



AGENDA
CITY OF LAKE WORTH BEACH
SPECIAL CITY COMMISSION MEETING - FINANCIAL UPDATES
CITY HALL COMMISSION CHAMBER
TUESDAY, APRIL 23, 2024 - 5:00 PM

ROLL CALL:

PLEDGE OF ALLEGIANCE: led by Commissioner Mimi May

NEW BUSINESS:

- A. [ARPA update](#)
- B. [Discretionary Sales Tax Update](#)
- C. [Discussion of the RFQ for the Development Professional Services for the Lake Worth Beach - Municipal Beach Complex](#)

ADJOURNMENT:

The City Commission has adopted Rules of Decorum for Citizen Participation (See Resolution No. 13-2023). The Rules of Decorum are posted within the City Hall Chambers, City Hall Conference Room, posted online at: <https://lakeworthbeachfl.gov/government/virtual-meetings/>, and available through the City Clerk's office. Compliance with the Rules of Decorum is expected and appreciated.

If a person decides to appeal any decision made by the board, agency or commission with respect to any matter considered at such meeting or hearing, he or she will need a record of the proceedings, and that, for such purpose, he or she may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based. (F.S. 286.0105)



City of
Lake Worth
Beach
FLORIDA

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ARPA Projects Update

Tuesday, April 23, 2024

Presented By:

The City of Lake Worth Beach

Department of Finance.





ARPA History:

- On March 11, 2021, the American Rescue Plan Act was signed into law.
- This law established the Coronavirus State Fiscal Recovery Fund & the Coronavirus Local Fiscal Recovery Fund.
- Together they make up the Coronavirus State & Local Fiscal Recovery Funds (SLFRF).
- The Program is/was intended to provide support to State, territorial, local & Tribal governments in their efforts to respond to the economic & public health impacts of Covid-19.



SLFRF Eligible Timeframe:

Recipients of SLFRF dollars may use the award to cover eligible costs that were incurred between March 3, 2021 & December 31, 2024.

SLFRF dollars must be obligated to a specific project by December 31, 2024.

All SLFRF dollars must be spent by December 31, 2026



Funding History:

American Rescue Plan Act (ARPA)

City of Lake Worth Beach was awarded \$19,295,888.00 in ARPA funding

- 1st Tranche was received on September 10, 2021: \$9,647,944.00
- 2nd Tranche was received on July 7, 2022: \$9,647,944.00



ARPA Funding Pools:

- Revenue loss (Standard Deduction): \$10,000,000.00

- Restricted: \$9,295,888.00



ARPA – Standard Deduction:

- The 2022 final rule allowed recipients the option to claim up to \$10 million of their SLFRF allocation in what the Treasury termed the “standard allowance.”
- The standard allowance is/was intended to be used to replace lost revenue.
- The \$10 million is/was intended to provided government services.
- Electing the standard allowance does not increase or decrease a recipients total allocation.
- Revenue loss is the most flexible use category under the SLFRF program.
- Revenue loss funds are subject to streamlined reporting & compliance requirements.
- **Every use of SLFR funds that is eligible under other eligible use categories is eligible under revenue loss. This is due to the fact that those eligible uses are also services provided by recipient governments.**



ARPA – Restricted Use Categories:

- Responding to negative economic & public health impacts created as a result of the pandemic.
- Premium pay for essential workers.
- Investment in water, sewer & broadband infrastructure.
- Emergency relief from the negative impact of natural disaster such as a hurricane.
- Surface transportation projects.
- Title I projects that are eligible under the Community Development Block Grant Programs.



Eligibility Determination:

- The most efficient way to determine if a project is eligible for SLFRF dollars is to evaluate whether or not it falls under one of the seven use categories.
- The SLFRF program provides substantial flexibility for each municipality to meet local needs within each of the seven categories.



Matching funds:

- Funds under the **revenue loss** eligible use category generally may be used to meet the non-federal cost share or matching requirements of other federal programs.
- Unless specifically authorized by statute, SLFRF dollars may not be used to cover match requirements of projects outside of the revenue loss (\$10 million, standard deduction category).



No Longer Eligible (Premium Pay):

- On March 29, 2023, Congress voted to terminate the national emergency concerning covid-19.
- The termination is in effect as of April 10, 2023.
- Recipients may not use SLFRF dollars to provide premium pay to compensate essential workers for services provided after April 10, 2023.



Revenue Loss Category Projects (Approved by City Commission):

Public works:

1. City Hall Annex Restoration.
2. Fuel Tank Replacement.
3. Fire Station #1 – Exterior Painting & Waterproofing.
4. Windows (Library) – 15 N. M Street.
5. Sidewalk & Special ADA Projects.
6. City Hall – Exterior Painting & Waterproofing.
7. Streets & Sidewalks (Roadway Projects).
8. Public Works & Fleet Maintenance Facility.



Revenue Loss Category Projects Continued:

Public Works Continued:

9. Bucket Truck.
10. Annual Vehicle Replacement.
11. Forklift Replacement.

Leisure Services:

1. Casino Elevator Upgrades.
2. South Bryant Park – Playground.
3. Bryant Park Jetty
4. Osborne Community Center Restoration.



Revenue Loss Category Projects Continued :

Leisure Services Continued:

5. Spillway Park.
6. Lifeguard Tower.
7. South Bryant Park – Fitness Park.

Community Sustainability:

1. Mobility Plan

Finance:

1. ERP



Revenue Loss Category Projects Continued :

City Manager:

1. Community Development.

Electric Utility:

1. Solar Energy Loan Fund (SELF).



Restricted Category Projects:

CRA:

1. Housing Initiative.

Leisure Services:

1. NW Ballfields – Fence Replacement.
2. NW Ballfield – Lighting Upgrades.

Water Utility:

1. John Rice Way – Drainage Improvements
2. Parrot Cove – Stormwater Management



Restricted Use Category Projects Continued

General Government:

1. Premium Pay.
2. Legal Aid.



Obligation ARPA Dollars After 12/31/2024

- Recipients of ARPA dollars are prohibited from re-obligating funds in order to create a new project, or obligate additional funds to an existing project after the December 31, 2024 deadline.
- A change order request that occurs after December 31, 2024, that requires a contract amendment, is not permitted to be funded with additional ARPA funding.
- The use of additional ARPA funds would be prohibited as the December 31, 2024 obligation deadline would have passed.

ARPA 2024			
Project Name	Department	Total Spent	Remaining Budget
ARPA Funding Received			
<i>Projects Sourced from Standard ARPA funds - UNRESTRICTED</i>			
Mobility Plan	CRA	\$140,992.41	\$9,007.59
Solar Energy Loan Fund (SELF)	Electric	\$25,000.00	\$75,000.00
Enterprise Resource Planning (ERP) Replacement - REVISED	Finance	\$0.00	\$1,000,000.00
Community Development	General Government	\$0.00	\$665,958.00
City Tree Planting	General Government	\$0.00	\$25,000.00
LED Lighting @ N.W. Community Park	General Government	\$0.00	\$200,000.00
Circuit Transportation Project	General Government	\$0.00	\$100,000.00
Dave Manzo Field Lighting project	General Government	\$0.00	\$9,042.00
Casino Elevator Upgrades	Leisure	\$16,900.00	\$33,100.00
South Bryant Park- Playground	Leisure	\$0.00	\$150,000.00
Bryant Park Jetty	Leisure	\$0.00	\$62,000.00
Osborne Community Renovation - (remaining balance)	Leisure	\$0.00	\$40,147.00
Spillway Park	Leisure	\$0.00	\$150,000.00
South Bryant Park- Fitness Park	Leisure	\$0.00	\$75,000.00
Lifeguard Tower	Leisure	\$0.00	\$230,795.00
Dave Manzo Field Lighting project	Leisure	\$0.00	\$53,458.00
Windows - Library - 15 N M St.	Library	\$109,008.93	\$10,991.07
City Hall Annex Restoration	Public Works	\$34,813.87	\$1,965,186.13
Fuel Tank Replacement	Public Works	\$0.00	\$1,000,000.00
Fire Station #1 - Exterior Painting and Waterproofing	Public Works	\$39,100.00	\$0.00
Sidewalk and ADA Special Projects	Public Works	\$0.00	\$1,000,000.00
City Hall - Exterior Paint and Waterproofing	Public Works	\$44,500.00	\$0.00
Streets and Sidewalks (Roadway Projects)	Public Works	\$14,541.50	\$985,458.50
Public Works & Fleet Maintenance Facility (remaining balance)	Public Works	\$106,692.25	\$1,203,307.75
Bucket Truck	Public Works	\$0.00	\$150,000.00
Annual Vehicle Replacement Budget	Public Works	\$0.00	\$200,000.00
Forklift Replacement	Public Works	\$0.00	\$75,000.00
<i>Projects Sourced from Restricted ARPA funds</i>			
16th Avenue North Outfall Check Valve Repairs (revision approved July 2023)	Water Utilities	\$0.00	\$220,000.00
Housing Initiative	CRA	\$2,000,000.00	\$500,000.00
NW Ballfields - Replace Fence	Leisure	\$25,600.00	\$74,400.00
NW Ball Fields- Lighting Upgrades	Leisure	\$656,611.00	\$0.00
Stormwater Main NRP Projects Parrot Cove (revision approved July 2023)	Water Utilities	\$41,560.80	\$1,058,439.20
John Rice Way Drainage Improvements (approved July 2023)	Water Utilities	\$74,868.48	\$5,131.52
Legal Aid Project	General Government	\$38,300.00	\$11,700.00
Premium Pay Project	General Government	\$874,800.00	\$0.00



Forfeiture of ARPA Dollars

What happens if an ARPA project is completed after December 31, 2024, and that project has an unspent balance of \$25,000.00?

