



TO: CRA Board of Directors

FROM: Lee R. Feldman, ICMA-CM, City Manager

DATE: September 3, 2014

TITLE: Motion approving the transfer of \$1,238,068 from Beach Master Plan Public Improvement Projects to the New Aquatics Center Project and approval of funding for proposed modifications to the Aquatic Center in the amount of \$1,238,068

Recommendation

It is recommended that the CRA Board of Directors approve the transfer of \$904,281 from P11679.346, Sebastian Street/Alhambra Street Parking Garage project and of \$333,787 from P11322.346 Beach Improvements to P10648.346 New Aquatics Center to fund the proposed modifications to the Aquatics Center. The proposed redevelopment of the Aquatic Center meets the Fort Lauderdale Beach Community Redevelopment Plan's goals of:

- Providing for a mix of land uses that will foster family activity and recreation in the Central Beach area, and opportunities for expansion of tourist-related facilities and activities; and
- Stimulating the redevelopment of the core area for the revitalization of the entire Central Beach area

Background

This item was deferred from August 19, 2014 CRA Board of Directors meeting to allow for additional public input and discussion.

On December 14, 2011, the Beach Redevelopment Board sent the following Communication to the City Commission:

Motion by Ms. Jarjura, seconded by Ms. Lee, that the Board recommends Recreational Design and Construction, Inc. (RDC) as the selected bidder to the RFP (Aquatic Complex Redevelopment) which is consistent with the Beach Redevelopment Plan; the Board supports the alternate proposal by RDC which includes a children's play area, public restroom, and landscaping and sidewalk. Further, the Board recommends that the City work with RDC to ensure that the project meets the City's financial goals and objectives. Finally, the Board recommends the allocation of \$25 million from the Beach CRA fund for this project. In a voice vote, the motion passed (8-1) with Chair Deckelbaum opposed.

On September 18, 2012 the City Commission approved a Developer's Agreement with Recreational Design & Construction Inc. for design and construction of the renovation of the Aquatic Complex with a guaranteed maximum price (GMP) in the amount of \$32,437,434 (\$24,864,950 (CRA) for the aquatic facility and \$7,572,484 (parking bond) for the parking garage).

At the June 17, 2014 City Commission Conference meeting, the City Commission reviewed the following proposed scope revisions to the Aquatic Center. The consensus of the Commission was to move forward with the proposed revisions. The estimated costs and summary of the proposed revisions are as follows:

- **Inclusion of Indoor Dry Land Training Facility**

The inclusion of a dry land indoor training facility in the existing shell space (originally intended for the International Swimming Hall of Fame) requires structural modifications to accommodate the required ceiling clearance for the athletes. The original design calls for a ceiling height of 19'-1", while the indoor dry land training facility's height clearance is 20'-5" minimum clearance. The financial impact for incorporating the indoor dry land training facility and make the structural alterations is \$1,066,870.

- **Relocation of Aquatic Center's Operational Offices**

The current design calls for the Aquatic Center's operational offices to be located on the 5th floor. By constructing a 3rd floor mezzanine level for the offices it will be possible to increase the 5th floor banquet facility usable floor space from 3,482 S.F. to 5,400 S.F. The financial impact of constructing a new mezzanine level to accommodate the Aquatic Center's operational offices is \$452,890.

- **Provide Heating Ventilation and Air Conditioning in Locker Rooms**

Revise current specifications from mechanical ventilation (no air condition) to installation of full HVAC system (heating, ventilation and air condition) in the locker rooms, pool-level restrooms, pool equipment room, and concession area. The financial impact of incorporating air conditioning is \$583,045.

- **Removal of movable floor system from Scope of Work.**

By removing the movable floor from the scope of work and GMP there will be an offset of cost. The financial impact of eliminating the removable floor from the scope of work is a credit of (\$864,737).

At the July 21, 2014 Beach Redevelopment Advisory Board (BRAB) meeting, the Board expressed concerns regarding the Aquatic Center and unanimously (7-0) recommended that the Community Redevelopment Agency (CRA) Board of Directors delay approval of the funding request for the proposed modifications to the Aquatic Center, and that the City Commission delay approval of the final site plan for the Aquatic Center until the following information is provided:

- Information on personnel and staffing of the facility (so that the City can start planning events and be able to answer questions from potential event promoters)
- Business plan (how it is going to make money)
- Comparative study of other world class venues (so the Board knows it meets or exceeds criteria that other facilities have) in terms of square footage, proposed amenities, and dimensional standards in terms of heights, widths, lengths, depths.

