

**TOWN OF GOLDEN BEACH, FLORIDA**

**RESOLUTION NO. 2988.24**

**A RESOLUTION OF THE TOWN COUNCIL OF THE TOWN OF GOLDEN BEACH, FLORIDA, APPROVING A CONSTRUCTION CONTRACT WITH AN ELIGIBLE FIRM, AS APPROVED BY THE MAYOR AND TOWN MANAGER, FOR DEMOLITION AND RENOVATION SERVICES RELATED TO THE POLICE AUXILIARY AND PUBLIC SERVICES BUILDING; PROVIDING FOR IMPLEMENTATION AND PROVIDING FOR AN EFFECTIVE DATE.**

**WHEREAS**, the Town wishes to engage a construction company for demolition and renovation services related to the Re-design of the Police Auxiliary and Public Services Building (“the Project”); and

**WHEREAS**, the following firms are under consideration: Bejar Construction, Inc., Island Construction, Inc., Sofi Construction, Inc., DL Services, Inc., and other qualified firms; and

**WHEREAS**, the Town Manager, in consultation with the Mayor, will select the most responsive and qualified firm, who shall serve as construction company of record for the Project; and

**WHEREAS**, the Mayor and Town Manager are authorized to execute a contract in an amount not to exceed \$400,000 for all services related to the Project as outlined in the attached bid set documents (Exhibit A); and

**WHEREAS**, the Town Council wishes to approve the Agreement.

**NOW, THEREFORE, BE IT RESOLVED BY THE TOWN COUNCIL OF THE TOWN OF GOLDEN BEACH, FLORIDA, AS FOLLOWS:**

**Section 1. Recitals Adopted.** Each of the above stated recitals are hereby adopted, confirmed and incorporated herein.

**Section 2. Approval.** The Town Council hereby approves the Agreement, subject to the final approval of the Town Attorney as to legal sufficiency.

**Section 3. Contract and Implementation.** The Town Manager and Town Mayor are hereby authorized to negotiate and enter into a contract which incorporates the specifications of Exhibit A, and take all steps necessary to implement this Resolution. The contract is subject to the approval of the Town Attorney as to sufficiency in both form and substance.

**Section 4. Effective Date.** This Resolution shall be effective immediately upon adoption.

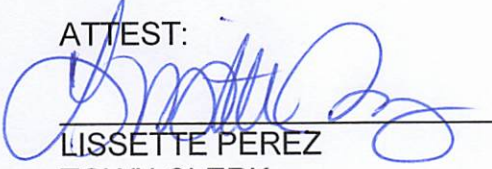
The Motion to adopt the foregoing resolution was offered by Councilmember Lusskin, seconded by Councilmember Bernstein and on roll call the following vote ensued:

Mayor Glenn Singer	<u>Aye</u>
Vice Mayor Bernard Einstein	<u>Aye</u>
Councilmember Jaime Mendal	<u>Aye</u>
Councilmember Kenneth Bernstein	<u>Aye</u>
Councilmember Judy Lusskin	<u>Aye</u>

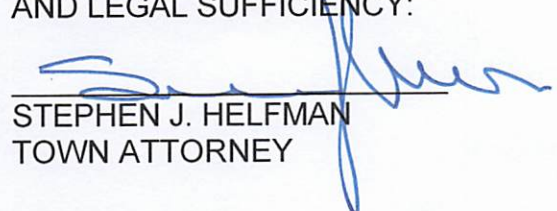
**PASSED AND ADOPTED** by the Town Council of the Town of Golden Beach, Florida this 19<sup>th</sup> day of November, 2024.

  
MAYOR GLENN SINGER

ATTEST:

  
LISSETTE PEREZ  
TOWN CLERK

APPROVED AS TO FORM  
AND LEGAL SUFFICIENCY:

  
STEPHEN J. HELFMAN  
TOWN ATTORNEY



# TOWN OF GOLDEN BEACH

100 Ocean Boulevard  
Golden Beach, FL 33160

---

## MEMORANDUM

---

**Date:** November 19, 2024  
**To:** Honorable Mayor Glenn Singer &  
Town Council Members  
**From:** Alexander Diaz,  
Town Manager *Alex B*

Item Number:

5

**Subject:** Resolution No. 2988.24- Approving A Contract for Demolition and Renovation Construction Services Related to the Police Auxiliary and Public Services Building

---

### Recommendation:

It is recommended that the Town Council adopt the attached Resolution No. 2988.24 as presented.

### Background:

Over the Summer months the Town Administration has been working to finalize the re-design and scope of work for the Police Auxiliary and Public Services Building Renovation. The idea behind this project was to improve the facility housing the Town's Police and Public Services Departments, to increase efficiency of work output, while minimally impacting the Town's budget by utilizing the existing structure. After a number of meetings and design revisions, the Administration is ready to enter into the next phase of the project – demolition and renovation.

With Council approval, the Administration wishes to engage a construction company to provide the demolition and renovation services necessary to implement the proposed scope of work related to the Police Auxiliary and Public Services Building. The following firms are under consideration:

- Bejar Construction, Inc.
- Island Construction, Inc.
- Sofi Construction, Inc.
- DL Services, Inc.
- Other qualified firm(s)

The contract must at a minimum be able to deliver the scope of services in the attached bid set documents (Exhibit A).

The scope listed in Exhibit A and other construction-related activities must be included in the total contract amount not to exceed \$400,000.00 unless the owner in writing requests additional services or makes substantial changes to the scope of work as originally agreed to.

In consultation with the Mayor, we will select the most responsive, qualified firm, who shall serve as the civil engineer of record for the Projects.