The unspent balance is forfeited and must be returned to the U.S. Department of the Treasury.

The City of Lake Worth Beach Finance Department would urge each potential recipient to err on the side of caution. Underestimate your job cost rather than leave ARPA dollars on the table.



Dollars yet to be Formally Obligated:

- ❖ \$3,714,477.00 of restricted ARPA dollars remains un-obligated.
- ❖ The funding had been unofficially earmarked for the Mobile Response Unit project.
- ❖ The commission will need to debate whether or not to move forward with this project, or redirect the funding elsewhere.
- ❖ It should be noted that a formal budget number was never established.



Suggestions:

Eliminate the restriction of usage and timeframe by swapping dollars. Use the current unspent revenue loss dollars to satisfy part of the city's annual financial obligation to the PBSO. Finance would create a special fund and transfer the money already earmarked for the annual PBSO obligation to that account.

The money in the special account **will be used to fund** the projects currently approved in the city's unrestricted ARPA category. No project will be eliminated, rather the projects will be able to move forward without the fetters of the December 31, 2026 deadline for spending the awarded ARPA funds.

Finance has spoken with other city officials. This has been done by other municipalities and is allowable. Taking advantage of this option gives the city proper time to complete projects and allows the city to remain ARPA compliant.

Finance will need commission approval.



Questions:

FY 2024 Capital Improvement Program

Project Title	FY 2024 Requests	FY 2024 Amendment	Appropriations								Total Funded	Funding Not Identified or not Funded	
			Pay Go	Fund Balance	Transfers From Other Funds	Grant /SRF	Discretionary /Penny Sales Tax	ARPA	Borrowing				
Governmental Funds													
General Fund													
General Government													
Bistro Lighting Design	65,000		-	-	-	-	-	-	-	-	-	65,000	
Total General Government Fund	65,000		-	-	-	-	-	-	-	-	-	65,000	
Cemetery													
Pincrest Cemetery Fencing / Gate	450,000			-			-	-	-		-	450,000	
IA Banks Cemetery Fencing	125,000		-	-			-	-	-		-	125,000	
Pincrest Cemetery Mausoleum	1,324,000		-	-			-	-	-		-	1,324,000	
Total Cemetery	1,899,000		-	-			-	-	-		-	1,899,000	
Recreation													
Osborne Community Center Renovation	306,961		-	-		266,814		-	40,147	U	-	306,961	-
Spillway Park	150,000		-	-				-	150,000	U	-	150,000	-
Sunset Ridge Park - Tennis Court Resurfacing	100,000		-	-				100,000			-	100,000	-
Parks, Open Spaces and Recreation Master Plan	225,000		-	-	112,500			112,500			-	225,000	-
South Bryant Park- Fitness Park	75,000		-	-					75,000	U	-	75,000	-
South Palm- Playground	150,000		-	-				150,000			-	150,000	-
Total Leisure Services	1,006,961		-	-	112,500	266,814		362,500	265,147		-	1,006,961	-
Street Maintenance													
Roadway Projects	1,000,000		-	-					1,000,000	U	-	1,000,000	-
Sidewalk and ADA Special Projects	1,430,066		-	-			1,107,854	322,212			-	1,430,066	-
Total Street Maintenance Fund	2,430,066		-	-			1,107,854	322,212	1,000,000		-	2,430,066	-
Total General Fund	5,401,027		-	-	112,500	1,374,668		684,712	1,265,147		-	3,437,027	1,964,000
Building Fund													
1900 Customer Service Security and Access	750,000		-	750,000							-	750,000	-
Total Building Fund	750,000		-	750,000							-	750,000	-
Beach Fund													

FY 2024 Capital Improvement Program

Project Title	FY 2024 Requests	FY 2024 Amendment	Appropriations								Total Funded	Funding Not Identified or not Funded
			Pay Go	Fund Balance	Transfers From Other Funds	Grant /SRF	Discretionary /Penny Sales Tax	ARPA	Borrowing			
Lifeguard Tower Replacement- Casino	214,025	16,770	-	-	-	-	-	230,795	U	-	230,795	-
Beach Property - Ocean Rescue & Beach Property Maintenance Staff Offices	500,000	200,000	-	-	-	-	700,000	-	-	-	700,000	-
Total Beach Fund	714,025	216,770	-	-	-	-	700,000	230,795		-	930,795	-
Golf Fund												
Golf Course Cart Paths	268,625										-	268,625
Golf Course Fairways	1,033,166										-	1,033,166
Golf Course Greens	681,964										-	681,964
Golf Course Tees	253,040										-	253,040
Total Golf Fund	2,236,795		-	-	-	-	-	-		-	-	2,236,795
Garage Fleet Maintenance Fund												
Public Works and Fleet Maintenance Facility	2,810,000		-	-	500,000	-	1,000,000	1,310,000	U	-	2,810,000	-
Bucket Truck	150,000		-	-	-	-	-	150,000	U	-	150,000	-
Annual Vehicle Replacement Budget	200,000		-	-	-	-	-	200,000	U	-	200,000	-
Forklift Replacement	75,000		-	-	-	-	-	75,000	U	-	75,000	-
Total Garage Fund	3,235,000		-	-	500,000	-	1,000,000	1,735,000		-	3,235,000	-
Total Governmental Funds	12,336,847	216,770	-	750,000	612,500	1,374,668	2,384,712	3,230,942		-	8,352,822	4,200,795
ENTERPRISE FUNDS												
Electric Fund												
NERC CIP & Security Camera System Improvements	100,000			-	-	-	-	-	NA	100,000	100,000	-
System Hardening & Reliability Improvement (SHRIP)			-	-	-	-	-	-			-	-
FDOT Lake Worth Road Street Lighting	220,000		-	-	-	-	-	-		-	-	220,000
Total Electric Fund	320,000		-	-	-	-	-	-		100,000	100,000	220,000
Water Fund												
Raw Water Wells	2,740,000		-	-	-	-	-	-		-	-	2,740,000
Water Treatment Plant Improvements	1,200,000		-	-	-	-	-	-		-	-	1,200,000
Modular Office Space	450,000	66,667		516,667	-	-	-	-		-	516,667	-

FY 2024 Capital Improvement Program

Project Title	FY 2024 Requests	FY 2024 Amendment	Appropriations								Funding Not Identified or not Funded	
			Pay Go	Fund Balance	Transfers From Other Funds	Grant /SRF	Discretionary /Penny Sales Tax	ARPA	Borrowing	Total Funded		
Water Distribution Mains	1,015,000		-	-	-	-	-	-	-	-	-	1,015,000
BackHoe Replacement	140,000		140,000	-	-	-	-	-	-	-	140,000	-
Total Water Fund	5,545,000	66,667	140,000	516,667	-	-	-	-	-	-	656,667	4,955,000
Local Sewer Fund												
Local Sewer Pump Station Improvements	550,000		-	-	-	-	-	-	-	-	-	550,000
Local Sewer System Pipe Network	1,165,000		-	-	-	-	-	-	-	-	-	1,165,000
Total Local Sewer Fund	1,715,000		-	-	-	-	-	-	-	-	-	1,715,000
Stormwater Fund												
Stormwater Conveyance and Collection Improvements	545,000		-	-	-	-	-	-	-	-	-	545,000
Resilient Florida Program -City Wide Study	750,000		-	750,000	-	-	-	-	-	-	750,000	-
10th and 13th Ave North Outfall Improvements	705,000		352,500	-	-	352,500	-	-	-	-	705,000	-
Modular Office Space	-	66,667	-	66,667	-	-	-	-	-	-	66,667	-
Total Stormwater Fund	2,000,000	66,667	352,500	816,667	-	352,500	-	-	-	-	1,521,667	545,000
Sanitation Fund												
Heavy Truck Replacement Budget	400,000		-	400,000	-	-	-	-	-	-	400,000	-
Total Sanitation Fund	400,000		-	400,000	-	-	-	-	-	-	400,000	-
Regional Sewer Fund												
MPS Pump Replacement 101, 102, 103, 104	325,000		325,000	-	-	-	-	-	-	-	325,000	-
Modular Office Space	-	66,666	-	66,666	-	-	-	-	-	-	66,666	-
Pipe lining and Replacement Upgrades	100,000		60,000	40,000	-	-	-	-	-	-	100,000	-
Total Regional Sewer Fund	425,000	66,666	385,000	106,666	-	-	-	-	-	-	491,666	-
Total Enterprise Funds	10,405,000	200,000	877,500	1,840,000	-	352,500	-	-	100,000	3,170,000	7,435,000	-
Total City	22,741,847	416,770	877,500	2,590,000	612,500	1,727,168	2,384,712	3,230,942	100,000	11,522,822	11,635,795	-

DISCRETIONARY SALES TAX OVERVIEW - APRIL 2024

Revenues Collected to Date			Funds Spent to date
Fiscal Year 2017	1,876,372.78		1,372 FY17
Fiscal Year 2018	2,705,726.44		1,578,465 FY18
Fiscal Year 2019	2,791,289.51		1,443,658 FY19
Fiscal Year 2020	2,647,702.26		141,754 FY20
Fiscal Year 2021	3,115,617.92		13,275 FY21
Fiscal Year 2022	3,788,917.84	1	2,462,675 FY22
Fiscal Year 2023	4,164,753.53	2	350,240.00 FY23
Fiscal Year 2024 YTD Thru March 2024	2,082,196.00		-
Fiscal Year 2024 projected revenues thru September	2,000,000.00		-
Total; Projected through FY 24	\$ 25,172,576		5,991,439.00

