

**CITY OF RIVIERA BEACH CITY COUNCIL
AGENDA ITEM SUMMARY**

MEETING DATE: November 2, 2011

AGENDA ITEM SUMMARY NO. 0-011-1

- | | |
|--|--|
| <input checked="" type="checkbox"/> AWARDS / PRESENTATIONS / PETITIONS | <input type="checkbox"/> REGULAR |
| <input type="checkbox"/> CONSENT | <input type="checkbox"/> RESOLUTION |
| <input type="checkbox"/> PUBLIC HEARING | <input type="checkbox"/> DISCUSSION & DELIBERATION |
| <input type="checkbox"/> ORDINANCE ON SECOND READING | <input type="checkbox"/> BOARD APPOINTMENT |
| <input type="checkbox"/> ORDINANCE ON FIRST HEARING | <input type="checkbox"/> WORKSHOP |

TITLE/SUBJECT: Riviera Beach YouthBuild has formed a partnership with WELBRO Building Corporation and The Morganti Group

RECOMMENDATION / MOTION:

Assistant City Manager	Library
City Attorney <i>PHC 10/25/11</i>	Marina
City Clerk	Police
Community Development	Public Works
Finance	Purchasing
Fire	Recreation & Parks
Human Resources	Water & Sewer

APPROVED BY CITY MANAGER: *Ruth C. Jones* DATE: 10-25-11

Originating Dept. <i>Debra S. Hall</i>	Costs: <u>NA</u>	City Council Actions: <input type="checkbox"/> Approved <input type="checkbox"/> Approved w/conditions <input type="checkbox"/> Denied <input type="checkbox"/> Tabled to _____ <input type="checkbox"/> Referred to Staff
User Dept.	Current FY: _____ Funding Source: <input type="checkbox"/> Capital Improvement <input type="checkbox"/> Operating <input type="checkbox"/> Other:	Attachments: Press Release from Welbro Building Corporation The Morganti Group mission statement and company information. Riviera Beach YouthBuild overview. History and Emails from YouthBuild Director Tamar Reno
Advertised: Date: Paper: <input checked="" type="checkbox"/> Not Required	Budget Account Number:	
Affected Parties <input checked="" type="checkbox"/> Notified <input type="checkbox"/> Not Required		

SUMMARY:

Riviera Beach YouthBuild has partnered with two local construction companies who have made donations and apprentice offers:

(1) WELBRO Building Corporation provided YouthBuild participant Xavier Davis with a year-long work-study apprenticeship. In addition to providing the work-study program, WELBRO has donated \$5,000 to the *Champions of Change*, Riviera Beach YouthBuild's annual fundraising initiative.

(2) The Morganti Group, Inc. is donating \$5,000 to Riviera Beach YouthBuild. The Morganti Group is a construction management firm that will likely accept an apprentice from Riviera Beach YouthBuild.

BACKGROUND:

The mission of Riviera Beach YouthBuild is to unleash the intelligence and positive energy of young adults to rebuild their community and their own lives through a commitment to work, vocational training, education and community leadership development. YouthBuild is a program that specifically targets young men and women between the ages of 18-24 who have not obtained a high school diploma or GED. During the last fiscal year some participants rehabilitated 35 homes of low income seniors in the Riviera Beach community. Additionally YouthBuild collaborated with habitat for Humanity on three affordable housing projects and partnered with a large group of Florida Power & Light volunteers to rehabilitate eight houses in a single day.

WELBRO Building Corporation reinvests in Riviera Beach by launching partnership with Riviera Beach YouthBuild

WELBRO Building Corporation to provide work-study to Riviera Beach YouthBuild participant to learn and gain knowledge of construction industry

Riviera Beach, FL (10/7/2011) – WELBRO Building Corporation, one of Central Florida's largest full-service construction firms, has partnered with Riviera Beach YouthBuild (RBYB) to provide a yearlong work-study opportunity to a YouthBuild participant.

"We always look forward to giving a student the opportunity to gain hands-on knowledge of what the construction industry is like, and to hopefully open their eyes to the vast job opportunities that are available in the construction industry," said, Darick Bennett, WELBRO Project Manager. "WELBRO also believes in giving back to the Riviera Beach community."

In addition to providing the work study program, WELBRO has also donated \$5,000 to the *Champions of Change*. The *Champions of Change* is Riviera Beach YouthBuild's annual fundraising initiative. "We hope our donation can help Riviera Beach YouthBuild achieve its mission of helping the young people, and making a difference in Riviera Beach," said John Sfeir, WELBRO Vice-President of Operations. "WELBRO enjoys partnering with great community organizations such as Riviera Beach YouthBuild. They are truly a benefit to Riviera Beach."