**Fiscal Impact:**

An amount not to exceed \$400,000.00 coming from the Capital Projects Fund as budgeted.





11/01/2024

# TOWN OF GOLDEN BEACH ANNEX RENOVATION

EXISTING/  
DEMO &  
PROJECT  
INFO.

SHEET  
A-0.0

### PROPERTY INFORMATION

FOLIO 15-135-004-1050  
 SUBDIVISION GOLDEN BEACH SECTION D  
 PROPERTY ADDRESS 100 OCEAN BLVD.  
 OWNER TOWN OF GOLDEN BEACH  
 MAILING ADDRESS 100 OCEAN BLVD.  
 GOLDEN BEACH FL 33109  
 PRIMARY LAND USE REC AREA

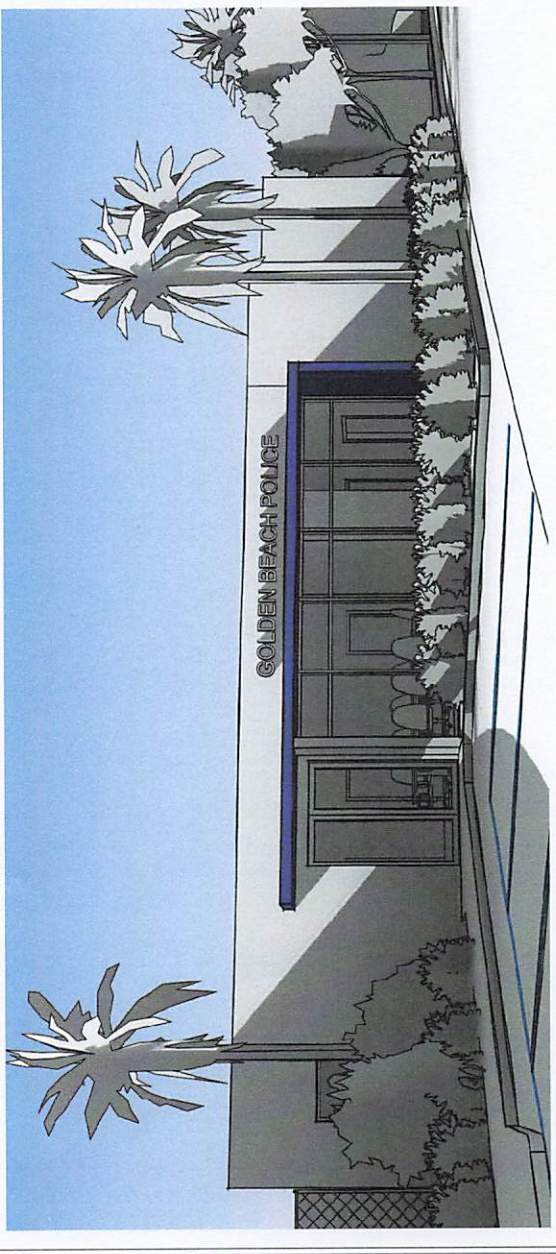
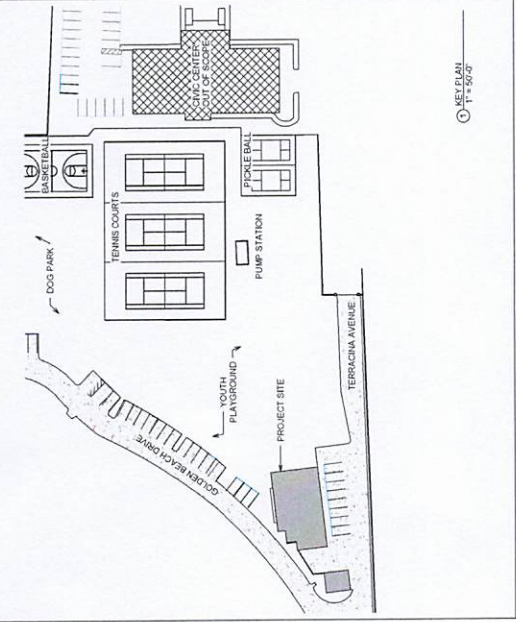
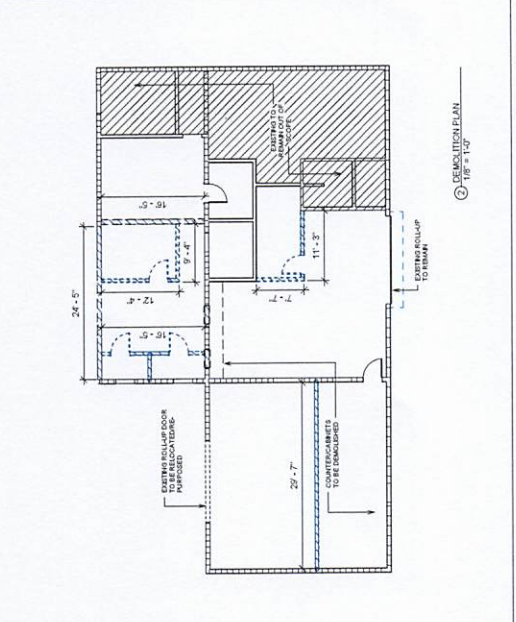
SCOPE OF WORK: INTERIOR AND EXTERIOR RENOVATION OF THE EXISTING ANNEX BUILDING. THE PROJECT IS TO BE LOCATED AT THE EXISTING LOCATION, APPROXIMATELY 2,750 SF RENOVATION & 750 SF HEAVY GA. STEEL FRAMED NEW CONSTRUCTION ADDITION. NEW ELECTRICAL, PLUMBING & MECHANICAL.

