUR CELL PHONE TO THE VIBRATE, SILENCE, OR OFF SETTING)**

2. Was the Meeting Properly Advertised?
3. Are there any items to be added to the agenda?

Recommendation: That the Board adopt the agenda as prepared (**or duly amended**).

4. Recommendation Concerning the Discussion of the Navy Outlying Landing Field Land Exchange Between Naval Air Station Whiting and Escambia County - Joy D. Blackmon, P.E., Public Works Department Director

That the Board discuss the following items concerning the Navy Outlying Landing Field (NOLF) Land Exchange between Naval Air Station (NAS) Whiting and Escambia County:

A. Current status of construction;

B. Cost estimates and remaining costs including actual land swap and Navy concessions; and

C. Letter to Engineer of Record and Site Contractor regarding Change Order due to topographic error.

5. Adjourn



**BOARD OF COUNTY COMMISSIONERS**  
Escambia County, Florida

**Special BCC Meeting**

4.

**Meeting Date:** 06/19/2017

**Issue:** Navy Outlying Landing Field (NOLF) Land Exchange

**From:** Joy D. Blackmon, P.E., Director

**Organization:** Public Works

**CAO Approval:**

---

**Information**

**RECOMMENDATION:**

Recommendation Concerning the Discussion of the Navy Outlying Landing Field Land Exchange Between Naval Air Station Whiting and Escambia County - Joy D. Blackmon, P.E., Public Works Department Director

That the Board discuss the following items concerning the Navy Outlying Landing Field (NOLF) Land Exchange between Naval Air Station (NAS) Whiting and Escambia County:

- A. Current status of construction;
- B. Cost estimates and remaining costs including actual land swap and Navy concessions; and
- C. Letter to Engineer of Record and Site Contractor regarding Change Order due to topographic error.

**BACKGROUND:**

Meeting in regular session on August 20, 2013, the Board of County Commissioners (BCC) adopted the concept for the Land Exchange between NAS Whiting and Escambia County. The BCC adopted the project as an Economic Development Project and approved the commencement of the due diligence process and authorized the County to complete the County property purchase list.

At their regularly-scheduled meeting on November 7, 2013, the BCC authorized the County Attorney to contact RMS Timberland's attorney to negotiate a contract to supersede their contract with Mr. Cronley.

Meeting in regular session on December 5, 2013, the BCC voted to purchase the property and authorized staff to move forward with the acquisition.

Running congruently, the BCC awarded a contract to Baskerville-Donovan, Inc. (BDI) to

perform the due diligence process, perform surveys, including environmental surveys, and develop conceptual designs for both the Santa Rosa property (Site X) and the current Outlying Landing Field (OLF Site 8). March 2014, BDI was awarded the contract to begin the design for Site X.

On November 25, 2015, the President signed into legislation the National Defense Authorization Act of 2016. This legislation authorized the U.S. Navy to engage in conversation with Escambia County staff regarding the Land Exchange Agreement (LEA). Over the next several months County staff met with Navy personnel to work through the requirements that had to be met by the Navy before the exchange would be allowed to take place. The County's consultant started working through the National Environmental Policy Act (NEPA) process and the Environmental Assessment (EA).

Meeting in regular session on June 6, 2016, the BCC voted to accept and execute the LEA.

The County awarded the Phase I construction contract to J. Miller in July 2016. J. Miller began clearing Site X in August 2016, began grading and earthwork in late October 2016, and began laying out the sub-grades for the helipads, landing strips and blockhouse in December 2016. In January 2017, the fencing, pinnacles, seeding and irrigation began.

On May 22, 2017, the County Administrator received a response from Rear Admiral Bolivar, U.S. Navy, of concessions, or deferred construction, at an estimated 1.5M.

To finalize these plans and bid Phase II of this project, staff will need further direction from the BCC.

**BUDGETARY IMPACT:**

N/A

**LEGAL CONSIDERATIONS/SIGN-OFF:**

N/A

**PERSONNEL:**

N/A

**POLICY/REQUIREMENT FOR BOARD ACTION:**

N/A

**IMPLEMENTATION/COORDINATION:**

N/A

---

**Attachments**

Presentation June 15, 2017 COW

BCC 8-20-13

BCC 11-7-13

BCC 12-5-13

BCC 6-2-16

---



***Escambia County Board of County Commissioners  
Committee of the Whole***

NOLF Site X Discussion

June 15, 2017

## BDI Engineering and Inspection (CEI) Cost Breakdown

9-6-2013	Alta Survey	\$40,060.00	
10-21-2013	Due Diligence	\$133,458.34	
3-18-2014	Topo Survey	\$48,580.00	
3-21-2014	Original Design	\$727,805.60	
11-5-2014	Timber sales	\$25,000.00	
2-12-2016	Design Two Phases, CEI, ALTA and EA	\$704,550.85	
Total Design			\$1,147,398.13
Total CEI			\$532,056.66
Total Design and CEI			\$1,679,454.79