1 Includes Bohemian for \$2,458,958

2 Includes transfer to IT for 350K

Expenditures / Commitments to Date

Total Expenses from FY17 to FY23	\$ 5,991,439
Commitments - Pool	6,050,000
Debt Service FY22, FY23 & FY24 (P&I)**	3,608,250

Current CIP project commitments

IT

IT Infrastructure	400,000	400,000
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Recreation

Sunset Ridge Park - Tennis Court Resurfacing	100,000	
Parks, Open Spaces and Recreation Master Plan	225,000	
South Palm- Playground	150,000	475,000

Garage

Public Works and Fleet Maintenance Facility	1,000,000	1,000,000
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Street Maintenance

Sidewalk and ADA Special Projects	322,212	
Streets / Sidewalks (FY22,23,24 & 25)	4,000,000	4,322,212

DISCRETIONARY SALES TAX OVERVIEW - APRIL 2024

Beach Fund			
Beach Property - Ocean Rescue & Beach Property			
Maintenance Staff Offices	700,000	700,000	
Expenditures / Commitments to Date	\$ 22,546,901	6,897,212	Total CIP
Current Available Funding as of April 2024	\$ 2,625,675		
Projected Revenues and Expenses			
FY25 Sales Tax Proceeds*	3,500,000.00		
Debt Service FY25 & FY26 (Principal & Interest)	(2,404,000.00)		
Total Projected Net Income	1,096,000		

Notes

*Per the Oversight Committee February 2024 minutes, the surtax program may end one year earlier; December 2025 vs. December 2026.
 **Funds are yet to be transferred to the respective funds which are currently self sufficient (This could be potential savings for the funds)

DEBT SERVICE FUNDED BY SALES TAX

2020A Tax Exempt New Money Projects		<u>Debt service funding source</u>
General Fund	3,466,000.00	Sales Tax
Beach	630,000.00	Sales Tax
Golf	75,000.00	Sales Tax
Garage	1,500,000.00	Sales Tax
IT	350,000.00	Sales Tax
Total Govt.	6,021,000	
Sewer	1,390,000	Paygo
Stormwater	2,372,000	Paygo
Refuse / Solid Waste	525,000	Paygo
Electric	150,000	Paygo
Total	10,458,000	

DISCRETIONARY SALES TAX OVERVIEW - APRIL 2024

Discretionary/ Penny Sales Tax - Funds spent by Project

FISCAL YEAR	AMOUNT
FY2017 (No Project Activity)	
Unrealized gain/loss on investment	\$ 1,372
FY2018	
Installation of twenty surveillance cameras and hardware	82,991
Parking Study for the purpose of planning, designing and construction of a downtown parking program and garage	64,125
Conceptual design phase services for improvement of Lake Worth Beach Complex parking, casino building, property and pool facilities.	200,255
Bank charges and fees	1,095
Property acquisition for the construction of surface parking facility. Transfer to CRA	1,230,000
Subtotal	1,578,465
FY2019	
Installation of Automated License Plate Reader Cameras	168,820
City of Lake Worth K Street Parking Concepts	8,055
Conceptual design phase services for improvement of Lake Worth Beach Complex parking, casino building, property and pool facilities.	90,065
Bank charges and fees	2,094
Property acquisition for the construction of surface parking facility. Transfer to CRA	627,482
Property acquisition for the construction of surface parking facility 25 K Street. Transfer to CRA	547,140
Subtotal	1,443,656

DISCRETIONARY SALES TAX OVERVIEW - APRIL 2024

FY2020

Installation of Automated License Plate Reader Car	103,630
Parking Study for the purpose of planning, designing and construction of a downtown parking program and garage	30,577
Bank charges and fees	7,548
Subtotal	141,756

FY2021

Parking Study for the purpose of planning, designing and construction of a downtown parking program and garage	12,979
Bank charges and fees	296
Subtotal	13,275

FY2022

Parking Study for the purpose of planning, designing and construction of a downtown parking program and garage	3,444
Bohemian Lease	2,458,958
Bank Charges and Fees	273
Subtotal	2,462,675

FY2023

Transfer to IT Fund	350,000
Bank Charges and Fees	240
Subtotal	350,240

Grand Total **5,991,439**



REQUEST FOR QUALIFICATIONS

RFQ # 24-XXX

**Lake Worth Beach - Municipal Beach Complex
Development Professional Services**



Financial Services
Procurement Division
7 North Dixie Highway
Lake Worth Beach, FL 33460
561.586.1770

RFQ # 24-XXX

Lake Worth Beach - Municipal Beach Complex Development Professional Services

The City of Lake Worth Beach (the "City") is seeking qualifications from interested professional consulting companies/firms regarding the development of the City's Municipal Beach Complex. The City is seeking to hire a consultant to provide advice, evaluate location feasibility, develop potential options for the facility and property and lead the City through the process of planning and implementation of the future development for the Casino complex and pool located in the City of Lake Worth Beach.

The services consist of the site and building assessment activities, development of potential activities, real estate feasibility and budgeting activities, community/stakeholder outreach activities, solicitation and contract negotiation activities, and other related services.

Time is of the essence and any proposal received after **3:00 p.m., XXXXX, 2024**, whether by mail or otherwise will be returned unopened. Qualifications shall be placed in a sealed envelope, marked with the RFQ number, title, and date and hour Qualifications are scheduled to be received. Respondents are responsible for insuring that their Qualifications are delivered and stamped by the City's Financial Services Office personnel by the deadline indicated. The City reserves the right in its sole discretion to reject any or all Qualifications and/or to waive all nonmaterial irregularities on any and all Qualifications. All costs and expenses, including reasonable attorney's fees, incurred by any firm in preparing and responding to this RFQ are the sole responsibility of the respondents including without limitation any and all costs and fees related to a protest.

Interested persons or entities may obtain a copy of the RFQ by contacting the Financial Services office at (561) 586-1770 or from **lakeworthbeachfl.bidsandtenders.net**. All Respondents shall have a Bidding System Vendor account and be registered as a Plan Taker for this solicitation opportunity, which will enable the Respondent to download the Bid Call Document, to receive addenda, email notifications, and download all documents.

To ensure receipt of the latest information and updates via email regarding this solicitation, or if a Respondent has obtained this solicitation from a third party, the onus is on the Respondent to create a Bidding System Vendor account and be register as a Plan Taker for this solicitation opportunity.

All Qualifications must be hand-delivered or mailed to:

City of Lake Worth Beach
Financial Services, Procurement Division
7 North Dixie Hwy
Lake Worth Beach, FL 33460

ENVELOPE MUST BE IDENTIFIED AS: **RFQ # 24-XXX**

PUBLISHED: April XX, 2024, Palm Beach Post, City's Website

DRAFT

GENERAL INFORMATION

1. PROJECT OBJECTIVE

The City of Lake Worth Beach (the “City”) has a magnificent, one of a kind, nineteen-acre public beach site that has long been seen to be underutilized and full of potential and opportunities. Over the past decade plus, the City has struggled with what the future of the abandoned municipal pool will be as well as what is the acceptable and feasible amount of development for the site that meets with the expectations and tolerances of the general public, the true stakeholders of the unique resource.

To that end, the City is seeking qualifications from interested professional consulting companies/firms to provide advice, evaluate locations feasibility, develop potential options for the facility and lead the City through the process of planning the development for the Casino complex and pool located within the City of Lake Worth Beach.

The City’s objective with this solicitation is to assess the overall current condition of the beach complex site, its operations and its future development potential, including strengths, weaknesses, opportunities and threats (SWOT). The resource is critically important to the City, its citizens and visitors to the city and region. Obtaining a complete and thorough understanding of its existing standing and the options available to improve its functioning, its financial feasibility and its realistic development potential is needed in order to identify parameters necessary for the site to be a sustainable recreational asset and resource for current and future generations.

The selected Respondent will be chosen based upon their relevant expertise and thorough knowledge of the professional services, functions, activities, and related responsibilities to successfully deliver required services. A more detailed scope of services is attached and incorporated into this RFQ as **Exhibit “A”**.

2. SUBMITTAL OF QUALIFICATIONS

Interested firms are invited to submit a complete set of Qualifications for consideration. The Qualifications must address the items requested, clearly and concisely. The City intends to negotiate a contract/s for the desired services upon selection of the Qualifications that best satisfy the evaluation criteria.

