

# CITY FACILITIES UPDATE

## Presentation

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August 4, 2021



# Bond Implementation Goals



BUILDING OUR 2<sup>ND</sup> CENTURY

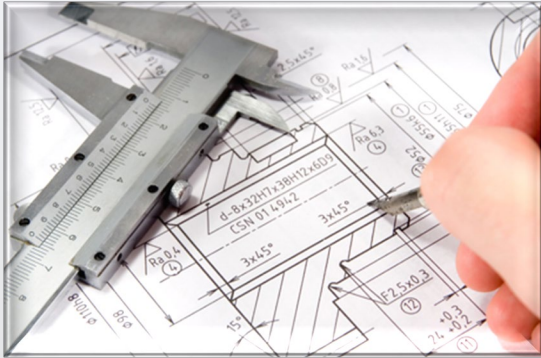
**Maintain Continuity of City Services**

**Maximize Value & Utilize Resources Judiciously**

**Optimize Opportunities**

**Consistent with Strategic Vision and  
Image of the City**

# Bond Implementation Process



## Phase 2 (Years 2020 - 2023)

- ✓ Implementation Plan & Timeline
- ✓ Design (Underway)
- Complete Design Documents
- Award Construction Contract
- Construction Begins
- Continued Community Updates

## Phase 3 (Years 2023 – 2029)

- Construction Continues

## Phase 1 (2019)

- ✓ Community Engagement
- ✓ Commission Direction
- ✓ Development Plan
- ✓ Env. Evaluations

2018

Vote

2029



10 Year Program

# Facility Bond Phasing Plan

## Phase 1

2019

Fire Station 9  
City Park Phase 1  
Fire Station 20  
Fire Station 87 Phase 1  
North Andrews Gardens  
Community Center  
Municipal Building  
Hardening  
Park Place Improvements

