



4225 E. Conant Street,
 Long Beach, CA 90808
 Tel: (562) 590-6500
 moffattnichol.com

Domestic Wire/ACH Information

Bank/Account Name: US Bank/Moffatt & Nichol
 Address: 800 Nicollet Mall BC-MN-H201, Minneapolis, MN 55402
 Account Number: 158300224298
 Routing Number: 122235821

Check Lockbox Account

Payable to: Moffatt & Nichol
 P.O. Box 51760
 Los Angeles, CA 90051-0068
 clientpayments@moffattnichol.com

City of Flagler Beach
105 S. Second Street
Flagler Beach, FL 32136
United States

Invoice : 00797324
Invoice Date : 3/18/2025
Project : 190739/04
Project Name : Flagler Beach Beachwalk
 Engineering Design

For Professional Services Rendered Through 2/22/2025

Send Invoices: rallen@cityofflaglerbeach.com; cnovak@CityofFlaglerBeach.com; kmonroy@cityofflaglerbeach.com;
 POverstreet@CityofFlaglerBeach.com; KSettle@cityofflaglerbeach.com
 CC: GPerdomo@moffattnichol.com; jhelms@moffattnichol.com; dmartin@cityofflaglerbeach.com

	Fee	% Complete	Billings		
			To Date	Previous	Current
190739/04 - Flagler Beach Beachwalk Engineering Design					
1 - Task 1: Field Work and Data Collection	37,195.00	40.00	14,878.00	0.00	14,878.00
2 - Task 2: Preliminary Engineering and Schematic Design	64,375.00	12.00	7,725.00	0.00	7,725.00
3 - Task 3: Environmental Permitting	30,080.00	5.00	1,504.00	0.00	1,504.00
4 - Task 4: Final Design	168,350.00	0.00	0.00	0.00	0.00
			Current Billings		24,107.00
			Amount Due This Bill	USD	<u>24,107.00</u>

Total Fee : 300,000.00
To Date Billings : 24,107.00
Total Remaining : 275,893.00



PROGRESS REPORT – January 1, to February 22, 2025

PROGRESS REPORT: #001

DATE: 12 Mar 2025

PROJECT NAME: Flagler Beach – Beachwalk
Phases 1 and 2 Permitting and Design Services

DOCUMENT NUMBER: 190739/034-PRGRPT-001

M&N PROJECT NUMBER: 190739/04

PROGRESS REPORT BY: Gabriel Perdomo, P.E.

PROGRESS SUMMARY HIGHLIGHTS FOR THIS PERIOD

- Task 1 Field Work and Data Collection:
 - M&N coordinated field work activities with Southeastern Surveying and Tierra.
 - Southeastern completed topographic, boundary, and existing conditions surveying during the week of January 28th.
 - Southeastern submitted their survey results via CAD and PDF on February 13th.
 - Tierra performed the geotechnical borings on February 6th and 7th.
 - During the course of performing the field work, Tierra attempted to access the beach with their drill rig using the 4th Street S dune crossover and damaged the crossover. M&N provided the City with a Tierra representative's contact information and understands that the City is coordinating directly with Tierra to repair the damage.
 - Tierra submitted the preliminary boring logs on February 14th.
 - Participated in coordination meetings.
- Task 2 Preliminary Engineering and Schematic Design:
 - M&N has been working with JPA to develop the preliminary plan based on the approved concept plan and a basis of design outline.
- Task 3 Environmental Permitting:
 - Preliminary review of CCCL permit application requirements for the proposed promenade and building expansion.
- Task 4 Final Design: N/A

KEY DELIVERABLES SUBMITTED

- Updated project schedule (attached).



PLANNED ACTIVITIES FOR THE NEXT PERIOD

- Task 1 Field Work and Data Collection:
 - Finalize the survey by Southeastern.
 - Finalize the geotechnical report by Tierra.
- Task 2 Preliminary Engineering and Schematic Design:
 - Finalize the preliminary engineering deliverables and submit them to the City for review and approval.
 - Initiate work on schematic design.
- Task 3 Environmental Permitting:
 - Schedule pre-application meeting with FDEP.
 - Initiate development of the FDEP CCCL permit application.
- Task 4 Final Design: N/A

KEY DECISIONS / DIRECTIONS BY THE CITY

- None.

ACTION ITEMS, OUTSTANDING OR PENDING INFORMATION, AND/OR DECISIONS NEEDED

- Complete and submit the preliminary plan for the City review and approval. [M&N]

SCHEDULE STATUS, UPDATES, AND IDENTIFIED SCHEDULE RISKS

- None to report.

BUDGET SUMMARY

- Original contact amount: **\$300,000.00**
- Total amount invoiced to date: **\$0.00**
- Total amount remaining after prior billings: **\$0.00 (100.0% of total remaining)**
- Pending/outstanding invoices: **None**

ATTACHMENTS

- Updated schedule '20250317 Flagler Beach Beachwalk Permitting and Design Project Schedule_Rev1.pdf'

City of Flagler Beach Beachwalk Design, Permitting, and Construction



ID	Task Name	Start	Finish	% Complete	Timeline															
					2024				2025				2026				2027			
					1st Quarter Jan/Feb/Mar	2nd Quarter Apr/May/June	3rd Quarter Jul/Aug/Sep	4th Quarter Oct/Nov/Dec	1st Quarter Jan/Feb/Mar	2nd Quarter Apr/May/June	3rd Quarter Jul/Aug/Sep	4th Quarter Oct/Nov/Dec	1st Quarter Jan/Feb/Mar	2nd Quarter Apr/May/June	3rd Quarter Jul/Aug/Sep	4th Quarter Oct/Nov/Dec	1st Quarter Jan/Feb/Mar	2nd Quarter Apr/May/June	3rd Quarter Jul/Aug/Sep	4th Quarter Oct/Nov/Dec
1	Notice To Proceed	Thu 12/12/24	Thu 12/12/24	0%																
2	Task 1: Field Work and Data Collection	Thu 12/12/24	Fri 3/21/25	87%																
3	Site Assessment & Kick Off Meeting	Thu 12/12/24	Fri 2/7/25	100%																
4	Topographic & Existing Conditions Survey	Thu 12/12/24	Fri 2/7/25	95%																
5	Geotechnical Field Work, Lab, Report	Thu 12/12/24	Fri 3/21/25	75%																
6	Task 2: Preliminary Engineering and Schematic Design	Mon 2/10/25	Tue 6/3/25	31%																
7	Preliminary Design	Mon 2/10/25	Wed 3/19/25	90%																
8	Preliminary Design Submittal	Wed 3/19/25	Wed 3/19/25	0%																
9	Preliminary Design Review Approval to Proceed	Thu 3/20/25	Wed 3/26/25	0%																
10	30% Schematic Design	Thu 3/27/25	Wed 5/7/25	0%																
11	30% Schematic Design Submittal	Wed 5/7/25	Wed 5/7/25	0%																
12	Approval to Proceed to Permitting and Final Design	Thu 5/8/25	Wed 5/14/25	0%																
13	Public Meeting to Present 30% Design	Thu 5/15/25	Tue 6/3/25	0%																
14	Task 3: Environmental Permitting	Thu 3/27/25	Wed 11/5/25	3%																
15	Pre-Application Meeting w/ FDEP	Thu 3/27/25	Wed 4/16/25	15%																
16	Prepare CCCL Permit Application	Thu 4/10/25	Wed 5/7/25	15%																
17	Submit CCCL Permit Application	Wed 5/7/25	Wed 5/7/25	0%																
18	Permit Review Period	Thu 5/8/25	Wed 11/5/25	0%																
19	Receive CCCL Permit	Wed 11/5/25	Wed 11/5/25	0%																
20	Task 4: Final Design	Thu 6/19/25	Wed 11/19/25	0%																
21	Progress 60% Design Development	Thu 6/19/25	Wed 8/20/25	0%																
22	Submit 60% DD Deliverables	Wed 8/20/25	Wed 8/20/25	0%																
23	Review and Approval 60% DD Deliverables	Thu 8/21/25	Wed 9/3/25	0%																
24	Progress 100% Construction Drawings	Thu 9/18/25	Wed 11/19/25	0%																
25	Submit 100% CD Deliverables	Wed 11/19/25	Wed 11/19/25	0%																
26	Bid and Construction (NIC)	Thu 11/20/25	Tue 3/16/27	0%																
27	Finalize Bid Documents	Thu 11/20/25	Wed 12/3/25	0%																
28	Issue RFB	Wed 12/3/25	Wed 12/3/25	0%																
29	Contractor Selection	Thu 12/4/25	Wed 1/21/26	0%																
30	Procurement and Mobilization	Thu 1/22/26	Wed 3/4/26	0%																
31	Phase 1 Construction - Building Expansion	Thu 3/5/26	Wed 7/8/26	0%																
32	Building Expansion Completion	Wed 7/8/26	Wed 7/8/26	0%																
33	Pier Construction Expected Completion Date	Wed 7/8/26	Wed 7/8/26	0%																
34	Phase 2 Construction - Promenade	Thu 7/9/26	Tue 11/10/26	0%																
35	Promenade Completion	Tue 11/10/26	Tue 11/10/26	0%																
36	Phase 3 Boardwalks and Trail	Wed 11/11/26	Tue 3/16/27	0%																
37	Beachwalk Completion	Tue 3/16/27	Tue 3/16/27	0%																

Moffatt & Nichol
20250312 Flagler Beach Beachwalk Permitting and Design Project S
Date: Mon 3/17/25

Task Critical Split Milestone Summary



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City of Flagler Beach
105 S. Second Street
Flagler Beach, FL 32136
United States

Invoice : 00798348
Invoice Date : 4/17/2025
Project : 190739/04
Project Name : Flagler Beach Beachwalk
 Engineering Design

For Professional Services Rendered Through 3/29/2025

Send Invoices: rallen@cityofflaglerbeach.com; cnovak@CityofFlaglerBeach.com; rmcfadden@cityofflaglerbeach.com;
 POverstreet@CityofFlaglerBeach.com; KSettle@cityofflaglerbeach.com
 CC: GPerdomo@moffattnichol.com; jhelms@moffattnichol.com; dmartin@cityofflaglerbeach.com

	Fee	% Complete	Billings		
			To Date	Previous	Current
190739/04 - Flagler Beach Beachwalk Engineering Design					
1 - Task 1: Field Work and Data Collection	37,195.00	90.00	33,475.50	14,878.00	18,597.50
2 - Task 2: Preliminary Engineering and Schematic Design	64,375.00	45.00	28,968.75	7,725.00	21,243.75
3 - Task 3: Environmental Permitting	30,080.00	7.00	2,105.60	1,504.00	601.60
4 - Task 4: Final Design	168,350.00	0.00	0.00	0.00	0.00
			Current Billings		40,442.85
			Amount Due This Bill	USD	40,442.85

Total Fee : 300,000.00
To Date Billings : 64,549.85
Total Remaining : 235,450.15



PROGRESS REPORT – February 23, to March 29, 2025

PROGRESS REPORT NO.: 002

DATE: 17 April 2025

PROJECT NAME: Flagler Beach – Beachwalk
Phases 1 and 2 Permitting and Design Services

DOCUMENT NUMBER: 190739/034-PRGRPT-002

M&N PROJECT NUMBER: 190739/04

PROGRESS REPORT BY: Gabriel Perdomo, P.E.

