



Florida's Dynamic  
Waterfront Community

# Marina District Redevelopment Project

## Monthly Report: January 2016

Through: January 31<sup>st</sup>, 2016



Prepared for: **Riviera Beach  
Community Redevelopment Agency**

Prepared By:





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## **Section 1: Monthly Summary Report**

### **Accomplishments for the Period 1/1/16 – 1/31/16**

1. The focus of MEC work concentrated on finishes. The first floor exterior was painted, second floor stucco/gypsum board/drywall work began, first floor drywall and paint was completed, the pre-function foyer/first floor restrooms were tiled, installation work began on electrical fixtures and equipment, the contractor began connecting MEC first floor electrical/data wiring, and the MEC second floor metal roof panels were affixed.
2. Restroom Building work was mostly completed with the painting of the bathroom floors.
3. Central masonry wall work was mostly completed with the erection of the southeast corner retention wall and pouring of concrete stairs/ramps. The central parking lot was filled, graded, and asphalt paved. Work began on laying irrigation lines and wiring light pole bases. CCTV support columns were formed and poured throughout the project.
4. Concrete tree planters were poured within the central and northern project zones. Fill and rock base was imported and graded around the planters and MEC loop road. Aluminum trellis work was completed for the MEC first floor and Restroom Buildings. Pavers were placed throughout the MEC loop road, central and northern promenades.
5. The Band Shell Building transformer was installed and electrical work began on wiring up the facility. Concrete sidewalks were formed and poured throughout Bicentennial Park and the beach. The beach shower drain was placed and the perimeter of the interactive fountain framed.
6. Irrigation lines were laid within and around the southern parking lot. The marina work compound shade structure was painted.



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7. The Construction Manager did not award subcontracts in the month of January. They are striving to provide significant local participation in support of the Board's initiative to maximize involvement of local Riviera Beach companies and residents in this project. The January SBE / MWBE / LOCAL participation within the recommended awards includes approximately **47.04% SBE**, **19.56% M/WBE**, and **30.96% local participation.**

## **Section 2: PROJECT DATA**

General Project Information	
Owner	The Riviera Beach Community Redevelopment Agency
Owners Representative (OR)	Gilbane-CSI-RDBG
Local OR Site Rep	CSI – David Anderson
Developer	The Riviera Beach Community Redevelopment Agency
Architect Design Team	Song + Associates, Inc.
MEP Engineer	TLC Engineering & Architecture
Civil Engineer	Calvin, Giordano & Associates, Inc.
Construction Manager / Contractor	JV Partnership of: The Weitz Company, D. Stephenson Construction, Clearspan Structures
Delivery Method – Site	Construction Manager at Risk / Guaranteed Maximum Price CMR / GMP
Delivery Method – Bldg.	Construction Manager at Risk / Guaranteed Maximum Price CMR / GMP
Original GMP Amount with Weitz	\$25,932,979 = \$ 7,644,537 (for the Riviera Beach Event Center) + \$ 6,178,331 (for the Bicentennial Park) + \$12,110,111 (for City Infrastructure and Site work)
Notice to Proceed	July 14, 2014
GMP Approval Date	June 25, 2014
Master Building Permit Issued	August 15, 2014
LEED Requirement	Silver



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<b>Site Information</b>	
Site Location	Riviera Beach - Marina District – generally bounded by Ave “C” on the West, the Inter-coastal Waterway and Peanut Island on the East, 11 <sup>th</sup> Street on the South and 16 <sup>th</sup> street on the North.
Address	190 East 13 <sup>th</sup> Street, Riviera Beach, FL 33404
Site Area (Acres)	23 acres (approx.) including roadways
Building Information	100 MEC Building 2 story 37,583sf 101 Restroom Building 1,638sf 102 Stage/Pavilion 4,930sf
Parking spaces	544 spaces

### **PROJECT TEAM**

RBCRA has contracted with Gilbane-CSI-RDBG to provide Owner Representative Services for the RB Marina Project. RBCRA has contracted with Weitz/DSC/CSS and Song + Associates for design and CM build services. Below is a summary of the team and respective roles in the project:

<b>Project Team – Primary Contacts</b>	
Tony Brown	RBCRA
Scott Evans	RBCRA
Jerry Parsons (Gilbane) David Anderson (CSI) Chris Jones (RDBG)	Gilbane / CSI / RDBG - Owners Representative
Mark Iacobucci	Weitz / DSC / CSS - Construction Manager
Jay Quillen	Song + Associates - Architect
Jason Stinchcomb	TLC – MEP Engineer
Patrick Figurella	Calvin, Giordano & Associates - Civil Design

<b>Weekly Site Observation Reports (Actual Reports Provided as Separate Attachments)</b>	
Weekly Observation Report 1/1/16 – 1/8/16	Curbing was poured for the MEC loop. CCTV support columns were formed/poured. Work began installing the MEC kitchen hood, blocking elevator walls, pulling cable to electric room, and painting first floor interior walls.
Weekly Observation Report	Irrigation work continued. Wiring was pulled in the



