



FROM THE OFFICE OF THE
FORT PIERCE REDEVELOPMENT AGENCY

To: FPRA Board

From: Jon Ward

Re: Downtown Parking Garage

Date: April 27, 2006

CC: Dennis Beach, David Recor, **Hector Arias**, Jack Andrews

RECEIVED
TIME 11:00
APR 27 2006
CITY OF FT. PIERCE
ENGINEERING DEPARTMENT

Attached please find a hard copy of the Catalfumo PowerPoint presentation that was presented at the FPRA meeting on April 26, 2006.

Staff will continue to refine the GMP with the contractor. Staff recommends keeping the arcade and potential retail space on the first floor as well as key architectural elements and will also examine the option of adding another floor of parking to the structure.

During the presentation, Catalfumo representatives referred to the additional 200 space parking structure that the City had requested that will be built as an element of the Catalfumo Marina Square project, but paid for by the City, at a cost presently estimated at \$5.7 mil. (\$28,500 per space). By adding an additional floor to the Penney garage, we add 90 spaces (at a yet-to-be-determined price) and still stay under the 65' height restriction. (The current \$9.5 mil GMP for the Penney project averages \$25,239 per space, F.Y.I.) If we elected to do this and not require the 200 space structure across the street, it would free up that land to potentially be developed as another multi use building, as indicated in Catalfumo's original site plan.

Please note that in establishing the architectural standards for the Penney parking garage, we are also establishing the standard for the Catalfumo project, as they are required to "mirror" our design in their building. They will make the very predictable argument that, as we lower our standards, they will expect to build to a similar design. As we eliminate cast balustrades and trim on the top floor of our parking garage, we will also be eliminating these elements on their structure, etc. I only mention this to remind the Board that our styling decisions on this particular garage have larger implications than merely for the one structure.

QUALITY FROM THE GROUND UP

CATALFUMO

Construction, Ltd.

CONSTRUCTION • DEVELOPMENT • MANAGEMENT

April 13, 2006

Mr. Jon Ward, Director
Fort Pierce Redevelopment Agency
City of Fort Pierce
100 North U.S.1
Fort Pierce, FL 34954

**Re: Fort Pierce Parking Garage
Revised Preliminary Budget**

Dear Jon:

Thank you for allowing Catalfumo Construction, as your Construction Manager, to “do our job” on the above-mentioned project.

Per the direction of the CRA Board and Staff, we have provided the enclosed Value Enhancement options for your review. We feel our suggestions make the parking garage more efficient and cost effective without sacrificing aesthetics.

Since the CRA Board approval of Catalfumo as your Construction Manager November 30, 2005, we have worked exhaustive hours working for a common goal: an attractive and affordable parking garage for the City of Fort Pierce. We feel our efforts have achieved this goal.

We look forward to presenting these options to the CRA Board Monday April 17, 2006 for final approval.

Sincerely,


Daniel S. Catalfumo
President/CEO


David J. DeMay
Director of Development

QUALITY FROM THE GROUND UP

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CONSTRUCTION • DEVELOPMENT • MANAGEMENT

April 17, 2006

Mr. Jon Ward, Director
Fort Pierce Redevelopment Agency
City of Fort Pierce
100 North U.S. 1
Fort Pierce, FL 34954

Re: Fort Pierce Parking Garage - Revised Preliminary Budget (Revision #2)

Dear Jon:

Per our April 13, 2006 meeting with Mr. Beach, Mr. Arias, Mr. Andrews and yourself, we are providing the following items for your review and recommendation for approval by the Fort Pierce CRA Board:

- Budget Breakdown
- Revised elevations
- Floor Plan (without Promenade)
- Floor Plan (with Promenade)

Our team has worked extremely hard to provide the attached elevations and floor plans to maximize the efficiency and cost effectiveness of your garage.

Budget and total parking spaces for 2 options:

- **Without Promenade:**
 - o 400 Total spaces (\$23,662/space)
 - o \$9,464,644 (includes \$189,292 City Contingency for upgrades, promenade, etc)
- **With Promenade**
 - o 375 Total spaces (\$25,239/space)
 - o \$9,464,644

We look forward to meeting with the CRA Board this week to discuss your project and move forward as your selected Construction Manager.

Sincerely,



Daniel S. Catalfumo
President/CEO



David J. DeMay
Director of Development

CITY OF FORT PIERCE DOWNTOWN PARKING GARAGE

19-Apr-06

DESCRIPTION

ORIGINAL GMP REVISED GMP DIFFERENCE

COMMENTS

Preconstruction Manager Services	\$ 97,115.46	\$ 141,701.52	\$ (44,586.06)	One month of staff time was added
Personnel and Support Services	\$ 909,309.85	\$ 507,021.30	\$ 402,288.55	Duration of support staff decreased. Cost of office equipment and office expenses deleted
General Conditions	\$ 412,478.28	\$ 211,421.93	\$ 201,056.35	Office equipment moved to this line item. \$85,000 in surveying removed. Cost for temp. electric and water during construction removed. Other items removed include - small tools, rental equipment, temporary fence
Division One - General Conditions	\$ 173,518.50	\$ 383,858.91	\$ (210,340.41)	Testing allowances deleted. Items deleted previously added to this line item. Reserve for miscellaneous materials and vendors increased by 144%
Division Two - Sitework	\$ 1,507,179.00	\$ 1,473,186.70	\$ 33,992.30	Piling cost increased by \$34,310. Site improvement decreased by \$38,658. Landscaping cost decreased by 43% (\$52,227) can not determine from plans what landscaping has been deleted
Division Three - Concrete	\$ 5,196,271.40	\$ 4,570,851.25	\$ 625,420.15	Concrete foundation cost reduced by \$177,460. Precast material / erection increased by \$34,803 Architectural precast reduced by \$480,262. Can not determine from plans what this entails
Division Four - Masonry	\$ 173,380.20	\$ 26,250.00	\$ 147,130.20	Masonry decreased due to elimination of retail space
Division Five - Metals	\$ 762,990.80	\$ 221,448.95	\$ 541,541.85	Miscellaneous metals deleted (\$577,716) This item was the grating that covered all of the openings in the original design.
Division Six - Carpentry	\$ 28,985.00	\$ 28,985.00	\$ -	No change
Division Seven - Moisture Protection	\$ 191,856.50	\$ 139,305.00	\$ 52,551.50	Roofing and gutters increased by \$46,740. Traffic coating deleted (\$41,758). Caulking decreased 50% Exterior caulking only
Subtotal This Page	\$ 9,453,084.99	\$ 7,704,030.56	\$ 1,749,054.43	

CITY OF FORT PIERCE DOWNTOWN PARKING GARAGE

DESCRIPTION	ORIGINAL GMP	REVISED GMP	DIFFERENCE	COMMENTS
Division Eight - Doors, Windows	\$ 203,399.40	\$ 44,673.00	\$ 158,726.40	Storefronts have been deleted (\$126,378)
Division Nine - Finishes	\$ 469,569.30	\$ 99,787.48	\$ 369,781.82	Stucco, drywall/framing, ceramic tile, acoustical ceiling these items have been deleted due to the elimination of the retail space. Painting has been decreased by \$188,962 - no interior painting
Division Ten - Specialties	\$ 38,940.75	\$ 5,491.00	\$ 33,449.75	Louvers have been deleted from original proposal. Can not determine from plans what they are replaced with
Division Eleven - Equipment	\$ 56,934.15	\$ -	\$ 56,934.15	Parking Booth and automated gates deleted
Division Twelve - Furnishings	\$ -	\$ -	\$ -	None
Division Thirteen - Special Constr.	\$ 50,000.00	\$ -	\$ 50,000.00	Fountains deleted - One exterior and one interior
Division Fourteen - Conveying Sys.	\$ 73,866.45	\$ 83,834.10	\$ (9,967.65)	Increase in elevator cost
Division Fifteen - Mechanical	\$ 639,150.79	\$ 455,391.74	\$ 183,759.05	HVAC / Ventilation reduced by \$121,946 because of the elimination of the retail space
Division Sixteen - Electrical	\$ 808,990.35	\$ 333,141.20	\$ 475,849.15	Decrease in cost due to elimination of retail space.
Bonds	\$ 87,483.76	\$ 59,957.00	\$ 27,526.76	
Liability Insurance	\$ 63,440.00	\$ 47,323.22	\$ 16,116.78	
Sales Tax Recovery	\$ (145,019.95)	\$ (126,156.00)	\$ (18,863.95)	Resulting in reduction of materials purchased by City
Construction Contingency	\$ 126,880.00	\$ 189,292.90	\$ (62,412.90)	Increase in City's contingency
Project Subtotal	\$ 11,926,719.99	\$ 8,896,766.20	\$ 3,029,953.79	
Construction Management Fee (6%)	\$ 761,280.00	\$ 567,878.70	\$ 193,401.30	Construction Management fee should be 6% of project subtotal, not GMP - Original cost should be reduced by \$45,676.80 and revised cost should be reduced by \$34,072.73.
Guaranteed Maximum Price	\$ 12,687,999.99	\$ 9,464,644.90	\$ 3,223,355.09	



