



City of Hallandale Beach City Commission Agenda Cover Memo

Meeting Date:	May 22, 2019		Item Type: (Enter X in box)	Resolution x	Ordinance	Other	
Fiscal Impact: (Enter X in box)	Yes	No	Ordinance Reading: (Enter X in box)	1st Reading		2nd Reading	
	X		Public Hearing: (Enter X in box)	Yes	No	Yes	No
Funding Source:	302-7290-565000 Capital Project Account		Advertising Requirement: (Enter X in box)	Yes		No	
						X	
Account Balance:	Current: \$6,846,327 Proposed: \$12,117,404		Quasi Judicial: (Enter X in box)	Yes		No	
						X	
Project Number:	PA 152 Golden Isles Tennis Center and Golden Isles Park		RFP/RFQ/Bid Number:	RFP # FY 2015-2016-011 Construction Manager at Risk Golden Isles Tennis Center and Golden Isles Park			
Contract/P.O. Required: (Enter X in box)	Yes	No	Strategic Plan Priority Area: (Enter X in box)				
	X		Safety <input type="checkbox"/> Quality <input type="checkbox"/> Vibrant Appeal <input checked="" type="checkbox"/>				
Sponsor Name:	Greg Chavarria City Manager		Department: Public Works Capital Improvements Division		James Sylvain, Director Public Works Department		

Short Title:

A RESOLUTION OF THE MAYOR AND CITY COMMISSION OF THE CITY OF HALLANDALE BEACH, ACCEPTING THE PROPOSED GUARANTEED MAXIMUM PRICE OF ELEVEN MILLION FOUR HUNDRED AND THIRTY-SEVEN THOUSAND FOUR HUNDRED AND FOUR (\$11,437,404) DOLLARS FOR THE CONSTRUCTION OF THE GOLDEN ISLES TENNIS CENTER AND GOLDEN ISLES PARK; APPROVING ADDITIONAL CONTINGENCY FUNDS IN THE NOT-TO-EXCEED AMOUNT OF SIX HUNDRED AND EIGHTY THOUSAND DOLLARS (\$680,000); AUTHORIZING THE CITY MANAGER TO EXECUTE ALL NECESSARY AGREEMENTS TO PROCEED WITH THE PROJECT; AUTHORIZING THE CITY MANAGER TO TRANSFER FIVE MILLION TWO HUNDRED AND SEVENTY-ONE THOUSAND AND SEVENTY SEVEN DOLLARS (\$5,271,077) FROM THE GENERAL BOND RESERVES WITHIN

THE GENERAL OBLIGATION FUND TO THE GOLDEN ISLES TENNIS CENTER AND GOLDEN ISLES PARK PROJECT TO COVER THE ADDITIONAL COSTS; AND PROVIDING FOR AN EFFECTIVE DATE

Staff Summary:

BACKGROUND

The City of Hallandale Beach has followed a Master Plan for the development of a comprehensive world class parks system. 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 includes but is not limited to public outreach, data collection, park survey, analysis of findings and needs along with financial strategy. On November 7, 2012 the City adopted a Resolution No. 2012-90, directing staff to explore opportunities to fund the Parks Master plan through a General Obligation Bond Issuance. The City also held various community meetings to understand specific obligation for each community. These community meetings and the feedback from the City Commission helped shaped the scope of each park development project. An election took place on Tuesday November 4, 2014 for the approval of the GO Bond referendum. The results showed that nearly 65 percent of the voters supported a not to exceed GO Bond referendum, for an amount not to exceed \$58.5 million, to complete the 2011 Parks Master Plan.

On February 29, 2016, RFP # FY 2015-2016-011 (Exhibit 3) Construction Manager at Risk Request for Proposal (CMAR) Golden Isles Tennis Center and Golden Isles Park for the Golden Isles Tennis Center project was released. The RFP included a two-phase award: Phase I for Preconstruction Services and Phase 2 for Construction Services - Guaranteed Maximum Price (GMP). On August 6, 2016, the City Commission awarded the CMAR Preconstruction Services to Burkhardt Construction, Inc. in an amount not to exceed \$132,389 via Resolution # 2016-118 (Exhibit 2). As part of the Preconstruction Services, Burkhardt Construction, Inc. was engaged in the design development of the project along with the architect ACAI Associates, to aid in the cost containment process, materials and constructability recommendations.

During the Pre-Construction services, Burkhardt Construction, Inc. (BCI) was required to present a final GMP to the City for consideration following issuance of the 90% Construction Documents for the project.

Upon award of the GMP, the CMAR contract becomes a contract where the CMAR firm assumes responsibility for the performance of the work, including the work performed by project subcontractors. The City pays the CMAR firm the actual cost of the work plus the agreed-upon CMAR fee, up to the GMP Price. Any additional costs beyond the GMP are the responsibility of the CMAR.

The improvements under this project consist of a complete redesign and new construction of the Tennis and Park Facility to include: Tennis courts (clay and hard courts), sports lighting, site parking, pro shop with office, concession, restrooms and storage building. On the park site: 2 regulation basketball courts, (2) bocce ball courts walking/exercise trail, playground with

rubberized surface and shade cover, passive open space, rest room facilities, (2) size specific dog parks, picnic area and parking.

