

# 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 Contract 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, could not accommodate the rapidly growing segment of newer, larger boats in Palm Beach County.

ATM performed marketing, planning, and financial feasibility analyses to investigate the merits of rehabilitation versus new construction. The analyses indicated that the project goals could not be met using the existing facilities. Therefore, ATM coordinated the replacement and expansion of the dated drystack structure. ATM designed an up-to-date stormwater management facility to meet current land development codes and developed performance specifications for the new dry storage facility. During the state, federal, and local permitting processes, ATM solicited requests for bids to several teams of contractors 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.

New construction included a 4-story exterior rack storage structure, 5-story enclosed drystack structure, attached office structure, and various other site improvements including an innovative stormwater collection and treatment plan that created treatment ponds inside the enclosed drystack structure. Completed in 2005, the facility now provides dry storage for 300 vessels up to 40 feet in length.

ATM acted as the Owner's Representative during 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 the construction. ATM performed inspections and provided assistance in the insurance claims process. The damages were repaired and the facility opened with strong demand for racks. The drystack is a true success story and is a frequent stop on International Marina Institute tours/classes.

