



TO: Honorable Mayor & Members of the
Fort Lauderdale City Commission

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

DATE: June 17, 2014

TITLE: Aquatic Center Update

The purpose of this memorandum is to provide an update regarding the Aquatic Center project and to bring pending items to the attention of the City Commission.

Background

Project Schedule and Budget

On September 18, 2012 the City Commission authorized the Developers Agreement with Recreational Design & Construction Inc., for the design and construction of the Aquatic Center. The Developer's Guaranteed Maximum Price (GMP) for the project is \$32,437,434.00 (\$24,864,950.00 for the aquatic facility and \$7,572,484.00 for the parking garage).

The Notice to Proceed for the Design Phase was issued on January 14, 2013, with the requirements for Recreational Design & Construction Inc., to:

- Complete the design phase of the project no later than 295 business days from the issuance of the Notice to Proceed.
- Complete Substantial Completion of the construction phase of the project no later than 331 business days following the issuance of the written authorization by the City to commence construction.

Usage of Shell Space - Indoor Dry Land Training Facility

The space that was dedicated for the International Swimming Hall of Fame in the Developers Agreement and Guaranteed Maximum Price, dated September 18, 2012, was defined as an unfinished two-story shell space making up approximately 10,150 square feet (potentially buildable to 20,300 square feet). As the International Swimming Hall of Fame decided not to lease the space, City staff and Recreational Design & Construction, Inc., have evaluated options for usage as outlined below that could accommodate not only aquatic sports, but also incorporate features to maximize the usage of the facility to not only attract local, regional, national, and international events, but dive team training camps and complimentary recreational programs such as cheerleading clinics, beginning gymnastics, tumbling classes, and birthday parties.

The inclusion of an indoor dry land training facility into the Aquatic Center provides an added value and marketability to the facility. Converting approximately half of the two story shell space into an indoor diving dry land training facility is essential to being able to host world class diving meets, competitions, and events. USA Diving and FINA (International Swimming Federation) require indoor dry land training facilities for their events such as Olympic Trials and World Championships.

If the City elects to not include the dry land facility at this stage in the project, it will not be feasible to incorporate the change later as the change requires alteration of the structure to provide the necessary height clearance for the athletes. The original design calls for a ceiling height of 19'-1" from the top of the 2nd floor slab to the underside of the 4th level ceiling, while the indoor dry land training facility's height clearance requirement is 20'-5" minimum clearance. The financial impact for incorporating the indoor dry land training facility is \$1,066,870 as shown in Exhibit 1.

Window Fittings

The window fittings (glazing) component of the east facade as shown in Exhibit 2 is a part of the indoor dry land training facility design as well. The glazing feature has been incorporated in renderings and the project submittal package to the Development Review Committee and the Planning and Zoning Board. Removing this feature from the facade will alter the front appearance of the Aquatic Center. Given the size of the opening and the requirement of the structure, it will not be feasible to incorporate this feature later as the change requires alteration of the structure. The financial impact of keeping the glazing but omitting the indoor dry land training facility at this time is \$288,600 as shown in Exhibit 1.

Relocation of City Offices

The current design calls for the Aquatic Center's operational offices to be located on the 5th floor together with the banquet hall. Placing the offices on the 5th floor limits the size and potential use of the banquet hall. Recreational Design & Construction Inc., and City staff have identified that a relocation of the City offices to a new third level mezzanine would optimize otherwise unoccupied space in addition to increasing the 5th floor banquet hall floor area and increase the potential use and provide an added value and marketability to the facility. The mezzanine level would be constructed on the 3rd floor overlooking the indoor dry land training area as shown in Exhibit 3. The financial impact of constructing a new mezzanine level to accommodate the Aquatic Center's operational offices is estimated to cost \$452,890 as shown in Exhibit 1.

Provide Heating Ventilation and Air Conditioning in Locker Rooms

Currently the Developers Agreement and Guaranteed Maximum Price calls for mechanical ventilation (no air-conditioning) in the locker rooms, pool-level restrooms, pool equipment room, and concession area. The financial impact of incorporating air-conditioning is estimated to be \$ 583,045 as shown in Exhibit 4. Note that the current facility locker rooms are air conditioned.

Summary

While the general direction to Recreational Design & Construction Inc., has been to proceed with the project as outlined in the GMP, there are some design elements (e.g., floor to ceiling height requirement for the indoor dry land training facility) which would need a decision at this stage. The aggregate cost for all changes is estimated to cost an additional approximately \$2,102,805.00 (window fittings are included with the indoor dry land training facility).

Strategic Connections:

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

Goal 4: Be a healthy community with fun and stimulating recreational activities for our neighbors.

Objective 1: Offer a diverse range of youth, adult, and senior recreational programming.

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

Attachment

Exhibit 1 - Potential Scope Revisions - Recreational Design & Construction Inc.

Exhibit 2 - East Elevation

Exhibit 3 - Floor Plan Mezzanine Level

Exhibit 4 - Potential Scope Revision 035

Exhibit 5 - Project Schedule

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