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1/9/16 – 1/15/16	Band Shell Building, the transformer placed and the interactive fountain perimeter formed. MEC work included placing rock bedding around the foundation, installing data outlets, attaching rotunda drywall, connecting outside HVAC equipment, installing interceptor drains, painting/mudding first floor interior, and placing MEC patio pavers. The marina work compound shade structure roof was waterproofed.
Weekly Observation Report 1/16/16 – 1/22/16	CCTV support columns were formed and poured around the site. Concrete planters were formed and poured. MEC work included: painting first floor interior, wiring HVAC units, tiling pre-function foyer, tiling first floor bathrooms, installing server rack, attaching second floor soffit gypsum board, applying second floor stucco, wiring AV equipment, framing rotunda drywall, and waterproofing second floor roofs. An six inch water main was removed along Avenue C, beach sidewalks poured, a retention wall at the central zone southeast corner partially erected, and central parking lot filled/compacted. Band Shell Building wiring continued.
Weekly Observation Report 1/23/16 – 1/31/16	The marina work compound shade structure was painted. MEC work included: placing loop pavers, attaching second floor lath/stucco, tiling the pre-function foyer, connecting electronic door locks, mudding second floor interior, pulling data and electrical wiring, wiring disconnect panels, and installing the grounding system.

### Overall Project Milestone Schedule (To be Confirmed)

ITEM	START	FINISH
Notice To Proceed	July 14, 2014	
MEC Building & Site	August 14, 2014	Feb 13 <sup>th</sup> , 2016
FFE for the MEC Building	September 15, 2015	Feb 13 <sup>th</sup> , 2016
Bicentennial Park	October 20, 2014	Feb 13 <sup>th</sup> , 2016
Parking Lot / Vendor Row	December 8, 2014	Feb 13 <sup>th</sup> , 2016
Avenue "C" *	October 20, 2014	Feb 13 <sup>th</sup> , 2016

**\*See Item 2 on Potential Schedule Impacts**



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### Realized Schedule Impacts

Item	Description	Impact
1	<b>Electrical Subcontract Award / Bid Protest:</b> The Board's decision to divide the electrical package between two electrical firms was resolved on October 13, 2014. The revised Project completion date is 11/16/2015	63 day schedule impact related to the release of electrical materials and delayed installation of underground electrical. Costs were contained within the GMP but resulted in an offset to contingencies for \$389,591.
2	<b>2<sup>nd</sup> Elevator Requirements:</b> Per change order #008 the contractor requested 19 additional days for a 2 <sup>nd</sup> elevator at the MEC Building to accommodate a potential restaurant vendor.	19 day schedule impact.
3	<b>Ave. C Unforeseen Conditions</b> Per change order #12 the contractor requested 14 calendar days to address unforeseen Ave C utility conflicts	14 day schedule impact
4	<b>Newcomb Hall Demolition:</b> Per change order #19 the contractor requested 50 calendar days to resolve unanticipated delays to the demolition of Newcomb Hall	50 day schedule impact
<b>Realized Schedule Impacts</b>		<b>146 days</b>

### Potential Schedule Impacts

Item	Description	Impact
1	<b>Sprinkler Valve Redesign:</b> Work was completed on the sprinkler valve redesign and construction of the associated retaining wall. Work on this issue began in November, 2015 and concluded the end of January, 2016	The Gilbane Team will evaluate schedule impacts claimed by the Weitz JV team.
2	<b>Avenue C Utility Conflicts:</b> The contractor encountered a 6" water main along Avenue C that the City directed Weitz JV to remove. Additionally, roadway cover over a 12" water main also running along Avenue C had to be increased. Work was not started until written direction from the City was obtained. Moreover, additional underground utility conflicts and utilities too shallow to allow Avenue C paving were discovered. The contractor will be submitting two cost proposal options to address these issues and associated delays.	The Gilbane Team will evaluate schedule impacts submitted by the Weitz JV team.



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3	<b>Decorative Light Fixture:</b> The fixture has been delivered and is pending installation.	The Gilbane Team will evaluate any schedule impacts claimed by the Weitz JV team.
<b>Estimated Project Schedule Impact:</b>		<b>65 days (estimated)</b>

Note: The actual schedule impacts will be analyzed as the issues are resolved. Many of the potential impacts are concurrent delays. These impacts will be analyzed to determine their impact to the critical path. While an item that is identified as a potential delay may be resolved before it becomes critical and therefore no schedule impact is incurred.

### January Aerial Photo 1/11/16



*Riviera Beach Marina*

Print #160111054  
Date: 01/11/16  
Lat/Lon: 26.773509 -80.052360  
Order No. 56828  
Aerial Photography, Inc. 954-568-0484





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AREA	START	COMPLETE	WHAT YOU SEE NOW?
<b>Marine Ops South Parking Lot:</b> South of 12 <sup>th</sup> Street (Phase I)	7/21/14	Anticipated 9/30/15	<ul style="list-style-type: none"> <li>• Southern parking lot open and functioning</li> <li>• The marina work compound shade structure roof has been waterproofed</li> </ul>
<b>Event Center:</b> North of 13 <sup>th</sup> Street	9/16/14	Anticipated 2/13/16	<ul style="list-style-type: none"> <li>• Road base material placed around building</li> <li>• Road based material placed in promenade and paver work begun</li> <li>• First floor exterior walls painted</li> </ul>
<b>Bicentennial Park:</b> South of 15 <sup>th</sup> Street	10/20/14	Anticipated 2/13/16	<ul style="list-style-type: none"> <li>• Sidewalks formed and poured</li> <li>• Beach sidewalks formed and poured</li> <li>• Beach prepped for kiosk installation</li> </ul>

		<b>PHOTOGRAPH LOG</b>	
<b>Project Name:</b> Marina District South – Area 1 A			
<b>Element:</b> Northern Project Area			
<b>View:</b> From: Southwest			
<b>Photo #:</b> 4	<b>Date:</b> 1/5/2016		
<b>Description:</b> Connecting HVAC heat exchangers			



