



COMMUNITY REDEVELOPMENT AGENCY BOARD MEETING
CITY OF NEW PORT RICHEY
NEW PORT RICHEY CITY HALL COUNCIL CHAMBERS
5919 MAIN STREET, NEW PORT RICHEY, FLORIDA
May 6, 2025
IMMEDIATELY FOLLOWING THE REGULAR CITY COUNCIL MEETING

AGENDA

ANY PERSON DESIRING TO APPEAL ANY DECISION MADE BY THE CITY COUNCIL, WITH RESPECT TO ANY MATTER CONSIDERED AT ANY MEETING OR HEARING, WILL NEED A RECORD OF THE PROCEEDINGS AND MAY NEED TO ENSURE THAT A VERBATIM RECORD OF THE PROCEEDINGS IS MADE, WHICH INCLUDES THE TESTIMONY AND EVIDENCE UPON WHICH THE APPEAL IS TO BE BASED. THE LAW DOES NOT REQUIRE THE CITY CLERK TO TRANSCRIBE VERBATIM MINUTES; THEREFORE, THE APPLICANT MUST MAKE THE NECESSARY ARRANGEMENTS WITH A PRIVATE REPORTER (OR PRIVATE REPORTING FIRM) AND BEAR THE RESULTING EXPENSE. (FS.286.0105)

**ORDER OF
BUSINESS**

- 1 Call to Order - Roll Call
- 2 Approval of April 15, 2025 CRA Meeting Minutes - Page 2
- 3 Resolution No. 2025-15: Authorizing Resolution and Interlocal Agreement - Page 5
- 4 2025 Railroad Square Improvements Phase 1 Construction Project – Guaranteed Maximum Price (GMP) - Page 18
- 5 Adjournment

Agendas may be viewed on the City's website: www.citynpr.org This meeting is open to the public. In accordance with the Americans with Disabilities Act of 1990 and Section 286.26, Florida Statutes, all persons with disabilities needing special accommodations to participate in this meeting should contact the City Clerk, 727-853-1021, not later than four days prior to said proceeding.



NEW PORT RICHEY

5919 MAIN STREET • NEW PORT RICHEY, FL 34652 • 727.853.1016

TO: Members of the Community Redevelopment Agency

FROM: Judy Meyers, MMC, City Clerk

DATE: 5/6/2025

RE: Approval of April 15, 2025 CRA Meeting Minutes - Page 2

REQUEST:

The request is for the Board of Directors to approve the minutes from the April 15, 2025 CRA meeting.

DISCUSSION:

The Board of Directors met for their regularly scheduled meeting on April 15, 2025. The minutes from that meeting are attached for the Board's review and approval.

RECOMMENDATION:

Staff recommends that the Board of Directors approve the minutes from the April 15, 2025 CRA meeting as submitted.

BUDGET / FISCAL IMPACT:

No funding is required for this item.

ATTACHMENTS:

Description	Type
□ April 14, 2025 CRA Meeting Minutes	Backup Material



MINUTES OF THE COMMUNITY REDEVELOPMENT AGENCY BOARD MEETING
CITY OF NEW PORT RICHEY
NEW PORT RICHEY CITY HALL COUNCIL CHAMBERS
5919 MAIN STREET, NEW PORT RICHEY, FLORIDA
April 15, 2025
IMMEDIATELY FOLLOWING THE REGULAR CITY COUNCIL MEETING

MINUTES

ORDER OF
BUSINESS

1 Call to Order - Roll Call

The meeting was called to order by Chairman Chopper Davis at 8:01 p.m. Those in attendance were Director Matt Murphy, Director Peter Altman, and Director Brian Jonas. Director Butler was excused.

Also in attendance were Executive Director Debbie Manns, City Attorney Timothy Driscoll, City Clerk Judy Meyers, Finance Director Crystal Dunn, Fire Chief Chris Fitch, Public Works Director Robert Rivera, Police Chief Bob Kochen, Library Director Andi Figart, Assistant Parks and Recreation Director Kevin Trapp, Development Director Dale Hall, Technology Solutions Director Leanne Mahadeo, and Human Resources Director Arnel Wetzell.

2 Approval of March 18, 2025 CRA Meeting Minutes - Page 2

Motion was made to approve the minutes as presented.

Motion made by Matt Murphy and seconded by Brian Jonas. The Motion Passed. 4-0. Ayes: Altman, Davis, Jonas, Murphy Absent: Butler

3 Consent Agenda: a.) Purchases/Payments for CRA Board Approval - Page 6

Motion was made to accept the Consent Agenda.

Motion made by Matt Murphy and seconded by Brian Jonas. The Motion Passed. 4-0. Ayes: Altman, Davis, Jonas, Murphy Absent: Butler

4 Resolution No. 2025-15: Authorizing Resolution and Interlocal Agreement - Page 8

This item was deferred until the May 6, 2025 CRA meeting.

5 2025 Railroad Square Improvements Phase 1 Construction Project – Guaranteed Maximum Price (GMP) - Page 21

This item was deferred until the May 6, 2025 CRA meeting.

6 Authorizing the Execution of FY24 CRA Audit Engagement Letters - Page 34

Executive Director Manns introduced Finance Director Crystal Dunn who then presented the item to the Board. She stated the purpose of this agenda item was to authorize execution of the Community Redevelopment Agency of the City of New Port Richey Audit Engagement Letters for FY24 with Mauldin & Jenkins. She stated on April 1, 2025, City Council authorized management to piggyback on the state contract and move forward with the execution of the FY24 audit engagement letters authorizing Mauldin & Jenkins to perform the external financial audit for the City of New Port Richey. Upon opening the floor to public comment, no one came forward therefore Chairman Davis returned the floor to Council. Motion was made to approve the the item as presented.

Motion made by Pete Altman and seconded by Matt Murphy. The Motion Passed. 4-0. Ayes: Altman, Davis, Jonas, Murphy Absent: Butler

7 Adjournment

There being no further business to consider, upon proper motion, the meeting adjourned at 8:06 p.m.

(signed) _____
Judy Meyers, MMC, City Clerk

Approved: _____ (date)

Initialed: _____



NEW PORT RICHEY

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TO: Members of the Community Redevelopment Agency

FROM: Crystal M. Dunn, Finance Director

DATE: 5/6/2025

RE: Resolution No. 2025-15: Authorizing Resolution and Interlocal Agreement - Page 5

REQUEST:

The Community Redevelopment Agency Board is asked to review and approve Resolution No. 2025-15, which approves the form of and authorizes the execution of an amended and restated debt service interlocal agreement with the City of New Port Richey, FL.

DISCUSSION:

As previously presented, the City entered into a purchase agreement with Sun Coast Motels on October 1, 2024, Inc. for the purchase of the real property located at 7631 US Hwy 19, New Port Richey, with a purchase price of \$5,500,000. The subject property is located on the west side of US Highway 19 on the southwesterly bank of the Cotee River and is identified in the Community Redevelopment Plan as one of the community's most important opportunities for redevelopment. Issuance of a Taxable Non-Ad Valorem Revenue Note, Series 2025B, in the amount not to exceed \$5,650,000 will finance the acquisition of said real property.

Additional financing through the issuance of a Tax-Exempt Non-Ad Valorem Revenue Note, Series 2025A, in an amount not to exceed \$3,350,000 will be used for costs related to Phase 1 of the redevelopment of Railroad Square, as laid out and set forth in the FY 2024-2029 Capital Improvement Plan.

Will Reed, of Ford & Associates, Inc., the City's Financial Advisor, will present to the Board the terms and conditions of the Tax-Exempt and Taxable Non-Ad Valorem Revenue Notes. Duane Draper, of Bryant Miller Olive, City's Bond Counsel, will present to the Board the details of Resolution No. 2025-15 and the Amended and Restated Interlocal Agreement to be entered into by the City and the Community Redevelopment Agency.

The Interlocal Agreement attached to this memorandum amends and restates a previous interlocal agreement between the CRA and the City. The Amended and Restated Debt Service Reimbursement Interlocal Agreement re-establishes the CRA's obligation to repay the City for all costs (present and future) incurred by the City on behalf of the CRA, in connection with the issuance of the Tax-Exempt and Taxable Non-Ad Valorem Revenue Note, Series 2025A and Series 2025B, respectively, in the event tax increment revenues are insufficient.