### DEMOLITION NOTES:

PART 1 - GENERAL  
 1.01 CONDITIONS AND REQUIREMENTS:  
 A. All provisions of the Conditions of the Contract apply to this Section.  
 B. Description: This Section encompasses all major items shown on drawings which are to be demolished.  
 C. Related Requirements: Specified Elsewhere

1. General Requirements, Division 1

REMOVAL PROCEDURE: If required by the Project Architect, submit proposed procedure for acceptance of removal of the work. The procedure shall include a detailed description of materials to be salvaged for the Owner, protection of property which is to remain, and the sequence of such operations. The procedure shall also include a detailed description of methods and equipment to be used for such operations, and the sequence of such operations. The procedure shall also include a detailed description of methods and equipment to be used for such operations, and the sequence of such operations. The procedure shall also include a detailed description of methods and equipment to be used for such operations, and the sequence of such operations. The procedure shall also include a detailed description of methods and equipment to be used for such operations, and the sequence of such operations.



PROJECT RENDERING

PROTECTION: Control dust resulting from demolition to prevent spread of debris, dirt, or other materials into adjacent areas. Do not use water to control dust when it will create hazardous or objectionable conditions such as flooding or erosion. Do not dispose of demolished materials by burning.

Site Inspection: Inspect the entire project area to ascertain extent of removal. Do not allow work to proceed until all areas to be removed are clearly identified. Do not allow work to proceed until all areas to be removed are clearly identified. Do not allow work to proceed until all areas to be removed are clearly identified.

PROTECTION: Control dust resulting from demolition to prevent spread of debris, dirt, or other materials into adjacent areas. Do not use water to control dust when it will create hazardous or objectionable conditions such as flooding or erosion. Do not dispose of demolished materials by burning.

Site Inspection: Inspect the entire project area to ascertain extent of removal. Do not allow work to proceed until all areas to be removed are clearly identified. Do not allow work to proceed until all areas to be removed are clearly identified. Do not allow work to proceed until all areas to be removed are clearly identified.

PROTECTION: Control dust resulting from demolition to prevent spread of debris, dirt, or other materials into adjacent areas. Do not use water to control dust when it will create hazardous or objectionable conditions such as flooding or erosion. Do not dispose of demolished materials by burning.

Site Inspection: Inspect the entire project area to ascertain extent of removal. Do not allow work to proceed until all areas to be removed are clearly identified. Do not allow work to proceed until all areas to be removed are clearly identified. Do not allow work to proceed until all areas to be removed are clearly identified.

PROTECTION: Control dust resulting from demolition to prevent spread of debris, dirt, or other materials into adjacent areas. Do not use water to control dust when it will create hazardous or objectionable conditions such as flooding or erosion. Do not dispose of demolished materials by burning.

Site Inspection: Inspect the entire project area to ascertain extent of removal. Do not allow work to proceed until all areas to be removed are clearly identified. Do not allow work to proceed until all areas to be removed are clearly identified. Do not allow work to proceed until all areas to be removed are clearly identified.

PROTECTION: Control dust resulting from demolition to prevent spread of debris, dirt, or other materials into adjacent areas. Do not use water to control dust when it will create hazardous or objectionable conditions such as flooding or erosion. Do not dispose of demolished materials by burning.

Site Inspection: Inspect the entire project area to ascertain extent of removal. Do not allow work to proceed until all areas to be removed are clearly identified. Do not allow work to proceed until all areas to be removed are clearly identified. Do not allow work to proceed until all areas to be removed are clearly identified.

PROTECTION: Control dust resulting from demolition to prevent spread of debris, dirt, or other materials into adjacent areas. Do not use water to control dust when it will create hazardous or objectionable conditions such as flooding or erosion. Do not dispose of demolished materials by burning.

Site Inspection: Inspect the entire project area to ascertain extent of removal. Do not allow work to proceed until all areas to be removed are clearly identified. Do not allow work to proceed until all areas to be removed are clearly identified. Do not allow work to proceed until all areas to be removed are clearly identified.





