



800 Block  
W Atlantic Avenue, Delray Beach  
**Delray Shipping Container Business Park**  
Conceptual Design

September 23, 2022



**CPZ ARCHITECTS, INC.**

4356 WEST BROWARD BOULEVARD PLANTATION, FLORIDA 33317  
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Summary of Environmental Conditions

City Approval Process



**EXECUTIVE SUMMARY**

The Delray Beach CRA has requested CPZ Architects to assist with the conceptual development of a container park within the 800 Block of Atlantic Avenue. The site is currently vacant.

Our services include conceptual design, the review of the existing conditions / site infrastructure, construction cost analysis, environmental review on SE corner of site, and confirming City Approval Process.

- Task 1 – Conceptual Design
- Task 2 – Site Infrastructure
- Task 3 – Cost Analysis
- Task 4 – Project Approvals Narrative

**TASK 1 Conceptual Design** - CPZ Architects, Inc. has further developed a conceptual design of the proposed container park with the feedback received from the CRA Board and its staff. This design is even further developed to incorporate the site’s infrastructure and recommendations from Mechanical, Electrical & Plumbing and Civil consultants along with City of Delray Beach Planning & Zoning staff.

Program:

Containers:

- Performance Stage
  - o 20’x40’ covered area
- Retail vs Food Service
  - o (12) @ 8.5’x20’ long
    - 6 food service
    - 6 retail
  - o 2 @ 8.5’x40’ long
    - 1 food service
    - 1 retail
  - o Sq Ft summary
    - food service 1,360sf
    - Retail 1,360sf
- Restrooms (4) @ 8.5’x20’
  - o Men’s (4) w/c, (2) urinals & (6) lavs
  - o Women’s (6) w/c & (6) lavs

Park:

- Dining - Seating areas throughout – approximately 1,800sf total
- Children’s play area
- Community Garden

Marketplace:

- Open air, under cover
- 60’x120’ 7,200sf
- 100% transient retail



### Access to Park

- 39 parking spaces provided on site
- 37 parking spaces required - Parking requirements outlined by City Development Services staff via Staff Report dated 8/9/22 – see “Exhibit B” – final calculation to be reviewed and approved by City Planning & Zoning. A parking reduction request may be a consideration per LDR Section 4.6.9.
  - o Retail Containers – 1/500sf      1,360sf/500gsf = 2.72 spaces
  - o Retail Marketplace – 1/500sf      7,200sf/500gsf = 14.4 spaces
  - o Restaurant 6/1000sf      1,360sf@6/1000 = 8.16 spaces
  - o Dining areas 6/1000sf      1,800sf@6/1000= 10.8 spaces
- Community within walking / bicycle distance
- Public transportation, bus stop in front on Atlantic Avenue

The general site layout approach places the “noisy” activities along Atlantic and the quieter activities to the north. Site access will be focused to a main pedestrian entrance to the container park along Atlantic Avenue, a parking lot in the northeast corner with an additional access point to the market place along 8<sup>th</sup> Ave on the east.

**Task 2 Site Infrastructure** – We have reviewed existing site utilities with Delray Beach Utilities Department and have summarized findings and design guidelines in narratives for Civil, Mechanical, Electrical and Plumbing contained within this report.

**Task 3 – Cost Analysis** – CPZ was tasked with developing a construction cost estimate for the container park and a construction budget comparing it to a conventional commercial development. We have used the services of a construction cost estimator, CMS to assist in this budget. We have estimated the cost of construction for this container project to be approximately \$6.7m plus approximately 2.5% for Soft Costs. In comparison, a conventional development in similar function and scale is estimated to be \$10.7m for construction plus approximately 5% for soft costs. Attached construction cost estimate is contained within this report.

The anticipated conceptual duration for each type of project is as follows:

### Container Project – 60-82 weeks

1. Design / Site Engineering (6-8 weeks)
  - a. Design / Engineering - Container & pre-engineered steel structure (4-6 weeks) -running concurrently with Site Engineering.
2. Permitting / Approvals (24-32 weeks)
3. Fabrication (6-10 weeks)
4. Transport & Logistics (3 weeks)
5. Installation & site amenities (20-28 weeks)

### Conventional Project – (72-88 weeks)

1. Building Design / Site Engineering (12-16 weeks)
2. Permitting / Approvals (8 -12 weeks)
3. Construction (52-60 weeks)





**Task 4 Project Approvals Narrative** – We have reviewed existing ongoing environmental remediation with City staff and County consultants. We have also met with City Planning & Zoning to review City approval process. A summary is provided.

# CONCEPTUAL DESIGN



**LEGAL DESCRIPTION:**

PARCEL ID 12-43-46-17-35-001-0080  
LOT 8, BLOCK 1, J.G. FENNOS SUBDIVISION, ACCORDING TO THE PLAT THEREOF, LESS THE EAST 25 FEET FOR ROAD RIGHT OF WAY, AS RECORDED IN PLAT BOOK 2, PAGE 89, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA

**TOGETHER WITH:**

PARCEL ID 12-43-46-17-35-001-0030  
AND PARCEL ID 12-43-46-17-35-001-0040

LOTS 3, 4 AND 5, BLOCK 1, LESS THE EAST TWENTY-FIVE FEET OF SAID LOTS 4 AND 5 FOR ROAD RIGHT-OF-WAY, J.G. FENNOS SUBDIVISION, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 2, PAGE 89, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA

**TOGETHER WITH:**

PARCEL ID 12-43-46-17-35-001-0070  
LOT SEVEN (7), BLOCK ONE (1), J.G. FENNOS SUBDIVISION, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 2, PAGE 89, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA

**TOGETHER WITH:**

PARCEL ID 12-43-46-17-35-001-0060  
LOT 6, BLOCK 1, J.G. FENNOS SUBDIVISION, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 2, PAGE 89, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA

**TOGETHER WITH:**

PARCEL ID 12-43-46-17-35-001-0101  
THE WEST 20 FEET OF LOTS 10 AND 11, BLOCK 1 AND THE EASTERLY ONE-HALF OF THE ABANDONED ALLEY LYING BETWEEN LOT 11, BLOCK 1 AND LOT 14, BLOCK 2 OF J.G. FENNOS SUBDIVISION OF SOUTH 1/2 OF SE 1/4 OF SE 1/4 OF NW 1/4 OF SECTION 17, TOWNSHIP 46, RANGE 43, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 2, PAGE 89, LESS THE ROAD RIGHT-OF-WAY FOR STATE ROAD 806, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA

**TOGETHER WITH:**

PARCEL ID 12-43-46-17-35-002-0090  
AND PARCEL ID 12-43-46-17-35-002-0140

LOT 9, BLOCK 2, AND LOT 14, BLOCK 2 AND THE WEST 1/2 OF ABANDONED 20 FT STREET ADJACENT THERETO, J.G. FENNOS SUBDIVISION, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 2, PAGE 89, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA

**TOGETHER WITH:**

PARCEL ID 12-43-46-17-35-002-0080  
LOT 8, BLOCK 2, OF J.G. FENNOS SUBDIVISION, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 2, PAGE 89, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA

**TOGETHER WITH:**

PARCEL ID 12-43-46-17-35-002-0050  
LOT 5, BLOCK 2, OF J.G. FENNOS SUBDIVISION, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 2, PAGE 89, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA

**TOGETHER WITH:**

PARCEL ID 12-43-46-17-35-002-0040  
LOT 4, BLOCK 2, J.G. FENNO SUBDIVISION, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 2, PAGE 89, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA

**TOGETHER WITH:**

PARCEL ID 12-43-46-17-35-002-0130  
LOT 13, BLOCK 2, J.G. FENNO'S SUBDIVISION OF THE CITY OF DELRAY BEACH, FLORIDA AS PER PLAT THEREOF ON TILE IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT, PALM BEACH COUNTY, FLORIDA, IN PLAT BOOK 2, PAGE 89,  
LESS THAT PART OF SAID LOT 13 CONVEYED TO THE STATE OF FLORIDA IN OFFICIAL RECORD BOOK 1021, PAGE 408 TO WIT:  
THAT PART OF LOT 13, BLOCK 2, ACCORDING TO THE PLAT OF J.G. FENNOS SUBDIVISION OF SOUTH 1/2 OF SE 1/4 OF SE 1/4 OF NW 1/4 OF SECTION 17, TOWNSHIP 46, RANGE 43, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 2, PAGE 89, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA WHICH LIES WITHIN 53 FEET OF THE BASELINE OF SURVEY ACCORDING TO THE TIGHT-OF-WAY MAP OF SECTION 93550-2601, STATE ROAD S-806 AS FILED IN MAP BOOK 3 AT PAGE 2Y-30 IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT, PALM BEACH COUNTY, FLORIDA; SAID PART MEASURING 31.42 FEET ALONG THE EAST LINE OF SAID LOT 13 AND 32.10 FEET ALONG THE WEST LINE OF SAID LOT 13.

