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FINAL PERFORMANCE REPORT

FEDERAL AID GRANT NO. F-60-D-2

THREE FORKS RIVER CENTER DEVELOPMENT

OKLAHOMA DEPARTMENT OF WILDLIFE CONSERVATION

April 1, 2009 through December 31, 2009

FINAL PERFORMANCE REPORT

State: Oklahoma **Grant Number**: F-60-D-2

Grant Program: Sport Fish Restoration

Grant Title: Three Forks River Center Development

Grant Period: April 3, 2006 – December 31, 2009

Report Period: April 1, 2009 – December 31, 2009

Project Leader: Jim Burroughs

Need:

The Oklahoma Department of Wildlife Conservation, in cooperation with the Muskogee City-County Port Authority has determined a need to provide a facility at the newly constructed Three Forks Harbor along the Arkansas River near Muskogee, OK. This harbor is on the McClellan-Kerr Navigation System, which allows boaters essentially from anywhere in the world with oceanic and inland river navigation waterways to motorboat to Muskogee. The Three Forks Harbor is designed to attract visitors to the harbor as a recreational and tourist destination. It is expected that recreational boaters will be launching, retrieving and docking their boats in the harbor to visit the area.

There is a need for support facilities and amenities necessary to enhance the use and attraction of boaters to Three Forks – the River Center. These support facilities and amenities are designed for the boater in the very same way that visitor information and rest centers are designed for the safety, convenience, relaxation and comfort of the highway traveler. As is more often the case than not with points of access for the boater, Three Forks Harbor is isolated from service stations, convenience stores and other service outlets that might be expected or required. For this reason, the River Center will play an important and vital role in providing boaters with services and facilities on site that they cannot otherwise obtain without a road trip, requiring some other form of transportation.

Boaters with larger, generally nontrailerable boats cannot use common boat launching ramps to launch or retrieve their vessels. There is a need for a boat travel lift and dock to accommodate these boaters' needs.

Objective:

To design and construct a portion of the River Center and associated travel lift and dock within Three Forks Harbor.

Expected Benefits:

The River Center will provide a facility to provide boaters a place to use the restrooms, relax in a shelter off their boats, learn about the boating and fishing opportunities along the river and vicinity, as well as learn about the aquatic resources of the Arkansas, Verdigris and Grand Rivers that confluence immediately above the harbor. In addition, recreational boaters that wish to launch or retrieve larger, often non-trailerable boats, will be able to use the travel lift and dock to move their boats into or out of the harbor.

Approach:

The Oklahoma Department of Wildlife Conservation will enter into a cooperative agreement with the Muskogee City-County Port Authority to construct the River Center and construct the travel dock and associated travel lift for large recreational boats. Preliminary costs of $69,180 associated with the down payment for the travel lift, resulting in substantial cost savings are included in the grant costs.

Because the River Center will be publicly owned and operated by the Muskogee City-County Port Authority, whose offices and staff will be on-site to support a variety of activities, users other than recreational boaters will certainly benefit from use of the facilities; nonetheless, the majority of use will be to support recreational boater access. In order to insure that funds earmarked for boater access are not used for other purposes, the Port Authority offices have been excluded from the total square footage for which funding is requested. In addition, recognizing the difficulty of identifying specific areas of the remaining space in the River Center that are more or less likely to be used exclusively by boaters, the funding request is conservatively pro-rated, based on a 50% boater usage. Furthermore, because much of the space within the River Center, such as gallery, breezeway, plaza will be used for information and education about the harbor, the rivers and associated aquatic resources, the River Center costs, excluding the restrooms/showers will be prorated at 50% boating access funds and 50% aquatic resources education funds.

Location:

Three Forks Harbor on the Arkansas River near Muskogee, Muskogee County, Oklahoma

Summary of Progress APRIL 3, 2006 through June 30, 2009.

Construction on the River Center began May 18, 2006 at an original cost of $3,411,547.00. The original completion date was June 5, 2007. A total of 4 change orders were approved during the project that resulted in a net reduction in the project cost of $4,045.73 and the addition of 8 calendar days to original completion date.
On May 17, 2007, the end of the first year of construction, the project was 36.1 % complete with most of the work completed consisting of the foundation, i.e., dirt work, concrete, underground plumbing and electrical, the concrete floor of the building and

some of the structural steel. Major flooding on the Arkansas River during this time frame created significant delays in completion of the foundation work below the water levels.

On May 17, 2008, the end of the second year of construction, the project was 76.4 % complete with most of the work consisting of completion of the structural steel, wood framing, above ground electrical & plumbing, masonry, wall finishes, and installation of metal work and windows. On March 14, 2009, the project was substantially complete and a substantial completion certificate was executed by the Owner, Contractor and Architect. During this period most of the work consisted of finish work on interior walls, mill work and fixtures, and exterior metal work. The Contractor was instructed to complete the final inspection punch list and submit all closeout documentation to the Architect for review and approval.

On November 20, 2009, all punch list items were completed, all closeout documents submitted and approved and the Architect certified and forwarded the final pay application to the Owner. The final project cost was $3,407,501.27.

The significant delays during the course of this project were due primarily to weather and reportedly, internal management problems of the Contractor. The project is complete and is now occupied by the Owner and fully operational as a public use facility. Final invoice to the Department of Wildlife has been received and is being processed for final payment.

Significant Deviations: None

Prepared by: Jim Burroughs

Approved by:

Fisheries Division Administration
Oklahoma Department of Wildlife Conservation

John D. Stafford
Federal Aid Coordinator
Oklahoma Department of Wildlife Conservation

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