CITY OF FORT PIERCE

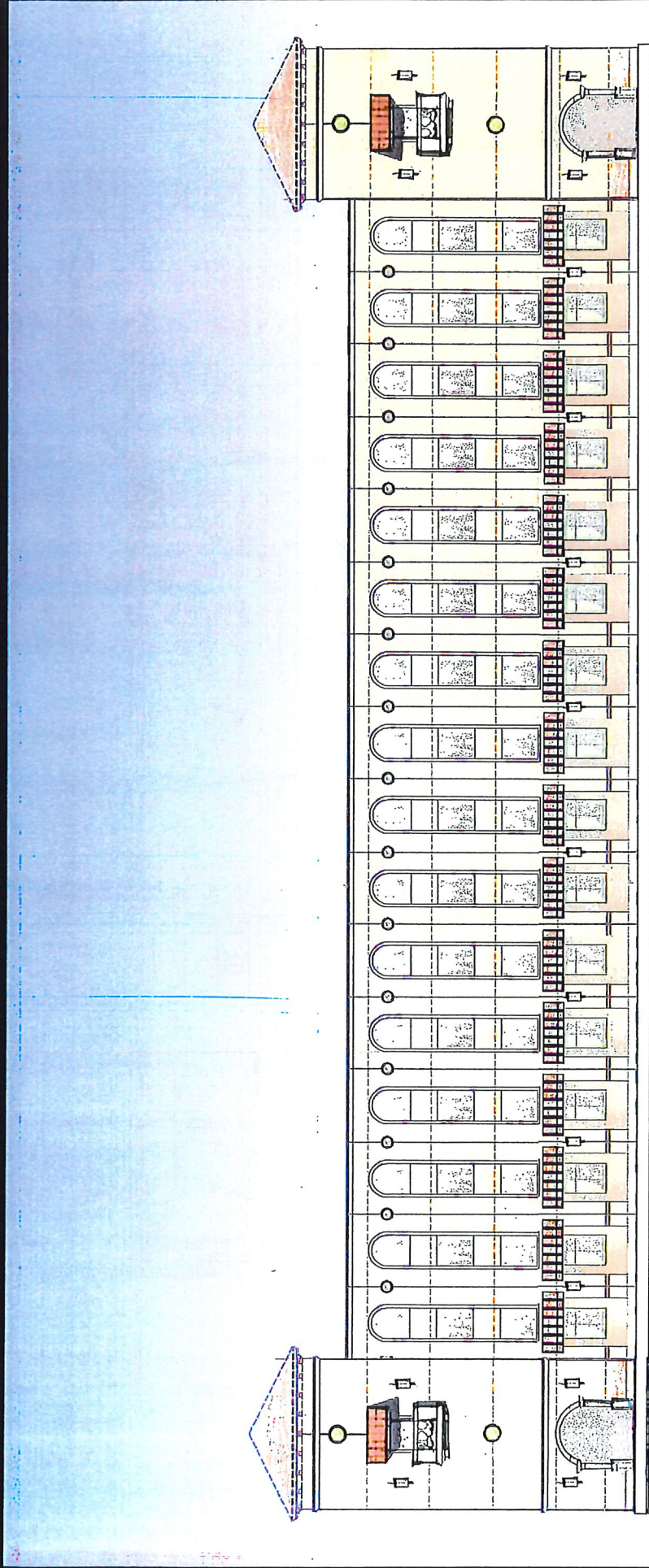


COMMITMENT TO EXCELLENCE

CATALFUMO



ELEVATION WITH PROMENADE

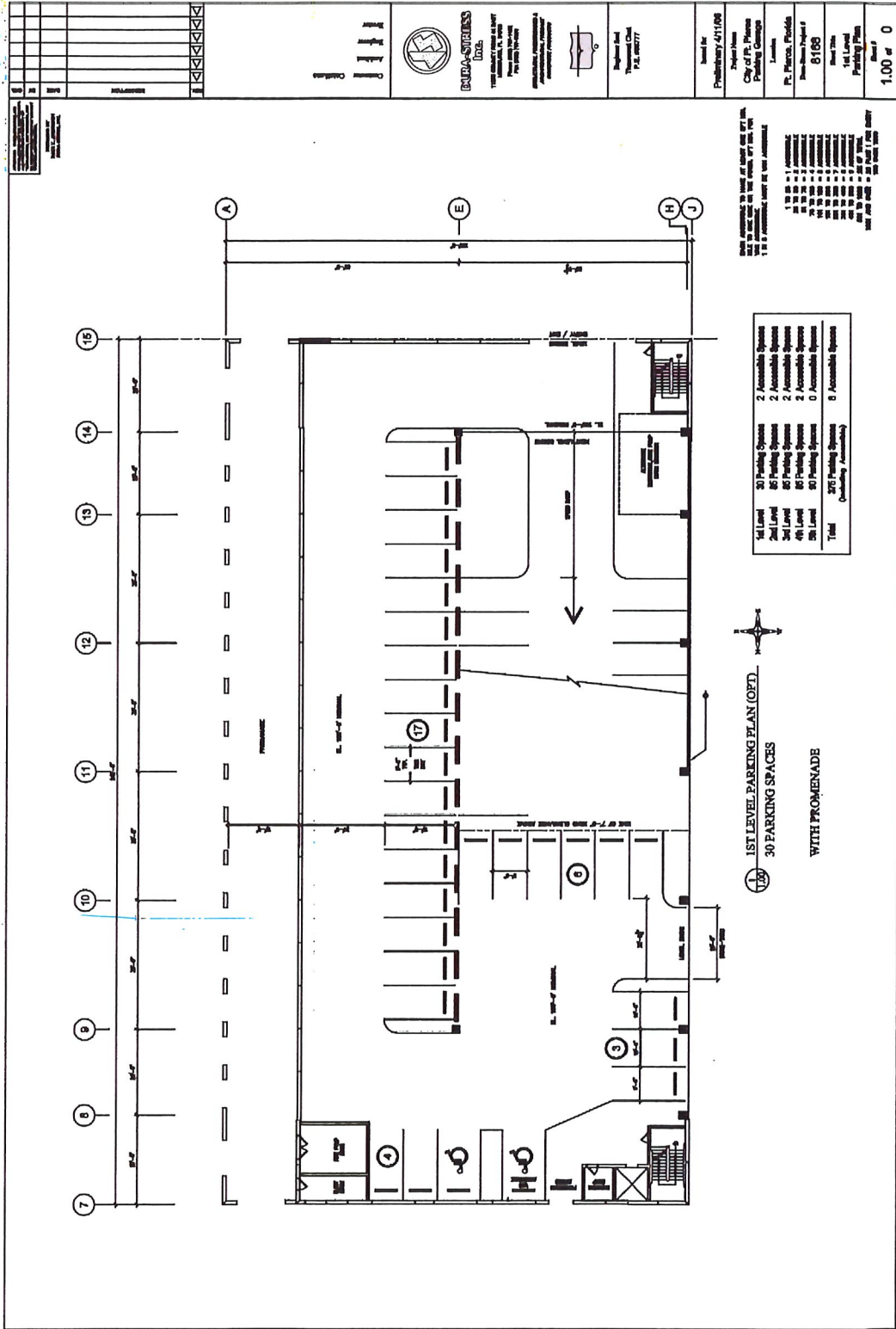


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1ST LEVEL W/ PROMENADE

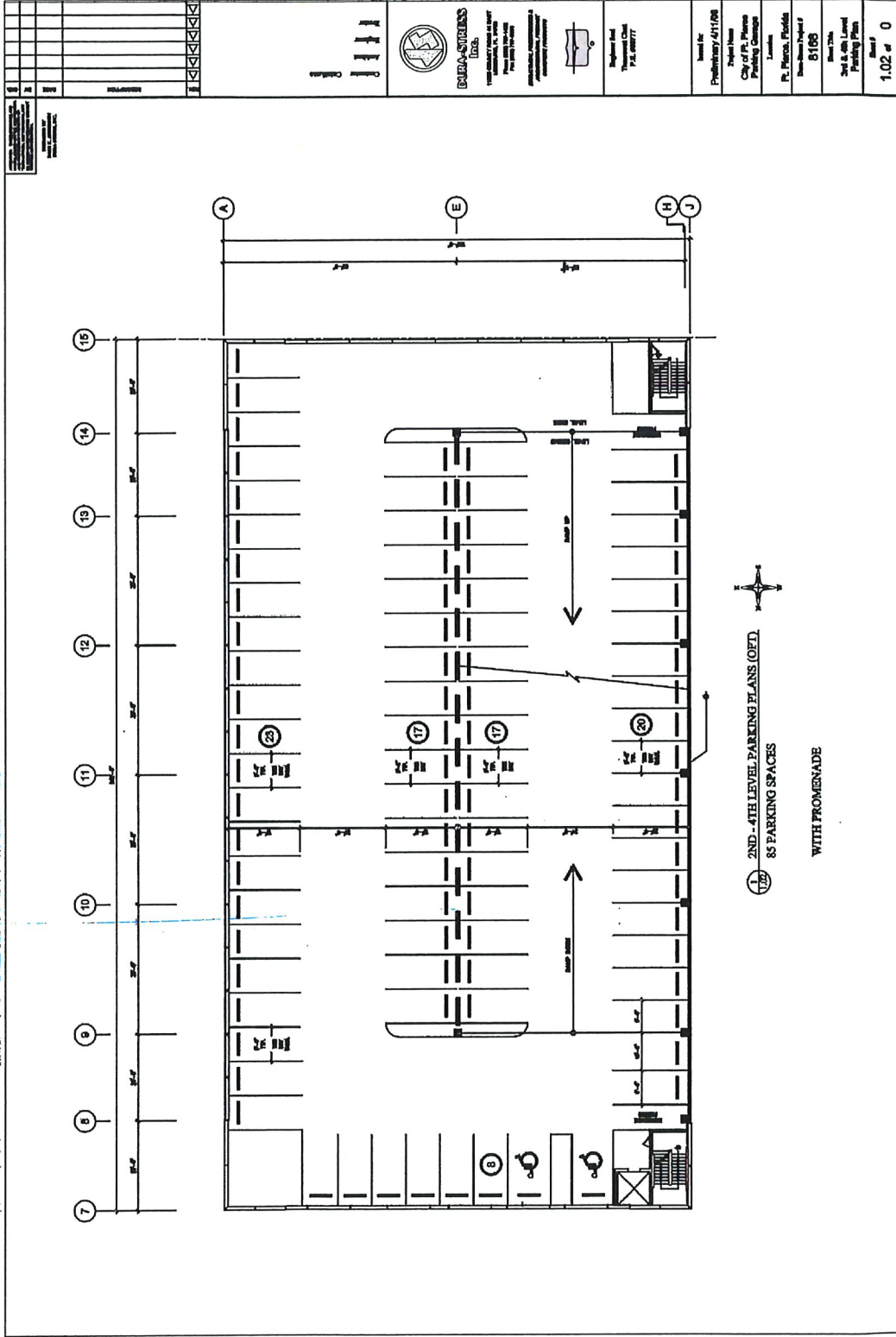


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LEVEL 2-4 w/ PROMENADE



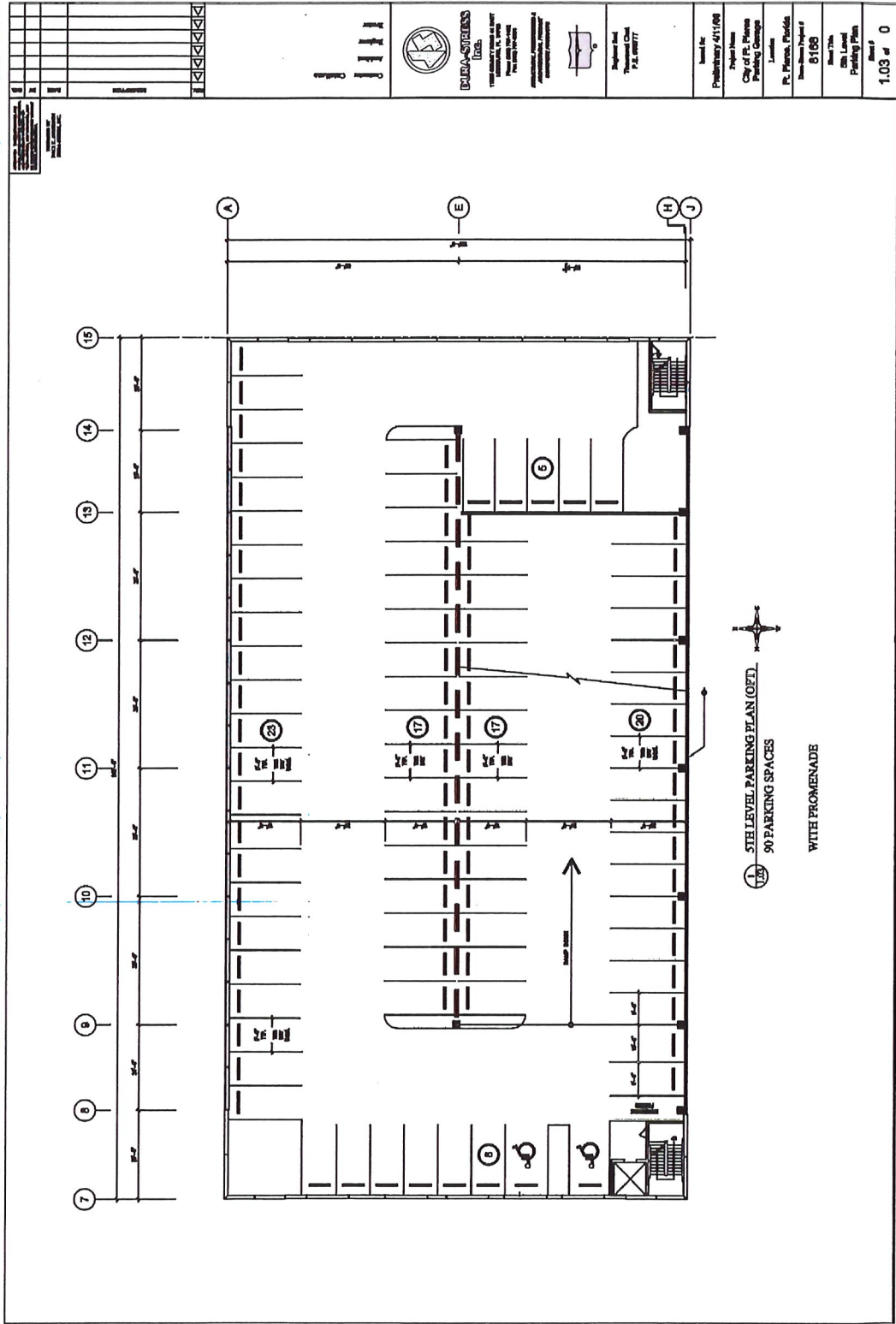
2ND - 4TH LEVEL PARKING PLANS (OFT)
83 PARKING SPACES

WITH PROMENADE

<p> BILBA-STRESS, Inc. 1500 S.W. 10th Street, Suite 100 Fort Lauderdale, FL 33304 Phone: (954) 333-1111 Fax: (954) 333-1112 www.bilba-stress.com </p>	<p> Engineer and Architect P.L. 000177 </p>	<p> Based for: Preliminary 4/11/08 Project Name: City of Fort Pierce Parking Garage Location: Ft. Pierce, Florida Drawing Number: 8100 Sheet Title: 2nd & 4th Level Parking Plans Date: 1.02.08 </p>
