



Hallandale Beach
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400 South Federal Hwy
Hallandale Beach, FL 33009

City of Hallandale Beach City Commission Agenda Cover Memo

Meeting Date:	November 1, 2017		Item Type: <small>(Enter X in box)</small>	X	Resolution	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	Yes
Funding Source:	GO Bond Proceeds – Working Reserves		Advertising Requirement: <small>(Enter X in box)</small>		Yes		No
							X
Account Balance:	\$5,580,627		Quasi-Judicial: <small>(Enter X in box)</small>		Yes		No
							X
Project Number :	PA-153		RFP/RFQ/Bid Number:				
Contract/P.O. Required: <small>(Enter X in box)</small>	Yes	No	Strategic Plan Priority Area: <small>(Enter X in box)</small>				
	X		Safety		<input checked="" type="checkbox"/>		
			Quality		<input checked="" type="checkbox"/>		
			Vibrant Appeal		<input checked="" type="checkbox"/>		
Sponsor Name:	Roger M. Carlton, City Manager		Department:		Office of Capital Improvements		

Short Title:

A RESOLUTION OF THE MAYOR AND CITY COMMISSION OF THE CITY OF HALLANDALE BEACH, FLORIDA, AUTHORIZING THE TRANSFER AND USE OF UP TO \$1,550,000 FROM THE GO BOND PROCEEDS, WORKING RESERVES ACCOUNT, TO THE INGALLS PARK PROJECT.

Staff Summary:

Background:

This agenda item requests City Commission approval to transfer and utilize up to \$1,550,000 from the GO Bonds proceeds Working Reserves Account to cover additional costs for the redevelopment of Ingalls Park as part of the Parks Master Plan Phase II.

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 (B&A) in 2010 to develop a Citywide Parks Master Plan. The tasks under the engagement comprised review of the existing parks located citywide. This process included participation by stakeholders, the City Commission and the community. The comprehensive study examined the current use of each park and what if any upgrades and redevelopment could be implemented within each facility. The Master Plan segmented the City into five (5) Master Plan Park City Sections. B&A proposed these sections to best identify the needs of the City with respect to each recreational area and demographic makeup of the community. The five Master Plan sections are:

Five Master Plan Park Sections

- Northwest Section
- Northeast Section
- Southwest Section
- Southeast Section
- Beach Section

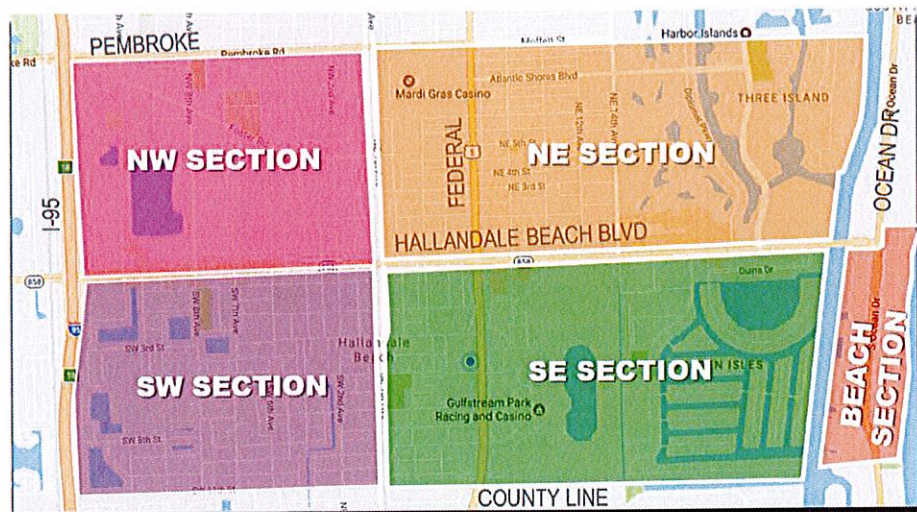
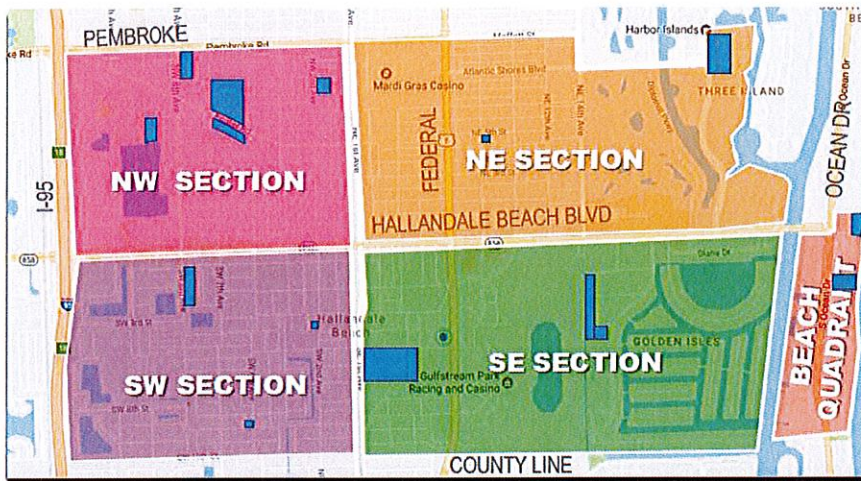