Time is of the essence and any Qualifications received after **3:00 p.m., May XX, 2024** whether by mail or otherwise will be disqualified from consideration. **The City offices have limited access to the public at this time. Courier deliveries SHALL NOT require signature for the receipt. Respondents may deliver Qualifications directly to City Hall during regular business hours 8 a.m. to 5 p.m. Monday through Friday. If Qualifications are delivered in person, visitors shall ring the bell at the City Hall front entrance and wait for assistance or by contacting Procurement Division at (561) 586 – 1770 in advance.** The City will in no way be responsible for delays caused by any occurrence. **Qualifications shall not be submitted and will not be accepted by telephone, telegram, facsimile or e-mail.** Each envelope will be stamped by the Finance Office personnel with the date and time received. The time of receipt shall be determined by the time clock located in the Financial Services Office. Qualifications shall be placed in a sealed envelope, marked with the **RFQ number, title, type of category**, and date and hour Qualifications are scheduled to be received. **Respondents are responsible for ensuring that their Qualifications are delivered to Financial Services address by the deadline indicated.**

The City reserves the right in its sole discretion to reject any or all Qualifications and/or to waive all nonmaterial irregularities on any and all Qualifications. All costs and expenses, including reasonable attorney's fees, incurred by any Respondent in preparing and responding to this RFQ are the sole responsibility of the Respondent including without limitation any and all costs and fees related to a protest. The documents included or incorporated in this RFQ constitute the complete set of instructions, scope of work, specification requirements and forms. It is the responsibility of the Respondent to ensure that all pages are included. Therefore, all Respondents are advised to closely examine this RFQ. All Qualifications must be typed or written in ink, and must be signed in ink by an officer having authority to bind the Respondent. Signatures are required where indicated; failure to do so may be cause for rejection of the Qualifications.

3. CHANGES AND INTERPRETATIONS

Changes to this RFQ will be made by written addendum. A written addendum is the only official method whereby interpretation, clarification or additional information can be given.

All questions regarding this RFQ should be submitted in the bidding system at lakeworthbeachfl.bidsandtenders.net or via e-mail to purchasing1@lakeworthbeachfl.gov not later than fifteen (15) calendar days prior to the due date for Qualifications. Questions will be answered via an addendum. If a question is not answered, the Respondent should assume all relevant information is contained within this RFQ. The City will attempt to not issue any addenda within three (3) business days of the due date of Qualifications; however, the City reserves the right to issue any addenda at any time prior to the due date and time of Qualifications.

4. PROPERTY OF THE CITY

All materials submitted in response to this RFQ become the property of the City. The City has the right to use any or all ideas presented in any response to this RFQ, whether amended or not, and selection or rejection of a Respondent's Qualifications does not affect this right. No variances to this provision shall be accepted.

5. RFQ TIMETABLE

The anticipated schedule for this RFQ and contract approval is as follows:

- | | |
|--------------------------------------------|-----------------------|
| • Questions from Potential Respondents Due | XXXXXX, 2024 (4 PM) |
| • Qualifications Due | xxxxxxxx, 2024 (3 PM) |
| • Evaluation/Short List Announcement | xxxxxxxx, 2024 |
| • Discussions/Presentations | xxxxxxxx, 2024 |
| • Contract Negotiations & Approval | xxxxxxxx, 2024 |
| • Contract Start | xxxxxxxx, 2024 |

The City reserves the right to amend the anticipated schedule as it deems necessary.

6. CONE OF SILENCE

In accordance with the Palm Beach County Lobbyist Registration Ordinance and the City's procurement code, the City's procurement cone of silence will be in effect as of the deadline to submit Qualifications in response to this RFQ. A complete copy of the City's procurement code is available on-line at municode.com under the City's code of ordinances (sections 2-111 – 2-117).

All Respondents are highly encouraged to review the same. In summary, the cone of silence prohibits communication between certain City officials, employees and agents and any entity or person seeking to be awarded a contract (including their lobbyists and potential subcontractors). The cone of silence terminates at the time of award, rejection of all responses or some other action by the City to end the selection process.

7. ETHICS REQUIREMENT

This RFQ is subject to the State of Florida Code of Ethics and the Palm Beach County Code of Ethics. Accordingly, there are prohibitions and limitations on the employment of City officials and employees and contractual relationships providing a benefit to the same. Respondents are highly encouraged to review both the Florida Code of Ethics and the Palm Beach County Code of Ethics to insure compliance with the same.

Further, any Respondent coming before the City Commission for an award of a contract and who has made an election campaign contribution in an amount that is more than one hundred dollars (\$100.00) to any elected official of the City Commission, who is a current sitting member of the Commission, must disclose such election campaign contribution, verbally and in writing, in their responsive proposal to this RFQ. Therefore, all Respondents shall complete the City's Campaign Contribution Statement attached to this RFQ as Exhibit "E".

8. DISCLOSURE AND DISCLAIMER

The information contained herein is provided solely for the convenience of Respondents. It is the responsibility of the Respondent to assure itself that information contained herein is accurate and complete. Neither the City, nor its advisors provide any assurances as to the accuracy of any information in this RFQ. Any reliance on the contents of this RFQ, or on any communications with City representatives or advisors, shall be at each Respondent's own risk. Respondents should rely exclusively on their own investigations, interpretations and analyses in connection with this matter. The RFQ is being provided by the City without any warranty or representation, express or implied, as to its content, accuracy or completeness and no Respondent or other party shall have recourse to the City if any information herein contained shall be inaccurate or incomplete. No warranty or representation is made by the City that any Qualifications conforming to these requirements will be selected for consideration, negotiation or approval.

In its sole discretion, the City may withdraw this RFQ either before or after receiving Qualifications, may accept or reject Qualifications, and may accept Qualifications which deviate from the non-material provisions of this RFQ. In its sole discretion, the City may determine the qualifications and acceptability of any firm or firms submitting Qualifications in response to this RFQ. Following submission of Qualifications, the Respondent agrees to promptly deliver such further details, information and assurances, including, but not limited to, financial and disclosure data, relating to the Qualifications and/or the Respondent, including the Respondent's affiliates, officers, directors, shareholders, partners and employees, as requested by the City. Any action taken by the City in response to Qualifications made pursuant to this RFQ or in making any award or failure or refusal to make any award pursuant to such Qualifications, or in any cancellation of award, or in any withdrawal or cancellation of this RFQ, either before or after issuance of an award, shall be without any expense, liability or obligation on the part of the City, or their advisors.

Any recipient of this RFQ who responds hereto fully acknowledges all the provisions of this Discloser and Disclaimer and agrees to be bound by the terms hereof. Any Qualifications

submitted pursuant to this RFQ is at the sole risk and responsibility of the Respondent submitting such Qualifications.

9. CONTRACT AGREEMENT / COMPENSATION

The terms and conditions of the resulting non-exclusive contract(s) including the fees for the services to be rendered will be negotiated with successful Respondent using the City's contract form. If the City and the successful Respondent cannot agree on the terms and conditions of the resulting contract, the City reserves the right to terminate negotiations with the successful Respondent and move to the next ranked Respondent to commence negotiations. Negotiations may continue in this process until the City is able to enter into a contract with a Respondent that best meets the needs of the City consistent with the evaluation criteria.

Any contract executed as a result of this RFQ may be funded, in whole or in part, by Federal agencies. Respondents therefore agree that any work performed pursuant to this RFQ and resulting contract will comply with all applicable Federal law, Federal regulations, executive orders, Federal policies, procedures, and directives.

Each fiscal year of the contract and any future years will be subject to the availability of funds lawfully appropriated for its purpose by the City of Lake Worth Beach. The City need not include a lack of appropriations provision in the resulting contract to avail itself of such legal right.

10. INSURANCE REQUIREMENTS

Prior to execution of the resulting contract derived from this RFQ, the awarded Respondent shall obtain and maintain in force at all times during the term of the resulting contract insurance coverage as required herein. All insurance policies shall be issued by companies authorized to do business under the laws of the State of Florida. The Certificates shall clearly indicate that the firm has obtained insurance of the type, amount, and classification as required for strict compliance with this provision and that no material change or cancellation of the insurance shall be effective without thirty (30) days prior written notice to the City. Compliance with the foregoing requirements shall not relieve the selected Respondent of its liability and obligations under the resulting contract.

- A. The selected firm shall maintain during the term of the contract, standard Professional Liability Insurance in the minimum amount of \$1,000,000.00 per occurrence.
- B. The selected firm shall maintain, during the life of the contract, commercial general liability, including public and contractual liability insurance in the amount of \$1,000,000.00 per occurrence (\$2,000,000.00 aggregate) to protect the firm from claims for damages for bodily and personal injury, including wrongful death, as well as from claims of property damages which may arise from any operations under the contract, whether such operations be by the firm or by anyone directly or indirectly employed by or contracting with the firm.
- C. The selected firm shall carry Workers' Compensation Insurance and Employer's Liability Insurance for all employees as required by Florida Statutes.
- D. The selected firm shall maintain comprehensive automobile liability insurance in the minimum amount of \$1,000,000 combined single limit for bodily injury and property damages liability to protect from claims for damages for bodily and personal injury, including death, as well as from claims for property damage, which may arise from the

ownership, use, or maintenance of owned and non-owned automobiles, including rented automobiles whether such operations be by the firm or by anyone directly or indirectly employed by the firm.

All insurance, other than Professional Liability and Workers' Compensation, to be maintained by the selected Respondent shall specifically include the City as an "Additional Insured" on a primary and non-contributory basis.

11. E-VERIFY

Pursuant to Section 448.095(5), Florida Statutes, the successful bidder shall:

1. Register with and use the E-Verify system to verify the work authorization status of all newly hired employees and require all subcontractors (providing services or receiving funding under the resulting contract) to register with and use the E-Verify system to verify the work authorization status of all the subcontractors' newly hired employees;
2. Secure an affidavit from all subcontractors (providing services or receiving funding under the contract) stating that the subcontractor does not employ, contract with, or subcontract with an unauthorized alien;
3. Maintain copies of all subcontractor affidavits for the duration of the contract;
4. Comply fully, and ensure all of its subcontractors comply fully, with Section 448.095, Florida Statutes;
5. Be aware that a violation of Section 448.09, Florida Statutes (Unauthorized aliens; employment prohibited) shall be grounds for termination of the contract; and
6. Be aware that if the City terminates the contract under Section 448.095(5)(c), Florida Statutes, the bidder may not be awarded a public contract for at least 1 year after the date on which the contract is terminated and will be liable for any additional costs incurred by the City as a result of the termination of the contract.