## Phase 2

2020-2023

Fire Station 87 Phase 2  
City Park Phase 2

## Phase 3

2023-2029

Park Place at Jaco  
Pastorius Park



# General Phasing Plan Timeline

**2019**

**2020**

**2021**

**2022**

**2023**

**2024**

**2025**

**2026**

**2027**

**2028**

**2029**

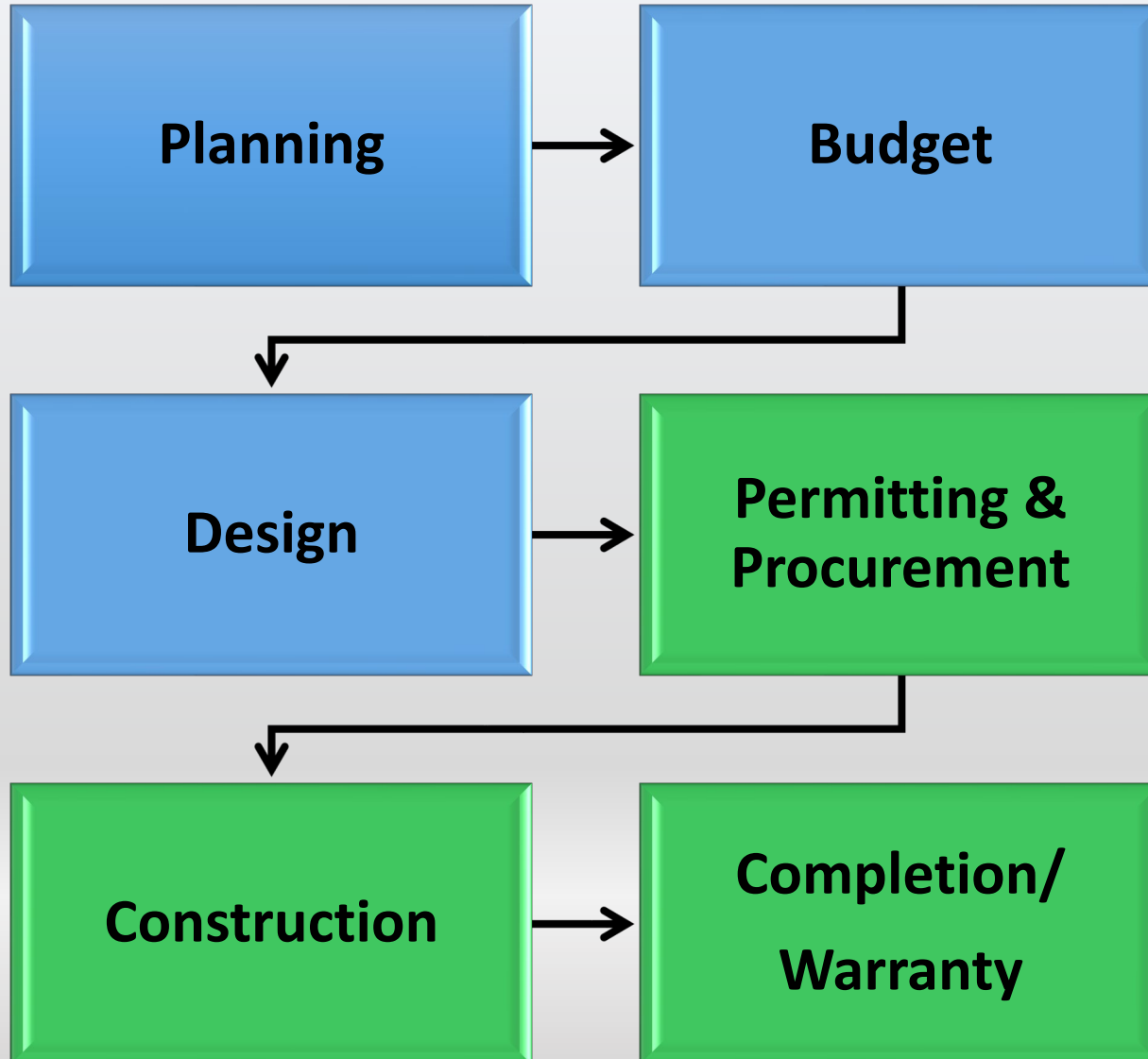
Phase 1

Phase 2

Phase 3



# Project Lifecycle



- CIP Plan is a Roadmap
- Begins with a concept
- Projects evolve over time
- Adjust as needed

Initial budgets are established during the Planning Phase while cost estimates are periodically adjusted during the Design Phase.



# Project Planning

Project  
Scope

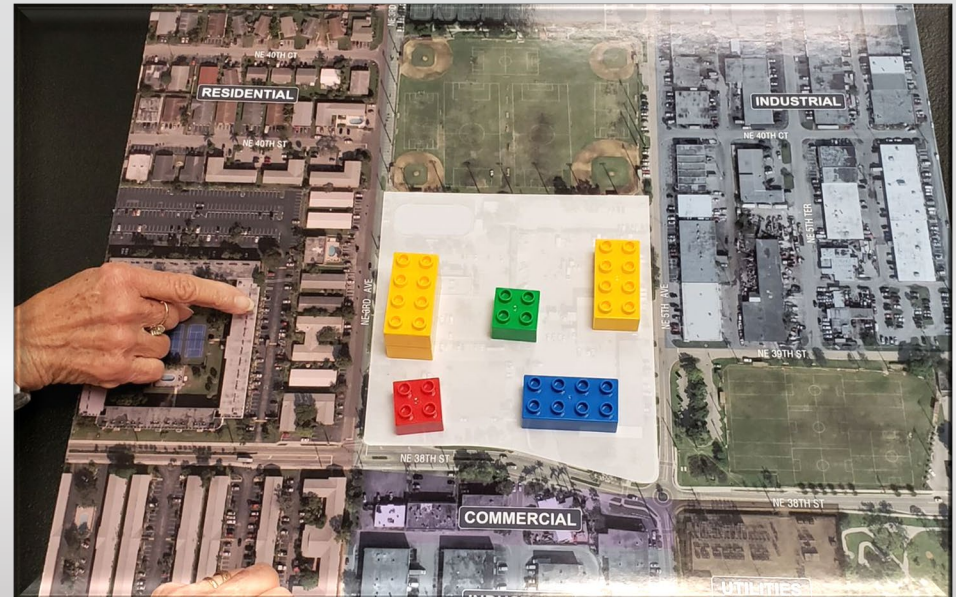
- Identify Need
- Community/ Staff Input
- Develop Programming
- Establish Project Goals

