

WESTGATE/BELVEDERE HOMES COMMUNITY REDEVELOPMENT AGENCY

Monday September 11, 2023, Board Meeting

1280 N. Congress Ave. Suite 215

West Palm Beach FL 33409

**NOTE: Agenda Summary (Pages 3 - 4)
Staff Report (Pages 5 - 10)**

- I. CALL TO ORDER / ROLL CALL**
- II. AGENDA APPROVAL**
 - 1. Additions, Deletions, Substitutions to Agenda**
 - 2. Adoption of Agenda**
- III. ADOPTION OF W/BH AUGUST 14, 2023 CRA MINUTES (Pages 11 - 17)**
- IV. PUBLIC COMMENTS**
- V. DISCLOSURES**
- Vi. CONSENT AGENDA**
- VII. REGULAR AGENDA**
 - 1. Approval of Proposal from BG Group to Demolish 1304 Seminole Blvd. (Pages 18-20)**
 - 2. Approval of Proposal with Limited Editions Landscaping and Tree Trimming, LLC to remove Trees and Vegetation from 1304 Seminole Blvd. (Pages 21)**
 - 3. Authorization to Provide Funding to Palm Beach County Engineering Department for Westgate Avenue Streetscape (Page 22 - 37)**
- VIII. REPORTS**
 - A. Staff Reports**
 - Correspondence (Pages -)**
 - Attorney's Report**

B. Committee Reports and Board Comments

1. **Administrative/Finance –**
2. **Capital Improvements – Chair, Mr. Daniels**
3. **Land Use –**
4. **Real Estate – Chair, Mr. Kirby**
5. **Marketing –**
6. **Community Affairs –**
7. **Special Events – Chair, Ms. Ruffy**

IX. ADJOURNMENT

ANY PERSON MAKING IMPERTINENT OR SLANDEROUS REMARKS OR WHO BECOMES BOISTEROUS WHILE ADDRESSING THE BOARD WILL BE BARRED FROM FURTHER AUDIENCE BEFORE THE BOARD BY THE PRESIDING OFFICER, UNLESS PERMISSION TO CONTINUE OR AGAIN ADDRESS THE BOARD AS GRANTED BY A MAJORITY VOTE OF THE BOARD MEMBERS PRESENT.

IF A PERSON DECIDES TO APPEAL ANY DECISION MADE BY THIS BOARD WITH RESPECT TO ANY MATTER CONSIDERED AT THIS MEETING, HE WILL NEED A RECORD OF THE PROCEEDING, AND FOR SUCH PURPOSE HE MAY NEED TO ENSURE THAT A VERBATIM RECORD OF THE PROCEEDINGS IS MADE, WHICH RECORD INCLUDES THE TESTIMONY AND EVIDENCE UPON WHICH THE APPEAL IS TO BE BASED.

ON JUNE 7, 1994, THE BOARD OF COUNTY COMMISSIONERS APPROVED RESOLUTION NO. 94-693, KNOWN AS THE CODE OF ETHICS. UNDER SECTION 11, IT IS REQUIRED THAT PAID AND UNPAID LOBBYISTS REGISTER. PLEASE REFER TO SECTIONS 11.01 AND 11.02 IN THE CODE OF ETHICS FOR REGISTRATION SPECIFICS. FOR YOUR USE, REGISTRATION FORMS ARE AVAILABLE FROM THE CRA'S ADMINISTRATIVE ASSISTANT.

AGENDA ITEMS
Westgate/Belvedere Homes CRA Board Meeting
In Person and Via Zoom
September 11, 2023

REGULAR AGENDA

1. Approval of Proposal from BG Group to Demolish 1304 Seminole Blvd.

A. Background and Summary: The CRA has received a bid proposal from the BG Group to demolish 1304 Seminole Blvd.

The CRA purchased 1304 Seminole Blvd. through foreclosure in 2011 to assemble land for redeveloping the Westgate Avenue Corridor. The property is dilapidated as it has not been occupied since it was purchased. The property is a three-bedroom one-bath single family home built in 1961. It is not worth repairing since single family residence is no longer the best use in this sub-area. In March 2023, the CRA received a grant from the Solid Waste Authority in the amount of \$40,122 from their Blighted and Distressed Property Clean-Up Grant to demolish the building and beautify the site.

Last month, the CRA office issued a Request for Proposal for the demolition. BG Group proposed to complete the demolition for \$57,460.00. The Group will be responsible to confirm that all utilities have been removed, obtain permit, demolish and dispose of the one-story building including canopies, slabs and foundations, remove and dispose of the concrete sidewalk, concrete slab and concrete pavement, abandon septic system if any, and provide water supply to control dust and fire to complete the work.

The SWA grant will pay for a portion of the total cost.

B. Recommendation: Approve the proposal and authorize the Board Chair to execute an agreement with the BG Group to demolish 1304 Seminole Blvd for \$57,460.00.

2. Approval of Proposal with Limited Editions Landscaping and Tree Trimming, LLC to Remove Trees and Vegetation from 1304 Seminole Blvd

A. Background and Summary: The 1304 Seminole site has a lot of mature nonnative trees that need to be removed. The CRA received a proposal to remove and dispose of the trees from Limited Editions Landscaping and Tree Trimming, LLC for \$22,000.00.

Limited will remove all overgrown vegetation and trees around the entire property and install sod after the building is demolished and all trees are cleared.

B. Recommendation: Staff recommends that the Board approve the proposal and authorize the Board Chair to execute an agreement with Limited Editions Landscaping and Tree Trimming, LLC for clearing trees and install sods at 1304 Seminole Blvd. for a total amount of \$22,000.00.

3. Authorization to Provide Funding to Palm Beach County Engineering Department for Westgate Avenue Streetscape

A. Background and Summary: The Westgate Avenue Streetscape project is ready to go to construction. The design was completed in 2021. In 2022, The CRA took a construction loan from Truist Bank. The Palm Beach County Engineering Department did an RFP for the project in 2023. FDOT has approved the bid. Now, the construction can begin. The construction is estimated to cost a total of \$9,355,620.30 as shown below.

\$7,658,620.34	Construction Contract
\$ 15,000.00	Testing Lab
\$1,532,000.00	Contingency
\$ 150,000.00	Staff Costs
\$9,355,620.34	Grand Total

The \$11 million borrowed from the bank was not enough to cover the total construction cost of the Westgate Avenue since we have already spent almost \$4 million of the loan proceeds to pay for Belvedere Heights Drainage Phase 2, Seminole Blvd. streetscape construction, and Cherry Road Design.

In the other projects, the County had requested that the CRA pay the total cost, including the amount that will reimburse by FDOT, before the construction contract is executed; however, the County Administration and the Engineering Department understood the need and has agreed to deduct from the total amount the \$3,227,034 million that FDOT will reimburse at the end of the project. The Engineering Department is only requesting \$6,128,586.34 from the CRA to award the construction contract.

At the end of the project, the CRA may receive some money back or pay extra depending on how much money FDOT reimburses the County and on how much of the contingency amount is actually used.

B. Recommendation: Staff recommends that the Board authorize the payment of \$6,128,586.34 to the Palm Beach County Engineering Department for the construction of the Westgate Avenue Streetscape.



CRA BOARD MEETING

September 11, 2023

Staff Update on In-House & Private Redevelopment Projects

2023-B Solid Waste Authority Blighted & Distressed Properties Grant Application (AWARDED/INITIATED)

Update: Staff issued a Request for Quotation in July for the demolition of the structure. The RFQ closed in August with BG Group as the sole responder. BG Group estimates a cost of \$57,460 for permitting and demolition/removal. The site is overgrown with large non-native vegetation which will also be removed as a part of the grant project. This work is estimated at \$22,000.

The SWA Governing Board awarded the CRA a grant in the amount of \$40,122 at their February 2023 meeting. The grant is for demolition only. The CRA will be responsible for vegetation removal and lot clearing. Following the execution of the ILA at the end of April, the CRA received 50% of the disbursement, with the remaining disbursement to be paid by the SWA upon project completion.

Background: CRA Staff has submitted a grant application to the SWA through its Blighted & Distressed Properties Clean-Up Grant Program for funding to demolish the structure at 1304 Seminole Blvd. The Program has been modified and will now only cover costs associated with demolition. Lot clearing and vegetation removal must be covered by the Agency. The SWA Governing Board will vote to approve funding at their February meeting.

SFWMD Compensating Floodplain Storage Mitigation Bank (IN PROCESS)

Update: On June 30th SFWMD formally established a compensating storage bank for C-51 basin, sub-basin 39. This bank only includes the 5.6-acre Westgate Central Lake aka Dennis Koehler Preserve. Available compensating storage volume available from the bank is 18.21 acre-feet to expire in 2043. The Autumn Ridge project will utilize 6 acre-feet of storage from the mitigation bank. Approx. 12 acre-feet will be remaining for future redevelopment projects. Staff is considering developing a program for accessing credits from the bank.

Background: The CRA is working with Higgins Engineering and SFWMD to formalize a storm water storage mitigation/redevelopment credit program using the Dennis Koehler Preserve retention lake for redevelopment projects within a certain basin or sub-basin. Higgins Engineering estimates that approximately 28-acre feet could be available to redevelopment projects to offset storage requirements. Some of those acre feet have already been pledged to the Greene Apartments and Autumn Ridge projects.

Streetlights for Westgate Estates (IN PROCESS)

Background: CRA staff is in discussions with FP&L to install street lighting in areas of Westgate Estates where there are currently dark areas. This effort is in response to community concerns brought to the Agency's attention in January around an increase in burglaries and vandalism.

WCRAO/ULDC Amendments (IN PROCESS)

Update: Staff is finalizing an amendment draft for review by the Board in September pending preliminary approval from the Zoning Division in August. Concurrently, Staff is exploring the concept of merging the WCRAO with the URAO toward a Redevelopment Code for the County.

Staff met with Vice-Mayor Weiss, assistant County administrators, and PZB staff on October 26th to

discuss ways in which the WCRAO may be streamlined to be made more efficient and flexible to use, while remaining true to intent. A path forward includes a Comprehensive Plan amendment to be initiated early in the new year to better define policies for open space and land development, followed by amendments to the WCRAO/ULDC. *Staff will also propose increases to the Density Bonus Program pool of units as well as explore options to add more daily and pm peak trips to the TCEA pool.* Staff is re-tooling to address the Mayor's concerns.

Update: At their July 2022 meeting, the BCC adopted an amendment to the WCRAO which allows the following pertaining to the WCRAO Use Regulations table:

"The Zoning Director may apply the provisions of Art. 4.B, Use Classification for the underlying zoning district, subject to mutual agreement and approval by the WCRA Board".

Background: The Zoning Division is moving forward with an amendment to the WCRAO that will not only facilitate the approvals for the Hangar project, but also give some ability for flexibility and authority to the CRA Board when the WCRAO is in conflict with permitted uses and standards of the underlying zoning districts. CRA Staff worked with Zoning to revise Overlay language to allow a warehouse use on the site located at 1050 N Congress Ave. concurrent with entitlements for the Hangar project. This amendment will follow a separate timeline from the proposed amendments below.

