

# New Port Cove Marine Center

## Old Port Cove Holdings

### Riviera Beach, Florida

#### Services Rendered

- Drystack Facility and Site Planning
- Regulatory Permitting
- Development of Design/Build Package
- Civil Engineering Design
- Forklift Purchase Coordination
- Bidding Administration
- Construction Schedule Coordination
- Construction Administration



#### Project Summary

The New Port Cove Marine Center was an old dry storage facility constructed before the adoption of modern hurricane construction guidelines. The facility, capable of handling 255 boats, was outdated in that it could not accommodate the rapidly growing segment of newer, larger boats in Palm Beach County.

ATM performed a marketing and planning study and a financial feasibility analysis to investigate the merits of rehabilitation versus new construction. Analyses indicated the project goals could not be met using the existing facilities.

ATM designed an up-to-date stormwater management facility, as well as a site that met current land development codes, and developed performance specifications for the new facility. During the state, federal and local permitting process, ATM submitted requests for bids to several teams of constructors and dry storage designers and builders, and negotiated with the low bidder to make adjustments in the project parameters to meet the owner's construction budget.

ATM coordinated the replacement and expansion of a dated drystack structure. New construction included a 5-story enclosed drystack structure, a 4-story exterior rack storage structure, attached office structure (to enclosed drystack), and various other site improvements including an innovative stormwater collection and treatment plan that created treatment "ponds" inside the enclosed drystack structure. The facility provides dry storage for 300 vessels up to 40-ft. in length and was completed in 2005.

ATM acted as the owner's representative and has oversaw all phases of construction. Significant rises in steel prices and cement availability threatened the project, but ATM, the owners and contractor worked together to overcome the challenges of increased costs.

As the project neared completion, Hurricane Frances damaged portions of not-yet-complete project. ATM performed inspections and provided assistance in the insurance claims process.