



Florida's Dynamic
Waterfront Community

MEMORANDUM

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

FROM: Tony T. Brown, Executive Director, Riviera Beach CRA

DATE: February 18, 2016

SUBJECT: Staff recommends the CRA Board's approval of Change Order No. 10, seeking an increase to the GMP Agreement for Construction Manager at Risk with the Weitz, DSC, CSS Joint Venture ("JV") by \$471,282.00 to \$28,154,589.00

Request for Board Approval

Staff recommends the CRA Board approves a Resolution authorizing an amendment to the Guaranteed Maximum Price Contract increasing the GMP by \$471,282 from \$28,154,589.00 to \$28,625,871.00 to provide an increased allowance for the completion of Avenue "C" due to additional unforeseen conditions. The Change Order will authorize expenditure of project GMP Owner's Contingency in the amount of \$471,282.00 resulting in a remaining balance of \$144,138.00, the Change Order will be contingent upon funding to be provided by Interlocal Agreement between the Riviera Beach City Council and the Community Redevelopment Agency.

Summary

Change Order No. 10 will provide an increased allowance of \$471,282 to provide required funds for the additional unforeseen conditions encountered underneath Avenue "C" as detailed in the attached Construction Change Directive provided by the Weitz JV. The original construction costs portion of the allowance for Ave C repairs was \$85,000.00 and allowed Weitz to continue their contracted work down Ave C, as they first encountered unforeseen conditions in the first phase of the construction work. During the excavation and reconstruction of the roadway in the current phase, the construction team encountered multiple issues underground, the most significant being with the existing 12" and 6" utility district water mains. The contractor issued a "Request for Information" (RFI) to resolve multiple issues and the project design engineer, working with the City Engineer and the Utility District, developed modified construction plans to attempt to complete the project based on the discovered underground conditions. The solution included removing the 6" water main and eventually capping it further north on Avenue "C". The completion of the final new Avenue "C" will require an upgraded sub-base to protect the existing 12" water main that is very close to the surface of the existing roadway. Once the Change Order and Interlocal Funding Agreement are approved the project can resume reconstruction of Avenue "C" and the Avenue "C" portion of the construction contract will be extended. The Change Order is

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proposed to be funded through Interlocal Agreement between the City Council and the CRA. The City Council funding for the Interlocal Agreement will be provided out of the approved three million dollars in various funding support designated for the CRA, and planned and adopted in the 2015/2016 CRA Budget. Approval of the proposed Change Order will allow the reconstruction of Avenue "C" to resume in accordance with final approval of the engineer of record, City Building Department, Utility District and City Engineer.

Recommendation of Staff

The staff recommends the Board's approval of this change order authorizing an amendment to the Guaranteed Maximum Price Contract to \$28,625,871.00, and authorizing expenditures from the Owners Project Contingency in the amount of \$471,282.00, resulting in a remaining unchanged balance of \$144,138.00, contingent upon funding to be provided by Interlocal Agreement between the Riviera Beach City Council and the Community Redevelopment Agency.

**CITY INTER-LOCAL PAYMENTS
FY 2016 - FY 2018**

CITY PAYMENTS	BUDGET (12- MONTH TOTAL)	FY 2016 REVISED	FY 2017 PROJECTED	FY 2018 PROJECTED
PUBLIC IMPROVEMENT REIMBURSEMENTS	\$ 500,000	\$ 500,000	\$ 500,000	\$ 500,000
MARINA ENTERPRISE				
Marina Facility Lease	\$ 62,535	\$ 62,535	\$ 64,411	\$ 66,343
Marina Facility CAM	\$ 24,820	\$ 12,410	\$ 25,565	\$ 26,332
Promenade/Dock CAM	\$ 124,396	\$ 62,198	\$ 128,128	\$ 131,972
Bicentennial Park CAM	\$ 369,025	\$ 184,513	\$ 380,096	\$ 391,499
Event Center CAM - City	\$ 116,013	\$ 58,007	\$ 119,493	\$ 123,078
Total City CAM - Assigned	\$ 696,789	\$ 379,662	\$ 717,693	\$ 739,223
Event Center CAM - Private	\$ 73,571	\$ 36,786	\$ 75,778	\$ 78,051
Uplands CAM - Private	\$ 266,498	\$ 133,249	\$ 274,493	\$ 282,728
Total Private Sector CAM	\$ 340,069	\$ 170,035	\$ 350,271	\$ 360,779
Amount Paid by Private Sector	\$ -	\$ -	\$ -	\$ 151,449
Amount Paid by City	\$ 340,069	\$ 170,035	\$ 350,271	\$ 209,330
Total City CAM - Assigned & Subsidized	\$ 1,036,858	\$ 549,697	\$ 1,067,964	\$ 948,554
MARINA CONSTRUCTION				
Marina Operations Move (Storage Tank)	\$ 183,323	\$ 225,000	\$ -	\$ -
Avenue C Change Order		\$ 471,000	\$ -	\$ -
Total Marina Construction Contingency	\$ 183,323	\$ 696,000	\$ -	\$ -
CITY-CRA PROGRAM SPONSORSHIPS				
Clean & Safe	\$ 379,819	\$ 504,304	\$ 554,734	\$ 665,681
Loan Fund	\$ 500,000	\$ 500,000	\$ 500,000	\$ 500,000
Neighborhood Services	\$ 150,000	\$ 150,000	\$ 150,000	\$ 150,000
Special Events	\$ 250,000	\$ 100,000	\$ 100,000	\$ 100,000
Other				
Total Program Sponsorships	\$ 1,279,819	\$ 1,254,304	\$ 1,304,734	\$ 1,415,681
TOTAL CITY PAYMENTS	\$ 3,000,000	\$ 3,000,001	\$ 2,872,698	\$ 2,864,235
Variance to Base Year Threshold (\$3MM)	\$ -	\$ 1	\$ (127,302)	\$ (135,765)
			-4.24%	-4.73%