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PHOTOGRAPH LOG

<b>Project Name:</b> Marina District South – Area 1 A	
<b>Element:</b> Northern Project Area	
<b>View:</b> From: Northwest	
<b>Photo #:</b> 7	<b>Date:</b> 1/5/2016
<b>Description:</b> Installing banquet hall lights	



PHOTOGRAPH LOG

<b>Project Name:</b> Marina District South – Area 1 A	
<b>Element:</b> Bicentennial Park	
<b>View:</b> From: West	
<b>Photo #:</b> 2	<b>Date:</b> 1/12/2016
<b>Description:</b> Pouring Band Shell Building concrete sidewalks	





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*PHOTOGRAPH LOG*

**Project Name:**  
Marina District South –  
Area 1 A

**Element:**  
Northern Project Zone

**View:**  
From: Below

<b>Photo #:</b> 12	<b>Date:</b> 1/12/2016
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**Description:**  
Installing rotunda drywall



*PHOTOGRAPH LOG*

**Project Name:**  
Marina District South –  
Area 1 A

**Element:**  
Central Project Zone

**View:**  
From: North



<b>Photo #:</b> 6	<b>Date:</b> 1/19/2016
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**Description:**  
Placing promenade pavers





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		<i>PHOTOGRAPH LOG</i>
<b>Project Name:</b> Marina District South – Area 1 A		
<b>Element:</b> Northern Project Area		
<b>View:</b> From: North		
<b>Photo #:</b> 10	<b>Date:</b> 1/19/2016	
<b>Description:</b> Tiling MEC foyer		

		<i>PHOTOGRAPH LOG</i>
<b>Project Name:</b> Marina District South – Area 1 A		
<b>Element:</b> Central Project Zone		
<b>View:</b> From: West		
<b>Photo #:</b> 2	<b>Date:</b> 1/26/2016	
<b>Description:</b> Asphalt paving parking lot		



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*PHOTOGRAPH LOG*

<b>Project Name:</b> Marina District South – Area 1 A	
<b>Element:</b> Northern Project Zone	
<b>View:</b> From: Southeast	
<b>Photo #:</b> 5	<b>Date:</b> 1/26/2016
<b>Description:</b> Placing MEC loop roadway pavers	





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### **Section 3: COST SUMMARY NARRATIVE**

Included in the pay applications is a breakdown of the schedule of values as seen in the “G703” attached. These breakdowns are done to allow the CRA to apply the costs to the appropriate funding sources.

The Construction Manager Weitz / DSC / CSS is currently billing for the month of **January 2016**. The majority of the costs are related to site work activities, foundation work and shop drawings. The project is approximately **87 %** complete for the MEC Building and **73 %** complete for all other areas. The billing has been broken into two separate pay applications per billing period:

**PERIOD TO: June**

<b>Pay App #</b>	<b>Description</b>	<b>Current Payment Due</b>
18	MEC Building ONLY	\$ 1,046,530.10
18	Uplands Development – (Everything but the MEC Building)	\$ 471,310.89

The current **committed costs** to date include:

Design Agreement - Song + Associates (Amendment #1)      \$ 1,832,089.60  
 Owners Rep. – Gilbane (Work Order # 4 Modification 1)      \$ 710,340.00

Original CM at Risk GMP – WEITZ/DSC/CSS      \$ 25,932,978

- MEC Building ONLY \$ 7,644,537
- Uplands Development – (Everything but the MEC Building) \$ 18,288,441

<b>GMP Summary</b>				
<b>Section</b>	<b>Description</b>	<b>Estimate</b>	<b>Changes</b>	<b>Current Value</b>
A	Original GMP (Weitz / DSC / CSS)	\$25,932,978		
B	Total Change Orders to Date*		(\$-1,097,749)*	
	CURRENT Project GMP			\$ 24,835,229
	*Value through Change Order #15			



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## Contingency Within GMP Per Period Ending July 31<sup>st</sup>, 2015