The partnership will support RBYB's effort in providing job training in the construction industry and leadership skills. "WELBRO is playing a key role in helping RBYB students attain real life work experience and giving them hope that they will succeed in changing their life", said Tamar Reno, President of Riviera Beach YouthBuild. "It goes a long way in the development of our RBYB students when organizations such as WELBRO take an active role in supporting our program and students." One of RBYB's goals is to empower its participants to become community leaders by taking an active role in revitalizing their community. Last year, RBYB revitalized 37 homes in the city of Riviera Beach and is currently rehabbing a building that will be converted into an educational center.



RBYB Photo: Darick Bennett, WELBRO Project Manager and Xavier Davis, Riviera Beach YouthBuild participant, pose at construction site of Phase II of the Oceana Palm Timeshare on Singer Island, in Riviera Beach



RBYB Photo: Xavier Davis, Riviera Beach YouthBuild Participant, and WELBRO employee unloading barrel of rocks to dumpster at construction site of Phase II of the Oceana Palm Timeshare on Singer Island, in Riviera Beach

About Riviera Beach YouthBuild

The mission of the RBYB is to unleash the intelligence and positive energy of low-income youth to rebuild the community and their own lives with a commitment to work, education, family and citizenship. The program recruits unemployed and undereducated young people ages 18 - 24 to work towards passing the GED examination or receiving a high school diploma while learning work and social skills by building and revitalizing affordable housing.

About WELBRO Building Corporation

WELBRO Building Corporation has been building continuously in the Florida commercial construction market for over 27 years and is consistently ranked among the nation's top contractors by Engineering News Record (ENR). WELBRO is a dominant force in the hotel/hospitality and education markets. Other major project types include office buildings, retail/commercial and special use facilities.

MEDIA CONTACT

Miguel Rada, Program Director Riviera Beach YouthBuild. 561.299.0942;
ryouthbuild@gmail.com

Hall, Debrah S.

From: Tamar Reno [tamarreno@gmail.com]

Sent: Tuesday, October 11, 2011 4:08 PM

To: Hall, Debrah S.

Subject: Re: Youth Build Presentation

Hi Debrah. The following is some basic info on our program:

Riviera Beach YouthBuild is a comprehensive youth and community development program simultaneously addressing several core issues facing our community: education, housing, jobs, and leadership development. It uniquely addresses the status of unemployed young men and women who have dropped out of school and have no apparent path to a productive future by allowing them to simultaneously serve their communities and build their own future.

The participants' time is divided between spending time receiving hands-on construction training and classroom time where they work towards receiving a GED or high school diploma. The YouthBuild program is a win-win program for the community because it helps far more people than just our participants. During our last fiscal year, our participants rehabilitated 35 homes of low income seniors in the Riviera Beach community. These low income homeowners do not have the resources to improve their properties. Additionally, we collaborated with Habitat for Humanity on 3 affordable housing projects and partnered with a large group of Florida Power & Light volunteers to rehabilitate 8 houses in a single day.

The mission of Riviera Beach YouthBuild is to unleash the intelligence and positive energy of young adults to rebuild their community and their own lives through a commitment to work, vocational training, education and community leadership development. Thanks so much!

-Tamar Reno

THE MORGANTI GROUP

1450 Centrepark Blvd., Suite 260, West Palm Beach, Florida 33401

Phone: (561) 689-0200 | Fax: (561) 689-4774

Contact: Vice President US Development - James Auld, jauld@morganti.com

THE MORGANTI VISION

Morganti is proud to serve as your Construction Expert. We have the experienced staff to work with you and your architect/engineer offering a full complement of time-tested pre-construction and construction services. Our construction services are provided on a localized basis, both domestically and internationally.

Our knowledge of the construction market and our 90 years of experience streamlines the process while controlling costs and delivering the quality you expect.

Morganti employs the most advanced estimating, scheduling and value engineering systems. We function as an extension of your staff, providing critical team leadership at every phase and recommending the best solution for the design and construction of your project

A value-driven contractor with an excellent reputation and proven capabilities

By expanding and improving our capabilities, Morganti qualifies as uniquely value-driven by each of our clients. That distinction is achieved by reaching beyond what is merely expected and forging new channels and standards of excellence in construction management.

The Morganti reputation is our touchstone. The integrity, honesty and expertise of every member of the Morganti family maintains and expands our reputation with each project and client. The trust our clients place in our abilities is the lifeblood of our company.