Resources

- Define Budget
- Establish Schedule

Review  
and Refine

- Schematic Design
- Site Assessment
- Cost Estimate







# OAKLAND PARK

BUILDING OUR 2<sup>ND</sup> CENTURY





# Bond Budget

PROJECT DESCRIPTION	CURRENT ESTIMATE
Fire Station 20	\$3,234,560
Fire Station 9	\$10,592,772
Fire Station 87 Phase 1	\$1,753,293
Fire Station 87 Phase 2	\$3,898,880
North Andrews Gardens	\$3,649,722
City Park Phase 1	\$6,218,793
City Park Phase 2	\$28,091,143
ECD Hardening	\$1,477,033
Master Planning and Phasing (PDP)	\$446,975
COST OF ISSUANCE	\$290,335
	<b>\$59,653,506</b>

FUNDING AVAILABLE	
G.O. Bond	\$40,000,000
Awarded Grants	\$1,650,495
	<b>\$41,650,495</b>

**Current Balance      -\$18,003,011**

## Potential Cost Savings

- Seeking the waiver of permitting fees as a cost savings measure.

## Reasons for Change

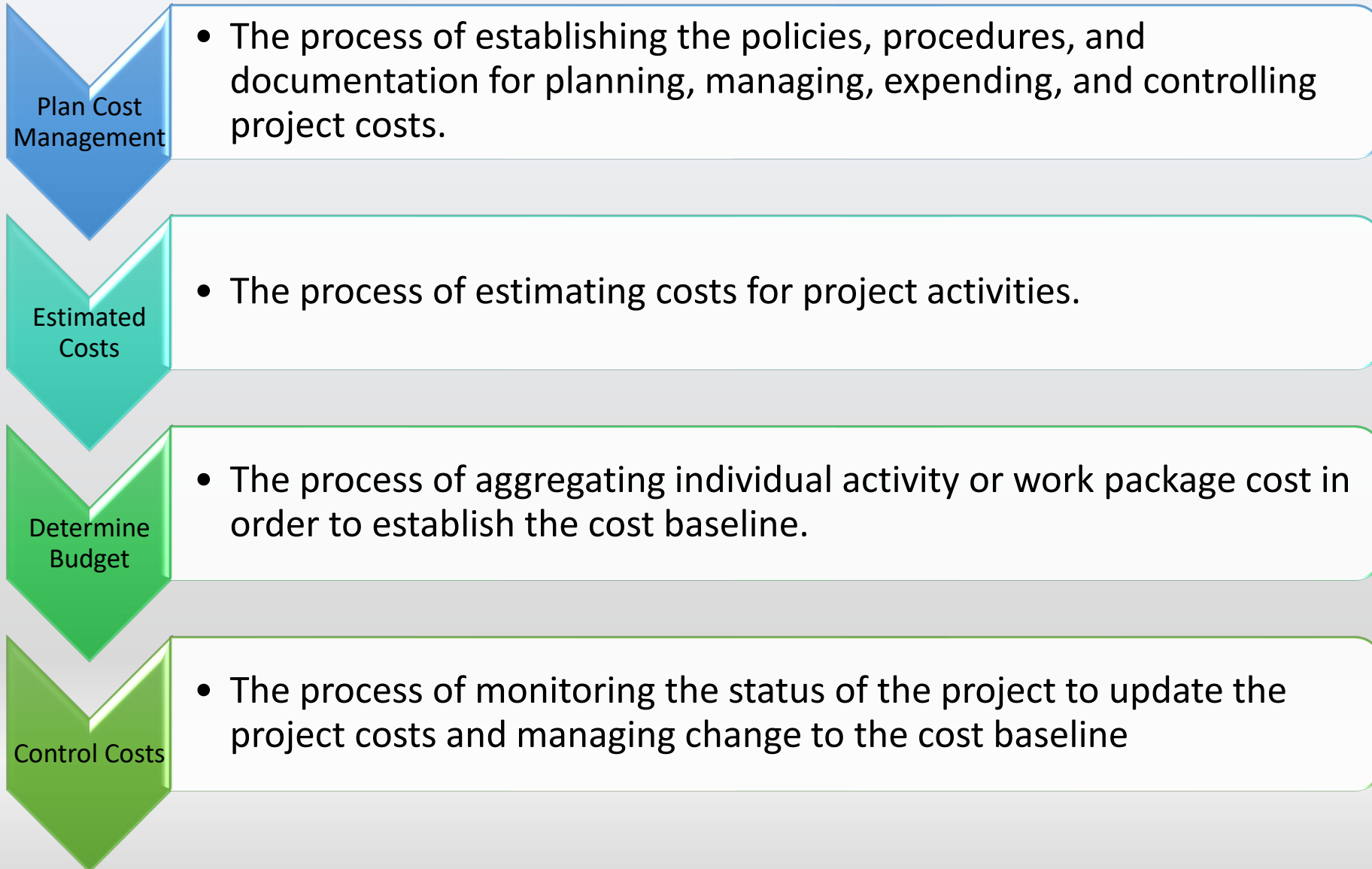
- Scope Expansion
  - Additional Amenities
- Unforeseen Conditions
  - Environmental Contamination and Soil Conditions
- Escalation of Material Prices
- FEMA Flood Elevation Changes