### Contractor Contingency Within GMP

<b>Contractor</b>										
Tracking Log for Contractor Contingency by funding source										
Riviera Beach Marina District So.										
January 31, 2016										
ITEM #		CO #	CCD	Funding Source					TOTAL	
				\$197,557.00	\$475,286.41				\$672,843.41	
				MEC	Bicentennial Park	City of RB Infrastructure	RB Utility Dept.	CRA Site & Infrastructure		
Initial Amount				\$197,557.00	\$160,099.00	\$0.00	\$20,991.00	\$294,196.41	\$672,843.41	
APPROVED		CO #	CCD							
1	Buyout moved	1						\$325,317.00	\$325,317.00	
2	Final Electrical Award (Split between Owner Contingency and Contractor Contingency C1)	1	ALL 19-01	-\$81,554.00					-\$81,554.00	
3	Extended GC's for 63 days – C1	1	ALL 19-01					-\$226,483.00	-\$226,483.00	
4	Rev 6. Interior Plumbing revisions at kitchen	5	016	-\$21,565.00					-\$21,565.00	
5	Premium paid for Triple M Roofing subcontract award for Apprenticeship program	6	017		-\$88,049.00				-\$88,049.00	
6	Unforeseen buried concrete removal. BG Group	6	017				-\$8,964.00		-\$8,964.00	
7	Unforeseen concrete in Ph 1 by Thunder/AEDC	6	017					-\$31,282.00	-\$31,282.00	
8	Unforeseen UG conditions by AEDC was initially \$28K	6	017					-\$12,441.00	-\$12,441.00	
9	Additional UG pipe encountered. RFI 53 by Pipeline	6	017				-\$12,503.00		-\$12,503.00	
10	Additional Project Engineer for 12 weeks to manage additional project scope.	6	017		-\$31,200.00				-\$31,200.00	
11	Added roofing scope. No buyout remaining therefore Contractor Contingency is being used.	14	013	-\$31,839.76				-\$3,465.44	-\$35,305.20	
12	Rev # 14: Partition Wall Support Framing	14	001	-\$3,078.50					-\$3,078.50	
13	RFI # 101 Storm Structure on Ave "C". S-109.	14	005					-\$6,217.00	-\$6,217.00	
14	Added Tie Beams required in lieu of precast lintels at openings next to cast in place columns.	14	006	-\$5,507.14					-\$5,507.14	
15	RFI #72: Added Control Joints at seawall	14	010		-\$1,955.00				-\$1,955.00	
16	RFI # 145: Stair Nosing	14	009	-\$4,204.20					-\$4,204.20	
17	RFI # 143: ADA Pavers	14	011					-\$10,181.05	-\$10,181.05	
18	HVAC Controls (required for LEED)	14	012	-\$45,640.00					-\$45,640.00	
19	Hollowcore at 102 revised due to shop drawing conflict		O021		-\$1,485.55				-\$1,485.55	
20	Homestead Paving scope gap		O022		-\$14,850.00				-\$14,850.00	
21	Dewatering by Pipeline at the 102 Bldg	14	O023					-\$13,670.00	-\$13,670.00	
22	CCD O030 - Bldg 102 Parapet Wall RFI 156	18	O030					-\$2,931.84	-\$2,931.84	
23	CCD O038 - Change to Add Palm Beach Glass scope gap	18	O038					-\$79,494.00	-\$79,494.00	
24	Truss Beam _ Cupola Ring _ W21 Beam	18	O049					-\$11,247.55	-\$11,247.55	
25	CCD O039 - F & I Fire revision for wood trusses		O039	-\$10,164.00					-\$10,164.00	
<b>Current Remaining</b>					<b>-\$5,995.60</b>	<b>\$22,559.45</b>	<b>\$0.00</b>	<b>-\$476.00</b>	<b>\$222,100.53</b>	<b>\$238,188.38</b>



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## Owner Contingency Within GMP

ITEM #		CO #	Funding Source					TOTAL
			\$250,000	\$385,000				\$635,000
			MEC	Bicentennial Park	City of RB Infrastructure	RB Utility Dept.	CRA Site & Infrastructure	
	<b>Initial Amount</b>		<b>\$250,000</b>	<b>\$185,000</b>	<b>\$0</b>	<b>\$19,776</b>	<b>\$180,224</b>	<b>\$635,000</b>
	<b>APPROVED</b>	<b>CO #</b>						
1	Final Electrical Award (split between Owner Contingency and Contractor Contingency) C1	1		-\$81,554				-\$81,554
2	CM Mentoring Program C4	3					-\$72,680	-\$72,680
3	Paving C4	3					-\$65,290	-\$65,290
4	Add Equity from LLC	4	\$300,000					\$300,000
5	CM Fees for Add Equity CO	4	-\$24,924					
5	Site wide Audio infrastructure ONLY. (Audio system to be differed until 2016)	7		-\$70,419				-\$70,419
6	Additional Fire Hydrants required by Building Department	7				-\$15,355		-\$15,355
7	Return unused monies from Change Order # 3 for Temp parking lights. FPL provided the lights. Monthly charges to be by Marina Ops.	7					\$52,960	\$52,960
8	Return construction costs for the South Parking Lot (Landscaping, Irrigation & D curb)	7					\$61,818	\$61,818
9	Defer the costs for the Kiosks at the Promenade to 2016. Keep the cost to install the Kiosks at the beach in Weitz JV 2015 scope. Move remaining Kiosk allowance into Owner Contingency. Architect to design Kiosk infrastructure / future Marina Ops location at the promenade.	7					\$198,000	\$198,000
10	Landscape Species Modifications. Medjool Date Palms to Sable Palms	7					-\$38,556	-\$38,556
11	Revision 13: Civil Revisions - Grease trap at concession Building	7					-\$36,162	-\$36,162
12	Boarding Up Spanish Courts	7					-\$7,799	-\$7,799
13	Construction Portion of the Sanitary Pump Infrastructure Allowance	7					-\$51,000	-\$51,000
14	FPL Conduit installation - Malone Electric Invoices	7					-\$62,998	-\$62,998
15	Rev 13: Added 2nd Elevator and oil separator. See unallocated contingency for associated design fees.	8	-\$219,215					-\$219,215
16	MEC: Glass canopy for Covered Entry at MEC Bldg.	8	-\$51,000					-\$51,000
17	MEC: Rev 6: Exhaust added to temp TI space.	8	-\$7,356					-\$7,356
18	MEC: Rev 6: Added AC unit at room 208.	8	-\$5,925					-\$5,925
19	MEC: Rev 9: Acoustical Upgrades to add double layer of drywall for STC ratings	8	-\$7,480					-\$7,480





