



MEMORANDUM

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

FROM: Jonathan E Evans, MPA, MBA, ICMA-CM
Interim Executive Director, CRA

COPY: J. Michael Haygood, CRA Attorney

DATE: October 14, 2020

SUBJECT: Approval of Contract with E & F Florida Enterprises D/B/A Creative Contracting, to provide Construction Services for the 2601 & 2615 Broadway & Blue Heron Block Redevelopment Project Phase I and/or Phase II

REQUEST FOR BOARD ACTION

Staff of the Riviera Beach Community Redevelopment Agency (CRA) is seeking approval of a construction contract with E & F Florida Enterprises Inc., D/B/A Creative Contracting, to complete Phase I and/or Phase II of the construction of 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 components, which will include beautification, signage improvements, parking lot reconstruction, and site enhancements 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 (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. Pursuant to the Agency's Procurement Code, on May 19, 2019, Staff advertised an invitation to bid ("ITB") ITB 2019-01 in various locations which are listed below:

1. **CRA's website**
2. **DemandStar**
3. **Palm Beach Post**
4. **Construction Connect**
5. **Direct Solicitation by Harvard Jolly**
6. **Direct Solicitation by 2GHO**

Staff held a pre-bid meeting at which five (5) interested contractors attended, to present the project, answer questions, and provide feedback. 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 2019-02. Again, the ITB was advertised in the same manner, a pre-bid meeting was held, wherein we received only one bid. The following is a timeline for the bid proceedings.

ITB2019-02 PROCUREMENT TIMELINE	
DATE	ACTIVITY
May 19, 2019	ITB 2019-02 Published
June 7, 2019	ITB 2019-02 Pre-bid meeting held
July 23, 2019	Due date extended
August 6, 2019	Submission deadline
August 7, 2019	ITB 2019-02 bid canceled

In August 2019, Bid 2019-02 was canceled based on the Board's decision that it was in the best interest of the organization at that time. Bid ITB 2020-01 was drafted and published April 17, 2020. The procurement timeline for this bid is illustrated below.

ITB 2020-01 PROCUREMENT TIMELINE	
DATE	ACTIVITY
April 17, 2020	ITB 2020-01 Published
June 3, 2020	ITB 2020-01 Pre-bid meeting held
June 30, 2020	Submission deadline

The Bid opening was completed July 13, 2020. Creative Contracting was identified as the lowest and most responsive bidder. The published results are below:

DESCRIPTION	ALL SITE CONSTRUCTION	RANDOLPH CONSTRUCTION	E&F FL ENTERPRISES DBA CREATIVE CONTRACTING	BARON INT LLC DBA BARON SIGNS
DATE & TIME RECEIVED	6/30/2020 3:59 PM	6/30/2020 3:37 PM	6/30/2020 2:26 PM	6/17/2020 10:39 AM
BID PACKAGE PRICE	\$873,833.00	\$865,389.00	\$635,115.00	\$14,150.75
LOCAL PARTICIPATION %	5% \$25,000 max	5% \$25,000 max	No Credit	5%= \$707.34
LOCAL PARTICIPATION TOTAL	\$848,833.00	\$840,389.00	\$635,115.00	\$13,443.41
SUBMISSION DEEMED RESPONSIVE	RESPONSIVE	RESPONSIVE	RESPONSIVE	NOT RESPONSIVE

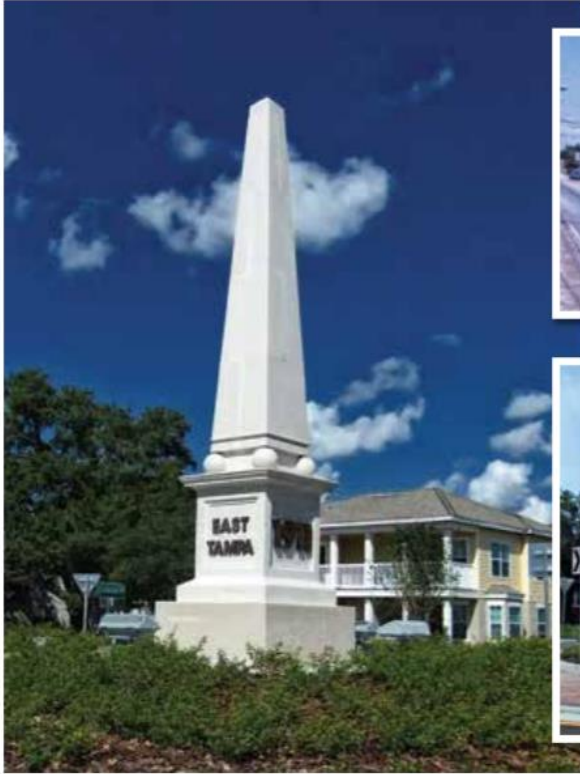
Following are examples of similar beautification projects in neighboring cities:

Bradley Park Beautification Project- The \$2.7 million beautification project started May 1 and will include a new entrance, four gardens, a gazebo overlooking the Intracoastal Waterway, a granite path and new restrooms. The park’s 12-foot Artemis statue also will be moved — and its damaged figurine recast. The individual cost of the Fountain was \$185,500.00 and the landscaping and irrigation totaled at \$470,000.00

CITY OF TAMPA North 22nd Street Beautification and Street Enhancement Project

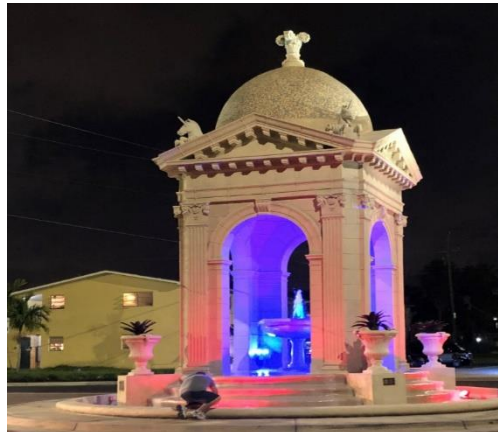


This project incorporates the following Livable Community features: continuous sidewalks, multi-modal trail, improved bus stops and shelters, upgraded traffic signals, landscaping and decorative art features. The cost of the segments of the project that included the monument, landscaping, paving, lighting, and signage totaled \$1,048,465.89.



Fulford-by-the-Sea Monument Restoration Project:

Built in 1925, this fountain is one of the largest built in South Florida at that time. It's the Fulford-by-the-Sea entrance. The 32-foot-long structure was restored thanks to \$100,000 in state funding, matched by the city through donations budget totaling \$225,000.00.



NEIGHBORING CITY'S WATER FEATURE PROJECTS

The Agency has provided examples of large water features in neighboring cities that are considered "Beach" or "Waterfront Cities:

**WEST PALM BEACH
DOWNTOWN**



**WEST PALM BEACH
CITY PLACE (ROSEMARY SQUARE)**



DELRAY BEACH



DOWNTOWN BOCA RATON



DOWNTOWN FT LAUDERDALE



TOWN CENTER JUPITER (ABACOA)



BAYFRONT PARK MIAMI



ALTERNATE SIGNAGE OPTIONS

The Agency has added alternate signage options for Phase I of the project to replace the water feature option;



**AVENTURA,
FL**



DELAND, FL



**MIAMI
BEACH, FL**



MIRAMAR, FL

COST ESTIMATION

In the planning phase of the project, our team received initial pricing from Pristine Construction. Pristine provided an estimate of the construction as seen in Exhibit C, totaling \$656,620.00. After the Agency's first attempt putting this project out for bid, the Board requested that the Agency seek out a third-party construction estimator to review the project and provide suggested pricing. The Agency contacted two companies recommended by the Agency's contracted architect, Robling Architecture and Fastrack Management. Unfortunately, due to time constraints, only one company expressed interest. The company, Robling Architecture Construction, Inc., provided the following document in Exhibit B, which estimated the construction cost at \$696,106.00. The combined bided price from E & F is \$635,115.00. E& F's price is in line with the estimate provided by Robling Architecture Construction, Inc. Below is the proposed project schedule for this project;

PROJECT ITEM	DURATION	PROPOSED DEADLINE
CONTRACT EXECUTION	TWO WEEKS	OCTOBER 14, 2020
PERMIT ISSUANCE	TWO WEEKS	OCTOBER 30, 2020
SITE PREPARATION & LANDSCAPING	SIX WEEKS	DECEMBER 2,2020
FOUNTAIN INSTALLATION	FOUR WEEKS	JANUARY 8, 2021
PUNCH LIST COMPLETED & RIBBON CUTTING	THREE WEEKS	JANUARY 28, 2021