Update: The following amendments are being targeted to move forward in the 2023 calendar year. Staff will present a draft to the Board once the amendments are fully vetted by the County:

- create a waiver table to provide relief from certain PDRs, supplementary standards and architectural guidelines through an administrative waiver process rather than variances
- dilute Parks & Recreation requirements for open space in the WCRAO, particularly as it applies to the construction of 4 or more single family homes
- clarify that on where formal on street parking is available (ie. Westgate Ave.), it shall be allowed to count towards required parking ratios
- amend Flex Space language to restrict the percentage of industrial uses and increase the percentage of commercial uses allowed where projects with a CH FLU utilize flex space

Background: CRA staff submitted a request letter for amendments to the CRA's zoning overlay in early December 2021 with the optic of adoption by the BCC at the end of 2022. The Zoning Division is under new directorship, and the two-round policy for UDLC amendments is replaced by a prioritization scale. The CRA will work with County Code Revision staff and County departments to develop amendment language for Board review in the coming months. Staff will utilize one of its continuing planning consultants to assist; a proposal for planning technical assistance services will be brought to the Board in February.

FY21 TCRPC Brownfields Site Assessment Grant (IN PROCESS)

Update: Stantec advises that additional testing to determine the extent of contamination and the best process for clean-up is needed. TCRPC has funding available to assist.

Cardno (now Stantec) has completed testing. Results indicate levels of contamination on site that are in excess of allowable State limits. Staff will be meeting with Stantec and TCRPC to discuss next steps.

Cardno has identified that contamination is most concentrated in the northeast corner of the Chickamauga site with no groundwater affected, however further assessment is warranted to determine the spread and depth of contamination in order to recommend the best path for remediation. Using a new round of funding through TCRPC, a specific assessment will be completed by Cardno. Next steps include: specific testing, a meeting with the DEP to determine scope of clean up, and a determination of funding sources for excavation/clean up (TCRPC or PBC DHED).

Cardno has completed a supplementary soils testing and is preparing a final report for CRA review and/or action. Results are targeted to be presented to the CRA Board at their September meeting.

Testing indicates a high concentration of Benzoapyrene (BaP) in the northwest corner of the property. Cardno will determine whether remedial action is warranted. Cardno conducted a Phase II assessment in early December. Findings indicate trace amounts of contamination (arsenic & BaP) in the soil; the groundwater is said to be clear. CRA Staff is pursuing a more thorough soils study through funding available through TCRPC prior to issuing an RFP. Phase I ESA findings indicate the need to conduct further assessment of the site to determine if historical adjacent uses have negatively impacted the site. The CRA was approved by the TCRPC for a Phase I Environmental Assessment on September 9, 2021. Brownfields environmental consultants Cardno, completed the Phase I assessment in mid-October 2021.

On August 25, 2021, CRA staff submitted an application for funding from the TCRPC (Treasure Coast Regional Planning Council) Brownfields Program for a Phase I Environmental Assessment for the Chickagmauga redevelopment site. Due to historic auto salvage and a dry cleaning use on Okeechobee on the site now occupied by Cumberland Farms, there is a likelihood that the site has some degree of contamination. The grant would fund a Phase I assessment, and a possible Phase II assessment depending upon initial findings. Any remediation timelines and cost to be determined. State funding is possible.

Background: The Chickagmauga site consists of 3 parcels, one containing an occupied single family dwelling, purchased by the CRA in December 2019 for \$550,000. The site is located directly south of Spencer Square facing the Dennis Koehler Preserve to the south. The site is earmarked for the CRA for mixed use or high density residential redevelopment. CRA staff anticipates issuing an RFP in FY22.

Community Garden/Greenmarket (ONGOING)

Update: The Plat is recorded and corner clip dedications are complete. CRA staff is planning for the construction of a permanent structure. Staff applied for a USDA Urban Agriculture grant in 21/22 to assist with the construction of the structure and to facilitate enhanced programming at the farm, but was not awarded the grant. CRA staff is looking at the viability of re-applying in another fiscal year.

PBC Transportation Planning Agency (TPA) Transportation Alternatives (TAP) & Local Initiatives (LI) Grants

FY20 Cherry Road Pedestrian & Safety Improvements (FUNDED, 65% DESIGNED)

Update: Design engineers have identified field conditions that will make the installation of 10-12 ft. wide multi-purpose paths on the north side of Cherry Rd. impossible within the existing ROW. Several options have been discussed with PBC Engineering and the TPA, with the best option being reducing the multi-purpose paths to 8 ft. Engineering is awaiting approval from FDOT on the new cross section prior to design resuming.

PBC Engineering has expressed concerns regarding crosswalks on the approved cross section that requires resolution in order for the project to move forward on the TPA grant timeline.

The Cherry Road project received approval for funding by the TPA Governing Board in July, 2020. The CRA engaged consultants, WGI to refine the Cherry Rd. improvements project for TPA TAP grant application submittal in the 2020 cycle. CRA Staff and WGI worked with Engineering on improving the proposed typical sections. The project proposes reduced with travel lanes for traffic calming, new sidewalks on the south side of Cherry Rd east and west of the bridge to the intersection of Country Club Rd., a new 12' shared multi-use path on the north side of the corridor, new crosswalks, pedestrian scale lighting, and shade trees where allowed. The total project cost is \$1.96 million. The grant reimburses \$1 million. The application was submitted to the TPA on February 28, 2020.

FY19 and Seminole Blvd. Complete Streets (FUNDED/100% DESIGNED)

Update: Contractor has been selected. Staff will work with Engineering and FDOT to process a field change order to reduce the path on the west side of the ROW from 12 ft. to 10 ft. Staff will engage a landscape architect from WGI through our continuing services contract to create a landscape/irrigation plan for the project. BCC approval of the construction contract is projected for August.

Funding is secured. PBC Engineering will issue the ITB on 3/12/2023. The response deadline is 4/11/2023. The project is fully designed, with the LAP agreement on hold until February 2023 pending funding. PBC Engineering has requested administration and design fees to initiate the project. The County will issue an RFP for engineering design in early 2022.

The Transportation Planning Agency Governing Board approved funding for the Seminole Blvd project at their July 18th meeting. The Seminole project was ranked #1. Staff and WGI presented the projects to FDOT and BTPAC in early April; Seminole was ranked #1 and Cherry Rd was #4. The Board recommended that the Seminole Blvd project should be prioritized since it ranked higher and is a larger project.

Background: The Board approved a two-fold work assignment with WGI in November 2018 to prepare a feasibility analysis to identify the best two projects to submit to the TPA for the 2019 Transportation Alternatives Program (TAP) cycle. Based on findings presented by WGI, the Board selected the following project:

Seminole Blvd Complete Streets which expands existing sidewalks to 10-12 ft. multi-use paths on each side of the roadway, adds high visibility crosswalks at each intersection, adds pedestrian scale lighting, and shade trees. The project boundaries are from Okeechobee Blvd. to Oswego Ave. Total construction cost is \$1,622,979. The grant reimburses \$1 million.

TAP grant projects are designed and constructed within 3 years of prioritized funding. Design will begin in 2020 with construction completion in 2022.

FY18 – Westgate Avenue Corridor Complete Streets (FUNDING SECURED, PROJECT TO PROCEED)

Update: The Westgate Ave. streetscape project was advertised for bid on 4/23/23. A contractor has been selected.

Following an RFP process, a loan has been secured. A new schedule for construction was provided by County Engineering at the end of January with agreement from the Palm Beach TPA and FDOT. The ITB is to be issued on 4/23/23. Notice to proceed is targeted for 10/20/23. Construction is to be completed by 2/28/25.

Staff is consulting with bond counsel through the Florida League of Cities to acquire a loan for the Westgate Avenue and Seminole Blvd. projects. Bond counsel is requiring that the Agency receive approval from its governing body (BCC) to secure the loan. The BCC adopted a Resolution on September 13, 2022, to authorize an \$11,000,000 loan. Five banks have submitted a proposal to the bond counsel to provide the funding. The schedule laid out in the LAP agreement between County Engineering and FDOT has now been impacted due to the delay incurred to secure upfront financing. A request has been made to FDOT through the PBC TPA for a time extension. We await a response.

The bid process for the project was put on hold by County Engineering. The County is requiring that the total construction cost of the project be given to the County in advance of entering into a contract with a contractor; the CRA has been given a time extension to try to accommodate this requirement. PBC Engineering issued an Invitation to Bid on February 20th. Bid opening was scheduled for March 29th.

American Consulting Engineers (ACE) has completed design plans to 100% constructability. PBC Engineering Streetscape section is reviewing. The design engineers have finished phase 2 of the constructability plans. Due to the number of driveways and regulations for safe sight lines, the CRA

must now work with certain owners to get approval to close access from Westgate where side and rear access is available in an effort to add more landscaping and on-street parking. The project cost estimate is now \$4,752,321 with \$2,324,351 in participating costs funded by FDOT. The CRA is responsible for PBC Engineering administrative, design and CEI costs.

Design is moving forward without a roundabout. CRA Staff met with County Roadway Production and the project consulting engineers in February to discuss the design, scope and timeline of the project. The CRA has been asked to provide input on lighting design and landscaping.

A County Selection Committee met in November 2019 and selected American Consulting Engineers of Florida (ACE) to design the project. CRA staff was in attendance for the presentations and scoring. The County Engineering Department had shortlisted three firms for the project, including CRA consultants WGI, however, volume of previous work was an overriding factor in selection.

Background Information: Staff engaged WGI to coordinate the preparation of travel demand forecast modelling to determine the impact of reducing Westgate Ave from 5 lanes to 3 lanes utilizing a road diet approach. WGI facilitated communication with PBC TPA and Engineering to determine the best design alternative, held a public input meeting, and drafted the final design for the project be used to obtain funding. WGI met with the Engineering Department to present the lane elimination plan. County staff is in support of the lane reduction from Wabasso to Congress, but they are not in support of the elevated landscape median. An alternative design, which allows for 3 lanes (2 thru lanes and one center turn lane), bike lanes, and floating landscape islands on both sides of the ROW alternating with on street parking was presented to County Engineering for approval and support. With assistance from WGI, the LI grant application was submitted on March 2, 2018. CRA staff is working with County Engineering and Administration to design and administer all 3 of the TPA grant projects.

The TPA Governing Board voted to adopt the TPA List of Priority Projects for the LRTP FY 2020-2024 at their September 20, 2018 meeting. Projects that met TPA and FDOT eligibility requirements were ranked by internal advisory boards, committees and TPA Staff to be forwarded the Governing Board. The Westgate Avenue Complete Streets project was ranked #1 of 6 entries to receive Local Initiatives Program funding. This project has been moved up the timeline due to the inability of other funded projects to proceed. Design can start in July 2019 for FY 2019/20. Construction funding will be approved after the design is completed.

CRA Strategic Plan (ONGOING – TO BE REVISITED IN FY22-23)

CRA staff will revisit work on a strategic plan that will implement the goals and objectives of the amended Redevelopment Plan. A strategic plan will outline the specific tasks, timeline and budget required for redevelopment activities over the next 5 years. It can also serve as a platform for the CRA to refine its vision and mission statement in a way that is current with its shifting priorities. Staff has received some initial input from Board members.

Streetlights for Belvedere Homes (ONGOING)

The Engineering Department is partnering with Office and Community Revitalization to install streetlight in Belvedere Homes. An initial meeting has been held. Citizens are currently gathering signatures and easement authorization from residents and property owners.