Figure 1. Master Plan Park City Sections

PARKS MAP LOCATION



Parks Location:

NW Section: Foster Park, BF James Park, OB Johnson Park, Foster Park Plaza* and Chaves Lake.

NE Section: Joseph Scavo Park and Sunrise Park, City Marina.

SW Section: Ingalls Park, Historic Village and Sunset Park.

SE Section: Bluesten Park, Golden Isles Tennis Center and Golden Isles Park.

Beach Section: North Beach Park and South Beach Park.

Figure 2. City Parks Locations

*Note that Foster Park Plaza was not part of the initial Parks Master Plan. This facility was added after the Parks Master Plan was adopted.

The implementation of the Parks Master Plan required 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.

PHASING AND COST ANALYSIS OF PROPOSED PROJECTS

Initially, the Master Plan provided a 12-year phasing implementation strategy. This phasing approach was adopted by the City Commission on March 12, 2012 as part of the adoption of the Parks Master Plan. Below is a summary of the adopted phasing schedule:

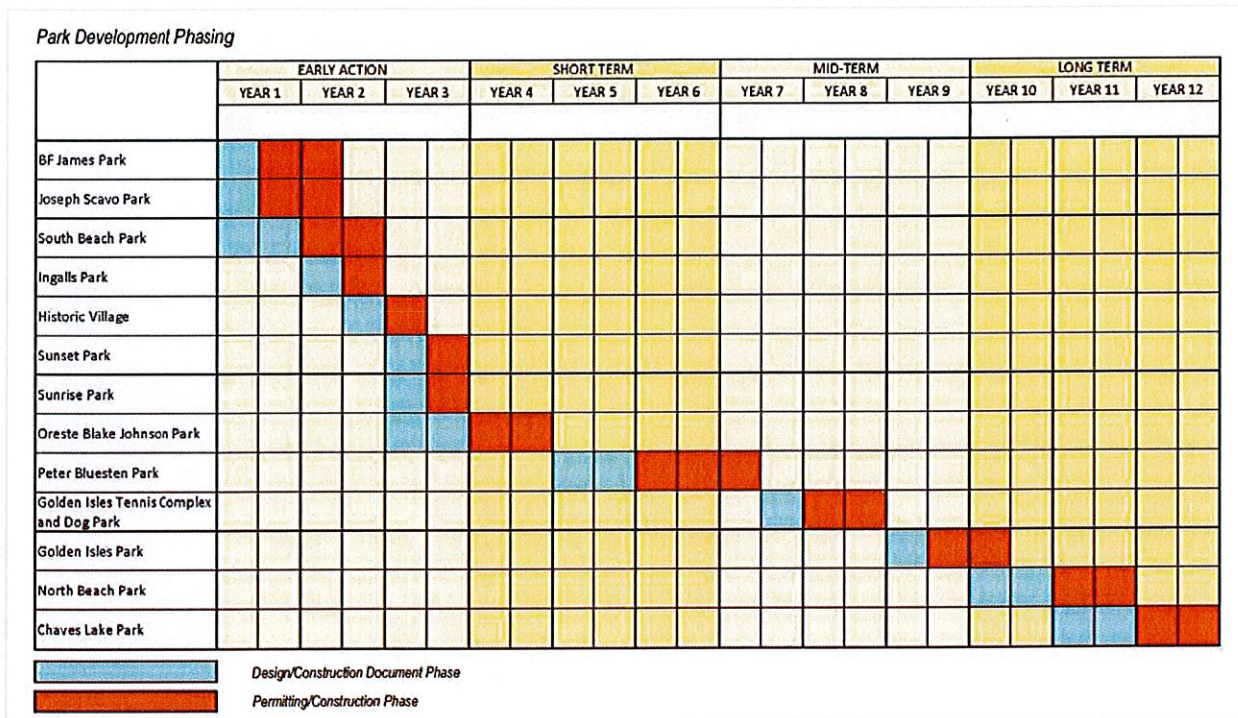


Figure 3. Adopted Twelve-year Phasing for Parks Master Plan.

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.

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.

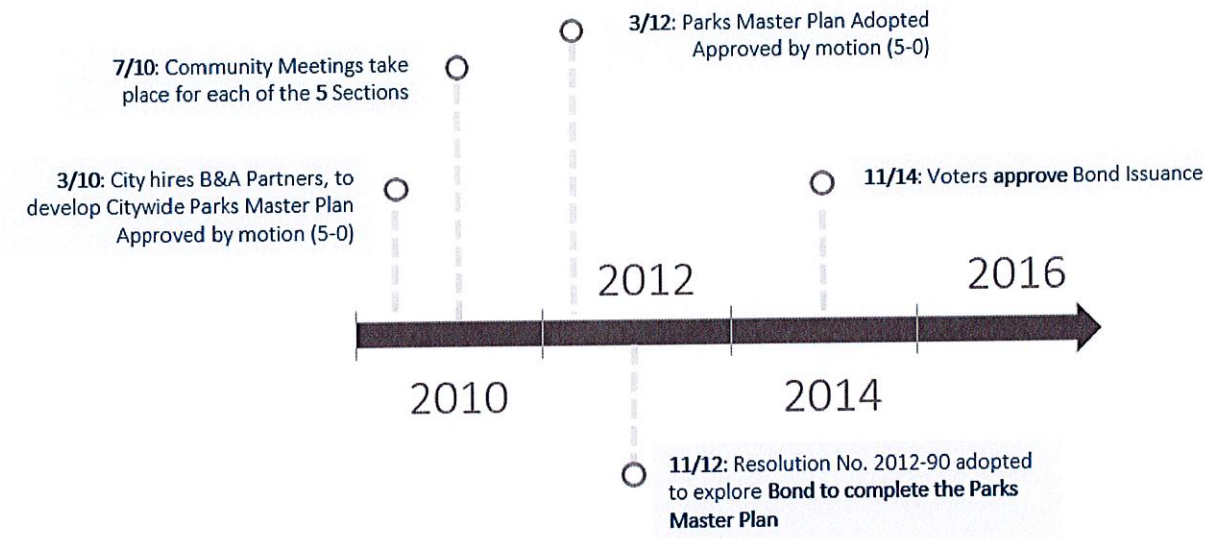


Figure 4. Significant Park Master Plan Milestones.

In November 7, 2012, the City adopted Resolution No. 2012-90 (Exhibit 2), directing staff to explore the opportunity to fund the Parks Master Plan through the issuance of a General Obligation Bond (GO Bond). Prior to the adoption of this 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.

The Parks Master Plan implementation cost projected by B&A was \$39.45 million, which grew to \$54.7 million estimated by staff through the Opinion of Probable Cost developed by staff in 2014 (Exhibit 3). It should be noted that B&A projections were based on conceptual ideas and subject to change as the park needs were further assessed and developed during the Master Plan Programming Phase.

During the Programming Phase the scope of work was thoroughly defined and modifications to the baseline recommendations were introduced as needed. In addition, actual field conditions were incorporated through surveys and testing; uncertainties typical of the construction industry also affected the revised cost estimates. In some cases, these projects incorporated offsite improvements, such as underground utilities and/or road upgrades, necessary to serve the project. These factors increased the original \$39.45 million B&A cost estimate \$54.7 million.

Prior to issuance of the General Obligation Bonds, staff conducted numerous public meetings to gather information and to confirm the needs and wants of the community. The figures listed below were utilized

as the basis for funding requested through the GO Bond referendum. These costs include City staffing costs/Project Management and a program Contingency to ensure adequate funding for the proposed projects.

