



Florida's Dynamic
Waterfront Community

2001 BROADWAY, SUITE 300
RIVIERA BEACH, FL 33404
Phone: 561-844-3408
Fax: 561-881-8043
Website: www.rbcra.com

MEMORANDUM

TO: HONORABLE CHAIR AND MEMBERS, CRA BOARD OF COMMISSIONERS, RIVIERA BEACH, FLORIDA

FROM: JONATHAN EVANS, MBA, MPA, ICMA-CM
EXECUTIVE DIRECTOR, CRA

COPY: J. MICHAEL HAYGOOD, CRA ATTORNEY

DATE: APRIL 7, 2021

SUBJECT: RESOLUTION APPROVING A DEMOLITION CONTRACT FOR CRA PROPERTY LOCATED AT 2600 BROADWAY

REQUEST FOR BOARD ACTION

The Agency is requesting the Board of Commissioners to adopt a Resolution approving an Agreement with Dev-Land Demolition & Site Inc. for the demolition of the building located at 2600 Broadway.

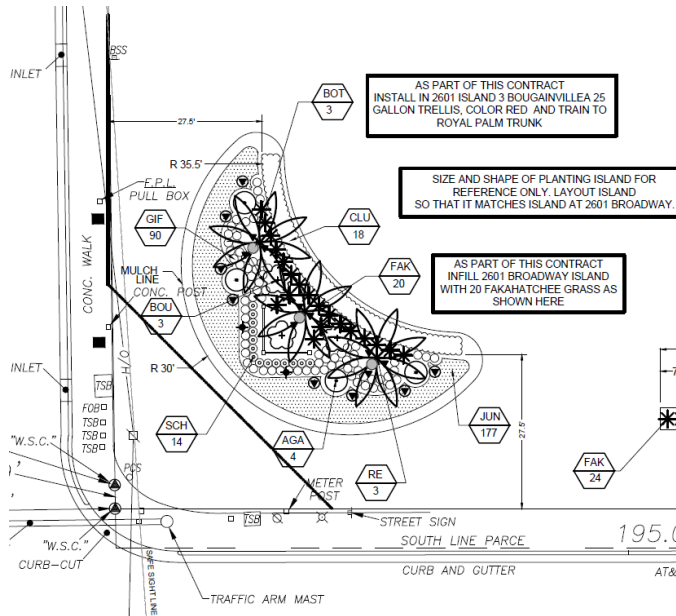
BACKGROUND

The continuing services contracts for demolition services approved by Resolution 113-20 allows the City to move forward with redevelopment and/or renovation related construction projects necessary to develop, enhance and maintain the integrity of City facilities. City staff invited all contractors approved under RFQ 1003-20-4 for a site walkthrough and distribution of the project scope. Staff received one (1) proposal for the proposed 2600 site from Dev-Land Demolition & Site and the CRA proposes to contract with them for the project at a total not to exceed cost of \$181,547. The City Council approved the demolition for the Walgreens Building and the existing City Library respectively on February 17, 2021.

CURRENT STATUS

The demolition of the existing building will prepare the CRA property for redevelopment. Land-Dev Demolition & Site Inc. will complete the demolition following the completion of the City Walgreens site and the City Library. The projected timeline will have demolition activities commence in August and be completed by September 2021. The company is recommended to be awarded the contract for the services based on their contracts approved under RFQ 1003-20-4.

Interim Site Landscape Plan



Existing Site: Demolition



The property is recommended to receive a landscape package that is similar to the already landscaped opposite corner which is also owned by the CRA. This includes a main landscaped island close to the corner with three mature Royal Palm Trees and space for a pre-development sign. Because the site is much larger it will also include some additional street trees along the north and south property lines. The entire site will have sod and irrigation and will provide an attractive look for one of our significant intersections until the site can be redeveloped. The landscaping will be installed following the demolition and site grading and is separate from the demolition contract.

Future Redevelopment Concept



The future redevelopment concept shown to the left, was developed by REG architects to show the future development potential for the site. This concept would activate the street with ground level commercial activity and provide for residential units above with a hidden parking garage. It is envisioned that the project will be a future public private partnership that could establish a new level of mixed-use development for the CRA.

NEXT STEPS

The CRA proposes to develop a public-private development opportunity (Intent to Negotiate or Request for Proposal) to redevelop the property. Redevelopment of this site with an experienced development partner would allow the City to ensure that this critical property gets redeveloped to set a new standard for the Broadway corridor.

RECOMENDATION

CRA staff recommends adoption of the Resolution approving an Agreement for demolition services with Land-Dev Demolition & Site Inc. for an amount not to exceed \$181,547. The project is funded out of the CRA Board approved capital projects budget for the redevelopment of the CRA property located at 2600 Broadway. The CRA would also like Board direction to develop a procurement offering for future Board approval to issue and receive public-private redevelopment proposals for the property.

ATTACHED

Resolution & Contract for Demolition

City Continuing Services Contract for Demolition

Future Concept Drawings