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20	MEC: Rev 9: Acoustical Upgrades to add double layer of drywall for STC ratings	8	22	-\$7,480.00					-\$7,480.00
21	MEC: Rev 9: Acoustical Upgrades to the Ceiling Tile	8	22	-\$6,043.00					-\$6,043.00
22	MEC: Roof top Planters	8	23	-\$17,000.00					-\$17,000.00
23	MEC: Sail Cloth at Patio	8	24	-\$19,000.00					-\$19,000.00
24	MEC: Exterior Paddle Fans	8	25	-\$15,000.00					-\$15,000.00
25	Rev # 15: STC Door Ratings, Grand Stair Modifications, Lighting fixture VE, condensate, drains	13	2	-\$67,492.47				-\$1,744.09	-\$69,236.56
26	Rev # 15: Ice Machine and infrastructure Allowance.	13		-\$10,064.00					-\$10,064.00
27	CCD #04 - Owner Requested - Temporary Parking Lot	10 & ***	O004 & O037					-\$20,937.91	-\$20,937.91
28	Rev # 17: East Trellis Design and Structure Allowance	13		-\$3,500.00					-\$3,500.00
29	Rev # 17: CCTV Revisions, Added Security Cameras	13		-\$23,426.56				-\$47,371.79	-\$70,798.35
30	Electrical Work at Marina Ops Trailers - Marine Ops Trailer Allowance Add	13						-\$9,706.00	-\$9,706.00
31	Rev #18: Additional Food Service equipment at the MEC Allowance	13		-\$90,000.00					-\$90,000.00
32	Rev # 15: Cost to upgrade the trellis on the north side.	13		-\$2,500.00					-\$2,500.00
33	Marina Ops Trailer Allowance variance. - Marine Ops Trailer Allowance Add	13						-\$11,918.40	-\$11,918.40
34	Allocate Unallocated Contingency to "Owner Contingency MEC"	15	O026	\$100,000.00					\$100,000.00
35	CM Fees for Add MEC CO	15	O026	-\$8,500.00					-\$8,500.00
36	Avenue C Unforeseen Conditions and General Conditions / Staffing for schedule impacts 14 days	13						-\$126,775.00	-\$126,775.00
37	Generator							-\$100,000.00	-\$100,000.00
38	Allocate Unallocated Contingency to "Owner Contingency Site & Infrastructure" for Spanish Courts.	15						\$195,000.00	\$195,000.00
39	CM Fees for Spanish Courts CO	15						-\$16,620.00	-\$16,620.00
41	Allocate Unallocated Contingency to "Owner Contingency Site & Infrastructure"	15						\$275,000.00	\$275,000.00
42	CM Fees for Add Site CO	15						-\$23,425.00	-\$23,425.00
43	CCD #32 - Cast Stone Parapet Cap in lieu of Stainless Steel Coping at MEC	17	O032	-\$13,606.27					-\$13,606.27
44	Allocate Unallocated Contingency to "Owner Contingency Site & Infrastructure" for CCD O034 - Site Wide Audio from Peerson		O034					\$44,274.00	\$44,274.00
45	CCD O034 - Site Wide Audio from Peerson		O034					-\$44,274.00	-\$44,274.00
46	Allocate Unallocated Contingency to "Owner Contingency Site & Infrastructure" for CCD O020 - RFI#149 - Provide Foundations for CCTV Poles	17	O020					\$18,162.00	\$18,162.00
47	CCD O020 - RFI#149 - Provide Foundations for CCTV Poles	17	O020					-\$18,162.00	-\$18,162.00
48	Allocate Unallocated Contingency to "Owner Contingency Site & Infrastructure" for CCD O033 - Revised Phase I Landscaping, Irrigation, Car Stops, & Painting Wall	17	O033					\$15,383.00	\$15,383.00





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### Contingency (outside of GMP) Controlled by CRA

#### Unallocated – Owner

ITEM #	Initial Amount	CO #	Funding Source				TOTAL
			\$212,330.00	\$1,283,460			\$1,495,790.00
			MEC	Bicentennial Park	Builders Risk Deductible	Unallocated Reserve	
			\$212,330.00	\$33,460	\$250,000	\$1,000,000	\$1,495,790.00
	<b>APPROVED</b>	<b>CO #</b>					
1	AV Package Upgrades C3		-\$73,341.00				-\$73,341.00
2	City Services Fee C3					-\$120,000	-\$120,000.00
3	Signage Allowance C3					-\$250,000	-\$250,000.00
4	CM Mark ups C3					-\$31,582	-\$31,582.00
5	FPL 200 E 13th St. T1					-\$20,477	-\$20,476.55
6	FPL Remove T5 & T6					-\$13,750	-\$13,750.19
7	FPL Temp & T7					-\$11,216	-\$11,215.66
8	FPL Street Light Rem.					-\$9,645	-\$9,645.20
9	FPL T7-T8/8					-\$16,010	-\$16,010.24
10	FPL Over Headline Remove					-\$18,699	-\$18,699.00
11	FPL Remove Street Lights					-\$8,055	-\$8,055.00
12	FPL INST 3 PH UG Radial W/3 PH 150KVA					-\$7,149	-\$7,148.56
13	Dock PH 3 incorporation with Uplands & Civil coordination with Ph 2 docks Peristaltic Pump Connections					-\$18,497	-\$18,497.00
14	Added Elevator					-\$22,340	-\$22,340.00
15	Comcast at T90/T70; Uplands Constr. and Civil Coordination Design Fee					-\$5,815	-\$5,815.02
16	FPL INST conduit to 200 E 13th street					-\$5,920	-\$5,920.00
17	FPL Remove Light poles at 15th Street & Avenue C					-\$2,812	-\$2,812.00
18	FPL Material Fee for Pull Boxes					-\$5,353	-\$5,353.00
19	CRA Insurance Renewal for Uplands. (see MEC for the \$ 2,354.13 portion)		-\$2,354.00			-\$23,803	-\$26,157.02
20	FPL invoice to remove light pole					-\$504	-\$504.00
21	Architectural Design fees for extending the Trellis design.		-\$2,497.00				-\$2,497.00
22	Allocate Unallocated Contingency to "Owner Contingency MEC"		-\$100,000.00				-\$100,000.00
23	Fund Spanish Courts from BBT Marina Project Fund.					\$195,000	\$195,000.00
24	Allocate Unallocated Contingency to "Owner Contingency Site & Infrastructure" for Spanish Courts.					-\$195,000	-\$195,000.00
25	Allocate Unallocated Contingency to "Owner Contingency Site & Infrastructure"					-\$275,000	-\$275,000.00
26	FPL 200 E 13th St. (Ref D000005964126)			-\$12,547			-\$12,547.13
27	Spanish Courts Demolition CES - Spanish Courts Asbestos Abatement					-\$5,200	-\$5,200.00