11/01/2024

# TOWN OF GOLDEN BEACH ANNEX RENOVATION

SITE PLAN

SHEET  
A-0.1



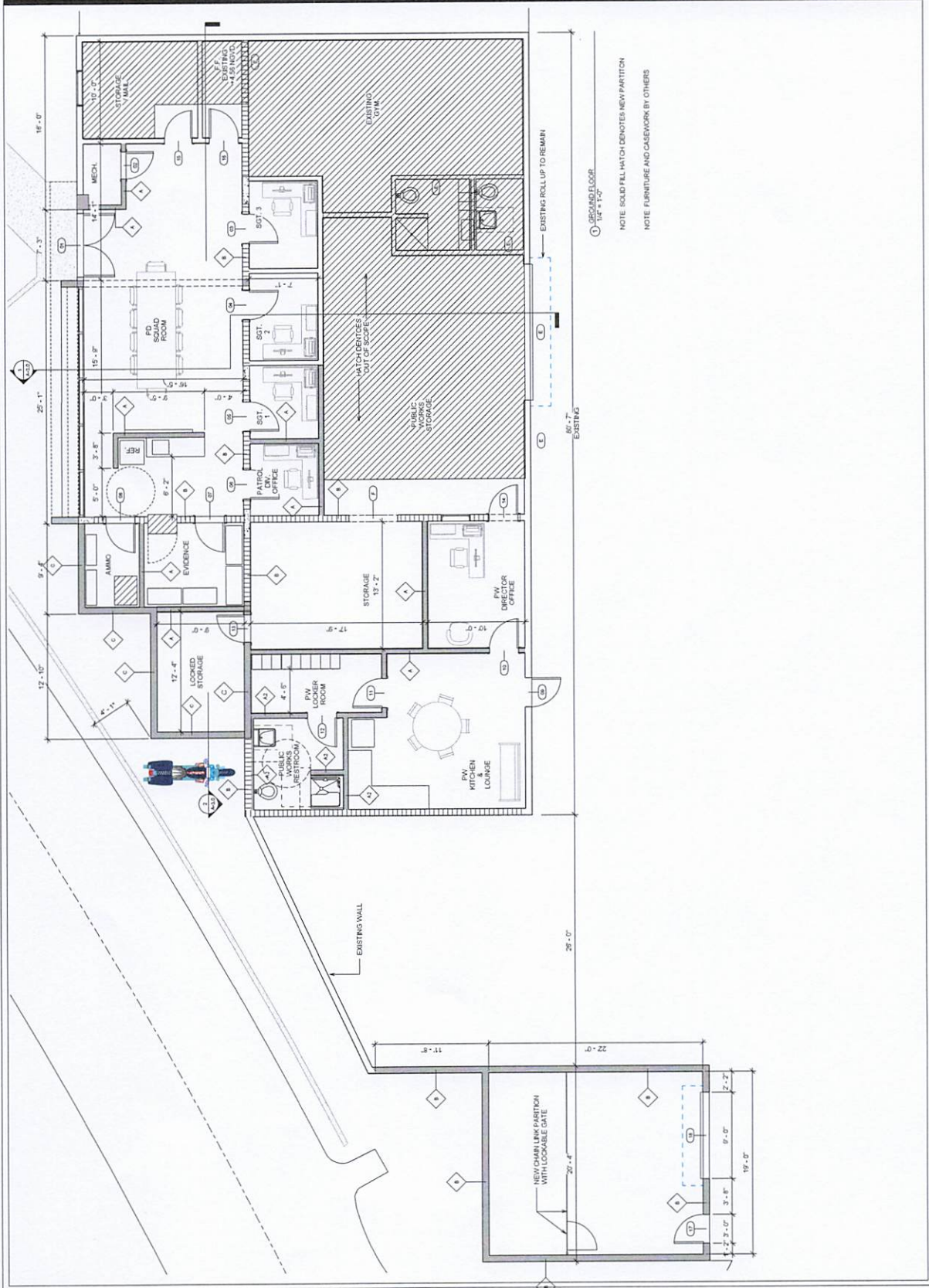


11/01/2024

# TOWN OF GOLDEN BEACH ANNEX RENOVATION

GROUND  
FLOOR PLAN

SHEET  
A-1.0







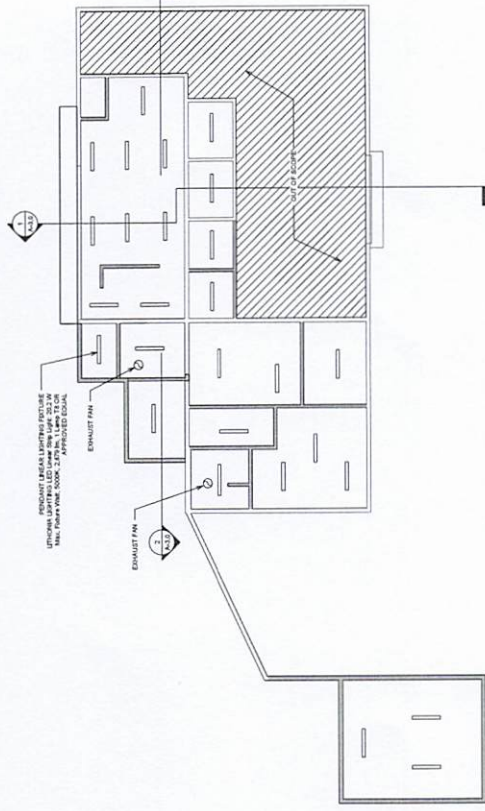
11/01/2024

# TOWN OF GOLDEN BEACH ANNEX RENOVATION

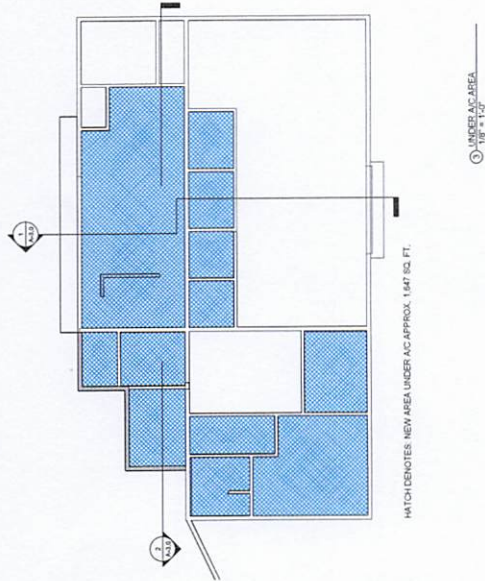
REFLECTED  
CEILING,  
FLOORING &  
ELEC. PLAN