RECOMMENDATION:

It is recommended that the Community Redevelopment Agency Board approve Resolution No. 2025-15 and accompanying Amended and Restated Interlocal Agreement with the City of New Port Richey, FL.

BUDGET / FISCAL IMPACT:

Financing and project costs were presented and approved in the FY25 Redevelopment Fund budget.

ATTACHMENTS:

Description

Type

▣ Resolution No. 2025-15: Authorizing Resolution and Interlocal Agreement

Resolution Letter

RESOLUTION NO. 2025-15

A RESOLUTION OF THE CITY OF NEW PORT RICHEY, FLORIDA COMMUNITY REDEVELOPMENT AGENCY, A PUBLIC BODY CORPORATE AND POLITIC, APPROVING THE FORM OF AND AUTHORIZING THE EXECUTION OF AN AMENDED AND RESTATED DEBT SERVICE REIMBURSEMENT INTERLOCAL AGREEMENT WITH THE CITY OF NEW PORT RICHEY, FLORIDA; PROVIDING CERTAIN OTHER MATTERS IN CONNECTION THEREWITH; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the City of New Port Richey Community Redevelopment Agency (the "CRA") desires to enter into that certain Amended and Restated Debt Service Reimbursement Interlocal Agreement, with the City of New Port Richey, Florida (the "City") (the "Amended and Restated Interlocal Agreement"), the substantially final form of which is attached hereto as Exhibit A; and

WHEREAS, pursuant to the Amended and Restated Interlocal Agreement, the CRA will agree to repay the City for certain payments made or to be made by the City on the CRA's behalf.

Now, therefore, **BE IT RESOLVED** by the City of New Port Richey, Florida Community Redevelopment Agency:

SECTION 1. The form of the Amended and Restated Interlocal Agreement, attached hereto as Exhibit A, is hereby approved. The Amended and Restated Interlocal Agreement with such non-material omissions, insertions and variations as may be necessary and/or desirable and approved by the Chairman or Vice-Chairman prior to the execution thereof, which necessity and/or desirability and approval shall be presumed by the CRA's execution of the Amended and Restated Interlocal Agreement, shall be executed in the name of the CRA by the Chairman or Vice-Chairman and attested by the City Clerk - Secretary or an authorized assistant or deputy and a seal of the CRA shall be affixed thereto or reproduced thereon.

SECTION 2. All resolutions or parts thereof in conflict herewith are hereby repealed.

[Remainder of page intentionally left blank]

SECTION 3. This resolution shall become effective immediately upon its passage and adoption.

PASSED AND ADOPTED THIS 6th day of May, 2025.

CITY OF NEW PORT RICHEY, FLORIDA
COMMUNITY REDEVELOPMENT
AGENCY

By: _____
Name: Alfred C. Davis
Title: Chairman

ATTEST:

APPROVED AS TO FORM AND
SUFFICIENCY:

By: _____
Name: Judy Meyers, MMC
Title: City Clerk – Secretary

By: _____
Name: Timothy P. Driscoll
Title: General Counsel

EXHIBIT A

FORM OF AMENDED AND RESTATED INTERLOCAL AGREEMENT

**AMENDED AND RESTATED
DEBT SERVICE REIMBURSEMENT INTERLOCAL AGREEMENT
BETWEEN
CITY OF NEW PORT RICHEY, FLORIDA
AND
THE CITY OF NEW PORT RICHEY, FLORIDA
COMMUNITY REDEVELOPMENT AGENCY**

This Amended and Restated Debt Service Reimbursement Interlocal Agreement (the "Agreement") is entered into as of the 9th day of May, 2025, by and between the CITY OF NEW PORT RICHEY, FLORIDA, a Florida municipal corporation (the "City"), and THE CITY OF NEW PORT RICHEY, FLORIDA COMMUNITY REDEVELOPMENT AGENCY, a body corporate and politic (the "Community Redevelopment Agency").

WITNESSETH:

WHEREAS, the City Council of the City created the Community Redevelopment Agency on November 15, 1988, by adopting Resolution No. 88-26 and established the funding of a Redevelopment Trust Fund through the enactment of Ordinance No. 1202 on June 29, 1989, as amended and supplemented from time to time (collectively, the "Trust Fund Ordinance") for the purpose of carrying out redevelopment pursuant to Chapter 163, Part III, Florida Statutes (the "Redevelopment Act"); and

WHEREAS, the City has found areas within its boundaries to be blighted, and in need of redevelopment; and

WHEREAS, the relevant blighted areas for purposes of this Agreement is known as the "Community Redevelopment Area" as designated by Resolution No. 89-7 adopted by the City Council of the City on June 20, 1989; and

WHEREAS, the City has adopted a community redevelopment plan for redevelopment of the Community Redevelopment Area (as amended from time to time, the "Redevelopment Work Plan"); and

WHEREAS, the City amended the "Community Redevelopment Area" by Resolution 01-05 adopted by the City Council of the City on June 5, 2001, and Resolution No. 2020-28 adopted by the City Council of the City on July 7, 2020; and

WHEREAS, such community redevelopment plan does not expire until September 30, 2049, which is after the final maturity of the City of New Port Richey, Florida Tax-Exempt Non-Ad Valorem Revenue Note, Series 2025A (the "2025A Note") and City of New Port Richey, Florida Taxable Non-Ad Valorem Revenue Note, Series 2025B (the "2025B Note") (collectively, the "2025 Notes"); and

WHEREAS, the City has expended resources from its General Fund in furtherance of community redevelopment, and to assist the Community Redevelopment Agency in carrying out its responsibilities; and

WHEREAS, the City previously issued its Non-Ad Valorem Refunding Revenue Note, Series 2016 (the "2016 Note"); and

WHEREAS, the City previously issued its Taxable Non-Ad Valorem Revenue Note, Series 2020A and its Tax-Exempt Non-Ad Valorem Revenue Note, Series 2020B (collectively, the "2020 Notes"); and

WHEREAS, a portion of the 2020 Notes was allocable to a City-owned parking garage (the "CRA Portion of the 2020 Notes"); and

WHEREAS, the City and the Community Redevelopment Agency entered into an Interlocal Agreement dated as of July 21, 2010 (the "2010 Interlocal Agreement"), and the City and the Community Redevelopment Agency entered into an Amended and Restated Interlocal Agreement dated as of July 18, 2012 (the "2012 Interlocal Agreement") which amended and restated the 2010 Interlocal Agreement in its entirety, and the City and the Community Redevelopment Agency entered into an Amended and Restated Interlocal Agreement dated as of January 25, 2016 (the "2016 Interlocal Agreement") which amended and restated the 2012 Interlocal Agreement in its entirety and in connection with the issuance of the 2020 Notes and the City and the Community Redevelopment Agency entered into an Amended and Restated Interlocal Agreement dated as of November 10, 2020 (the "2020 Interlocal Agreement") which amended and restated the 2016 Interlocal Agreement in its entirety; and

WHEREAS, on the date hereof, pursuant to an ordinance enacted by the City Council of the City (the "City Council") on May 6, 2025, as supplemented by resolution (collectively, the "Ordinance"), the City is issuing the 2025A Note to finance the costs of various capital improvement projects and the City is issuing the 2025B Note to finance the acquisition of real property within the City, each of which are projects that are within the Redevelopment Area of the City of New Port Richey, Florida Community Redevelopment Agency and are described in the Redevelopment Work Plan; and

WHEREAS, as a result of the City's issuance of the 2025 Notes by the City on behalf of the Community Redevelopment Agency, the City hereby amends and restates the 2022 Interlocal Agreement in its entirety; and

WHEREAS, pursuant to the Ordinance, the 2025 Notes are payable solely from Pledged Revenues (as such term is defined in the Ordinance); and

WHEREAS, the obligations of the Community Redevelopment Agency with respect to the 2025 Notes will be on parity and equal status with the obligations of the Community Redevelopment Agency with respect to the 2016 Note and the CRA Portion of the 2020 Notes; and

WHEREAS, on November 10, 2020, the parties hereto entered into an Amended and Restated Advance Reimbursement Interlocal Agreement (the "Advance Reimbursement Interlocal Agreement") whereby the Community Redevelopment Agency agreed to reimburse the City for such costs incurred by the City on behalf of the Community Redevelopment Agency in furtherance of community redevelopment, which financial obligation is treated as indebtedness for purposes of applicable law; and

WHEREAS, this Agreement constitutes the "Original Interlocal Agreement" for all intents and purposes pursuant to the Advance Reimbursement Interlocal Agreement; and

WHEREAS, the provisions of this Agreement and the obligations of the Community Redevelopment Agency hereunder shall be senior and superior in all respects to the rights of the City to receive tax increment revenues pursuant to the Advance Reimbursement Interlocal Agreement; and

WHEREAS, except with regard to the Community Redevelopment Agency's obligations pursuant to the Advance Reimbursement Interlocal Agreement, tax increment revenues are not subject to any other pledge or lien, and are free from all encumbrances; and

WHEREAS, the parties hereto desire to memorialize the terms under which the Community Redevelopment Agency shall reimburse the City for costs incurred by the City in furtherance of community redevelopment.