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5TH LEVEL W/ PROMENADE



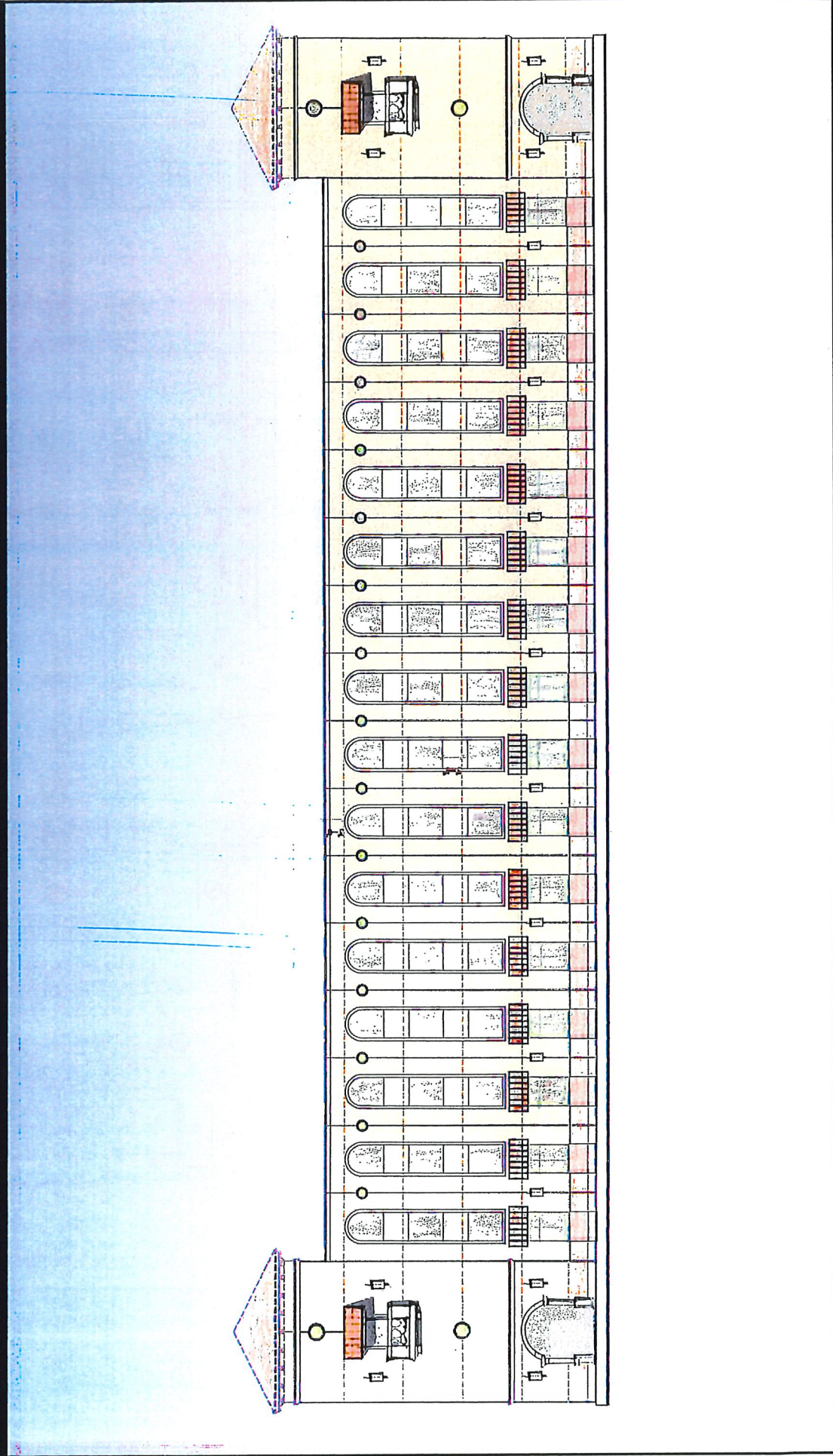
5TH LEVEL PARKING PLAN (OFT.)
90 PARKING SPACES

WITH PROMENADE

<p>DATE: 11/11/11 DRAWN BY: [Signature] CHECKED BY: [Signature] APPROVED BY: [Signature]</p>	<p>DELA-STEVENS Inc. 1000 S.W. 10th Ave., Suite 100 Fort Lauderdale, FL 33315 Phone: 954.333.1111 Fax: 954.333.1112</p>	<p>Project No.: 411108</p>	<p>Project Name: City of Fort Pierce Parking Garage Location: Ft. Pierce, Florida</p>	<p>Sheet No.: 5108</p>	<p>Scale: 1/8" = 1'-0"</p>	<p>Sheet # 1.03 of 0</p>
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ELEVATION WITHOUT PROMENADE