SHEET

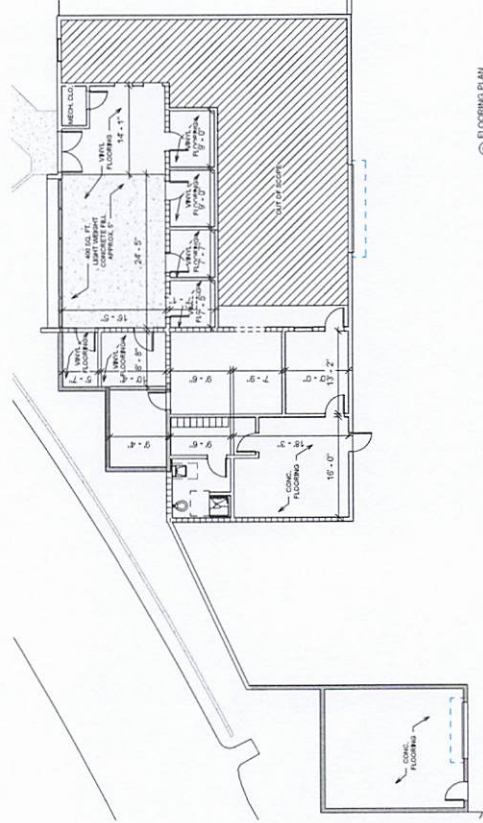
## A-1.1



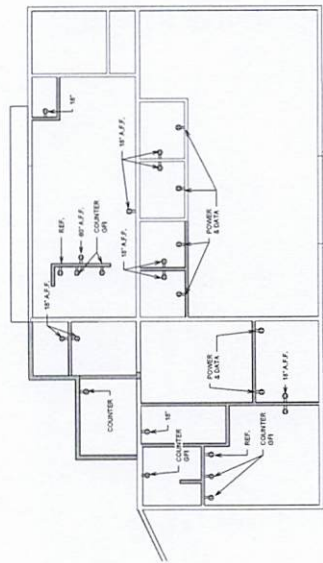
1 REFLECTED CEILING PLAN  
1/8" = 1'-0"