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28	TO - Removal and disposal of unknown tank at Newcomb Hall - Glasgow							-\$9,750	-\$9,750.00
29	Riviera Beach Fuel Line Work at Docks							-\$2,950	-\$2,950.00
30	Event Center FFE allowance.								-\$160,000.00
31	Transfer from City (Interlocal Funding Agreement Amendment #1) - Site FFE, Site Audio, South Parking Lot, CCTV Poles, SFWMD Permit & Dewatering, FPL Sitework							\$599,197	\$599,197.00
32	Transfer from City (Interlocal Funding Agreement Amendment #1) - Avenue "C" Unforeseen Conditions							\$138,582	\$138,582.00
33	Allocate Unallocated Contingency to "Owner Contingency Site & Infrastructure" for CCD 0036 - Additional FFE Site Package ( <b>City Portion</b> )		0036					-\$461,497	-\$461,497.00
34	Allocate Unallocated Contingency to "Owner Contingency Site & Infrastructure" for CCD 0034 - Site Wide Audio from Peerson		034					-\$44,274	-\$44,274.00
35	Allocate Unallocated Contingency to "Owner Contingency Site & Infrastructure" for CCD 0020 - RF#149 - Provide Foundations for CCTV Poles		0020					-\$18,162	-\$18,162.00
36	Allocate Unallocated Contingency to "Owner Contingency Site & Infrastructure" for CCD 0033 - Revised Phase I Landscaping, Irrigation, Car Stops, & Painting Wall		0033					-\$15,383.00	-\$15,383.00
37	Allocate Unallocated Contingency to "Owner Contingency Site & Infrastructure" for CCD 0024 - Pipeline - Extras for Permits-Permits Review		0024					-\$23,482.00	-\$23,482.00
38	Allocate Unallocated Contingency to "MEC" for CCD #46 - PB Glass Storefront and Framing		0046					-\$43,320.00	-\$43,320.00
39	Allocate Unallocated Contingency to "MEC" for CCD 0040 - Bradford changes for delta 1-10		0040					-\$64,566.00	-\$64,566.00
40	Allocate Unallocated Contingency to "Owner Contingency Site & Infrastructure" for CCD 0019 - Phase 4 time extension		0019					-\$145,300	-\$145,300.00
41	Allocate Unallocated Contingency to "Owner Contingency Site & Infrastructure" for CCD 0048 - Structural Steel Revisions		0048					-\$42,703	-\$42,703.00
	<b>Current remaining</b>								<b>-\$233,748.00</b>
									<b>\$20,913</b>
									<b>\$250,000</b>
									<b>\$102,452</b>
									<b>\$139,616.43</b>



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## **Section 4: Local Participation / SBE / MBE / Apprenticeship Reporting**

**See Exhibit A**

**Monthly SBE/MWBE Participation  
& Apprenticeship Observation Report January 1st –  
January 31st.**



**Report # 19**

**Monthly Progress January:**

Gilbane is reporting to the CRA on the progress the CM has made during the month of January 2016. Gilbane continued an over the shoulder review of all bid tabulations and recommended awards by Weitz for the month of January. The tabulation and report is an accumulation of all awards through January 31, 2016. Weitz JV is approximately **98%** of the way through project buyout.

**As of 1.31.16**

3 packages remained unawarded:

Buyout remaining:

1. 32C Site Furnishing (Kiosks, etc.) **not awarded**
2. 10C Bahama Shutters (Architectural louvers) **not awarded**
3. 10G Awning (sail canopy at the 102 bldg.) **not awarded**

The monthly awards are based on criteria set by the CRA and given to each respondent prior to the bids being received. The current **YTD** % for SBE/MWBE participation with recommended awards is approximately **47.07%** SBE, **19.56%** MWBE, and **30.96%** local participation.

Currently, there are **13** Riviera Beach based firms participating on the MDS project as subcontractors.

- ESC Florida
- Barron Signs
- JD Anderson
- All Sites
- Newbold Construction
- General Caulking and Waterproofing
- Lotspeich Company of Florida
- Division 7
- Cheney Brothers
- Glasgow
- Thyssen Krupp
- Farmer & Irwin
- Pipeline Utilities

These firms are domiciled in the City of Riviera Beach. They represent a direct economic impact to the City of Riviera Beach and their participation is critical to efforts the City is trying to achieve for local participation.