PROGRESS SUMMARY HIGHLIGHTS FOR THIS PERIOD

- Task 1 Field Work and Data Collection:
 - Southeastern updated their survey to include the seasonal high-water line and mean high water line and submitted a revised survey in CAD and PDF formats.
 - M&N performed a site visit on March 20th to document conditions for the existing service building's substructure.
- Task 2 Preliminary Engineering and Schematic Design:
 - Finalized the preliminary design drawings, including plan and typical section, of the promenade and a preliminary floor plan of the new service building [JPA].
 - Submitted a preliminary basis of design (BOD) document for the Beachwalk Phases 1 and 2.
 - Initiated work on Schematic Design.
 - Participated in bi-weekly coordination meetings with the City.
- Task 3 Environmental Permitting:
 - Reviewed the preliminary drawings for conformance with CCCL requirements and provided recommendations to the surveyor.
 - Initiated preparation of CCCL permit application for the proposed promenade and building expansion.
- Task 4 Final Design: N/A

KEY DELIVERABLES SUBMITTED

- Updated project schedule (attached).
- Preliminary design drawings and preliminary BOD document submitted on March 26th.

Date: **17 April 2025**

Page **1** of **2**



PLANNED ACTIVITIES FOR THE NEXT PERIOD

- Task 1 Field Work and Data Collection:
 - Finalize the geotechnical report by Tierra.
- Task 2 Preliminary Engineering and Schematic Design:
 - Progress schematic design, including the 30% drawing set, technical specifications outline, BOD, and opinion of probable construction costs.
- Task 3 Environmental Permitting:
 - Schedule pre-application meeting with FDEP.
 - Initiate development of the FDEP CCCL permit application.
- Task 4 Final Design: N/A

KEY DECISIONS / DIRECTIONS BY THE CITY

- None.

ACTION ITEMS, OUTSTANDING OR PENDING INFORMATION, AND/OR DECISIONS NEEDED

- Provide review comments on the preliminary plan and BOD. [CoFB]

SCHEDULE STATUS, UPDATES, AND IDENTIFIED SCHEDULE RISKS

- None to report.

BUDGET SUMMARY

- Original contact amount: **\$300,000.00**
- Total amount of prior invoices: **\$24,107.00**
- Total amount remaining after prior billings: **\$275,893.00 (92.0% of total remaining)**
- Pending/outstanding invoices: **Inv. 00797324 dated 3/18/2025 for \$24,107.00.**

ATTACHMENTS

- Updated schedule '20250417 Flagler Beach Beachwalk Permitting and Design Project Schedule_Rev2.pdf'

City of Flagler Beach Beachwalk Design, Permitting, and Construction



ID	Task Name	Start	Finish	% Complete	2024				2025				2026				2027																		
					1st Quarter	2nd Quarter	3rd Quarter	4th Quarter	1st Quarter	2nd Quarter	3rd Quarter	4th Quarter	1st Quarter	2nd Quarter	3rd Quarter	4th Quarter	1st Quarter	2nd Quarter	3rd Quarter	4th Quarter															
					Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul
1	Notice To Proceed	Thu 12/12/24	Thu 12/12/24	0%	12/12/24 ◆ Notice To Proceed																														
2	Task 1: Field Work and Data Collection	Thu 12/12/24	Fri 3/21/25	95%	Task 1: Field Work and Data Collection																														
3	Site Assessment & Kick Off Meeting	Thu 12/12/24	Fri 2/7/25	100%	Site Assessment & Kick Off Meeting																														
4	Topographic & Existing Conditions Survey	Thu 12/12/24	Fri 2/7/25	100%	Topographic & Existing Conditions Survey																														
5	Geotechnical Field Work, Lab, Report	Thu 12/12/24	Fri 3/21/25	90%	Geotechnical Field Work, Lab, Report																														
6	Task 2: Preliminary Engineering and Schematic Design	Mon 2/10/25	Tue 6/3/25	62%	Task 2: Preliminary Engineering and Schematic Design																														
7	Preliminary Design	Mon 2/10/25	Wed 3/19/25	100%	Preliminary Design																														
8	Preliminary Design Submittal	Wed 3/19/25	Wed 3/19/25	100%	3/19/25 ◆ Preliminary Design Submittal																														
9	Preliminary Design Review Approval to Proceed	Thu 3/20/25	Wed 3/26/25	100%	Preliminary Design Review Approval to Proceed																														
10	30% Schematic Design	Thu 3/27/25	Wed 5/7/25	60%	30% Schematic Design																														
11	30% Schematic Design Submittal	Wed 5/7/25	Wed 5/7/25	0%	5/7/25 ◆ 30% Schematic Design Submittal																														
12	Approval to Proceed to Permitting and Final Design	Thu 5/8/25	Wed 5/14/25	0%	Approval to Proceed to Permitting and Final Design																														
13	Public Meeting to Present 30% Design	Thu 5/15/25	Tue 6/3/25	0%	Public Meeting to Present 30% Design																														
14	Task 3: Environmental Permitting	Thu 3/27/25	Wed 11/5/25	11%	Task 3: Environmental Permitting																														
15	Pre-Application Meeting w/ FDEP	Thu 3/27/25	Wed 4/16/25	50%	Pre-Application Meeting w/ FDEP																														
16	Prepare CCCL Permit Application	Thu 4/10/25	Wed 5/7/25	50%	Prepare CCCL Permit Application																														
17	Submit CCCL Permit Application	Wed 5/7/25	Wed 5/7/25	0%	5/7/25 ◆ Submit CCCL Permit Application																														
18	Permit Review Period	Thu 5/8/25	Wed 11/5/25	0%	Permit Review Period																														
19	Receive CCCL Permit	Wed 11/5/25	Wed 11/5/25	0%	11/5/25 ◆ Receive CCCL Permit																														
20	Task 4: Final Design	Thu 6/19/25	Wed 11/19/25	0%	Task 4: Final Design																														
21	Progress 60% Design Development	Thu 6/19/25	Wed 8/20/25	0%	Progress 60% Design Development																														
22	Submit 60% DD Deliverables	Wed 8/20/25	Wed 8/20/25	0%	8/20/25 ◆ Submit 60% DD Deliverables																														
23	Review and Approval 60% DD Deliverables	Thu 8/21/25	Wed 9/3/25	0%	Review and Approval 60% DD Deliverables																														
24	Progress 100% Construction Drawings	Thu 9/18/25	Wed 11/19/25	0%	Progress 100% Construction Drawings																														
25	Submit 100% CD Deliverables	Wed 11/19/25	Wed 11/19/25	0%	11/19/25 ◆ Submit 100% CD Deliverables																														
26	Bid and Construction (NIC)	Thu 11/20/25	Tue 3/16/27	0%	Bid and Construction (NIC)																														
27	Finalize Bid Documents	Thu 11/20/25	Wed 12/3/25	0%	Finalize Bid Documents																														
28	Issue RFB	Wed 12/3/25	Wed 12/3/25	0%	12/3/25 ◆ Issue RFB																														
29	Contractor Selection	Thu 12/4/25	Wed 1/21/26	0%	Contractor Selection																														
30	Procurement and Mobilization	Thu 1/22/26	Wed 3/4/26	0%	Procurement and Mobilization																														
31	Phase 1 Construction - Building Expansion	Thu 3/5/26	Wed 7/8/26	0%	Phase 1 Construction - Building Expansion																														
32	Building Expansion Completion	Wed 7/8/26	Wed 7/8/26	0%	7/8/26 ◆ Building Expansion Completion																														
33	Pier Construction Expected Completion Date	Wed 7/8/26	Wed 7/8/26	0%	7/8/26 ◆ Pier Construction Expected Completion Date																														
34	Phase 2 Construction - Promenade	Thu 7/9/26	Tue 11/10/26	0%	Phase 2 Construction - Promenade																														
35	Promenade Completion	Tue 11/10/26	Tue 11/10/26	0%	11/10/26 ◆ Promenade Completion																														
36	Phase 3 Boardwalks and Trail	Wed 11/11/26	Tue 3/16/27	0%	Phase 3 Boardwalks and Trail																														
37	Beachwalk Completion	Tue 3/16/27	Tue 3/16/27	0%	3/16/27 ◆ Beachwalk Completion																														

Moffatt & Nichol
20250417 Flagler Beach Beachwalk Permitting and Design Project S
Date: Thu 4/17/25