**TOGETHER WITH:**

PARCEL ID 12-43-46-17-22-002-0100  
LOTS 10, 11 AND 12, BLOCK 2, J.G. FENNO'S SUBDIVISION OF SOUTH 1/2 OF SE 1/4 OF SE 1/4 OF NW 1/4 OF SECTION 17, TOWNSHIP 46, RANGE 43, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 2, PAGE 89, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

**ALTOGETHER BEING MORE PARTICULARLY DESCRIBED BY THE FOLLOWING:**

BEGINNING AT THE NORTHWEST CORNER OF LOT 10, BLOCK 2, OF J.G. FENNO'S SUBDIVISION OF SOUTH 1/2 OF SE 1/4 OF SE 1/4 OF NW 1/4 OF SECTION 17, TOWNSHIP 46, RANGE 43, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 2, PAGE 89, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA;

THENCE RUN N89°32'46"E ALONG THE NORTH LINE OF LOT 10, BLOCK 2 FOR A DISTANCE OF 90.00 FEET;

THENCE RUN N01°26'39"W ALONG THE WEST LINES OF LOTS 8, 5, AND 4, OF BLOCK 2 FOR A DISTANCE OF 135.00 FEET TO THE NORTHWEST CORNER OF LOT 4;

THENCE RUN N89°32'46"E ALONG THE NORTH LINE OF LOT 4, BLOCK 2 FOR A DISTANCE OF 90.00 FEET TO THE NORTHWEST CORNER OF LOT 4;

THENCE RUN S01°26'39"E ALONG THE EAST LINE OF BLOCK 2 FOR A DISTANCE OF 180.00 FEET TO THE NORTHEAST CORNER OF LOT 14, BLOCK 2;

THENCE RUN N89°32'46"E FOR A DISTANCE OF 20.00 FEET TO THE NORTHWEST CORNER OF LOT 11, BLOCK 1;

THENCE RUN N01°26'39"W ALONG THE WEST LINE OF BLOCK 1 FOR A DISTANCE OF 180.00 FEET TO THE NORTHWEST CORNER OF LOT 3, BLOCK 1;

THENCE RUN N89°32'46"E ALONG THE NORTH LINE OF LOTS 3 AND 4 FOR A DISTANCE OF 155.00 FEET TO A POINT;

THENCE RUN S01°26'39"E ALONG A LINE 25.00 FEET WEST OF AND PARALLEL TO THE EAST LINE OF BLOCK 1 FOR A DISTANCE OF 135.00 FEET TO A POINT;

THENCE RUN S89°32'46"W ALONG THE SOUTH LINE OF LOTS 8 AND 7, BLOCK 1 FOR A DISTANCE OF 135.00 FEET TO A POINT;

THENCE RUN S01°26'39"E ALONG A LINE 20.00 FEET EAST OF AND PARALLEL TO THE WEST LINE OF BLOCK 1 FOR A DISTANCE OF 104.92 FEET TO A POINT ON THE NORTHERLY RIGHT OF WAY LINE OF ATLANTIC AVENUE (STATE ROAD 806), LYING 53.00 FEET NORTH OF AND RUNNING PARALLEL TO THE BASELINE OF SURVEY AS SHOWN ON THE RIGHT OF WAY MAP OF SECTION 93030-2506;

THENCE RUN N89°35'03"W ALONG SAID NORTHERLY RIGHT OF WAY LINE FOR A DISTANCE OF 220.08 FEET TO A POINT ON THE WEST LINE OF LOT 11, BLOCK 2;

THENCE RUN N01°26'39"W ALONG THE WEST LINES OF LOTS 11 AND 10 OF BLOCK 2 FOR A DISTANCE OF 101.58 FEET TO THE POINT OF BEGINNING

CONTAINING 1.260 ACRES, MORE OR LESS.

**SURVEYOR'S NOTES:**

- 1. BEARINGS SHOWN ARE REFERENCED TO THE BASELINE OF ATLANTIC AVENUE (SR 806), BEARING S89°35'03"E AS PER FDOT R/W MAP SECTION 39030-2506. ALL OTHER BEARINGS ARE RELATIVE THEREUNTO.
- 2. ELEVATIONS SHOWN ARE REFERENCED TO NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88). BENCHMARK USED: FDOT BENCHMARK "C2" PER PROJECT NETWORK CONTROL SHEET 4138401, FDOT MONUMENT STAMPED "806-93-05-C02", ELEV=15.79'.
- 3. ALL COORDINATES AND DIMENSIONS ARE U.S. SURVEY FEET (12 METERS = 39.37 FEET), UNLESS SHOWN OTHERWISE.
- 4. ALL DIMENSIONS ARE CALCULATED UNLESS NOTED OTHERWISE
- 5. ONLY ABOVE GROUND IMPROVEMENTS LOCATED. NO SUBSURFACE INVESTIGATIONS WERE PERFORMED DURING FIELDWORK.
- 6. THERE IS NO OBSERVED PHYSICAL EVIDENCE OF LAND USE INDICATING A CEMETERY, WASTE DUMP, OR LANDFILL ON PREMISES AT THE TIME OF FIELDWORK.
- 7. NO TITLE SEARCH WAS PERFORMED BY THIS FIRM, SURVEY PERFORMED WITHOUT BENEFIT OF DEED.
- 8. LEGAL DESCRIPTION SHOWN HEREON WAS PREPARED BY THIS FIRM.
- 9. PARCEL ID NUMBERS AND OWNERSHIP OF PARCELS SHOWN WERE DETERMINED FROM PALM BEACH COUNTY PROPERTY APPRAISER'S DATA.
- 10. ACCURACY OF SURVEY CONTROL VERIFIED BY REDUNDANT MEASUREMENTS EXCEEDS THAT OF COMMERCIAL/HIGH RISK LINEAR (1 FOOT IN 10,000 FEET), AS PER FLORIDA RULE 5J-17.051.
- 11. THIS MAP IS INTENDED TO BE DISPLAYED AT A SCALE OF 1:240 OR SMALLER

**LAND TABULATIONS:**  
OVERALL PROPERTY AREA: 1.260 ACRES±  
BUILDING AREA: NONE OBSERVED  
PARKING SPACES: NONE OBSERVED

**FEMA FLOOD ZONE DETERMINATION**

FLOOD ZONE "X"  
PANEL # 12099C 0979F  
EFFECTIVE 10/05/2017  
COMMUNITY # 125102 - CITY OF DELRAY BEACH

**ABBREVIATIONS LEGEND**

- POC = POINT OF COMMENCEMENT
- POB = POINT OF BEGINNING
- IP = IRON PIPE
- IR4 = 1/2" IRON ROD (#4 REBAR)
- IR5 = 5/8" IRON ROD (#5 REBAR)
- CM = CONCRETE MONUMENT
- PK = PARKER-KALON NAIL
- MAG = MAGNETIC NAIL
- FND = FOUND
- O/S = OFFSET
- TYP = TYPICAL
- PRM = PERMANENT REFERENCE MONUMENT
- PCP = PERMANENT CONTROL POINT
- BM = BENCHMARK
- EL OR ELEV = ELEVATION
- FFE = FINISHED FLOOR ELEVATION
- SF = SQUARE FEET
- AC = ACRES
- FNC = FENCE
- CLF = CHAIN LINK FENCE
- EOW = EDGE OF WATER
- UE = UTILITY EASEMENT
- FP&L = FLORIDA POWER AND LIGHT COMPANY
- FDOT = FLORIDA DEPARTMENT OF TRANSPORTATION
- CBS = CONCRETE BLOCK CONSTRUCTION
- S/T = SEPTIC TANK
- D/F = DRAINFIELD
- PP = POWERPOLE
- O/H = OVERHEAD
- MH = MANHOLE
- CB = CATCH BASIN
- F/H OR HYD = FIRE HYDRANT
- WM = WATER METER
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- PB = PLAT BOOK
- OR = OFFICIAL RECORDS BOOK
- PG = PAGE
- PSM = PROFESSIONAL SURVEYOR AND MAPPER
- LB = PROFESSIONAL SURVEYING AND MAPPING BUSINESS

**SYMBOLS LEGEND**

- ☉ = WOOD UTILITY POLE
- ⊗ = CONC. UTILITY POLE
- ☼ = LIGHT POLE
- ↘ = GUY WIRE ANCHOR
- ⊕ = FIRE HYDRANT
- ⊕ = WATER VALVE
- ⊕ = WATER METER
- ⊕ = ELECTRIC PULL BOX
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- ⊕ = TRAFFIC DIRECTION
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**TREE ABBREVIATIONS**

- Q = DIAMETER AT BREAST HEIGHT (INCHES)
- CP = CABBAGE PALM
- RPALM = ROYAL PALM
- PALM = OTHER PALM
- BO = BLACK OLIVE
- OAK = OAK TREE
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- TAB = TABEBUIA
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- FIG OR SF = STRANGLER FIG
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- GL = GUMBO LIMBO
- PINE = PINE TREE
- MAGN = MAGNOLIA
- CYP = CYPRESS
- MAPLE = MAPLE TREE
- HOLLY = HOLLY TREE
- JACA = JACARANDA
- UNK = UNKNOWN TREE
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- ☼ = NEEDLE BEARING TREE (E.G., PINE OR CYPRESS)
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- ☼ = OTHER PALM

**CERTIFIED TO:**

- 1. DELRAY BEACH COMMUNITY REDEVELOPMENT AGENCY

**SURVEYOR'S CERTIFICATE**

I, WILLIAM J. WRIGHT, DO HEREBY CERTIFY THAT I AM A DULY LICENSED AND PRACTICING PROFESSIONAL SURVEYOR AND MAPPER IN THE STATE OF FLORIDA; ALSO THAT THE SKETCH OF THIS SURVEY MEETS THE STANDARDS OF PRACTICE AS SET FORTH BY THE FLORIDA BOARD OF SURVEYORS AND MAPPERS, PURSUANT TO CHAPTER 5J-17 OF FLORIDA ADMINISTRATIVE CODE, AND THAT UNDER MY SUPERVISION DID MAKE AN ACTUAL SURVEY OF THE LAND DESCRIBED HEREIN, AND THAT SAID SURVEY WAS PHYSICALLY MADE ON THE GROUND PER RECORD DESCRIPTION AND IS CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

WILLIAM J. WRIGHT, P.S.M.  
LICENSE NO. 6868, STATE OF FLORIDA  
ELECTRONIC VERSION OF THIS SURVEY SIGNED AND SEALED BY WILLIAM J. WRIGHT, P.S.M., ON DATE SHOWN, USING AN SHA-1 AUTHENTICATION CODE. THE SHA-1 AUTHENTICATION CODE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.