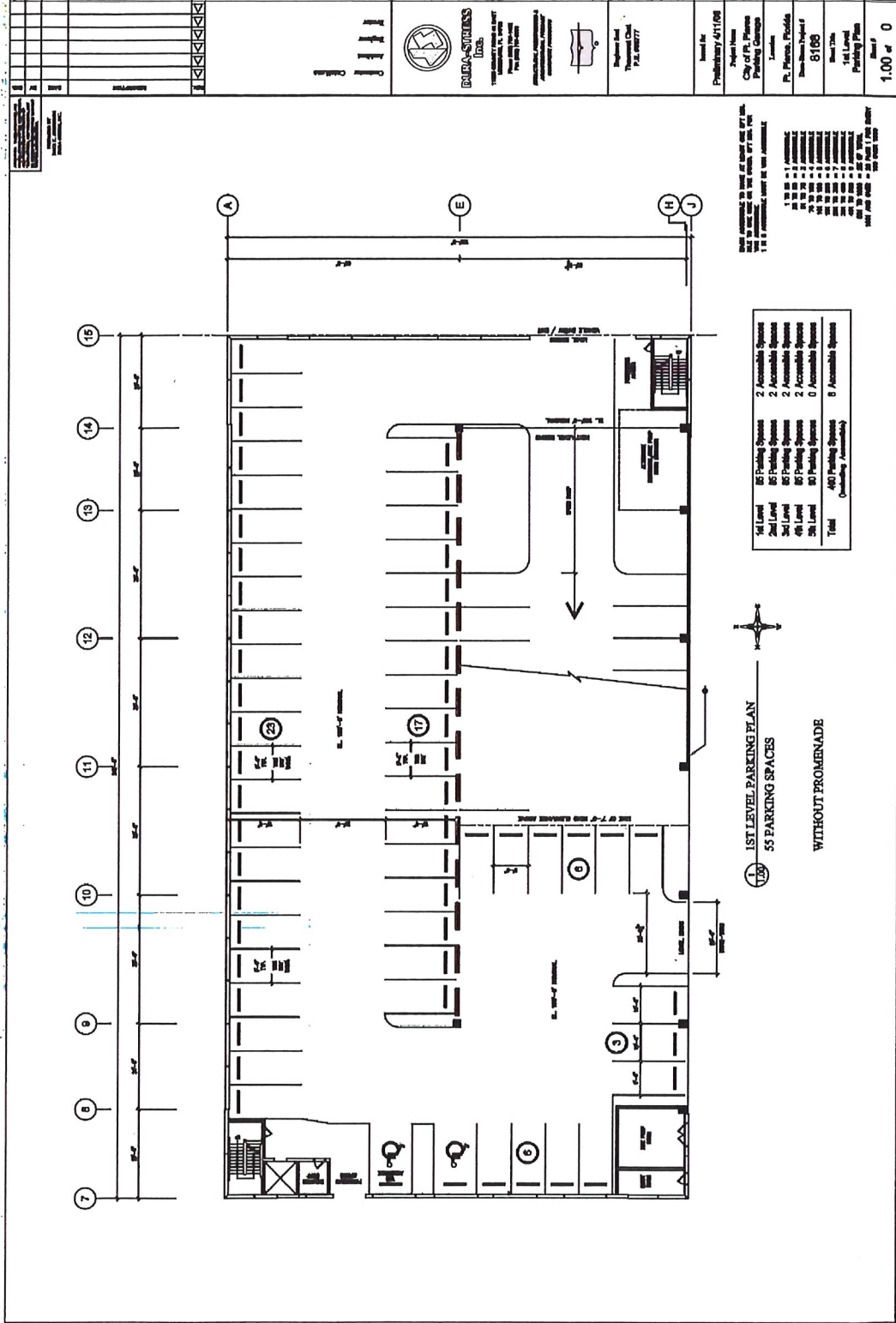


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1ST LEVEL W/O PROMENADE



CATALFUMO

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DESIGNER
Catalfumo Inc.
10000 W. US Highway 1
Fort Pierce, FL 34947

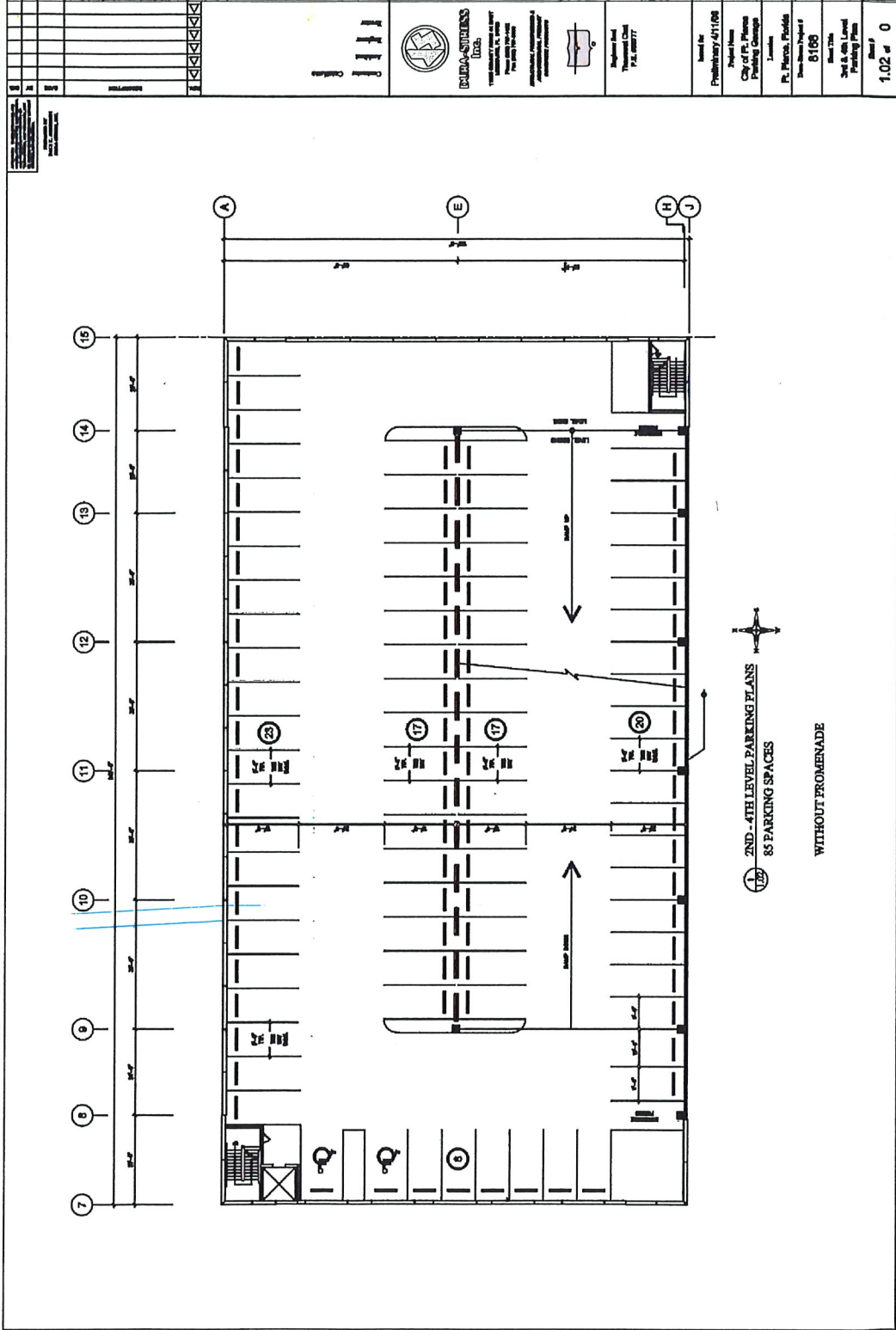
PROJECT NAME
Preliminary 4/1/08
City of Ft. Pierce
Parking Garage

