



City of Hallandale Beach City Commission Agenda Cover Memo

Hallandale Beach
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|---|----------------------------------|-----------|--|---|------------------|-------------------------------|
| Meeting Date: | April 18, 2018 | | Item Type: <small>(Enter X in box)</small> | Resolution X | Ordinance | Other |
| Fiscal Impact: <small>(Enter X in box)</small> | Yes | No | Ordinance Reading: <small>(Enter X in box)</small> | 1st Reading | | 2nd Reading |
| | X | | | Public Hearing: <small>(Enter X in box)</small> | Yes | No |
| | | | <small>(Enter X in box)</small> | | x | |
| Funding Source: | GO Bond | | Advertising Requirement: <small>(Enter X in box)</small> | Yes | | No |
| | | | | | | x |
| Account Balance: | \$7,186,460 | | Quasi-Judicial: <small>(Enter X in box)</small> | Yes | | No |
| | | | | | | x |
| Project Number : | PA152 | | RFP/RFQ/Bid Number: | N/A | | |
| Contract/P.O. Required: <small>(Enter X in box)</small> | Yes | No | Strategic Plan Priority Area: <small>(Enter X in box)</small> | | | |
| | | x | | | | |
| | | | Quality <input type="checkbox"/> | | | |
| | | | Vibrant Appeal <input checked="" type="checkbox"/> | | | |
| Sponsor Name: | Roger M Carlton, City Manager | | Department: | Office of Capital Improvements | | |

Short Title:

PRESENTATION AND CITY COMMISSION DISCUSSION OF THE SITE PLAN AND BUILDING ELEVATION FOR THE GOLDEN ISLES TENNIS CENTER AND PARK PROJECT AND AUTHORIZATION FOR THE CITY MANAGER TO REJECT THE GUARANTEED MAXIMUM PRICE AGREEMENT WITH BURKHARDT CONSTRUCTION IF PRICE NEGOTIATIONS ARE NOT SUCCESSFUL.

Staff Summary:

Background:

On June 15, 2016, the City Commission awarded RFP #2015-2016-010 Architectural and Engineering Services for the Golden Isles Tennis Center and Park to ACAI Associates, Inc. and authorized the City Manager and City Attorney to negotiate a contract price to bring back to the City Commission for contract award. On August 25, 2016, the City entered into a contract with ACAI Associates, Inc and on August 29, 2016, the City issued a Notice to Proceed.

On August 17, 2016, the City Commission awarded RFP #2015-2016-011 Construction Manager at Risk Services for the Golden Isles Tennis Center and Park Project to Burkhardt Construction, Inc and authorized the City Manager and City Attorney to negotiate the pre-construction and construction agreement and to bring back for acceptance, a guaranteed maximum price upon acceptance of the Site Plan. On August 21, 2016 the City entered into a contract with Burkhardt Construction, Inc for pre-construction services and on October 19, 2016 the City issued a Notice to Proceed. Collectively this means that the time for design and establishing a price would be nearly 20 months. This procedure would not be recommended today, however, it is what the current City Commission and the Administration has inherited.

On December 7, 2016, the City Commission declined to award RFP #2015-2016-018 Golden Isles Tennis Center operations to the only and highest ranked vendor Todd Trombetta Tennis Academy directing staff to await the approval of the site plan to solicit an operator. The solicitation is ready for advertising and it is advisable that the operator be on board during the construction. That advertisement will occur immediately after the site plan is approved by the City Commission. The selection process should be completed for City Commission approval prior to the summer recess or immediately thereafter.

Current Situation:

ACAI Associates, Inc has completed the programming phase of the Golden Isles Tennis Center and Park design. The programming was established and approved in compliance with the adopted City-Wide Parks Master Plan for the park with input from the Parks and Recreation Advisory Board and all appropriate City departments.

ACAI Associates, Inc has prepared a site plan for City Commission review. Staff has reviewed the site plan and performed an opinion of probable cost with the Construction Manager at Risk, Burkhardt Construction. Since this work is done and the City has expended a total of \$177,113 to date it is appropriate that the City Commission give the go ahead to either accept Burkhardt's price of \$7,793,716 which has been strongly negotiated and thoroughly valued engineered but does not include the contractor's Community Benefits Program contribution of \$68,463, or that the City move on and solicit competitive bids. The best price from Burkhardt is \$947,389 above the projected budget for this project which is \$6,846,327.