4225 E. Conant Street,
Long Beach, CA 90808
Tel: (562) 590-6500
moffattnichol.com

Domestic Wire/ACH Information

Bank/Account Name: US Bank/Moffatt & Nichol
Address: 800 Nicollet Mall BC-MN-H201, Minneapolis, MN 55402
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Routing Number: 122235821

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clientpayments@moffattnichol.com

City of Flagler Beach
105 S. Second Street
Flagler Beach, FL 32136
United States

Invoice : 00798989
Invoice Date : 5/9/2025
Project : 190739/04
Project Name : Flagler Beach Beachwalk
Engineering Design

For Professional Services Rendered Through 4/26/2025

Send Invoices: rallen@cityofflaglerbeach.com; cnovak@CityofFlaglerBeach.com; rmcfadden@cityofflaglerbeach.com;
POverstreet@CityofFlaglerBeach.com; KSettle@cityofflaglerbeach.com
CC: GPerdomo@moffattnichol.com; jhelms@moffattnichol.com; dmartin@cityofflaglerbeach.com

	Fee	% Complete	Billings		
			To Date	Previous	Current
190739/04 - Flagler Beach Beachwalk Engineering Design					
1 - Task 1: Field Work and Data Collection	37,195.00	95.00	35,335.25	33,475.50	1,859.75
2 - Task 2: Preliminary Engineering and Schematic Design	64,375.00	68.00	43,775.00	28,968.75	14,806.25
3 - Task 3: Environmental Permitting	30,080.00	21.00	6,316.80	2,105.60	4,211.20
4 - Task 4: Final Design	168,350.00	0.00	0.00	0.00	0.00
Current Billings					20,877.20
Amount Due This Bill					USD 20,877.20

Total Fee : 300,000.00
To Date Billings : 85,427.05
Total Remaining : 214,572.95

Outstanding Receivables	Invoice Number	Date	Amount	Balance Due
	00798348	4/17/2025	40,442.85	40,442.85
				40,442.85



PROGRESS REPORT – March 30, to April 26, 2025

PROGRESS REPORT NO.: 003

DATE: 8 May 2025

PROJECT NAME: Flagler Beach – Beachwalk
Phases 1 and 2 Permitting and Design Services

DOCUMENT NUMBER: 190739/04-PRGRPT-003

M&N PROJECT NUMBER: 190739/04

PROGRESS REPORT BY: Gabriel Perdomo, P.E.

PROGRESS SUMMARY HIGHLIGHTS FOR THIS PERIOD

- Task 1 Field Work and Data Collection:
 - Coordinated with Southeastern Surveying on updating their survey to meet the FDEP CCCL permitting requirements.
- Task 2 Preliminary Engineering and Schematic Design:
 - Progressed work on Schematic Design.
 - Participated in bi-weekly coordination meetings with the City.
 - Participated in design coordination meetings with JPA.
- Task 3 Environmental Permitting:
 - Continued developing CCCL permit application figures and supporting documentation.
 - Contact FDEP to schedule a pre-application meeting; however, FDEP recommended that our pre-application coordination occur via email to expedite the process.
- Task 4 Final Design: N/A

KEY DELIVERABLES SUBMITTED

- Updated project schedule (attached).

PLANNED ACTIVITIES FOR THE NEXT PERIOD

- Task 1 Field Work and Data Collection:
 - Finalize the geotechnical report by Tierra.
- Task 2 Preliminary Engineering and Schematic Design:
 - Finalize and submit the Schematic Design deliverables including the 30% drawing set, technical specifications outline, BOD, and opinion of probable construction costs.



- Coordinate with the City on scheduling a meeting to share progress and solicit questions from the public.
- Task 3 Environmental Permitting:
 - Finalize the permit drawings.
 - Finalize and submit the FDEP CCCL permit application.
- Task 4 Final Design: N/A

KEY DECISIONS / DIRECTIONS BY THE CITY

- None.

ACTION ITEMS, OUTSTANDING OR PENDING INFORMATION, AND/OR DECISIONS NEEDED

- Provide review comments on the preliminary plan and BOD. [CoFB]
- Coordinate with Vern at Surf 97.3 about relocation options during construction. [CoFB, M&N]
- Determine potential options to repair, renovate, or rebuild the lifeguard building. [CoFB, M&N]

SCHEDULE STATUS, UPDATES, AND IDENTIFIED SCHEDULE RISKS

- FDEP CCCL staff for the Flagler Beach area has been busy and they suggested we coordinate the pre-application project introduction via email instead of scheduling a virtual pre-application meeting to expedite. We submitted the project introduction on May 5th and there is a slight schedule risk to the permitting timeline until we hear back from FDEP. Our goal is to submit the application to FDEP during the week of May 18th.

BUDGET SUMMARY

- Original contract amount: **\$300,000.00**
- Total amount of prior invoices: **\$64,5349.85**
- Total amount remaining after prior billings: **\$235,450.18 (78.5% of total remaining)**
- Pending/outstanding invoices: **Inv. 00798348 dated 4/17/2025 for \$40,442.85.**

ATTACHMENTS

- Updated schedule '20250508 Flagler Beach Beachwalk Permitting and Design Project Schedule_Rev3.pdf'

City of Flagler Beach Beachwalk Design, Permitting, and Construction



ID	Task Name	Start	Finish	% Complete	Gantt Chart															
					2024				2025				2026				2027			
					1st Quarter Jan/Feb/Mar	2nd Quarter Apr/May/June	3rd Quarter Jul/Aug/Sep	4th Quarter Oct/Nov/Dec	1st Quarter Jan/Feb/Mar	2nd Quarter Apr/May/June	3rd Quarter Jul/Aug/Sep	4th Quarter Oct/Nov/Dec	1st Quarter Jan/Feb/Mar	2nd Quarter Apr/May/June	3rd Quarter Jul/Aug/Sep	4th Quarter Oct/Nov/Dec	1st Quarter Jan/Feb/Mar	2nd Quarter Apr/May/June	3rd Quarter Jul/Aug/Sep	4th Quarter Oct/Nov/Dec
1	Notice To Proceed	Thu 12/12/24	Thu 12/12/24	0%																
2	Task 1: Field Work and Data Collection	Thu 12/12/24	Fri 3/21/25	95%																
3	Site Assessment & Kick Off Meeting	Thu 12/12/24	Fri 2/7/25	100%																
4	Topographic & Existing Conditions Survey	Thu 12/12/24	Fri 2/7/25	100%																
5	Geotechnical Field Work, Lab, Report	Thu 12/12/24	Fri 3/21/25	90%																
6	Task 2: Preliminary Engineering and Schematic Design	Mon 2/10/25	Thu 6/12/25	74%																
7	Preliminary Design	Mon 2/10/25	Wed 3/19/25	100%																
8	Preliminary Design Submittal	Wed 3/19/25	Wed 3/19/25	100%																
9	Preliminary Design Review Approval to Proceed	Thu 3/20/25	Wed 3/26/25	100%																
10	30% Schematic Design	Thu 3/27/25	Fri 5/16/25	90%																
11	30% Schematic Design Submittal	Fri 5/16/25	Fri 5/16/25	0%																
12	Approval to Proceed to Permitting and Final Design	Mon 5/19/25	Fri 5/23/25	0%																
13	Public Meeting to Present 30% Design	Mon 5/26/25	Thu 6/12/25	0%																
14	Task 3: Environmental Permitting	Thu 3/27/25	Wed 11/19/25	22%																
15	Pre-Application Meeting w/ FDEP	Thu 3/27/25	Wed 4/16/25	100%																
16	Prepare CCCL Permit Application	Thu 4/10/25	Wed 5/21/25	80%																
17	Submit CCCL Permit Application	Wed 5/21/25	Wed 5/21/25	0%																
18	Permit Review Period	Thu 5/22/25	Wed 11/19/25	0%																
19	Receive CCCL Permit	Wed 11/19/25	Wed 11/19/25	0%																
20	Task 4: Final Design	Thu 7/3/25	Wed 12/3/25	0%																
21	Progress 60% Design Development	Thu 7/3/25	Wed 9/3/25	0%																
22	Submit 60% DD Deliverables	Wed 9/3/25	Wed 9/3/25	0%																
23	Review and Approval 60% DD Deliverables	Thu 9/4/25	Wed 9/17/25	0%																
24	Progress 100% Construction Drawings	Thu 10/2/25	Wed 12/3/25	0%																
25	Submit 100% CD Deliverables	Wed 12/3/25	Wed 12/3/25	0%																
26	Bid and Construction (NIC)	Thu 12/4/25	Tue 3/30/27	0%																
27	Finalize Bid Documents	Thu 12/4/25	Wed 12/17/25	0%																
28	Issue RFB	Wed 12/17/25	Wed 12/17/25	0%																
29	Contractor Selection	Thu 12/18/25	Wed 2/4/26	0%																
30	Procurement and Mobilization	Thu 2/5/26	Wed 3/18/26	0%																
31	Phase 1 Construction - Building Expansion	Thu 3/19/26	Wed 7/22/26	0%																
32	Building Expansion Completion	Wed 7/22/26	Wed 7/22/26	0%																
33	Pier Construction Expected Completion Date	Wed 7/22/26	Wed 7/22/26	0%																
34	Phase 2 Construction - Promenade	Thu 7/23/26	Tue 11/24/26	0%																
35	Promenade Completion	Tue 11/24/26	Tue 11/24/26	0%																
36	Phase 3 Boardwalks and Trail	Wed 11/25/26	Tue 3/30/27	0%																
37	Beachwalk Completion	Tue 3/30/27	Tue 3/30/27	0%																

Moffatt & Nichol
20250508 Flagler Beach Beachwalk Permitting and Design Project S
Date: Thu 5/8/25

Task
 Critical
 Split
 Milestone ◆
 Summary



4225 E. Conant Street,
 Long Beach, CA 90808
 Tel: (562) 590-6500
 moffattnichol.com

Domestic Wire/ACH Information

Bank/Account Name: US Bank/Moffatt & Nichol
 Address: 800 Nicollet Mall BC-MN-H201, Minneapolis, MN 55402
 Account Number: 158300224298
 Routing Number: 122235821

