




## 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:** November 13, 2019

**SUBJECT:** Approval to Enter into Negotiations with All-Site Construction to provide Construction Services for the 2601 & 2615 Broadway Block Redevelopment Project.

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### REQUEST FOR BOARD ACTION

The Riviera Beach Community Redevelopment Agency (CRA) is seeking approval to enter into negotiations with All-site Construction to complete the construction for the CRA-owned properties located on the north west corner of Blue Heron and Broadway (the “Properties”). The proposed plan has four phases, which will include beautification, signage improvements, parking lot reconstruction, and site enhancement including safety perception elements through design (the “Project.”)

### BACKGROUND

In December 2016 and March 2017, Staff provided several proposed renderings of the project to the Board for review. In November 2017 the Board of Commissioners of the Agency (the “Board”) voted to move forward with the options for the parking lot, water feature, signage, lighting, landscaping and the addition of an eco-art feature. The Project included the following elements:

### **Parking Lot Improvements**

- Rebuild concrete sidewalks and curb & gutter as required
- Add concrete curb & gutter and side walk at the Broadway entrance
- 6,300 sq. ft. Paving specified area
- CBS walls with smooth stucco finish and metal doors to dumpster enclosure

### **Landscaping & Irrigation**

- 19 Large palms added
- Relocate 3 existing large palms
- 1 Small Palm added
- 4 small trees added
- 4,650 sq. ft. of shrubs & groundcovers
- 4500 sq. ft. of sod
- Install irrigation system covering 9,150 sq. ft.
- Eco Art/ Butterfly Garden installation

### **Signage & Fencing**

- New wrap building sign (*remove existing roof sign*)
- 6 ft. aluminum fencing (east-west)
- 6 ft. high solid fencing on west property line, north end
- Garden fencing
- Garden interpretive signs

### **Site & Decorative Lighting**

- 10 up-lighting for palm trees
- 6 3 lights to highlight mural (*Up lighting option to be included*)
- 2 lights for moth theater
- 4 parking area lights, building mounted
- 2 bollard lights
- 1 ceiling light in the fountain electrical room

## Water Feature

- Raised pool jets with marquee (“CITY OF RIVIERA BEACH”) sign and basin waterfall

In September 2018 the Board approved a contract with the architectural firm of Harvard Jolly to provide architectural and construction development services and complete construction plans for the Project.

## PROCUREMENT PROCESS TIMELINE

Pursuant to the Agency’s Procurement Code, on May 19, 2019, Staff advertised an invitation to bid (“ITB”) for construction contractors to complete the Project on several mediums including the CRA’s website, Demandstar, Palm Beach Post and Construction Connect. Staff held a pre-bid meeting to present the project, answer questions and provide feedback at which 5 interested contractors attended. However, only one bid was received pursuant to the ITB from All-Site Construction. Because only one bid was received, pursuant to the Procurement Code, the bid was cancelled and rebid as ITB 2019-05. Again, the ITB was advertised in the same mediums, a pre-bid meeting was held wherein we received only one bid from All-Site Construction. The lowest bid submitted by All-Site was for \$695,241.83. The following is a timeline for the bid proceedings.

DATE	ACTIVITY
May 19, 2019	ITB2019-02 was published
June 7, 2019	ITB2019-02 Pre Bid meeting was held
July 23, 2019	Due Date was extended
August 6, 2019	Submission Deadline
August 7, 2019	ITB 2019-02 Bid Canceled
August 18, 2019	ITB 2019-05 was published
September 10, 2019	ITB2019-05 Pre Bid meeting was held
October 21, 2019	Submission Deadline
October 24,2019	ITB2019-05 Bid Accepted

Both bids were reviewed by Harvard Jolly (the Architect), the CRA’s Project Manager, and the Agency’s Executive Director and found to be responsive.

