



City of Hallandale Beach City Commission Agenda Cover Memo

Meeting Date:	Item Type:		1 st Reading	2 nd Reading
2/3/2021	<input type="checkbox"/> Resolution <input type="checkbox"/> Ordinance <input checked="" type="checkbox"/> Other	Ordinance Reading	N/A	N/A
		Public Hearing	<input type="checkbox"/>	<input type="checkbox"/>
		Advertising Required	<input type="checkbox"/>	<input type="checkbox"/>
		Quasi Judicial:	<input type="checkbox"/>	<input type="checkbox"/>
File No.:				
GF 20-517				
Fiscal Impact (\$):	Account Balance (\$):	Funding Source:	Project Number :	
\$250,000	\$2,471,795	G.O. Bond Fund	PA157	
Contract/P.O. Required	RFP/RFQ/Bid Number:	Sponsor Name:	Department:	
<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	N/A	Keven Klopp, Assistant City Manager	Public Works – Capital Improvements	
Strategic Plan Focus Areas:				
<input checked="" type="checkbox"/> Finance & Budget		<input type="checkbox"/> Organizational Capacity	<input checked="" type="checkbox"/> Infrastructure/Projects	
Implementation Timeline:				
Estimated Start Date: 2/3/2021 Estimated End Date: 5/31/2022				

SHORT TITLE:

FINAL CONCEPTUAL PLAN FOR SUNRISE PARK AND APPROVAL

STAFF SUMMARY:

Summary:

Staff seeks City Commission affirmation of its previous approval of the plan for Sunrise Park, or a City Commission directive to add a water feature back into the plan, before proceeding further with CMAR negotiations, finalization of construction drawings, and permitting of the project.

Background:

Sunrise Park is a 2.5 acre neighborhood park located in the Northeast section of the City. It originally started with a small park on the SE corner of NE 8th Avenue and NE 5th Street, which was built in 2010. In 2011 approximately 70% of the current park property was acquired. At that time the acquired park property was the home of the Benb Gamla Charter School, which was demolished in 2013. The majority of the of the property is now an open field.

Currently the park has a playground for 2-5 and 5-12 age groups, a small perimeter walkway, a small shelter, and minimal site furniture.

The new park will be built with General Obligation Bond (G.O. Bond) funds which were approved by the citizens of Hallandale Beach, in November of 2014, to improve all the City parks. The portion of bond funds allocated to the design and construction of Sunrise Park was \$3.2 million dollars, including a playground, exercise trail, water fountains, landscaping, park furniture, and green space.

On March 21, 2018, the City Commission authorized the City Manager to issue a work authorization to Savino & Miller Design Studio, Inc., to design, permit and produce plans for the Sunrise Park Project. On May 16, 2018, the City entered a contract with Savino & Miller Design Studio, Inc., and on May 17, 2018, the City issued a Notice to Proceed, effective May 21, 2018, and the design efforts began.

As part of their design services, Savino & Miller Studio, Inc. in conjunction with the City of Hallandale Beach, conducted two community meetings. One on June 21, 2018 and the second meeting on July 12, 2018.

On August 21, 2019, a conceptual site plan incorporating all the feasible elements requested during the community meetings was presented to the City Commission (Exhibit 1). During the presentation City staff advised the City Commission that with the original total project budget of \$3.2 million, the total allocation for the park construction (after design, engineering, permitting, and related costs) would be approximately \$2.6 million. As presented to the City Commission on August 21, 2019, the conceptual design included a list of options, including an option for a “splash pad” water feature. However, staff explained that to stay within the \$2.6 million budget, the conceptual plan would have to be adjusted accordingly. The City Commission expressed its desire for shade structures and some parking, assuming it would be possible to the use funds available from savings on other projects.

The City Commission also expressed at that time that a splash pad amenity would cause an influx of visitors that would change its identity as a neighborhood park, as well as being unable to provide parking. Additionally, it would involve significant maintenance costs and repairs moving forward. The City Commission prioritized its desire for shade structures and gave serious consideration to staff’s recommendation that the splash pad amenity be excluded and considered for other locations in the city.

After lengthy discussion at that 2019 meeting, the Commission agreed to delete the water feature from the design. Because the proposed park design would not require any variances or rezoning approval from the City Commission, the Commission’s consensus expressed for the conceptual design at that time was deemed adequate to proceed to construction drawings.

Current Situation:

The construction drawings for Sunrise Park are currently 60% complete. Staff proposes to utilize a Construction Manager At Risk (CMAR) delivery process for construction of the park. A Request For Proposals (RFP) to select a CMAR was conducted. This delivery method brings the general contractor into the process during the final stages of construction document preparation, which facilitates construction feasibility analyses and value engineering in partnership with the city and its architects and engineers. At the City Commission meeting of December 16, 2020, the Commission’s approval to enter into a preconstruction agreement with the selected construction firm was requested. This approval will allow the CMAR process to begin, the construction plans

to be finalized, a guaranteed maximum price (GMP) for construction to be negotiated, and final commission approval to be obtained.

At the December 16, 2020 City Commission meeting, Mayor Cooper requested that a water feature be re-introduced as part of the project. The City Commission requested that the idea be evaluated by staff and brought back to the City Commission for consideration.