PAPER COPIES OF THIS SURVEY NOT VALID WITHOUT ORIGINAL INK SIGNATURE AND RAISED SEAL.

NAVD88

JOB No. 21-0139  
Sheet No. 1 OF 1

WrightPSM, LLC  
PROFESSIONAL SURVEYING AND MAPPING  
1248 SE 12TH AVE DEERFIELD BEACH, FL 33441  
info@wrightpsm.com (772) 538-6558 www.wrightpsm.com  
CERTIFICATE OF AUTHORIZATION NO. L.B.8186

BOUNDARY AND TOPO SURVEY FOR  
DELRAY BEACH  
COMMUNITY REDEVELOPMENT AGENCY

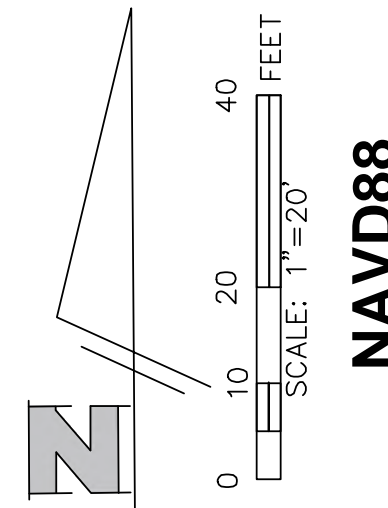
Scale 1" = 20'  
Drawn WJW  
Checked WJW

Date of Survey 05/10/2021

By F.B.&P.G. FILE  
JULY

Description BOUNDARY AND TOPO SURVEY





NAVD88



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CERTIFICATE OF AUTHORIZATION NO. LB 8186

BOUNDARY AND TOPO SURVEY FOR  
**DELRAY BEACH**  
**COMMUNITY REDEVELOPMENT AGENCY**

Scale 1" = 20'  
Drawn WJW  
Checked WJW

By F.B.&P.G. Date of Survey  
Description SEE SHEET 1









**800 BLOCK**  
800 W ATLANTIC AVE. DELRAY BEACH, FL 33444

**CPZ ARCHITECTS, INC.**

4316 West Broward Boulevard, Plantation, FL 33317  
200 N El Mar Drive, Suite 200, Jensen Beach, FL 34957  
Tel (954) 792-8525 • [www.cpzarchitects.com](http://www.cpzarchitects.com) • AA# 26000685

A-1







**800 BLOCK**  
800 W ATLANTIC AVE. DELRAY BEACH, FL 33444

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4316 West Broward Boulevard, Plantation, FL 33317  
200 N El Mar Drive, Suite 200, Jensen Beach, FL 34957  
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A-2











































# SITE INFRASTRUCTURE







## 800 DELRAY BLOCK SHIPPING CONTAINER BUSINESS PARK CONCEPTUAL DESIGN NARRATIVE

### OVERVIEW:

- A. The following conceptual design narrative describes Electrical, HVAC, and Plumbing design for the proposed 800 Delray Block Shipping Container Business Park development in Delray Beach, FL.
- B. Summary: Conceptual design for the 800 Delray Block Shipping Container Business Park development includes the following spaces to be addressed by new Electrical, HVAC, and Plumbing services as described below. See Conceptual Design Drawings by CPZ Architects for space distribution.

### HEATING, VENTILATING, AND AIR CONDITIONING

#### 1. Codes and Standards:

The structures shall be provided with systems in accordance with:

- 2020 Florida Building Code 7<sup>th</sup> edition
- 2020 Florida Mechanical Code 7<sup>th</sup> edition
- 2020 Florida Energy Code 7<sup>th</sup> edition
- 2020 Florida Plumbing Code 7<sup>th</sup> edition
- 2020 Florida Fuel Gas Code 7<sup>th</sup> edition
- NFPA 90A (2018), 96 (2017), 101 (2018)

#### 2. Design Conditions:

- Summer Outside: 90.0°F DB/ 78.1°F WB
- Winter Outside: 49.9°F
- Summer Inside: 75°F DB/ 50%RH
- Winter Inside: . 70°F

#### 3. Building Envelope Criteria:

Cooling/heating load calculations are currently based on the 2020 Florida Building Code, Energy Conservation, prescriptive minimums for Climate Zone 2A (Palm Beach County, Florida):

- Climate Zone (Zone 2A)
- Roof: U-0.035, R-19 + R-11 LS
- Walls (Metal building): U-0.079, R-13 + R-6.5ci
- Slab-on-grade Floors: R-NR, F-0.73
- Fenestration (glazing): Solar Heat Gain Coefficient (SHGC)-0.25, U-0.65



#### **4. Ventilation Requirements:**

- Ventilation for all areas shall comply with ASHRAE 62.1
- Alternate compliance is per 2020 Florida Building Code, Mechanical - Chapter 4.

#### **5. Internal Heat Gain Criteria:**

- Per ASHRAE 90.1
- Equipment Power Densities per ASHRAE 90.1 User's Manual and 2021 ASHRAE Handbook of Fundamentals.

#### **6. Noise Criteria (NC)**

- Retail: NC 35
- Restaurants: NC 40

#### **7. Building HVAC Systems:**

The total building tonnage is estimated at 49 total tons:

- 30 Total tons for the 20' long containers with kitchen component.
- 7 Total tons for the 40' long container with kitchen component
- 6 Total tons for the 20' long retail containers.
- 2 Total tons for the 40' long retail container.
- 4 Total tons for the 20' long restroom containers.

#### **Split DX Systems:**

- The HVAC system will be made up of multiple split dx heat pump systems ranging from 1 ton to 5 tons.
- All condensing units shall be mounted on supports attached to the container.
- All condensers shall be coated with a min. 4000 hr salt resistance coating.
- All condensers shall be hurricane strapped to structure.
- All refrigerant piping located on the exterior of the building will be provided with a UV & corrosion resistant coating.
- All refrigerant piping located underground shall be installed in PVC carrier piping.
- All refrigerant piping located in exposed areas subject to damage shall be provided with embossed aluminum jacketing for protection.
- All refrigerant piping shall be supported every 6'-0" to prevent sagging in piping. Piping shall be properly supported and strapped to the container structure.



### **Ventilation System:**

- A. Ventilation will be provided via a roof-mounted exhaust fans and will use the containers' prefabricated openings for air intake.
- B. All bathroom exhaust air will be handled by dedicated roof-mounted exhaust fans.

### **8. Retail & Kitchen Spaces:**

- A. Spaces will be served by wall mounted fan coil units.
- B. Thermostats will be provided in each zone served by a fan coil unit.
- C. Kitchen hood exhaust will be ducted vertically to a roof-mounted grease-rated exhaust fan.
- D. Kitchen hood make-up air will be via a filtered roof-mounted supply fan.

## **PLUMBING**

### **1. Codes and Standards:**

The building shall be provided with systems in accordance with:

- 2020 Florida Building Code – Building
- 2020 Florida Building Code – Mechanical
- 2020 Florida Building Code – Energy Conservation
- 2020 Florida Building Code – Plumbing
- 2020 Florida Building Code – Fuel Gas

### **2. Domestic water:**

Water Supply:

- A new 2-1/2" metered domestic water service shall be extended and brought into the site. Connection point, meter location, and pipe routing to be determined.
- A new domestic water service shall be extended to each shipping container from the new main on site. Estimated domestic water service size as follows:
  - Containers with kitchen service: 1"
  - 20' Containers without kitchen service: 3/4"
  - 40' Containers without kitchen service: 3/4"
  - Bathroom unit: 2"
- Each trailer connection will have a backflow preventer located outside the container.



#### Cold Water System:

- The water pipe entering the unit is to be connected to a PEX manifold. Each fixture will be provided with a dedicated pipe from the manifold (including the water heater).
- Cold water system is designed with a maximum velocity of 6 fps and a friction head loss criterion of 4psi per 100 ft of pipe.

#### Hot Water System:

- Hot water will be provided in each shipping container unit by a tank-less type electric water heater.
- The outlet pipe from the water heater is to be connected to a PEX manifold. Each fixture requiring hot water will be provided with a dedicated pipe from the manifold.
- Restrooms will have a dedicated water heater located in a coordinated location.
- Above ground common areas hot water piping shall be insulated.
  - a. 1" thick insulation to be provided to pipes with sizes from 1/2" to 1-1/4".
  - b. 1-1/2" thick insulation to be provided to pipes with sizes from 1-1/2" to 6"
- Hot water system is designed with a maximum velocity of 4 fps and a friction head loss criterion of 3psi per 100 ft of pipe.