The current direct local economic impact to the City of Riviera Beach is **\$6,929,876**, which is approximately 30.96% of the GMP value to date. (*Local value means, either the company is based in Riviera Beach, or they have a sub from Riviera Beach or they are purchasing materials locally in Riviera Beach*)

The bid tabulation's compiled by Weitz are segregated by Prime/ subcontractor, SBE/ MWBE status, registered Apprentice partner, and local economic impact.

**January Awards: No Awards**

**Project Total:**

Revised GMP Value	SBE Value	MWBE Value	Local Value
\$22,428,125	\$10,533,401	\$4,376,875	\$6,929,876

**Workforce Data Summary:**

**Total number of employees reported to date:** (*required CM reporting Apprentices/Journeyman and Riviera Beach residents*)

**Tabulation:**

Tracked Employees	Apprentice	Journeyman	RB Residents
84	37	37	17

- \* 20% of tracked employees are Riviera Beach residents
- \* 23% of tracked Apprentices/Journeyman are Riviera Beach residents

*Note: Total number of employees reported to date: (required CM reporting Apprentices/Journeyman and Riviera Beach residents)/ Some Apprentices maybe RB Residents*

**Apprentice/Journeyman:**

As of the reporting date January 1-31, 2016, Weitz JV has included **8 Riviera Beach approved Apprenticeship programs** to participate on the MDS project.

1. IBEW
2. Southeast Florida Chapter Of Masonry Association
3. #630 Plumbers/HVAC
4. #402 Ironworkers
5. FEAA
6. South Florida Roofers
7. Florida Apprentices of Painter
8. Local Union 821 Fire Protection

**Apprentices/Journeyman Union currently on job site: (Cumulative)**

Apprentices/ Journeyman	Subcontractor	Apprentice Program	Trade
T. Garcia	Southern State	SEFL	Mason
N Santo	Southern State	SEFL	Mason
J Garcia	Southern State	SEFL	Mason
D Vasquez	Southern State	SEFL	Mason
D. Shuler	Southern State	SEFL	Mason
Mike Jones	Farmer & Irwin	#630- PBC	Plumber
Anthony Carter	Farmer & Irwin	#630- PBC	Plumber
Kenneth Ruiz	Farmer & Irwin	#630- PBC	Plumber
Max Henry Jr	Farmer & Irwin	#630- PBC	Plumber
Michael Meng	Farmer & Irwin	#630- PBC	Plumber
Andrew Higgins	Farmer & Irwin	#630- PBC	Plumber
Havit Al-Bearello	Farmer & Irwin	# 821	Plumber
Tyler Hollihan	Farmer & Irwin	# 821	Plumber
Justin Pease	Farmer & Irwin	#630- PBC	Plumber
Stephen Blonar	Farmer & Irwin	#630- PBC	Plumber
Al-Tariq Walls	Farmer & Irwin	#630- PBC	Plumber
Demetrius Phillips	Farmer & Irwin	#630-PBC	Plumber
Joshua Hendricks	Farmer & Irwin	#630-PBC	Plumber
Jason Southerland	Farmer & Irwin	#630-PBC	Plumber
Dennis Clark	Farmer & Irwin	#630-PBC	Plumber
Anthony Mickso	Farmer & Irwin	#630-PBC	Plumber
Josh Draughton	Farmer & Irwin	#630-PBC	Plumber
Ricardo Hernandez	Farmer & Irwin	#630-PBC	Plumber
Justin Crowe	Farmer & Irwin	#630-PBC	Plumber
October Reid	Farmer & Irwin	#630-PBC	Plumber
Daniel Tessier	Farmer & Irwin	#630-PBC	Plumber



Dustin Plichta	Farmer & Irwin	#630-PBC	Plumber
Trvor Gudeman	Farmer & Irwin	#630-PBC	Plumber
Stevan Rayburg	Farmer & Irwin	#630-PBC	Plumber
Johnathan Deloach	Farmer & Irwin	#630-PBC	Plumber
Keith Price	Farmer & Irwin	#630-PBC	Plumber
Robert McLaury	Farmer & Irwin	#630-PBC	Plumber
Richard Okerson	Farmer & Irwin	#630-PBC	Plumber
Stephen Helmke	Farmer & Irwin	#630-PBC	Plumber
Dominick Varonne	Farmer & Irwin	#630-PBC	Plumber
Nathanal Rising	Farmer & Irwin	#630-PBC	Plumber
Dustin Finch	Farmer & Irwin	#630-PBC	Plumber
Robert Elliot	Farmer & Irwin	#630-PBC	Plumber
Isreal Medina	Farmer & Irwin	#630-PBC	Plumber
James Jones	Farmer & Irwin	#630-PBC	Plumber
Robert Miller	Farmer & Irwin	#630-PBC	Plumber
Joshua Taylor	Farmer & Irwin	#630-PBC	Plumber
Aaron Bracey	Farmer & Irwin	#630-PBC	Plumber
Shawn Kepford	Farmer & Irwin	#630-PBC	Plumber
Chris Bennett	Farmer & Irwin	#821- local	Plum/Fire
Paul Kowalsky	Farmer & Irwin	#821- local	Plum/Fire
Robert Rapelye	Farmer & Irwin	#821- local	Plum/Fire
Sultan Pettus	Eagle Metals	#420- Ironworkers	Ironworker
Solomon Burgess	Eagle Metals	#420- Ironworkers	Ironworker
Stephen Lattanzio	Eagle Metals	#420- Ironworkers	Ironworker
Michael Lobb	Eagle Metals	#420- Ironworkers	Ironworker
Timothy Murray	Eagle Metals	#420- Ironworkers	Ironworker
Clarence McConnell	Eagle Metals	#420- Ironworkers	Ironworker
Matthew West	Eagle Metals	#420- Ironworkers	Ironworker
William McKeich	Eagle Metals	#420- Ironworkers	Ironworker
Robert Rajda	Eagle Metals	#420- Ironworkers	Ironworker
Mike Kuzmanko	Bradford	FEAA	Electrician
Arits Reeves	Bradford	FEAA	Electrician
John Rohman	Bradford	FEAA	Electrician
Jean Joseph	Malone	IBEW	Electrician
Richard Russ	Malone	IBEW	Electrician
Henry Baker	Malone	IBEW	Electrician
Joseph Burgess	Malone	IBEW	Electrician
Jason Sheppard	Malone	IBEW	Electrician