Private Redevelopment Projects

Below is list of private development projects that are in the entitlements or the permitting process:

Projects	Address	Status
Big Dreams Preschool	1713 Quail Drive	<ul style="list-style-type: none"> ▪ In Zoning – 5/9/23 CRA recommendation ▪ Class B + variances to reestablish a day care use at former Opportunity Inc. site
Al Packer Fleet Services	1668 N Military Trail	<ul style="list-style-type: none"> ▪ In Zoning -- 5/8/23 CRA recommendation ▪ Rezoning to CG, BCC approval for heavy vehicle repair & maintenance
PBC Fire Station #24	Westgate at Seminole	<ul style="list-style-type: none"> ▪ In Zoning – 3/13/23 CRA Board meeting, BCC in August ▪ Rezoning to PO
Aero Village	1699-1705 N. Congress Ave	<ul style="list-style-type: none"> ▪ In Zoning – 1/9/23 CRA Board meeting ▪ 4-stories, 38-unit market rate MF rental development
Westgate Terrace (Danza Group)	2636 Westgate Ave	<ul style="list-style-type: none"> ▪ In Zoning – CRA option contract extended ▪ 4 stories, 44 units – professional office/medical office use on ground floor ▪ CRA-owned parcels, developed with NMTC fed grant in partnership with CRA/PBD DHED
Greene Industrial (aka McDonald Industrial)	1501 N. Florida Mango Rd.	<ul style="list-style-type: none"> ▪ Under construction ▪ 5/9/22 CRA Board meeting ▪ DRO site plan amendment for 62,011 sf office-warehouse use; site to be reconfigured to eliminate all other buildings
The Hangar & Airfield Business Park	1050 N. Congress Ave. (former PBKC collateral property)	<ul style="list-style-type: none"> ▪ Under construction ▪ BCC approval in August 2022 – in DROE for arch. ▪ 2/14/22 CRA Board meeting ▪ 60,000+ sf of privately owned warehouse units with collocated additional warehouse, vehicle sales/repair, community and assembly membership non-profit space
EZ Express Carwash	1098 N. Military Trail (Walmart MUPD)	<ul style="list-style-type: none"> ▪ DRO approval in April for a 2,700-sf. automatic carwash
Cherry Road Plaza MUPD – Extra Space Storage	Cherry Rd	<ul style="list-style-type: none"> ▪ In permitting ▪ Approval for ABN, DOA, Variances, DRO approval for a 161,000 sf (phased) self-service storage facility
Murphy Express Gas Station/C-store	1010 Military Trail (Walmart MUPD)	<ul style="list-style-type: none"> ▪ In permitting ▪ DROE approval February ▪ demolish vacant Walgreens, relocate/ expand existing Murphy Express/add c-store
Palm Key Apartments	Cherokee Ave.	<ul style="list-style-type: none"> ▪ DRO approval in March 2023 ▪ 7 townhome-style multifamily units on .46 ac – utilizing CRA density bonus units
Uovo Art self-service storage	4200 Westgate Ave.	<ul style="list-style-type: none"> ▪ Under construction ▪ BCC approval of ABN- Sept. '21 meeting ▪ proposing a 4-story, 50,000 sf fine art storage facility
Autumn Ridge LITC	Congress Ave.	<ul style="list-style-type: none"> ▪ Under construction ▪ DRO approval – LITC funded ▪ 106 units by Landmark Construction, 90% of units at or below 60% of AMI – 77 DBP units, TCEA and rezoning from RM to CG
Greene Apartments	1710 N. Congress Ave.	<ul style="list-style-type: none"> ▪ Under construction ▪ 198 units (138 density bonus units from WCRA pool; 55 income restricted units) ▪ SFWMD permit utilizes acre feet from the Preserve
Fern House	1958 Church St.	<ul style="list-style-type: none"> ▪ Under construction ▪ Addition/accessory structure & renovation

**WESTGATE/BELVEDERE HOMES COMMUNITY REDEVELOPMENT AGENCY
1280 N. CONGRESS AVE., SUITE 215, WEST PALM BEACH, FL. 33409
MINUTES OF THE MONTHLY MEETING**

August 14, 2023

I. CALL TO ORDER (IN PERSON MEETING BROADCASTED ON ZOOM PLATFORM)

Mr. Daniels, the Board Chair, called the meeting to order at 5:04p.m. The roll was called by Ms. Bui.

Present: Ronald L. Daniels
Joanne Rufty
Ralph Lewis
Ruth Haggerty

Absent: Enol Gilles
Joseph Kirby

Staff Present: Elizée Michel, Executive Director
Denise Pennell, Senior Planner
Carmen Geraine, Bookkeeper
Mai Bui, Redevelopment Specialist/Administrative Assistant
Thomas J. Baird, Esq., General Counsel

Absent:

Others Present: Deputy Gomez, Deputy Robinson, Dorritt Miller,
Chuck Lesnick, and Len Schwartz (All Virtually Via Zoom).
Francisco Rojo, Justin Gilbert, and Aaron Taylor attended in person

II. AGENDA APPROVAL

1. Additions, Deletions, Substitutions to Agenda

- The following items were added to the agenda:
- Item #3: 6 Month Option Agreement Extension with the Danza Group
- Item #4: Calendar Modification for the October Meeting

2. Adoption of Agenda

- It was moved by Ms. Rufty and seconded by Ms. Haggerty to adopt the agenda as amended. Motion carried (4-0)

III. ADOPTION OF W/BH CRA MINUTES

- **It was moved by Ms. Haggerty and seconded by Ms. Ruffy to adopt the July 10, 2023 minutes. Motion carried (4-0)**

IV. PUBLIC COMMENT

- PBSO Deputy Gomez and Deputy Robinson gave a brief report to the Board about police activities in the Westgate CRA area for the previous month. Deputy Robinson and Board member Mr. Lewis reported that there was a loud popup block party on Chickamauga by the Dennis Koehler Preserve at one of the properties the CRA owned. The Sheriff had talked to the tenants to stop such activities. Deputy Robinson stated that they are monitoring the area and have not seen any more incidents at that location recently.

V. DISCLOSURES

- No Disclosures

VI. CONSENT AGENDA

- No Consent Agenda

VII. REGULAR AGENDA

1. Adoption of Resolution to Approve the FY 2023-2024 Budget

Mr. Michel presented the item to the Board.

A revised copy of the Capital Improvement Budget Page was provided to the Board at the request of Ms. Haggerty to change the loan amount requested last year from 11 million to 10.6 million. This revision ensures that the revenues and the expenditures are balanced on that budget page. The Board approved by a separate resolution the 11 million loan, but last year's budget only had 10.6 million.

The Budget includes four parts, the Redevelopment Trust Fund, the Capital Improvement Project, the Transportation Enhancement grants and the Debt Service Fund. The Redevelopment Trust Fund presents in a line-by-line format all the items funded by the tax increment revenues and rental income.

Ms. Haggerty pointed out that the TIF amount included on the Redevelopment Trust Fund page is \$1,000 less than the amount in the staff report.

Mr. Michel responded that the Redevelopment Trust Fund page amount is the correct amount.

The total amount projected for the Tax Increment Financing (TIF) Trust fund is \$3,994,556.

This part details the administrative and the programmatic expenses. The preliminary tax roll value shows that the TIF might increase by 14.7% this year (an increase of \$513,937 to last year's TIF); The final tax is computed at the end of the year. The projected amount will change if the Board of County Commissioners further reduced the millage rate at their August 22 meeting. The County Board of County Commissioners voted last month to reduce the millage rate for the general fund from 4.75 to 4.5.

The Capital Improvement Project portion provides funding from the trust fund and grants to complete infrastructure improvement projects and acquire properties for redevelopment. Grants and loans are included in this portion of the Budget. The Total amount projected for Capital Improvement is \$1,830,000.

The Transportation Enhancement part shows the grants received from the Transportation Planning Agency and the Department of Transportation. These grants are being managed by the Palm Beach County Engineering Department on behalf of the Westgate CRA. This funding is provided on a reimbursement basis. Two projects were completed last year. There are three more left to be completed. A construction contractor has been selected for two of them.

The Debt Service Fund shows how funds will be used to pay off debt.

Staff are asking the Board to approve the budget and adopt a resolution to recommend the budget to Palm Beach County Board of County Commissioners for final approval.

It was moved by Ms. Rufty and seconded by Ms. Haggerty to authorize staff to adopt a resolution to recommend the budget to Palm Beach County Board of County Commissioners for approval. The motion passed (3-1) with Mr. Lewis dissenting.

2. Consideration of Unsolicited Proposal for Cherokee Avenue, Chickamauga Drive and Westgate Avenue Site

Mr. Michel, Francisco Rojo and Justin Gilbert with Landmark Development Corporation presented the item.

At the June 12 Board Meeting, Landmark Development Corporation through their Vice President, Francisco Rojo discussed with the CRA board its interest in redeveloping a property owned by the CRA located at the corner of Cherokee Avenue, Loxahatchee

Drive and Westgate Avenue. The Corporation intends to combine the CRA owned land with another parcel to build a mixed-use development.

The proposed development would include (i) commercial/retail uses, together with (ii) a residential component. The size of the commercial/retail space would depend in part on any financial commitments obtained for the lease of a portion of the space.

The developer proposes to fund the development with Low Income Tax Credits program equity which requires that most of the units be set aside for low-income elderly persons. It is also proposed to include some units for people who make up to 120% of the median income in response to the staff request for a mixed-income development.

Development that has more than 40% of the total units qualified at or below the Workforce Housing Program Low-Income Category that is at or below 80% of Median Family Income are not permitted by right. Such projects need special consideration by the CRA Board for approval.

It is estimated that the buildings would be 6 stories in height and will follow guidelines included in the CRA's Zoning Overlay.

The developer is seeking assurance, if they were able to assemble the land, the Board will consider issuing an RFQ to make the CRA owned land available for redevelopment.

Though there is already a concentration of affordable housing in the CRA, elderly housing is still needed in the area.

Staff is asking the Board to authorize staff to authorizes the issuance of an RFQ to make land CRA owned at the corner of Cherokee Avenue Loxahatchee Drive and Westgate Ave available for redevelopment.

Francisco Rojo added that a majority of the units will be set aside for low-income elderly families or individuals. He pointed out that the CRA Zoning Overlay limits to 40% the number of low-income units. The development he is proposing will not be able to meet the 40% requirement and the 10% set aside for moderate-income residents without some type of waiver from the Board. He also referred to the letter sent to the Board that outlined how the development would include some mix of uses and some mix of income. He asked the Board to consider the existing income limits including in the code to accommodate certain developments that provide more low income units.

Mr. Lewis stated that the site in his opinion is not good for elderly individuals because of safety concerns. There are gunshots, crime and shooting at night.

Francisco mentioned that the other development they built on Westgate Avenue (Westgate Plaza) has done well as far as crime is concerned.

Mr. Lewis added that there are crimes around that area. He said that he would like to see what the police reports look like for the development.

Ms. Rufty shared that new developments may help decrease crimes in the area as vacant lands are not going to improve the CRA.

Mr. Lewis suggested that the CRA focuses on addressing the safety issues before building new developments.

Mr. Daniels asked to come back to the request to issue the RFQ and deal with the other issues later.

It was moved by Ms. Rufty and seconded by Ms. Haggerty to authorize staff to issue the RFQ for the Cherokee Avenue Loxahatchee Drive and Westgate Avenue site. Motion passed (3-1) with Mr. Lewis dissenting.