### 3. Sanitary Waste and Vent:

- A new 4" sanitary waste main shall be extended and brought into the site. Connection point and pipe routing to be determined.
- Sanitary waste shall be collected from fixtures throughout the containers and directed via interior piping to locations 5' outside of the unit, where it shall ultimately be routed to the site system. Estimated sanitary waste size as follows:
  - Containers with kitchen service: 4"
  - Containers without kitchen service: 2"
  - Bathroom units: 4"
- Vent system will penetrate the roof 10 ft away from any HVAC system air intake.
- All floor drains will be provided with trap primers unless trap seals are preferred.



#### **4. Grease Waste:**

- Grease waste shall be collected from fixtures from the kitchens and directed via interior piping to locations 5' outside of the building, where it shall ultimately be routed by Civil Engineer to the site system.
- A Code compliant grease interceptor system will be designed for each of the kitchens.
  - Estimated grease interceptor size: 75 GPM / 125-gal liquid capacity.

#### **5. LP Gas:**

- At this point in time there is no natural gas service planned for the site.
- Each container, where required for specific use, will be fitted with an independent liquid propane tank on an exterior mounting bracket. A pressure regulator and main isolation valve shall be provided outdoors. The service shall be split to serve the kitchen (where applicable), and an emergency generator, if/as required.
- Shut off valves shall be provided at each appliance/equipment connection to the distribution system as required.

#### **6. Plumbing Equipment:**

- Hot water for units is to be provided by tank-less instantaneous electric water heater system.

#### **7. Plumbing Materials:**

- Domestic Water:
  - Main water distribution: Copper
  - Containers' distribution: PEX or CPVC
- Sanitary Waste and Vent:
  - Below ground: Sch 40 PVC
  - Above ground: Sch 40 PVC
- Grease Waste:
  - Below ground: Sch 40 PVC
  - Above ground: Sch 40 PVC
- LP Gas:



- Above ground: Black Steel

## **ELECTRICAL**

### **1. Codes and Standards:**

The building will be provided with systems in accordance with:

- 2020 Florida Building Code.
- 2020 Florida Energy Conservation Code
- 2017 National Electrical Code (NFPA 70)
- 2018 Life Safety Code (NFPA 101)
- Local applicable codes, ordinances, and standards.

### **2. Power Distribution**

1. Retail Tenants, Restaurant Tenants, and House: The anticipated service size will be 1200A @ 240/120V, 1-phase (Available Voltage and Phase will be coordinated with utility during design). The service will feed through a CT Cabinet to an 1200A main disconnect attached to a wireway. The wireway will then be tapped by (2) 600A, 208/120V, 1-phase, NEMA-3R panelboards which will ultimately feed all the container tenants. New oil filled utility transformer shall be located on site. Utility transformer size and location will be coordinated and confirmed by the local utility company. The transformer and primary feeder duct bank will be installed by the contractor. The transformer, high voltage cable, and terminations will be provided by the utility company. Any connection charge associated with the new service will be paid for by the owner.
2. Power densities allowances will vary by use group. Estimated connected loads are indicated below:
  - Retail (21.0 w/sf) approximately: 1.5 w/sf for lighting, 1 w/sf for convenience power usage, 15 w/sf for HVAC, 2 w/sf for motors and 1.5 w/sf for miscellaneous systems
  - Restaurant (85 w/sf) approximately: 1.5 w/sf for lighting, 5 w/sf for convenience power usage, 35 w/sf for HVAC, 40 w/sf for kitchen equip, 2 w/sf for motors and 1.5 w/sf for miscellaneous systems.
  - Restrooms (14w/sf) approximately: 3 w/sf for lighting, 6w/sf for HVAC, 5w/sf miscellaneous systems.
  - Outdoor Amenity Spaces: (0.5 w/sf) approximately 0.5 w/sf for lighting.





3. Restaurant / Retail tenants will be provided empty conduits with pull strings run underground to the rear of their space for power and telephone/data. Tenant panel sizes will be determined during the tenant fit-out design.
4. A house panel will be provided for restrooms, site lighting, and amenity spaces.
5. All electrical equipment will be fully rated for the fault current available at their point of application in accordance with the NEC. Series rated equipment is not acceptable.
6. Bolt on breakers will be used for commercial panel boards & loadcenters. Typewritten circuit directories will be provided by the electrical contractor at the completion of the project and after load balancing.
7. Electrical equipment will be as manufactured by Eaton, Siemens, GE or Square D.
8. Surge protective devices will be provided for the (2) 600A panels.

### **3. WIRING DEVICES**

1. Wiring devices will be specification grade type as manufactured by Hubbell, Pass & Seymour, Cooper Wiring Devices. GFCI type receptacles will be installed per NEC requirements. Cover plates will be screwless, of a break resistant "Noryl" type material. Exterior covers will be clear, "weatherproof while-in-use" type. Outlet boxes will be galvanized steel or plastic and will not be mounted back-to-back. USB receptacles will be used for convenience within amenity spaces.
  - Receptacles: NEMA WD6, configuration 5-20R, duplex.
  - Switches: quiet type, single or three-way, 20 Amp, 120/277 V.
2. Branch circuit design will be based on the following:
  - 20A, 120V branch circuit: 1920 W maximum.
3. Location of outlets will be as follows:
  - Public Toilet rooms: one GFCI duplex.
  - Near electrical and mechanical equipment.
  - Exterior doors: one GFCI duplex (weatherproof) within 6' of door.
  - Rooftop equipment: one GFCI duplex (weatherproof) within 25'.



#### **4. WIRE, CABLE and RACEWAYS**

1. All conductors will be copper with THHN/THWN insulation or SE type. Service, feeder, and branch circuit conductors will be color coded throughout for identification. All exposed wiring will be in conduit. Minimum conduit size for power and lighting circuits will be 3/4". Short lengths of flexible metal conduit can be used for connection to transformers, motors, and light fixtures.

#### **5. LIGHTING SYSTEM**

1. Lighting will be selected by the architect and reviewed for code compliance and design intent by the engineer. Light fixtures will be LED.
2. For lighting control, dual technology type occupancy sensors will be provided in areas where required to meet 2020 FECC requirements. Storage rooms will be controlled via vacancy sensors. Site lighting will be on a single photocell for on and time off control. Daylight harvesting will be used where required by 2020 FEC requirements.
3. Illumination Levels: (average maintained)
  - Restrooms 25 fc
  - Storage Rooms 20 fc
  - Shell spaces 1 fc minimum required along egress path
  - Site Lighting 1fc min
  - Egress Lighting 1fc avg

#### **6. GROUNDING SYSTEM**

1. Ground rods will be provided at the service entrance. The building steel as well as electrical and low voltage systems will be bonded to the building service entrance. A separate ground conductor will be provided in all feeder and branch circuit conduits. Ground busses will be provided in the main electrical room and all telecom rooms or closets.

#### **Technology**

- A. At this time there are no established requirements for technology.

#### **Fire Alarm**

- A. Fire alarm is not required but may be added at owner's request.



## **BASIS OF DESIGN-CIVIL ENGINEERING**

To: City of Delray Beach, Florida  
From: Kimley-Horn and Associates, Inc.  
Date: September 2, 2022  
Project: City of Delray Beach Block 800 Container Park

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## **LANDSCAPING REQUIREMENTS**

The proposed landscaping is to meet Florida-Friendly landscaping principals as well as the City of Delray Beach's requirements. Landscaping design is to take into consideration efficient watering, fertilization, mulching, wildlife attraction, and responsible maintenance practices, reduce stormwater runoff.

All landscaping areas are to be protected from vehicle encroachment with the use of car stops or curbing with islands no smaller than nine (9) feet in width excluding curbing widths.

The project will also be required to meet City streetscape requirements.

## **PARKING REQUIREMENTS**

As per the City of Delray Beach's development code. See Architect's table estimate of the required parking spaces for the site in the Executive Summary.

Standard parking spaces for 45-degree parking are to be nine (9) feet wide and 19 feet deep with drive aisles no less than 15 feet. Handicap parking spaces for 45-degree angled parking is to be 12 feet wide and 21 feet deep.

## **FIRE PROTECTION**

There are currently six (6) fire hydrants surrounding the site all providing the required 300 feet coverage of the site. However, additional hydrants will likely be needed within 100 feet of any required fire department connections (FDC).

The site will also need to provide circulation for a fire department vehicle with an outside turning radius of no less than 48 feet. A meeting with Fire Department to be scheduled as part of pre-application meetings.