Check Lockbox Account

Payable to: Moffatt & Nichol
 P.O. Box 51760
 Los Angeles, CA 90051-0068
 clientpayments@moffattnichol.com

City of Flagler Beach
105 S. Second Street
Flagler Beach, FL 32136
United States

Invoice : 00800010
Invoice Date : 6/16/2025
Project : 190739/04
Project Name : Flagler Beach Beachwalk
 Engineering Design

For Professional Services Rendered Through 5/31/2025

Send Invoices: rallen@cityofflaglerbeach.com; cnovak@CityofFlaglerBeach.com; rmcfadden@cityofflaglerbeach.com;
 POverstreet@CityofFlaglerBeach.com; KSettle@cityofflaglerbeach.com
 CC: GPerdomo@moffattnichol.com; jhelms@moffattnichol.com; dmartin@cityofflaglerbeach.com

	Fee	% Complete	Billings		
			To Date	Previous	Current
190739/04 - Flagler Beach Beachwalk Engineering Design					
1 - Task 1: Field Work and Data Collection	37,195.00	95.00	35,335.25	35,335.25	0.00
2 - Task 2: Preliminary Engineering and Schematic Design	64,375.00	100.00	64,375.00	43,775.00	20,600.00
3 - Task 3: Environmental Permitting	30,080.00	62.00	18,649.60	6,316.80	12,332.80
4 - Task 4: Final Design	168,350.00	0.00	0.00	0.00	0.00
			Current Billings		32,932.80
			Amount Due This Bill		USD 32,932.80

Total Fee : 300,000.00
To Date Billings : 118,359.85
Total Remaining : 181,640.15



PROGRESS REPORT – April 27, to May 31, 2025

PROGRESS REPORT NO.: 004

DATE: 11 June 2025

PROJECT NAME: Flagler Beach – Beachwalk
Phases 1 and 2 Permitting and Design Services

DOCUMENT NUMBER: 190739/04-PRGRPT-004

M&N PROJECT NUMBER: 190739/04

PROGRESS REPORT BY: Gabriel Perdomo, P.E.

PROGRESS SUMMARY HIGHLIGHTS FOR THIS PERIOD

- Task 1 Field Work and Data Collection:
 - Coordinated with Southeastern Surveying on reviewing their survey control points.
- Task 2 Preliminary Engineering and Schematic Design:
 - Participated in bi-weekly design coordination meetings with JPA.
 - Participated in bi-weekly coordination meetings with the City.
 - Finalized and submitted Schematic Design deliverables, including the 30% drawings, specifications outline, basis of design, and cost estimate.
- Task 3 Environmental Permitting:
 - Presented the project to FDEP via email in lieu of a pre-application meeting.
 - Following FDEP's response, we scheduled a pre-application meeting with FDEP to discuss the project and answer their questions prior to submitting the permit application.
 - Progressed the permit drawings following completion of Schematic Design.
- Task 4 Final Design: N/A

KEY DELIVERABLES SUBMITTED

- Updated project schedule (attached).

PLANNED ACTIVITIES FOR THE NEXT PERIOD

- Task 1 Field Work and Data Collection:
 - Finalize the geotechnical report by Tierra.
- Task 2 Preliminary Engineering and Schematic Design:



- Present the Schematic Design to the public/City Commission
- Task 3 Environmental Permitting:
 - Discuss the proposed project with FDEP.
 - Finalize and submit the FDEP CCCL permit application.
- Task 4 Final Design: N/A

KEY DECISIONS / DIRECTIONS BY THE CITY

- None.

ACTION ITEMS, OUTSTANDING OR PENDING INFORMATION, AND/OR DECISIONS NEEDED

- Review and approve the Schematic Design submittal. [CoFB]
- Coordinate with Vern at Surf 97.3 about relocation options during construction. [CoFB, M&N]
- Determine potential options to repair, renovate, or rebuild the lifeguard building. M&N is preparing a preliminary concept development proposal. [CoFB, M&N]
- Coordinate the location of the electrical service entrance and panel. [CoFB, M&N]

SCHEDULE STATUS, UPDATES, AND IDENTIFIED SCHEDULE RISKS

- Additional pre-application coordination with FDEP is necessary before submitting the permit applications. The FDEP CCCL staff has been unusually busy, and our initial effort of coordinating via email raised questions better resolved through conversation and screen-share capabilities. We have a teleconference meeting with them on Friday June 13th, but our anticipated permit application submittal date has been delayed by four to six weeks.

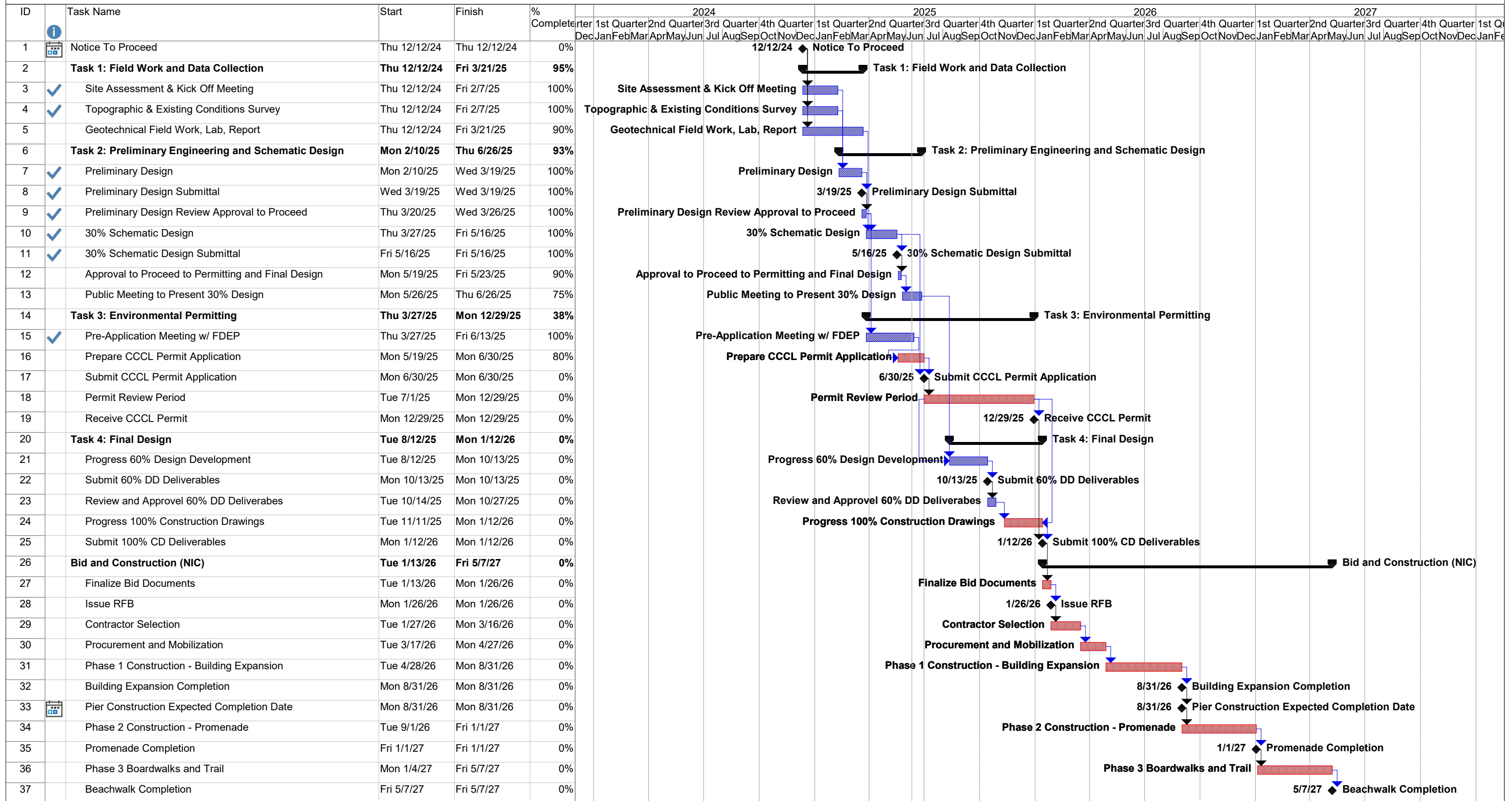
BUDGET SUMMARY

- Original contact amount: **\$300,000.00**
- Total amount of prior invoices: **\$85,427.05**
- Total amount remaining after prior billings: **\$214,572.95 (71.5% of total remaining)**
- Pending/outstanding invoices: **None.**

ATTACHMENTS

- Updated schedule '20250611 Flagler Beach Beachwalk Permitting and Design Project Schedule_Rev4.pdf'

City of Flagler Beach Beachwalk Design, Permitting, and Construction



Moffatt & Nichol
20250611 Flagler Beach Beachwalk Permitting and Design Project S
Date: Wed 6/11/25





4225 E. Conant Street,
 Long Beach, CA 90808
 Tel: (562) 590-6500
 moffattnichol.com

Domestic Wire/ACH Information

Bank/Account Name: US Bank/Moffatt & Nichol
 Address: 800 Nicollet Mall BC-MN-H201, Minneapolis, MN 55402
 Account Number: 158300224298
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Payable to: Moffatt & Nichol
 P.O. Box 51760
 Los Angeles, CA 90051-0068
 clientpayments@moffattnichol.com

City of Flagler Beach
105 S. Second Street
Flagler Beach, FL 32136
United States

Invoice : 00800634
Invoice Date : 7/7/2025
Project : 190739/04
Project Name : Flagler Beach Beachwalk
 Engineering Design

For Professional Services Rendered Through 6/28/2025

Send Invoices: rallen@cityofflaglerbeach.com; cnovak@CityofFlaglerBeach.com; rmcfadden@cityofflaglerbeach.com;
 POverstreet@CityofFlaglerBeach.com; KSettle@cityofflaglerbeach.com
 CC: GPerdomo@moffattnichol.com; jhelms@moffattnichol.com; dmartin@cityofflaglerbeach.com

	Fee	% Complete	Billings		
			To Date	Previous	Current
190739/04 - Flagler Beach Beachwalk Engineering Design					
1 - Task 1: Field Work and Data Collection	37,195.00	97.00	36,079.15	35,335.25	743.90
2 - Task 2: Preliminary Engineering and Schematic Design	64,375.00	100.00	64,375.00	64,375.00	0.00
3 - Task 3: Environmental Permitting	30,080.00	71.00	21,356.80	18,649.60	2,707.20
4 - Task 4: Final Design	168,350.00	4.00	6,734.00	0.00	6,734.00
			Current Billings		10,185.10
			Amount Due This Bill	USD	<u><u>10,185.10</u></u>

Total Fee : 300,000.00
To Date Billings : 128,544.95
Total Remaining : 171,455.05



PROGRESS REPORT – June 1, to June 28, 2025

PROGRESS REPORT NO.: 005

DATE: 02 July 2025

PROJECT NAME: Flagler Beach – Beachwalk
Phases 1 and 2 Permitting and Design Services

DOCUMENT NUMBER: 190739/04-PRGRPT-005

M&N PROJECT NUMBER: 190739/04

PROGRESS REPORT BY: Gabriel Perdomo, P.E.

