



Florida's Dynamic
Waterfront Community

RIVIERA BEACH COMMUNITY REDEVELOPMENT AGENCY

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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: May 13, 2020

SUBJECT: Approval to Amend REG Architects Contract for an Additional \$19,700.00 Plus a 9% Contingency for the Development of a New Parking Lot at East 28th Street.

REQUEST FOR ACTION

The RBCRA Staff is requesting approval to amend the REG Architects existing contract by increasing the current amount of \$246,250.00 by an additional \$19,700.00 plus the 9% contingency for a total of \$289,885.50, and to modify the scope to provide architectural design and engineering services, for the development of a new parking lot located at East 28th Street Parcel No. #56434228170000030, Legal Description LEE-WOOD PARK LT 3.

BACKGROUND

In November 2018, the Agency acquired the building located at 2600 Broadway as approved in the FY 2019 Budget by the CRA Board of Commissioners. The proposed plan is to complete a total redevelopment of the building including several retail spaces on the ground floor and office spaces on the second floor. In April 2019, the Board gave the Agency approval to enter a contract with REG



Architects to provide architectural design services and construction documents for the redevelopment of the building. The building is currently 25,412 sf; the current City Code (as seen in Attachment C,) calls for one parking space for every 300 sf of space. The building currently has 49 spaces; City Code requires that we have 85 space. We are short by 36 spaces. In February

2020, the Board gave the Agency approval to purchase the City-owned property located at E 28th Street, Parcel No. #56434228170000030, Legal Description LEE-WOOD PARK LT 3, for the appraised price of \$60,000 for the purposes of constructing a parking lot that would provide approximately 12-15 space. (See Attachment A.).



CURRENT STATUS

The Agency and REG Architects have completed the following project tasks:

1. Fifty per cent of the civil and landscaping construction documents to date.
2. The site plan documents and application submitted.
3. Conducted an initial site plan meeting with the City's Development Services Department.
4. Completed the interior layout of the first and second floors.
5. The agency has secured two offsite satellite locations to provide supplemental parking.
6. Continuing to negotiate a shared access agreement with neighboring property owner.
7. The traffic study has been completed for Traffic Performance Standards.
8. Site photometrics have been completed. We will re-review the lighting selections prior to submitting for site plan review.
9. The Survey for the Subject Lot is completed.
 - a. Pending approval of this Amendment, the Design Team will complete drawings to be included in the site plan approval package; (which will be later developed into permit drawings.)
 - b. Pending approval, we will have counsel provide a title abstract to be added to the survey as required for site plan submittal.
10. The survey for the cross-access easement is in progress (expected anytime.)

BUDGETARY IMPACT

REG Architects will provide architectural and engineering services for the development of a new parking lot, site lighting with new electrical service, and landscaping, on a currently vacant lot located at E. 28th Street for the purposes of transforming it into an offsite parking lot. REG's current contract amount is for \$246, 250.00; the proposed increased amount for the expanded scope of work is \$19,700.00. This proposed amendment will increase the current contract amount to \$265,950.00 plus a 9% contingency of \$23,935.50 for a Grand Total of \$289,885.50.

RECOMMENDATION

RBCRA Staff recommends approval to amend the REG Architects existing contract by increasing the current amount of \$246, 250.00 by an additional \$19,700.00 plus the 9% contingency for a total of \$289,885.50, to complete architectural and engineering services, for the development of a new parking lot located at E 28th Street for the purposes of supplemental parking for the 2600 building redevelopment project.

SE:al

ATTACHMENT A

Owners

RIVIERA BEACH CITY OF

Property Detail

Location E 28TH ST

Municipality RIVIERA BEACH

Parcel No. 56434228170000030

Subdivision LEE WOOD PARK IN

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Sale Date APR-1994

Mailing Address PO BOX 10682
WEST PALM BEACH FL 33419
0682

Use Type 8900 - MUNICIPAL

Total Square Feet 0

Sales Information



DESIGN BASE