NOW, THEREFORE, in consideration of the mutual promises set forth herein, the parties agree as follows:

1. Incorporation of Recitals. The above set forth recitals are hereby incorporated into the terms of this Agreement.

2. Obligation to Repay City. To the extent permitted by the Redevelopment Act, the Community Redevelopment Agency shall reimburse the City for all costs incurred by the City on behalf of the Community Redevelopment Agency in connection with the issuance of the

2016 Note, the CRA Portion of the 2020 Notes, and the 2025 Notes as described in Section 3.C. hereof. In the event tax increment revenues are not sufficient to immediately reimburse the City for these payments, then, in addition to the amounts due the City as described in the immediately preceding sentence, the Community Redevelopment Agency shall pay the same interest rates due on the 2016 Note, the CRA Portion of the 2020 Notes, and the 2025 Notes on amounts paid by the City from the date paid by the City until and including the date reimbursed by the Community Redevelopment Agency.

The Community Redevelopment Agency shall have no repayment obligations hereunder with respect to the portion of the 2020 Notes which are allocable to the fire station capital project or the library renovation capital project, which capital projects are also financed with a portion of the proceeds of the 2020 Notes.

3. Financing.

A. The City issued the 2016 Note, the CRA Portion of the 2020 Notes and the 2025 Notes, and financing, amongst other capital projects, the costs of the acquisition, construction, and/or equipping of various capital improvements and the acquisition of real property within the Redevelopment Area of the City of New Port Richey, Florida Community Redevelopment Agency as described in the Redevelopment Work Plan, as amended from time to time, including without limitation the acquisition of an office building. The debt service on the 2016 Note, the CRA Portion of the 2020 Notes, and the 2025 Notes, is not secured by any amounts pledged to the City hereunder.

B. In consideration of the payment of the tax increment revenues by the Community Redevelopment Agency to the City to pay the 2016 Note, the CRA Portion of the 2020 Notes, and the 2025 Notes, the City has authorized the issuance of the 2016 Note, the CRA Portion of the 2020 Notes, and the 2025 Notes.

C. Upon execution of this Agreement the Community Redevelopment Agency shall immediately deposit or cause to be deposited tax increment revenues received by the Community Redevelopment Agency with the City in amounts sufficient to pay the following (the "CRA Obligations"):

(i) all amounts paid or payable pursuant to the Ordinance, by reason of the issuance of the 2016 Note, the CRA Portion of the 2020 Notes, and the 2025 Notes, including without limitation the costs of issuing the 2016 Note, the CRA Portion of the 2020 Notes and the 2025 Notes, and;

(ii) all amounts necessary to reimburse the City for amounts expended by it to pay any of the items mentioned in clause (i) above and any interest thereon as prescribed in Section 2 hereof.

The obligation to transfer the tax increment revenues to the City to pay the CRA Obligations specified in clauses (i) and (ii) above shall survive the date on which the 2016 Note, the CRA Portion of the 2020 Notes, and the 2025 Notes are no longer due and owing.

Any amounts received by the Community Redevelopment Agency in excess of the amount necessary to pay the CRA Obligations set forth above may be retained by the Community Redevelopment Agency and used for any lawful purpose of the Community Redevelopment Agency.

D. In order to secure its indebtedness to the City for the CRA Obligations, the Community Redevelopment Agency hereby pledges to the City the tax increment revenues which pledge shall be prior and superior to all other pledges thereof; provided, however, that the tax increment revenues which derive from any other redevelopment areas subsequently established by the Community Redevelopment Agency are not pledged in any manner to secure the CRA Obligations.

E. The Community Redevelopment Agency shall not pledge tax increment revenues to any entity other than the City, without the prior written consent of the owner or owners of the 2016 Note. The City shall not pledge amounts received pursuant to this Agreement to any entity, without the prior written consent of the owner or owners of the 2016 Note. The City and the Community Redevelopment Agency shall not amend (i) this Section 3.E in any manner, or (ii) any other provision of this Agreement in a manner that would reduce transfers from the Community Redevelopment Agency to the City, if such reduction would cause the City to drop below the 1.50 times coverage requirement described in Section 17.B. of Resolution No. 2016-06 adopted by the City Council of the City on January 19, 2016, in either case, without the prior written consent of the owner or owners of the 2016 Note. Notwithstanding anything herein to the contrary, tax increment revenues and/or amounts payable hereunder to the City are not pledged in favor of the owner or owners of the 2016 Note, the CRA Portion of the 2020 Notes or the 2025 Notes. The owner or owners of the 2016 Note are third party beneficiaries of this Agreement.

F. The Community Redevelopment Agency is presently entitled to receive the tax increment revenues to be deposited in the Redevelopment Trust Fund, and has taken all action required by law to entitle it to receive such tax increment revenues, and the Community Redevelopment Agency will diligently enforce the obligation of any "Taxing Authority" (as defined in Section 163.340(2), Florida Statutes) to appropriate its proportionate share of the tax increment revenues and will not take, or consent to or adversely permit, any action which will impair or adversely affect the obligation of each such Taxing Authority to appropriate its proportionate share of such tax increment revenues, impair or adversely affect in any manner the deposit of such tax increment revenues in the Redevelopment Trust Fund, or the pledge of such tax increment revenues hereby to the extent as described herein. The Community Redevelopment

Agency and the City shall be unconditionally and irrevocably obligated so long as the 2016 Note, the CRA Portion of the 2020 Notes, and/or the 2025 Notes are outstanding, and until the payment in full by the Community Redevelopment Agency of its indebtedness to the City for the CRA Obligations, to take all lawful action necessary or required in order to ensure that each such Taxing Authority shall appropriate its proportionate share of the tax increment revenues as now or later required by law, and to make or cause to be made any deposits of tax increment revenues or other funds required by this Agreement.

G. The Community Redevelopment Agency does hereby authorize and consent to the exercise of full and complete control and custody of the Redevelopment Trust Fund, and any and all moneys therein, by the City for the purpose provided in the Ordinance and this Agreement, including payment of the CRA Obligations.

4. Severability. If any provision of this Agreement shall be held or deemed to be or shall, in fact, be illegal, inoperative or unenforceable in any context, the same shall not affect any other provision herein or render any other provision (or such provision in any other context) invalid, inoperative or unenforceable to any extent whatever.

5. Applicable Provisions of Law. This Agreement shall be governed by and construed in accordance with the laws of the State of Florida.

6. Rules of Interpretation. Unless expressly indicated otherwise, references to sections or articles are to be construed as references to sections or articles of this instrument as originally executed. Use of the words "herein," "hereby," "hereunder," "hereof," "hereinbefore," "hereinafter" and other equivalent words refer to this Agreement and not solely to the particular portion in which any such word is used.

7. Captions. The captions and headings in this Agreement are for convenience only and in no way define, limit or describe the scope or intent of any provisions or sections of this Agreement.

