



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: January 22, 2020

SUBJECT: Approval of Contract with All-Site Construction to provide
Construction Services for the 2601 & 2615 Broadway & Blue Heron Block
Redevelopment Project

REQUEST FOR BOARD ACTION

The Riviera Beach Community Redevelopment Agency (CRA) is seeking approval of a construction contract with All-Site Construction to complete Phase I of the construction for the Blue Heron & Broadway Block Redevelopment Project on the CRA-owned properties located on the north west corner of Blue Heron and Broadway (the "Properties"). The proposed plan has four initiatives, 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.

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. On November 13, 2019, the Agency received approval to move forward with contract negotiations with All-Site Construction.

CURRENT STATUS

The Agency desires to enter into a contract to complete the project in two phases as explained below:

PROJECT ELEMENT		INDIVIDUAL COST
PHASE I	Remove concrete	\$6,786.00
	Remove asphalt	\$14,105.00
	New Eave Sign	\$3,250.00
	New colored concrete sidewalk/plazas	\$45,000.00
	Type "D" curbing	\$3,040.00
	Royal Palm relocate	\$4,500.00
	Royal Palm new	\$3,192.00
	Annual Flowers	\$4,665.50
	Green Island Fichus	\$331.20
	Sod (Floritam)	\$3,375.00
	Irrigation System by square footage	\$10,211.40
	Planting Amenities & Staking	\$4,158.66
	Signage for Fountain Wall Sign	\$8,028.80
	Raised Pool Basin with Jets, Tiled Sign Water Wall, Fountain Mechanics,	\$155,575.00
	Mural Wall Wash (in ground)	\$4,200.00
	Up-Lighting Royal Palms (in-ground)	\$19,000.00
	Monument sign up light (in ground paving)	\$2,200.00
	Electrical Room	\$22,000.00
	Underground Electrical Feed Install	\$20,000.00
	Overhead, Profit & General Conditions	\$54,381.44
	\$388,000.00	

PROJECT ELEMENT		INDIVIDUAL COST
PHASE II	Remove concrete	\$6,786.00
	Remove electric pole,	\$6,500.00
	Remove PVC fencing	\$350.00
	Relocate AC	\$1,250.00
	New electrical line to Dairy Belle	\$8,500.00
	New Eave Sign	\$3,250.00
	New colored concrete sidewalk/plazas	\$30,000.00
	Modified catch basin grate	\$4,800.00
	Asphalt parking lot with base	\$51,600.00
	Mill & overlay existing asphalt	\$30,160.00
	Type "D" curbing	\$3,040.00
	Pavement Marking and Signage	\$3,750.00
	6' aluminum picket fence	\$3,450.00
	30" Garden Fence Post & Chain	\$6,504.00
	Pigeon Plum tree	\$1,672.00
	Christmas Tree Palm	\$378.00
	Medjool Date Palm	\$10,675.00
	Sabal Palms curved	\$5,012.00
	Cocoplum	\$680.00
	Croton	\$275.40
	Fire bush	\$326.70
	Dwarf Fire bush	\$340.00
	Stokes Dwarf Ilex	\$523.60
	Wild Coffee	\$545.70
	Sand Cordgrass	\$194.00
	Fakahatchee Grass	\$2,871.20
	Florida Gamma Grass	\$543.20
	Crown of Thorns	\$1,461.50
	Green Island Fichus	\$220.80
	Blanket Flower	\$756.70
	Black Eyed Susan	\$290.70
	Irrigation System by square footage	\$5,786.46
	Planting Amenities & Staking	\$2,142.34
	Monument Sign Letters	\$2,621.20
	Garden Interpretive Signs	\$6,500.00
	Removal of rooftop sign	\$1,500.00
	New Eave Sign	\$6,500.00
	Eco Art Garden (Preparation)	\$12,500.00
	Moth Theater on special stations	\$2,400.00
	Moth Theater setup & programming	\$2,250.00
Bollards	\$4,800.00	
Parking Lot lights - Post	\$54,000.00	
Parking Lot lights – Building Mounted	\$5,600.00	

Electric Feed Modifications to Existing Pole (removal of pole)	\$7,000.00
Underground Electrical Feed Install	\$20,000.00
	\$320,306.50

The Board requested that the Agency seek out a third-party construction estimator to review the project and provide suggestive pricing. The company, Robling Architecture Construction, Inc. provided the following document in Exhibit B, which estimated the construction cost at \$696,106.00. The combined negotiated price with All-Site is \$708,306.50. All-Site's price is inline with the estimate provided by Robling Architecture Construction, Inc.