## Next Steps

- Phase in certain amenities over time (i.e. Phase II boardwalk, landscaping, walkway lighting, etc.)
- Analyze Alternative Materials and Construction Methods
- Reduction of Scope
- Explore Additional Grant Opportunities
  - Currently pending grant applications - \$11,843,112



# Cost Management Process



# Project Delivery Method

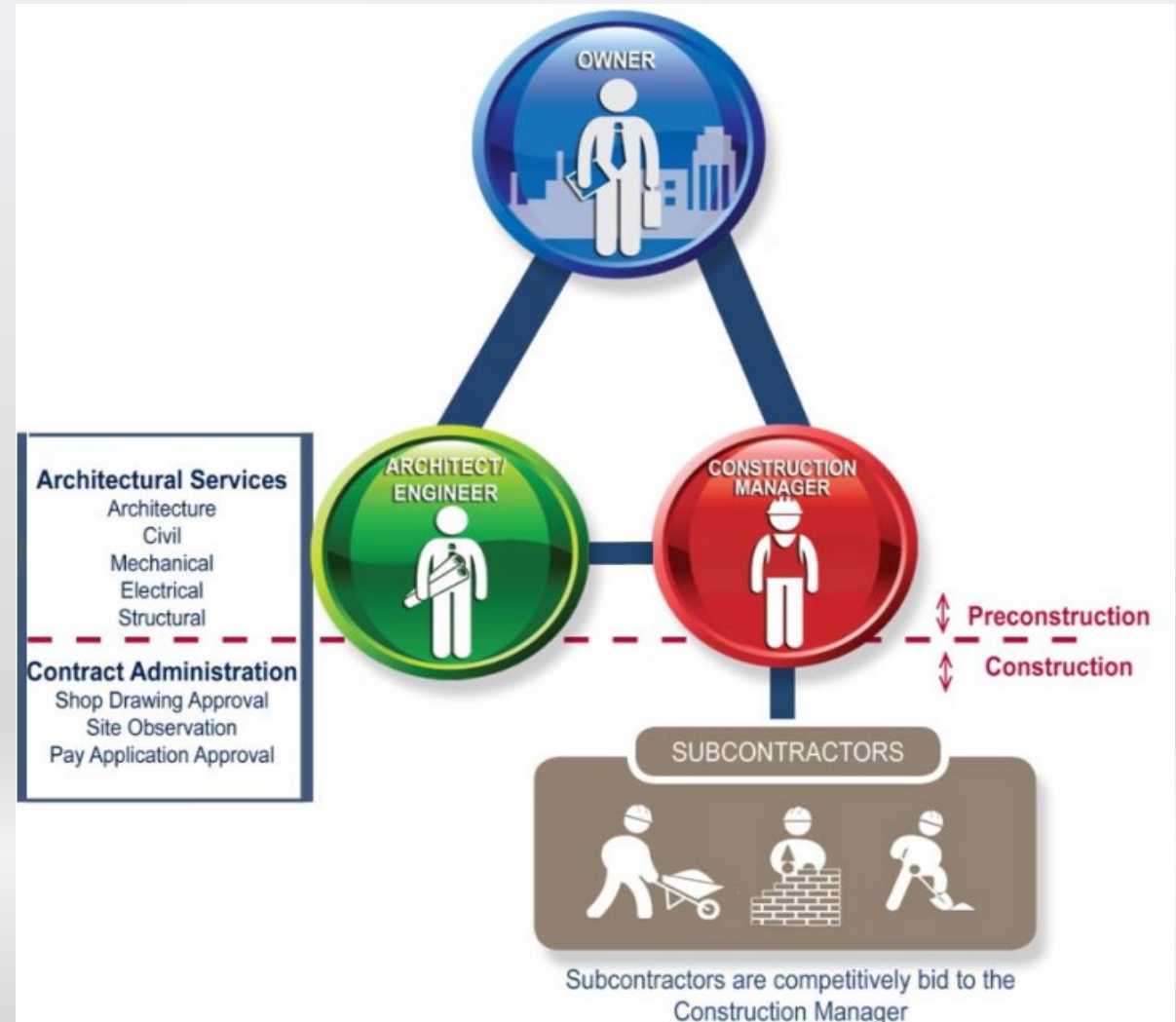
## Construction Manager at Risk (CMAR)