CURRENT SITUATION

During the development of the Parks Master Plan in 2011, a budget estimate of \$1,427,000 was proposed for construction of the Golden Isles Tennis Center and Golden Isles Park. Once the General Obligation Bond fund was finalized in 2014, the cost for the Golden Tennis Center and Golden Isles Park and was increased to \$8,812,852 due to the addition of added amenities and the development of a new tennis center facility building.

Listed below are the main factors that contributed to the budget increase:

- Requirements for retention and on-site storage of rainwater due to an increase in non-pervious areas because of numerous new hard surface areas associated with the project. These hard surfaces consist of parking, basketball courts and multi-used sidewalks.
- Estimated 40% increased cost for labor and material over the past 5 years
- Federal Emergency Management Agency (FEMA) requirements for resiliency and the need to raise the height of the entire site one to two feet which results in an increase of fill material.
- The geotechnical report indicates that the areas for construction contain “deleterious soils in the upper twelve feet and the use of conventional footings over the existing soil profile would result in excessive total differential settlements of the proposed structures”. Due to this soil condition, the foundation system for all vertical structures must be installed using a cast pile grid configuration, which greatly increases construction cost.
- The plan for the tennis center was not developed during the initial design of the Parks Master Plan. Accordingly, there were no architectural elements for the pro shop and members’ area. In addition to the pro shop, extensive underground construction such as water and waste water service, irrigation and storm water management was not part of the City-Wide Parks Master Plan dated July 2011.
- The original construction cost estimate, which was developed by the engineering company tasked with providing the City with the Parks Master Plan, was \$1,427,000 (July 2011). A revised cost estimate of \$8,851,563 was established after the cost of construction for the tennis courts, pro shop and ancillary elements were added in January 2014. This new estimate eventually was used as the basis of the GO Bond Fund for Golden Isles Tennis Center and Golden Isles Park.
- Additional \$680,000 needed for soft costs such as permits, FPL undergrounding and impact fees.

GMP Cost (Burkhardt Construction)	\$11,437,404
Additional soft costs and contingency	\$680,000
<u>Existing Construction Budget</u>	<u>(\$6,846,327)</u>
Additional Funds Needed	\$5,271,077

Project Schedule

The 100% construction documents have been submitted to the City for review by the Building Division. As set forth in the attached schedule and contract, construction is estimated to be substantially completed within 380 days from the City's issuance of the Notice to Proceed. Ground breaking will be scheduled within the next few months. Mobilization, pending permit approval, could begin as soon as June 2019.

WHY ACTION IS NECESSARY

Pursuant to Chapter 23, Section 23-4, Competitive Bidding Required, all purchases of and contracts for equipment, supplies and contractual services, when the estimated cost shall exceed \$50,000.00 shall be based on competitive bids. Furthermore, pursuant to Chapter 23, Section 23-6, Award of Contract, the City Manager, shall have the authority to recommend to the City Commission award of contracts.

The original construction cost estimate, which was developed by the engineering company tasked with providing the City with the Parks Master Plan, was \$1,427,000 (July 2011). A revised cost estimate of \$8,851,563 was established after the cost of construction for the tennis courts, pro shop and ancillary elements were added in January 2014. This new estimate eventually was used as the basis of the GO Bond Fund for Golden Isles Tennis Center and Golden Isles Park. Since the time when the GO Bond was approved by the residents and the final cost estimate for construction was received from the CMAR, there exists a budget shortfall of \$5,271,077.

Fiscal Impact:

As proposed in attached Exhibit 2A. Burkhardt Construction, Inc. Construction Inc. will perform Construction services for Golden Isles Tennis Center and Golden Isles Park for a Guaranteed Maximum Price of (\$11,437,404) which includes an owner's contingency of \$680,000.

The improvements under this project consist of a complete redesign and new construction of the Tennis and Park Facility to include: Tennis courts (clay and hard courts), sports lighting, site parking, pro shop with office, concession, restrooms and storage building. On the park site: 2 regulation basketball courts, (2) bocce ball courts walking/exercise trail, playground with rubberized surface and shade cover, passive open space, rest room facilities, (2) size specific dog parks, picnic area and parking.

Additional funding in the amount of \$5,271,077 if approved, will come from the GO Bond Fund.

Proposed Action:

1. Staff recommends the City Commission authorize the City Manager to transfer \$5,271,077 in funds within the Parks GO Bond to the Golden Isles Tennis Center and Golden Isles Park project.

2. Staff recommends the City Commission authorize the City Manager to execute an agreement with Burkhardt Construction, Inc., for the construction phase of Golden Isles Tennis Center and Golden Isles and Park with a Guaranteed Maximum Price of Eleven Million Four Hundred Thirty Seven Thousand Four Hundred and Four dollars **(\$11,437,404)**, in substantially the same form as Exhibit 5. Furthermore, authorize the City Manager to utilize the Parks General Obligation Fund to make all necessary purchases within the GMP approved amount.

Attachment(s):

Exhibit.1 – Resolution

Exhibit 2 – Resolution 2016-118 for Construction Phase Guaranteed Maximum Price and
awarding CMAR Services to Burkhardt Construction, Inc

Exhibit 2A -CMAR Construction Agreement

Exhibit 3 – RFP# FY 2015-2016-011

Exhibit 4 –Golden Isles Tennis Center and Golden Isles Park - Site Plan

Exhibit 5 – Golden Isles Tennis Park GMP