## Terracon (sub to BDI) Environmental Assessment Cost Breakdown

8-28-2013	Perform Phase 1 ESA on Sites 8 and X (incl wetland ID)	\$25,800.00
3-21-2014	Preliminary Environmental Assessment Site X	\$72,500.00
2-12-2016	Environmental Assessment Site 8	\$60,000.00
6-20-2016	Voucher for soil borings on Site 8 (fuel tanks)	\$4,850.00
	Total	\$163,150.00



# US Navy Response

- Agreed to Defer the Construction of the following:

	<b>Estimated Cost</b>
(2) Outboard Runways	\$ 1,000,000
(12) Night Vision Device Pads	\$ 500,000
<b>Total</b>	<b>\$1,500,000</b>



2014 Estimate for Project from BDI	\$6,237,632*	
Actual Costs:		
Purchase of Site X		\$2,106,205
Admin. & Legal cost to Navy		430,732
Design Cost (including Terracon)		1,437,506
CEI (inspections)		532,056
Additional Tasks to Terracon		30,650
Phase I Construction Cost		4,927,251
Phase II Construction Est. *		7,679,510
Sub total		(\$ 17,143,910)
<u>ECBOCC Original Allocation</u>	<u>\$10,000,000</u>	
<u>Navy Deferred construction items</u>	<u>\$ 1,500,000</u>	
Funding Shortfall	(\$ 5,643,910)	

\* Plans not finalized/approved by USN

# Site Work Change Order Timeline

- 10/18/16 Contractor indicated to CEI concerns with grading plan (topo). CEI discussed with EOR. EOR directed them to continue as planned.
- 1/10/17 Contractor still concerned with topo
- 1/12/17 EOR has survey crew on site and confirm topo error. ***Revised plans needed.***
- 2/17/17 Contractor demobilizes earth moving equipment



# EOR Change Order Estimate

**WORK DIRECTIVE CHANGE NO. 1  
OLF-X PHASE I EARTHWORK  
ESTIMATED CHANGE IN CONTRACT PRICE**

Earthwork Cost in Original Contract		LS	\$1,307,500	
Earthwork in Original Contract		CY	402,000	
Calculated Earthwork Unit Price		CY	\$3.25	
Earthwork Complete - Job to Date	60%	CY	241,200	
Earthwork Remaining in Original Contract	40%	CY	160,800	
Earthwork in Revised Design		CY	220,876	
Net Change in Earthwork	14.9%	CY	60,076	
Credit for Remaining Earthwork	-40.00%	LS	\$1,307,500.00	(\$523,000.00)
Cost for Revised Earthwork Plan	220,876	CY	\$3.25	<u>\$718,396.44</u>
				\$195,396.44
Bond			1.0%	<u>\$1,953.96</u>
		<b>Total</b>		<b>\$197,350.41</b>

# Staff Recommendation

Original Earthwork Total *	356,000	\$3.67	per cy
Change in Earthwork from Orig. Plan to Corrected Topo Plan	220,876		
Remaining Earthwork in Existing contract (30%)	106,800		
Remaining Earthwork per new plan	114,076		
Net total of Change order to J Miller			\$418,658.92

\* Agreed total at meeting on 2/20/17



PUBLIC FORUM WORK SESSION AND REGULAR BCC MEETING MINUTES – Continued

ITEMS ADDED TO THE AGENDA – COMMISSIONER VALENTINO – Continued

1. Continued...

Motion made by Commissioner Robinson, seconded by Commissioner Barry, and carried unanimously, approving Item B, as amended, relative to the August 15, 2013, Committee of the Whole recommendation that the Board adopt, as a Board project, the Economic Development Project/Navy Super Site, assume the place in the assignable contract and pay off the private party, to be funded from the Economic Development Fund, and approve the transfer of \$200,000 from the Economic Development Fund to a separate project fund for this endeavor (Item 7):

- B. Adopting, as a Board project, Economic Development Project/Navy OLF X, and approving to commence due diligence and completion of the County's property purchase checklist, with costs to be funded from the Economic Development Fund, and approving the transfer of \$200,000 from the Economic Development Fund to a separate project fund for this endeavor, and acknowledging (*that*) the Chamber of Commerce, through Vision 2015, may take assignment of the sales contract for the purchase of the Super Site property.

Motion made by Commissioner Robinson, seconded by Commissioner Barry, and carried unanimously, approving Item C, as follows, as recommended by the Committee of the Whole (C/W), at the August 15, 2013, C/W Workshop:

- C. Authorizing staff to prepare a draft Ordinance that provides for planned capital purchases to be posted on the County's website for 30 days, language that the Board can waive that (*30-day*) policy relative to emergency purchases, and "pull from other counties that have a small business preference," relative to discussion concerning Local Preference Procurement (Item 10).