8. City Council Members of the City Exempt from Personal Liability. No recourse under or upon any obligation, covenant or agreement of this Agreement the 2016 Note, the CRA Portion of the 2020 Notes, or the 2025 Notes or for any claim based thereon or otherwise in respect thereof, shall be had against any City Council members of the City, as such, of the City, past, present or future, either directly or through the City it being expressly understood (a) that no personal liability whatsoever shall attach to, or is or shall be incurred by, the City Council members of the City, as such, under or by reason of the obligations, covenants or agreements contained in this Agreement or implied therefrom, and (b) that any and all such personal liability, either at common law or in equity or by constitution or statute, of, and any and all such rights and claims against, every such City Council member of the City, as such, are waived and released as a condition of, and as a consideration for, the execution of this Agreement and the issuance of the 2025 Notes, on the part of the City.

9. Board Members of the Community Redevelopment Agency Exempt from Personal Liability. No recourse under or upon any obligation, covenant or agreement of this Agreement the 2016 Note, the CRA Portion of the 2020 Notes, or the 2025 Notes or for any claim based thereon or otherwise in respect thereof, shall be had against any board members of the Community Redevelopment Agency, as such, of the Community Redevelopment Agency, past, present or future, either directly or through the Community Redevelopment Agency it being expressly understood (a) that no personal liability whatsoever shall attach to, or is or shall be incurred by, the board members of the Community Redevelopment Agency, as such, under or by reason of the obligations, covenants or agreements contained in this Agreement or implied therefrom, and (b) that any and all such personal liability, either at common law or in equity or by constitution or statute, of, and any and all such rights and claims against, every such board member of the Community Redevelopment Agency, as such, are waived and released as a condition of, and as a consideration for, the execution of this Agreement.

10. Obligations Limited. By execution of this Agreement, the Community Redevelopment Agency hereby consents to all the provisions hereof. The obligation to pay to the City the CRA Obligations shall not be deemed to constitute a debt of the Community Redevelopment Agency or a pledge of the faith and credit of the Community Redevelopment Agency, but subject to Section 3.F. hereof, such CRA Obligations shall be payable from and secured solely by the tax increment revenues to be received by the Community Redevelopment Agency pursuant to the Redevelopment Act. The Community Redevelopment Agency has no taxing power.

11. Eligibility to Receive Tax Increment Revenues. The Community Redevelopment Agency shall comply with all applicable requirements set forth in the Redevelopment Act which are necessary in order for it to receive tax increment revenues and shall take all lawful action necessary or required to continue to receive such tax increment revenues so long as the 2016 Note, the CRA Portion of the 2020 Notes, and the 2025 Notes are outstanding and shall not allow an impairment of its receipt of the tax increment revenues to the detriment of the City or the owner or owners of the 2016 Note, the CRA Portion of the 2020 Notes, and the 2025 Notes.

[Remainder of page intentionally left blank]

IN WITNESS WHEREOF, the parties have caused this Agreement to be executed and their signatures to be affixed hereto.

Date: May 9, 2025

CITY OF NEW PORT RICHEY, FLORIDA

[Seal]

Alfred C. Davis
Mayor

ATTEST:

APPROVED AS TO FORM AND
CORRECTNESS:

Judy Meyers, MMC
City Clerk

Timothy P. Driscoll
City Attorney

[Seal]

THE CITY OF NEW PORT RICHEY,
FLORIDA COMMUNITY
REDEVELOPMENT AGENCY

ATTEST:

Alfred C. Davis
Chairman

Judy Meyers, MMC
City Clerk - Secretary

APPROVED AS TO FORM AND
CORRECTNESS:

Timothy P. Driscoll
General Counsel



TO: Members of the Community Redevelopment Agency

FROM: Robert M. Rivera, Public Works Director

DATE: 5/6/2025

RE: 2025 Railroad Square Improvements Phase 1 Construction Project – Guaranteed Maximum Price (GMP) - Page 18

REQUEST:

Attached for the Board of Directors review and consideration for approval is the guaranteed maximum price in the amount not to exceed \$2,989,790 from Hennessy Construction Services Corporation (HCSC) for the construction phase of the Railroad Square Improvements Phase 1.

DISCUSSION:

Improvement elements to the area of Railroad Square along Nebraska Avenue east of Grand Boulevard include the conversion of overhead service lines to underground where practical, overhead Café style lighting, hardscape improvements such as stamped pavement, seating areas, planters, shade structures, the creation of green space that includes artificial turf, seating areas with swings and an activity area, construction of dumpster areas, upgrades to Cavalier Square, and improvements to the existing public vehicle parking areas. Finally, in an effort to maximize public space the existing two-way traffic pattern will be limited to a one-way westerly traffic movement on Nebraska Avenue from Adams Street to Grand Boulevard.

As the Board of Directors may recall, on September 3, 2024 CRA meeting, Board of Directors approved HCSC to perform construction management services for the Railroad Square Improvements Phase 1 Project. Included in the Request for Proposals (RFP) for the construction management services was a “Contractor at Risk” clause. This is where the construction management firm selected would perform value engineering of the ready for construction plans, perform the bidding process with vendors in accordance with the construction documents, and oversee the construction phase of the project. Once the bids were reviewed and totaled, HCSC is required under the contract to submit the total cost of the project to the city for the Boards review and approval. In addition, HCSC is required to guarantee the total cost submitted will not be exceeded otherwise known as the Guaranteed Maximum Price (GMP). Basically, HCSC takes all of the risk and is responsible for all costs associated with any project cost exceedance. In addition, should the project cost be lower than the GMP, then the city will receive the balance in deductive change order submitted to the city with the final pay request. Staff has worked with Hennessy Construction on the Sims Park Improvements, the Recreation and Aquatic Center Fitness Expansion, the Library Renovation, and currently the Fleet Maintenance and Utility Warehouse construction projects and are confident that the firm has the expertise to deliver a product that meets and or exceeds the demands and standards set by the Board and staff. Should the Board approve the GMP, it is anticipated that the construction phase would begin in the Spring of 2025.

RECOMMENDATION:

Approval of the GMP is recommended.

BUDGET / FISCAL IMPACT:

The project is included in the City’s current Capital Improvement Program. Funding is allocated in account number

630080.46399.4001 financed through the issuance of a Tax-Exempt Non-Ad Valorem Revenue Note, Series 2025A, for costs related to Phase 1 of the redevelopment of Railroad Square.

ATTACHMENTS:

Description	Type
☐ GMP	Backup Material
☐ Concept Drawing	Backup Material

Hennessy Construction Services, Inc. proposes to provide all labor and material to complete the St. Petersburg Catholic High School Science Lab project. HCS preliminary budget, scope of work, qualifications and clarifications for individual trade work are listed below.

The Work of the Project is defined by the Contract Documents and consists of the following:

Renovation of Nebraska Ave. from the West Side of Grand Blvd to the East Side of Adams St, including the public parking lots to the East and West of 5751 Missouri Ave, and including 5744 Missouri Ave (Cavaliere Square.) The following improvements are included in this project:

1. Hardscaping improvements for existing streets,
2. Sidewalks, squares, and parking lots.
3. New lighting fixtures, poles and electrical panel.
4. Nineteen (19) concrete planters with integrated benches.
5. Irrigation and Landscaping.
6. Stormwater coordination and installation of two (2) new inlets.
7. Ten (10) shade canopies, Nebraska Ave.
8. One (1), 2-part shade canopy at Cavaliere Square.
9. Relocating utility lines underground BY DUKE ENERGY.

All project documents were provided by the following and dated 3/12/2025:

1. Architect - Wannemacher Jensen Architects, Inc.
2. Structural Engineer - Master Consulting Engineers
3. Electrical Design Engineer - Voltair Consulting Engineers
4. Civil Engineer - Vickstrom Engineering Services
5. Landscape Architect - Placemaker Design Studio, LLC
6. Aquatics Engineer - Kimes Engineering

DIVISION 01 - GENERAL REQUIREMENTS

1. **All Subcontractor and Vendor Pricing is Good for 60 days from their Quote date; All General Conditions Costs are Good for the Calendar year of the gmp, or per the project schedule submitted by Hennessy. Any delay to the start of a Project may cause additional expenses requiring reimbursement.**
2. **Tariffs & Freight Included on Goods are at Current Rates as of this GMP / BID & Do Not Include Any Future Assessments.**
3. ACM and hazardous materials survey was NOT INCLUDED.
4. Existing soil is assumed to be suitable for construction. No Geotech report was provided.
5. Provide construction superintendent during construction.
6. Security guard services (if needed) are By Owner.
7. Laydown yard will be within the designated construction zones. Temp toilets and OSHA hand wash station are included.
8. **Hennessy has provided an eight (8) month construction schedule.**
9. **Proposals are HCS having access to all available construction areas.**
10. Normal working hours were figured from 7:00 AM to 3:30 PM, Monday thru Friday.