PROGRESS SUMMARY HIGHLIGHTS FOR THIS PERIOD

- Task 1 Field Work and Data Collection:
 - Coordinated with Tierra on the final geotechnical report.
- Task 2 Preliminary Engineering and Schematic Design:
 - Participated in bi-weekly design coordination meetings with JPA.
 - Participated in bi-weekly coordination meetings with the City.
 - Presented the Schematic Design to the City Commissioners on June 26th.
- Task 3 Environmental Permitting:
 - Participated in a pre-application virtual conference call on June 13th with FDEP CCCL department to present the Beachwalk project and to seek guidance on proceeding with permit application submittal.
 - Coordinated with FDEP Office of Resiliency and Coastal Protection on determining the position of the 30-year erosion projection line.
- Task 4 Final Design:
 - Coordinated with JPA to align drawing coordinates in preparation for final design.

KEY DELIVERABLES SUBMITTED

- Schematic Design presentation.
- Updated project schedule (attached).

PLANNED ACTIVITIES FOR THE NEXT PERIOD

- Task 1 Field Work and Data Collection:
 - Finalize the geotechnical report by Tierra.



- Task 2 Preliminary Engineering and Schematic Design:
 - Coordinate the proposed revisions to the Schematic Design with the City and JPA.
 - Present the revised Schematic Design to the public/City Commission.
- Task 3 Environmental Permitting:
 - Coordinate with FDEP on the location of the 30-year erosion projection line.
 - Finalize and submit the FDEP CCCL permit application.
- Task 4 Final Design:
 - None.

KEY DECISIONS / DIRECTIONS BY THE CITY

- Initial approval of the Schematic Design was delayed during the June 26th Commissioner's meeting.
- The City provided a list of items to consider modifying prior to approving the Schematic Design. The list primarily included modifications related to the proposed expanded service building and the A-Frame renovations.

ACTION ITEMS, OUTSTANDING OR PENDING INFORMATION, AND/OR DECISIONS NEEDED

- Revise the Schematic Design considering the City's comments on June 26th and 27th. [M&N]
- Approve the revised Schematic Design during the July 23rd Commission meeting. [CoFB]
- Provide the USACE post-nourishment survey to FDEP. [USACE, M&N]
- Determine the updated 30-year erosion projection line and advise on proceeding with the CCCL permit submittal. [FDEP]
- Coordinate with Vern at Surf 97.3 about relocation options during construction. [CoFB, M&N]
- Determine potential options to repair, renovate, or rebuild the lifeguard building. M&N is preparing a preliminary concept development proposal. [CoFB, M&N]
- Coordinate the location of the electrical service entrance and panel. [CoFB, M&N]

SCHEDULE STATUS, UPDATES, AND IDENTIFIED SCHEDULE RISKS

- During our meeting with FDEP on June 13th, FDEP informed us that they need to determine the location of the revised 30-year erosion projection line (post-USACE beach nourishment project) to offer guidance on the correct permitting approach for the expanded building. M&N is actively



engaged in coordinating with FDEP, but we are anticipating an additional four-week delay in submitting the permit application while FDEP determines the 30-YEP line near the Pier.

- The delay in receiving approval for Schematic Design should not affect the overall project schedule since permitting is the critical path.

BUDGET SUMMARY

- Original contact amount: **\$300,000.00**
- Total amount of prior invoices: **\$118,359.85**
- Total amount remaining after prior billings: **\$181,640.15 (60.5% of total remaining)**
- Pending/outstanding invoices: **None.**

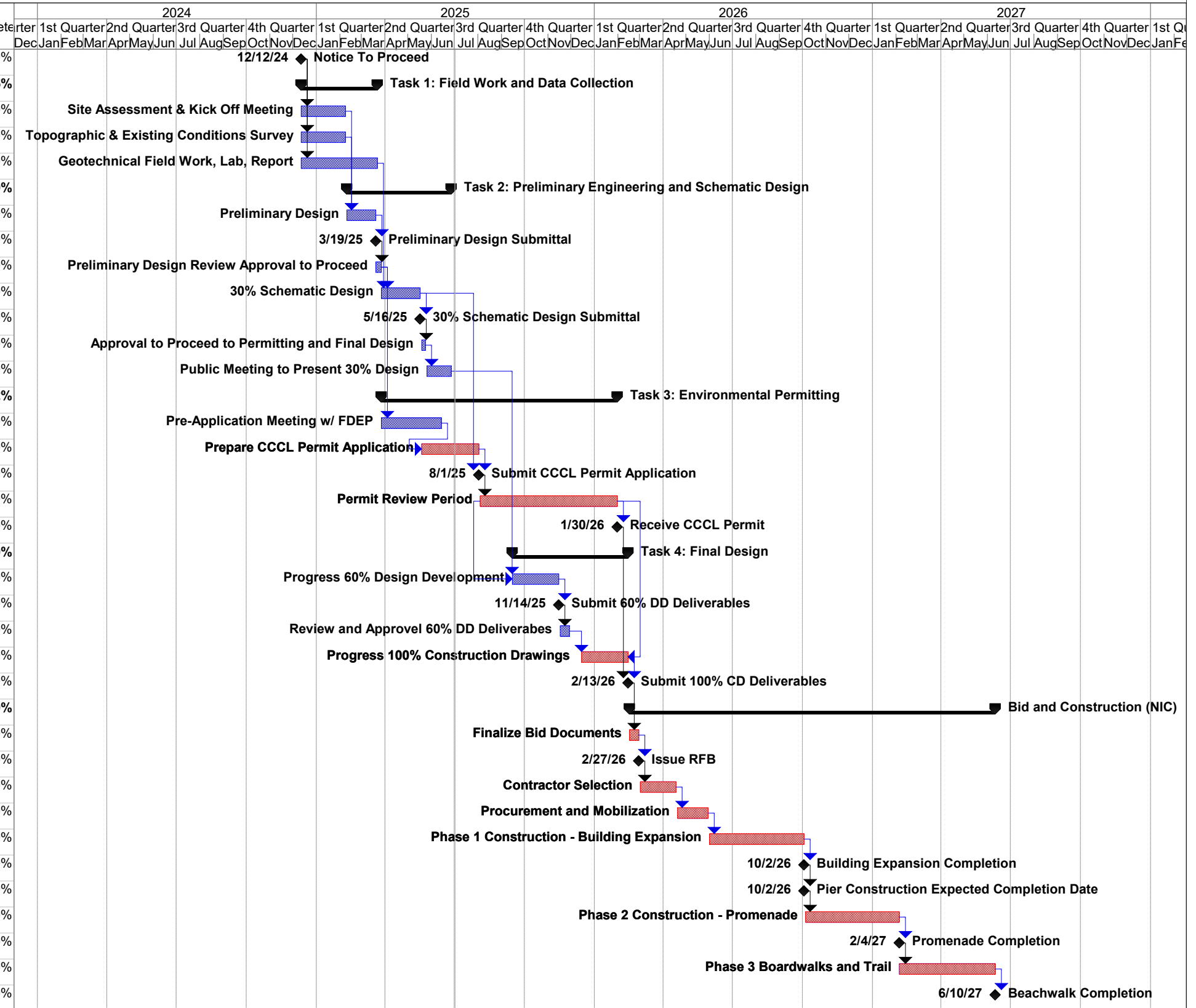
ATTACHMENTS

- Updated schedule '20250702 Flagler Beach Beachwalk Permitting and Design Project Schedule_Rev5.pdf'