Additional Public Comment was made by Mr. Anthony Sheffer regarding developments in the CRA. He told the board that he is partnering with a buyer who wants to develop a site on Congress Avenue for a mixed-use development. He offers to come back to give more details about the proposed development.

3. Approval of a Six-Month Extension of the Danza Group Option Agreement

Ms. Pennell introduced the item. She informed the Board that Aaron Taylor has been working with Zoning to obtain the DRO approval, but an issue came up recently where Zoning informed us that a waiver could not be used to address the lack of parking requirements. A waiver would have been administrative, but unfortunately, Zoning said that the way to address the parking requirements is to apply for a Type II Variance which needs to go through a public hearing process that can take a longer period. She added that she has been working with Zoning to see if the project could be approved without a variance but didn't obtain a solution.

Aaron Taylor, from Arc Development Global, representing the Danza Group, explained to the Board that Zoning decision to let them know that they think the project was double dipping by using a parking reduction from the Westgate Code and also a 15% parking waiver in the parking section of the County Code. The path Zoning suggested is the Type II Variance which is going to take longer.

The Danza Group is asking the Board to give them a six-month extension of the Option Agreement to allow them to apply for the Variance.

Chuck Lesnick from the Danza Group added that the Group hopes to resolve this issue in the next three months, but a six-month extension will give them a cushion to complete the Type II Variance request. He also said that they are moving forward with the other activities to keep the project moving.

It was moved by Ms. Haggerty and seconded by Ms. Rufty to approve the six-month extension of the Option Agreement with the Danza Group. Motion passed unanimously (4-0).

4. Calendar Modification for October Meeting

Mr. Michel presented the item. The October meeting was scheduled for October 2nd, since October 9th is a holiday. Staff is asking to change it to October 16th because a Board Member will be out of town the 2nd. It is best to have the meeting when more members can attend to make it easier to have a quorum.

It was moved by Ms. Rufty and seconded by Mr. Lewis to move the October Meeting to October 16th. Motion passed unanimously (4-0).

VIII. STAFF REPORTS

Mr. Michel told the Board

Ms. Pennell gave the Board an update on the progress of the project listed in the staff report.

Green Industrial on Florida Mango has broken ground.
Construction at the Hangar site is moving slowly.
Cherry Road Plaza project is in permitting.
Uovo, Autumn Ridge and Greene Apartment are under construction.
Fern House has just started construction.

Ms. Pennell also introduced the new CRA website to the Board and asked them to check it out and give feedback.

Mr. Michel informed the Board that a contractor has been selected for Westgate Avenue. There is a funding shortage because the loan is not enough to cover all the projects because this year's bid price is a lot more than last year's estimate when the loan was issued.

He also gave an update on the Streetlight projects for the Westgate area. FPL is addressing comments submitted by the Palm Beach County Engineering Land

Development section. They will resubmit soon. After comments are resolved, the County will issue a construction permit for FPL to install new poles and more lights in the area.

The audit process for fiscal year 2023 has started.

Backpacking At the Park on August 11, 2023 was a success.

The next event at the Park, Boo at the Park, is scheduled for Friday October 13th.

IX. AJOURNMENT

It was moved by Ms. Rufty and seconded by Ms. Haggerty to adjourn the meeting. The meeting was adjourned 6:03 p.m.

Mai Bui Administrative Assistant, Westgate CRA



Revised #4

DATE: August 30, 2023
CUSTOMER: Palm Beach County
TEL: 561-640-8181
EMAIL: emichel@pbcgov.org

BID #: 22-850
PROJECT: 1304 Seminole Blvd.
ADDRESS: West Palm Beach, FL 33409
ATTN: Elizee Michel

SITE VISIT: No
DRAWINGS: No
ADDENDUMS: No

Under the terms and conditions of this Proposal by and between The BG Group, LLC (BG Group) and **Palm Beach County** (customer), BG Group will provide all labor, material and supervision necessary to complete the demolition and removal work described herein:

Total Proposal Amount: \$57,460.00
(Fifty Seven Thousand Four Hundred Sixty Dollars and No/100's)

Perform **Structural Demolition** according to plan specifications listed above, to include only the following:

- Demolition, Removal & Disposal of (1) One Story Building Including Canopies, Slabs & Foundations
- Removal & Disposal of Concrete Sidewalks, Concrete Slabs & Concrete Pavement
- Freon Abatement, Bulbs, Ballasts, Mercury Switches, Etc.
- Rough Grading of Demolition Area

Add/Alt:

Utility Cut and Cap:	\$750.00
Rodent Inspection:	\$300.00
Silt Fence Installation:	\$2,716.00
Installation of Temp CLF (w/ Windscreen) & (1) 30' Gate:	\$8,148.00
Water Source Turned Up:	\$2,500.00
Demo Permit Including Admin Fees:	\$2,873.00
Truck Wash:	\$2,500.00
Sodding of Disturbed Areas:	\$6,004.00
Asbestos Survey:	\$1,500.00

PROJECT SPECIFIC NOTES: Work to be completed in one mobilization, additional mobilizations are \$2,500.00 EA. Foundations to be removed up to (3) Three feet below grade, No Pile Removal / Extraction
 Quote subject to change based on site visit/plans/documents/AHJ Requirements



EXCLUSIONS:

- Permits (all)
- Asbestos Survey
- Asbestos or Lead Abatement
- Shoring & Bracing
- Temporary Water
- Barricades
- Utility Cut & Cap
- Dewatering
- Site & Temp Fencing
- Erosion Control
- Other Hazardous Material
- Night & Weekend
- Electric Disconnects
- Backfill
- Seismic Monitoring, if requested by Client or required by municipality
- Rodent Inspection / Control
- MOT/ Lane Closure
- Seeding or Sodding
- Underground Utilities & Irrigation Lines
- Trees, Landscape Plant Material, Sod Removal (on Others)
- Tree Protection
- Tree Relocation
- Asphalt Pavement
- Pavement Base Material
- Protection
- Layout
- Fruit Trees
- Excessive/Unforeseen Tenant Debris
- Owner Salvage
- Site Security

2. Work by The BG Group:

- 2.1 The BG Group will verify all utilities that serviced the structures or equipment to be removed have been disconnected prior to the start of any work.
- 2.2 The BG Group will remove, load, haul and legally dispose of all combustible, solid and metallic debris resulting from the above captioned removal work.
- 2.3 Provide water supply (if not excluded above) in sufficient quantity and pressure and in close proximity to the removal site to support all dust control and fire control measures necessary for the completion of the work.

3. Licenses, Notifications, Regulations and Insurance

- 3.1 Prepare and submit any notifications required to complete the work described in this Agreement.
- 3.2 The BG Group will maintain Workers Compensation with a \$1,000,000.00 limit, General Liability Insurance with a combined per occurrence limit of \$1,000,000.00/\$2,000,000.00 aggregate and a \$5,000,000.00 umbrella, Pollution Liability Insurance and Auto Insurance with a \$1,000,000.00 limit.

4. Work by Customer:

Customer agrees to perform the following in a timely manner so as not to impede the progress of The BG Group's work described herein:

- 4.1 Authorize The BG Group to utilize any or all of the necessary equipment and/or devices to complete the work in this Agreement. The following items may be used on this job:
 - Excavators of multiple sizes with assorted attachments
 - Rubber Tire Loaders
 - Track Loaders
 - Skid Steers (track or rubber tire)
 - Lifts (Scissor, Boom, Lulls, etc.)
 - Hydraulic Saws
 - Assorted Hand Tools

5. Contract Conditions:

The Customer and The BG Group agree that:

- 5.1 The BG Group shall occupy the entire work area exclusively upon the commencement of The



BG Group's work. The BG Group shall not be responsible for the safety of any person who enters the work area unless such person has been specifically authorized by The BG Group to enter the work area.

- 5.2 The BG Group will schedule work between the hours of 7am and 6pm, Monday through Saturday.
- 5.3 Customer will convey to The BG Group all rights to, title to, and interest in, all building contents and/or salvageable materials, not listed as excluded on this proposal that were located within the structures at the time of the walk through for bidding purposes.
- 5.4 Customer understands, acknowledges and agrees that BG will need to obtain a permit to perform the demolition work in accordance with Scope Inclusions and Exclusions listed above. With respect to the permit, Customer will fully cooperate with BG on any permit-related needs including, but not limited to, pre- or post-permit issuance. Further, if BG obtains any project permit under BG's license, or obtains any sub-permit under the license of one of BG's subcontractors for the Work, Customer shall perform any needed work not specifically included in BG's scope but required by any governmental authority to close the permit prior to its expiration (the "Customer Work"), at Customer's sole cost and expense. If, Customer fails to perform the Customer Work within 10 days after receipt of notice of BG's demand for same then Customer shall be responsible for any damages incurred by BG including, but not limited to, costs, fees, violations, fines, attorneys' fees and consequential damages that may be assessed against BG or its subcontractors by any permitting issuing authority.

Payment:

Payment for all work completed shall be made to The BG Group, LLC within 10 days of job completion without exception or retention and whether or not Customer has received payment from any other source. Any late payments will accrue interest at a rate of 12% per annum on a monthly basis. Alternative terms may be negotiated prior to commencement.

Acceptance:

This Proposal shall remain an offer for acceptance by Customer for a period of thirty days. The BG Group, at its discretion, may terminate thereafter.

Sincerely,

Konor Shoup
Estimator
561.441.7465

Accepted By: _____ Date: _____

Limited Editions Landscaping & Tree
Trimming, LLC
1620 Avenue H. W
Riviera Beach, FL 33404 US
(561)667-3285
limitededitions2005@gmail.com



INVOICE

BILL TO
Denise CRA

INVOICE # 1415
DATE 09/07/2023
DUE DATE 09/07/2023
TERMS Due on receipt

ACTIVITY	QTY	RATE	AMOUNT
Yard Clean-Up Clearing and removal of overgrown vegetation and/trees around the entire property. Including gate around entire property. Also installing 14 pallets of Bahia sod. At 1304 Seminole Blvd. and Cherokee Rd.	1	22,000.00	22,000.00

BALANCE DUE

\$22,000.00

RE: Funding for Westgate Avenue

David Ricks

Tue 8/15/2023 4:06 PM

To: Elizee Michel <EMichel@pbcgov.org>;

Cc: Dorritt M. Miller <DMiller@pbcgov.org>; Morton Rose <MRose@pbcgov.org>; Kenny Rampersad <KRampersad@pbcgov.org>; Joanne Keller M. <JKeller@pbcgov.org>;

I'm glad to hear that you have \$7,000,000 in cash! Staff has looked at the total project cost and of the \$9,355,620.34 we are allocating \$3,227,034.00 to a FDOT Grant. Therefore, the funding needed from the Westgate CRA is \$6,128,586.34.

I appreciate your out of the box thinking in the second paragraph below, however contingency and potential reimbursements should be kept as separate transactions as they could lead to an audit nightmare.