DATE
4/1/08

SCALE
1.00 of 0



LEVEL 2-4 W/O PROMENADE



1	2	3	4	5	6	7	8	9	10	11	12	13	14	15

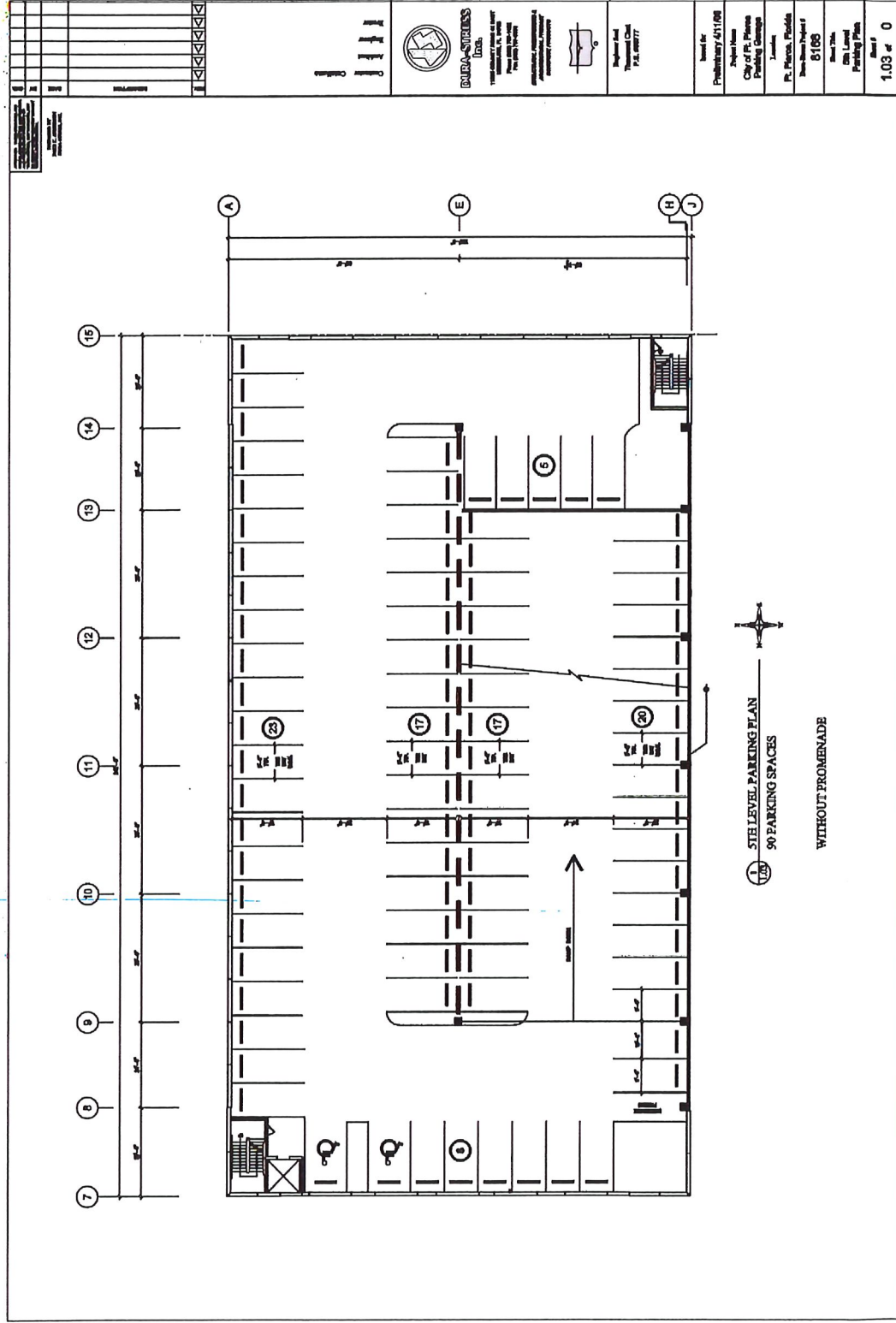


DERA-SHIELDS LLC
 PROFESSIONAL ENGINEERING AND ARCHITECTURE
 1000 W. US HWY 1
 SUITE 200
 FT. PIERCE, FL 34947
 PHONE: 888-233-7777

Project Name
 Preliminary 4/1/08
 City of Ft. Pierce
 Parking Garage
 Location
 Ft. Pierce, Florida
 Date: 4/1/08
 Sheet 85 of 85
 1.02 of 0



5TH LEVEL W/O PROMENADE



<p>BURDA-STRESS INC. 10000 W. UNIVERSITY AVENUE SUITE 100 FORT PIERCE, FL 34946 TEL: 888-888-8888 WWW.BURDA-STRESS.COM</p>		<p>Project No. P.F. 41108</p>
<p>Sheet No. 1.03 of 0</p>		<p>Project Name City of Ft. Pierce Parking Garage Level 5</p>
<p>Scale AS SHOWN</p>		<p>Project No. P.F. 41108</p>
<p>Date 11/11/11</p>		<p>Project Name City of Ft. Pierce Parking Garage Level 5</p>
<p>Author J. Smith</p>		<p>Project No. P.F. 41108</p>
<p>Checker M. Smith</p>		<p>Project Name City of Ft. Pierce Parking Garage Level 5</p>
<p>Designer J. Smith</p>		<p>Project No. P.F. 41108</p>
<p>Plotter J. Smith</p>		<p>Project Name City of Ft. Pierce Parking Garage Level 5</p>
<p>Printer J. Smith</p>		<p>Project No. P.F. 41108</p>



BUDGET

WITHOUT PROMENADE:

- \$9,464,644 (INCLUDES \$189,292 CITY CONTINGENCY FOR UPGRADES, PROMENADE, ETC.)
- 400 TOTAL SPACES (\$23,662/SPACE)

WITH PROMENADE:

- \$9,464,644
- 375 TOTAL SPACES (\$25,239/SPACE)



CITY OF FT. PIERCE

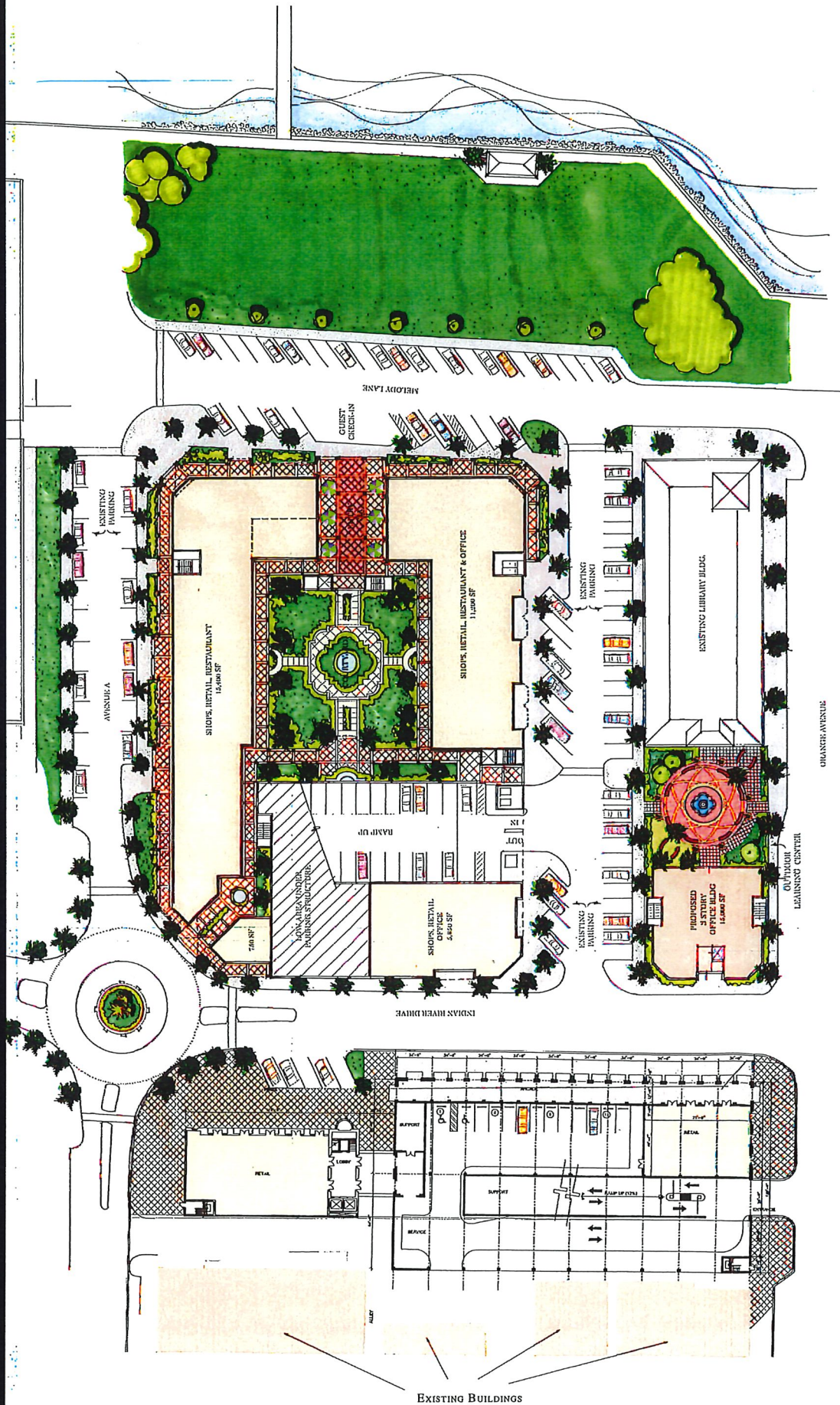


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ORIGINAL SITE PLAN



EXISTING BUILDINGS

CATALFUMO

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THINK OUTSIDE THE BOX

PARKING GARAGE BUDGET:	\$9,464,644
PROCEEDS FROM MARINA SQUARE SALE TO CATALFUMO:	\$5,125,000
ELIMINATE SMALL GARAGE TO BE BUILT BY CATALFUMO:	\$5,700,000 (EST)
NET GAIN FOR CITY:	\$1,360,356

OPTIONS FOR SW CORNER:

1. SELL OR LEASE LAND TO OFFICE/RETAIL DEVELOPER.
2. CITY TO RETAIN PROPERTY FOR PARK.



CITY PARK



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WEST PALM BEACH CITY CENTER

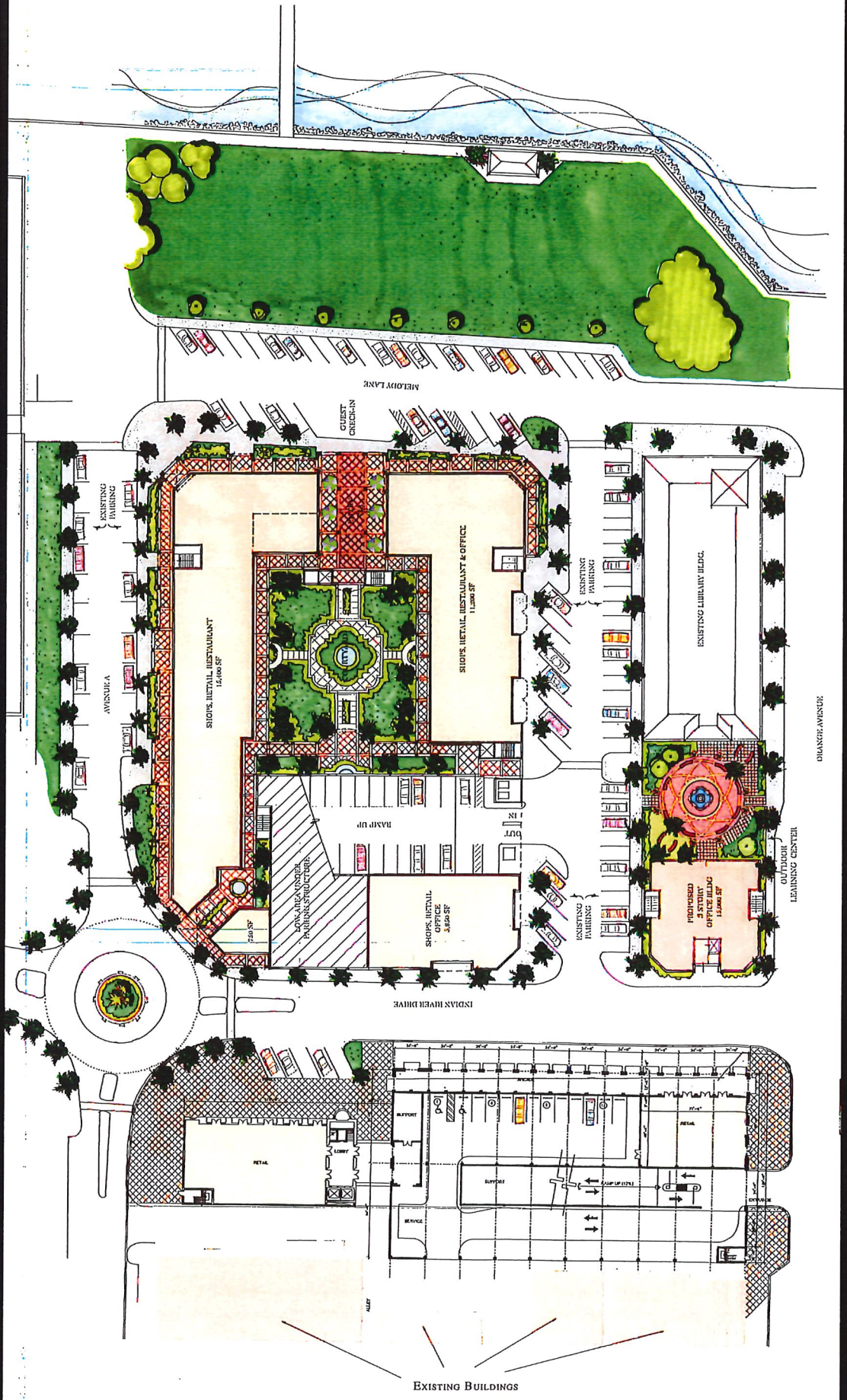


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ORIGINAL SITE PLAN



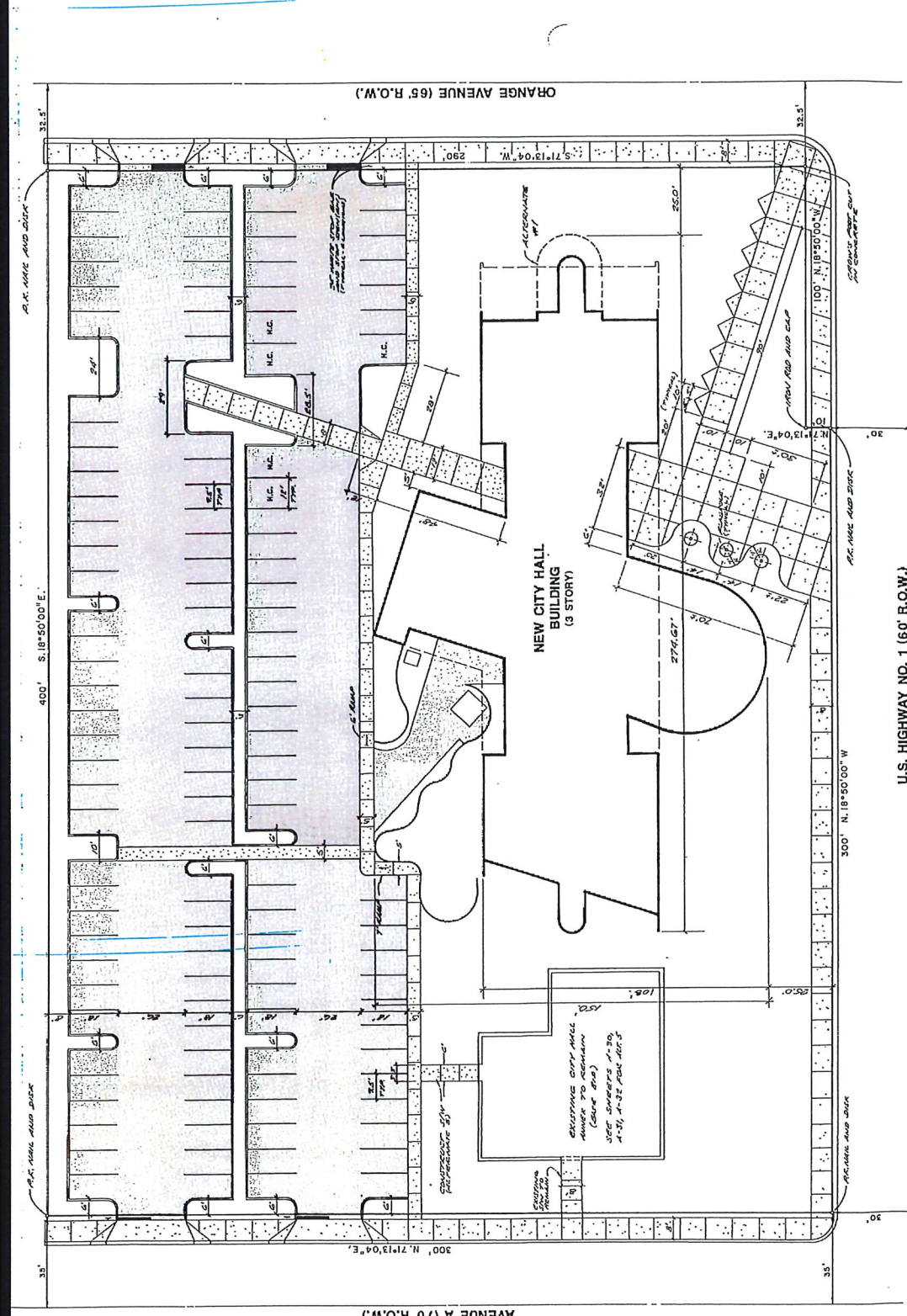
EXISTING BUILDINGS

CATALFUMO

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CITY HALL SITE

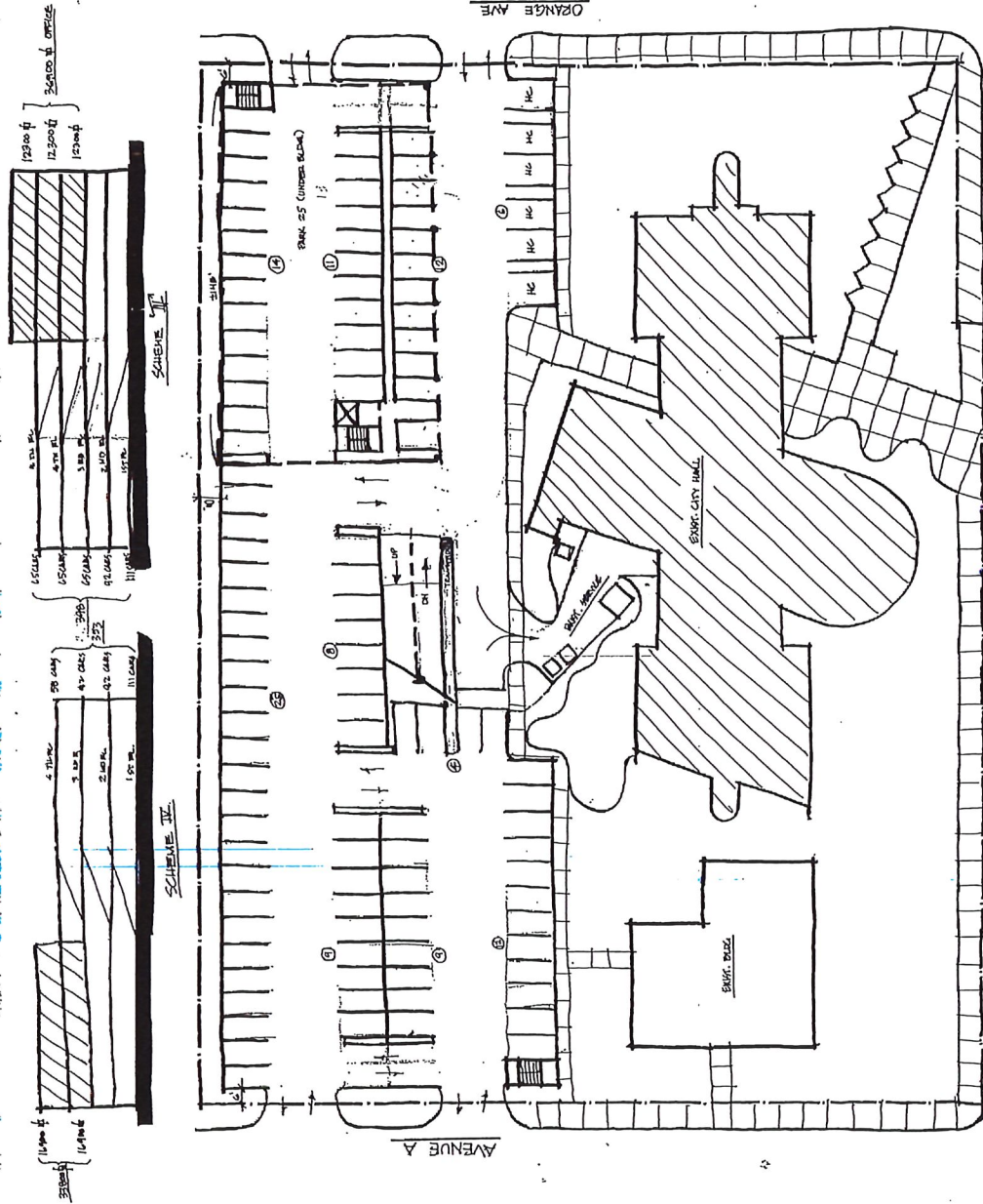


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CITY HALL SITE



CONCEPTUAL SITE PLAN 1"=200'