City of Flagler Beach Beachwalk Design, Permitting, and Construction



ID	Task Name	Start	Finish	% Complete	2024				2025				2026				2027			
					1st Quarter	2nd Quarter	3rd Quarter	4th Quarter	1st Quarter	2nd Quarter	3rd Quarter	4th Quarter	1st Quarter	2nd Quarter	3rd Quarter	4th Quarter	1st Quarter	2nd Quarter	3rd Quarter	4th Quarter
1	Notice To Proceed	Thu 12/12/24	Thu 12/12/24	0%																
2	Task 1: Field Work and Data Collection	Thu 12/12/24	Fri 3/21/25	95%																
3	Site Assessment & Kick Off Meeting	Thu 12/12/24	Fri 2/7/25	100%																
4	Topographic & Existing Conditions Survey	Thu 12/12/24	Fri 2/7/25	100%																
5	Geotechnical Field Work, Lab, Report	Thu 12/12/24	Fri 3/21/25	90%																
6	Task 2: Preliminary Engineering and Schematic Design	Mon 2/10/25	Thu 6/26/25	99%																
7	Preliminary Design	Mon 2/10/25	Wed 3/19/25	100%																
8	Preliminary Design Submittal	Wed 3/19/25	Wed 3/19/25	100%																
9	Preliminary Design Review Approval to Proceed	Thu 3/20/25	Wed 3/26/25	100%																
10	30% Schematic Design	Thu 3/27/25	Fri 5/16/25	100%																
11	30% Schematic Design Submittal	Fri 5/16/25	Fri 5/16/25	100%																
12	Approval to Proceed to Permitting and Final Design	Mon 5/19/25	Fri 5/23/25	90%																
13	Public Meeting to Present 30% Design	Mon 5/26/25	Thu 6/26/25	100%																
14	Task 3: Environmental Permitting	Thu 3/27/25	Fri 1/30/26	42%																
15	Pre-Application Meeting w/ FDEP	Thu 3/27/25	Fri 6/13/25	100%																
16	Prepare CCCL Permit Application	Mon 5/19/25	Fri 8/1/25	80%																
17	Submit CCCL Permit Application	Fri 8/1/25	Fri 8/1/25	0%																
18	Permit Review Period	Mon 8/4/25	Fri 1/30/26	0%																
19	Receive CCCL Permit	Fri 1/30/26	Fri 1/30/26	0%																
20	Task 4: Final Design	Mon 9/15/25	Fri 2/13/26	0%																
21	Progress 60% Design Development	Mon 9/15/25	Fri 11/14/25	0%																
22	Submit 60% DD Deliverables	Fri 11/14/25	Fri 11/14/25	0%																
23	Review and Approval 60% DD Deliverables	Mon 11/17/25	Fri 11/28/25	0%																
24	Progress 100% Construction Drawings	Mon 12/15/25	Fri 2/13/26	0%																
25	Submit 100% CD Deliverables	Fri 2/13/26	Fri 2/13/26	0%																
26	Bid and Construction (NIC)	Mon 2/16/26	Thu 6/10/27	0%																
27	Finalize Bid Documents	Mon 2/16/26	Fri 2/27/26	0%																
28	Issue RFB	Fri 2/27/26	Fri 2/27/26	0%																
29	Contractor Selection	Mon 3/2/26	Fri 4/17/26	0%																
30	Procurement and Mobilization	Mon 4/20/26	Fri 5/29/26	0%																
31	Phase 1 Construction - Building Expansion	Mon 6/1/26	Fri 10/2/26	0%																
32	Building Expansion Completion	Fri 10/2/26	Fri 10/2/26	0%																
33	Pier Construction Expected Completion Date	Fri 10/2/26	Fri 10/2/26	0%																
34	Phase 2 Construction - Promenade	Mon 10/5/26	Thu 2/4/27	0%																
35	Promenade Completion	Thu 2/4/27	Thu 2/4/27	0%																
36	Phase 3 Boardwalks and Trail	Fri 2/5/27	Thu 6/10/27	0%																
37	Beachwalk Completion	Thu 6/10/27	Thu 6/10/27	0%																



Moffatt & Nichol
20250702 Flagler Beach Beachwalk Permitting and Design Project S
Date: Wed 7/2/25





4225 E. Conant Street,
 Long Beach, CA 90808
 Tel: (562) 590-6500
 moffattnichol.com

Domestic Wire/ACH Information

Bank/Account Name: US Bank/Moffatt & Nichol
 Address: 800 Nicollet Mall BC-MN-H201, Minneapolis, MN 55402
 Account Number: 158300224298
 Routing Number: 122235821

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 P.O. Box 51760
 Los Angeles, CA 90051-0068
 clientpayments@moffattnichol.com

City of Flagler Beach
105 S. Second Street
Flagler Beach, FL 32136
United States

Invoice : 00801744
Invoice Date : 8/13/2025
Project : 190739/04
Project Name : Flagler Beach Beachwalk
 Engineering Design

For Professional Services Rendered Through 7/26/2025

Send Invoices: rallen@cityofflaglerbeach.com; rmcfadden@cityofflaglerbeach.com;
 POverstreet@CityofFlaglerBeach.com;
 CC: GPerdomo@moffattnichol.com; dmartin@cityofflaglerbeach.com

	Fee	% Complete	Billings		
			To Date	Previous	Current
190739/04 - Flagler Beach Beachwalk Engineering Design					
1 - Task 1: Field Work and Data Collection	37,195.00	98.00	36,451.10	36,079.15	371.95
2 - Task 2: Preliminary Engineering and Schematic Design	64,375.00	100.00	64,375.00	64,375.00	0.00
3 - Task 3: Environmental Permitting	30,080.00	78.00	23,462.40	21,356.80	2,105.60
4 - Task 4: Final Design	168,350.00	8.00	13,468.00	6,734.00	6,734.00
Current Billings					9,211.55
Amount Due This Bill					USD 9,211.55

Total Fee : 300,000.00
To Date Billings : 137,756.50
Total Remaining : 162,243.50



PROGRESS REPORT – June 29, to July 26, 2025

PROGRESS REPORT NO.: 006

DATE: 13 August 2025

PROJECT NAME: Flagler Beach – Beachwalk
Phases 1 and 2 Permitting and Design Services

DOCUMENT NUMBER: 190739/04-PRGRPT-006

M&N PROJECT NUMBER: 190739/04

PROGRESS REPORT BY: Gabriel Perdomo, P.E.

PROGRESS SUMMARY HIGHLIGHTS FOR THIS PERIOD

- Task 1 Field Work and Data Collection:
 - N/A.
- Task 2 Preliminary Engineering and Schematic Design:
 - Participated in regular design coordination meetings with JPA.
 - Participated in regular coordination meetings with the City.
 - JPA coordinated with the City Commissioners following the initial Schematic Design presentation.
 - Addressed comments from the City Manager and the Commissioners following the initial presentation and updated the design accordingly.
 - Updated the renderings and prepared a basis of architecture to address concerns by the City Commissioners.
 - Developed a second Schematic Design presentation and presented it to the City Commissioners on July 24th.
- Task 3 Environmental Permitting:
 - Continued coordination with FDEP Office of Resiliency and Coastal Protection on determining the position of the 30-year erosion projection line.
 - Coordination with USACE on the post-nourishment survey to provide to FDEP for their 30-YEP line calculations.
- Task 4 Final Design:
 - N/A.



KEY DELIVERABLES SUBMITTED

- Responses to comments from the Commissioners following the June 26th City Commission meeting.
- Design presentation for the July 24th City Commission Meeting.

PLANNED ACTIVITIES FOR THE NEXT PERIOD

- Task 1 Field Work and Data Collection:
 - None.
- Task 2 Preliminary Engineering and Schematic Design:
 - Attempt to schedule a commissioner's workshop to try to develop consensus on how to proceed with the design.
- Task 3 Environmental Permitting:
 - Coordinate with FDEP on the location of the 30-year erosion projection line.
 - Finalize and submit the FDEP CCCL permit application.
- Task 4 Final Design:
 - N/A.

KEY DECISIONS / DIRECTIONS BY THE CITY

- The City did not approve the 30% Schematic Design following two presentations to the commission on June 26th and July 24th.
- Although the 30% Schematic Design was generally consistent with the approved contract proposal, the preliminary concept presented in May 2024, and the approved project for the TDC grant, the City is interested in exploring different designs, including:
 - Modifying the design to salvage the existing foundation and building and expanding the restroom building southward, and
 - Adding a historical façade to the expanded restroom building.
- Additional guidance is needed for design to proceed.

ACTION ITEMS, OUTSTANDING OR PENDING INFORMATION, AND/OR DECISIONS NEEDED

- Approval of the revised Schematic Design presented during the July 24th Commission meeting and/or guidance on how to proceed with design. [CoFB]



- Determine the updated 30-year erosion projection line and advise on proceeding with the CCCL permit submittal. [FDEP, M&N]
- Determine potential options to repair, renovate, or rebuild the lifeguard building. M&N is preparing a preliminary concept development proposal. [CoFB, M&N]
- Coordinate the location of the electrical service entrance and panel. [CoFB, M&N]

SCHEDULE STATUS, UPDATES, AND IDENTIFIED SCHEDULE AND BUDGETARY RISKS

- The design is on hold until we receive approval and guidance from the City Commission on how to proceed. We are currently delayed six weeks from the expected approval date.
- The design team incurred additional unanticipated costs due to the delayed Schematic Design approval, preparing a second Schematic Design presentation, and considering new design alternatives not included in the TDC-approved project or the design proposal.
- FDEP is working on determining the location of the revised 30-year erosion projection line (post-USACE beach nourishment project) to offer guidance on the correct permitting approach for the expanded building; however, approval/guidance is needed from the City prior to submitting permitting drawings.

BUDGET SUMMARY

- Original contract amount: **\$300,000.00**
- Total amount of prior invoices: **\$128,544.95**
- Total amount remaining after prior billings: **\$171,455.05 (57.2% of total remaining)**
- Pending/outstanding invoices: **None.**

ATTACHMENTS

- None. Schedule will be updated once we have direction on how to proceed with design.



