



TO: CRA Board of Directors

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

DATE: February 17, 2015

TITLE: Motion approving the transfer of \$1,238,068 from Sebastian Street/Alhambra Street Parking Garage project to the New Aquatics Center/Parking Garage project

Recommendation

It is recommended that the Community Redevelopment Agency (CRA) Board of Directors approve the transfer of \$1,238,068 from P11679.346, Sebastian Street/Alhambra Street Parking Garage project to P10648.346 New Aquatics Center/Parking Lot project to fund proposed modifications to the Aquatics Center.

Background

This item was deferred from September 3, 2014 CRA Board of Directors meeting to allow for a business plan and an estimated cost estimates to be prepared for the Aquatic Center. The business plan was prepared by Sports Facilities Advisories (SFA) and is attached as Exhibit 1. The preliminary construction cost estimate for the Aquatic Center Design Development Package dated February 4, 2014 was prepared by Atkins North America, Inc. and is attached as Exhibit 2. Both documents were provided to the Beach Redevelopment Advisory Board (BRAB) at their January 27, 2015 special meeting.

At the January 27, 2015 Beach Redevelopment Advisory Board (BRAB) special meeting, the board recommended (7-1) that the City Commission approve staff/EDSA's beach project priorities recommendation, which includes funding modifications to the Aquatic Center.

At the June 17, 2014 City Commission Conference meeting, the City Commission reviewed the following modifications 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 off-set of cost. The financial impact of eliminating the removable floor from the scope of work is a credit of (\$864,737).

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)).

On the February 17, 2015 City Commission Conference agenda, the Beach Update (CAM 15-0121) includes staff/EDSA/BRAB's recommended project priorities for all beach improvements. There are two associated items also on the February 17, 2015 City Commission Regular Agenda, including motion to approve the change order to the Fort Lauderdale Aquatic Center Developer's Agreement with RDC to add these modifications (CAM 15-0177), and a motion to approve Beach Public Improvement Priorities as recommended by the BRAB, staff and EDSA (CAM 15-0219).

The proposal complies with the Fort Lauderdale Beach Community Redevelopment Plan's goal of providing for a mix of land uses that will foster family activity and recreation in the Central Beach area, and provide opportunities for the expansion of tourist-related facilities and activities.

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 change order to the Fort Lauderdale Aquatic Center Developer's Agreement and budget amendment (15-0177), which is on the February 17, 2015 City Commission Regular agenda.

Appropriate From:

Funds available as of January 28, 2015					
ACCOUNT NUMBER	INDEX NAME (Program)	OBJECT CODE/ SUB-OBJECT NAME	AMENDED BUDGET (Object Code)	AVAILABLE BALANCE (Object Code)	AMOUNT
346-P11679.346-6599	SEBASTIAN ST/ALHAMBRA ST PARKING GARAGE	CAPITAL OUTLAY/ CONSTRUCTION	\$2,312,759	\$2,091,030	\$1,238,068
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.

Attachments:

Exhibit 1 – Aquatic Center Business Plan

Exhibit 2 – Preliminary Construction Cost Estimates

Related CAMs: 15-0121, 15-0177 and 15-0219

Prepared by: Donald Morris, AICP, Economic Reinvestment Administrator

Department Director: Jenni Morejon, Sustainable Development