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PARKING STUDY

CITY OF FORT PIERCE PARKING ANALYSIS

RICH & ASSOCIATES

MARCH 25, 2002

- 5 YEAR PLAN - 696 NEW SPACES
- 10 YEAR PLAN - 731 NEW SPACES

CITY OF FORT PIERCE GARAGE

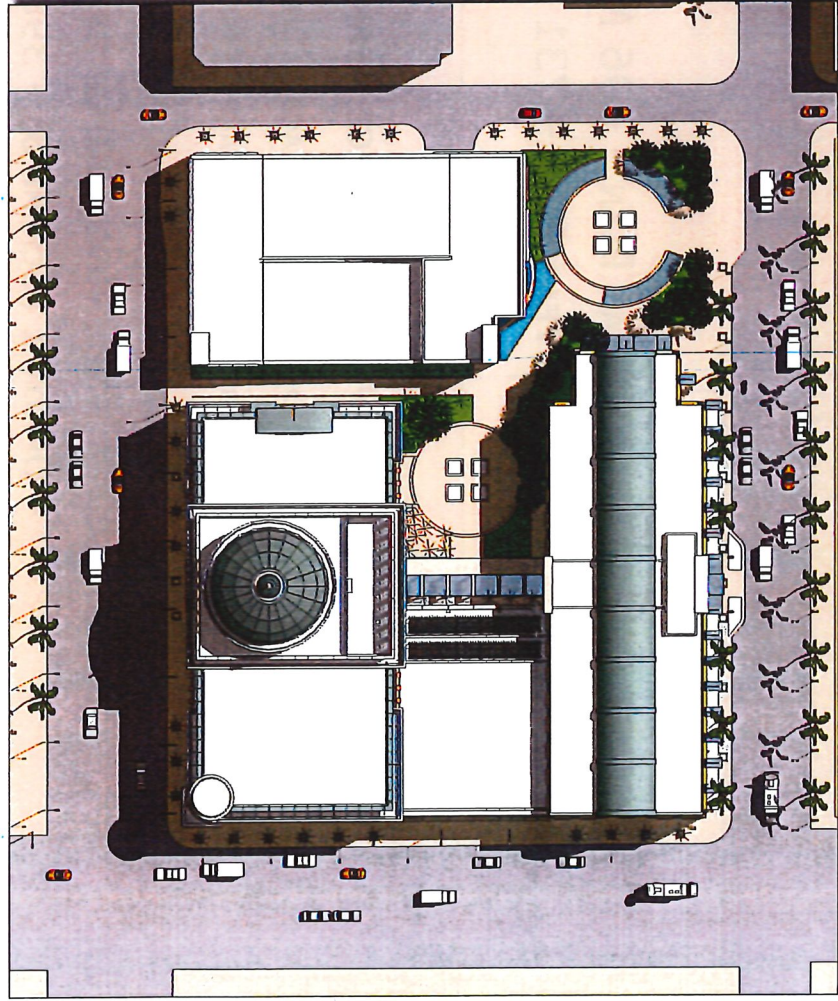
- OPTION 1 - 400 SPACES (NET GAIN 285)
- OPTION 2 - 375 SPACES (NET GAIN 260)

CITY HALL PARKING GARAGE

- OPTION 1 (SCHEME 3) - 398 SPACES (NET GAIN 278)
- OPTION 2 (SCHEME 4) - 353 SPACES (NET GAIN 233)



WEST PALM BEACH CITY CENTER



2 Garages:
300 Space & 600 Space

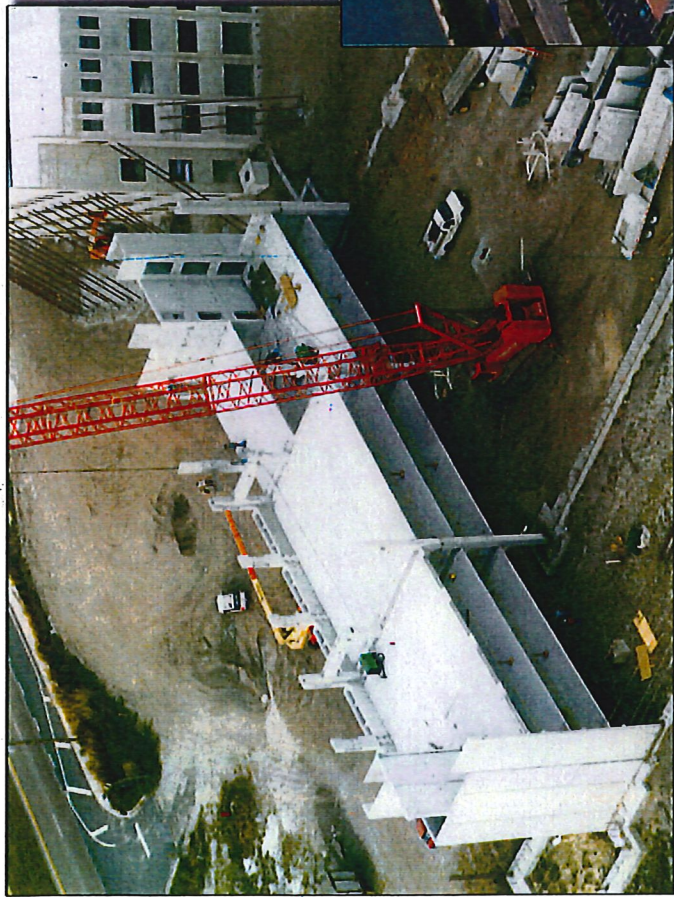


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VISTA OFFICE CENTER



5 story Parking Structure,
756 parking spaces



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LEGACY PLACE



4-story, 650 space parking structure



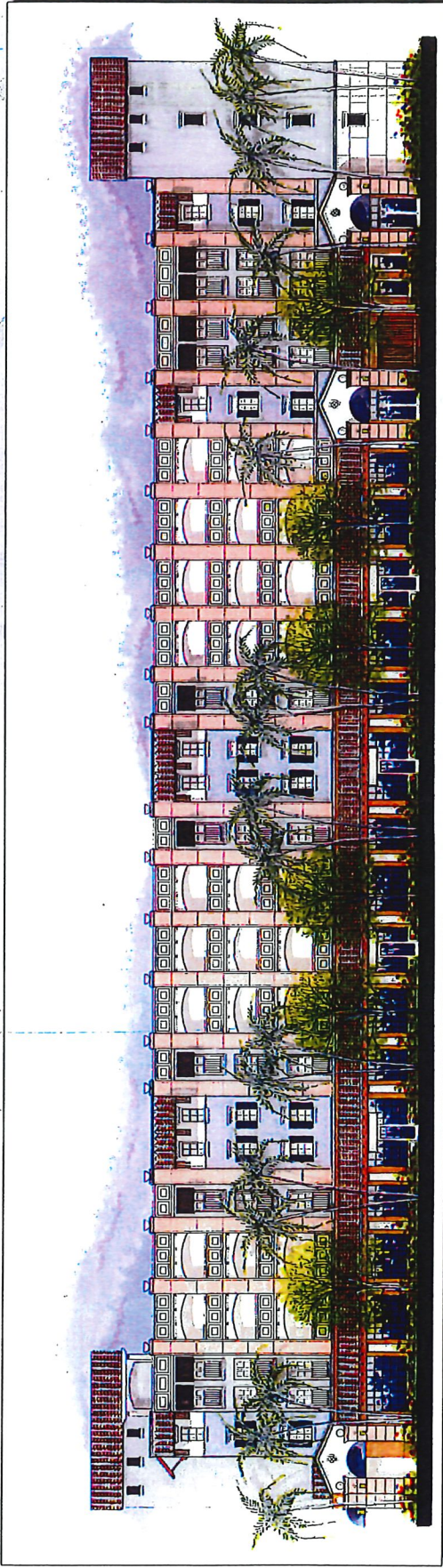
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OLD SCHOOL SQUARE PARKING GARAGE