Morganti Leadership

Nabil Takla – President & CEO

Gerry Kelly - Sr. Vice President, US Operations

James Auld - Vice President, Business Development & Marketing

Vartan Vartanian - Group Financial Controller & Administration

Michael Olenick - Vice President, Corporate Affairs & Chief Compliance Officer

Ron Brookfield – Group Vice President, Construction Support

Tim Gunn – Vice President, Northeast Region

James Peace – Operations Manager

Louie Rueda – General Manager, New York

Gabe Vasquez – Manager, Texas

CONSTRUCTION MANAGEMENT

Construction Management is a professional service that applies effective management techniques to the planning, design, and construction of a project from inception to completion for the purpose of controlling time, cost and quality. Construction Management is a discipline and management system specifically created to promote the successful execution of capital projects for owners. These projects can be highly complex. Few owners maintain the staff resources necessary to pay close, continuing attention to every detail--yet these details can "make or break" a project. Morganti augments the owner's staff with pre-planning, construction, and management expertise that can assure the best possible project outcome no matter what type of project delivery method used. Morganti's approach is to serve as an extension of an owner's organization, further supplementing their capabilities and representing their interests throughout the entire life of the project.

PRE-CONSTRUCTION PHASE

- Support with site selection
- Develop conceptual cost estimates
- Update estimate throughout design development/construction documents
- Perform value engineering review
- Recommendations on sustainable (green) building practices
- Establish project schedule
- Conduct constructability reviews
- Assist with permitting and licensing
- Develop subcontractor bid packages

CONSTRUCTION PHASE

- Manage procurement
- Supervise and manage daily construction activities
- Manage project communications, cost control and accounting
- Evaluate and update project schedule
- Administer subcontractor payment
- Review/verify and expedite project change orders
- Weekly jobsite meetings
- Administer jobsite safety and quality control program
- Perform pre-punch inspections and corrections
- Support commissioning/start up of building systems
- Obtain occupancy permits
- Coordinate owner move-in schedule
- Coordinate and prepare as-built drawings/operation manuals & warranties

Riviera Beach Youth Build

Overview

Riviera Beach Youth Build is a community service, school, job training, pre-apprenticeship and leadership program currently under development and housed on the campus of Riviera Beach Maritime Academy.

The mission of the RBYB is to unleash the intelligence and positive energy of low-income youth to rebuild the community and their own lives with a commitment to work, education, family and citizenship. The program recruits unemployed and undereducated young people ages 18 - 24 to work towards passing the GED examination or receiving a high school diploma while learning work and social skills by building affordable housing for homeless and low-income people.

Youth Build consists of six major program components. On average, young people spend 6 to 12 months in the program, dividing their time between the educational element and the construction site. The major program components include:

- **Housing** – Students rehabilitate or construct homes for homeless and low-income people in their community. Projects range from restoring multiunit buildings to constructing new homes. Students are paid a stipend for their construction work.
- **Education** – Students prepare for a high school diploma, GED, vocational school, or college. Classes are intended to be small to allow for one-on-one attention.
- **Job Training and Employability Skills** – Through the construction element, students learn work habits, decision-making, and time management skills. They also develop career plans and prepare for job interviews. Qualified construction instructors provide OJT.
- **Leadership Development** – Young people learn to advocate for issues that concern them and the community, and take responsibility for themselves and their families.
- **Counseling and Mentoring** – Counseling, mentoring and referrals are offered to address such issues as childcare, transportation, or substance abuse. Students are assigned a counselor or mentor, with whom they meet regularly.
- **Graduate Support** – Graduates have access to resources and support to assist them after they leave the program.

Benefits of Youth Build:

- Weekly living allowance
- Potential GED/High School Diploma
- Employment Assistance during and after program

Requirements of Youth Build:

- Ability to make a 1 year commitment to CHANGE!
- Be between the ages of 18-24
- Be available Monday-Thursday 12:00 PM - 7:00 PM
- Be willing to work toward educational goals (GED or College/Vocational)
- Be willing to work in a team setting to accomplish Youth Build goals
- Complete required goals of both construction and education

- Be willing to participate in building a stronger community
- Be able to complete an intense two-week orientation
- Be drug-free

Now Enrolling!

Call Today: **561-841-7600**

Contact:

Mr. Miguel Rada, Program Director

Tamar Reno, Board President (561-574-2662)

RIVIERA BEACH YOUTH BUILD

251 West 11th Street

Riviera Beach, FL 33404