## RECOMMENDATION

Despite receiving only one bid, Staff recommends that the Board of Commissioners authorize Staff to enter into contract negotiations with All-Site Construction for a contract to complete

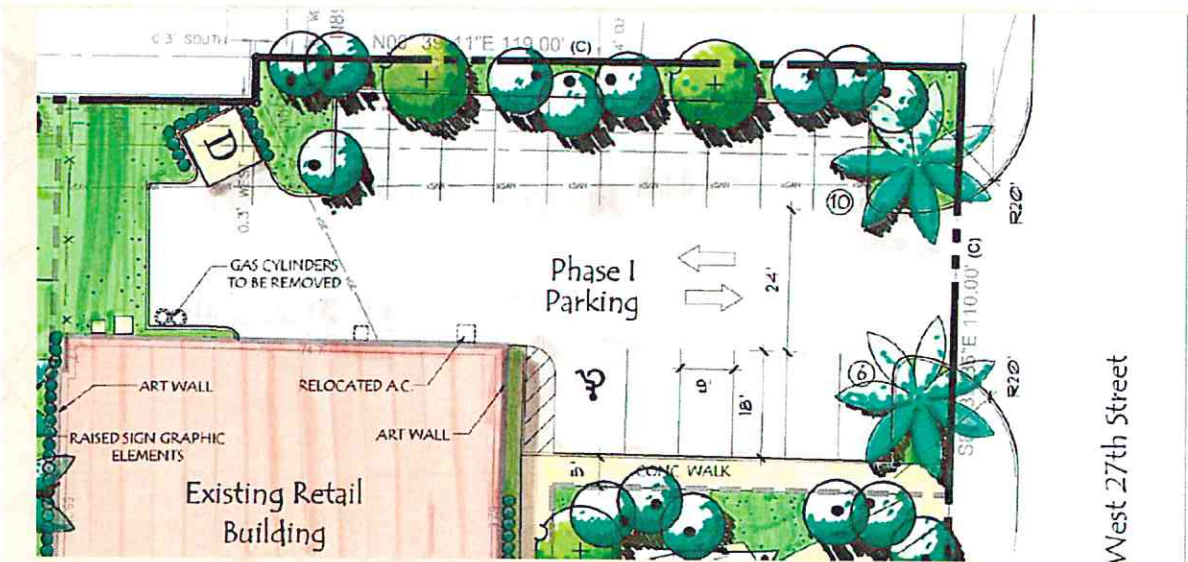
construction of the Project because the Agency found the bid to be responsive and the bid amount to be competitive as compared to the recommended cost sheet provided by the Architects assigned to the project.