12. EVALUATION AND AWARD

The evaluation and award of the submitted Qualifications shall be consistent with Florida's Consultants' Competitive Negotiations Act (CCNA) (section 287.055, Florida Statutes). The City will assemble an Evaluation Committee to review the submitted Qualifications and determine which Respondents are deemed "qualified" consistent with the Qualification Evaluation Criteria set forth herein. The City reserves the right to assemble different evaluation committee if found to be in the best interest of the City. The Evaluation Committee(s) will rank the Respondents and engage in discussions with no fewer than the top three (3) ranked Respondents regarding their Qualifications, approach to the project and ability to furnish the required services. The discussions may be in a presentation format before the Evaluation Committee at a public meeting or by written responses to follow-up questions from the Evaluation Committee or some other process established by the Evaluation Committee. After discussions, the Evaluation Committee shall rank the top qualified Respondents based on the Competitive Selection Evaluation Criteria herein and make a recommendation to the City Commission. City staff may negotiate with the highest ranked Respondent(s) to prepare a contract to be submitted with the Evaluation Committee's recommendation to the City Commission. The Procurement Representative will notify all submitting Respondents and notice the Evaluation Committee meeting(s) as directed by law. The City Commission is not bound by the recommendation of the Evaluation Committee and the City Commission may deviate from the recommendation in determining the best overall Qualifications which are most advantageous and in the best interest of the City (consistent with the selection evaluation criteria). Recommended award will be made available by the Financial Services Department Procurement Division electronically at lakeworthbeachfl.bidsandtenders.net.

Each submitted Qualifications will be evaluated individually and in the context of all other Qualifications. Qualifications must be fully responsive to the requirements described in this RFQ and to any subsequent requests for clarification or additional information made by the City through written addenda to this RFQ. Qualifications failing to comply with the submission requirements, or those unresponsive to any part of this RFQ, may be disqualified. There is no obligation on the part of the City to award to the most qualified, and the City reserves the right to award the contract(s) to the Respondent submitting the best overall Qualifications and in the best interest of the City (consistent with the evaluation criteria and successful negotiations). The City shall be the sole judge of the Qualifications and the resulting contract that is in its best interests.

As part of the evaluation process, the City may conduct an investigation of references, including but not limited to, a record check of consumer affairs complaints. By submitting Qualifications, Respondents acknowledge this process and consent to the City's investigation. City is the sole judge in determining the Respondent's qualifications.

While the City allows Respondents to specify any desired variances to the RFQ terms, conditions, and specifications, the number and extent of variances specified will be considered in determining the Qualifications which are most advantageous to the City.

Please be advised that pursuant to Section 287.05701, Florida Statutes, the City may not request documentation of or consider a consultant's social, political, or ideological interest when determining if the consultant is responsible. Further, the City may not give a preference to a consultant based on the consultant's social, political, or ideological interests.

Evaluation Scoring Criteria:

The evaluation of the Qualifications will be conducted in accordance with the following criteria (with associated points available).

<u>Qualification Evaluation Criteria (Short-Listing)</u>	<u>Points Available</u>
-----------------------------------------------------------------	--------------------------------

Evidence of personnel availability, capability, experience, and skill: 20 points

Emphasis will be placed on A) firm's identification of specific individuals in its employ, and/or subconsultants, B) individuals and/or subconsultants experience with similar projects within the past ten years.

Firm's successful past performance for similar projects & approach: 20 points

Individuals and/or subconsultants ability to have completed similar projects on time and within budget. Firms experience in multiple phases and similar developments/municipalities. Respondents will be evaluated on the firms' means and methods to accomplish multiple projects, community outreach, professional engineering services, solicitation and contract negotiation process, work with developers and commercial entities, presentations for the City and community. Quality of work, meeting technical requirements, completeness of deliverables with minimal revisions will be included in evaluation.

Project Approach and Methodology: 20 points

Respondents shall provide a comprehensive proposed project approach addressing all the required services as provided in this solicitation. The proposal shall clearly provide methodology and approach for the recommended steps of the project that will be completed, proposed deliverables and timelines. The emphasis will be given to proposals that provide detailed and innovative strategies and that demonstrate knowledge of the project and capability to meet the project requirements.

Client Management and Project Staffing Plan: 25 points

Respondents will be evaluated on how key team members/staff proposed for this engagement, including a Client Manager, Project Manager, and other Key Team Members will execute the work and take ownership of maintaining proactive and strategic communication with the working group and Lake Worth Beach staff and City Commission, as appropriate. Location and convenience to the City of Lake Worth Beach to support the projects will also be considered.

Terminations and/or litigation: 5 points

- Instances of a default under a similar project or contract;
- Instances of litigation related to a similar project or contract;
- Instances of on any debarment by a local, state or federal governmental entity

Evidence of veteran business enterprise, small business and local business preference: 5 points

Maximum 100 Points

Oral presentation Criteria (to finalize ranking/recommendation):

Ability of professional personnel 20 points

Respondents will be evaluated on how their presentation provided for key team members/staff proposed for this engagement, including a Client Manager, Project Manager, and other Key Team Members and how will they execute the work and take ownership of maintaining proactive and strategic communication with the working group and Lake Worth Beach staff, as appropriate

Evidence of successful past performance for similar projects 20 points

Respondents will be evaluated on how their past performance on similar projects has prepared them for the diverse portfolio of the City and how they managed their past projects. The City will also look for any benefits and value added services that Respondents can provide to the City.

Comprehensive Project Approach and Methodology: 30 points

Respondents will be evaluated based on their proposed project approach addressing all the required services as provided in this solicitation. The City will look into the proposed methodology and approach and recommended steps, proposed deliverables and timelines.

Recent, current workload

10 points

Respondents will be evaluated on their current work load and their presentation to show ability to meet the City's projects in the required timelines.

Location/Convenience to City staff

10 points

Respondents will be evaluated on their ability to provide the support to the City of Lake Worth Beach by providing locally available professional staff or ability to provide the equivalent services in remote environment without additional fees.

13. QUALIFICATIONS FORMAT

Each Respondent shall submit **one (1) original, five (5) copies** of its Qualifications in a clear, concise format, on 8 1/2" x 11" paper, in English and **one (1) electronic copy (maximum size of 15MB) on USB drive**. Each tabbed set shall contain all the information required herein to be considered for award. Omission of required data may be cause for disqualification. Any other information thought to be relevant, but not applicable to the enumerated sections, should be provided as an appendix to the Qualifications. If publications are supplied by a Respondent to respond to a requirement, the Qualifications should include a reference to the document number and page number. Qualifications not providing this reference will be considered to have no reference materials included in the additional documents.

Qualifications must be properly signed in ink by the owner/principal having the authority to bind the firm to a resulting contract. **Signatures are required where indicated; failure to do so shall be cause for rejection of Qualifications.**

Qualifications which do not contain or address key points or sufficiently document the requested information may be deemed non-responsive.

All Qualifications shall be submitted in the format identified below. Failure to submit the required documentation in the format identified may cause for disqualification.

Tab 1 . Letter of Transmittal (< four pages)

This letter will summarize in a brief and concise manner the following:

- Entity name, address, telephone, website, email, and fax number (also on **Exhibit "B"**)
- Ownership/organization structure
- Parent company, if applicable
- Names of officers and principals
- The legal status and years of continuous operation
- In-house capabilities and services
- General summary of Respondent's business operation; how long in business; general approach to tasks and projects; and, why the Respondent should be selected, including a summary of relevant experience, accomplishments, and capabilities.
- Respondent's understanding of the Project and proposed Project option(s).

- The letter must name all persons or entities interested in the proposal as principals. Identify all of the persons authorized to make representations for the Respondent, including the titles, addresses, and telephone numbers of such persons.
- An authorized agent of the Respondent must sign the Letter of Transmittal and must indicate the agent's title or authority.
- The individual or firm identified on the Letter of Transmittal will be considered the primary firm. The firm will need to name the representative authorized to negotiate with the City.
- If more than one firm is named on the Letter of Transmittal, a legal document showing the partnership, joint venture, corporation, etc. shall be submitted showing the legality of such. Submittal for Joint Venture to include executed Joint Venture agreement and if state law requires that the Joint Venture be registered, filed, funded, or licensed prior to submission of the proposal, then same shall be completed prior to submittal. Respondents shall make their own independent evaluation of the requirements of the state law.

Tab 2 . Addenda (unlimited pages)

This section shall include a statement acknowledging receipt of each addendum issued by the City. Each Respondent is responsible for visiting lakeworthbeachfl.bidsandtenders.net to view and obtain each addendum. The City is not responsible for notifying potential respondents that the Addendums have been posted.

Tab 3. References & Materials (< 15 pages plus the forms)

Evidence of personnel capability, experience and skill: Respondents shall provide a brief overview of its personnel's capability, experience and skill to provide the requested services (which shall not exceed two pages per person) and include the firm's organizational structure. Bullet point format is appreciated. Respondents shall provide summaries or resumes of key personnel including those to be assigned to provide services to the City. Resumes should include a description of:

- Training, education and degrees.
- Similar project experience.
- Professional certifications, licenses and affiliations.

