

# TOWN OF PALM BEACH

Information for Town Council Meeting on: April 10, 2018

---

TO: Mayor and Town Council

VIA: Kirk W. Blouin, Town Manager

FROM: H. Paul Brazil, P.E., Director of Public Works

RE: Recreation Center Project Update

DATE: March 30, 2018

---

## **STAFF RECOMMENDATION**

Town staff is providing this project update for informational purposes only.

## **GENERAL INFORMATION**

The Construction Manager At-Risk (CMAR) approach was approved as the preferred delivery method for the Recreation Center project at that January 10, 2017, meeting, and Hedrick Brothers Construction was selected to provide the CMAR services.

Subsequent to Town Council's March 27, 2017, approval of the variances and special exception required for the project, litigation was filed challenging their decision. The project team, which includes Town staff and the project architect, Stephen Boruff, AIA Architects and Planners, and Hedrick Brothers continued its efforts to finalize the design details and specifications, but only worked on items that would not incur additional costs or require re-working in the event of a lengthy delay. The project was effectively on hold, but the team continued to meet to ensure completion of the final design, while exploring all value-engineering opportunities to help keep project costs down. Tasks completed during summer and fall of last year included:

- Soil borings were completed to determine the extent of unsuitable soils on the site and to allow for completion of the structural design for the foundation. Based on the results, the design consultant is recommending that a pile foundation be used.
- Percolation tests were also accomplished to determine how the site drainage and playing field was to be designed.
- Exterior utility locates were completed to determine the horizontal and vertical location of various utilities on the site (water, sewer, electric, phone, cable, etc.). That information was used to ensure that any conflicts with the building foundation were identified and resolved.
- Meetings were held with Town staff, utility providers, and design consultants to review the existing and future point of service for the new building, and to define the low voltage system requirements that are planned or anticipated (phone, data, sound system, cameras, lighting/controls, etc.).
- The preliminary playground design was received and reviewed/coordinated with the project team and the Town arborist (to minimize impacts to existing trees and confirm clearances, canopy heights, tree protection zones, etc.).

- A project schedule was developed to determine when the scope of work could be finalized and the subcontractor bid process could begin. See specific comments about this schedule at the end of this section.
- The project team has continued to conduct constructability reviews and to seek all practical value-engineering initiatives to meet the budget and the approved design intent.

The original project timeline anticipated a construction start during the summer of 2017. Due to the litigation, the project timeline was revised to delay the bid process and Guaranteed Maximum Price (GMP) development, as to not incur additional expenses associated with rebidding the project and negotiating an updated GMP in the event of a lengthy delay. The bidding process is now underway and the GMP is expected to be ready for Town Council consideration at the June 12, 2018, meeting.

### **FUNDING/FISCAL IMPACT**

The project estimate provided in May 2017 was approximately \$11.2 million. Funding for the Town's portion of the project costs will be addressed by Town staff (Finance Director) during the consideration of this item at the April 10, 2018, Town Council meeting. Final costs are not yet known but are anticipated to be presented at the June 12, 2018, Town Council meeting as part of the GMP and final contract approval with Hedrick Brothers. The Friends of Recreation will also present an update regarding the fund-raising efforts at that meeting.

### **PURCHASING REVIEW**

This item has been reviewed by the Purchasing Division and approved as recommended. The GMP proposal is expected to be received from Hedrick Brothers Construction by mid-May and negotiations with Town staff conducted to arrive at a final GMP that should be completed in time for consideration by the Town Council at the June 12, 2018, Town Council meeting as noted above.

cc: Jay Boodheshwar, Deputy Town Manager  
 Beth Zickar, Recreation Director  
 Jane La Clainche, Finance Director  
 Eric Brown, P.E., Assistant Director of Public Works  
 Dean Mealy, Purchasing Manager  
 Nelo Freijomel, Stephen Boruff AIA Architects  
 Erin Brodsky, Hedrick Brothers Construction