EXHIBIT A  
ECO ART/ BUTTERFLY GARDEN



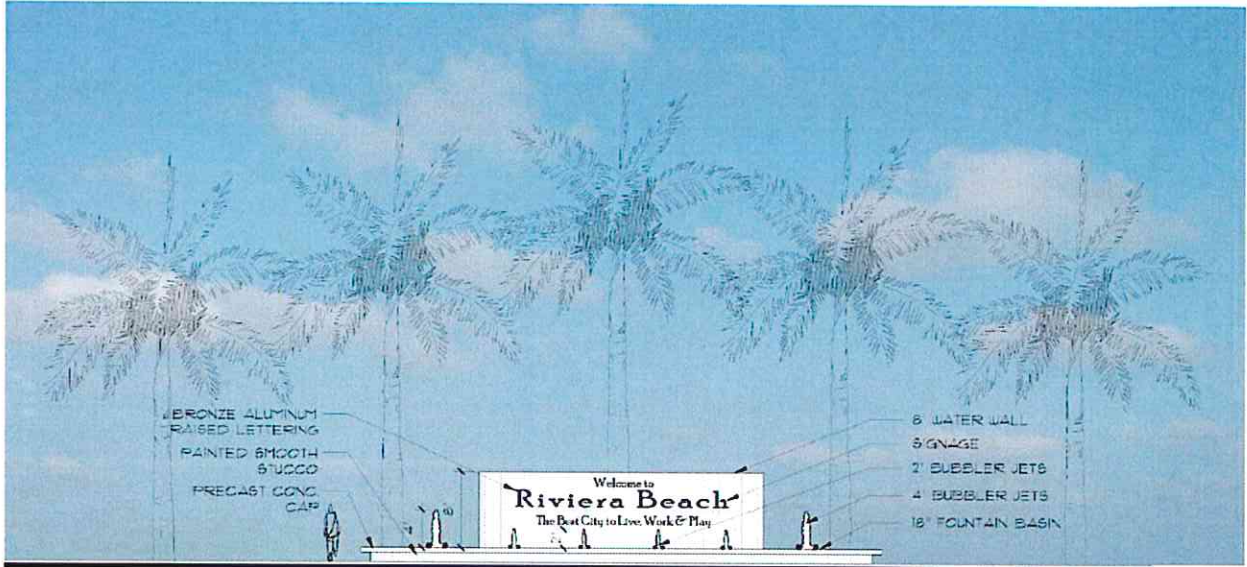
Interactive Art - Moth Theater

# EXHIBIT B PARKING PLAN

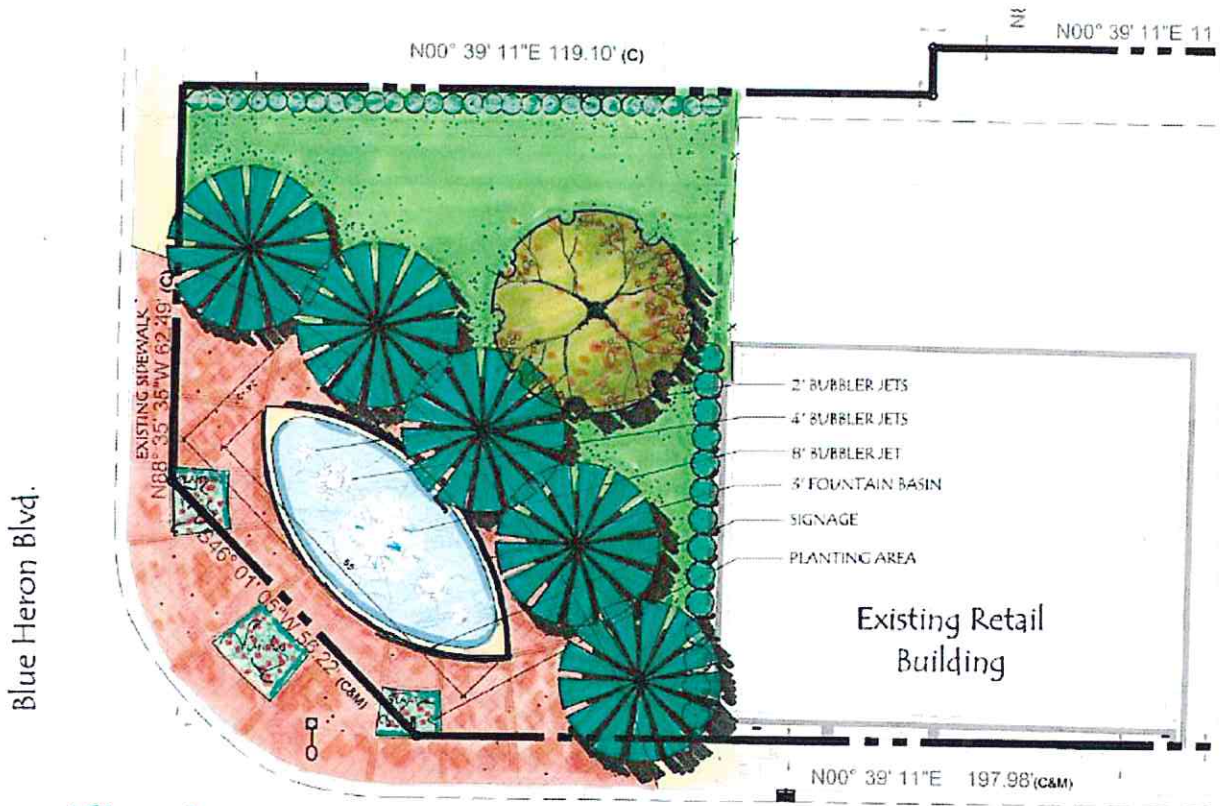


Parking & Circulation FINAL (16 Spaces) 2016

# EXHIBIT C WATER FEATURE



Front View Elevation

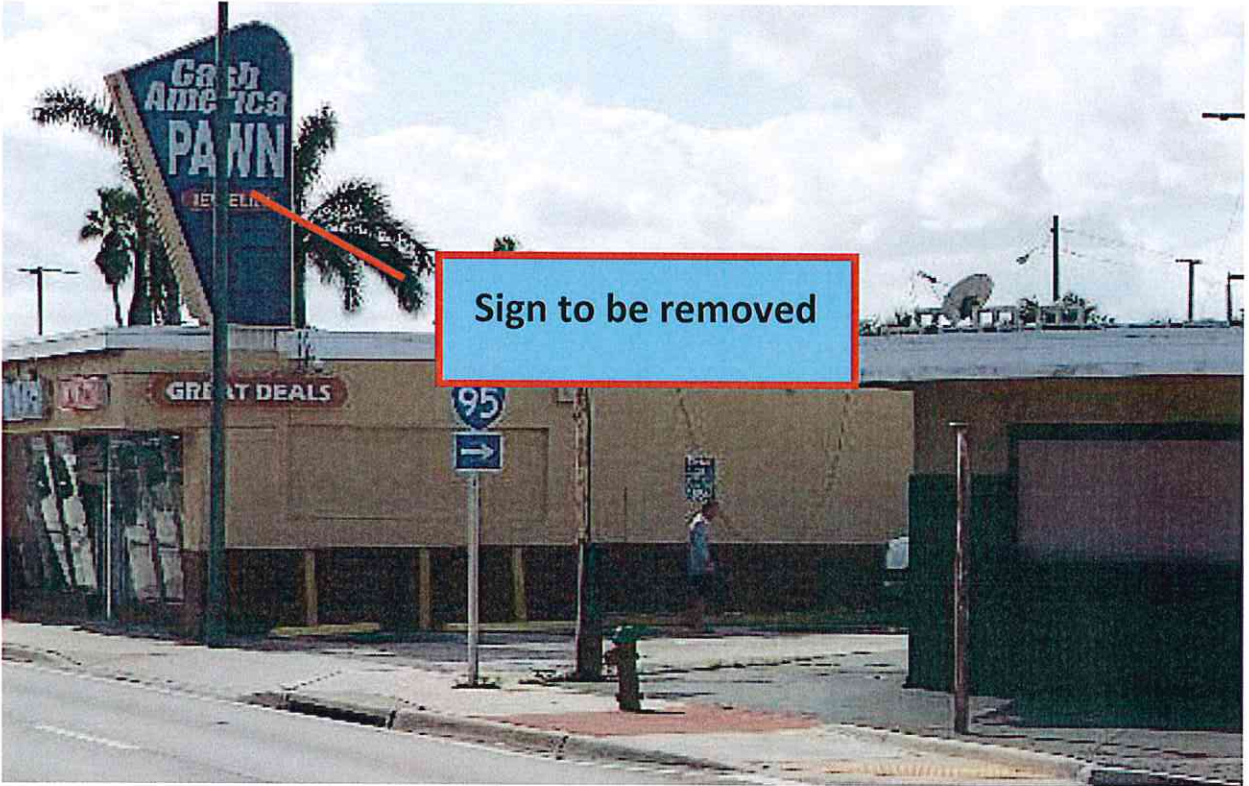






# EXHIBIT E SIGNAGE IMPROVEMENTS





Sign to be removed

# EXHIBIT F LIGHTING



*\*Up lighting option to be included\**



# EXHIBIT G SITE LOCATION

Owners	
RIVIERA BEACH CRA	
Property detail	
Location	2601 BROADWAY
Municipality	RIVIERA BEACH
Parcel No.	56434228140030260
Subdivision	KIRKLINGTON PARK IN
Book	25919
Page	614
Sale Date	APR-2013
Mailing Address	2001 BROADWAY STE 300 RIVIERA BEACH FL 33404 5612
Use Type	1000 - VACANT COMMERCIAL
Total Square Feet	0
Sales Information	



Owners	
RIVIERA BEACH CRA	
Property detail	
Location	2615 BROADWAY
Municipality	RIVIERA BEACH
Parcel No.	56434228140030200
Subdivision	KIRKLINGTON PARK IN
Book	26237
Page	750
Sale Date	AUG-2013
Mailing Address	2001 BROADWAY STE 300 RIVIERA BEACH FL 33404 5612
Use Type	1100 - STORES
Total Square Feet	5205