## **UTILITIES**

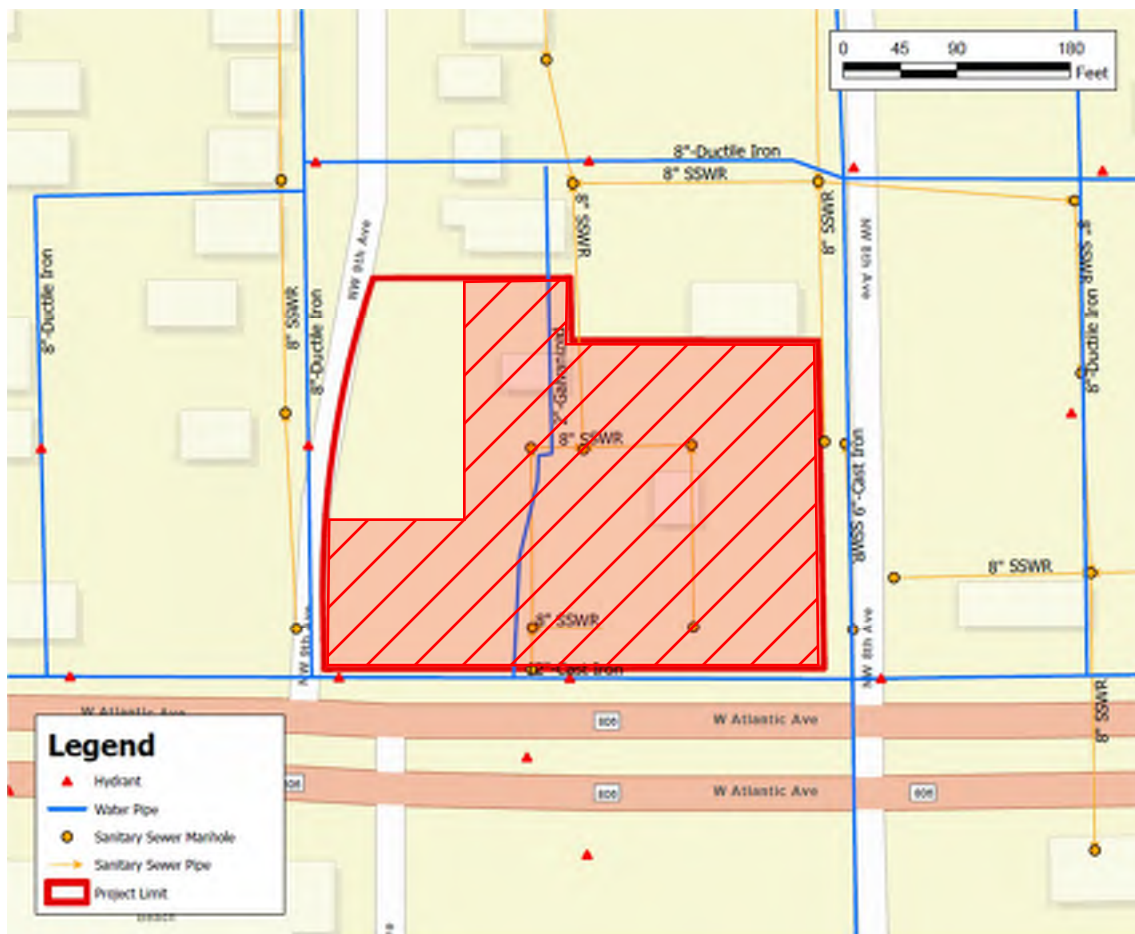
The project falls within the City of Delray Beach's Water Utility Department (DBWUD) jurisdiction. The project will likely require public utility water connection from the adjacent side streets or connection from

W. Atlantic Avenue and wastewater connection to onsite sanitary sewer mains. The City of Delray Beach has record of a 2” water pipe running through the site, however if this pipe is to be used to service the site, further investigation would be needed to verify it’s location and conditions. infrastructure located on site.

**Service Connections**

According to GIS information received from the City of Delray Beach Utility Dept, there is an existing 6” cast iron water main east adjacent, a 12” cast iron water main south adjacent, ad 8” ductile iron water main west adjacent, and a 2” galvanized water pipe running through the center of the site. While connection to either of these pipes could service the site, the 2” galvanized pipe in the center of the site’s location, condition, and capacity would need to be verified. Connection to the east and west adjacent water services would likely be sufficient to service the site. Should the design require that a connection to the south adjacent pipe be needed, the connection would need to be reviewed by Florida Department of Transportation since the water main is likely within FDOT’s right-of-way.

There are five (5) sanitary sewer manholes located on the site connecting to 8” sanitary sewer mains that ultimately run north. The existing sanitary sewer piping on the site would likely be reconfigured to suit the site design ultimately tying back into the 8” sanitary sewer main leaving the site to the north.



The site is estimated to have the demands shown below.

	Unit	Usage	Unit for Water	Water Demand (GPD)	Unit for Wastewater	Wastewater Demand (GPD)
Food Service	1360 sf	Fast Food Service	473 GPD/1000 SF	643.28	385 GPD/1000 SF	523.60
Retail	1360 sf	Merchandising	37 GPD/1000 SF	50.32	30 GPD/1000 SF	40.80
Total Estimated Water Use Demand (GPD)				693.60		
Total Estimated Wastewater Use Demand (GPD)					564.40	

\* Square footages are approximate quantities, subject to change

Prior to preparing engineering drawings, it is recommended that a meeting is scheduled with DBWUD to determine connection points, requirements, and necessary easements.

**DRAINAGE**

The project Site is located within Lake Worth Drainage Districts (LWDD) and South Florida Water Management District (SFWMD). Therefore, the requirements for stormwater management system will need to comply with each regulatory agency. A geotechnical report for the Site will be required prior to any site development. The following design criteria shall be adhered to:

**Private Roads And Parking Lot Flood Protection (SFWMD):**

*5-YEAR, 24-HOUR RAINFALL*

A storm event with a return period of 5 years and a 24-hour duration shall be used for computing the minimum elevation of the proposed parking lot and access drive.

**Offsite Discharge (SFWMD):**

*25-Year, 72-Hour Rainfall*

Offsite discharge is to be limited to rates not causing adverse impacts to offsite properties as determined be either historic discharge rates, rates specified by SFWMD or discharge generated by the existing conditions for a storm event with return period of 25 years and a 72-hour duration. Should the proposed conditions exceed existing discharge rates or staging, a control structure or berm will be needed.

**Building Flood Protection (SFWMD):**

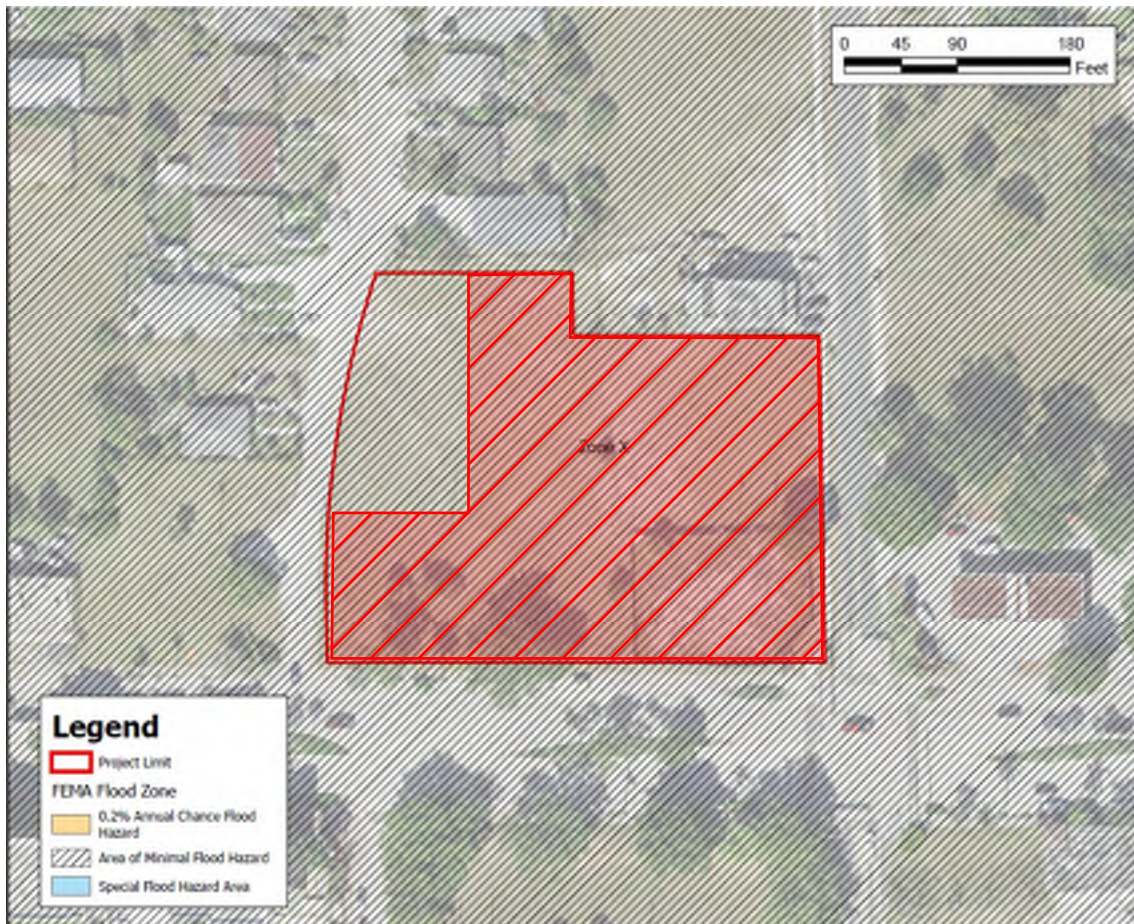
A minimum finished floor elevation for future development of all buildings within the permitted limits is to be established to provide flood protection for all buildings. For sites located within a FEMA flood hazard area, criteria based on building type, flood elevation, and specific flood zone will determine the minimum finished floor elevation as specified in the Florida Building Code and defined in ASCE 24-14 Flood Resistant Design and Construction. Flood elevation is to be determined by either the base flood elevation (BFE) or design flood elevation (DFE). Base flood elevation is to be determined by available flood studies (FEMA). A design flood elevation is to be determined through a site-specific flood study of a 100-year, 72-storm event with zero discharge.