Motion made by Commissioner Robertson, seconded by Commissioner Barry, and carried unanimously, approving Item D, as follows, as recommended by the Committee of the Whole (C/W) at the August 15, 2013, C/W Workshop:

- D. Authorizing staff to pursue due diligence necessary to accept the donation of a parcel of land at the mouth of Weekly Bayou (Item 11).

(Continued on Page 19)

PUBLIC FORUM WORK SESSION AND REGULAR BCC MEETING MINUTES – Continued

COUNTY ADMINISTRATOR'S REPORT – Continued

II. BUDGET/FINANCE CONSENT AGENDA – Continued

25. Property Acquisition ►

Motion made by Commissioner Robinson, seconded by Commissioner Barry, and carried unanimously, approving, and authorizing the Chairman or Vice Chairman to execute, the *Contract for Sale and Purchase* between Donald S. and Robbie S. Brantley and Escambia County, for the acquisition of real property located on Johnson Avenue; Board action of September 5, 2013, authorized staff to make an offer of \$48,000 to the Brantleys to purchase a parcel of real property (Parcel "B") that they own on Johnson Avenue, near the intersection of Olive Road and Johnson Avenue; the property owners have agreed to the purchase price and have executed a Contract for Sale and Purchase; Board authorization is required for the Chairman or Vice Chairman to acknowledge the Board's acceptance of the Contract for Sale and Purchase (Funding Source: Fund 352, "Local Option Sales Tax III," Account 210109/56101/56301, Project 10EN0363).

III. FOR DISCUSSION

1. NOLF-X ►

Motion made by Commissioner Robertson, seconded by Commissioner Robinson, and carried unanimously, taking the following action concerning NOLF-X:

A. Authorizing the County Attorney to:

- (1) Contact the Attorney representing RMS Timberlands, LLC (Sutherland, Asbill & Brennan, LLP); and
- (2) Attempt to negotiate a contract directly with RMS for the purchase of approximately 640 acres in Santa Rosa County that will supersede the existing contract between RMS and James Cronley and include terms more consistent with Florida law and County Policy; and

B. If RMS is unwilling to negotiate a contract with the County, authorizing the County Administrator and County Attorney to pursue acquisition of the property by assignment from James Cronley of his interest in his contract with RMS.



PUBLIC FORUM WORK SESSION AND REGULAR BCC MEETING MINUTES – Continued

COUNTY ATTORNEY'S REPORT – Continued

I. FOR ACTION – Continued

1-2. Approval of Two For Action Items – Continued

2. Authorizing the Chairman to execute and convey to the City of Pensacola a Quit-Claim Deed releasing any interest of the County in the Visitors Information Center currently occupied by the Pensacola Area Chamber of Commerce.

II. FOR DISCUSSION

1. Purchase of Property ▶

Motion made by Commissioner Robinson, seconded by Commissioner Robertson, and carried unanimously, taking the following action concerning the purchase of property in Santa Rosa County from RMS Timberlands, LLC (NOLF-X):

- A. Authorizing the purchase of 601.41 (+/-) acres in Santa Rosa County, owned by RMS Timberlands, LLC, pursuant to the Real Estate Sales Contract;
- B. Authorizing the Chairman to execute the Real Estate Sales Contract and all other documents necessary to complete the closing on the transaction; and
- C. Approving to delegate to the (*Interim*) County Administrator, in his discretion, authority to pay an additional earnest money deposit of \$50,000 to extend the date for closing by an additional 90 days, if the closing cannot be completed by December 31, 2013.

PUBLIC FORUM WORK SESSION AND REGULAR BCC MEETING MINUTES – Continued

COUNTY ADMINISTRATOR'S REPORT – Continued

III. FOR DISCUSSION – Continued

4. OLFx ▶

Motion made by Commissioner Robertson, seconded by Commissioner Underhill, and carried unanimously, taking the following action:

- A. Allocating \$430,732 from the existing \$5,000,000 set aside from the OLFx project for payment to Naval Facilities Engineering Command (NAVFAC), for administrative costs associated with the proposed land swap for the OLFx project;
- B. Authorizing payment of 50% of the above-noted allocation, in the amount of \$215,366, to NAVFAC for the administrative costs; and
- C. Authorizing the County Administrator to make future payments to NAVFAC upon receipt of invoice and appropriate documentation, up to the maximum authorized budget of \$430,732.

(Funding Source: Local Option Sales Tax Fund 352, Cost Center 110273, Project 16PF3518)

5. Interlocal Agreement with ECUA ▶

Motion made by Commissioner Underhill, seconded by Commissioner Barry, and carried unanimously, approving, and authorizing the Chairman to sign, the Interlocal Agreement between Escambia County, Florida, and Emerald Coast Utilities Authority (ECUA), relating to a Potable Water System Improvement Project on Innerarity Island (Funding: Grant from the State of Florida, Fund 352, Cost Center 110211, Project Number 16 PF 3502).