



**RECREATIONAL DESIGN & CONSTRUCTION, INC.**

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June 5, 2014

City of Ft. Lauderdale  
City Engineer's Office  
100 North Andrews Avenue  
Ft. Lauderdale, FL 33301  
Attn.: Mr. Talal Abi-Karam, Assistant Public Works Director

**RE: Potential Scope Revisions**  
Ft. Lauderdale Aquatic Complex  
501 Seabreeze Blvd.  
Ft. Lauderdale, FL 33316

Mr. Abi-Karam:

As you are aware, this project has been exploring several items of interest, and Recreational Design and Construction (RDC) has provided estimated cost impacts for those items. As you are also aware, RDC has received direction to proceed with the project as outlined in the GMP, omitting those items we have explored. However, we would be remiss if we did not recommend that the City reconsider its direction regarding certain items we feel would benefit the project, and whose omission may be irreparable.

We recommend the City consider the following:

**Indoor Dry Land Training Facility:**

As part of the review and evaluation of the project, USA Diving has stated that the indoor dry land training facility is an important and desirable feature of the facility. FINA, the world's authority in competitive aquatics, requires that facilities include indoor dry land training centers for the upper echelon events, such as Olympic Trials and World Championships. Finally, given the design of the facility, our local climate and average annual rainfall, it is imperative for local divers to have a place to train when inclement weather prohibits access to the pool deck.

Understanding the City's desire to have a state of the art facility which will attract competitive dive events for years to come while avoiding potential obsolescence, and given the sport's trend towards including this feature in competitive facilities, we have explored its incorporation into the project. What makes its omission irreparable is that in order to accommodate the indoor dry land training facility, we will need to alter the structure in a way which will provide the necessary clear headroom within the space. This is a change which would be infeasible once the



structure is in place, making it impossible to retrofit the facility. Our estimate to provide the dry land training area included the necessary structural alterations. For these reasons, RDC is obligated to recommend reconsideration of this item, and its ultimate inclusion in the project. Our estimated cost for this item is as follows:

Design	\$ 54,000.00
Structural Modification Including Depressed Slab	\$ 453,366.00
Glass and Glazing	\$ 138,270.00
Framing, Finishes, Doors and Hardware	\$ 122,724.00
Mech. Elec. Plumb. And Fire Protection	\$ 118,536.00
Insurance, Bond and Fee	\$ 179,974.00
<b>Total:</b>	<b>\$ 1,066,870.00</b>

Also warranting further consideration is the fact that the glazing included in this proposal was shown in all the project drawings and renderings. As you know, these have been reviewed and approved by DRC and the Planning and Zoning Board. By omitting the dry land training center, and by association the proposed glazing, we fear the project may have to go back through the DRC, and Zoning Board process, potentially causing project delays.

Given the size of the opening and the structural requirements, this feature cannot be added after completion. We estimate the cost of the glazing, should the City choose to install the glazing while omitting the Indoor Dry Land Training Facility, to be as follows:

Design	\$ 18,000.00
Structural Modifications (beams, sills and columns)	\$ 34,580.00
Glass, Glazing, Frames and Installation	\$ 138,270.00
Insurance, Bond and Fees:	\$ 37,750.00
<b>Total:</b>	<b>\$ 228,600.00</b>

#### **Relocate City Offices to New Third Level Mezzanine:**

At this time, the project has the opportunity to expand the proposed multi-purpose/event space located at the fifth level, by relocating the City offices to a new mezzanine level, overlooking the proposed Indoor Dry-Land Training Center. This arrangement occupies otherwise un-used volume, thereby maximizing efficiency and floor area. Given the profitability of event spaces, the City's need for a community meeting space in this sector of the City, the historical presence of an event space at this location and the benefit of additional space required during competitive events, we believe that the benefits of this arrangement far exceed the impact to the GMP. In consideration of the increased costs associated with performing this improvement after project completion, RDC urges the City to reconsider the inclusion of this item.



Furthermore, established annual events, such as the boat show, will provide the return on investment to capitalize this change to the GMP. Additionally, as proposed, this arrangement at the south end of the Bath-House structure provides either +/-4,500 s.f. or +/-10,150 s.f. of un-programmed space. Our estimate for this item is as follows:

Design	\$ 22,220.00
Structure	\$ 154,550.00
Finishes	\$ 63,965.00
Mech., Elec., Plumb., and Fire Protection	\$ 136,290.00
Fees, Insurance, Bonds and Contingency:	\$ 75,865.00
<b>Total:</b>	<b>\$ 452,890.00</b>

**Provide Heating Ventilation and Air Conditioning at Locker Rooms:**

Most recently, City staff requested the project examine providing heating, ventilation and air conditioning at the locker rooms, grand-stand bathrooms and at the pool storage room. We have requested a performance criteria from the project's mechanical engineer so that we can obtain budgeting information from several contractors. We are currently in the process of compiling that estimate, and will deliver it to the City as soon as it is available.

**Impact to GMP:**

Recreational Design and Construction recognizes the implications of altering the GMP, as well as the fiscal climate which dictates the course of many project decisions. However, we believe that through careful planning and wise decision-making, the project may be able to adopt some, if not all, of the changes listed above. We also ask that the City consider the long term implications of these decisions, as they may result in future obsolescence, reducing the facility's service life. RDC is also keenly aware that time is of the essence, as we have already seen dramatic cost increases in the construction market. Through the following cost off-sets, we can help to mitigate the changes to the GMP:

Movable Floor Credit*	(\$ 719,748.00)*
Myrtha Pool Tax Savings	(\$ 132,000.00)
Musco Sports Lighting Tax Savings	+/-(\$ 13,500.00)
Pool Equipment Tax Savings	+/-(\$ 21,600.00)
Grandstand Canopy Tax Savings	+/-(\$ 12,000.00)
<b>Potential Project Savings:</b>	<b>+/-(\$ 898,848.00)</b>

*\*While City Staff generally supports the omission of this item, expressed desire by the Mayor, Commission and Community, due to the versatility in programming and uses it affords, may ultimately make this unavailable for value engineering.*

We must also take this opportunity to reiterate to the City that there still remain unknown costs to the project. As we have noted on previous occasions, permitting costs, impact fees and utility fees have been estimated, but remain uncertain. Additionally, the current project schedule shows approximately 215 days of delays, altering the proposed substantial completion date from July 10, 2015 to May 12, 2016. Given market conditions, cost escalation is of great concern.

As always, I am available to answer any questions you may have, or assist in any way necessary. We look forward to working with you on this potential scope revision.

Respectfully Submitted,



David A. Gomez  
Project Manager

Encl: (3)

CC: Joseph C. Cerrone, III  
Hardeep Anand, Public Works Director  
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