5-levels, 510 spaces
16,400 sq. ft. of retail



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HOSPICE

Four level parking garage,
accommodates 260 spaces

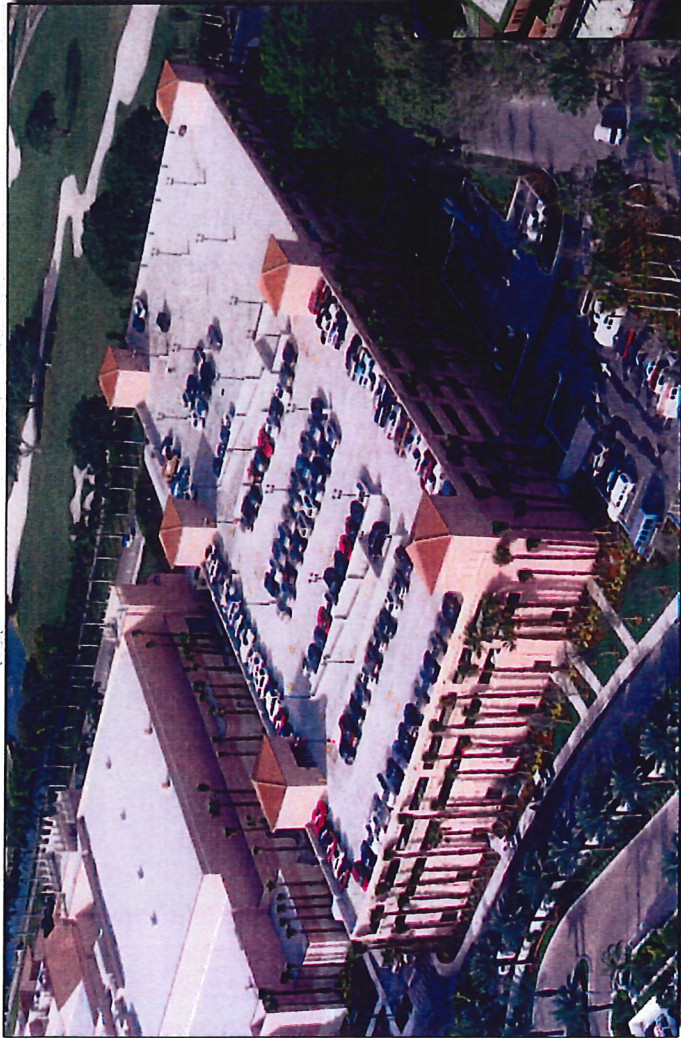


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BOCA RATON RESORT AND CLUB



5-level, 1400 space parking garage



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CITY OF FORT PIERCE



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CORAL GABLES MUSEUM GARAGE

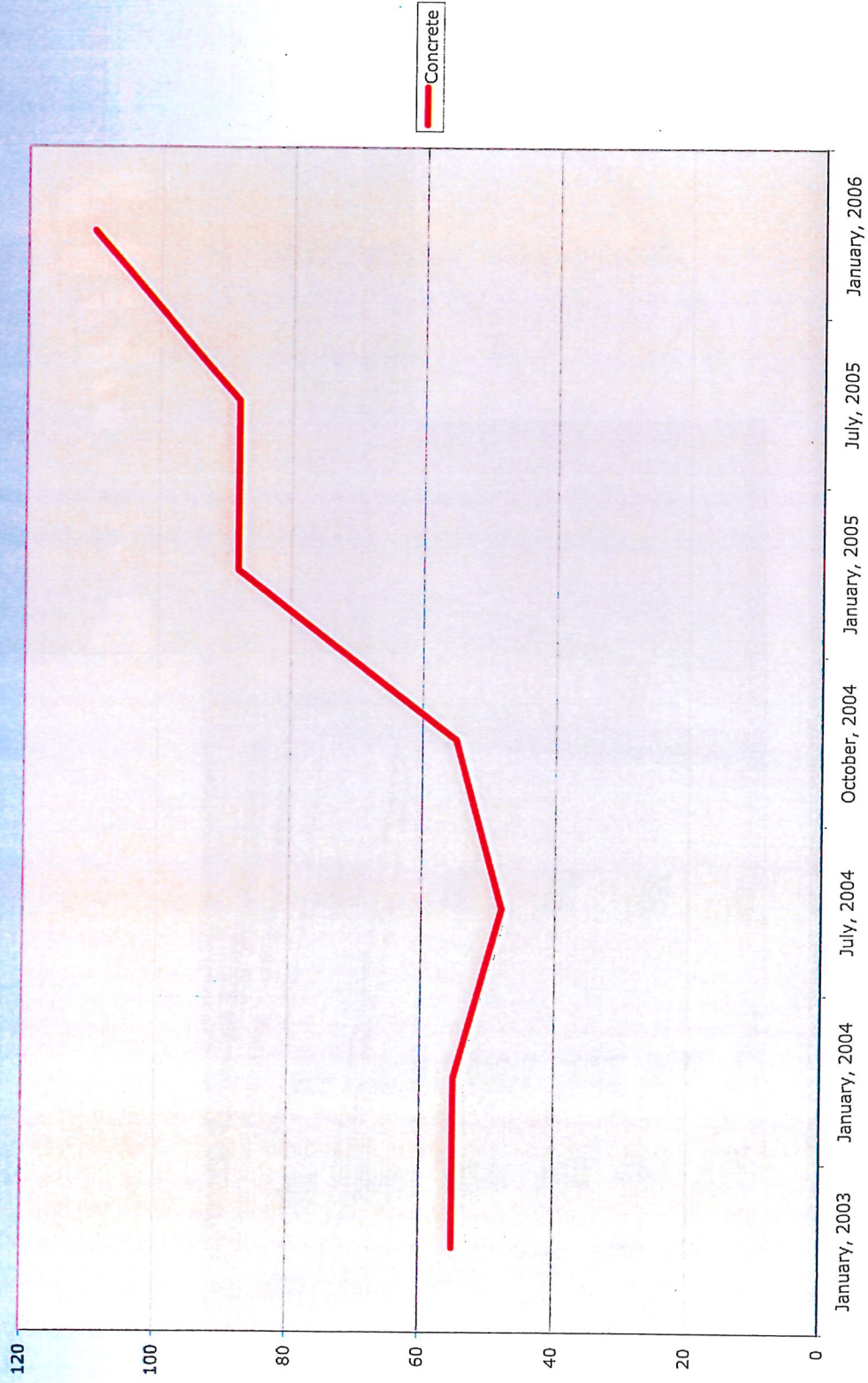


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COST STUDY - CONCRETE

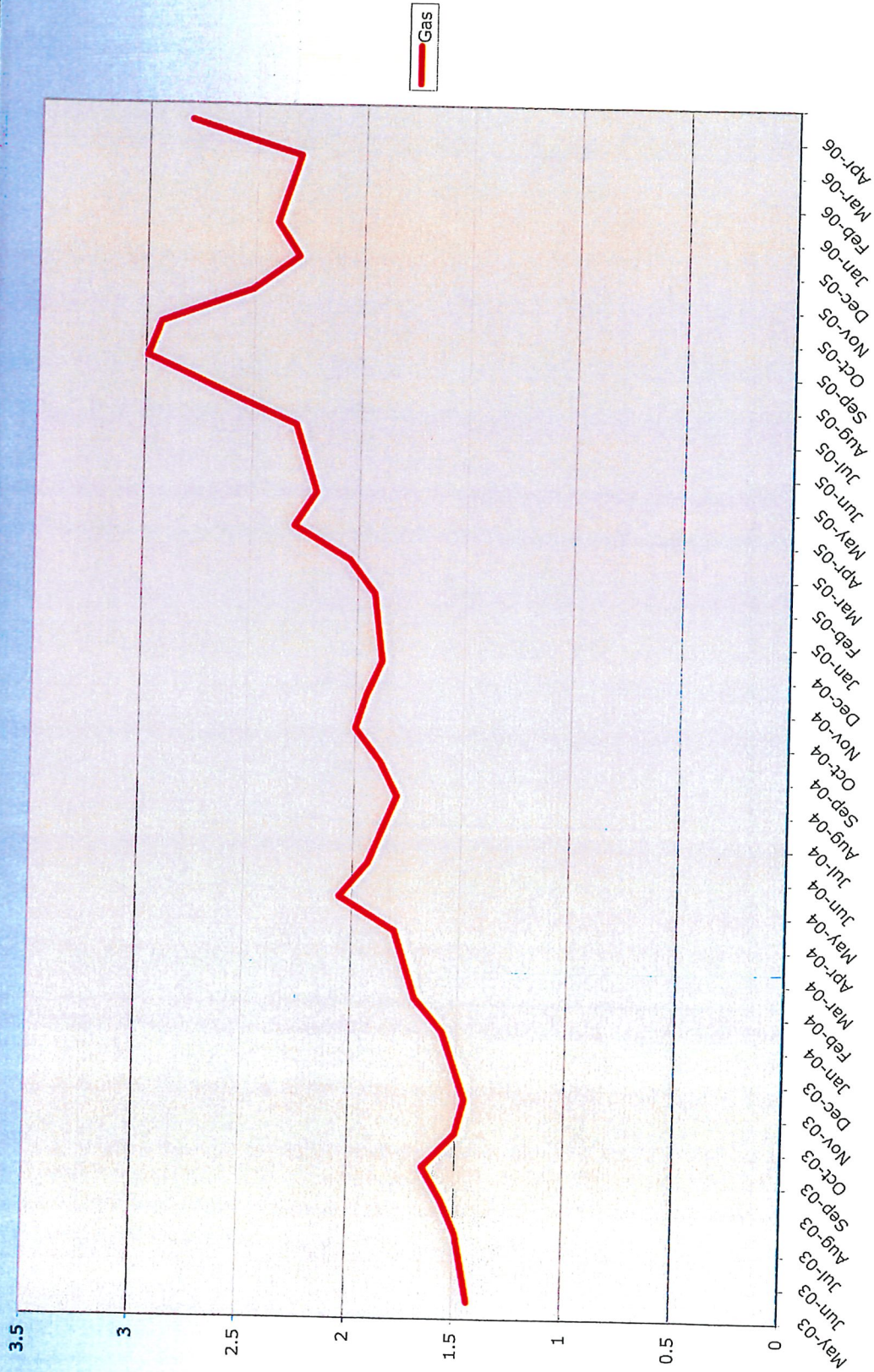


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COST STUDY - GASOLINE



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