### Two-Part Construction Contract:

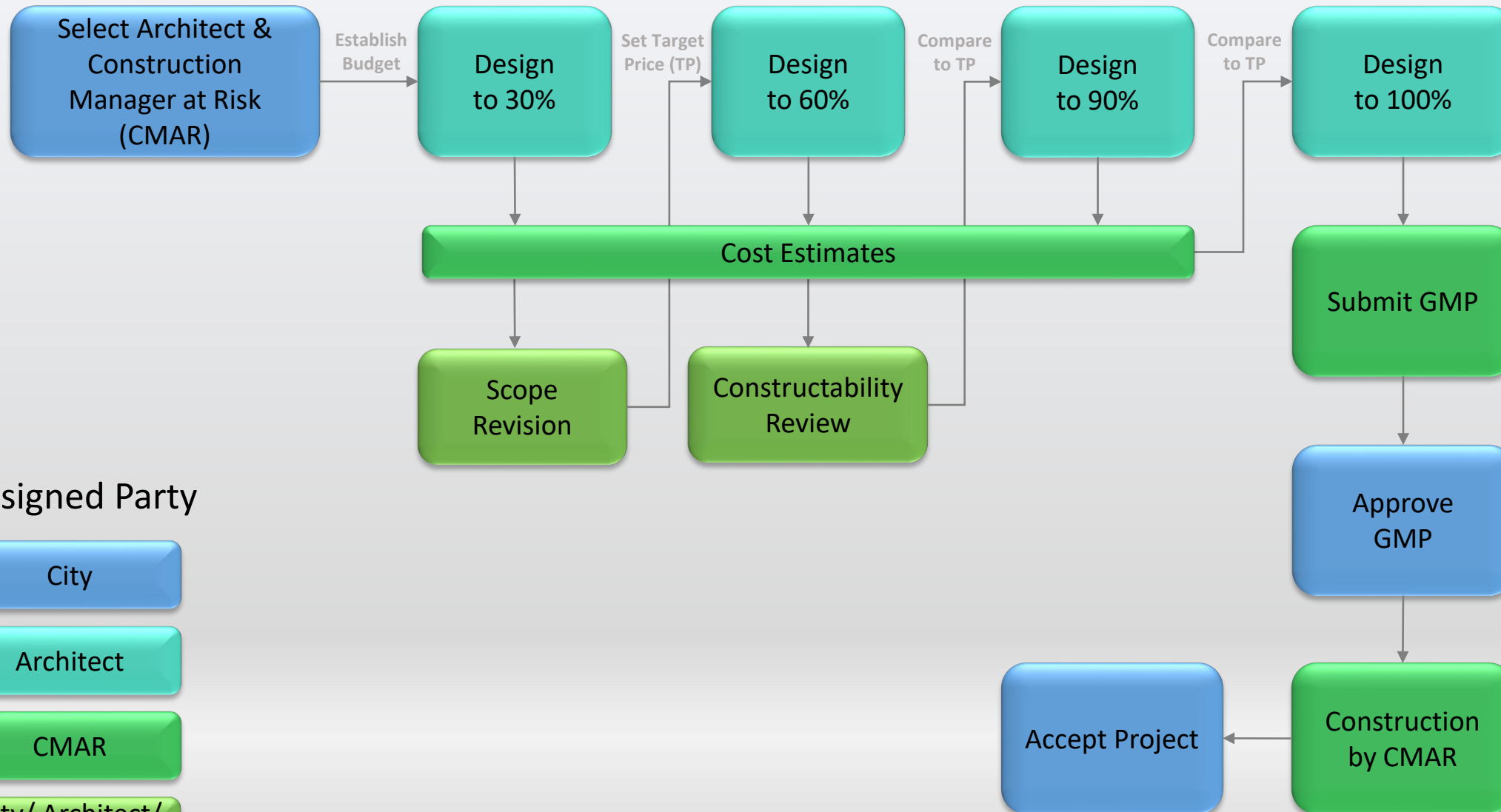
1. Preconstruction Services
2. Construction Services - Guaranteed Maximum Price (GMP)