The development of this park element of the project will be in accordance with the City-Wide Parks Master Plan. However, no master plan was developed for the Tennis Center. The reason for this disparity is unknown. Both elements have been designed together so as to enhance the contiguous spaces and provide adjacent access to the Gulfstream 10 acre parcel should that become park land in the future.

All amenities identified in the City-Wide Parks Master Plan have been incorporated in the programming of the park as identified in the preliminary site plan. In addition, the amenities of the vertical structures were developed with the specific area, temperature requirements, interior finish details, and overall space needs. The City-Wide Parks Master Plan is the template for the current design incorporating the proposed amenities including:

- (10) Tennis Lit Courts (8 hard, 2 clay)
Tennis Center/ Pro Shop
- (2) Basketball Lit Courts
Shaded Playground
- Restroom/ Storage Building for Park
- Open Space
- (2) Dog Runs for small/large dogs

Based on the discussions held by the City Commission on February 21, 2018, the bocce courts originally planned for Golden Isles Park will be included in the design for Sunrise Park.

The plan for the Tennis Center/ Pro Shop includes all amenities identified in the programming of the facility including multi-purpose space, showers, restrooms, pro shop, office space, concessions, gathering areas, reception area. If the site plan is approved by the City Commission, this information will be an element of the RFP for an operator and the quality of the facilities should attract first rate responses.

The City-Wide Parks Master Plan and General Obligation Bond both programmed hard and clay courts for maximum benefit to the community. There are benefits and costs to build either type court. Costs to build are very similar for both types of courts, however, the clay courts are much more expensive to maintain. There has been some discussion of an additional clay court for a total of three. This is not feasible due to the on-site drainage requirements (courts are not permeable) and the need to maintain green space for both aesthetic and drainage purposes for the entire park/tennis center site. Staff strongly recommends that there be no further discussion of adding or changing the mix of courts.

The Tennis Center and courts have been programmed for recreational and tournament use. Hard courts are played daily and also used for tournament play. Clay courts are desirable for the recreational player as they provide a shock absorbing quality and provide a cushion comfort play. Clay courts are more expensive to maintain on a day to day basis and operators tend to charge more for the use of clay courts to offset these costs. The combination of 8 hard and 2 clay courts provides a good balance for recreation and tournament play. If more clay courts become necessary staff will consider this at another park site in the future.

For United States Tennis Association (USTA) sanctioned tournaments, a minimum of six courts is required for small tournaments. The facilities needed for a USTA sanctioned tournament have been incorporated in the programming including spectator viewing areas, restrooms, wind protection, tournament check in area, parking and other amenities.

The plan also includes the undergrounding of utilities along the entrance road as well as throughout the park.

Why Action is Necessary:

In order to proceed with the next phase of development, the site plan must be approved by the City Commission that will serve as the Master Site Plan for the project. Once the plan is approved, the design team will complete the design process and submit for Minor Development Approval at the May Development Review Committee meeting.

While this step in the process is underway, staff will complete negotiations for the guaranteed maximum price with Burkhardt Construction, Inc. If the guaranteed maximum price is unacceptable the City Manager will proceed to solicit competitive bids. Your acceptance of the site plan will authorize staff to reject the guaranteed maximum price agreement with Burkhardt and then go out for competitive bids if that becomes necessary. Before this rejection is finalized, a report will be made to the City Commission with this justification.

Proposed Action:

Staff recommends the City Commission approve the proposed site plan and Tennis Center/ Pro Shop Conceptual plan as designed by ACAI Associates, Inc. and authorize the rejection of the guaranteed maximum price contract if necessary, and allow Staff to go out for competitive bids if the price is too high.

Attachment(s):

- EXHIBIT 1: Golden Isles Tennis Center and Park Site Plan**
- EXHIBIT 2: Golden Isles Tennis Center - Pro Shop Rendering and Floor Plan**
- EXHIBIT 3: Golden Isles Plan Presentation**

Prepared by:

Concur:

Cathie Schanz, Parks & Recreation Director

Gregg Harris, Capital Projects Manager

Concur:

Steve Parkinson, Assistant City Manager,
Director of Public Works