BOND PROCEEDS	
	AMOUNT
Par Value	\$57,500,000
Net Premium	<u>\$4,301,528</u>
Total	\$61,801,528
Cost of Issuance	<u>\$834,839</u>
Available Bond Amount	\$60,801,528

It should be noted that the current construction cost estimates are \$54.7 million, including staffing/project management costs (Office of Capital Improvements) and individual park contingencies. This figure includes savings achieved by the following: 1) Sunset Park Construction: \$200,000 savings by the City acting as a General Contractor; and 2) Bluesten Park savings: \$4 million. In addition, there are other projected savings in the remaining parks to be built providing a potential of approximately \$6 million for adjustments necessary as the remaining parks throughout the City are designed and bids are received.

It is important to note that the Trust Indenture that establishes the rules for using the General Obligation Bond proceeds is extremely limited in flexibility of using the proceeds defined above for other than the specifically named parks. As Ingalls Park is one of the specifically named parks, Working Reserves can be utilized to cover the estimated cost differential between the original estimated costs and the estimated construction costs before the bid process and the actual cost once the bids are received, reviewed and awarded.

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.

Current Situation – Ingalls Park Redevelopment:

For Ingalls Park, the B&A Parks Master Plan report estimated the cost of redevelopment at \$300,000. This estimate increased to \$1,669,232 once staff developed the Opinion of Probable Cost in 2014 in preparation for the issuance of the GO Bond (Exhibit 4). As discussed above, it should be noted that costs estimated through the Opinion of Probable Cost include items such as: pre-construction site work, design, permit fees, inter-agency fees, technology, furnishings, consultant fees and offsite improvements, while the costs provided by B&A were based on conceptual ideas and only included direct construction costs.

The original proposed amenities for Ingalls Park included the following (Exhibit 3):

- 🚧 Decorative fence surrounding the pond;
- 🚧 New decorative fence along SW 8th Ave. (reduce height from 8-ft to 6-ft);
- 🚧 Upgrading the existing exercise stations;
- 🚧 New park furniture;
- 🚧 Construction of 20 new parking spaces;
- 🚧 Service area improvements by utilizing fencing and screening; and,
- 🚧 Updating the existing restrooms in the Community Center Building.

On August 17, 2016, the City Commission authorized staff to issue a work authorization to Synalovski Romanik Saye, LLC, (Architect/Engineer) to design, permit and produce construction plans and specifications for the Ingalls Park GO Bond Project. On August 29, 2016, the City issued a Notice to Proceed for the design efforts to begin.

During the design phase, security concerns were raised by the nearby community and staff was directed to research options for a wall to be located along the park's east property line. Subsequently, at the May 3, 2017 City Commission meeting, two options were presented for a security wall along the east property line of the park to both protect and separate the 11 homes bordering the east side of the park. As this wall was not included within the original Master Plan for the park, its costs were not part of the original estimate.

The completed plans were submitted to the City's Building Department on April 17, 2017. During review by staff it was determined that the proposed parking area could not accommodate access of Fire/Rescue Department equipment in case of an emergency. Accordingly, the design needed to be re-engineered to meet the requirements of the Fire/Rescue Department. This is an additional cost, which was not included in the original cost estimate.

Additional design elements not included within the original park's master plan were requested by the community and stakeholders during the design phase and are described below:

- ✚ Two new park pavilions;
- ✚ Increase in the exercise station size and scope of equipment;
- ✚ All sidewalks throughout interior and exterior of the park should be 8-ft wide rather than 6-ft wide;
- ✚ New decorative fence along 8th Ave. (8-ft height);
- ✚ Pre-cast concrete wall spanning the entire east side of the park along the property line (Per community, stakeholders and City Commission);
- ✚ Complete upgrade of the Community Center Building mechanical, plumbing and electrical systems;
- ✚ New hurricane-rated windows and doors;
- ✚ Stucco exterior of community building and additional decorative metal panels;
- ✚ New exterior deck from the Community Center Building for outside seating;
- ✚ New metal roof with insulation;
- ✚ Complete renovation of exterior bathroom facilities;
- ✚ Increased parking area for fire equipment turn around (per Building and Fire /Rescue Departments); and
- ✚ New Playground with poured-in-place surfacing.

In addition, staff will pursue LEED certification for this site, which adds to the overall construction budget.