Evidence of adequate personnel to perform: Please identify key personnel who will be tasked to provide services to the City and their availability.

Tab 4 . Similar Projects & Approach (< 15 pages)

Evidence of firm's successful past performance for similar projects: Using the reference form provided, Respondents shall identify successful past performance for similar projects within the past five (5) years. Respondents shall provide a minimum of three (3) references on the form provided demonstrating their successful past performance. Prior experience with other Florida entities is desirable but not required. Similar projects may be coastal oriented redevelopment, historic revitalization, downtown redevelopment, brown field assessment and analysis, revitalization of recreation or community centers or facilities or similar related projects. Respondents are responsible for verifying correct phone numbers and contact information

provided. Failure to provide accurate information may result in the reference not being obtained or considered.

Provide evidence of firm's quality of work and ability to produce construction documents that meet technical requirements and codes.

Tab 5. Client Management and Project Staffing Plan (**< 5 pages**)

Provide a concise description of how key team members/staff proposed for this engagement, including a Client Manager, Project Manager, and other Key Team Members will execute the work and take ownership of maintaining proactive and strategic communication with the working group and Lake Worth Beach staff, as appropriate. Respondents shall summarize the ability of the firm to provide local expertise and Client Management and how distance barriers in terms of team members that are not local to FL will be overcome to ensure responsiveness.

Tab 6. Litigation and/or Terminations (**unlimited pages**)

Respondents shall provide a summary of any litigation filed against their firm or key personnel in the past five (5) years which is related to the services sought under this RFQ and that the Respondent provides in the regular course of business. The summary shall state the nature of the litigation, a brief description of the case, the outcome or projected outcome, and the monetary amount involved. **If none, state as such.**

Respondents shall also state if the Respondent has had a contract for the services sought under this RFQ which were terminated for default, non-performance or delay, in the past five (5) years. Respondents shall describe all such terminations, including the name and address of the other contracting party for each such occurrence. **If none, state as such.**

Tab 7 . Evidence of veteran business enterprise, small business and local business preference (**unlimited pages**)

Section 2-117 of the City's Procurement Code shall govern the application of a veteran business enterprise, small business and/or local business preference for this RFQ. **Documentation to support a Respondent as a Veteran Owned Business, Small Business and/or Local Business must be submitted with a Proposals in response to the RFQ.** Documentation submitted after the proposal deadline will be rejected.

Order and application of preferences. For all preferences set forth in this RFQ, only one preference may be identified in a response to this solicitation.

TAB 8. Forms & Licenses (**unlimited pages**)

Please include all necessary forms and licenses required.

14. REPRESENTATIONS BY SUBMITTAL OF QUALIFICATIONS

By submitting Qualifications, the Respondent warrants, represents and declares that:

A. Person(s) designated as principal(s) of the Respondent are named and that no other person(s) other than those therein mentioned has (have) any interest in the proposal or in the anticipated contract.

B. The Qualifications are submitted without connection, coordination or cooperation with any other persons, company, firm or party submitting Qualifications, and that the Qualifications are, in all respects, true and correct without collusion or fraud.

C. The Respondent understands and agrees to all elements of the RFQ unless otherwise indicated or negotiated, and that the RFQ shall become part of any contract entered into between the City and the Respondent.

D. By signing and submitting Qualifications, Respondent certifies that it and any parent corporations, affiliates, subsidiaries, members, shareholders, partners, officers, directors or executives thereof are not presently debarred, proposed for debarment or declared ineligible to bid or participate in any federal, state or local government agency projects.

E. Pursuant to 287.133, Florida Statutes, a person or affiliate who has been placed on the convicted firm list maintained by the State of Florida may not submit Qualifications to the City of Lake Worth Beach for 36 months following the date of being placed on the convicted firm list. Respondent certifies that submittal of its Qualifications does not violate this statute.

F. Respondent recognizes and agrees that the City will not be responsible or liable in any way for any losses that the Respondent may suffer from the disclosure or submittal of its Qualifications to third parties.

15. PROTESTS

Any actual Respondent who is aggrieved in connection with this RFQ may protest such procurement. The protest must be filed with the City in accordance with the City's procurement code. A complete copy of the City's procurement code is available on-line at municode.com under the City's code of ordinances (sections 2-111 – 2-117). The protest procedures are set forth at section 2-115. There are strict deadlines for filing a protest. Failure to abide by the deadlines will result in a waiver of the protest.

16. EXHIBITS

This RFQ consists of the following exhibits (which are incorporated herein by reference):

- | | |
|--------------|-----------------------------------------------------------------------------------|
| A. Exhibit A | Scope of Services and Background Information |
| B. Exhibit B | Respondent Information Form (must be submitted) |
| C. Exhibit C | Drug Free Workplace Form (must be submitted) |
| D. Exhibit D | References (must be submitted) |
| E. Exhibit E | Campaign Contribution Statement (must be submitted) |
| F. Exhibit F | Scrutinized Companies Certification (must be submitted) |
| G. Exhibit G | Veteran Business Enterprise, Small Business and/or Local Business Preference Form |
| H. Exhibit H | Federal Contract Clauses |
| I. Exhibit I | Additional Documentation and Historic Conceptual Plans |

17. COMPLIANCE

All Qualifications received in accordance with this RFQ shall be subject to applicable Florida Statutes governing public records including without limitation Chapter 119, Florida Statutes. If any Respondent believes its Qualifications contain exempt or confidential information, the Respondent must identify the same at the time of submission of its Qualifications. Failure to do so may result in the waiver of such exemption or confidentiality.

END OF GENERAL INFORMATION

DRAFT

EXHIBIT A

REQUEST FOR QUALIFICATIONS RFQ # 24-XXX

SCOPE OF SERVICES

This Request for Qualifications Professional Services is governed by the Florida Statute 287.055.

"Professional services" means those services within the scope of the practice of architecture, professional engineering, landscape architecture, or registered surveying and mapping, as defined by the laws of the state, or those performed by any architect, professional engineer, landscape architect, or registered surveyor and mapper in connection with their professional employment or practice.

Location and Opportunity

The City of Lake Worth Beach is a coastal municipality of 7 square miles, located in Palm Beach County, Florida. The City's northern boundary is adjacent to the City of West Palm Beach's southern boundary and about 64 miles north of Miami. Downtown Lake Worth Beach is the artistic soul of Palm Beach County with a historic theater and a museum, live music clubs, coffee houses, art galleries, antique malls, retail stores, and many restaurants. The City's Municipal Beach Complex is located east of the Downtown area, adjacent to the Atlantic Ocean.

Property Description

The Municipal Beach Complex is a 19 ½ acres parcel owned by the City and generally located at 10 S. Ocean Blvd., Lake Worth Beach, Florida (Parcel Control Numbers: 38434426000010010 and 38434426000010070). The Complex includes the Casino Building, Pool Facility, waterfront park, parking area, picnic area, restrooms, municipal pier, and additional adjacent areas. The Casino Building includes a first-floor area currently leased to commercial tenants and a second floor area of approximately 5,000 SF of unfinished space, approximately 3,000 SF of finished event space and a catering kitchen. The Pool Facility encompasses 32,500 SF (including the pool building). The City built and opened the Pool Facility to the community in the early 1970's, which the City continued to operate until its most recent closure in 2016. The Municipal Beach Complex has 713 paid public parking spaces available that are operated and enforced by the City, including 50 spaces reserved for Lake Worth Beach residents with a valid parking decal. The remaining spaces are digitally metered and have a maximum allowance of 8 hours.

2013 Renovated Municipal Beach Complex

In 2013, the City rehabilitated the Municipal Beach Complex, which officially re-opened to the public on March 1, 2013. The refurbished Complex quickly became the new beach destination in South Florida. The reconstructed Casino Building is true to its original 1920's architecture, and includes significant new additions to the west and south. While there is no gambling at the renovated Casino Building, the name "Casino" remains as a reminder of the history and importance of the building to the citizens of Lake Worth Beach.

The renovated Municipal Beach Complex features an oceanfront park, restrooms, and picnic facilities, which complement the William O. Lockhart Municipal Pier. Beach chairs, lounges and cabanas are available to rent at the beach.

The first floor of the Casino Building is currently leased out by various commercial tenants. The first floor includes multiple restaurants, an ice cream shop, and a t-shirt store.

A unique distinction on the second floor of the Casino Building is a 3,000 SF event space/ballroom that offers breathtaking views of the Atlantic Ocean with wrap-around terraces and provides a perfect location for weddings, special occasions, and other events. The ballroom has won Wedding Wire's Couples Choice Award four years in a row in 2017, 2018, 2019 and 2020 and was also featured in Married in Palm Beach in 2017, 2018 and 2019. Adjacent to the ballroom on the second floor is 5,000 SF of unfinished space and a nearby catering kitchen.

The Pool Facility was not included in the 2013 Municipal Beach Complex renovation project.

Below is an aerial photograph of the Municipal Beach Complex post-renovation.



Lake Worth Beach - Beach and Casino Land Development Regulations

All development at the Municipal Beach Complex must comply with the City's land use and zoning categories. The land use and zoning categories for the Municipal Beach Complex, including development regulations and allowable uses, are detailed below. This information may also be found in the City of Lake Worth Beach's Code of Ordinances.