David L. Ricks, P.E.
County Engineer
Director of Engineering & Public Works Dept
Palm Beach County
[P.O. Box 21229](#)
[West Palm Beach, FL 33416-1229](#)
E-mail: DRicks@pbcgov.org
Phone (561)-355-2006



From: Elizee Michel <EMichel@pbcgov.org>
Sent: Tuesday, August 15, 2023 11:56 AM
To: David Ricks <DRicks@pbcgov.org>
Cc: Dorritt M. Miller <DMiller@pbcgov.org>
Subject: Funding for Westgate Avenue

Hi David:

Please give me a call when you are free to discuss the email below I sent to Holly for Westgate Avenue.

Thank you.

Hi Holly:

The CRA don't have the total requested amount in cash.

\$7,658,620.34	Construction Contract
\$ 15,000.00	Testing Lab
\$1,532,000.00	Contingency
<u>\$ 150,000.00</u>	<u>Staff Costs</u>
\$9,355,620.34	Grand Total

Of that total (which does not include CEI), we have \$7,000,000 in cash. We took a loan for these projects last year based on the highest estimate (**Total Needed from CRA \$7,470,000 (6,625,000.00 + 845,000.00)***(subject to changed once actual bid amounts known)*), but the construction bids came much higher than expected. Three Million dollars more with CEI. As you know, we have already prepaid for Westgate CEI, Seminole Boulevard Construction cost and Cherry Road Design leaving the \$7,000,000 balance.

Let's look at the completed projects. I don't think we spent all the contingency funds in construction and design for Belvedere Heights, Westgate and Seminole. Is there some fund left over that can be used toward this assurance the County needs to award the contract. Have these funds generated any interest that can be used toward this security? We also have some reimbursements that will be coming soon from FDOT. Can we use those to complete the Agenda Item. Also, do we need to provide 20% contingency to process the Agenda Item?

Please help us explore these options to keep this project going.

Thank you.

Elizée Michel, FRA-RA, HDFP, AICP, Executive Director
Westgate CRA
1280 N Congress Ave. Suite 215
West Palm Beach FL. 33409
561-640-8181





**Department of Engineering
and Public Works**

P.O. Box 21229
West Palm Beach, FL 33416-1229
(561) 684-4000
FAX: (561) 684-4050
www.pbcgov.com



**Palm Beach County
Board of County
Commissioners**

Gregg K. Weiss, Mayor
Maria Sachs, Vice Mayor
Maria G. Marino
Dave Kerner
Marci Woodward
Sara Baxter
Mack Bernard

County Administrator


Verdenia C. Baker

*"An Equal Opportunity
Affirmative Action Employer"*

Official Electronic Letterhead

DATE: July 11, 2023

TO: Rosso Site Development, Inc.
Ranger Construction Industries, Inc.

FROM: Morton L. Rose, P.E., Director, Roadway Production Div. 

RE: **AWARD RECOMMENDATION
WESTGATE AVENUE FROM WABASSO DRIVE TO
CONGRESS AVENUE - FEDERALIZED
PALM BEACH COUNTY PROJECT NO.: 2019601**

Based on bid results and EBO compliance review, Engineering & Public Works recommends award of the above referenced contract to **Rosso Site Development, Inc.**

The enclosed Award Recommendation will be posted at the Engineering & Public Works Department / Roadway Production Division reception area on the 3rd Floor at 2300 North Jog Road, West Palm Beach, Florida on July 12, 2023 and to

<http://discover.pbcgov.org/engineering/roadwayproduction/Pages/Bid-Documents.aspx>

If your office wishes to protest the award recommendation, you may do so by addressing your protest to Ms. Melody Thelwell, Director, Palm Beach County Purchasing Department, 50 South Military Trail, West Palm Beach, Florida 33415. Failure to submit a protest to the Director of Purchasing within five (5) business days after posting of the Award Recommendation, as prescribed in Section 2-55(b) of the Palm Beach County Code, shall constitute a waiver of proceedings under the referenced County Code.

We thank you for your continued interest in bidding Palm Beach County projects.

cc: David L. Ricks, P.E., County Engineer
Joanne M. Keller, P.E., Deputy County Engineer
Steven B. Carrier, P.E., Assistant County Engineer
Kathleen O. Farrell, P.E., Assistant Director, Roadway Production Division
Maroun Azzi, P.E., Thoroughfare Roads Manager, Roadway Production Division
Holly B. Knight, P.E., Contracts Section Manager, Roadway Production Division
Saman Rohani, Utility Coordinator, Roadway Production Division
Harvey Phillips III, Technical Assistant III, Roadway Production Division
Danny Ramlalsingh, Financial Analyst, Administrative Services
Susan Hudson, Financial Analyst, Administrative Services Division
Albert Hoffman, Director, Construction Coordination Division
Motasem Al-Turk, P.E., Director, Traffic Engineering Division
Fattoush Jafar, Sr. P.E., Traffic Engineering Division



Adam Faustini, Director, Road & Bridge Division
Ali Bayat, Director, Water Utilities Department
Tonya Johnson, Director, Office of Equal Business Opportunity
Allen Gray, Manager, SBE Division, Office of Equal Business Opportunity
Angela Smith, Small Business Development Specialist III, SBE Division, OEBO
Melody Thelwell, Director, Purchasing Department
Samara Cooper, Assistant Director, Palm Beach Co. Purchasing
Tiffany Thomas, Contract Oversight Specialist, Office of the Inspector General
Yelizaveta B. Herman, Assistant County Attorney
Fay Reynolds, Legal Secretary, County Attorney's Office
Sean Reilly, Construction Coordinator, Traffic Division
Graciela MCAusland, Construction Coordinator, Traffic Division
Carl Bengtson, Manager, Streetscape Section
Elizee Michel, Director, Westgate Belvedere Homes CRA



AWARD RECOMMENDATION
WESTGATE AVENUE FROM WABASSO DRIVE TO
CONGRESS AVENUE - FEDERALIZED
PALM BEACH COUNTY PROJECT NO.: 2019601

Palm Beach County Engineering & Public Works recommends award to **Rosso Site Development, Inc.**, the lowest responsive, responsible bidder meeting all of the Equal Business Opportunity (EBO) ordinance requirements.

Rank	Bidder	Bid Amount	Footnotes
1	Rosso Site Development, Inc.	\$7,658,620.34	1, 2
2	Ranger Construction Industries, Inc.	\$8,283,543.56	2

Footnotes: 1. Recommended Awardee
2. Responsive to the Entire Solicitation

Enclosures: FDOT Compliance Review
Bid Tabulations



Florida Department of Transportation

RON DESANTIS
GOVERNOR

3400 West Commercial Boulevard
Fort Lauderdale, FL 33309

JARED W. PERDUE, P.E.
SECRETARY

07/11/2023 | 9:39 AM EDT

Holly Knight, P.E.
Contracts Manager
Palm Beach County
2300 North Jog Road
3rd Floor, West Wing
West Palm Beach, FL 33411

Dear Ms. Knight:

RE: Bid Concurrence for G2543 444371-1-58-01: Westgate Avenue from Wabasso Drive to Congress Avenue

The Department is in receipt of the Agency's recommendation to award the above referenced project. The bid tabulation documents award to the lowest responsive, responsible bidder. The Agency was responsible for the pre-qualification criteria used for the prospective bidders, with the understanding that the evaluation was based on the contractor's ability to perform the work, experience, personnel, equipment, financial resources, and performance record.

Based on the information provided, FDOT concurs with the Agency's selection of Rosso Site Development, Inc. with a total base bid amount of \$7,658,620.34. The low bidder is not suspended or debarred as confirmed with the System of Award Management (<https://www.sam.gov/portal/public/SAM/>).

The following items are considered non-eligible for payment:

<u>Item#</u>	<u>Description</u>	<u>Quantity/ Unit</u>	<u>Total Amount</u>
0108-1	Inspection & Settlement Monitoring	1 LS	\$ 83,895.00
0108-2	Vibration Monitoring	1 LS	\$ 12,841.50
0519-78	Bollards	91 EA	\$ 81,813.55
0425-5	Manhole to be Adjusted to Final Grade	45 EA	\$ 35,437.50
0430-94-100	Desilting Pipe, 0-24"	1,587 LF	\$ 34,993.35
0430 94 102	Desilting Pipe, 25-36"	2,839 LF	\$ 80,485.65
0430 94 103	Desilting Pipe, 37-48"	205 LF	\$ 8,610.00
0570-1-2	Performance Turf Sod	6,122 SY	\$ 64,893.20
0580-1-1	Small Plants	1 LS	\$ 154,350.00
0580-1-2	Large Plants	1 LS	\$ 77,700.00
0590-70	Irrigation System	1 LS	\$ 593,769.75
0101-99	Construction Survey	1 LS	\$ 9,187.50
0101-50	Preconstruction Video Taping	1 LS	\$ 304.50
0101-99	Record Drawings	1 LS	\$ 10,510.50
0425-5-1	Sanitary Manhole, Adjust	5 EA	\$ 4,095.00
1010-16004	Utility Pipe, Remove & Dispose, 8-19.9"	436 LF	\$ 109,204.92
1050-51208	Utility Pipe- Ductile Iron/Cast Iron, Furnish & Install, Water/Sewer, 8"	50 LF	\$ 11,025.00
1055-51212	Utility Pipe- Ductile Iron/Cast Iron, Furnish & Install, Water/Sewer, 12"	427 LF	\$ 98,637.00

Page 2 of 3
FM#444371-1-58-01

1050-51108	Utility Fittings, Ductile Iron/Cast Iron, Furnish & Install Elbow, 8"	4 EA	\$ 6,300.00
1055-51112	Utility Fittings, Ductile Iron/Cast Iron, Furnish & Install Elbow, 12"	44 EA	\$ 92,400.00
1055-51408	Utility Fittings, Ductile Iron/Cast Iron, Furnish & Install Union, 8"	2 EA	\$ 5,670.00
1055-51412	Utility Fittings, Ductile Iron/Cast Iron, Furnish & Install Union, 12"	22 EA	\$ 69,300.00
1080-21300	Utility Fixture, Meter Box, Furnish & Install	1 EA	\$ 840.00
1080-21500	Utility Fixture, Meter Box, Adjust	5 EA	\$ 3,675.00
1080-21600	Utility Fixture, Meter Box, Remove	1 EA	\$ 262.50
1080-24106	Utility Fixture, Valve Assembly, Furnish & Install, 6"	3 EA	\$ 16,824.09
1080-24112	Utility Fixture, Valve Assembly, Furnish & Install, 12"	6 EA	\$ 56,700.00
1080-24400	Utility Fixture, Valve Box, Furnish & Install	35 EA	\$ 44,100.00
1080-24500	Utility Fixture, Valve Box, Adjust/Modify	35 EA	\$ 25,725.00
1080-24600	Utility Fixture, Valve Box, Remove	35 EA	\$ 9,187.50
1080-27108	Utility Fixture- Line Stop Assembly, Furnish and Install, 8"	2 EA	\$ 28,350.00
1080-27112	Utility Fixture- Line Stop Assembly, Furnish and Install, 12"	12 EA	\$ 207,900.00
1080-29108	Utility Fixture, Mechanical Joint Restraint, Furnish & Install, 8"	12 EA	\$ 3,150.00
1080-29112	Utility Fixture, Mechanical Joint Restraint, Furnish & Install, 12"	132 EA	\$ 48,510.00
1080-39106	Utility Fixture, Bell Joint Restraint Harness, Furnish & Install, 6"	8 EA	\$ 7,560.00
1080-39108	Utility Fixture, Bell Joint Restraint Harness, Furnish & Install, 8"	8 EA	\$ 10,080.00
1080-39112	Utility Fixture, Bell Joint Restraint Harness, Furnish & Install, 12"	100 EA	\$ 168,000.00
1099-1-10	Existing Sanitary Utility Pipe, Support & Protect, 10"	120 LF	\$ 5,040.00
1099-1-20	Existing Sanitary Utility Pipe, Support & Protect, 20"	160 LF	\$ 6,720.00
0425-7C	Sanitary Manhole, Replace Ring and Cover	5 EA	\$ 7,000.00
1080-24108C	Utility Fixture, 8" Gate Valve Assembly with Valve Box	2 EA	\$ 8,000.00
1644-300C	Fire Hydrant, Assembly with Captivator Caps, 6" Gate Valve, Tee Assembly & 20-FT of 6" R.J. DIP	7 EA	\$ 66,500.00
1644 700C	Fire Hydrant, Adjustment	7 EA	\$ 16,800.00
Total			\$2,386,348.01

Page 3 of 3
FM#444371-1-58-01

Only eligible items can be reimbursed up to the amount programmed of \$3,227,034.00 for construction. Be advised, negotiations with the contractor are not permitted during the award or execution period of the contracting process. Any changes to the contract bid items or quantities must be requested in writing and approved by the Department.