Project Budget:

Below is a recap of the Ingalls Parks Master Plan budget and available funds to date for Ingalls Park:

	<u>Total Budget as of 9/30/17</u>	-	<u>Total Expenditures as of 9/30/17</u>	-	<u>Available funding</u>	<u>Encumbrances</u>	<u>Available</u>
Total Project Costs	1,967,551		194,433		1,773,118	103,886	1,669,232

In an effort to better minimize all the Community and City Commission scope changes, staff conducted a value engineering process for the project. Value engineering is a systematic and organized approach to provide the necessary functions in a project without sacrificing functionality, aesthetics and durability. This is done prior to releasing the formal solicitation for the project to provide pricing options. The same process was followed for Bluesten Park and for the 14th Ave. Landscaping Project.

As a result, the following options were removed from the plan and can be added back into the scope of the project when bid prices are received. What this means is that a base bid is received and the desirable elements can be added if the total cost remains within the \$3,219,232 available utilizing the Base \$1,669,232 and the Working Reserves of \$1,550,000.

Design Element	Estimated Cost
1. Provide 8-foot sidewalks in-lieu of 6-foot throughout the interior and exterior of the park.	\$ 175,000
2. Add second pavilion with concrete slab and benches.	\$ 100,000
3. Remove existing residential fences and walls from properties that back up to the east side of the park. This would make the construction of the new wall much easier. Each property owner will have to agree to let the City do this work.	\$50,000

Additional Design Costs:

Design Element	Estimated Cost
1. Privacy wall - Requested by the community, stakeholders and the City Commission.	\$ 275,000
2. Increased parking area - (Civil: includes paving, striping and parking lot lights). As required by the Building Department and Fire/Rescue Department for fire vehicle access and turn around.	\$ 295,000
3. Community building exterior scope of work (New roof and insulation, exterior stucco).	\$ 270,000
4. Exterior Restroom Renovations (Renovation not Part of the Parks Master Plan)	\$ 235,000
5. Community Benefits Plan @ 5% of construction cost.	\$ 150,000
Total Design Additives	\$1,225,000

Total Budget to Construct <u>(With Add/Alternates)</u>	\$3,219,232
Available Funds	\$1,669,232
Budget Short Fall	\$1,550,000*

***To be provided from GO Bond Working Reserves Account.**

Why Action is Necessary:

Pursuant to Chapter 23, Procurement, of the City of Hallandale Beach Code of Ordinances, the City Manager has authority to negotiate and award bids, contracts and/or change orders within his purchasing authority, which is \$50,000 for bids and services, and \$25,000 for professional services. The City Commission must approve all awards over the authority of the City Manager.

Staff is recommending the transfer and utilization of up to \$1,550,000 from the GO Bonds proceeds Working Reserves Account to cover additional costs for the redevelopment of Ingalls Park as part of the Parks Master Plan Phase II. Therefore, City Commission approval is necessary. It should be noted, however, that the actual need might be less or more depending on the prices received from the bid process. This will be known and a decision made by the City Commission when the construction contract is brought back for award. The goal is to award this project for construction during the December City Commission meeting. The bid documents are in the final stage of preparation and staff does not want to advertise until the full allocation is approved by City Commission.

Proposed Action:

Staff recommends the City Commission approve the attached resolution authorizing the City Manager to transfer up to \$1,550,000 in Working Reserves funds from the Parks GO Bond Project to the Ingalls Park Project.

Attachment(s):

Exhibit 1 – Resolution

Exhibit 2 – Resolution 2012-090

Exhibit 3 - Opinion of Probable Cost

Exhibit 4 – Ingalls Park Master Plan – Original Amenities

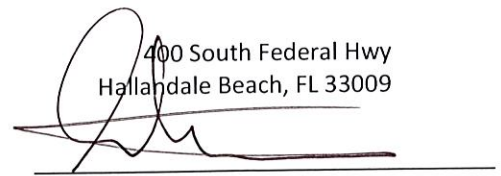
Exhibit 5 – Ingalls Park Master Plan – Original Site Plan

Exhibit 6 – Ingalls Park Master Plan – Proposed Site Plan

Exhibit 7 – Ingalls Park Master Plan – After Value Engineering



Gregg Harris,
Capital Projects Manager



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Steven Parkinson
Assistant City Manager