

# TOWN OF PALM BEACH

Information for Town Council Meeting on: October 9, 2018

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TO: Mayor and Town Council

VIA: Kirk W. Blouin, Town Manager

VIA: Jay Boodheshwar, Deputy Town Manager

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

RE: Consideration of ARCOM Recommendation, Relative to the Seaview Park and Recreation Center Improvements Project, and Approval of a Purchase Order Increase for the CMAR Contract with Hedrick Brothers Construction Company Inc.  
**Resolution No. 180-2018**

DATE: September 24, 2018

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## **STAFF RECOMMENDATION**

Town staff recommends that Town Council approve Resolution No. 180-2018, authorizing a change order to Purchase Order No.181315 and the Construction Manager at Risk (CMAR) Contract to Hedrick Brothers Construction Company Inc. (HB) in the amount of \$59,980 for the Seaview Park and Recreation Center Improvements Project, and increasing the Total Guaranteed Maximum Price (GMP) Construction Budget from \$11,769,845 to \$11,829,825, and increasing the overall project budget from \$13,962,586 to \$14,022,566.

## **GENERAL INFORMATION**

At the September 13, 2018 meeting, the Town Council approved a CMAR contract increase with Hedrick Brothers in the amount of \$167,327 for those “add alternate” items that were associated with providing cast stone elements on the exterior vertical building surfaces in lieu of a stucco finish. This action was consistent with the ARCOM recommendation to retain those cast stone features. The decision on retaining cast stone on the exterior hardscape (i.e., “flatwork”) was deferred based on the guidance from the Town Council to provide firm pricing on various options (cast stone pavers vs. concrete) in various locations (walkways, elevated porches/patios, etc). Maintenance and safety were also mentioned as considerations. A summary of the additional installation cost is provided below, for the various locations as indicated in the attached plan.

Elevated patios and porches (shown in blue color)	2,756 SF x \$19.95/SF	=\$54,982
Tennis plaza area (shown in green color)	236 SF x \$21.18/SF	=\$ 4,998
Covered tennis pavilion area (shown in pink color)	705 SF x \$20.23/SF	=\$14,262
Entry walkway from parking lot (shown in orange color)	2,090 SF x \$14.80/SF	<u>=\$30,933</u>

Subtotal for installing cast stone pavers in lieu of concrete =\$105,175

[Note: Unless noted above, all other (tertiary) walkways on the site will be brushed concrete.]

Based upon comments from the previous Town Council meeting, and taking into account the installation costs, maintenance and safety issues, and the use/function of these various hardscapes, staff recommends that the first two (2) options are adopted but not the other two (2) areas. That reduces the additional cost of the cast stone paver upgrade to \$59,980 for only those two (2) options that are shown as the blue and green on the

attached plan. Staff reviewed this recommendation with the Friends of Recreation and Morton and Barbara Mandel Family Foundation. After due consideration both funding partners agreed to support \$19,993.33 each toward this recommended cast stone upgrade for the hardscape, but prefer the use of existing contingency to pay for this change.

With regard to subsequent maintenance costs, the use of concrete surfaces is the most cost effective and lowest-maintenance option. Typically, these concrete surfaces are pressure washed annually and the unit rate of \$0.08/SF can be applied to estimate the maintenance cost. The upgrade to cast stone provides a more aesthetically pleasing appearance but typically requires more maintenance. For instance, the hardscape adjacent to the Town Hall Square is coquina or cast stone and requires annual cleaning at a unit rate of \$0.25/SF. If the cast stone pavers were to be cleaned twice per year and sealed once per year (as has been the practice for tabby concrete surfaces), then the estimated maintenance cost would be approximately \$0.70/SF ( $2 \times \$0.25/\text{SF} + \$0.20/\text{SF}$ ). Using these estimates, the annual maintenance cost for either concrete or cast stone would range from about \$465 to \$4,050 respectively. Maintenance costs are included in the operating budget and are not included in the installation costs.

The safety issues related to the hardscape surfaces are primarily subjective and the concrete is least likely to be slippery or offer a tripping hazard to users. Cast stone pavers do have small joints or gaps that are a bit more subject to settling or displacement. They are also possibly more slippery when wet if they are sealed, although this depends on the texture of the pavers being used.

Lastly, although other options could be considered for the walkways (such as shell rock pavers, etc.) those options were not reviewed or recommended by ARCOM. The cost and effort to initiate such a review by ARCOM would likely make those options less attractive and the maintenance required may be as much as for the cast stone pavers.

### **FUNDING/FISCAL IMPACT**

Funding for these additional costs would be provided by funds from the three (3) parties (Morton and Barbara Mandel Family Foundation, Friends of Recreation, Inc. and the Town). The source of Town funds is recommended to be from the Capital Fund Contingency budget, unless Council directs the use of existing project contingency funds.

### **PURCHASING REVIEW**

This item has been reviewed by the Purchasing Division and approved as recommended.

### **TOWN ATTORNEY REVIEW**

This Resolution has been reviewed and approved by the Town Attorney for legal form and sufficiency.

### **Attachments**

cc: Jane Le Clainche, Director of Finance  
Eric Brown, P.E., Assistant Director of Public Works  
Rod Gardiner, Assistant Director of Recreation  
Michael Roach, P.E., Project Engineer  
Dean Mealy, Purchasing Manager