Please provide the Department a copy of the contract between the Agency and the contractor for final review prior to execution. The Agency must create the construction contract screens and upload the executed construction contract in GAP prior to scheduling a pre-construction meeting. All Change Orders must be approved by the Department prior to execution.

Please feel free to contact me should you have any questions. I can be reached at 954-777-4585 or via email to Sabrina.Aubery@dot.state.fl.us.

Sincerely,

DocuSigned by:
Sabrina Aubery
2B6C5A6F23CE493...

Sabrina Aubery, P.E.
Program Administration Engineer
Program Management Office - District Four

cc: Maroun Azzi – Palm Beach County
Melissa Hagen – Palm Beach County
Mya Gray - D4 Local Program Administrator
Stacey Sasala - FDOT Construction
Deborah Ihsan / Ryan Drendel - FDOT Construction
Ron Arcalas - FDOT Materials Lab
Rob Cables / John McLellan - FDOT Operations
D4 Work Program - FDOT Program Management
File

BID TABULATIONS					Average of Bid Items for All Bidders		Engineer's Estimate		Rosso Site Development, Inc.		Ranger Construction Industries, Inc.	
WESTGATE AVENUE FROM WABASSO DRIVE TO CONGRESS AVENUE-FEDERALIZED												
PBC PROJECT #2019601												
#	FDOT Item #	Item Description	Qty.	Units	Unit Price		Unit Price		Unit Price	Amount	Unit Price	Amount
ROADWAY ITEMS												
1	0101 1	Mobilization	1	LS	\$ 1,034,496.51		\$ 155,099.92		\$ 1,248,993.01	\$ 1,248,993.01	\$ 820,000.00	\$ 820,000.00
2	0102 1	Maintenance of Traffic	1	LS	\$ 413,459.41		\$ 232,649.87		\$ 115,918.81	\$ 115,918.81	\$ 711,000.00	\$ 711,000.00
3	0108 1	Inspection & Settlement Monitoring	1	LS	\$ 45,197.50		\$ 7,500.00		\$ 83,895.00	\$ 83,895.00	\$ 6,500.00	\$ 6,500.00
4	0108 2	Vibration Monitoring	1	LS	\$ 11,420.75		\$ 7,500.00		\$ 12,841.50	\$ 12,841.50	\$ 10,000.00	\$ 10,000.00
5	0110 1 1	Clearing & Grubbing	1	LS	\$ 228,122.83		\$ 27,500.00		\$ 261,245.66	\$ 261,245.66	\$ 195,000.00	\$ 195,000.00
6	0110 4 10	Removal of Existing Concrete	7,500	SY	\$ 13.71		\$ 25.00		\$ 15.36	\$ 115,200.00	\$ 12.06	\$ 90,450.00
7	0120 1	Regular Excavation	63	CY	\$ 128.64		\$ 18.00		\$ 26.28	\$ 1,655.64	\$ 231.00	\$ 14,553.00
8	0120 6	Embankment (Compacted In Place)	2,164	CY	\$ 35.20		\$ 20.19		\$ 59.77	\$ 129,342.28	\$ 10.62	\$ 22,981.68
9	0285 701	Optional Base, Base Group 01 (Type B-12.5 Only)	212	SY	\$ 114.27		\$ 20.00		\$ 119.54	\$ 25,342.48	\$ 109.00	\$ 23,108.00
10	0327 70 1	Milling Exist. Asph. Pavt. 1" Avg. Depth	27,552	SY	\$ 3.19		\$ 4.00		\$ 2.57	\$ 70,808.64	\$ 3.80	\$ 104,697.60
11	0334 1 12	Superpave Asphaltic Conc, Traffic B	131	TN	\$ 300.37		\$ 125.00		\$ 303.73	\$ 39,788.63	\$ 297.00	\$ 38,907.00
12	0337 7 80	Asphaltic Concrete Friction Course (Traffic B) FC-9.5	1,525	TN	\$ 223.50		\$ 140.00		\$ 215.49	\$ 328,622.25	\$ 231.50	\$ 353,037.50
13	0425 1 351	Inlets, Curb, Type P-5 ≤ 10'	1	EA	\$ 6,833.50		\$ 5,800.00		\$ 6,405.00	\$ 6,405.00	\$ 7,262.00	\$ 7,262.00
14	0425 1 529	Inlets, Dt Bot, Type C, Modify	20	EA	\$ 8,962.00		\$ 4,000.00		\$ 8,400.00	\$ 168,000.00	\$ 9,524.00	\$ 190,480.00
15	0425 2 41	Manholes, P-7, < 10'	8	EA	\$ 9,746.50		\$ 4,400.00		\$ 9,135.00	\$ 73,080.00	\$ 10,358.00	\$ 82,864.00
16	0425 2 71	Manholes, J-7, < 10'	1	EA	\$ 27,037.51		\$ 6,500.00		\$ 26,675.01	\$ 26,675.01	\$ 27,400.00	\$ 27,400.00
17	0425 11	Modify Existing Drainage Structure	11	EA	\$ 3,361.00		\$ 3,500.00		\$ 3,150.00	\$ 34,650.00	\$ 3,572.00	\$ 39,292.00
18	0430 174 118	Pipe Culvert, Optional Material, Round, 18" SD	741	LF	\$ 312.53		\$ 100.00		\$ 309.56	\$ 229,383.96	\$ 315.50	\$ 233,785.50
19	0430 174 124	Pipe Culvert, Optional Material, Round, 24" SD	8	LF	\$ 562.50		\$ 120.00		\$ 525.00	\$ 4,200.00	\$ 600.00	\$ 4,800.00
20	0430 174 130	Pipe Culvert, Optional Material, Round, 30" SD	16	LF	\$ 470.50		\$ 150.00		\$ 441.00	\$ 7,056.00	\$ 500.00	\$ 8,000.00
21	0430 174 148	Pipe Culvert, Optional Material, Round, 48" SD	16	LF	\$ 1,241.46		\$ 250.00		\$ 1,242.91	\$ 19,886.56	\$ 1,240.00	\$ 19,840.00
22	0519 78	Bollards	91	EA	\$ 1,380.03		\$ 1,500.00		\$ 899.05	\$ 81,813.55	\$ 1,861.00	\$ 169,351.00
23	0520 1 10	Concrete Curb & Gutter, Type F	9,114	LF	\$ 35.54		\$ 27.00		\$ 38.07	\$ 346,969.98	\$ 33.00	\$ 300,762.00

<div>BID TABULATIONS</div> <div>WESTGATE AVENUE FROM WABASSO DRIVE TO CONGRESS AVENUE-FEDERALIZED</div> <div>PBC PROJECT #2019601</div>					<div>Average of Bid Items for All Bidders</div> <div>Engineer's Estimate</div>		Rosso Site Development, Inc.		Ranger Construction Industries, Inc.	
#	FDOT Item #	Item Description	Qty.	Units	Unit Price	Unit Price	Unit Price	Amount	Unit Price	Amount
24	0522 1	Concrete Sidewalk 4" Thick	4,490	SY	\$ 58.51	\$ 50.00	\$ 54.78	\$ 245,962.20	\$ 62.23	\$ 279,412.70
25	0522 2	Concrete Sidewalk and Driveway 6" Thick	2,880	SY	\$ 70.50	\$ 57.00	\$ 71.41	\$ 205,660.80	\$ 69.58	\$ 200,390.40
26	0527 2	Detectable Warnings	409	SF	\$ 32.34	\$ 35.00	\$ 17.05	\$ 6,973.45	\$ 47.62	\$ 19,476.58
SUBTOTAL (ROADWAY)							\$ 3,890,370.41		\$ 3,973,350.96	
ROADWAY CONTINGENCY ITEMS										
27	0425 5	Manhole to be Adjusted to Final Grade	45	EA	\$ 840.25	\$ 300.00	\$ 787.50	\$ 35,437.50	\$ 893.00	\$ 40,185.00
28	0430 94 100	Desilting Pipe, 0-24"	1,587	LF	\$ 16.09	\$ 5.00	\$ 22.05	\$ 34,993.35	\$ 10.12	\$ 16,060.44
29	0430 94 102	Desilting Pipe, 25-36"	2,839	LF	\$ 20.28	\$ 6.00	\$ 28.35	\$ 80,485.65	\$ 12.20	\$ 34,635.80
30	0430 94 103	Desilting Pipe, 37-48"	205	LF	\$ 29.35	\$ 8.00	\$ 42.00	\$ 8,610.00	\$ 16.70	\$ 3,423.50
SUBTOTAL (ROADWAY CONTINGENCY ITEMS)							\$ 159,526.50		\$ 94,304.74	
SIGNING AND PAVEMENT MARKINGS										
31	0700 1 11	Single Post Sign, F&I Ground Mount, Up to 12 SF	17	AS	\$ 426.00	\$ 346.88	\$ 399.00	\$ 6,783.00	\$ 453.00	\$ 7,701.00
32	0700 1 50	Single Post Sign, Relocate	8	AS	\$ 240.88	\$ 362.94	\$ 225.75	\$ 1,806.00	\$ 256.00	\$ 2,048.00
33	0700 1 60	Single Post Sign, Remove	12	AS	\$ 56.25	\$ 34.64	\$ 52.50	\$ 630.00	\$ 60.00	\$ 720.00
34	0706 1 3	Retro-Reflective Pavement Markers (RPMs)	768	EA	\$ 5.05	\$ 3.50	\$ 4.73	\$ 3,632.64	\$ 5.36	\$ 4,116.48
35	0711 11123	Thermoplastic, Standard, White, Solid, 12" for Crosswalk and Roundabout	1,243	LF	\$ 2.25	\$ 1.95	\$ 2.10	\$ 2,610.30	\$ 2.40	\$ 2,983.20
36	0711 11125	Thermoplastic, Standard, White, Solid, 24" For Stop Line and Crosswalk	785	LF	\$ 4.50	\$ 4.67	\$ 4.20	\$ 3,297.00	\$ 4.80	\$ 3,768.00
37	0711 11141	Thermoplastic, Standard, White, 6-10 Gap Extension , 6"	0	GM	\$ 1,476.50	\$ 1,059.18	\$ 1,386.00	\$ 444.91	\$ 1,567.00	\$ 503.01
38	0711 11141	Thermoplastic, Standard, White, 2-4 Dotted Guide Line, 6"	0	GM	\$ 1,487.50	\$ 1,059.18	\$ 1,386.00	\$ 383.92	\$ 1,589.00	\$ 440.15
39	0711 14160	Thermoplastic, Preformed, White, Message	12	EA	\$ 207.63	\$ 250.74	\$ 194.25	\$ 2,331.00	\$ 221.00	\$ 2,652.00
40	0711 14170	Thermoplastic, Preformed, White, Arrow	54	EA	\$ 207.63	\$ 148.08	\$ 194.25	\$ 10,489.50	\$ 221.00	\$ 11,934.00
41	0711 11241	Thermoplastic, Standard, Yellow, 6-10 Dotted Extension Line, 6"	0	GM	\$ 1,471.00	\$ 1,080.62	\$ 1,386.00	\$ 139.99	\$ 1,556.00	\$ 157.16
42	0711 11241	Thermoplastic, Standard, Yellow, 2-4 Dotted Guide Line, 6"	0	GM	\$ 1,448.50	\$ 1,080.62	\$ 1,386.00	\$ 144.14	\$ 1,511.00	\$ 157.14
43	0711 16101	Thermoplastic, Standard-Other Surfaces White, Solid, 6"	2	GM	\$ 5,909.50	\$ 4,200.00	\$ 5,544.00	\$ 12,717.94	\$ 6,275.00	\$ 14,394.85