4225 E. Conant Street,
 Long Beach, CA 90808
 Tel: (562) 590-6500
 moffattnichol.com

Domestic Wire/ACH Information

Bank/Account Name: US Bank/Moffatt & Nichol
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 clientpayments@moffattnichol.com

City of Flagler Beach
105 S. Second Street
Flagler Beach, FL 32136
United States

Invoice : 00802384
Invoice Date : 9/10/2025
Project : 190739/04
Project Name : Flagler Beach Beachwalk
 Engineering Design

For Professional Services Rendered Through 8/30/2025

Send Invoices: rallen@cityofflaglerbeach.com; rmcfadden@cityofflaglerbeach.com; POverstreet@CityofFlaglerBeach.com
 CC: GPerdomo@moffattnichol.com; dmartin@cityofflaglerbeach.com; TAnderson@cityofflaglerbeach.com; HHarlan@cityofflaglerbeach.com

	Fee	% Complete	Billings		
			To Date	Previous	Current
190739/04 - Flagler Beach Beachwalk Engineering Design					
1 - Task 1: Field Work and Data Collection	37,195.00	100.00	37,195.00	36,451.10	743.90
2 - Task 2: Preliminary Engineering and Schematic Design	64,375.00	100.00	64,375.00	64,375.00	0.00
3 - Task 3: Environmental Permitting	30,080.00	78.00	23,462.40	23,462.40	0.00
4 - Task 4: Final Design	168,350.00	10.00	16,835.00	13,468.00	3,367.00
Current Billings					4,110.90
Amount Due This Bill					USD 4,110.90

Total Fee : 300,000.00
To Date Billings : 141,867.40
Total Remaining : 158,132.60



PROGRESS REPORT – July 27, to August 30, 2025

PROGRESS REPORT NO.: 007

DATE: 09 September 2025

PROJECT NAME: Flagler Beach – Beachwalk
Phases 1 and 2 Permitting and Design Services

DOCUMENT NUMBER: 190739/04-PRGRPT-007

M&N PROJECT NUMBER: 190739/04

PROGRESS REPORT BY: Gabriel Perdomo, P.E.

PROGRESS SUMMARY HIGHLIGHTS FOR THIS PERIOD

- Task 1 Field Work and Data Collection: N/A.
- Task 2 Preliminary Engineering and Schematic Design: Completed.
- Task 3 Environmental Permitting:
 - Followed up with FDEP Office of Resiliency and Coastal Protection on determining the position of the 30-year erosion projection line.
- Task 4 Final Design:
 - Participated in design coordination meetings and correspondence with JPA.
 - Participated in project coordination meetings and correspondence with the City.
 - Responded to the initial comments from the commissioner’s meeting on July 24th with a cost comparison of the initial preliminary design, which was submitted as part of the grant approval, and the current schematic design.
 - Responded to an inquiry from the Commissioners about reusing the existing restroom building foundation.

KEY DELIVERABLES SUBMITTED

- Responses to comments from the Commissioners received August 5th.

PLANNED ACTIVITIES FOR THE NEXT PERIOD

- Task 1 Field Work and Data Collection: None.
- Task 2 Preliminary Engineering and Schematic Design: Completed.
- Task 3 Environmental Permitting:
 - Coordinate with FDEP on the location of the 30-year erosion projection line.



- Finalize and submit the FDEP CCCL permit application.
- Task 4 Final Design:
 - Receive guidance on the design and authorization to proceed.

KEY DECISIONS / DIRECTIONS BY THE CITY

- The City did not approve the 30% Schematic Design following two presentations to the commission on June 26th and July 24th.
- Although the 30% Schematic Design was generally consistent with the approved contract proposal, the preliminary concept presented in May 2024, and the approved project for the TDC grant, the City is interested in exploring different designs, including:
 - Modifying the design to salvage the existing foundation and building and expanding the restroom building southward, and
 - Adding a historical façade to the expanded restroom building.
- Additional guidance and approval are needed from the City for the design to proceed.

ACTION ITEMS, OUTSTANDING OR PENDING INFORMATION, AND/OR DECISIONS NEEDED

- Approval of the revised Schematic Design presented during the July 24th Commission meeting and/or guidance on how to proceed with design. [CoFB]
- Determine the updated 30-year erosion projection line and advise on proceeding with the CCCL permit submittal. [FDEP, M&N]
- Determine potential options to repair, renovate, or rebuild the lifeguard building. M&N is preparing a preliminary concept development proposal. [CoFB, M&N]
- Coordinate the location of the electrical service entrance and panel. [CoFB, M&N]

SCHEDULE STATUS, UPDATES, AND IDENTIFIED SCHEDULE AND BUDGETARY RISKS

- The design is on hold until we receive approval and guidance from the City Commission on how to proceed. We are currently delayed ten (10) weeks from the expected approval date.
- The design team incurred additional unanticipated costs due to the delayed Schematic Design approval, preparing a second Schematic Design presentation, and considering new design alternatives not included in the TDC-approved project or the design proposal.
- FDEP is working on determining the location of the revised 30-year erosion projection line (post-USACE beach nourishment project) to offer guidance on the correct permitting approach for the



expanded building; however, approval/guidance is needed from the City prior to submitting permitting drawings.

BUDGET SUMMARY

- Original contact amount: **\$300,000.00**
- Total amount of prior invoices: **\$137,756.50**
- Total amount remaining after prior billings: **\$162,243.50 (54.1% of total remaining)**
- Pending/outstanding invoices: **None.**

ATTACHMENTS

- None. Schedule will be updated once we have direction on how to proceed with design.



4225 E. Conant Street,
 Long Beach, CA 90808
 Tel: (562) 590-6500
 moffattnichol.com

Domestic Wire/ACH Information

Bank/Account Name: US Bank/Moffatt & Nichol
 Address: 800 Nicollet Mall BC-MN-H201, Minneapolis, MN 55402
 Account Number: 158300224298
 Routing Number: 122235821

Check Lockbox Account

Payable to: Moffatt & Nichol
 P.O. Box 51760
 Los Angeles, CA 90051-0068
 clientpayments@moffattnichol.com

City of Flagler Beach
105 S. Second Street
Flagler Beach, FL 32136
United States

Invoice : 00805121
Invoice Date : 12/4/2025
Project : 190739/04
Project Name : Flagler Beach Beachwalk
 Engineering Design

For Professional Services Rendered Through 11/29/2025

Send Invoices: tanderson@cityofflaglerbeach.com
 CC: jisaacs@cityofflaflerbeach.com; bfreeman@cityofflaglerbeach.com; GPerdomo@moffattnichol.com

	Fee	% Complete	Billings		
			To Date	Previous	Current
190739/04 - Flagler Beach Beachwalk Engineering Design					
1 - Task 1: Field Work and Data Collection	37,195.00	100.00	37,195.00	37,195.00	0.00
2 - Task 2: Preliminary Engineering and Schematic Design	64,375.00	100.00	64,375.00	64,375.00	0.00
3 - Task 3: Environmental Permitting	30,080.00	91.00	27,372.80	24,966.40	2,406.40
4 - Task 4: Final Design	168,350.00	15.00	25,252.50	21,885.50	3,367.00
Current Billings					5,773.40
Amount Due This Bill					USD 5,773.40

Total Fee : 300,000.00
To Date Billings : 154,195.30
Total Remaining : 145,804.70



PROGRESS REPORT – October 27, to November 29, 2025

PROGRESS REPORT NO.: 010

DATE: 02 December 2025

PROJECT NAME: Flagler Beach – Beachwalk
Phases 1 and 2 Permitting and Design Services

DOCUMENT NUMBER: 190739/04-PRGRPT-010

M&N PROJECT NUMBER: 190739/04

PROGRESS REPORT BY: Gabriel Perdomo, P.E.

PROGRESS SUMMARY HIGHLIGHTS FOR THIS PERIOD

- Task 1 Field Work and Data Collection: N/A.
- Task 2 Preliminary Engineering and Schematic Design: N/A.
- Task 3 Environmental Permitting:
 - Confirmed the updated 30-Year Erosion Projection (30-YEP) line position and resolved siting concerns for proposed structures.
 - Evaluated FDEP's determination that a new primary frontal dune must be established before permitting the proposed Beachwalk project components.
 - Developed a conceptual dune reconstruction approach, including quantity estimates and a preliminary cost.
 - Identified and reviewed FDEP's Beaches Funding Program as a potential 50% cost-share funding source for dune restoration.
 - Prepared a memorandum summarizing these findings.
- Task 4 Final Design:
 - Finalized the site plan realignment design with JPA.

KEY DELIVERABLES SUBMITTED

- Memorandum summarizing the items described in Task 3 above: '2025-11-20 Flagler Beach Pier - Beachwalk FDEP Dune Enhancement Requirement_.pdf'

PLANNED ACTIVITIES FOR THE NEXT PERIOD

- Task 1 Field Work and Data Collection: Completed.
- Task 2 Preliminary Engineering and Schematic Design: Completed.



- Task 3 Environmental Permitting:
 - Coordination with the City on next steps to align with FDEP requirements for this project related to the condition of the frontal dune.
- Task 4 Final Design:
 - None planned until FDEP permitting requirements are resolved.

KEY DECISIONS / DIRECTIONS BY THE CITY

- N/A.

ACTION ITEMS, OUTSTANDING OR PENDING INFORMATION, AND/OR DECISIONS NEEDED

- PRIMARY: Determine if the City would like to pursue re-establishing the frontal dune in the area of the Beachwalk project. [CoFB, M&N]
- SECONDARY: Determine potential options to repair, renovate, or rebuild the lifeguard building. M&N is preparing a preliminary concept development proposal. [CoFB, M&N]
- SECONDARY: Coordinate the location of the electrical service entrance and panel and all other utility connections. [CoFB, M&N]

SCHEDULE STATUS, UPDATES, AND IDENTIFIED SCHEDULE AND BUDGETARY RISKS

- The Beachwalk project is currently on hold pending a City decision on how to respond to FDEP's requirement for re-establishment of a primary frontal dune within the Beachwalk Phase 1 and Phase 2 project area (and associated funding strategy) to support the approved restroom building expansion and promenade.

BUDGET SUMMARY

- Original contact amount: **\$300,000.00**
- Total amount of invoices: **\$154,195.30**
- Total amount remaining: **\$145,804.70 (48.6% of total remaining)**
- Pending/outstanding invoices: **None.**

ATTACHMENTS

- None.



