



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

#16-0615

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

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

DATE: July 12, 2016

TITLE: Central Beach Master Plan Public Improvement Projects Update

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 51 months remaining before the Beach Community Redevelopment Agency (CRA) sunsets on September 30, 2020.

Las Olas Boulevard Corridor and Beach Streetscape Improvement Projects

At the May 11, 2016 Joint CRA Board and Beach Redevelopment Advisory Board meeting the following design direction was provided to staff and EDSA:

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 11th 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 requested 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.

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.

Las Olas Marina Expansion Request For Proposals (RFP)

At the June 7, 2016 City Commission meeting, the City Commission rejected the bids from Suntex Marina Investors, LLC and Island Global Yachting, Ltd. Company, and instructed staff to clarify the RFP and schedule a pre-bid conference with CBRE, City staff and potential bidders to address any questions concerning the new RFP. The Commission also instructed staff to amend the RFP to include a marina office in the required improvements to the marina.

The new bids are due on August 23, 2016. The item is anticipated to be heard at the October 4, 2016 City Commission agenda.

Aquatics Center

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) would 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.

Staff is working with Synalovski Romanik Saye, LLC under the City's continuing services agreement for architectural services, on a task order to prepare a design criteria package for a design/build RFP for the Aquatics Complex.

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