11. Currently there are no VE options included in the base bid. VE options will be provided if requested.
12. Temp water provision and temp electric are with individual trades.
13. Scaffolding, Hoists, Swing stage, and lulls are with individual trades.
14. All cell phones, gas and auto allowances and charges are included with staff rates.
15. Fire Watch is excluded.
16. This Estimate Does Include a Project Contingency.
17. This Estimate Does Not Include Costs for Changes Resulting from Plan Review Comments.
18. Notwithstanding anything to the contrary, the Contract Amount has been based on the current prices for labor and building materials. Due to the volatility of the market for labor and materials certain price increases/ escalations may occur or have occurred that could not have been anticipated at the time of establishing the Contract amount. Owner agrees to increase the contract value due to these unforeseen increase in materials and or labor as long as the Contractor provides appropriate documentation to justify the increases. Builders Risk Insurance has been Excluded (by Owner).
19. General Liability Insurance has been Included.
20. Impact Fees & Utility Tap &/or connection fees have been Excluded.
21. Plan Review & (All) Permit Fees have been Excluded; Trade Permits by General Contractor.
22. Governing Agency & Inspection Fees have been Excluded.
23. Materials Testing costs have been Included
24. Cost Breakouts have been provided for Informational Purposes Only.
25. All Geotech Investigation & Materials Testing costs have been Excluded.
26. GPR/Sonar of Existing Construction has been Excluded.
27. Salvage, Removal, & Relocation/Reinstallation of Existing Furniture & Equipment by Owner.
28. ALTA Survey is by Owner.

DIVISION 02 - EXISTING CONDITIONS

1. Demolition of existing concrete pavement, curbs, and sidewalks per plan.
2. New paving, striping, HC signs and wheel stops.
3. New storm piping and inlets. Erosion control for existing grates and inlets.
4. Fine grading and leveling of existing gravel base.
5. Stamped concrete paving with designated patterns per plans and specs.
6. New sidewalks and ADA compliant ramps.
7. Two (2) concrete reinforced dumpster pads and two (2) concrete reinforced transformer pads.
8. Milling, new asphalt paving, parking curbs, striping and signs.
9. Synthetic grass surfacing at Pocket Park.
10. Gates and fencing at two (2) dumpster locations.
11. Landscape Forms Multiplicity and Universe Mounted backless benches.
12. Huntco bicycle racks.
13. FS Industries swing with chain support.
14. Cityscapes wire mesh plant trellis.
15. Source 4 Industry removeable bollards.
16. Irrigation and landscaping per plans and specs.
17. Synthetic Turf at Pocket Park is included.
18. ALLOWANCE – Traffic control for closures of streets / sidewalk during construction.
19. ALLOWANCE – 500 sf of resetting existing pavers is included.

DIVISION 03 - CONCRETE

1. Cast – in - place reinforced concrete planters.
2. Shear key with waterproofing.
3. Install beck brackets provided by Bench Contractors.
4. Install steel bollards with concrete fill. Bollards provided by the steel contractor.

DIVISION 05 – STRUCTURAL STEEL

1. Steel columns and base plates at swing structure.
2. Steel wall beams and roof beams per Structural plans and details.
3. Supply of steel pipe bollards included.

DIVISION 06 – CARPENTRY

1. Fiber-Reinforced Hybrid Wall Cladding.
2. Hollow, 2-channel wall cladding by Resysta attached with #8 x ½” TEK self-tapping screws.
3. Color to be selected by Architect. Standard colors – nothing exotic.

DIVISION 07 - THERMAL AND MOISTURE PROTECTION

1. Waterproofing membrane at concrete planters.
2. Joint sealants per plans and specs.

DIVISION 09 – PAINTING

1. ALLOWNCE - Cleaning of fountain is included. HCS assumes existing fountain work will not crack or break during cleaning. Additional costs will be addressed if these conditions arise.
2. Apply specified paint at all concrete planters.
3. Apply specified paint on steel bollards.
4. Apply specified epoxy paint on exposed wing set structural steel.
5. Painting of Dumpster enclosures is EXCLUDED.

DIVISION 10 – SPECIALTIES

1. Two (2) Pocket Park Signs are included.
2. Aluminum Letters – Font to be determined by the Owner.

DIVISION 13 – SPECIAL CONSTRUCTION

1. Ten (10) shade structures along Nebraska Ave with reinforced concrete foundations.
2. One (1) shade structure at Cavaliere Square with reinforced foundations.
3. Structures are by Specified contractor Creative Shade Solutions.

DIVISION 15 – PLUMBING

1. ALLOWANCE - Plumbing work for the existing fountain.

DIVISION 16 – ELECTRICAL, COMMUNICATIONS, ELECTRONIC SAFETY AND SECURITY

1. All utility site work By Others (Duke Energy). Note 1, Sheet E-200.
2. The existing utility transformer will remain.
3. Wiring and conduit for new clock per plans. Clock provided BY OTHERS.
4. Provide and install new panel A including SPD and meter enclosure.
5. Provide and install new secondary conductors up to 20' to feed panel A. Panel and transformer location based on locations given on Sheet E-200.
6. Remove existing pole lighting and disconnect from source. Conduit may be abandoned in place.
7. New **direct burial pole lighting**. Poles and fixture subject to approval
8. String lighting as specified.
9. Provide and install planter receptacles.
10. Install time clock, furnish and install photocell, and contactor for control of light fixtures
11. Provide and install up to 20amp circuit for fountain re-circ pump. Fountain equipment and notes based on Sheet X-01.0.
12. New 100amp panel per Sheet E-500 Riser Diagram.
13. No electrical work for the fountain is included. Any additional work on the fountain will be an ADD.