**FEMA Flood Zone**

The proposed project site grade elevations will be designed to meet floodplain management criteria based on Federal, State, County, and City standards as follows:

The project is in COMMUNITY-PANEL NUMBERS 0979F (panel 979 of 1200, Map Number 12099C0979F) of the Flood Insurance Rate Map (FIRM), revised October 5, 2017. According to the National Flood Insurance Program, the Site is located within a FEMA flood Zone X with a 0.2% chance of annual flood hazard or less or areas of a 1% annual chance of flood with average depth less than one foot, there is no established BFE. Flood Zone X is not considered an area of Special Flood Hazard.



**100-Year, 72-Hour Rainfall (Zero Discharge)**

An analysis of the 100-year, 3-day storm event maximum stage will be required to determine the DFE and used as part of the flood criteria evaluation to determine the FFE of the proposed building(s).

**Florida Building Code (ASCE 24-14 Flood Resistant Design & Construction)**

Finish floor elevation shall be set base on SFWMD criteria and as well as Florida Building Code. Since no BFE was identified, a DFE will need to be established through drainage calculations for a 100-Year, 3-day storm event.

**Water Quality (SFWMMD):**

Water quality, likely in the form of dry retention such as swales, dry ponds or grassed depressions, or sub-surface exfiltration will need to be provide per SFWMMD. Volumetric requirements for water quality will need to be the greater of the first inch of storm runoff from the entire site, or the amount of 2.5 inches times the percentage of impervious area.

Upon completion of a general search in the SFWMMD and LWDD databases, no permits were identified within the project boundary.

**PERMITTING AND APPROVALS**

The following agency approvals are anticipated for the project: total duration anticipated is 6-8 months

- 1) City of Delray Beach
    - a) Planning and Zoning Board
    - b) Site Plan Review
    - c) Building Department
    - d) Water Utilities
  - 2) Florida Department of Environmental Protections
    - a) Water-if any proposed improvements to public water mains
    - b) Sewer-if any proposed improvements to public sanitary sewer mains
  - 3) Lake Worth Drainage District
  - 4) South Florida Water Management District
  - 5) Florida Department of Health in Palm Beach County
-

# COST ANALYSIS







**CMS-CONSTRUCTION MANAGEMENT SERVICES, INC.  
11555 HERON BAY BLVD, SUITE 204  
CORAL SPRINGS, FLORIDA 33076  
TELEPHONE (954) 481-1611**

**CITY OF DELRAY BEACH  
DELRAY SHIPPING CONTAINER BUSINESS PARK  
800 DELRAY BLOCK  
FLORIDA 33405**

**CONCEPTUAL SITE PLAN 08/19/2022  
COST ESTIMATE  
August 17, 2022**

**PREPARED FOR:  
CPZ ARCHITECTS, INC.**

**PREPARED BY:  
CMS-CONSTRUCTION MANAGEMENT SERVICES, INC.  
CMS FILE # 2357 SCHEMATIC**

# **MAIN SUMMARY**

CMS-CONSTRUCTION MANAGEMENT SERVICES, INC.  
 11555 HERON BAY BLVD, SUITE 204  
 CORAL SPRINGS, FLORIDA 33076  
 TELEPHONE (954) 481-1611  
 CMS FILE # 2357 SCHEMATIC

CITY OF DELRAY BEACH  
 DELRAY SHIPPING CONTAINER BUSINESS PARK  
 800 DELRAY BLOCK  
 FLORIDA 33405

CONCEPTUAL SITE PLAN 08/19/2022  
 COST ESTIMATE  
 August 17, 2022

PREPARED FOR:  
 CPZ ARCHITECTS, INC.

MAIN SUMMARY

DIVISION	DESCRIPTION	AMOUNT	% of TOTAL
01 00 00	GENERAL CONDITIONS	see break-out below	
02 00 00	EXISTING CONDITIONS	\$ 42,161	0.63%
03 00 00	CONCRETE	\$ 284,800	4.26%
04 00 00	MASONRY	\$ -	0.00%
05 00 00	METALS	\$ 220,929	3.30%
06 00 00	WOOD AND PLASTICS	\$ -	0.00%
07 00 00	THERMAL & MOISTURE PROTECTION	\$ 82,844	1.24%
08 00 00	DOORS AND WINDOWS	\$ -	0.00%
09 00 00	FINISHES	\$ 25,000	0.37%
10 00 00	SPECIALTIES / SIGNAGE	\$ 39,000	0.58%
11 00 00	EQUIPMENT	\$ -	0.00%
12 00 00	FURNISHINGS	\$ -	0.00%
13 00 00	SPECIAL CONSTRUCTION	\$ 1,665,000	24.88%
14 00 00	CONVEYING SYSTEMS	\$ -	0.00%
21 00 00	FIRE	\$ -	0.00%
22 00 00	PLUMBING	\$ 35,500	0.53%
23 00 00	HVAC	\$ -	0.00%
26 00 00	ELECTRICAL	\$ 328,322	4.91%
27 00 00	COMMUNICATIONS	\$ 7,500	0.11%
28 00 00	ELECTRONIC SAFETY & SECURITY	\$ -	0.00%
31 00 00	EARTH WORK	\$ -	0.00%
32 00 00	EXTERIOR IMPROVEMENTS	\$ 931,678	13.92%
33 00 00	SITE UTILITIES	\$ 215,234	3.22%
	<b>SUBTOTAL: DIRECT/HARD COSTS</b>	<b>\$ 3,877,967</b>	<b>57.94%</b>
12.00%	GENERAL CONDITIONS	\$ 465,356	6.95%
	<b>SUBTOTAL</b>	<b>\$ 4,343,323</b>	<b>64.90%</b>
4.00%	G.C. OVERHEAD	\$ 173,733	2.60%
	<b>SUBTOTAL</b>	<b>\$ 4,517,056</b>	<b>67.49%</b>
6.00%	G.C PROFIT	\$ 271,023	4.05%
	<b>SUBTOTAL</b>	<b>\$ 4,788,080</b>	<b>71.54%</b>
1.29%	G.C. P&P BOND	\$ 61,766	0.92%
	<b>TOTAL</b>	<b>\$ 4,849,846</b>	<b>72.46%</b>
15.00%	ESCALATION	\$ 727,477	10.87%
	<b>SUBTOTAL</b>	<b>\$ 5,577,323</b>	<b>83.33%</b>
20.00%	CONTINGENCY	\$ 1,115,465	16.67%
	<b>SUBTOTAL</b>	<b>\$ 6,692,787</b>	<b>100.00%</b>
	<b>TOTAL PROBABLE CONSTRUCTION COST</b>	<b>\$ 6,692,787</b>	<b>100.00%</b>

# **QUALIFICATIONS**

**CMS-CONSTRUCTION MANAGEMENT SERVICES, INC.**  
**11555 HERON BAY BLVD, SUITE 204**  
**CORAL SPRINGS, FLORIDA 33076**  
**TELEPHONE (954) 481-1611**  
**CMS FILE # 2357 SCHEMATIC**

**CITY OF DELRAY BEACH**  
**DELRAY SHIPPING CONTAINER BUSINESS PARK**  
**800 DELRAY BLOCK**  
**FLORIDA 33405**

**CONCEPTUAL SITE PLAN 08/19/2022**  
**COST ESTIMATE**  
**August 17, 2022**

**PREPARED FOR:**  
**CPZ ARCHITECTS, INC.**

**QUALIFICATIONS**

- |    |   |
|----|---|
| 1  | This cost estimate is based on standard open bid process.   |
| 2  | If type of Contract is "CM -AT- RISK" add approximately 10 to 15% to the cost.  |
| 3  | This estimate is based on Conceptual Site Plan dated 08/19/2022 by CPZ Architects.  |
| 4  | Due to the present volatile nature of the construction market, construction material cost could change substantially prior to construction. |
| 5  | Utility Connection and Impact Fees are assumed to be BY OWNER and are NOT INCLUDED.   |
| 6  | Off-site Storage is NOT INCLUDED.   |
| 7  | Night Watchman/Security Guard Services are NOT INCLUDED.  |
| 8  | Testing is NOT INCLUDED.  |
| 9  | Petroleum or contaminate abatement / removal is NOT INCLUDED.   |
| 10 | Assumed electrical, sewer, water drainage are existing & available for use on this project.   |
| 11 | FPL transformer/primary service are NOT INCLUDED.   |
| 12 | Unknown Conditions including muck/demucking, rerouting of major utilities (water, sewer, drainage, electrical) are NOT INCLUDED.            |
| 13 | FF&E & speciality equipment is NOT INCLUDED.  |
| 14 | An allowance to raise the site elevation is NOT INCLUDED.   |
| 15 | Work related to the Bus Stop is NOT INCLUDED.   |
| 16 | Lift Stations & Grease traps are NOT INCLUDED.  |
| 17 | Emergency Generator is NOT INCLUDED.  |