The Municipal Beach Complex encompasses approximately 19 ½ acres and includes a 20,861 SF reconstructed Casino Ballroom building as well as 7,284 SF of various other structures. The site floor area ratio (FAR) is 0.033 based on the gross leasable area limit on the site of 64,715 SF. There is approximately 35,000 and 40,000 of allowed new construction that can be leased. For the overall site at the current FAR, the total allowable area allowed on the site is 127,413 SF. Consequently, there is roughly 100,000 SF of allowable building on the site of which up to 64,715 SF is leasable.

Maximum height per the City's Comprehensive Plan is 45' and two stories. By utilizing a planned development scenario of the site, the overall height can be raised to 65'-0' and three stories (the Transfer Development Rights (TDR) option would have to be triggered to gain the additional story).

Future Land Use Element

Policy 1.1.13: Beach and Casino - The Beach and Casino land use category designates the area of public beach and casino building area. The term "Casino" is used in name only and reflects the historic name of the buildings and site. Designation of this area signifies the expectation that the public beach will be used for public recreation and use and specified accessory uses, and the casino area will be used for a combination of permitted private commercial and public uses. The gross leasable area of all buildings shall not exceed 64,715 SF. The implementing zoning district is BAC.

Policy 1.2.15: Locational Criteria for the Beach and Casino Designation - The Beach and Casino land use designation is mapped on sites where such uses already exist. The mapping of these uses on these sites indicates that public beach will be used for public recreation use and specified accessory uses and casino area for a combination of permitted private commercial and public uses. Per Table I the Beach and Casino (BAC) Future Land Use Designation allows for a maximum height of 45' and a FAR of 0.15

Land Development Regulations

Sec. 23.3-22 BAC—Beach and Casino

a) Intent - The beach and casino district (BAC) is a zoning category for the Lake Worth public beach and casino area. It is intended for public use of the beach area and other beach related uses and private commercial and public uses in the casino area.

b) Principal uses permitted by right or by administrative or conditional use permit- Refer to the permitted use table at section 23.3-6 for complete list of uses.

1. In the beach area (east of the east edge of the existing seawall). Public beach and pier and accessory uses such as umbrella, beach chair, beach and water related rentals and cafes on the pier only, and special events permitted pursuant to section 21-18.

2. In the casino area (west of the east edge of the existing seawall):

- A. Pool, pool building and accessory uses.
- B. Picnic facilities, play-grounds, recreational uses and restrooms.
- C. Parking and parking structure.
- D. Ballroom, banquet and meeting rooms.
- E. Retail establishments. The sum of all retail establishments may not exceed seven thousand two hundred (7,200) SF.
- F. Restaurants (no drive thru), sandwich shops and snack bars, outdoor cafes and push carts.
- G. Special events as permitted pursuant to section 21-18.
- H. Environmental/nature centers, art shows, exhibits and other events not requiring a special event permit pursuant to section 21-18.

c) Development regulations

- 1. Building height:
 - A. Total building/structure height shall not exceed sixty (60) feet.
 - B. Two (2) habitable stories totaling not more than fifty (50) feet in height.
 - C. Architectural features not to exceed an additional ten (10) feet in height.
 - D. Building height shall be measured as defined in general definitions.
 - E. Parking structures shall not exceed three (3) levels or thirty-two (32) feet. The height of the highest parking surface shall not exceed the crown of the loop road closest to the seawall.
- 2. Setbacks:
 - A. East: Seventy-five (75) feet from the east edge of the existing seawall excluding public seating, outdoor patio and dining areas (which shall be at least forty-five (45) feet from the east edge of the existing seawall), public shelters, signage and push carts.
 - B. West: Seventy-five (75) feet from the property line.
 - C. North: Two hundred (200) feet from the property line excluding public seating, public shelters, signage, and picnic pavilions, (which shall be at least thirty-five (35) feet from the property line and which shall be subject to conditional use approval by the planning and zoning board).
 - D. South: Thirty-five (35) feet from the property line.
- 3. Building coverage: Fifteen (15) percent.
- 4. Maximum impermeable surface: Sixty-five (65) percent.
- 5. Floor area ratio. The maximum floor area ratio is 0.1.

d) Prohibited uses - All uses not specifically permitted.

Scope of Services

The intent of this solicitation is to acquire select professional services for the City of Lake Worth Beach to evaluate location feasibilities, perform required studies and develop potential options/scenarios for the facility and lead the City through the process of planning and implementation of the future development for the Casino complex and pool located at City of Lake Worth Beach.

The selected firm shall be responsible for all needed services which include but are not limited to the following:

- Engineering Services (structural, mechanical, electrical, plumbing, surveying and coastal)
- Coastal Zone Evaluation
- Schematic Design
- Design Development; design and construction phase services for capital improvements projects
- Civil Engineering
- Landscape and zoning studies and analysis
- Structural engineering
- MEP engineering
- Architectural services
- Geotechnical services
- Fire and Life Safety engineering
- Real estate feasibility and development studies
- Pool assessment
- Casino Building assessment
- Full review of site with definition of site limitations and opportunities
- Review of parking opportunities and options
- Options for Casino building and pool developments
- Potential for commercial development possibilities and P3
- Financial feasibility studies
- Estimates of potential revenue streams
- Development studies and opportunities
- Review and assessment of funding sources and grants
- Probable cost development for all projects and phases
- Development of operating costs for all options
- Compliance with applicable Codes and Regulations
- Appropriate recommendations to applicable Codes, Regulations and Comprehensive Plan to facilitate options/scenarios envisioned and provided
- Budget development and review
- Conceptual Design Documents
- Design Development Documents
- Construction Documents
- Permitting with applicable agencies
- Negotiating with sub-consultants, building contractors, and subcontractors
- Solicitation management with bid evaluations and recommendations
- Negotiations of contracts on behalf of the City
- Public involvement and community outreach
- Policy Development and Guidance

- Preparation of land development regulation and land use amendments, ordinances and resolutions as well as other necessary regulatory documents
- Community outreach and stakeholder meetings, workshops and charettes
- City Commission Presentations & Commission guidance
- Project Management/Programming
- Engineering Contract Administration
- Other services as develop through the process.

The City reserves the right, in its sole discretion, to award a contract for all or part of the services set forth above.

Subconsultants may be included to cover the broad scope of each category, but the selected firm will be required to assume responsibility for all services offered in their proposal. The selected firm will be the sole point of contact concerning all contractual matters.

Under this contract, the City will have the ability to expedite work through individual Task Orders based on specific scopes of work. Task Orders will be individually negotiated based on the "Fee Schedule" and any additional negotiated services required within the scope of work. The contract will be inclusive of a termination clause. Prior to the execution of the contract, the City will request an original certificate of insurance in keeping with Section 11 of this solicitation, a fee schedule, and other documentation as necessary, which will be appended as Exhibits to the Consulting Agreement. Prior to any work being ordered on a Task Order (which would be appended to a City Purchase Order), the fee, including hours per rate category, individuals performing the work, profit, direct expenses attributed to the project, etc., may be negotiated, after the specific scope of work has been defined.

NOTE: Fee schedules shall not be submitted with qualifications. They will be required during the negotiation phase which is after shortlisted announcement by the City.

EXHIBIT B

REQUEST FOR QUALIFICATIONS RFQ # 24-XXX

RESPONDENT INFORMATION PAGE

Company Name: _____

Authorized
Signature: _____
Signature Print Name

Title: _____

Physical
Address: _____
Street
City State Zip Code

Telephone: _____ Fax: _____

Email Address: _____

Web Site (if applicable): _____

Federal Identification Number: _____

This is a requirement of every Respondent.

EXHIBIT C

REQUEST FOR QUALIFICATIONS RFQ # 24-XXX

CONFIRMATION OF DRUG-FREE WORKPLACE

In accordance with Section 287.087, Florida Statutes, whenever two or more Qualifications are equal with respect to price, quality, and service which are received by any political subdivision for the procurement of commodities or contractual services, a proposal received from a business that certifies that it has implemented a drug-free workplace program shall be given preference in the award process. In order to have a drug-free workplace program, a business shall:

(1) Publish a statement notifying employees that the unlawful manufacture, distribution, dispensing, possession, or use of a controlled substance is prohibited in the workplace and specifying the actions that will be taken against employees for violations of such prohibition.

(2) Inform employees about the dangers of drug abuse in the workplace, the business's policy of maintaining a drug-free workplace, any available drug counseling, rehabilitation, and employee assistance programs, and the penalties that may be imposed upon employees for drug abuse violations.

(3) Give each employee engaged in providing the commodities or contractual services that are under proposal a copy of the statement specified in subsection (1).

(4) In the statement specified in subsection (1), notify the employees that, as a condition of working on the commodities or contractual services that are under proposal, the employee will abide by the terms of the statement and will notify the employer of any conviction of, or plea of guilty or nolo contendere to, any violation of chapter 893 or of any controlled substance law of the United States or any state, for a violation occurring in the workplace no later than 5 days after such conviction.

(5) Impose a sanction on, or require the satisfactory participation in a drug abuse assistance or rehabilitation program if such is available in the employee's community by, any employee who is so convicted.

(6) Make a good faith effort to continue to maintain a drug-free workplace through implementation of this section.

As the person authorized to sign this statement on behalf of _____, I certify that _____ complies fully with the above requirements.