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 Long Beach, CA 90808
 Tel: (562) 590-6500
 moffattnichol.com

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 P.O. Box 51760
 Los Angeles, CA 90051-0068
 clientpayments@moffattnichol.com

City of Flagler Beach
105 S. Second Street
Flagler Beach, FL 32136
United States

Invoice : 00803314
Invoice Date : 10/7/2025
Project : 190739/04
Project Name : Flagler Beach Beachwalk
 Engineering Design

For Professional Services Rendered Through 9/27/2025

Send Invoices: tanderson@cityofflaglerbeach.com
 CC: jisaacs@cityofflaflerbeach.com; bfreeman@cityofflaglerbeach.com; GPerdomo@moffattnichol.com

	Fee	% Complete	Billings		
			To Date	Previous	Current
190739/04 - Flagler Beach Beachwalk Engineering Design					
1 - Task 1: Field Work and Data Collection	37,195.00	100.00	37,195.00	37,195.00	0.00
2 - Task 2: Preliminary Engineering and Schematic Design	64,375.00	100.00	64,375.00	64,375.00	0.00
3 - Task 3: Environmental Permitting	30,080.00	80.00	24,064.00	23,462.40	601.60
4 - Task 4: Final Design	168,350.00	12.00	20,202.00	16,835.00	3,367.00
			Current Billings		3,968.60
			Amount Due This Bill	USD	3,968.60

Total Fee : 300,000.00
To Date Billings : 145,836.00
Total Remaining : 154,164.00



PROGRESS REPORT – August 31 to September 27, 2025

PROGRESS REPORT NO.: 008

DATE: 05 October 2025

PROJECT NAME: Flagler Beach – Beachwalk
Phases 1 and 2 Permitting and Design Services

DOCUMENT NUMBER: 190739/04-PRGRPT-008

M&N PROJECT NUMBER: 190739/04

PROGRESS REPORT BY: Gabriel Perdomo, P.E.

PROGRESS SUMMARY HIGHLIGHTS FOR THIS PERIOD

- Task 1 Field Work and Data Collection: N/A.
- Task 2 Preliminary Engineering and Schematic Design: Completed.
- Task 3 Environmental Permitting:
 - Followed up with FDEP Office of Resiliency and Coastal Protection on determining the position of the 30-year erosion projection line.
- Task 4 Final Design:
 - Presented at the City Commissioner’s meeting on September 25th and received approval from the City Commission on the amended 30% Schematic Design.
 - Participated in design coordination meetings and correspondence with JPA.
 - Participated in a project coordination meeting with the City on September 15th.

KEY DELIVERABLES SUBMITTED

- N/A.

PLANNED ACTIVITIES FOR THE NEXT PERIOD

- Task 1 Field Work and Data Collection: None.
- Task 2 Preliminary Engineering and Schematic Design: Completed.
- Task 3 Environmental Permitting:
 - Coordinate with FDEP on the location of the 30-year erosion projection line.
 - Update permit drawings based on the amended 30% Schematic Design.
 - Finalize and submit the FDEP CCCL permit application.
- Task 4 Final Design:



- Update the design plan based on the approved as amended 30% Schematic Design.

KEY DECISIONS / DIRECTIONS BY THE CITY

- Approval of the 30% Schematic Design as amended on September 25th.

ACTION ITEMS, OUTSTANDING OR PENDING INFORMATION, AND/OR DECISIONS NEEDED

- Confirm the amended components from the approved 30% Schematic Design. [CoFB, M&N]
- Determine the updated 30-year erosion projection line and advise on proceeding with the CCCL permit submittal. [FDEP, M&N]
- Determine potential options to repair, renovate, or rebuild the lifeguard building. M&N is preparing a preliminary concept development proposal. [CoFB, M&N]
- Coordinate the location of the electrical service entrance and panel. [CoFB, M&N]

SCHEDULE STATUS, UPDATES, AND IDENTIFIED SCHEDULE AND BUDGETARY RISKS

- Schematic Design approval was delayed approximately three months. M&N will evaluate ways to expedite and update the schedule during this next billing period.
- The design team incurred additional unanticipated costs due to the delayed Schematic Design approval, attending additional City Commission meetings, and considering different design alternatives not included in the TDC-approved project or the design proposal. Having received amended approval, M&N will evaluate the remaining budget with the anticipated work and report back to the City with a change order request, if needed.
- FDEP is working to determine the location of the revised 30-year erosion projection line to offer guidance on the correct permitting approach for the expanded building.

BUDGET SUMMARY

- Original contact amount: **\$300,000.00**
- Total amount of prior invoices: **\$141,867.40**
- Total amount remaining after prior billings: **\$158,132.60 (52.7% of total remaining)**
- Pending/outstanding invoices: **None.**

ATTACHMENTS

- None.



4225 E. Conant Street,
 Long Beach, CA 90808
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 moffattnichol.com

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City of Flagler Beach
105 S. Second Street
Flagler Beach, FL 32136
United States

Invoice : 00804388
Invoice Date : 11/11/2025
Project : 190739/04
Project Name : Flagler Beach Beachwalk
 Engineering Design

For Professional Services Rendered Through 10/25/2025

Send Invoices: tanderson@cityofflaglerbeach.com
 CC: jisaacs@cityofflaflerbeach.com; bfreeman@cityofflaglerbeach.com; GPerdomo@moffattnichol.com

	Fee	% Complete	Billings		
			To Date	Previous	Current
190739/04 - Flagler Beach Beachwalk Engineering Design					
1 - Task 1: Field Work and Data Collection	37,195.00	100.00	37,195.00	37,195.00	0.00
2 - Task 2: Preliminary Engineering and Schematic Design	64,375.00	100.00	64,375.00	64,375.00	0.00
3 - Task 3: Environmental Permitting	30,080.00	83.00	24,966.40	24,064.00	902.40
4 - Task 4: Final Design	168,350.00	13.00	21,885.50	20,202.00	1,683.50
Current Billings					2,585.90
Amount Due This Bill					USD 2,585.90

Total Fee : 300,000.00
To Date Billings : 148,421.90
Total Remaining : 151,578.10



PROGRESS REPORT – September 28 to October 27, 2025

PROGRESS REPORT NO.: 009

DATE: 10 November 2025

PROJECT NAME: Flagler Beach – Beachwalk
Phases 1 and 2 Permitting and Design Services

DOCUMENT NUMBER: 190739/04-PRGRPT-009

M&N PROJECT NUMBER: 190739/04

PROGRESS REPORT BY: Gabriel Perdomo, P.E.

PROGRESS SUMMARY HIGHLIGHTS FOR THIS PERIOD

- Task 1 Field Work and Data Collection: N/A.
- Task 2 Preliminary Engineering and Schematic Design: Completed.
- Task 3 Environmental Permitting:
 - Followed up with FDEP Office of Resiliency and Coastal Protection on determining the position of the 30-year erosion projection line and received a response and on the frontal dune location within the project area.
- Task 4 Final Design:
 - Coordinated with JPA and clarified the design amendment with the City.
 - Realigned the site plan design based on the amended 30% Schematic Design.

KEY DELIVERABLES SUBMITTED

- N/A.

PLANNED ACTIVITIES FOR THE NEXT PERIOD

- Task 1 Field Work and Data Collection: None.
- Task 2 Preliminary Engineering and Schematic Design: Completed.
- Task 3 Environmental Permitting:
 - Coordinate with FDEP on the location of the frontal dune location.
 - Update permit drawings based on the amended 30% Schematic Design.
 - Finalize and submit the FDEP CCCL permit application.
- Task 4 Final Design:
 - Update the design plan based on the approved as amended 30% Schematic Design.

Date: **10 November 2025**

Page **1** of **3**



KEY DECISIONS / DIRECTIONS BY THE CITY

1. Foundation Piles: No changes. The proposed new concrete piles are approved.
2. Decking:
 - a. Proceed with composite timber decking as the base bid design decking material, and
 - b. Also include timber as a bid alternate decking material.
3. Building Material:
 - a. Block structure (split faced) as the base bid design material for all building, and
 - b. Also include a secondary material or option as a bid alternate for consideration (TBD by JPA).
4. Roof (General):
 - a. Remove one course of block from the walls to lower the whole roof by 8 inches.
 - b. Maintain the same general roof line that we have been showing since the preliminary design phase.
 - c. Maintain a minimum roof slope to allow flexibility for future standing seam metal roofing.
5. Roof (South/Third Roof):
 - a. Keep the third roof segment closest to the promenade, but.
 - b. Price that roof independently in the bid to allow for value engineering consideration.
6. Stairs: Remove the beach access stairwell at the southeast corner of the new building.
7. Circular sinks: Approved as shown with the additional benches.
8. Breezeways with overlook: Approved as shown in the 30% design.
9. Promenade Deck Elevation: Lower the promenade to maintain the same elevation as the adjacent sidewalk and building foundation deck (elevation +18 ft NAVD).
10. Interior commercial space in the new building will potentially be used by Ocean Rescue, but this will not change the design of that commercial space, the adjacent spaces, or the roof.

ACTION ITEMS, OUTSTANDING OR PENDING INFORMATION, AND/OR DECISIONS NEEDED

- Determine the frontal dune location and whether or not FDEP will require the City to re-establish a dune prior to proceeding with the CCCL permit submittal. [FDEP, M&N]
- Determine potential options to repair, renovate, or rebuild the lifeguard building. M&N is preparing a preliminary concept development proposal. [CoFB, M&N]



- Coordinate the location of the electrical service entrance and panel and all other utility connections. [CoFB, M&N]

SCHEDULE STATUS, UPDATES, AND IDENTIFIED SCHEDULE AND BUDGETARY RISKS

- The frontal dune location may require re-establishment of the dune prior to approving the Beachwalk project as proposed with the expanded building and promenade over the existing dune, which would introduce both schedule and budgetary risks.
- Once we have clarity from FDEP, we will update the project schedule accordingly.

BUDGET SUMMARY

- Original contact amount: **\$300,000.00**
- Total amount of invoices: **\$148,421.90**
- Total amount remaining: **\$151,578.10 (50.5% of total remaining)**
- Pending/outstanding invoices: **None.**

ATTACHMENTS

- None.