Location	Major Sector Code	Item Description	Takeoff Qty	Unit	Labor Prod.	Labor Rate	Labor Total	Mat Unit Price	Mat Total	Subs Unit Price	Subs Total	Note	Total Unit Price	Grand Total
0 - GC's														
1000 General Conditions														
Project Managers														
0 - GC's	1000	Project Manager - (Part-Time) (w/Cell/Gas/Car) - KH	34.64	weeks	16.0000	106.47	59,007.16						1,703.44	59,007
0 - GC's	1000	Project Super 1 (Full-Time) (w/Cell/Gas/Car) - TK	34.64	weeks	40.0000	78.16	108,297.11						3,126.36	108,297
0 - GC's	1000	Project Admin - DM (Part-Time)		incl										
0 - GC's	1000	Project Engineer (w/Cell/Gas/Truck) -	34.64	weeks	8.0000	61.47	17,035.40						491.78	17,035
0 - GC's	1000	Safety Officer - (Limited Time w/Cell/Gas/Car) - SH	34.64	weeks	1.5000	71.88	3,734.73						107.82	3,735
0 - GC's	1000	VP of Operations (w/Gas, Cell, & Car) - KN	3.00	trip	1.0000	454.00	1,362.00						454.00	1,362
													Total	189,436
Surveying														
0 - GC's	1000	FEMA Cert. (by Owner)		****										
0 - GC's	1000	Layout (w/Trades)		****										
													Total	189,436
1000 83.38 189,436.40														
1200 Project Office Expenses														
Plan Reproduction														
0 - GC's	1200	Print Drawing Sets		incl										
0 - GC's	1200	As-Built's (inc/Electronic)		incl										
													Total	189,436
1200														
1300 Submittals														
Preconstruction Services														
0 - GC's	1300	Preconstruction Services	1.00	lsum				2,500.00	2,500.00				2,500.00	2,500
0 - GC's	1300	Procure	34.64	weeks				44.00	1,524.16				44.00	1,524
													Total	4,024
1300 4,024.16														
1500 Construction Facilities &Temp Contr														
Constr. Facilities & Temp Constr.														
0 - GC's	1500	Phone hotspot	34.64	weeks				25.60	886.78				25.60	887
0 - GC's	1500	4' x 8' HCS Job Sign	2.00	each				554.00	1,108.00				554.00	1,108
0 - GC's	1500	4' x 4' HCS job site rules	3.00	each				303.00	909.00				303.00	909
0 - GC's	1500	Construction Entrance (Vehicles)	1.00	each				239.00	239.00				239.00	239
0 - GC's	1500	Hard Hat & Dress Code (@ Entrances)	4.00	each				13.13	52.52				13.13	53
0 - GC's	1500	18" x 24" No Tresspassing	20.00	each				12.39	247.80				12.39	248
0 - GC's	1500	Signage - wayfinding	4.00	each				26.20	104.80				26.20	105
0 - GC's	1500	Signage: EM & Health	34.64	weeks				3.00	103.92				3.00	104
0 - GC's	1500	60 x 12 Trailer Rental		incl										
0 - GC's	1500	Trailer: Mob & Demob		incl										
0 - GC's	1500	20' Connex Box Rentals (Most Storage w/Trades)	34.64	weeks				91.00	3,152.24				91.00	3,152
0 - GC's	1500	Connex Box: Mob & Demob	2.00	lsum				269.00	538.00				269.00	538
0 - GC's	1500	Office Supplies (Paper, Pens, etc.)	34.64	weeks				6.20	214.77				6.20	215
0 - GC's	1500	Office Supplies (Drinks, First Aid, etc.)	34.64	weeks				24.00	831.36				24.00	831
0 - GC's	1500	Temp Toilets (2 each)	34.64	weeks				77.00	2,667.28				77.00	2,667
0 - GC's	1500	Portalet Holding Tank	34.64	weeks				107.00	3,706.48				107.00	3,706
0 - GC's	1500	OSHA Hand Wash Station	1.00	each				295.00	295.00				295.00	295
0 - GC's	1500	Temp Safety Barricades & Railings		incl										
0 - GC's	1500	Daily Construction Clean	34.64	incl	40.0000	33.90	46,971.84						1,356.00	46,972
0 - GC's	1500	Additional Laborer	34.64	incl	40.0000	33.90	46,971.84						1,356.00	46,972
													Total	109,901
Temporary Electricity														
0 - GC's	1500	Utility Usage Charges		EXCL										
													Total	109,901
1500 33.90 93,943.68 15,056.95														
1700 Project Closeout														
Punchlist														
0 - GC's	1700	Street Sweeping		incl										
													Total	109,901
1700														

Location	Major Sector	Item Code Description	Takeoff Qty	Unit	Labor Prod.	Labor Rate	Labor Total	Mat Unit Price	Mat Total	Subs Unit Price	Subs Total	Note	Total Unit Price	Grand Total
2050 Demolition														
Demolition Support														
0 - GC's	2050	30 CY Dumpsters (1 pull/week)		incl										
													Total	
2050													Total	
0 - GC's						56.19	283,380.08		19,081.11				0 - GC's Total	302,461
1 - SITE														
1100 Special Project Procedures														
Traffic Control														
1 - SITE	1100	ALLOWANCE - MOT	1.00	lsum						35,000.00	35,000		35,000.00	35,000
											35,000		Total	35,000
1100											35,000		Total	35,000
2010 Subsurface Investigation														
Subsurface Investigation														
1 - SITE	2010	ACM & Haz. Materials Survey - Allowance		NIC										
1 - SITE	2010	ACM & Lead Remediation (NIC)		NIC										
1 - SITE	2010	Radon Remediation (EXCLUDED)		NIC										
													Total	
2010													Total	
2050 Demolition														
Demolition														
1 - SITE	2050	Subcontractor (Certified)	1.00	lsum						169,726.00	169,726		169,726.00	169,726
1 - SITE	2050	Mobilization - Site	3.00	incl						7,500.00	22,500		7,500.00	22,500
1 - SITE	2050	Mobilization - Asphalt	1.00	incl						10,000.00	10,000		10,000.00	10,000
1 - SITE	2050	Erosion Control - Provide grate inlet protection		incl										
1 - SITE	2050	Panelized Temp Site Fence (w/Screen) - MAIN	1,565.00	lnft						9.00	14,085		9.00	14,085
1 - SITE	2050	Large Vehicle Gates - MAIN	1,565.00	lnft						9.00	14,085		9.00	14,085
1 - SITE	2050	Sawcutting at pavement removal		incl										
1 - SITE	2050	Rem 8" of pavement and base Grand / Nebraska		incl										
1 - SITE	2050	Sawcutting at curb		incl										
1 - SITE	2050	Rem 6" of pavement and base Nebraska to Adams protect granite curbs		incl										
1 - SITE	2050	Rem 6" of pavement and base for new green spaces		incl										
1 - SITE	2050	Sawcut curbs		incl										
1 - SITE	2050	Rem curbs		incl										
1 - SITE	2050	Sawcutting at sidewalks		incl										
1 - SITE	2050	Rem sidewalks		incl										
1 - SITE	2050	Erosion Control - Provide grate inlet protection		incl										
1 - SITE	2050	Panelized Temp Site Fence (w/Screen) - MAIN	1,565.00	lnft						9.00	14,085		9.00	14,085
1 - SITE	2050	Large Vehicle Gates - MAIN	1,565.00	lnft						9.00	14,085		9.00	14,085
											258,566		Total	258,566
2050											258,566		Total	258,566
2200 Earthwork														
Earthwork														
1 - SITE	2200	Subcontractor (Certified)		incl										
1 - SITE	2200	Final Grading		incl										
1 - SITE	2200	Mob / Demo		incl										
1 - SITE	2200	Surveying and layout		incl										
1 - SITE	2200	Fill and compact at new concrete slab		incl										
1 - SITE	2200	Final Grading		incl										
1 - SITE	2200	Shade sail spoil removal		incl										
													Total	
2200													Total	
2500 Paving and Surfacing														
Fine Grade/Preparation														
1 - SITE	2500	Subcontractor (Certified)	1.00	lsum						206,715.00	206,715		206,715.00	206,715
1 - SITE	2500	Grind and remove existing asphalt surface		incl										
1 - SITE	2500	Mill 1.5" of asphalt pavement		incl										