2 UNDER AC AREA  
1/8" = 1'-0"



3 FLOORING PLAN  
1/8" = 1'-0"



4 ELECTRICAL LOCATION PLAN  
1/8" = 1'-0"





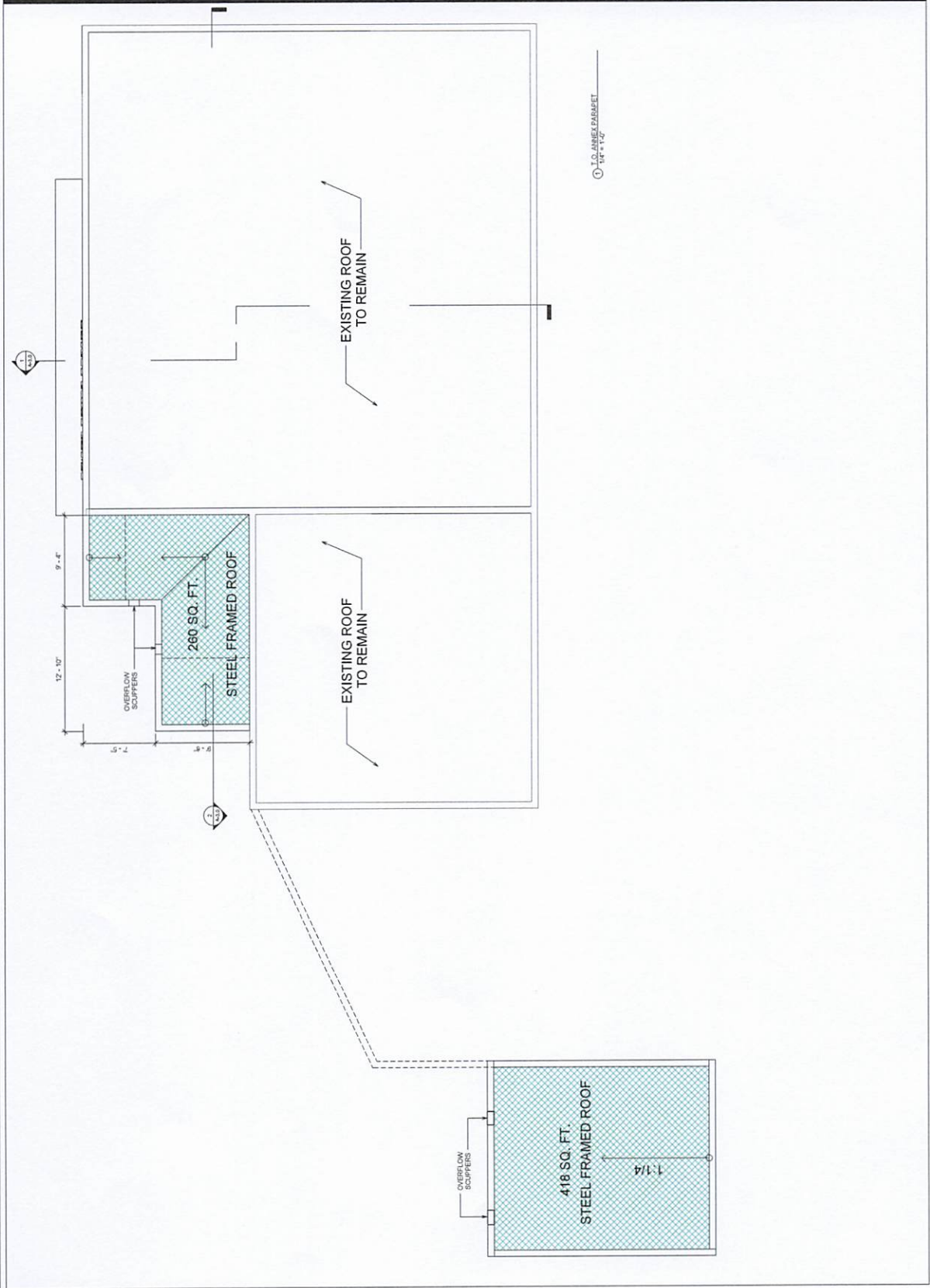
11/01/2024

TOWN OF GOLDEN BEACH  
ANNEX RENOVATION

ANNEX ROOF  
& GARAGE  
PLAN

SHEET

A-2.0





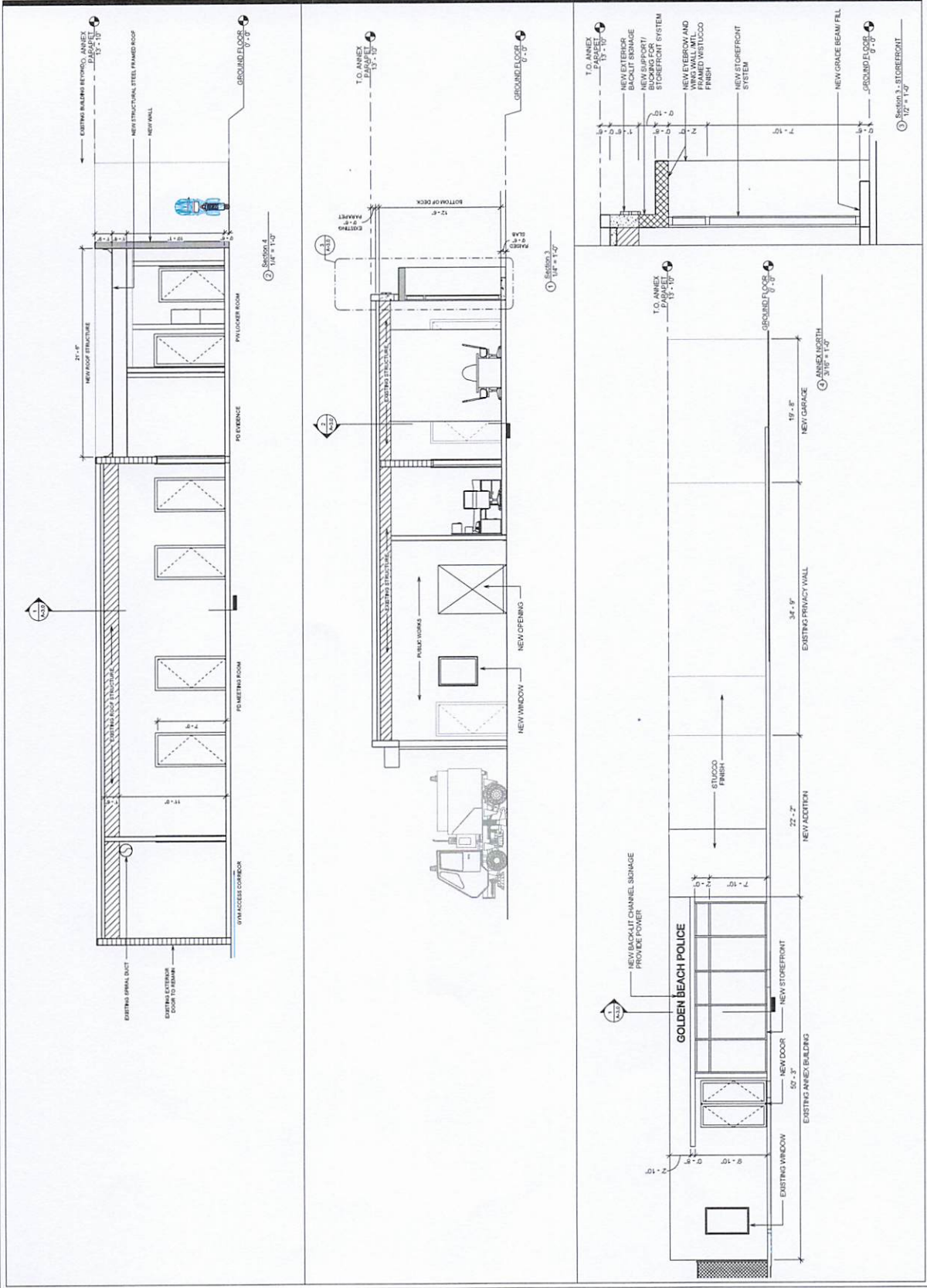
11/01/2024

# TOWN OF GOLDEN BEACH ANNEX RENOVATION

SECTIONS &  
FRONT  
ELEVATION

SHEET

A-3.0







11/01/2024

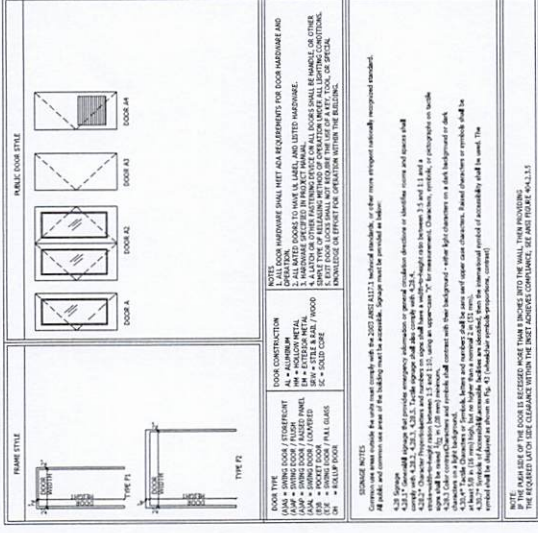
TOWN OF GOLDEN BEACH  
ANNEX RENOVATION

WALL TYPES  
&  
SCHEDULES

SHEET

A-4.0

Mark	Count	Description	Width	Height	Frame Type	Finish	Comments
01	1	A2 - EXTERIOR W/ GLASS PANELS	6'-0"	9'-0"	EM/F2	W/ GLASS	W/ ENTRY ACCESS CONTROL
02	1	A - INTERIOR DOOR	2'-0"	8'-0"	METAL/F1	WOOD	MECH. COVERED DOOR
03	1	A - INTERIOR DOOR	2'-0"	8'-0"	METAL/F1	WOOD/ GLASS	OFFICE LOCKSET
04	1	A - INTERIOR DOOR	2'-0"	8'-0"	METAL/F1	WOOD/ GLASS	OFFICE LOCKSET
05	1	A - INTERIOR DOOR	2'-0"	8'-0"	METAL/F1	WOOD/ GLASS	OFFICE LOCKSET
06	1	A - INTERIOR DOOR	2'-0"	8'-0"	METAL/F1	WOOD/ GLASS	OFFICE LOCKSET
07	1	A - INTERIOR DOOR	2'-0"	8'-0"	METAL/F1	WOOD	EVIDENCE/ ACCESS CONTROL
08	1	A - INTERIOR DOOR	2'-0"	8'-0"	METAL/F1	WOOD	AMMUNITION/ ACCESS CONTROL
09	1	A2 - EXTERIOR DOOR	2'-0"	8'-0"	METAL/F1	W/ GLASS	W/ ENTRY ACCESS CONTROL
10	1	A - INTERIOR DOOR	2'-0"	8'-0"	METAL/F1	WOOD	PASSAGE
11	1	A - INTERIOR DOOR	2'-0"	8'-0"	METAL/F1	WOOD	RESTROOM LOCKSET
12	1	A - INTERIOR DOOR	2'-0"	8'-0"	METAL/F1	WOOD	STORAGE LOCKSET
13	1	A2 - EXTERIOR DOOR	2'-0"	8'-0"	METAL/F1	WOOD/ GLASS	OFFICE LOCKSET
14	1	A - INTERIOR DOOR	2'-0"	8'-0"	METAL/F1	WOOD/ GLASS	OFFICE LOCKSET
15	1	A2 - EXTERIOR DOOR	2'-0"	8'-0"	METAL/F1	WOOD/ GLASS	OFFICE LOCKSET