Greg Goodman	Malone	IBEW	Electrician
Jeandy Brisson	Malone	IBEW	Electrician
Clifton Watson	Malone	IBEW	Electrician
Michael Humpage	Malone	IBEW	Electrician

**January Reported hours:**

During the month of January Malone Electric reported **5 electricians with 813 hours reported**. Malone is utilizing **(FEAA)** Apprenticeship program. Farmer and Irwin reported **10 plumbers for total of 201 hours**. Farmer & Irwin is utilizing #630-PBC Apprenticeship program.

**Local Residents Participation to Date:**

*Cumulative*

Name	Address	Subcontractor	Total Hours
Joe Pyles	Joe Pyles 2420 H West Avenue RB, FL 33404	CM- Weitz JV-All Sites	1790
Joe Anderson	Joe Anderson 331 West 16th Street RB, FL 33404	CM- Weitz JV- JD Anderson Construction	1790
Joseph Burgess	501 West 28th Street Riviera Beach, Florida 33404	Malone	1568.5
John Ashberry	1396 West 35th Street Riviera Beach, Florida 33404	Best Protective Services	16
Artis C Reeves	34 East 21st Riviera Beach, Florida 33404	Bradford Electric	112
Alfonso Newbold	833 West 6th Street, Riviera Beach, Florida 33404	CM-Weitz-Newbold Construction	1790
Amos Tipton	1389 W. 31 <sup>st</sup> Street Riviera Beach, Florida 33404	Malone Electric	772
Tavaris Davis	1963 West 16 <sup>th</sup> Court Apt #B Riviera Beach, Florida 33404	American Engineering	7
Lyndel K Gordon Jr	122 Blue Heron Blvd E Apt. 2 Riviera Beach, Florida 33404	American Engineering	97
Tim Howard	1247 West 24 <sup>th</sup> St. Riviera Beach, Florida 33404	American Engineering	30.5
Dennis Clark	135 West 11 <sup>th</sup> Street Riviera Beach, Florida 33404	Farmer and Irwin	243.5
Damien Horne	2820 Avenue S Apt 2 Riviera Beach, Florida 33404	Freeport Fountain	85.5
David Hooke	1400 Avenue E Riviera Beach, Florida 33404	Freeport Fountain	198.75
Tracey Davis	1481 Ave. F Riviera Beach, Florida 33404	Freeport Fountain	52
Demetre Paulk	172 West 15 <sup>th</sup> St. Riviera Beach, Florida 33404	Freeport Fountain	10
Terrance Montgomery	1011 West 4 <sup>th</sup> Street Riviera Beach, Florida 33404	Bradford	196.5
Elliot Warshowsky	3247 Laurel Ridge Circle Riviera Beach, Florida 33404	A&A Associates	156

**Site Visit:**

<b>OBSERVATION DATE/TIME:</b>	January 27th 1.27.16 / 10:00 am	
<b>PROJECT:</b>	Riviera Beach - Marina District Redevelopment Project 180 E. 13 <sup>th</sup> Street, Riviera Beach, FL 33404	
<b>Phase:</b>	Phase I, Phase II & Phase IV-Site Work	
<b>ARCHITECT:</b>	Song & Associates	
<b>CONTRACTOR:</b>	Weitz JV	
<b>OWNERS REP:</b>	Gilbane Team	
<b>REPORTED SUBCONTRACTORS &amp; ACTIVITIES</b>	<u>Subcontractor onsite</u> <ul style="list-style-type: none"><li>• Weitz JV-Apprentice JD Anderson/Alfonso Newbold, Mike Carter</li><li>• Pipeline Utilities, Inc.</li><li>• Malone</li><li>• Trinity</li><li>• Eagle Metals</li><li>• Triple M</li></ul>	<u>Construction Activity</u> <ul style="list-style-type: none"><li>• MEC construction</li><li>• Site work</li><li>• Electrical</li><li>• Concrete MEC</li><li>• Park construction</li><li>• Seawall construction</li><li>• Fountain construction</li><li>• Roof on MEC</li><li>• Restaurant perimeters poured</li></ul>

**Site Observation:**

**Gilbane- Carlton Jones and Christopher Jones**

During the month January Gilbane conducted 1 job site visit to determine if any Riviera Beach residents were working on the site. While conducting our investigation we did not verify any new or undocumented Riviera Beach residents participating on the jobsite during our **1.27.16** visit. However, during our site the visit, it was observed that many minorities were present on the site providing various trades.

Gilbane will continue to monitor and spot check the job site on a monthly basis to verify residency reporting.