BID TABULATIONS					Average of Bid Items for All Bidders		Engineer's Estimate		Rosso Site Development, Inc.		Ranger Construction Industries, Inc.	
WESTGATE AVENUE FROM WABASSO DRIVE TO CONGRESS AVENUE-FEDERALIZED												
PBC PROJECT #2019601												
#	FDOT Item #	Item Description	Qty.	Units	Unit Price	Unit Price	Unit Price	Amount	Unit Price	Amount		
44	0711 16131	Thermoplastic, Standard-Other Surfaces, White, Skip, 6", 10-30 Skip	0	GM	\$ 1,348.00	\$ 1,205.60	\$ 1,386.00	\$ 33.26	\$ 1,310.00	\$ 31.44		
45	0711 16201	Thermoplastic, Standard-Other Surfaces, Yellow, Solid, 6"	2	GM	\$ 5,917.00	\$ 4,164.56	\$ 5,544.00	\$ 8,643.10	\$ 6,290.00	\$ 9,806.11		
46	0711 16231	Thermoplastic, Standard-Other Surfaces, Yellow, Skip, 6",10-30 Skip	0	GM	\$ 1,483.00	\$ 1,641.92	\$ 1,386.00	\$ 565.49	\$ 1,580.00	\$ 644.64		
SUBTOTAL (UTILITY)							\$ 54,652.18		\$ 62,057.18			
SIGNALIZATION												
47	0633 4 1	Signal Communication Cable- Twisted Pair Cable	300	LF	\$ 1.97	\$ 7.50	\$ 1.84	\$ 552.00	\$ 2.10	\$ 630.00		
48	0646 2 112	Pedestrian Aluminum Pole	9	LF	\$ 1,798.13	\$ 4,500.00	\$ 1,685.25	\$ 15,167.25	\$ 1,911.00	\$ 17,199.00		
49	0653 1 11	Pedestrian Signal AS	11	EA	\$ 1,047.88	\$ 1,850.00	\$ 981.75	\$ 10,799.25	\$ 1,114.00	\$ 12,254.00		
50	0653 1 60	Pedestrian Signal, Remove Pedestrian Signal	7	AS	\$ 840.25	\$ 400.00	\$ 787.50	\$ 5,512.50	\$ 893.00	\$ 6,251.00		
51	0660 2 101	Loop Assembly Type A	21	EA	\$ 1,512.75	\$ 550.00	\$ 1,417.50	\$ 29,767.50	\$ 1,608.00	\$ 33,768.00		
SUBTOTAL (SIGNALIZATION)							\$ 61,798.50		\$ 70,102.00			
LIGHTING												
52	0630 2 11	2" PVC Conduit (F&I)	8,400	LF	\$ 7.06	\$ 9.50	\$ 6.62	\$ 55,608.00	\$ 7.50	\$ 63,000.00		
53	0630 2 12	2" PVC Conduit (Directional Bore)(F&I)	1,100	LF	\$ 17.71	\$ 23.50	\$ 16.59	\$ 18,249.00	\$ 18.82	\$ 20,702.00		
54	0635 2 11	Pull Box (F&I)	96	EA	\$ 1,316.38	\$ 850.00	\$ 1,233.75	\$ 118,440.00	\$ 1,399.00	\$ 134,304.00		
55	0639 1 112	Electrical Power Service (F&I)	2	EA	\$ 3,406.00	\$ 4,200.00	\$ 3,192.00	\$ 6,384.00	\$ 3,620.00	\$ 7,240.00		
56	0639 2 1	#2 CU Electrical Service Wire (F&I)	600	LF	\$ 17.08	\$ 7.50	\$ 16.01	\$ 9,606.00	\$ 18.15	\$ 10,890.00		
57	0715 1 12	#6 CU Wiring (F&I)	72,764	LF	\$ 2.52	\$ 3.00	\$ 2.36	\$ 171,723.04	\$ 2.68	\$ 195,007.52		
58	0715 5 21	Luminaire & Bracket Arm (Signal Poles)	7	EA	\$ 1,299.50	\$ 3,500.00	\$ 1,218.00	\$ 8,526.00	\$ 1,381.00	\$ 9,667.00		
59	0715 7 11	Service Point Complete (F&I)	2	EA	\$ 33,495.50	\$ 21,500.00	\$ 31,395.00	\$ 62,790.00	\$ 35,596.00	\$ 71,192.00		
60	0715 11 500	Luminaire (Remove)	7	EA	\$ 101.25	\$ 500.00	\$ 94.50	\$ 661.50	\$ 108.00	\$ 756.00		
61	0715 500 1	Pole Cable Distribution System (F&I)	85	EA	\$ 476.13	\$ 1,500.00	\$ 446.25	\$ 37,931.25	\$ 506.00	\$ 43,010.00		
62	0715 511 320	Lighting Pole and Fixture Complete (F&I)	85	EA	\$ 11,975.75	\$ 9,500.00	\$ 11,224.50	\$ 954,082.50	\$ 12,727.00	\$ 1,081,795.00		
SUBTOTAL (LIGHTING)							\$ 1,444,001.29		\$ 1,637,563.52			

BID TABULATIONS					Average of Bid Items for All Bidders		Engineer's Estimate		Rosso Site Development, Inc.		Ranger Construction Industries, Inc.	
WESTGATE AVENUE FROM WABASSO DRIVE TO CONGRESS AVENUE-FEDERALIZED												
PBC PROJECT #2019601												
#	FDOT Item #	Item Description	Qty.	Units	Unit Price	Unit Price	Unit Price	Amount	Unit Price	Amount		
LANDSCAPE ITEMS												
63	0570 1 2	Performance Turf Sod	6,122	SY	\$ 9.51	\$ 4.50	\$ 10.60	\$ 64,893.20	\$ 8.42	\$ 51,547.24		
64	0580 1 1	Small Plants	1	LS	\$ 252,488.50	\$ 210,511.79	\$ 154,350.00	\$ 154,350.00	\$ 350,627.00	\$ 350,627.00		
65	0580 1 2	Large Plants	1	LS	\$ 122,948.00	\$ 120,335.79	\$ 77,700.00	\$ 77,700.00	\$ 168,196.00	\$ 168,196.00		
66	0590 70	Irrigation System	1	LS	\$ 633,489.88	\$ 160,306.17	\$ 593,769.75	\$ 593,769.75	\$ 673,210.00	\$ 673,210.00		
SUBTOTAL (LANDSCAPE)							\$ 890,712.95		\$ 1,243,580.24			
UTILITY WORK BY HIGHWAY CONTRACTOR ITEMS												
67	0101 99	Construction Survey	1	LS	\$ 6,373.75	\$ 15,000.00	\$ 9,187.50	\$ 9,187.50	\$ 3,560.00	\$ 3,560.00		
68	0101 50	Preconstruction Video Taping	1	LS	\$ 539.25	\$ 500.00	\$ 304.50	\$ 304.50	\$ 774.00	\$ 774.00		
69	0101 99	Record Drawings	1	LS	\$ 11,201.75	\$ 10,000.00	\$ 10,510.50	\$ 10,510.50	\$ 11,893.00	\$ 11,893.00		
70	0425 5 1	Sanitary Manhole, Adjust	5	EA	\$ 874.50	\$ 400.00	\$ 819.00	\$ 4,095.00	\$ 930.00	\$ 4,650.00		
71	1050 16004	Utility Pipe, Remove & Dispose, 8-19.9"	436	LF	\$ 143.10	\$ 20.00	\$ 250.47	\$ 109,204.92	\$ 35.72	\$ 15,573.92		
72	1050 51208	Utility Pipe- Ductile Iron/Cast Iron, Furnish & Install, Water/Sewer, 8"	50	LF	\$ 235.25	\$ 135.00	\$ 220.50	\$ 11,025.00	\$ 250.00	\$ 12,500.00		
73	1050 51212	Utility Pipe- Ductile Iron/Cast Iron, Furnish & Install, Water/Sewer, 12"	427	LF	\$ 246.50	\$ 225.00	\$ 231.00	\$ 98,637.00	\$ 262.00	\$ 111,874.00		
74	1055 51108	Utility Fittings, Ductile Iron/Cast Iron, Furnish & Install Elbow, 8"	4	EA	\$ 1,682.50	\$ 3,000.00	\$ 1,575.00	\$ 6,300.00	\$ 1,790.00	\$ 7,160.00		
75	1055 51112	Utility Fittings, Ductile Iron/Cast Iron, Furnish & Install Elbow, 12"	44	EA	\$ 2,240.50	\$ 3,950.00	\$ 2,100.00	\$ 92,400.00	\$ 2,381.00	\$ 104,764.00		
76	1055 51408	Utility Fittings, Ductile Iron/Cast Iron, Furnish & Install Union, 8"	2	EA	\$ 3,025.00	\$ 800.00	\$ 2,835.00	\$ 5,670.00	\$ 3,215.00	\$ 6,430.00		
77	1055 51412	Utility Fittings, Ductile Iron/Cast Iron, Furnish & Install Union, 12"	22	EA	\$ 3,361.00	\$ 1,000.00	\$ 3,150.00	\$ 69,300.00	\$ 3,572.00	\$ 78,584.00		
78	1080 21300	Utility Fixture, Meter Box, Furnish & Install	1	EA	\$ 896.50	\$ 550.00	\$ 840.00	\$ 840.00	\$ 953.00	\$ 953.00		
79	1080 21500	Utility Fixture, Meter Box, Adjust	5	EA	\$ 784.50	\$ 400.00	\$ 735.00	\$ 3,675.00	\$ 834.00	\$ 4,170.00		
80	1080 21600	Utility Fixture, Meter Box, Remove	1	EA	\$ 281.25	\$ 200.00	\$ 262.50	\$ 262.50	\$ 300.00	\$ 300.00		
81	1080 24106	Utility Fixture, Valve Assembly, Furnish & Install, 6"	3	EA	\$ 5,780.52	\$ 1,900.00	\$ 5,608.03	\$ 16,824.09	\$ 5,953.00	\$ 17,859.00		
82	1080 24112	Utility Fixture, Valve Assembly, Furnish & Install, 12"	6	EA	\$ 10,082.50	\$ 4,400.00	\$ 9,450.00	\$ 56,700.00	\$ 10,715.00	\$ 64,290.00		
83	1080 24400	Utility Fixture, Valve Box, Furnish & Install	35	EA	\$ 1,345.00	\$ 400.00	\$ 1,260.00	\$ 44,100.00	\$ 1,430.00	\$ 50,050.00		
84	1080 24500	Utility Fixture, Valve Box, Adjust/Modify	35	EA	\$ 784.50	\$ 250.00	\$ 735.00	\$ 25,725.00	\$ 834.00	\$ 29,190.00		

