



**CITY OF FORT LAUDERDALE**  
**City Commission Agenda Memo**  
**CONFERENCE MEETING**

**#16-0567**

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

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

**DATE:** June 7, 2016

**TITLE:** Central Beach Master Plan Public Improvement Projects Update

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The purpose of this memorandum is to provide updates on public improvement projects including the Las Olas Boulevard Corridor and Beach Streetscape improvement projects, the Las Olas Marina expansion and the Aquatics Center. There are 52 months remaining before the Beach Community Redevelopment Agency (CRA) sunsets on September 30, 2020.

**Las Olas Boulevard Corridor and Beach Streetscape Improvement Projects**

On Wednesday, May 11, 2016, EDSA Inc. (the design consultant) presented 60% design and probable costs for the Las Olas Boulevard Corridor and the Fort Lauderdale Beach Streetscape Improvement Projects to the CRA Board of Commissioners and Beach Redevelopment Advisory Board (BRAB). CRA staff and EDSA also examined the overall CRA Capital Improvement Project (CIP) budget and provided value engineering and potential enhancement options with the remaining CRA CIP budget.

The following design direction was provided to staff and EDSA by the CRA Board and BRAB:

1. Eliminate the garage shell office space that was to house the City marina offices. EDSA will coordinate with the City's selected marina developer to determine the appropriate space for the marina office and amenities. This will result in a stand-alone building for these existing and future marina uses.
2. Move forward with the redesign of the parking garage based on a hybrid of Alternate B as presented at the May 11<sup>th</sup> meeting. This incorporates an additional level of parking and has the following modifications:
  - a. Provide flexible assembly space on the western end of the top floor of the garage (Level 5).
  - b. The assembly space is to include landscape and shade canopies.
  - c. Include a pedestrian pathway with landscaping on the east perimeter of Level 5.

- d. Parking will be provided on the top floor (Level 5), east of the assembly space. The vehicles on this floor will be exposed to the sky with no canopies or other covering.
3. In addition to the garage modification, the CRA Board and BRAB recommended the following enhancements:
  - a. Include a budget line for \$2.75 million, for reserve funding for the future promenade around the proposed marina.
  - b. Las Olas Boulevard Festival Street to be upgraded to concrete paving.
4. EDSA and design team shall recommend an alternative for the Beach Streetscape Project that will be within budget and complement the beach.

**Next Steps:**

- The proposed garage redesign will necessitate another first reading of the site plan because the project will need an additional setback modification along Birch Road. The aforementioned garage design modifications specified by the CRA Board and BRAB will allow the garage construction method to change from cast in place to precast, which will increase the number of parking spaces and maximize the garage efficiency, but will also increase the garage footprint 9 feet to the east. This increased footprint encroaches into the setback along Birch Road, due to the irregular-shaped west right-of-way line of Birch Road.

The first reading of the site plan is scheduled for the July 12, 2016 City Commission Regular agenda.

- The designs are advancing from 60% to 90%.

**Las Olas Marina Expansion**

The City sought to increase and expand accessibility for the Las Olas Marina for mega yachts and smaller vessels. On March 1, 2016 the City Commission adopted a resolution declaring the City's intent to lease the Las Olas Marina and issued a Request for Proposal (RFP) seeking qualified, experienced and licensed firm(s) to finance, build, operate, and maintain the marina. Two proposals were submitted – Suntex Marina Investors, LLC (Suntex) and Island Global Yachting, Ltd. Company (IGY). The evaluation committee met on May 6<sup>th</sup>, 2016 to rank the proposals. At the May 17, 2016 City Commission meeting, staff recommended to approve the award of Las Olas Marina Management and Construction Services to Suntex. The item was deferred to the June 7, 2016 City Commission Agenda.

**Next Step:**

- Upon award, the winning proposer will begin marina design coordination with the Las Olas Boulevard Corridor Improvement design team. This coordination is necessary so the Las Olas Boulevard Corridor plans can progress to 90%.

**Aquatics Center**

Staff issued a task order to Walters Zackria Associates (WZA) under an architectural continuing services agreement to evaluate the existing Aquatic Center facility, assess the

current condition of the buildings and pools, and present three options for the repair, renovation, or replacement of the buildings and pools. On April 13, 2016 at a joint CRA Board and BRAB meeting, WZA presented the facility assessment report including cost estimates. Staff received direction from the CRA Board to only investigate the scope items and costs to return the pools to international competition standards.

At the May 11, 2016 joint CRA Board and BRAB meeting, staff presented an Aquatic Center CRA CIP budget of \$17 million to fund the following improvements:

1. Remove existing 50M Main Competition Pool and provide new expanded fully FINA compliant standard pool with (2) moveable stainless bulkheads.
2. Remove existing Diving Pool and underground observation room and provide new fully FINA compliant Diving Pool with dive tower including five (5) platform levels (1M, 3M, 5M, 7.5M, 10M), and 1M and 3M springboard. Provide metal bleacher for +/- 550 spectator capacity on the west side of the Dive Pool.
3. Remove existing Spa for divers and provide new covered spa.
4. Repair existing 50M training pool with new surfacing and gutters.
5. Repair existing Instructional Pool with new surfacing.
6. Raise pool deck to allow for increased pool depths needed for competition level-use.
7. Remove existing grandstand building and bleachers on north side of facility and provide new grandstand with spectator restrooms, concessions, ticket office, and metal bleachers for +/- 1500 spectator capacity with a fabric shade canopy.

The total project is estimated at \$18 Million. However due to State Statute 163.370, the repairs/renovations deemed general government operating expenses unrelated to the planning and carrying out of the Community Redevelopment Plan are not eligible for CRA funding. As a result, the 50M training pool and instructional pool repairs (estimated at \$1 million) will need to be funded from an alternate source.

In addition to the proposed improvements to the Aquatics Center, the CRA Board and BRAB requested that funding be reserved to renovate DC Alexander Park, and for a promenade around the perimeter of the Aquatics Center property.

Next Steps:

- Staff will create a design-build RFP to hire a qualified and competent independent contractor to provide all necessary professional design service and all labor, materials, and equipment necessary for the Aquatic Center improvements.
- Staff will create a request for qualifications (RFQ) to solicit for a design consultant team for DC Alexander Park.

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