




RIVIERA BEACH COMMUNITY REDEVELOPMENT AGENCY

2001 BROADWAY, SUITE 300
RIVIERA BEACH, FL 33404
PHONE: 561-844-3408
FAX: 561-881-8043
Website: www.rbkra.com

MEMORANDUM

TO: Honorable Chair and Members, CRA Board of Commissioners
City of Riviera Beach, Florida

FROM:  Scott Evans
Interim Executive Director, CRA

COPY: J. Michael Haygood, CRA Attorney

DATE: April 19, 2017

SUBJECT: Requesting Approval for Event Center Rooftop Additions to Address Shading Concerns.

REQUEST FOR BOARD ACTION

The CRA staff is requesting approval to begin the procurement process to purchase and install equipment to address the need for additional shading on the Event Center Rooftop. The purpose of this initiative is to firstly, address the numerous requests from the community to add shading to the rooftop area. Secondly, is to provide covering during light showers to avoid an entire event party needing to exit to the lobby area. Thirdly, it is our belief that the addition of sufficient shading will improve the marketability of the rooftop space. The vision of this proposed project is to add shading without the space feeling enclosed and to make additions that are visually pleasing to the eye. Finally, any additional structure or equipment will be in line with the current architectural design of the Marina Village.

CURRENT SITE STATUS

The roof top is 4,325sqft with roughly 4,000sqft of unshaded area. We have identified three roof top shading options that are esthetically in line with the design of the Event Center. The roof top also has a 1,400sqft pergola that is purely decorative with minimal shading with no protection from the rain. The following are three viable options for your consideration.

Sun sails

Fashioned after the sail of a ship, a device created to provide outdoor shading. The fabric is made out of 100% UV stabilized plastic with the durability to with stand severe tropical climate and weather. There are three coverage options presented.

SE: AL



Sun Sails

Retractable Umbrellas

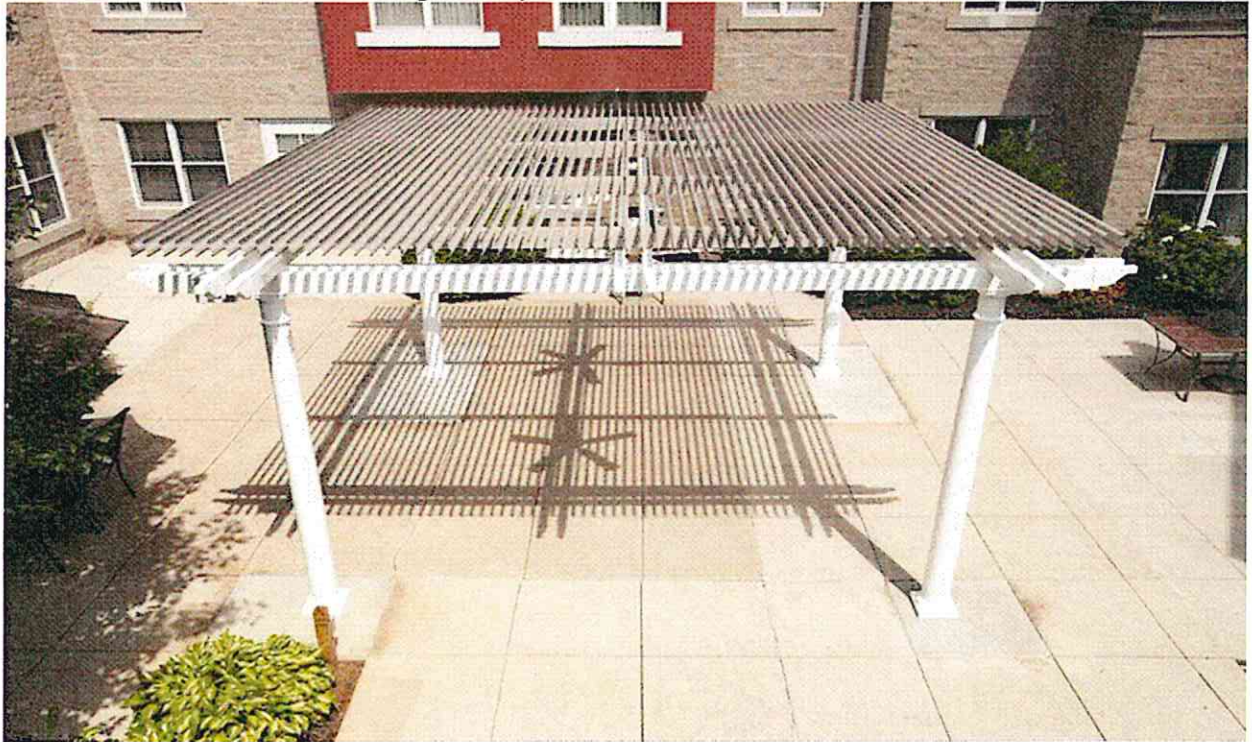
Retractable Umbrellas provide external shading with a crank that provides the ability to easily open and close. The Umbrella is 100% galvanized powder coated steel with Marine grade fabric. The structure also has a weighted freestanding base. There are two coverage options.



Retractable Umbrella

Louvered Roof

Louvered roof system is a versatile motorized adjustable patio cover that can be closed to provide shade and cover from rain and opened by remote control as needed.



Louvered Roof System

FINANCIAL IMPLICATIONS

The table below illustrates the coverage area for each option and the total cost with a 25% allowance for contingencies.

| SHADING TYPE | COVERAGE AREA | TOTAL COAST |
|-----------------------------|----------------------|--------------------|
| Sun Sails Opt 1 | 1,680 sqft | \$125,000 |
| Sun Sails Opt 2 | 1,176 sqft | \$103,000 |
| Sun Sails Opt 3 | 810 sqft | \$66,000 |
| Retractable Umbrellas Opt 1 | 1,014 sqft | \$38,000 |
| Retractable Umbrellas Opt 2 | 676 sqft | \$26,000 |
| Louvered Roof System | 1,472 sqft | \$94,000 |

RECOMMENDATIONS

The CRA feels that all shading options presented are viable and fit the aesthetics of the Marina Village property, but our current recommendation is the retractable umbrella first coverage option to address the minimal roof top shading at the Event Center. If the retractable umbrella is chosen staff will ensure that the color chosen will coordinate with existing equipment.

SE: AL