

TOWN OF PALM BEACH

Information for Town Council Meeting on: February 14, 2023

TO: Mayor and Town Council

VIA: Kirk W. Blouin, Town Manager

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

RE: Proposed Lifeguard Building Revisions

DATE: January 31, 2023

STAFF RECOMMENDATION

Town staff is seeking guidance from Town Council on the consideration of proposed revisions to the Phipps Ocean Park lifeguard building design, and inclusion of said revisions into the Phipps Ocean Park Improvements project being designed by Preservation Foundation of Palm Beach.

GENERAL INFORMATION

The existing lifeguard building at Phipps Ocean Park has been in need of repairs and renovation, and a project was approved as part of the Capital Improvements Program in the Town's budget. The current task was approved at the May 10, 2022 Town Council meeting in the amount of \$69,858 for design, permitting and bid phase services. That approved budget reflected a modest amount for those repairs and renovation. The project scope included roof and siding replacement, along with some reconfiguration of the existing interior/exterior spaces to best serve the requirements of the assigned lifeguard staff there. Subsequent to the initial planning and design for the lifeguard building project by Chen Moore & Associates (CMA), a request was made by the Preservation Foundation of Palm Beach (PFPB) to consider some revisions to the exterior appearance of the building to align its aesthetics with the architectural style being proposed for the new buildings associated with the overall park improvements project.

The current lifeguard building project is at approximately 90% design stage, and typical exterior elevations are attached to show the roof slope and materials (low-maintenance metal roofing system). The design revisions proposed by PFPB and their architect (Fairfax Sammons) would change the roof pitch and materials to match the steeper roof slope and wood shingles as approved by Landmarks Preservation Commission (LPC) and the Town Council at previous meetings. Those proposed elevations for the lifeguard building are also attached. Discussions with the project team have been initiated and the proposed revisions are possible, but with additional cost and effort.

If the Town Council approves the proposed design concept, staff will negotiate a corresponding scope of services and change order with CMA to accommodate the revisions. The increased design cost is estimated to be \$39,730 and would be funded by PFPB. This increased fee is necessary to revise the current 90% building plans, coordinate the lifeguard building work with the overall park project, attend park project team meetings, and provide estimates of differential construction costs. Any additional effort related to LPC review (or staff approval) is unknown but if required the extra cost for those services is estimated at \$15,510. Staff recommends that a task budget of \$60,000 be authorized (\$39,730 + \$15,510 + contingency).

The lifeguard building design and bid documents will be incorporated into the overall Phipps Ocean Park Improvements project and included in the GMP being developed by Burkhardt Construction. The construction cost differential between the original design/budget and the proposed design/scope will be funded as an included item in the overall Phipps Ocean Park Improvements project, if approved by the Town Council.

FUNDING/FISCAL IMPACT

The funding impacts associated with the design revisions being proposed by PFPB and Fairfax Sammons are recommended to be funded from the initial donation made for pre-construction services (\$250K), which has a balance remaining after the award of P.O.# 230524 to Burkhardt Construction in the amount of \$106,760 for those services.

PROCUREMENT & CONTRACT MANAGEMENT DEPARTMENT REVIEW

This item has been reviewed by the Procurement & Contract Management Department and concurs as recommended.

Attachments

cc: Carolyn Stone, Deputy Town Manager
Patricia Strayer, P.E., Town Engineer
Jason Debrincat, P.E., Senior Project Engineer
Michael Roach, P.E., Project Engineer