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**Meeting Name:** Juno Beach Town Council Meeting  
**Meeting Date:** April 23, 2025  
**Prepared By:** Andrea L. Dobbins, Project Coordinator/Risk Manager  
**Item Title:** Pelican Lake Gazebo

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## **DISCUSSION:**

At the March 2025 meeting, staff presented the single sealed bid proposal submitted by Ferreira Construction for the replacement of the Pelican Lake Gazebo in the amount of \$288,100. The Council exercised their right to not accept the proposal at this time. Staff contacted Ferreira Construction to notify them of the Council's decision. Staff inquired if the bid price was negotiable. They indicated that their pricing for the sealed bid was a firm number. Staff is awaiting a response from Ferreira inquiring if the structure can be replaced but preserve the roof and if that would result in a cost savings.

It should be noted that preserving the roof does not seem to be an idea supported by any of the contractors or the engineers consulted due to the age of the roof and the possibility of termite infestation. At the minimum, the roof would need to be treated for termites per the recommendation of ONMJ. The contractors and the engineer that have looked at the structure have expressed their opinion for a complete replacement of the gazebo. There does not appear to be anything (substructure, decking, piling, handrails) that can be preserved from the original structure. The structural engineer, ONMJ, that provided the signed/sealed drawings for the gazebo has submitted a proposal to provide a complete structural assessment in the amount of \$3,000.

Please note that in 2007 when the structure was built, the Town paid the contractor almost \$119,000 for the complete construction of the gazebo.

The Council directed staff to solicit input from local carpenters to provide a formal inspection and report on the condition of the gazebo. Staff reached out to the following carpenters for this request:

- JM Custom Woodworking
- J&G Carpentry
- TCS Handyman & Carpentry
- Roy Jandreau Carpentry
- LPR Carpentry
- Palm Beach Carpentry Services
- Accent Creations
- Palm Beach Woodwork

- SE Zerquera Inc.

One carpenter responded back to the inquiry, JM Custom Woodworking, and agreed to review the project drawings. Staff is waiting on additional information from them but did not have anything at the time of submitting this memo.

Staff also contacted a few general contractors for additional input. The general contractors that agreed to review the project are DEMAC Construction, Celtic Home Gallery and Mangold Construction. DEMAC Construction indicated that the sealed bid amount was within the “market value” of the job meaning there could be quotes more or less but this was a number that appeared reasonable with the current cost of materials and labor. The other contractors have agreed to provide some kind of budgetary number but at the time of submitting the memo it was not available.

### **RECOMMENDATION:**

Staff respectfully requests the Town Council’s input and deliberation on this renovation project. The options recommended by staff are as follows:

- 1.) Include the project in the 2026 budget and rebid the project next fiscal year. This will delay the construction process for the gazebo and the cost of construction may increase.
- 2.) Seek grant funding for this project through the Florida Recreational Development Assistance Program (FRDAP). Grant applications would be due in September 2025 and recipients would be notified July 2026 with the project to commence in 2027. The FRDAP grant is 1:1 match on projects over \$150,000 and cannot exceed \$400,000. An example of the cost share, *based on this proposal*, is \$158,455 from the state and \$158,455 from the Town. Construction costs in 2027 will most likely increase. If the Council selects this option, staff recommends that the Town enter into an agreement with RMPK Funding for the grant application process in the amount of \$2,750.

### **ATTACHMENT:**

ONMJ structural assessment proposal

RMPK proposal for grant writing services