RECOMMENDATION

Staff recommends that the Board of Commissioners authorize Staff to execute a contract with All-Site Construction to complete Phase I of construction for the Blue Heron and Broadway Block Redevelopment Project for a total of \$388,000.00 with a 9% contingency.



EXHIBIT A SITE LOCATION PHASE I

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	
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PHASE II

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



EXHIBIT B
COST ESTIMATE

ROBLING

**ARCHITECTURE
CONSTRUCTION**

AA-26001115 EB-28211 CGC-150+260

January 16, 2020

Andre Lewis, BS, MBA
Senior Project Manager
City of Riviera Beach
2001 Broadway Ste 300
Riviera Beach, FL 33404

Re: Block Redevelopment Project (2615 & 2601 Broadway, Riviera Beach, FL)

Andre,

Attached is our opinion of probable construction cost for the subject project, based on the plans prepared by Last Devenport and Gentile, Glas, Holloway, O'Mahoney & Associates.

This cost estimate is based on our experience, quotes provided by subcontractors/suppliers and current local market environment. Robling does not guarantee that actual construction costs or bids will not vary from the estimate provided us and we exclude all liability for any damages, claims or delays.

Sincerely,

ROBLING ARCHITECTURE CONSTRUCTION, INC.



Brian Allen
Vice-President

ASSUMPTIONS & CLARIFICATIONS

1. This estimate is based on the work generally being performed during normal business hours.
2. Impact fees, FPL fees, water connection fees, meter fees and other utility costs are not included.
3. This estimate does not include any costs for demucking or removal of unsuitable soils.
4. Architecture & engineering design fees for additional permit plans for the dumpster enclosure and fountain walls are not included.

EXHIBIT "A"

Estimate of Probable Construction Cost

Project: Broadway & Blue Heron Block Redevelopment

Date: 1/15/20

Architect: Last Devenport Inc. & Gentile, Glas Holloway, O'Mahoney

Drawings: Permit Set 6/14/19

CSI Division Summary	COST	%	DESCRIPTION
Division 1 General Conditions	\$35,910.00	6.3%	Direct Cost Items necessarily incurred in the Project during the Construction Phase (excluding Insurance and Bonds shown below). See Attachment 2 for detailed breakdown of these reimbursable expenses.
Division 2 Existing Conditions	\$12,850.00	2.2%	
Division 3 Concrete	\$38,000.00	6.6%	
Division 4 Masonry	\$0.00	0.0%	
Division 5 Steel	\$0.00	0.0%	
Division 6 Wood, Plastics, Composites	\$0.00	0.0%	
Division 7 Thermal & Moisture Protection	\$0.00	0.0%	
Division 8 Windows and Doors	\$0.00	0.0%	
Division 9 Finishes	\$450.00	0.1%	See Attachment 1 - Cost Summary
Division 10 Specialties	\$21,680.00	3.8%	
Division 11 Equipment	\$0.00	0.0%	
Division 12 Furnishings	\$0.00	0.0%	
Division 13 Special Construction	\$140,000.00	24.4%	
Division 14 Elevators	\$0.00	0.0%	
Division 21,22,23 Mechanical	\$10,810.00	1.9%	
Division 26,27,28 Electrical	\$85,300.00	14.9%	
Division 31,32,33 Site Work	\$229,270.00	39.9%	
Other:	\$0.00	0.0%	
SUBTOTAL "A"	\$574,270	100.0%	
Insurance and Bonds			
Payment & Performance Bonds	\$10,500.00	1.5%	100% Performance Bond and a 100% Labor and Material Payment Bond each in an amount equal to the total project cost.
General Liability & Workers Comp. Insurance	\$6,700.00	1.0%	
Builders Risk Insurance	\$0.00	0.0%	
SUBTOTAL "C"	\$591,470		Subtotal "C" = Subtotal "B" + Insurance and Bonds
Management Costs			
Permit Fees	\$17,228	3.0%	
Staff Costs	\$35,200	5.1%	
Overhead and Profit	\$52,208	7.5%	
Probable Construction Cost Estimate	\$696,106		

Attachment 1 - Construction Cost Breakdown

#REF!
Robling Architecture Construction, Inc.

