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**TO:** CRA Chairman & Board of Commissioners  
Fort Lauderdale Community Redevelopment Agency (CRA)

**FROM:** Lee R. Feldman, ICMA-CM, Executive Director

**DATE:** June 20, 2017

**TITLE:** Fort Lauderdale Aquatic Center Improvement Project Design Alternatives  
and Updated Cost Estimates

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**Recommendation**

It is recommended that the CRA Board of Commissioners authorize the issuance of a design/build RFP for the Fort Lauderdale Aquatic Center.

**Background**

On June 6, 2017 the CRA Board of Commissioner deferred this item and requested more detail regarding anticipated costs for the project. Staff re-examined the estimated probable costs for the project and have revised budget numbers which are included with this communication.

On December 1, 2015 the City Commission terminated the Developer's Agreement with Recreational Design and Construction, Inc. (RDC) and instructed staff to investigate the cost to rehabilitate the existing Aquatic Center facility with available CRA funding. 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 Beach Redevelopment Advisory Board (BRB) 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 BRB meeting, staff presented an Aquatic Center CRA Community Investment Plan (CIP) budget of \$17 million to fund the following improvements:

1. Remove existing 50m (meter) main competition pool and provide new expanded fully Federation Internationale De Natation (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 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 project cost was estimated at \$18.2 million with \$17 million budgeted from the CRA and \$1.2 million budgeted from an alternate City funding source.

Staff received direction to complete the project using the design-build project delivery method and on October 5, 2016 issued a task order to Synalovski Romanik Saye, LLC (SRS) to provide a design criteria package and professional services. The City will procure a design-build team through a request for proposal (RFP), which is governed by Section 287.055, Florida Statutes. A design criteria package is needed as part of the design-build RFP document. The design criteria package is a clear, concise, performance oriented outline specification of the requirements of the project which defines the design, time and budgetary constraints to be achieved. The purpose of the design criteria package is to furnish sufficient information upon which design-build teams may prepare bid proposals or upon which negotiations may be based.

While developing the design criteria package, SRS initially determined that the base budget of \$18.2 million was not sufficient to achieve the scope of work described above. SRS determined that major cost drivers including higher dewatering estimates for the divewell and the competition pool, higher estimates for new piles and grade beams to support the pool, divewell, and structures, and a high design contingency would push the project over the base budget. However, after reducing the design contingency and reducing some of the cost drivers described above SRS and staff were able to prepare an estimate of probable cost totaling \$18.06 Million. The cost breakdowns are provided in Exhibit 1.

SRS also examined some deficiencies and opportunities that were outside the scope of work, such as expanding the learn-to-swim pool and improving the existing surface parking lot. These additional improvements were priced as alternates and have an estimated probable cost totaling \$1.92 million. The total estimated cost of the base project plus the alternates is approximately \$19.98 million. The original CRA budget was \$17 million. The new project estimate total is \$2.98 million more than the original CRA budget.

On April 17, 2017, staff and SRS presented the Aquatic Center Improvement design, cost estimates, and CRA budget to the Beach Redevelopment Board (BRB). The BRB unanimously recommended advancing the design with all the alternates and the following conditions:

- The CRA pay half of the cost increase and encourage the City to search for other ways to fund the other half of the cost increase.
- A business plan shall be prepared for the facility.

On April 26, 2017 staff and SRS presented the Aquatic Center Improvement design, cost estimates, and the CRA budget to the Parks, Recreation and Beaches Advisory Board (Parks Board). The Parks Board unanimously recommended advancing the design with all the alternates. The Parks Board’s recommendation supported the overall renovation of the pool with the alternates with the caveat that if approved by Commission that there will also be design consideration to add some shade alternatives into the budget.

If the CRA Board of Commissioners chooses to advance the design with all the alternates, staff proposes to fund the project as follows:

Central Beach Redevelopment CRA CIP	\$18.38 Million
City General Fund	\$ 1.20 Million
Parking System	\$ 0.40 Million
TOTAL	\$19.98 Million

There are sufficient funds in the CRA CIP budget to cover the Aquatic Center Project budget (see Exhibit 2). Once the CRA Board provides direction on the scope of the project, staff will prepare the RFP to solicit the design-build team.

The project complies with the following Fort Lauderdale Beach Community Redevelopment Plan goals and objectives:

**Goals**

- Providing 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.
- Maintain public access to the beach and Intracoastal Waterway.

**Objectives**

- Create and enhance a positive visual and physical image of the Central Beach.
- Make Fort Lauderdale Beach an integral part of the City for use by local residents.

The project also complies with the Community Redevelopment Plan’s stated proposed public improvements which include the following:

- Fort Lauderdale Aquatics Center should be renovated to comply with national and international swimming and diving competition standards. So that the facility can once again host national and international swimming and diving competitions.

### **Resource Impact**

There is no fiscal impact to the CRA associated with this action.

### **Strategic Connections**

This item is a Commission Annual Action Plan top priority, advancing the Beach Community Redevelopment Agency.

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

- 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 – Revised Advisory Board Presentations

Exhibit 2 – CRA CIP Budget

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Prepared by: Thomas Green, Project Manager

Beach CRA Manager: Donald Morris, AICP