Location	Major Sector Code	Item Description	Takeoff Qty	Unit	Labor Prod.	Labor Rate	Labor Total	Mat Unit Price	Mat Total	Subs Unit Price	Subs Total	Note	Total Unit Price	Grand Total
1 - SITE	2500	Overlay 1.5" SP9.5 asphalt Nebraska Ave		incl										
1 - SITE	2500	Rem existing striping two lots		incl										
1 - SITE	2500	Relocate HC signs		incl										
1 - SITE	2500	Relocate wheel stops		incl										
1 - SITE	2500	Restripe parking lots		incl										
1 - SITE	2500	Provide all signage		incl										
1 - SITE	2500	See excavating for mobs		incl										
											206,715		Total	206,715
2500											206,715		Total	206,715
2520 Concrete Work														
Curbs & Gutters														
1 - SITE	2520	Subcontractor (Joswig)		incl								with Concrete		
1 - SITE	2520	Provide 6" stamped conc 1 - Holland Stone		incl										
1 - SITE	2520	Provide 6" stamped conc 2 - 50% Herritage, 50% Santa Fe Mix		incl										
1 - SITE	2520	Provide 6" stamped conc 3 - Brick		incl										
1 - SITE	2520	Provide standard 6" concrete		incl										
1 - SITE	2520	Provide ADA ramp and curb		incl										
1 - SITE	2520	Provide 6" x 18" concrete curb at Pocket Park		incl										
1 - SITE	2520	Provide reinf conc dumpster pad		incl										
1 - SITE	2520	Install steel pipe bollards		incl										
1 - SITE	2520	Multiple moves for new walks in front of business		incl										
													Total	
2520													Total	
2650 Storm Pipe														
Storm Systems														
1 - SITE	2650	Subcontractor (Certified)	1.00	lsum						12,000.00	12,000		12,000.00	12,000
1 - SITE	2650	Provide 2 x 2 concrete drain		incl										
1 - SITE	2650	Provide 50' HDPE pipe from new drain to existing		incl										
1 - SITE	2650	Rem spoils		incl										
											12,000		Total	12,000
2650											12,000		Total	12,000
2800 Site Improvements														
Site Improvements														
1 - SITE	2800	Subcontractor (Landscape Forms)												
1 - SITE	2800	Park Bench - Multiplicity, Straight w/ end and center arms	2.00	each						2,660.00	5,320		2,660.00	5,320
1 - SITE	2800	25" bench - Universe mounted backless bench	14.00	each						870.00	12,180		870.00	12,180
1 - SITE	2800	71" bench - Universe mounted backless bench	12.00	each						1,690.00	20,280		1,690.00	20,280
1 - SITE	2800	Shipping	1.00	lsum						8,884.60	8,885		8,884.60	8,885
1 - SITE	2800	Installation	1.00	lsum						1,250.00	1,250		1,250.00	1,250
1 - SITE	2800	Subcontractor (Huntco)												
1 - SITE	2800	Bike Rack - Burnside fainge mount rack	8.00	each						889.00	7,112		889.00	7,112
1 - SITE	2800	Shipping	1.00	lsum						533.00	533		533.00	533
1 - SITE	2800	Installation	1.00	lsum						500.00	500		500.00	500
1 - SITE	2800	Subcontractor (FS Ind)												
1 - SITE	2800	Swing seat and chain 939-S12	2.00	each						2,119.00	4,238		2,119.00	4,238
1 - SITE	2800	Shipping	1.00	lsum						1,926.00	1,926		1,926.00	1,926
1 - SITE	2800	Installation	1.00	lsum						1,000.00	1,000		1,000.00	1,000
1 - SITE	2800	Subcontractor (Cityscapes)	1.00	lsum						13,734.00	13,734		13,734.00	13,734
1 - SITE	2800	Wire mesh plant trellis - 7'8" x 5' Nuturescreen SMT silver satin w/ posts	8.00	each										
1 - SITE	2800	Wire mesh plant trellis - 15'2" x 5' Nuturescreen SMT silver satin w/ posts	2.00	each										
1 - SITE	2800	Shipping	1.00	lsum						5,200.00	5,200		5,200.00	5,200
1 - SITE	2800	Installation	1.00	lsum						1,000.00	1,000		1,000.00	1,000
1 - SITE	2800	Subcontractor (Source 4 Ind)												
1 - SITE	2800	Removable bollard - 4' rem SS bollard	4.00	each						388.00	1,552		388.00	1,552
1 - SITE	2800	Shipping	1.00	lsum						350.00	350		350.00	350
1 - SITE	2800	Installation	1.00	lsum						325.00	325		325.00	325
											85,385		Total	85,385
Irrigation Systems														
1 - SITE	2800	Subcontractor (Perma Culture)	1.00	lsum						7,600.00	7,600		7,600.00	7,600

Location	Major Sector Code	Item Description	Takeoff Qty	Unit	Labor Prod.	Labor Rate	Labor Total	Mat Unit Price	Mat Total	Subs Unit Price	Subs Total	Note	Total Unit Price	Grand Total
1 - SITE	2800	Bid per plans and specs		incl										
1 - SITE	2800	Bid per plans IR 1-3 and Spec IR 4		incl										
1 - SITE	2800	Provide Rain Bird Wide Flow Drip Control Kit		incl										
1 - SITE	2800	Provide Rain Bird flood bubbler		incl										
1 - SITE	2800	Provide area dripline		incl										
1 - SITE	2800	Provide remote control valve for reclaimed water		incl										
1 - SITE	2800	Provide 4 station Bluetooth battery operated controller		incl										
1 - SITE	2800	Provide all valves - Drip air relief, ball, flush		incl										
1 - SITE	2800	Provide Rain Bird rain sensor		incl										
1 - SITE	2800	Provide sleeves for irrigation		incl										
											7,600		Total	7,600
Fences & Gates														
1 - SITE	2800	Subcontractor (Perimeter Solutions)												
1 - SITE	2800	Provide gate posts	2.00	each						4,255.00	8,510		4,255.00	8,510
1 - SITE	2800	Provide new dumpster enclosutre gates	2.00	each						4,960.00	9,920		4,960.00	9,920
1 - SITE	2800	Provide fence at fountain filtration	1.00	each						3,895.00	3,895		3,895.00	3,895
1 - SITE	2800	Provide fence gate at filtration	1.00	each						2,450.00	2,450		2,450.00	2,450
											24,775		Total	24,775
2800											117,760		Total	117,760
2900 Landscaping														
Lawns and Grasses														
1 - SITE	2900	Subcontractor (Pro Green)	1.00	lsum						22,160.00	22,160	Pocket Park	22,160.00	22,160
1 - SITE	2900	Provide turf base	1,905.00	sqft								Pocket Park		
1 - SITE	2900	Provide synthetic turf	1,905.00	sqft								Pocket Park		
1 - SITE	2900	ALLOWANCE - Resetting brick pavers	1.00	lsum						2,500.00	2,500		2,500.00	2,500
											24,660		Total	24,660
Trees Plants and Ground Covers														
1 - SITE	2900	Subcontractor (Perma Culture)	1.00	lsum						44,373.00	44,373		44,373.00	44,373
1 - SITE	2900	Florida Flame Red Maple - 12' h w/ 3" caliper	4.00	each										
1 - SITE	2900	Standard Eagleston Holly - 10'h w/ 2" caliper	4.00	each										
1 - SITE	2900	Tuskegee Crape Myrtle Multi-Trunk - 8'h w/ 2" caliper	14.00	each										
1 - SITE	2900	White Crape Myrtle Standard - 12 - 14'h w/ 3" caliper	11.00	each										
1 - SITE	2900	Bracken's Southern Magnolia - 10'h w/ 3" caliper	1.00	each										
1 - SITE	2900	Winged Elm - 12'h w/ 3" caliper	3.00	each										
1 - SITE	2900	Provide planter 1 mix per Sheet L1	316.00	sqft										
1 - SITE	2900	Provide planter 2 mix per Sheet L1	72.00	sqft										
1 - SITE	2900	Provide planter 3 mix per Sheet L1	72.00	sqft										
1 - SITE	2900	Provide planter 4 mix per Sheet L1	279.00	sqft										
1 - SITE	2900	Floratam sod		incl										
											44,373		Total	44,373
2900											69,033		Total	69,033
3300 Cast In Place Concrete														
Cast In Place Concrete														
1 - SITE	3300	Subcontractor (Joswig)	1.00	lsum						560,940.00	560,940		560,940.00	560,940
1 - SITE	3300	Type A concrete Planter		incl										
1 - SITE	3300	2WF2.0 reinf footing w/ shear key with waterproofing		incl										
1 - SITE	3300	Set bench anchors		incl										
1 - SITE	3300	C12-5-24D reinf conc wall		incl										
1 - SITE	3300	Type B concrete Planter		incl										
1 - SITE	3300	2WF2.0 reinf footing w/ shear key with waterproofing		incl										
1 - SITE	3300	2WF2.0 reinf footing 2WF3.5 reinf footing at Art Wall		incl										
1 - SITE	3300	Reinf conc Art Wall		incl										
1 - SITE	3300	Type C concrete Planter		incl										
1 - SITE	3300	2WF2.0 reinf footing w/ shear key with waterproofing		incl										
1 - SITE	3300	Set bench anchors		incl										
1 - SITE	3300	C12-5-24D reinf conc wall		incl										
1 - SITE	3300	2WF2.0 reinf footing w/ shear key with waterproofing		incl										
1 - SITE	3300	Set bench anchors		incl										
1 - SITE	3300	Type D concrete Planter		incl										
1 - SITE	3300	2WF2.0 reinf footing w/ shear key with waterproofing		incl										
1 - SITE	3300	Set bench anchors		incl										
1 - SITE	3300	C12-5-24D reinf conc wall		incl										
1 - SITE	3300	Swing Structure		incl										