16	1	A - INTERIOR DOOR	2'-0"	8'-0"	METAL/F1	WOOD	PASSAGE
17	1	A2 - EXTERIOR DOOR	2'-0"	8'-0"	METAL/F1	WOOD	STORAGE LOCKSET
18	1	A - INTERIOR DOOR	2'-0"	8'-0"	METAL/F1	WOOD	STORAGE LOCKSET
19	1	WALL OPENING	14'-0"	7'-0"	METAL	HM	NEW OPERING IN EXISTING CMU WALL



**DESIGN NO. UL V465**

UL V465  
UL V465  
UL V465  
UL V465  
UL V465

**ASSEMBLY REQUIREMENTS:**

ONE LAYER OF 1/2" GYPSUM BOARD (COMPLY WITH ASTM C 36) SHALL BE FASTENED TO THE STUDS WITH 1" x 4" SCREWS (TYPE C) AT 12" O.C. (MINIMUM 1" FROM EDGES).  
 ONE LAYER OF 1/2" STEEL STUD WALL SHALL BE FASTENED TO THE STUDS WITH 1" x 4" SCREWS (TYPE C) AT 12" O.C. (MINIMUM 1" FROM EDGES).  
 ONE LAYER OF 1/2" GYPSUM BOARD (COMPLY WITH ASTM C 36) SHALL BE FASTENED TO THE STUDS WITH 1" x 4" SCREWS (TYPE C) AT 12" O.C. (MINIMUM 1" FROM EDGES).

**TYPICAL EXTERIOR STEEL STUD WALL (LOAD BEARING)**

**WALL TYPE C NOTE: EXTERIOR WALLS OF POLICE ADDITION MUST CONTAIN STEEL BARRIER MESH PROTECTION.**

**UL V465**

**SB-P-2-06**

UL V465  
UL V465  
UL V465  
UL V465  
UL V465

NOTE: WALL TYPE B IS EXISTING CMU PARTITION TO REMAIN

**DESIGN NO. UL U419**

UL U419  
UL U419  
UL U419  
UL U419  
UL U419

**ASSEMBLY REQUIREMENTS:**

ONE LAYER OF 1/2" GYPSUM BOARD (COMPLY WITH ASTM C 36) SHALL BE FASTENED TO THE STUDS WITH 1" x 4" SCREWS (TYPE C) AT 12" O.C. (MINIMUM 1" FROM EDGES).  
 ONE LAYER OF 1/2" STEEL STUD WALL SHALL BE FASTENED TO THE STUDS WITH 1" x 4" SCREWS (TYPE C) AT 12" O.C. (MINIMUM 1" FROM EDGES).  
 ONE LAYER OF 1/2" GYPSUM BOARD (COMPLY WITH ASTM C 36) SHALL BE FASTENED TO THE STUDS WITH 1" x 4" SCREWS (TYPE C) AT 12" O.C. (MINIMUM 1" FROM EDGES).

