

**CITY OF HALLANDALE BEACH, FLORIDA**  
**MEMORANDUM**

**DATE:** October 25, 2017

**TO:** Honorable Mayor and City Commissioners

**FROM:** Roger M. Carlton, City Manager



**SUBJECT:** Status of remaining GO Bond Parks Projects

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The City of Hallandale Beach has followed a Master Plan for the development of a comprehensive world class parks system. The process began when the City retained Bermello Ajamil & Partners Inc. (B&A) to develop a Citywide Parks Master Plan (RFP #FY2007-2008-004). The timeline below depicts the process of defining park needs for the City, adopting a Plan and its implementation/phasing schedule, gaining consensus from the public and exploring General Obligation Bond (GO Bond) opportunities to fund the implementation of the Master Plan. The implementation of the Parks Master Plan required a program oversight of costs, schedule and defined master plan goals. This was achieved by establishing a process of activities that included, but was not limited to public outreach, data collection, survey of park facilities, analysis of findings and needs, and financing strategy. Initially, the Master Plan provided a 12-year phasing strategy for its implementation. This phasing approach was adopted by the City Commission March 12, 2012

In November 7, 2012, the City adopted Resolution No. 2012-90 (Exhibit 1), directing staff to explore the opportunity to fund the implementation of the Parks Master Plan through the issuance of a General Obligation Bond (GO Bond). Prior to the adoption of said Resolution, the City held numerous community meetings to gather information and understand specific park needs for each section of the City. These community meetings, as well as feedback from the City Commission, helped develop the scope and programming of each park development project.

While the adopted Parks Master Plan provided a 12-year phasing strategy, upon further review and participation from the community, the City Commission directed the City Manager to explore the issuance of General Obligation Bonds (GO Bonds) to expedite the Plan's implementation and to ensure all projects within the Plan were implemented in a timely fashion (Resolution 2014-33)( Exhibit 2). Upon issuance of the GO Bonds in June 2016, the implementation of the Parks Master Plan was expedited to be completed within three years. The reason behind this decision was two-fold: achieve financial savings, due to low interest rates, while providing the residents with a modern and redeveloped parks system in a timely fashion. Given the magnitude of implementing a \$60 million program, the three-year goal for completion was very ambitious. Meeting that goal remains a priority for City staff.

### **Bluesten Park**

Bluesten Park will have groundbreaking on October 28, 2017 with contractor mobilization proceeding shortly after. Construction is expected to take approximately 20 months and be completed by late 2019.

### **Golden Isles**

Golden Isles Tennis Center and Park is in the design phase with a conceptual site plan that will be completed by the end of October for review by the Parks Advisory Board and approved by the City Commission. Once construction drawings have been created, the construction manager at risk will be able to provide a revised GMP for final approval. If the GMP is not acceptable to the City, the project will be put out for a Request for Bids by early 2018. The structure of the design process allows this clean break to occur.

### **Ingalls Park**

Ingalls Park design has been updated and reviewed by the Building department. Multiple comments have been received by the architect and incorporated in revised drawings that have been re-submitted for permit approval. Procurement will be releasing an Invitation to Bid for qualified contractors to bid on this project by the end of October 2017. The selection and award of a contractor will take approximately 75 days with final approval by the City Commission. Construction is anticipated to begin January 2018 with completion by Summer 2019.

### **Chaves Lake**

City Staff is in the process of determining the best use of the available given space. The original Parks Master Plan envisioned that this park would have some water activities as part of the program design. Further investigation is needed to determine if the existing lake water is suitable for recreational purposes. There will be more to follow on the park.

### **Sunrise Park**

The Procurement Department will be publishing an RFP for architect / engineering services for the design of Sunrise Park by the end of October. This park did not have a master plan option which will require a community meeting with the awarded architectural firm to develop ideas for amenities from the neighborhood.

It is anticipated that design will start for Sunrise Park in January 2018 with final design completion set for August of 2018. Once the City Commission approves the design of improvements, procurement will release an Invitation to Bid for qualified contractors to construct the park. The anticipated scheduled completion date for Sunrise Park is early 2020

Listed below is a graphical timeline for all the GO Bond Fund Projects and their anticipated completion date. Staff is proceeding full bore to complete the implementation of the Parks Bond projects in a timely and cost effective manner.

### **Historic Village**

There are many ideas under consideration for the facility ranging from simply restoring the properties to creating a historic bed and breakfast. There will be more to follow on this project.

**Exhibit 1: Resolution 2012-90**

**Exhibit 2: Resolution 2104-33**

## TIMELINE - GO BOND FUND PROJECTS

	Oct-16	Nov-16	Dec-16	Jan-17	Feb-17	Mar-17	Apr-17	May-17	Jun-17	Jul-17	Aug-17	Sep-17	Oct-17	Nov-17	Dec-17	Jan-18	Feb-18	Mar-18	Apr-18	May-18	Jun-18	Jul-18	Aug-18	Sep-18	Oct-18	Nov-18	Dec-18	Jan-19	Feb-19	Mar-19	Apr-19	May-19	Jun-19	Jul-19	Aug-19	Sep-19	Oct-19	Nov-19	Dec-19	Jan-20	Feb-20	Mar-20	Apr-20	May-20	Jun-20	Jul-20	Aug-20	
	FISCAL YEAR 16-17												FISCAL YEAR 17-18												FISCAL YEAR 18-19												FISCAL YEAR 19-20											
GO BOND PROJECTS																																																
Bluesten Park	Design Phase			GMP/Permit		Construction Ph:															Closeout																											
Golden Isles Park/Tennis Ctr	RFP		Design Phase										GMP/Permit		Construction Phase										Closeout																							
Ingalls Park	Design Phase			Low Bid/Permi		Construction Phase															Closeout																											
Chaves Lakes Park (On hold due to water quality)																																																
Sunrise Park													RFP		Design Phase				Low Bid/Permit		Construction Phase										Closeout																	