BID TABULATIONS					Average of Bid Items for All Bidders		Engineer's Estimate		Rosso Site Development, Inc.		Ranger Construction Industries, Inc.	
WESTGATE AVENUE FROM WABASSO DRIVE TO CONGRESS AVENUE-FEDERALIZED												
PBC PROJECT #2019601												
#	FDOT Item #	Item Description	Qty.	Units	Unit Price	Unit Price	Unit Price	Amount	Unit Price	Amount		
85	1080 24600	Utility Fixture, Valve Box, Remove	35	EA	\$ 280.25	\$ 200.00	\$ 262.50	\$ 9,187.50	\$ 298.00	\$ 10,430.00		
86	1080 27108	Utility Fixture- Line Stop Assembly, Furnish and Install, 8"	2	EA	\$ 15,137.50	\$ 10,500.00	\$ 14,175.00	\$ 28,350.00	\$ 16,100.00	\$ 32,200.00		
87	1080 27112	Utility Fixture- Line Stop Assembly, Furnish and Install, 12"	12	EA	\$ 18,484.00	\$ 13,500.00	\$ 17,325.00	\$ 207,900.00	\$ 19,643.00	\$ 235,716.00		
88	1080 29108	Utility Fixture, Mechanical Joint Restraint, Furnish & Install, 8"	12	EA	\$ 281.25	\$ 750.00	\$ 262.50	\$ 3,150.00	\$ 300.00	\$ 3,600.00		
89	1080 29112	Utility Fixture, Mechanical Joint Restraint, Furnish & Install, 12"	132	EA	\$ 392.25	\$ 850.00	\$ 367.50	\$ 48,510.00	\$ 417.00	\$ 55,044.00		
90	1080 39106	Utility Fixture, Bell Joint Restraint Harness, Furnish & Install, 6"	8	EA	\$ 1,008.50	\$ 1,000.00	\$ 945.00	\$ 7,560.00	\$ 1,072.00	\$ 8,576.00		
91	1080 39108	Utility Fixture, Bell Joint Restraint Harness, Furnish & Install, 8"	8	EA	\$ 1,345.00	\$ 1,250.00	\$ 1,260.00	\$ 10,080.00	\$ 1,430.00	\$ 11,440.00		
92	1080 39112	Utility Fixture, Bell Joint Restraint Harness, Furnish & Install, 12"	100	EA	\$ 1,792.50	\$ 1,500.00	\$ 1,680.00	\$ 168,000.00	\$ 1,905.00	\$ 190,500.00		
93	1099 1 10	Existing Sanitary Utility Pipe, Support & Protect, 10"	120	LF	\$ 45.00	\$ 50.00	\$ 42.00	\$ 5,040.00	\$ 48.00	\$ 5,760.00		
94	1099 1 20	Existing Sanitary Utility Pipe, Support & Protect, 20"	160	LF	\$ 45.00	\$ 50.00	\$ 42.00	\$ 6,720.00	\$ 48.00	\$ 7,680.00		
SUBTOTAL (UTILITY WORK BY HIGHWAY CONTRACTOR)							\$ 1,059,258.51		\$ 1,085,520.92			
UTILITY WORK BY HIGHWAY CONTRACTOR CONTINGENCY ITEMS												
95	0425 7C	Sanitary Manhole, Replace Ring and Cover	5	EA	\$ 1,535.00	\$ 1,500.00	\$ 1,400.00	\$ 7,000.00	\$ 1,670.00	\$ 8,350.00		
96	1080 24108C	Utility Fixture, 8" Gate Valve Assembly with Valve Box	2	EA	\$ 4,381.00	\$ 4,000.00	\$ 4,000.00	\$ 8,000.00	\$ 4,762.00	\$ 9,524.00		
97	1644 300C	Fire Hydrant, Assembly with Captivator Caps, 6" Gate Valve, Tee Assembly & 20-FT of 6" R.J. DIP	7	EA	\$ 10,405.00	\$ 10,000.00	\$ 9,500.00	\$ 66,500.00	\$ 11,310.00	\$ 79,170.00		
98	1644 700C	Fire Hydrant, Adjustment	7	EA	\$ 2,630.00	\$ 2,500.00	\$ 2,400.00	\$ 16,800.00	\$ 2,860.00	\$ 20,020.00		
SUBTOTAL (UTILITY WORK BY HIGHWAY CONTRACTOR CONTINGENCY)							\$ 98,300.00		\$ 117,064.00			
TOTAL BID							\$ 7,658,620.34		\$ 8,283,543.56			

THE COUNTY DOES NOT GUARANTEE THE ACCURACY OF THE FORMULAS AND EXTENSIONS USED IN THIS SPREADSHEET.	
THE ITEMS AND QUANTITIES ABOVE, SHALL GOVERN OVER THE PLANS.	
PAY ITEM FOOTNOTES IN CONSTRUCTION PLANS SHALL ALSO BE INCLUDED IN ITEM UNIT PRICE.	
Note #	PAY ITEM FOOTNOTES
1	All costs for Maintenance of Traffic (MOT) and mobilization shall be considered incidental to, and shall be included in, unit prices for the pay items.
2	All items shall include cost to furnish and install unless otherwise noted.
Bids as read at opening on June 20, 2023, 2:00 PM	
All bids subject to OEBO compliance and Board Approval.	
Prepared by: Felicia Johnson, Technical Assistant 1	
Checked by: Holly B. Knight, P.E., Contracts Section Manager	
Contract Time is 460 Calendar Days	



Florida Department of Transportation

RON DESANTIS
GOVERNOR

3400 West Commercial Boulevard
Fort Lauderdale, FL 33309

KEVIN J. THIBAUT, P.E.
SECRETARY

1/25/2022 | 1:34 PM EST

Holly Knight, P.E.
Palm Beach County
2300 North Jog Road
West Palm Beach, FL 33411

SUBJECT: NOTICE TO PROCEED FOR CONSTRUCTION

FM No.: 444371-1-58-01
County: Palm Beach
Contract No.: G2543
Description: Westgate Avenue from Wabasso Drive to Congress Avenue
Agency: Palm Beach County
Project Class: D

CFDA #20.205

Dear Ms. Knight:

The Local Agency (Palm Beach County) is hereby given Notice to Proceed (NTP) for Construction activities for the subject project. Please move forward with procuring a contractor for construction. The total amount of federal funds authorized for construction is **\$2,324,351.00**.

Please note that this NTP is valid for thirty (30) days from date of issuance. Local Agencies are required to advertise a project within 30 days of the NTP date per the terms of the **LAP Agreement (7B)**. This project must be advertised within thirty (30) days of this NTP. If not advertised within thirty (30) days, this NTP will be voided and reissued upon approval of Local Agency justification.

Once advertised, the Local Agency must award to a contractor within Ninety (90) days of the bid opening date. If an addendum is necessary during the advertisement period, the Local Agency must submit the addendum for review and concurrence prior to publication.

As a reminder, prior to awarding to the lowest responsive and responsible bidder/contractor, the Local Agency must receive bid concurrence from the Department. Negotiations with contractors are not permitted during the advertisement, award, or execution period of the contracting process. Once the contract between the bidder/contractor and the Local Agency has been executed, the Local Agency is to create the contract screen in Grant Management System (GAP) and upload the executed contract. This is to be done prior to scheduling the pre-construction meeting.

Please provide a notice of the preconstruction meeting to: Ms. Deborah Ihsan, FDOT District Four Construction Office, 3400 West Commercial Boulevard, Ft. Lauderdale, FL 33309-3421, and Mr. Ramon E. Alvarez.

In order to be eligible for federal reimbursement by the Department, the Local Agency must comply with all applicable procedures, standards, and directives as described in the Department's Local Agency Program Manual. **All changes must be submitted to the District in writing for approval prior to implementation.**

For reimbursement from the Department, all Local Agency invoice/reimbursement request package with supporting documentation are to be uploaded into our GAP System and an email stating that the invoice has

Improve Safety, Enhance Mobility, Inspire Innovation

www.fdot.gov

Page 2 of 2
FM# 444371-1-58-01

been submitted to D4-localprograminvoices@dot.state.fl.us for Local Program review and processing. Progressive invoicing is REQUIRED; it is the Local Agency's responsibility to ensure the contractor/consultant is invoicing, and the Local Agency, in turn, is invoicing the Department, preferably monthly but at least on a quarterly basis.

This project was authorized by the Federal Highway Administration in January 2022. The Department expects to receive invoicing materials by October 2022. Should billing not occur, FHWA may consider the project inactive and could move toward de-obligating the funding.

Please be advised that this contract will expire on **December 31, 2023** and any costs incurred after the contract expiration date are not eligible for reimbursement. If you anticipate the project will not be completed prior to the expiration date, a request for a time extension will need to be submitted to the Department for consideration. This request needs to be submitted a minimum of ninety (90) days prior to the expiration date.

Each year during the life of the project, please provide the Department a copy of the Agency Audit Report. Send this report directly to the following address as referenced in page 6 of the LAP agreement.

Florida Department of Transportation
Office of Comptroller, MS 24
605 Suwannee Street
Tallahassee, Florida 32399-0405
Email: FDOTSingleAudit@dot.state.fl.us

After the project is completed, please provide a signed original copy of the Final Inspection and Acceptance of Federal-Aid Project, Form 700-010-32 and Material Certification Letter as shown in the LAP Manual Chapter 23. Send this information to Mr. James Lewis, FDOT District 4 Palm Beach Operations Office, 7900 Forest Hill Blvd., West Palm Beach, FL 33413.

In compliance with Chapter 2 of the LAP Manual, Section 2.6 Performance Management, your Agency's performance on this project will be rated on several aspects, as shown on form No. 525-010-50 Local Agency Program Performance Evaluation.

Should you have any questions, please call Ramon E. Alvarez, LAP Program Coordinator, at (954) 777-4403 or email at Ramon.Alvarez@dot.state.fl.us.

Sincerely,

Mya Gray
Local Program Administrator
Florida Department of Transportation
District Four

DocuSigned by:

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CC: David Young – Palm Beach County
Deborah Ihsan / Stacy Sasala – FDOT Construction
Michael Miller – FDOT Construction
Ronald Arcalas – FDOT Materials Lab
Rob Cables / James Lewis – FDOT Operations
Alexis Burrie – FDOT Operations
D4 Work Program - FDOT
Financial Services - FDOT
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