Date: 1/15/20
Drawings: Permit Set 6/14/19

CSI DIV.	Trade / Bid Package Description		DIV. TOTAL	REMARKS
	GENERAL CONDITIONS	\$35,910.00	\$35,910.00	See Attachment 2
002	EXISTING CONDITIONS		\$12,850.00	
	Site demolition	\$10,900.00		
	Saw cutting	\$1,950.00		
003	CONCRETE		\$38,000.00	
	Dumpster enclosure with gates	\$38,000.00		
004	MASONRY		\$0.00	
005	STEEL		\$0.00	
006	WOOD, PLASTICS & COMPOSITES		\$0.00	
007	THERMAL & MOISTURE PROTECTION		\$0.00	
008	OPENINGS		\$0.00	
009	FINISHES		\$450.00	
	Paint	\$450.00		
010	SPECIALTIES		\$21,680.00	
	Remove/Install Building Sign	\$14,800.00		
	Interpretive sign	\$2,100.00		
	Aluminum letters	\$4,780.00		
013	SPECIAL CONSTRUCTION		\$140,000.00	
	Water Feature	\$140,000.00		
021,022,023	MECHANICAL/PLUMBING		\$10,810.00	
	Relocate condensing units	\$2,400.00		
	2" water service to fountain, w/ backflow	\$5,100.00		
	4" sanitary drain	\$3,310.00		
026,027,028	ELECTRICAL		\$85,300.00	
	Electrical	\$85,300.00		
031,032,033	SITE WORK		\$229,270.00	
	Bike racks	\$2,700.00		
	PVC fence	\$5,400.00		
	Garden post & chain fence	\$6,000.00		
	Picket fence	\$3,220.00		
	4" Gray concrete sidewalks	\$8,700.00		
	ADA curb ramps	\$4,200.00		
	Colored concrete sidewalk/plazas	\$73,350.00		
	Sitework mobilization	\$6,000.00		
	Storm drain (modify catch basin)	\$2,500.00		
	Earthwork (stripping, excavation, grading)	\$12,000.00		
	Asphalt, Curb & Striping	\$34,500.00		
	(3) Bollards	\$3,200.00		
	Landscaping	\$53,000.00		
	Irrigation	\$14,500.00		

Attachment 2 - General Conditions

Date: 1/15/20

Drawings: Permit Set 6/14/19

Description	Unit	Unit Cost	Quantity	Total Cost
Temporary Facilities				
Temporary Toilets (qty = 2)	EA	\$ 125.00	4	\$ 500.00
Copier / Scanner / Fax	LS	\$ -	0	\$ -
Office Supplies	MO	\$ -	0	\$ -
Furniture / Equipment	LS	\$ -	0	\$ -
Field Office - Security System	MO	\$ -	0	\$ -
Internet Access	MO	\$ -	0	\$ -
Temporary Construction				
Temporary Power - Hookups	LS	\$ -	0	\$ -
Temporary Electric - Consumption	MO	\$ -	0	\$ -
Temporary Water - Hookups	LS	\$ -	0	\$ -
Temporary Water - Consumption	MO	\$ -	0	\$ -
Silt Fence	LS	\$ 750.00	1	\$ 750.00
Temporary Construction Fence	LS	\$ 6,800.00	1	\$ 6,800.00
Access Road	LS	\$ -	0	\$ -
Repair Road	LS	\$ -	0	\$ -
General Labor/Carpentry	MH	\$ 45.00	64	\$ 2,880.00
Job Site Signs	LS	\$ 1,000.00	1	\$ 1,000.00
Building/Site Protection, Barricades	LS	\$ 3,000.00	1	\$ 3,000.00
Engineering & Layout				
Engineering	LS	\$ -	0	\$ -
Layout, Survey, As-Builts	LS	\$ 5,600.00	1	\$ 5,600.00
Material Testing	LS	\$ 1,800.00	1	\$ 1,800.00
MOT Costs	LS	\$ 1,500.00	1	\$ 1,500.00
Clean Up				
Trash Removal (Dumpsters)	EA	\$ 600.00	4	\$ 2,400.00
General Site Cleaning	MH	\$ 25.00	64	\$ 1,600.00
Final Clean	LS	\$ 2,000.00	1	\$ 2,000.00
Equipment				
Fork Lift/Bobcat Rental	LS	\$ 2,500.00	1	\$ 2,500.00
Fire Protection	LS	\$ -	0	\$ -
First Aid	LS	\$ -	0	\$ -
Small Tools	MO	\$ 400.00	4	\$ 1,600.00
Safety	MO	\$ 100.00	4	\$ 400.00
Services				
Aerial Photos	MO	\$ 100.00	4	\$ 400.00
Postage	MO	\$ 20.00	4	\$ 80.00
Printing	LS	\$ 600.00	1	\$ 600.00
Record Drawings, Closeout Documents	LS	\$ 500.00	1	\$ 500.00
Total Reimbursable G. C. 's				\$ 35,910.00