# **BUILDING ESTIMATE**



	A	B	C	D	E	F	G
1			CMS-CONSTRUCTION MANAGEMENT SERVICES, INC.				
2			11555 HERON BAY BLVD, SUITE 204				
3			CORAL SPRINGS, FLORIDA 33076				
4			TELEPHONE (954) 481-1611				
5			CMS FILE # 2357 SCHEMATIC				
6							
7			CITY OF DELRAY BEACH				
8			DELRAY SHIPPING CONTAINER BUSINESS PARK				
9			800 DELRAY BLOCK				
10			FLORIDA 33405				
11							
12			CONCEPTUAL SITE PLAN 08/19/2022				
13			COST ESTIMATE				
14			August 17, 2022				
15							
16			PREPARED FOR:				
17			CPZ ARCHITECTS, INC.				
18							
19			DELRAY SHIPPING CONTAINER BUSINESS PARK				
20							
21	<b>DIVISION</b>	<b>#</b>	<b>DESCRIPTION</b>	<b>QUANTITY</b>	<b>UNIT</b>	<b>\$/UNIT</b>	<b>AMOUNT</b>
22							
23	<b>01</b>	<b>01 00 00</b>	<b>GENERAL CONDITIONS</b>				
24							
25			GENERAL CONDITIONS				SEE BELOW
26							
27	<b>02</b>	<b>02 00 00</b>	<b>EXISTING CONDITIONS</b>				<b>\$ 42,161</b>
28							
29			MOBILIZATION	1.00	LS	\$ 10,000.00	\$ 10,000
30							
35			DEMO. MISCELLANEOUS				
36			REMOVE MISC	1.00	LS	\$ 10,000.00	\$ 10,000
61							
101			EROSION CONTROL				
102			SF - INSTALL SILT FENCE	1,290.00	LF	\$ 2.88	\$ 3,709
103			CL - CHAIN LINK FENCE RENTAL	1,290.00	LF	\$ 10.90	\$ 14,064
104			CHAIN LINK FENCE GATE RENTAL	2.00	EA	\$ 641.70	\$ 1,283
106			CE - CONSTRUCTION ENTRANCE	600.00	SF	\$ 1.15	\$ 690
107			GSF - GRAVEL CURB INLET SEDIMENT FILTER	12.00	EA	\$ 201.25	\$ 2,415
129							
142	<b>03</b>	<b>03 00 00</b>	<b>CONCRETE</b>				<b>\$ 284,800</b>
143							
144			AT CONTAINER FOUNDATIONS				
145			RESTROOMS	224.00	LF	\$ 47.00	10,528
146			STAGE	168.00	LF	\$ 47.00	7,896
148			FOOD	336.00	LF	\$ 47.00	15,792
149			RETAIL	336.00	LF	\$ 47.00	15,792
150			FOOD (LONG)	96.00	LF	\$ 47.00	4,512
151			RETAIL (LONG)	96.00	LF	\$ 47.00	4,512
156			HALF CONTAINERS - PARK SEATING	216.00	LF	\$ 47.00	10,152
157			CONTAINER/SCULPTURE/SIGNAGE	64.00	LF	\$ 47.00	3,008
158			UPRIGHT CONTAINERS (AT MARKETPLACE ENTRY)	64.00	LF	\$ 47.00	3,008
159							
162			AT OPEN AIR MARKET				
163			FOOTINGS	24.00	EA	\$ 5,150.00	123,600
164			SLAB ON GRADE (IN HARDSCAPE - DIV 32)				IN DIV 32
165			COLUMNS	30.00	CY	\$ 2,700.00	81,000
166							
167			DEWATERING				
168			DEWATERING	1.00	LS	\$ 5,000.00	\$ 5,000
286							
316	<b>04</b>	<b>04 0 00</b>	<b>MASONRY</b>				<b>\$ -</b>
317							
329							
330	<b>05</b>	<b>05 00 00</b>	<b>METALS</b>				<b>\$ 220,929</b>
331							
403			MARKETPLACE ROOF STRUCTURE				
404			BEAMS/GIRDERS	480	LF	\$ 260.00	124,800
405							
409			ROOF TRUSS				
410			ROOF TRUSS	7920	SF	\$ 7.83	61,974
411							
457			METAL DECKING				
458			METAL DECK - ROOF	7920	SF	\$ 4.31	34,155
563							
578	<b>06</b>	<b>06 00 00</b>	<b>WOOD &amp; PLASTICS</b>				<b>\$ -</b>
579							
674							
675	<b>07</b>	<b>07 00 00</b>	<b>THERMAL &amp; MOISTURE PROTECTION</b>				<b>\$ 82,844</b>
676							
684			ROOF DECK INSULATION				
686			ROOF INSULATION	7920	SF	\$ 2.65	\$ 20,990
687							
688			ROOFING				
689			ROOF MEMBRANE	7920	SF	\$ 6.00	\$ 47,520
690							

	A	B	C	D	E	F	G
18							
19							
20							
21	<b>DIVISION</b>	<b>#</b>	<b>DESCRIPTION</b>	<b>QUANTITY</b>	<b>UNIT</b>	<b>\$/UNIT</b>	<b>AMOUNT</b>
22							
697			SHEET METAL FLASHING	360	SF	\$ 15.50	\$ 5,580
704			GUTTER	240	LF	\$ 24.15	\$ 5,796
705			RAINWATER DOWNSPOUT	180	LF	\$ 15.55	\$ 2,799
724							
734	<b>08</b>	<b>08 00 00</b>	<b>OPENINGS (DOORS &amp; WINDOWS)</b>				<b>\$ -</b>
735							
782							
786	<b>09</b>	<b>09 00 00</b>	<b>FINISHES</b>				<b>\$ 25,000</b>
787							
924			EXTERIOR PAINTING				
927			PAINT EXTERIOR COLUMNS, CEILING, TRIM	1	LS	\$ 25,000.00	\$ 25,000
931							
932	<b>10</b>	<b>10 00 00</b>	<b>SPECIALTIES &amp; SIGNAGE</b>				<b>\$ 39,000</b>
938							
939			SIGNAGE ALLOWANCE	1	LS	\$ 15,000.00	\$ 15,000
952							
953			RESTROOM SPECIALTIES	2	EA	\$ 12,000.00	\$ 24,000
1077							
1078	<b>11</b>	<b>11000</b>	<b>EQUIPMENT</b>				<b>\$ -</b>
1079							
1120							
1129	<b>12</b>	<b>12 00 00</b>	<b>FURNISHINGS</b>				<b>\$ -</b>
1130							
1148							
1149	<b>13</b>	<b>13 00 00</b>	<b>SPECIAL CONSTRUCTION</b>				<b>\$ 1,665,000</b>
1150							
1151			CONTAINERS				
1152			RESTROOMS - INCLUDING 3 WATER CLOSETS EA.	4.00	EA	\$ 75,000.00	300,000
1154			STAGE	3.00	EA	\$ 55,000.00	165,000
1156			FOOD	6.00	EA	\$ 80,000.00	480,000
1157			RETAIL	6.00	EA	\$ 45,000.00	270,000
1158			FOOD (LONG)	1.00	EA	\$ 115,000.00	115,000
1159			RETAIL (LONG)	1.00	EA	\$ 55,000.00	55,000
1162			DOUBLE HEIGHT (DASHED)	8.00	EA	\$ 5,000.00	40,000
1163			DOUBLE HEIGHT (LONG) DASHED LINE	3.00	EA	\$ 10,000.00	30,000
1164			HALF CONTAINERS - PARK SEATING	6.00	EA	\$ 2,500.00	15,000
1165			CONTAINER/SCULPTURE/SIGNAGE	2.00	EA	\$ 7,500.00	15,000
1166			UPRIGHT CONTAINERS (AT MARKETPLACE ENTRY)	2.00	EA	\$ 5,000.00	10,000
1167			TRANSPORT/LOGISTICS/ENGINEERING	1.00	LS	\$ 150,000.00	150,000
1168							
1169			DUMPSTER ENCLOSURE	1.00	LS	\$ 20,000.00	20,000
1170							
1171	<b>14</b>	<b>14 00 00</b>	<b>CONVEYING SYSTEMS</b>				<b>\$ -</b>
1172							
1176							
1177	<b>21</b>	<b>21 00 00</b>	<b>FIRE</b>				<b>\$ -</b>
1178							
1260							
1261	<b>22</b>	<b>22 00 000</b>	<b>PLUMBING</b>				<b>\$ 35,500</b>
1262							
1279			WATER HEATER - RESTROOMS	1.00	LS	\$ 10,000.00	10,000
1280			WATER HEATER - CONTAINERS	7.00	EA	\$ 2,500.00	17,500
1281			PEX MANIFOLD	8.00	EA	\$ 1,000.00	8,000
1282							
1283			LP GAS				NIC
1373							
1378	<b>23</b>	<b>23 00 00</b>	<b>HVAC</b>				<b>\$ -</b>
1379							
1642							
1643	<b>26</b>	<b>26 00 000</b>	<b>ELECTRICAL</b>				<b>\$ 328,322</b>
1644							
1738			POWER DISTRIBUTION				
1739			CT CABINET	1.00	EA	\$ 2,500.00	2,500
1740			800A MAIN DISCONNECT	1.00	EA	\$ 7,875.00	7,875
1741			DISTRIBUTION PANEL - 400A N3-R PANELBOARD	2.00	EA	\$ 5,000.00	10,000
1743			FEEDERS TO CONTAINERS/MARKETPLACE/RESTROOMS	1,470.00	LF	\$ 49.00	72,030
1744							
1745			LED LIGHT FIXTURES				
1748			MARKETPLACE	7,607.00	SF	\$ 9.00	68,463
1749			STRUNG LIGHTS	983.40	LF	\$ 35.00	34,419
1750			OLD FASHIONED 8' LIGHT POLES	8.00	EA	\$ 5,000.00	40,000
1751			STREET LIGHTS	4.00	EA	\$ 7,500.00	30,000
1752							
1753			CEILING FANS (AT MARKETPLACE)	10.00	EA	\$ 2,500.00	\$ 25,000
1761							
1773			LIGHTNING PROTECTION ALLOWANCE	7,607.00	SF	\$ 5.00	\$ 38,035
1859							
1860			EMERGENCY GENERATOR				NIC
1863							
1864	<b>27</b>	<b>27 00 00</b>	<b>COMMUNICATIONS</b>				<b>\$ 7,500</b>
1865							