CURRENT STATUS

Based on Board feedback and input, 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	\$4,800.00
	Remove asphalt	\$5,600.00
	New Eave Sign	\$8,600.00
	New colored concrete sidewalk/plazas	\$45,000.00
	Type "D" curbing	\$8,800.00
	Royal Palm relocate	\$2,300.00
	Royal Palm new	\$3,300.00
	Annual Flowers	\$5,600.00
	Green Island Fichus	\$900.00
	Sod (Floritam)	\$4,800.00
	Irrigation System by square footage	\$6,750.00
	Planting Amenities & Staking	\$6,000.00
	Signage for Fountain Wall Sign	\$4,200.00
	Raised Pool Basin with Jets, Tiled Sign	\$225,000.00 \$100,000.00
	Water Wall, Fountain Mechanics,	
	Welcome Monument Sign est	
	Mural Wall Wash (in ground)	\$6,000.00
Up-Lighting Royal Palms (in-ground)	\$26,000.00	

Monument sign up light (in ground paving)	\$3,200.00	
Electrical Room	\$15,000.00	
Underground Electrical Feed Install	\$5,000.00	
Permitting Issuance	\$12,700.00	
Overhead, Profit & General Conditions	\$99,800.00	\$75,000.00
TOTAL	\$499,350.00	\$330,350.00

PHASE II	PROJECT ELEMENT	INDIVIDUAL COST
		Remove concrete
	Remove electric pole,	\$3,000.00
	Remove PVC fencing	\$350.00
	Relocate AC	\$1,500.00
	New electrical line to Dairy Belle	\$6,500.00
	New colored concrete sidewalk/plazas	0
	Modified catch basin grate	\$3,300.00
	Asphalt parking lot with base	\$5,300.00
	Mill & overlay existing asphalt	\$14,000.00
	Type "D" curbing	0
	Pavement Marking and Signage	\$2,800.00
	6' aluminum picket fence	\$3,500.00
	30" Garden Fence Post & Chain	\$4,320.00
	Pigeon Plum tree	\$1,200.00
	Christmas Tree Palm	\$800.00
	Medjool Date Palm	\$4,000.00
	Sabal Palms curved	\$5,460.00
	Cocoplum	\$240.00
	Croton	\$325.00
	Fire bush	\$400.00
	Dwarf Fire bush	\$120.00
	Stokes Dwarf Ilex	\$530.00
	Wild Coffee	\$650.00
	Sand Cordgrass	\$300.00
	Fakahatchee Grass	\$3,500.00
	Florida Gamma Grass	\$670.00
	Crown of Thorns	\$950.00
	Green Island Fichus	\$600.00
	Blanket Flower	\$1,700.00
	Black Eyed Susan	\$800.00
	Irrigation System by square footage	\$6,750.00
	Planting Amenities & Staking	\$2,000.00
	Monument Sign Letters	\$2,500.00
	Garden Interpretive Signs	\$4,400.00
	Removal of rooftop sign	\$1,800.00
	New Eave Sign	\$2,500.00
	Eco Art Garden (Preparation)	\$5,000.00

Moth Theater on special stations	\$3,500.00
Moth Theater setup & programming	\$3,500.00
Bollards	\$7,000.00
Parking Lot lights - Post	\$7,000.00
Parking Lot lights – Building Mounted	\$2,500.00
Electric Feed Modifications to Existing Pole (removal of pole)	\$15,000.00
Underground Electrical Feed Install	\$5,000.00
TOTAL	\$135,765.00 \$128,965.00

The Agency amended the items that have been struck through; these are items associated with the fountain installation, removal of the signage from the Cash America Building, and the replacement signage. Items that were removed or amended are listed below;

1. Signage for fountain wall sign removed
2. Raised pool basin with jets, tiled sign amended (monument sign)
3. Electrical room removed
4. Overhead, Profit & General Conditions reduced
5. Cash America monument sign letters removed
6. Removal of rooftop sign removed
7. New eave sign removed

COST SUMMARY	
PHASE I BID COST	\$499,350.00
PHASE II BID COST	\$135,765.00
ORIGINAL COST TOTAL	\$635,115.00
PHASE I AMENDED COST	\$345,350.00
PHASE II AMENDED COST	\$128,965.00
AMMENDED TOTAL EST	\$517,003.35 Plus 9% contingency

RECOMMENDATION

Staff recommends that the Board of Commissioners authorize Staff to execute a contract with E & F Florida Enterprises Inc., D/B/A Creative Contracting Group, to complete Phase I and/or Phase II of construction for the Blue Heron and Broadway Block Redevelopment Project for a total of \$474,315.00 with a 9% contingency. All work associated with Phase I and/or Phase II of the project will only proceed after an issuance of an approved work order.




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
SUBMITTED BID DOCUMENT

EXHIBIT C
COST ESTIMATIONS