**NEW INTERIOR PARTITION WALL TYPE A WALL TYPE A2 - DUROCK WET WALL**

**UL U419**

**SN-P-1-17**

UL U419  
UL U419  
UL U419  
UL U419  
UL U419

NOTE: WALL TYPE B IS EXISTING CMU PARTITION TO REMAIN



11/01/2024

TOWN OF GOLDEN BEACH  
ANNEX RENOVATION

<p><b>UT-C-2A</b></p>	<p><b>UT-C-2B</b></p>	<p><b>UT-C-3</b></p>	<p><b>UT-C-3A</b></p>
<p><b>UT-C-3B</b></p>	<p><b>UT-C-4</b></p>	<p><b>UT-C-5</b></p>	<p><b>UT-C-6</b></p>
<p><b>UT-C-7</b></p>	<p><b>UT-C-7A</b></p>	<p><b>UT-C-8</b></p>	<p><b>UT-C-8A</b></p>
<p><b>UT-C-8B</b></p>	<p><b>UT-C-9</b></p>	<p><b>UT-C-9A</b></p>	<p><b>UT-C-1</b></p>

ROOFING  
DETAILS

SHEET  
A-4.1





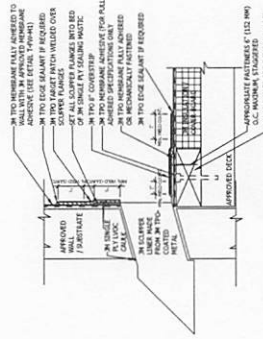
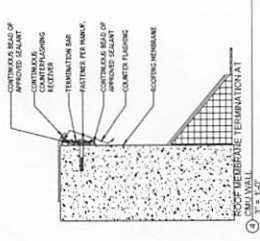
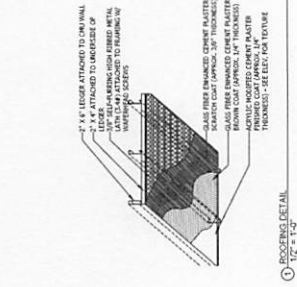
11/01/2024

TOWN OF GOLDEN BEACH  
ANNEX RENOVATION

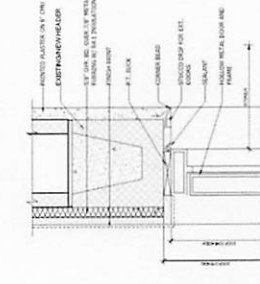
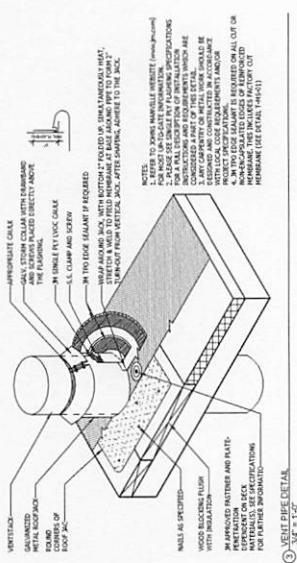
ROOFING  
DETAILS

SHEET

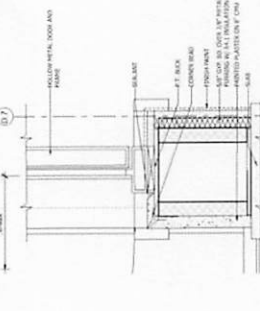
A-4.2



NOTES:  
1. ALL ROOFING SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S INSTALLATION INSTRUCTIONS AND REQUIREMENTS WHICH ARE CONSIDERED A PART OF THIS SPECIFICATION.  
2. ANY COMPONENT OF METAL WORK SHALL BE GALVANNEAL OR GALVALUME METAL.  
3. ALL METAL SHALL BE PROTECTED AGAINST CORROSION BY AN ANTI-CORROSION PAINT SYSTEM.  
4. ALL ROOFING SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S INSTALLATION INSTRUCTIONS AND REQUIREMENTS WHICH ARE CONSIDERED A PART OF THIS SPECIFICATION.  
5. ALL ROOFING SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S INSTALLATION INSTRUCTIONS AND REQUIREMENTS WHICH ARE CONSIDERED A PART OF THIS SPECIFICATION.



NOTES:  
1. ALL ROOFING SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S INSTALLATION INSTRUCTIONS AND REQUIREMENTS WHICH ARE CONSIDERED A PART OF THIS SPECIFICATION.  
2. ANY COMPONENT OF METAL WORK SHALL BE GALVANNEAL OR GALVALUME METAL.  
3. ALL METAL SHALL BE PROTECTED AGAINST CORROSION BY AN ANTI-CORROSION PAINT SYSTEM.  
4. ALL ROOFING SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S INSTALLATION INSTRUCTIONS AND REQUIREMENTS WHICH ARE CONSIDERED A PART OF THIS SPECIFICATION.  
5. ALL ROOFING SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S INSTALLATION INSTRUCTIONS AND REQUIREMENTS WHICH ARE CONSIDERED A PART OF THIS SPECIFICATION.



NOTES:  
1. ALL ROOFING SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S INSTALLATION INSTRUCTIONS AND REQUIREMENTS WHICH ARE CONSIDERED A PART OF THIS SPECIFICATION.  
2. ANY COMPONENT OF METAL WORK SHALL BE GALVANNEAL OR GALVALUME METAL.  
3. ALL METAL SHALL BE PROTECTED AGAINST CORROSION BY AN ANTI-CORROSION PAINT SYSTEM.  
4. ALL ROOFING SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S INSTALLATION INSTRUCTIONS AND REQUIREMENTS WHICH ARE CONSIDERED A PART OF THIS SPECIFICATION.  
5. ALL ROOFING SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S INSTALLATION INSTRUCTIONS AND REQUIREMENTS WHICH ARE CONSIDERED A PART OF THIS SPECIFICATION.

DOOR HEADER DETAIL

DOOR JAMB DETAIL