	A	B	C	D	E	F	G
18	<b>DELRAY SHIPPING CONTAINER BUSINESS PARK</b>						
19							
20							
21	DIVISION	#	DESCRIPTION	QUANTITY	UNIT	\$/UNIT	AMOUNT
22							
1866			TELE/DATA/COMMUNICATIONS (EMPTY CONDUITS)	1.00	LS	\$ 5,000.00	\$ 5,000
1871							
1872			WIFI				
1873			WAP - WIRELESS ACCES POINTS	5.00	EA	\$ 500.00	\$ 2,500
1880							
1881	<b>28</b>	<b>28 00 00</b>	<b>ELECTRONIC SAFETY &amp; SECURITY</b>				<b>\$ -</b>
1882							
1883			CCTV CAMERAS				NIC
1895							
1896			FIRE ALARM SYSTEM				NIC
1914							
1915	<b>31</b>	<b>31 00 00</b>	<b>EARTH WORK</b>				<b>\$ -</b>
1916							
1925							
1926	<b>32</b>	<b>32 00 00</b>	<b>EXTERIOR IMPROVEMENTS</b>				<b>\$ 931,678</b>
1927							
1933			GREENSPACE				
1945			TOTAL GREENSPACE (INCLUDES SOIL PREP, TOPSOIL/AMENDMENTS, SOD, GROUNDCOVERS, ETC.)	23,688.00	SF	\$ 4.00	94,752
1946							
1947			IRRIGATION	23,688.00	SF	\$ 1.75	41,454
1948							
1949			TREES				
1950			VERY LARGE	1.00	EA	\$ 5,000.00	5,000
1951			LARGE	13.00	EA	\$ 2,500.00	32,500
1952			MEDIUM	33.00	EA	\$ 1,250.00	41,250
1953			LARGE (SHOWN AS 2 CIRCLES)	8.00	EA	\$ 2,500.00	20,000
1954							
1955			1 MARKETPLACE ENTRY - SIGNAGE/GATES/ETC.	1.00	LS	\$ 10,000.00	10,000
1956			2 TENSILE SHADE STRUCTURE	3,858.00	SF	\$ 35.00	135,030
1957			3 HALF CONTAINERS (INCLS 2 AT MARKETPLACE ENTRY)	5.00	EA		IN
1958			4 PICNIC BENCH	23.00	EA	\$ 2,500.00	
1960			6 PLAYGROUND EQUIPMENT ALLOWANCE	1.00	LS	\$ 25,000.00	25,000
1963							
1973			HARDSCAPE (INCLUDES SLAB BELOW CONTAINERS)	29,098.00	SF		
1974			CONCRETE 90%	26,188.20	SF	\$ 8.00	209,506
1975			PAVERS 10%	2,909.80	SF	\$ 20.00	58,196
1976							
1977			ASPHALT PAVING AT PARKING LOT				
1978			3" BITUMINOUS PAVING WITH 10" GRAVEL BASE	39.00	CAR	\$ 1,710.00	66,690
1979							
1980			SITE FURNISHINGS				
1981			WASTE/RECYCLE RECEPTACLES	18.00	EA	\$ 1,500.00	27,000
1982			WATER FOUNTAINS	3.00	EA	\$ 5,000.00	15,000
1983			ADDITIONAL SITE FURNISHINGS - PICNIC BENCHES, HIGHTOPS, ETC	1.00	LS	\$ 60,000.00	60,000
1984							
1985			FENCE - SITE PERIMETER	1,290.00	LF	\$ 70.00	90,300
1986							
1987	<b>33</b>	<b>33 00 00</b>	<b>SITE UTILITIES</b>				<b>\$ 215,234</b>
1988							
1989			ELECTRIC				
1990			TRANSFORMER AND AND PRIMARY FEEDER DUCTBANK WILL BE INSTALLED BY CONTRACTOR	1.00	ALW	\$ 7,600.00	7,600
1991			SECONDARY SERVICE (FROM FPL PROVIDED TRANSFORMER)	120.00	LF	\$ 290.00	34,800
1992							
1993			SANITARY SEWER				
1994			CONNECTIONS	2.00	EA	\$ 5,000.00	10,000
1995			SEWER MAIN	440.00	LF	\$ 26.00	11,440
1996			SEWER LATERALS	260.00	LF	\$ 39.00	10,140
1997			GREASE TRAP	1.00	EA	\$ 25,000.00	25,000
1998							
1999			WATER				
2000			WATER METER 2-1/2"	1.00	EA	\$ 2,050.00	2,050
2001			BFP	1.00	EA	\$ 5,000.00	5,000
2002			WATER SERVICE	1,000.00	LF	\$ 15.75	15,750
2005							
2006			DRAINAGE				
2007			CATCH BASINS	4.00	EA	\$ 5,000.00	20,000
2008			PIPING	360.00	LF	\$ 68.90	24,804
2009			YARD DRAINS	10.00	EA	\$ 3,500.00	35,000
2010			PIPING	500.00	LF	\$ 27.30	13,650
2011			EXFILTRATION/RETENTION AREAS				NIC
2012							
2013			SUBTOTAL				<b>\$ 3,877,967</b>
2014		12.00%	GENERAL CONDITIONS				\$ 465,356
2015			SUBTOTAL				\$ 4,343,323
2016		4.00%	G.C. OVERHEAD				\$ 173,733
2017			SUBTOTAL				\$ 4,517,056
2018		6.00%	G.C PROFIT				\$ 271,023
2019			SUBTOTAL				\$ 4,788,080
2020		1.29%	G.C. P&P BOND				\$ 61,766

	A	B	C	D	E	F	G
18	<b>DELRAY SHIPPING CONTAINER BUSINESS PARK</b>						
19							
20							
21	DIVISION	#	DESCRIPTION	QUANTITY	UNIT	\$/UNIT	AMOUNT
22							
2021			<b>TOTAL</b>				<b>\$ 4,849,846</b>
2022		15.00%	ESCALATION				\$ 727,477
2023			SUBTOTAL				\$ 5,577,323
2024		20.00%	CONTINGENCY				\$ 1,115,465
2025			<b>TOTAL PROBABLE CONSTRUCTION COST</b>				<b>\$ 6,692,787</b>
2026							
2032			COST COMPARISON OF SIMILAR SCALE CONVENTIONAL COMMERCIAL PROJECT				
2033			DESCRIPTION	SF	UNIT	UNIT COST	TOTAL
2034			RETAIL	1,904.00	SF		
2035			FOOD	1,904.00	SF		
2036			RESTROOMS	952.00	SF		
2037			MARKETPLACE	10,080.00	SF		
2038			TOTAL	14,840.00	SF	\$ 600.00	8,904,000
2039			X 15%				\$ 10,239,600
2040			X 20%				\$ 12,287,520

Summary Budget Comparison:

Project	Construction Cost	Escalation 15%	sub-total	Contingency 20%	Total Probable Construction Cost
Container Project	\$4,849,846.00	\$ 727,476.90	\$ 5,577,322.90	\$ 1,115,464.58	\$ 6,692,787.48
Similar Scale Conventional Project	\$8,904,000.00	\$1,335,600.00	\$10,239,600.00	\$ 2,047,920.00	\$12,287,520.00

# PROJECT APPROVALS NARRATIVE





### Task 4 Project Approvals Narrative

#### 805 W. Atlantic Avenue – Site Remediation

CRA and CPZ staff have held several meetings with Palm Beach County Department of Environmental Resources Management (PBC) staff and the environmental consultant tasked with the ongoing monitoring of the Remediation Site located at 805 West Atlantic Avenue. Below is a summary of the ongoing efforts:

- There are still three (3) monitoring wells (see map below) two (2) of them can be abandoned and the one (1) well on West Atlantic Avenue will remain active.



- Based on historical data, the environmental consultant has stated that they do not believe that the offsite hydrocarbon plume that has been linked to the Remediation Site has migrated beyond Atlantic Avenue. As such, CRA staff has requested the environmental consultant request a conditional Site Rehabilitation Completion Order (SRCO). PBC staff is in agreement with the conditional SRCO request and forwarded the request for the conditional SRCO and a No Further Action determination except for the active monitoring well located on West Atlantic Avenue to the Florida Department of Environmental Protection (FDEP).

**CPZ ARCHITECTS, INC.**

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- FDEP responded stating that more groundwater monitoring south of West Atlantic Avenue is needed, before the conditional SRCO and No Further Action determination can be granted. FDEP is requiring the installation of temporary wells for a one day/time sampling and one (1) permanent well for monitoring for four (4) quarters (1 year) south of West Atlantic Avenue (south of the current permanent well on West Atlantic Avenue.)

**City of Delray Beach Approval Process**

CRA and CPZ staff have held the following meetings with City staff as part of the Pre-Application process:

- 3-31-22 Pre-Application meeting #1 with the Planning and Zoning Department.
- 5-16-22 Pre-Application meeting #2 with the Utilities and Engineering Departments.
- 8-9-22 Pre-Application meeting #3 with the Planning and Zoning Department.

See Civil narrative for permitting and approvals outline.