Following is a list of impacts the addition of a splash pad or similar water feature at this time would have:

1. **Time Delay:** Construction drawings for the project are currently 60% complete. The Construction Manager at Risk has been awarded. If it stays on schedule, the project will begin permitting this spring and construction would commence this summer. If a splash pad element were to be added at this time, a minimum three-month delay would be needed for modification of drawings, permitting requirements, and GMP negotiation.
2. **Future Maintenance Costs:** The cost of maintaining the parks that have been created, expanded, and renovated through the GO Bond will be an ongoing general fund expense. This challenge has been given consideration during the design of each park. The popularity of a splash pad would seem to lend itself to a revenue opportunity to offset the cost of maintaining such an amenity, but this location is not the place for a revenue generating amenity. It is anticipated that the cost of annual maintenance resulting from the addition of a splash pad amenity, including parts and replacement costs over time, chemicals, and labor would be \$25,000 - \$50,000 annually.
3. **Limited Parking/Influx of Visitors:** The main reason for the deletion of the splash pad from the Park was to maintain the identity of the park as neighborhood park. Such an amenity would bring additional traffic and use from outside of the local residential area. Additionally, there is very limited parking that is available within the Park and off street. Currently the Park design calls for 13 parking spaces.
4. **Design and Construction Costs:** As presented, staff estimates the project construction costs to be approximately \$3.55 million. There is currently only \$2.47 million available funding in the project. The park must still go through the CMAR process; final costs have yet to be determined. The approximate cost for the addition of the splash pad is \$250,000:
 - \$25,000 for additional design services
 - \$225,000 for additional construction costs (including all required County and Health Department permit fees).
5. **Remaining G.O. Bond Parks to construct and funds available:** The following expenses remain:
 1. **Bluesten Park** – Total funds remaining in Bluesten Park are \$2,761,915. Design and construction of mechanical screening at the Field House and Pool House which were missed during initial design and zoning review is required. Due to existing design of the buildings, some structural elements may be required to support the screening. Additionally, there are needed upgrades to the electrical and plumbing for the ice machine in the pool house concession area. Estimated total cost to complete is \$150,000, including design, construction, permit fees and project management.

2. Golden Isles Tennis Center and Park – \$350,499 remains in contingency funds for the project. The major expense remaining is the security camera system for the park, estimated around \$150,000. At this time it is difficult to project the level of savings that will be realized.
3. Sunrise Park – Estimated construction without the splash pad is \$3.55 million. With the addition of the splash pad the cost will be \$3.8 million.
4. Chaves Lake Park – Current funding available is \$612,568. There is currently no design for the park or total construction estimate. The Parks Master Plan contemplated Chaves Lake as a passive park with the option for non-motorized water sports. Chaves Lake will be undergoing additional testing to determine the level of contamination in both the water and soil to determine what remediation efforts are required. The City's environmental consultant, E Sciences Inc., has estimated the total cost of remediation only at approximately \$2 million.
5. Option to Reduce Debt – Consideration should be given that any savings throughout the remainder of the projects can be used to reduce the debt.

Current funding available for Sunrise Park and Chaves Lake Park:

- Bluesten Park estimated savings: \$2.6 Million
- Reserves: \$3.2 Million
- Sunrise Park Shortage - \$1.07 Million
- Total – Approximately \$4.7 Million remaining in the GO Bond

Should the projection of \$3.55 million be accurate, an additional \$1.15 million would need to be added to the Sunrise Park budget.

Approximately \$4.65 million dollars would remain for Chaves Lake Park, for a total budget of \$5.26 million, which would need to cover environmental consulting, remediation planning, park design, remediation and construction, permit fees, and project management.

Why Action is Necessary:

Staff seeks City Commission affirmation of its previous approval of the plan for Sunrise Park, or a City Commission directive to add a water feature back into the plan, before proceeding further with CMAR negotiations, finalization of construction drawings, and permitting of the project.

Cost Benefit:

It is well established that the existence or addition of a well-maintained park has a positive impact on property values in the surrounding area. It is anticipated that Sunrise Park will increase the property values in the neighborhood surrounding it. However, the specific benefits of adding a water feature to Sunrise Park cannot be reliably quantified. Without a doubt, quality of life benefits would accrue to those that utilize the park for this amenity. Meanwhile, the quality of life for the residents within closest proximity to the park could be negatively affected on a day-to-day basis.

The monetary costs of adding such a feature, including initial costs and on-going costs, are quantifiable (they are estimated above). The cost of a water feature amenity, when considered in comparison to the overall cost of the park, would make it very cost-beneficial. In other words,

the increase in the value of the park, as assigned by the users of the water feature amenity, would be very high in comparison to the additional cost as a percentage of the overall construction.

On the other hand, the park will be a much-appreciated improvement to the neighborhood with or without a water feature. It is assumed that the addition of a water feature amenity will expand the radius from which the park will attract visitors, potentially negatively impacting residents that live nearby. The positive property value impact upon in the neighborhood appears to be more reliable in the scenario that does not include the water feature.

The following example assigns values to the scenarios described above.

Example average property value of nearby single-family home:	
Current:	\$300,000
Value after park expansion without water feature: (median value assuming increase ranges between 3% and 5 %)	\$312,000
After Park considering <i>unknown</i> water feature impact: (median value assuming increase ranges between 0% and 5%)	\$307,500

PROPOSED ACTION:

City Commission approval of the final conceptual plan for Sunrise Park.

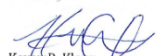
ATTACHMENT(S):

Exhibit 1 – August 21, 2019 Sunrise Park Presentation

Exhibit 2 – Sunrise Park Presentation

Prepared By: Fernando Paiva / Tom Camaj

Fernando Paiva and Tom Camaj
Capital Project Managers


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Assistant City Manager

Reviewed By: _____

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Assistant City Manager

Approved By: _____

Keven Klopp
Assistant City Manager