### Incentives:

1. Cost savings
2. Change order mitigation
3. Ability to “fast-track” project



# Project Development Through CMAR



## Assigned Party

City

Architect

CMAR

City/ Architect/  
CMAR

\*Project development timeframes vary by project complexity

# FACILITIES UPDATE — BOND PROJECTS





# Fire Station 9

- 60% Design Submittal - Received
- Development Review Committee (DRC) Submittal – Approved
- Estimated Construction Cost: \$10,229,096

## Next Steps

- Construction Manager at Risk (CMAR) 60% Cost Estimate
- 90% Design Submittal



Planning

Budget

Design



# North Andrews Gardens

- 30% Design Submittal – Received
- Development Review Committee (DRC) Submittal – Received
- Estimated Construction Cost: \$3,279,876
  - Awarded Grants: \$250,000

## Next Steps

- 60% Design Submittal
- Construction Manager at Risk (CMAR) 60% Cost Estimate



Planning

Budget

Design



# Fire Station 20

- 30% Interior Build-Out Design Submittal – Received
- Estimated Construction Cost: \$2,565,000

## Next Steps

- 60% Interior Build-Out Design Submittal

Note: Project pending litigation.



Planning

Budget

Design



# Municipal Building

- Guaranteed Maximum Price (GMP) – Awarded
- Notice to Proceed (NTP) – Issued January 11, 2021
- Permits Received
- Construction Cost: \$1,369,547
  - Awarded Grants: \$546,751

## Next Steps

- Construction Underway





# Fire Station 87

## Next Steps

- **Phase 1:** 100% Design Submittal – Received
  - Estimated Construction Cost: \$1,560,926
    - Awarded Grants: \$833,744
- **Phase 1:**
  - Construction Manager at Risk (CMAR)  
Guaranteed Maximum Price (GMP) Submission
  - Coordinate grant schedules





# Fire Station 87

## Next Steps

### **Phase 2:** Facade Design – Underway

- Estimated Construction Cost: \$3–\$4 Million
  - Note: This estimate does not include the expansion of the facility.

### **Phase 2:**

- Façade Rendering Approval
- Approve Schematic Design and CMAR Pre-Construction Services



Phase 2

Planning

Budget



# City Park

## Phase 1

- Guaranteed Maximum Price (GMP) Approved
- Groundbreaking Ceremony – June 11, 2021
- Construction Cost: \$5,984,174
  - Awarded Grants: \$20,000

## Next Steps

- Permitting and Construction Underway





# City Park

## Phase 2

- Schematic Design Contract Awarded
- CMAR Pre-Construction Services Contract Awarded
- Estimated Construction Cost: \$28,091,143

## Next Steps

- Schematic Design Submission



Planning

Budget

Design





# City Park

## Phase 2

- \$50K donation for a baby grand piano to be in the Library lobby.



# FACILITIES UPDATE – OTHER PROJECTS





# Public Works Facility

- 30% Design Submittal - Received
- Development Review Committee (DRC) Submittal – Approved
- Construction Manager at Risk (CMAR) 30% Cost Estimate Received
- Estimated Construction Cost: \$24,326,251
  - Funding Source TBD – Possible Recovery Act Funds
  - Awarded Grants: \$1,000,000

## Next Steps

- 60% Design Submittal
- Construction Manager at Risk (CMAR) 60% Cost Estimate



Planning

Budget

Design



# Oakland Park Sky

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- Zyscovich working on Space Planning
- Developer in the process of acquiring outside agency approvals.
- Developer working with the Building Department to submit Building Permit Applications

## Next Steps

- Design City Hall Space
- Build Out City Hall Space





# Park Place

(L-Shaped Building)

- ***Park Place Building Remediation***
  - Construction Underway (\$463,422)
- ***Parking Lot***
  - GMP Awarded July 21, 2021 (\$498,404)
    - Awarded Grant: \$347,898

## Next Steps

- ***Park Place Building Remediation***
  - Construction Completion
  - Preparation for Public Works to occupy building until Public Works Facility is completed.
  - Possible use by other departments as swing space during construction of other City facilities.







# OAKLAND PARK

## BUILDING OUR 2<sup>ND</sup> CENTURY