On August 4, 2014, the BRAB held a special meeting so that staff could address the concerns raised at the previous meeting regarding the Aquatic Center. Staff was able to allay the concerns about staffing, a business plan and the facility meeting national and international swimming and diving standards. However, the Board expressed concerns about whether the Aquatics Center was the highest and best use for the property, as defined by the Fort Lauderdale Beach Community Redevelopment Plan. Specifically, that (1) the Board does not see any evidence that a community swimming pool and a parking garage will revitalize the area, and (2) that in the Board's opinion, the design is not state of the art and is at best average. As a result, the BRAB unanimously (8-0) recommended to inform the City Commission that they have serious reservations about the Aquatic Center being the highest and best use of the property, as defined by the Fort Lauderdale Beach Community Redevelopment Plan. However, if it is determined that the Aquatic Center is the highest and best use, the Board approves these modifications.

The aggregate cost for all changes described above is estimated to cost an additional \$1,238,068. This will increase the GMP to \$33,675,502 (\$26,103,018 (CRA) for the aquatic facility and \$7,572,484 for the parking garage (parking bond)). To fund the changes, the following fund transfers are required:

- Transfer \$904,281 from P11679.346, Sebastian Street/Alhambra Street Parking Garage project to P10648.346, New Aquatics Center.
- Transfer \$333,787 from P11322.346 Beach Improvements to P10648.346 New Aquatics Center

On the September 3, 2014 City Commission Regular agenda, there are three associated items including the consolidated budget amendment (CAM 14-0905), a change order to the Fort Lauderdale Aquatic Center Developer's Agreement with RDC to add these modifications (CAM 14-0921) and the second reading of the Public Purpose Use/Site Plan Level IV Development Permit for the Fort Lauderdale Aquatic Center (CAM 14-0795). The public purpose/development permit does not include the aforementioned modifications. Instead, the proposed modifications will be approved administratively after funding is approved and the contract with RDC is amended. Funding of this modification is contingent upon City Commission approval of the consolidated budget amendment (CAM 14-0905) and the change order to the Fort Lauderdale Aquatic Center Developer's Agreement (CAM 14-0921).

Resource Impact

There will be a fiscal impact to the CRA in the amount of \$1,238,068. This action is contingent upon the approval of the consolidated budget amendment, CAM 14-0905, a companion item on this agenda.

Appropriate From:

Funds available as of August 22, 2014					
ACCOUNT NUMBER	INDEX NAME (Program)	OBJECT CODE/ SUB-OBJECT NAME	AMENDED BUDGET (Object Code)	AVAILABLE BALANCE (Object Code)	AMOUNT
346-P11322.346-6599	BEACH IMPROVEMENTS	CAPITAL OUTLAY/ CONSTRUCTION	\$525,000	\$525,000	\$333,787
346-P11679.346-6599	SEBASTIAN ST/ALAHMBRA ST PARKING GARAGE	CAPITAL OUTLAY/ CONSTRUCTION	\$2,437,000	\$2,215,271	\$904,281
APPROPRIATION TOTAL →					\$1,238,068

Appropriate To:

346-P10648.346-6599	NEW AQUATICS CENTER/PARKING GARAGE	CAPITAL OUTLAY/ CONSTRUCTION	\$24,864,950	\$0	\$1,238,068
APPROPRIATION TOTAL →					\$1,238,068

This item is a *Press Play Fort Lauderdale Strategic Plan 2018* initiative, included in the **Public Places Cylinder of Excellence**

- **Goal 3:** Be a community that finds opportunities and leverages partnerships to create unique, inviting, and connected gathering places that highlight our beaches, waterways, urban areas and parks;
- **Objective 1:** Improve access to and enjoyment of our beach, Riverwalk, waterways, parks, and open spaces for everyone

This item advances the Fast Forward Fort Lauderdale 2035 Vision Plan: We Are Here.

Related CAMs: 14-0905, 14-0921 and 14-0795

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