

TOWN OF PALM BEACH

Information for Town Council Meeting on: August 11, 2020

TO: Mayor and Town Council

VIA: Kirk W. Blouin, Town Manager

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

RE: Presentation of Conceptual Plans Prepared by Fairfax, Sammons & Associates for Improvements to Town Marina Upland Amenities, Lake Drive Park and South Lake Drive
Resolution No. 62-2020 Baird and Associates Inc.
Resolution No. 64-2020 Murray Logan Construction Inc.

DATE: July 30, 2020

STAFF RECOMMENDATION

Town staff requests that the Town Council review the conceptual plans developed by Fairfax & Sammons for the re-design of Lake Drive Park.

Staff recommends that the Town Council approve Resolution No. 62-2020 authorizing a \$50,000 change order to Baird and Associates' existing Purchase Order for Landmarks Preservation Commission Certificate of Appropriateness and Town Council site plan approval.

Additionally, staff requests direction concerning Resolution No. 64-2020 authorizing a \$700,000 Change Order to Murray Logan Construction Inc. for additional conduit pull box and cable installation, if Town Council believes that the Lake Trail will be relocated adjacent to the seawall in the near future.

GENERAL INFORMATION

The concepts developed by the consultant, Fairfax & Sammons (F&S) for proposed Lake Drive Park improvements will be presented to the Town Council at the August 11, 2020 meeting. The presentation is attached as Appendix A. A preliminary cost estimate was one of the deliverables of this contract and that estimate is also included in Appendix A. Please note that the estimate is not complete.

The concept was discussed with staff on multiple occasions as the plan was evolving. Staff provided information as requests were received.

After the presentation and review by the Town Council, staff will need direction from the Town Council. If the Town Council chooses to move forward with implementing these improvements, staff recommends the following schedule:

- **August 11 Town Council**: Consultant (F&S) presents conceptual plans to the Mayor and Town Council to ensure they are moving in a design direction consistent with the Town's desire.
- **August 19 Landmarks Preservation Commission**: Consultant (F&S) presents ideas initially endorsed by Council for an informal review by LP commissioners and also utilizes venue as the public input session.

- **September 8 Town Council Meeting:** Consultant (F&S) presents final recommendations to Mayor and Town Council for approval. Because of the contractual method chosen by the Town Council to retain Fairfax and Sammons, this will end their involvement with the project.
- **October 21/November 18 Landmarks Preservation Commission:** Formal application presented for consideration. A new consultant will need to be retained well before this date so that plans can be developed for presentation at this meeting. Please note that back-up is due thirty (30) days before the meeting. It may not be possible to be ready for the October meeting.
- **November 13/December 8 Town Council Development Review:** Site plan approved by Town Council.

If the Town Council chooses to move forward with this project on this schedule, the following tasks must be authorized and funded:

- **Landmarks Preservation Commission (LPC) Application and Participation in Public Meetings** – The concept(s) approved for consideration by the Town Council will be presented informally to LPC at its meeting on August 19, 2020. This will be presented by Fairfax and Sammons. As stated above, the Town will need to retain another consultant to obtain necessary approvals including LPC Certificate of Appropriateness and Site Plan approval by the Town Council. The consultant preparing the LPC application should participate in the informal LPC review meeting to understand any comments made and any public input received. The cost for this task needs to be negotiated based upon the required scope and timeline, but is estimated to be on the order of \$50K. This work is not budgeted. To expedite this effort, staff recommends that the Town Council approve Resolution No. 62-2020 authorizing a \$50,000 change order to Baird and Associates' existing Purchase Order. This is an estimate of the fees and additional funding may be needed. Staff is recommending that the funding come from the General Fund Contingency. Please note, this is not the final design and specifications.
- **Town Marina Project Mitigation and Revisions** – The construction project for the Marina is progressing and, depending upon the approved concepts for the new Lake Drive Park project, there will likely be impacts to the current design. If the Lake Trail path is relocated against the bulkhead, there would be significant utility implications since the current design assumed the path would remain in its existing location. The major consequence would be the relocation of FPL transformers being installed for the new docks and buildings. Our contractor is currently installing these utilities according to the original design.

In order to mitigate some of the impacts, it is possible to install additional conduit and associated infrastructure in such a way that future relocation of electrical equipment could be accommodated more cost effectively. Staff recommends a task budget of \$700,000 to accomplish this work. Please see Appendix B – Preliminary Budget Estimate. This work is not budgeted.

Staff requests direction concerning Resolution No. 64-2020 authorizing a Change Order to Murray Logan Construction Inc. for additional conduit pull box and cable installation. This work would only be necessary if Town Council chooses to relocate the path adjacent to the seawall. Staff is recommending that the funding come from the General Fund Contingency.

- **Design Consultant Approval and Authorization for Lake Drive Park Project** – The concept proposed by Fairfax & Sammons will need to be developed into final plans and specifications. That consultant has not been selected yet and the scope of services and associated fees would need to be negotiated. For efficiency and coordination, this consultant should be the same one that is tasked with the LPC application. Budget estimate would depend upon the magnitude of the desired improvements, but if a project cost range of \$5-10M is assumed, then the design consultant fees may be \$500K or more. This work is also not budgeted.

FUNDING/FISCAL IMPACT

This project is not funded. The interim tasks described above are also not funded.

PURCHASING REVIEW

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

TOWN ATTORNEY REVIEW

This format has been utilized by the Town in previous recommendations and was approved by the Town Attorney.

Attachments

cc: Jay Boodheshwar, Deputy Town Manager
Eric Brown, P.E., Assistant Director of Public Works
Carolyn Stone, Director of Business Development & Operations
Jane LeClainche, Finance Director
Dean Mealy, Purchasing Manager
Jason Debrincat, P.E., Senior Project Engineer
Anne Fairfax, Fairfax, Sammons & Associates