

PALM BEACH COUNTY
BOARD OF COUNTY COMMISSIONERS
AGENDA ITEM SUMMARY

Meeting Date: June 8, 2021

Consent

Regular

Ordinance

Public Hearing

Department: Facilities Development & Operations

I. EXECUTIVE BRIEF

Motion and Title: Staff recommends motion to approve:

- A) A construction manager at risk (CMAR) contract with Kaufman Lynn Construction, Inc. for the Lake Lytal Aquatic Complex project located at 3645 Gun Club Road, West Palm Beach, Florida to provide construction management services that shall continue until construction achieves final completion; and
- B) Task Order No. 1 with Kaufman Lynn Construction, Inc. for preconstruction services for the Lake Lytal Aquatic Complex project in the amount of \$86,385.37.

Summary: The Lake Lytal Pool was constructed in 1975 and has served the residents of central Palm Beach County since then. The facility is in dire need of replacement given its age, heavy usage and limited footprint for expansion. The new aquatic complex will be located on vacant county-owned land in the western portion of the park. The new aquatic complex features being considered for inclusion through the design process include: a main entrance/ticketing building, concession/party room building, 70-meter pool, 25-yard teaching pool, family play area, locker/restrooms building, an active water feature area, and parking areas, among others. Preconstruction services include validating constructability, cost estimating, procurement services and the development of the guaranteed maximum price (GMP). The facility will be constructed in phases; construction phase services shall be authorized through amendments to the contract, which will be submitted to the Board of County Commissioners (Board) for approval. The solicitation for a construction manager (CM) was advertised on April 8, 2018 according to the prior Small Business Enterprise (SBE) Ordinance in place at the time. The SBE participation goal established for the contract was 25%. The CM is not an SBE, but has subcontracted with M.C.O Construction and Services, Inc., a Small/Minority/Women-Owned Business Enterprise (S/M/WBE) CM contractor, for construction management services in an amount no less than 25% of the CM fees. The CM committed to an SBE goal of 25%. The CM is on notice that all GMP Amendments for construction services issued pursuant to this contract will be subject to the requirements of the Equal Business Ordinance, including requesting that an Affirmative Procurement Initiative (API) be set prior to bidding the subcontracts. The CM is a Palm Beach County Business. **The funding source for this project is from the Infrastructure Sales Tax (IST) fund. (Capital Improvements Division) Countywide/District 2 (LDC)**

Background & Justification: In 1975, the Lake Lytal Park (Park) consisted of a 50-meter pool, wading pool, play area and bathhouse facilities. In 2000, additional improvements were added including the installation of a high rate sand filtration system, a new water based playground and the addition of the deck slides into the main pool. **(Continued on Page 3)**

Attachments:

- 1. Location Map
- 2. Budget Availability Statement
- 3. Contract - Kaufman Lynn Construction, Inc.
- 4. Task Order No. 1 - Kaufman Lynn Construction, Inc.

Recommended By:  5-7-21
 Department Director Date

Approved By:  5/18/21
 County Administrator Date

II. FISCAL IMPACT ANALYSIS

A. Five Year Summary of Fiscal Impact:

Fiscal Years	2021	2022	2023	2024	2025
Capital Expenditures	\$86,386	_____	_____	_____	_____
Operating Costs	_____	_____	_____	_____	_____
External Revenues	_____	_____	_____	_____	_____
Program Income (County)	_____	_____	_____	_____	_____
In-Kind Match (County)	_____	_____	_____	_____	_____
NET FISCAL IMPACT	\$86,386	_____	_____	_____	_____

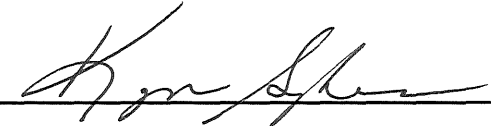
ADDITIONAL FTE POSITIONS (Cumulative)

Is Item Included in Current Budget: Yes x No _____
 Does this item include the use of federal funds? Yes _____ No x

Budget Account No: Fund 3950 Dept 581 Unit T001 Object 6505

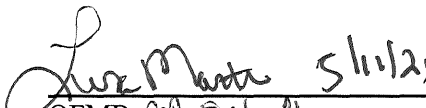
B. Recommended Sources of Funds/Summary of Fiscal Impact:

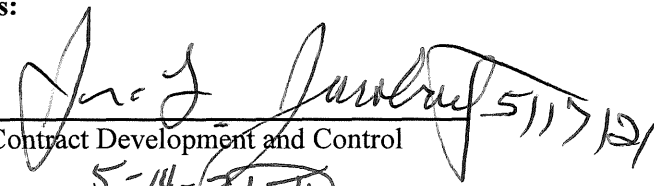
The funding sources for this work is from the Infrastructure Sales Tax (IST) fund.

C. Departmental Fiscal Review: 

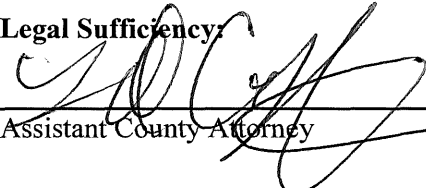
III. REVIEW COMMENTS

A. OFMB Fiscal and/or Contract Development Comments:

 5/11/21
 OFMB 9A 5-11-21 LM 5/11

 5/11/21
 Contract Development and Control 5-14-21-TW

B. Legal Sufficiency:


 Assistant County Attorney

C. Other Department Review:

 Department Director

This summary is not to be used as a basis for payment.

Background and Justification:

The relocation of the aquatic facility to the western portion of the Park will deliver the additional acreage needed to provide a modern facility that meets the needs of the County's residents. The County anticipates including and expanding upon the recreational and competitive based amenities provided at the existing pool, as well as potentially providing additional facilities that maximize revenue opportunities.

Construction Management at Risk (CMAR) is a project delivery method in which the CM provides design phase assistance, evaluation of cost, schedule and implications of alternate designs, systems and materials, and serves as the general contractor bidding the subcontracts for construction. Final selection of the CM for the Lake Lytal Aquatic Complex project was held on August 1, 2018. Shortly thereafter, the project was tabled to allow for lease development and negotiations between the County's Parks and Recreation Department and the Young Men's Christian Association of Palm Beaches, Inc. (YMCA).

In an effort to eliminate duplicate facilities and expand programs and services for all ages within the densely populated service area, the YMCA proposed to collaborate with the County by collocating its facilities at the Park. This entails the relocation of the existing YMCA facility, currently located on Congress Avenue in Palm Springs, to an undeveloped portion of the Park, adjacent to the proposed replacement Aquatic facility; and potentially permitting the YMCA to manage the operations of the County's aquatic facilities. On January 12, 2021, the Board entered into a lease agreement with YMCA for development of the collocated facilities.