Location	Major Sector Code	Item Description	Takeoff Qty	Unit	Labor Prod.	Labor Rate	Labor Total	Mat Unit Price	Mat Total	Subs Unit Price	Subs Total	Note	Total Unit Price	Grand Total
1 - SITE	3300	2F3.0 reinf swing column footings		incl										
1 - SITE	3300	Set AB for swing base plate		incl										
1 - SITE	3300	Provide 6'0"d x 3'6" diam clock foundation		incl										
1 - SITE	3300	Set AB for clock		incl										
1 - SITE	3300	Sawcutting control joints	1.00	lsum						5,000.00	5,000		5,000.00	5,000
											565,940		Total	565,940
3300											565,940		Total	565,940
5100 Steel/Metal Fastening/Welding														
Steel Materials														
1 - SITE	5100	Subcontractor (United Steel)	1.00	lsum						21,100.00	21,100		21,100.00	21,100
1 - SITE	5100	Provide steel columns S1 - S8		incl										
1 - SITE	5100	Provide HSS4 x 3 x 1/4 (LLV) 15'0" roof		incl										
1 - SITE	5100	Provide HSS4 x 2 x 3/16 (LLV) 5'4" roof		incl										
1 - SITE	5100	Provide HSS4 x 2 x 3/16 (LLV) 5'4" sides		incl										
1 - SITE	5100	Provide (4) - 3/4" diam anchor bolts		incl										
1 - SITE	5100	Provide 3/4" x 14" x 10" base plate		incl										
1 - SITE	5100	Shop drawings		incl										
1 - SITE	5100	Supply steel pipe bollards	10.00	each						300.00	3,000		300.00	3,000
1 - SITE	5100	Mobilization		incl										
											24,100		Total	24,100
5100											24,100		Total	24,100
6200 Finish Carpentry														
Finish Carpentry														
1 - SITE	6200	Subcontractor (RSE Distributors, LLC.)	1.00	lsum						6,291.00	6,291		6,291.00	6,291
1 - SITE	6200	(2Ch) Hollow Channel Facade 3/4" x 2 3/4" x 12' Stained 4 sides		incl										
1 - SITE	6200	Hidden Fastener Hollow Profile Clips		incl										
1 - SITE	6200	Packing and delivery		incl										
1 - SITE	6200	Installation	40.00	hrs						45.00	1,800		45.00	1,800
											8,091		Total	8,091
6200											8,091		Total	8,091
7100 Waterproofing														
Waterproofing														
1 - SITE	7100	Planter A waterproofing	535.00	sqft						4.00	2,140		4.00	2,140
1 - SITE	7100	Planter B waterproofing	600.00	sqft						4.00	2,400		4.00	2,400
1 - SITE	7100	Planter C waterproofing	275.00	sqft						4.00	1,100		4.00	1,100
1 - SITE	7100	Planter D waterproofing	275.00	sqft						4.00	1,100		4.00	1,100
											6,740		Total	6,740
7100											6,740		Total	6,740
9800 Special Coatings														
Special Coatings														
1 - SITE	9800	ALLOWANCE-Cleaning of existing fountain	1.00	lsum						15,000.00	15,000		15,000.00	15,000
											15,000		Total	15,000
9800											15,000		Total	15,000
9900 Painting														
Painting														
1 - SITE	9900	Subcontractor (Paramount)												
1 - SITE	9900	Paint new Planter A concrete	1,680.00	each						3.00	5,040		3.00	5,040
1 - SITE	9900	Paint new Planter B concrete	3,216.00	each						3.00	9,648		3.00	9,648
1 - SITE	9900	Paint new Planter C concrete	540.00	each						3.00	1,620		3.00	1,620
1 - SITE	9900	Paint new Planter D concrete	540.00	each						3.00	1,620		3.00	1,620
1 - SITE	9900	Plant steel swing structures	2.00	each						1,500.00	3,000		1,500.00	3,000
1 - SITE	9900	Paint bollards	10.00	each						100.00	1,000		100.00	1,000
1 - SITE	9900	Mobilization		incl										
											21,928		Total	21,928
9900											21,928		Total	21,928
10400 Identifying Devices														
Identifying Devices														

Location	Major Sector Code	Item Description	Takeoff Qty	Unit	Labor Prod.	Labor Rate	Labor Total	Mat Unit Price	Mat Total	Subs Unit Price	Subs Total	Note	Total Unit Price	Grand Total		
1 - SITE	10400	Subcontractor (Creative Sign Designs)														
1 - SITE	10400	Concrete footings for sign posts	2.00	each						3,644.21	7,288		3,644.21	7,288		
1 - SITE	10400	Install	2.00	each						1,273.00	2,546		1,273.00	2,546		
1 - SITE	10400	Permit and fees	1.00	lsum						1,162.00	1,162		1,162.00	1,162		
1 - SITE	10400	General conditions	1.00	lsum						1,004.00	1,004		1,004.00	1,004		
1 - SITE	10400	Engineering	1.00	lsum						415.00	415		415.00	415		
											12,415		Total	12,415		
10400											12,415		Total	12,415		
10530 Protective Coverings																
Protective Coverings																
1 - SITE	10530	Subcontractor (Creative Shade Solutions)														
1 - SITE	10530	Sails for Nebraska Ave:	10.00	incl						21,000.00	210,000		21,000.00	210,000		
1 - SITE	10530	Provide 6" sch 40 powder coated steel posts	30.00	incl						3,200.00	96,000		3,200.00	96,000		
1 - SITE	10530	Provide structural tub frame sunshade structure		incl												
1 - SITE	10530	Provide sunshade temsion cable system		incl												
1 - SITE	10530	Provide UV-Resistant sunshade 33% White		incl												
1 - SITE	10530	Provide UV-Resistant sunshade 33% Desert Sand		incl												
1 - SITE	10530	Provide UV-Resistant sunshade 33% Terracota		incl												
1 - SITE	10530	Installation - including excavation and concrete footing	1.00	lsum						224,000.00	224,000		224,000.00	224,000		
1 - SITE	10530	Spoil removal	20.00	cuyd								w/ Excavating				
1 - SITE	10530	Cavalier Square sail cluster	10.00	incl						6,500.00	65,000		6,500.00	65,000		
1 - SITE	10530	Provide 6" sch 40 powder coated steel posts	8.00	incl						3,200.00	25,600		3,200.00	25,600		
1 - SITE	10530	Provide alum headboard and connector		incl												
1 - SITE	10530	Provide 80% shade factor sun shade		incl												
1 - SITE	10530	Installation - including excavation and concrete footing	1.00	lsum						48,000.00	48,000		48,000.00	48,000		
1 - SITE	10530	Spoil removal	30.00	cuyd								w/ Excavating				
1 - SITE	10530	Permit application	1.00	lsum						2,200.00	2,200		2,200.00	2,200		
1 - SITE	10530	Sealed engineered drawings	1.00	lsum						4,200.00	4,200		4,200.00	4,200		
1 - SITE	10530	Delivery	1.00	lsum						2,400.00	2,400		2,400.00	2,400		
											677,400		Total	677,400		
10530											677,400		Total	677,400		
15400 Plumbing																
Plumbing																
1 - SITE	15400	ALLOWANCE - Pumps and piping for fountain	1.00	lsum						20,000.00	20,000		20,000.00	20,000		
											20,000		Total	20,000		
15400											20,000		Total	20,000		
16000 Electrical																
Electrical																
1 - SITE	16000	Subcontractor (JDP Electric)	1.00	lsum						206,827.00	206,827		206,827.00	206,827		
1 - SITE	16000	Rem all extg NEMA L5-20R exterior receptacles		incl								Note 1 / Sheet E-100				
1 - SITE	16000	Rem extg pole lights in their entirety		incl								Note 3 / Sheet E-100				
1 - SITE	16000	Rem pole, all conduit and wires back to source		incl								Note 3 / Sheet E-100				
1 - SITE	16000	Provide new site pole lighting		incl												
1 - SITE	16000	Provide new 100A Panel A		incl												
1 - SITE	16000	Provide wiring to meter		incl												
1 - SITE	16000	Concrete post and meter		incl												
1 - SITE	16000	Provide grounding for new panel		incl												
1 - SITE	16000	Provide unistrut framing to mount panel		incl												
1 - SITE	16000	Provide secondary service		incl												
1 - SITE	16000	Provide underground conduit for new poles		incl												
1 - SITE	16000	Set conc pedestal pole and utility meter		incl												
											206,827		Total	206,827		
16000											206,827		Total	206,827		
1 - SITE											2,257,515		1 - SITE Total	2,257,515		
sqft											56.19	283,380.08	19,081.11	2,257,515	Grand Total	2,559,976