Authorized Representative's Signature

Date

Name:

Position:

EXHIBIT D

REQUEST FOR QUALIFICATIONS RFQ # 24-XXX

REFERENCES

List below or on an attached sheet similar past projects. Please provide the name, addresses and telephone numbers of organizations, governmental or private, for whom you now are, or have **within the past five (5) years** provided similar services. (THIS FORM MAY BE COPIED).

#1 REFERENCE

Name of Client: _____

Address: _____

Phone No.: (____) _____

Fax: (____) _____

Contact Person Name: _____

Title: _____

Description of services: _____

Project Location: _____.

Completed on time: Yes___ No___ (explain: _____).

Completed within budget: Yes___ No___ (explain: _____).

#2 REFERENCE

Name of Client: _____

Address: _____

Phone No.: (____) _____

Fax: (____) _____

Contact Person Name: _____

Title: _____

Description of services: _____

Project Location: _____.

Completed on time: Yes___ No ___ (explain:_____).

Completed within budget: Yes___ No___ (explain:_____).

#3 REFERENCE

Name of Client: _____

Address: _____

Phone No.: (____)_____

Fax: (____)_____

Contact Person Name: _____

Title: _____

Description of services: _____

Project Location: _____.

Completed on time: Yes___ No ___ (explain:_____).

Completed within budget: Yes___ No___ (explain:_____).

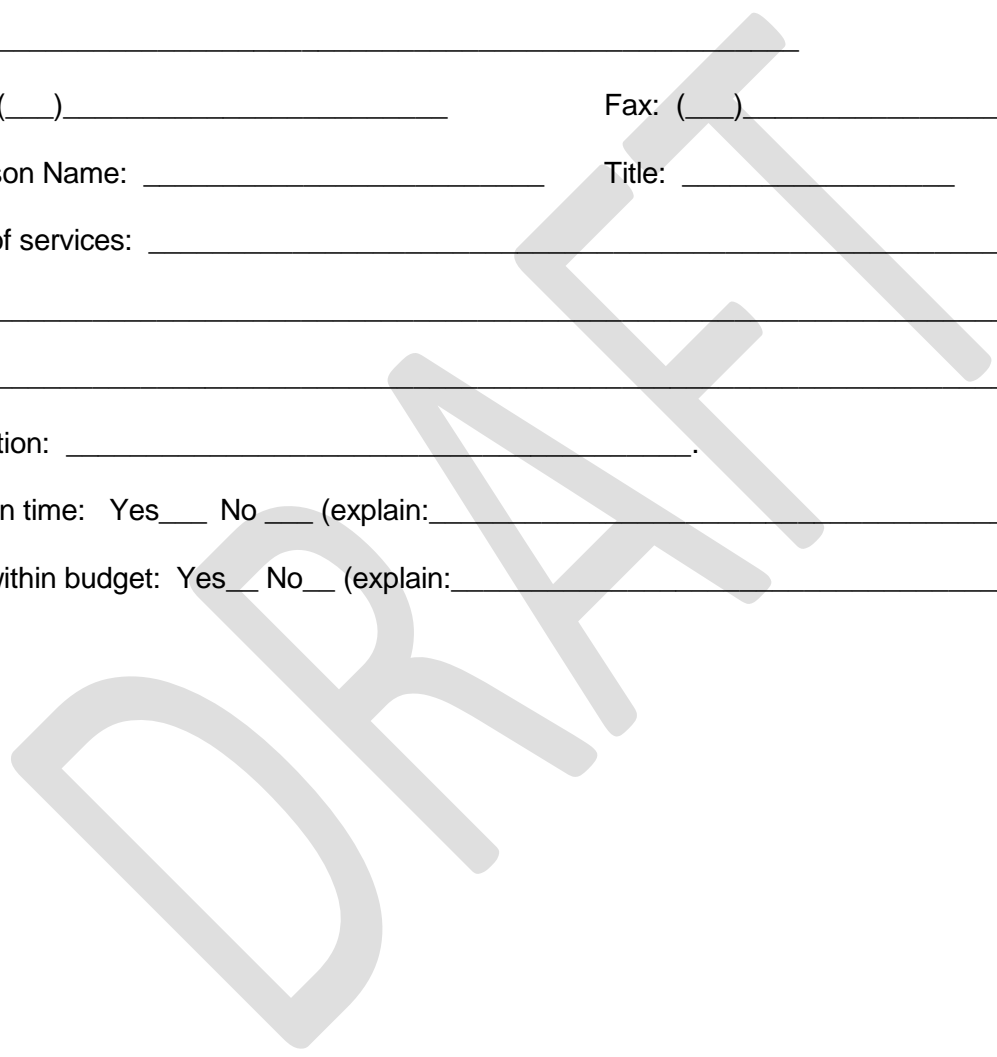


EXHIBIT E

REQUEST FOR QUALIFICATIONS RFQ # 24-XXX

CAMPAIGN CONTRIBUTION STATEMENT

This RFQ is subject to Section 2-101 of the City of Lake Worth Beach Code of Ordinances regarding campaign contributions which provides:

Sec. 2-101. - Additional and supplemental disclosures requirements.

- (a) Any elected official of the City of Lake Worth, who is a current sitting member of the city commission and has accepted an election campaign contribution in an amount that is more than one hundred dollars (\$100.00) from an individual or business entity having an interest in a matter before the city commission in which the city commission will take action, must publically disclose, both verbally and in writing, such contribution prior to any discussion or vote on the matter. The written disclosure must be submitted to the city clerk.
- (b) Any applicant coming before the city commission for an award of a contract with the city and who has made an election campaign contribution in an amount that is more than one hundred dollars (\$100.00) to any elected official of the city commission, who is a current sitting member of the commission, must disclose such election campaign contribution, verbally and in writing, during the application or bidding process and before the award of the contract.

Vendor to complete: Check which statement applies, fill in the requested information, if applicable, and sign below.

[] Neither the undersigned business nor any of its owners or officers contributed more than \$100.00 to the campaign of a sitting City Commission member. [If you checked this statement, you are done and may sign below.]

[] The undersigned business or one or more of its owners or officers contributed more than \$100.00 to the campaign of a sitting City Commission member. All such contributions are listed below and on the attached sheet of paper (if more room is needed). [If you checked this statement, please fill in the information requested below and sign below.]

1. _____ contributed a total of \$_____ to the campaign of City Commission member _____.
2. _____ contributed a total of \$_____ to the campaign of City Commission member _____.
3. _____ contributed a total of \$_____ to the campaign of City Commission member _____.
4. _____ contributed a total of \$_____ to the campaign of City Commission member _____.

Signature:

I hereby certify that the above statements are true and correct to the best of my knowledge and I understand that a false or inaccurate statement may result in the rejection of this bid/proposal/submittal or the immediate termination of any resulting agreement with the City of Lake Worth.

By: _____

Print Name: _____

Print Title: _____

Print Name of Business: _____

Commissioner/Mayor to complete: Check which statement applies, fill in the requested information, if applicable, and sign below.

[] Neither the above referenced business nor any of its owners or officers contributed more than \$100.00 to my campaign. [If you checked this statement, you are done and may sign below.]

[] The above referenced business or one or more of its owners or officers contributed more than \$100.00 to my campaign. All such contributions are listed below and on the attached sheet of paper (if more room is needed). [If you checked this statement, please fill in the information requested below and sign below.]

_____ contributed a total of \$_____ to my campaign.

_____ contributed a total of \$_____ to my campaign.

_____ contributed a total of \$_____ to my campaign.

_____ contributed a total of \$_____ to my campaign.

Signature:

I hereby certify that the above statements are true and correct to the best of my knowledge and I understand that a false or inaccurate statement may result in the rejection of this bid/proposal/submittal or the immediate termination of any resulting agreement with the City of Lake Worth.

By: _____

Print Name: _____

For City Clerk's Use Only.

THIS SECTION SHALL BE COMPLETED ONLY IF THERE IS A CAMPAIGN CONTRIBUTION LISTED ABOVE BY THE VENDOR OR COMMISSION MEMBER.

Applicable campaign contributions were disclosed in writing above, and prior to the award of the contract, the following statements were verbally made at the City Commission Meeting on the ____ day of _____, 201__.

Check all that apply.

_____ Commissioner/Mayor _____ verbally disclosed the campaign contribution(s) set forth above.

_____ Vendor, _____, verbally disclosed the campaign contribution(s) set forth above.

EXHIBIT F

REQUEST FOR QUALIFICATIONS RFQ # 24-XXX

SCRUTINIZED COMPANIES CERTIFICATION FORM

By execution below, I, _____, on behalf of _____
(hereinafter, the "Contractor"), hereby swear or affirm to the following certifications:

The following certifications apply to all procurements:

1. The Consultant has reviewed section 215.4725, Florida Statutes, section 215.473, Florida Statutes and section 287.135, Florida Statutes, and understands the same.
2. The Consultant is not on the Scrutinized Companies that Boycott Israel List nor is the Consultant engaged in a boycott of Israel.
3. If awarded a contract, the Consultant agrees to require these certifications for applicable subcontracts entered into for the performance of work/services under this procurement.
4. If awarded a contract, the Consultant agrees that the certifications in this section shall be effective and relied upon by the City for the entire term of the contract, including any and all renewals.

If the contract awarded hereunder is for one million dollars or more, the following additional certifications apply:

1. The Consultant is not on the Scrutinized Companies with Activities in Sudan List.
2. The Consultant is not on the Scrutinized Companies with Activities in the Iran Petroleum Energy Sector List.
3. The Consultant is not engaged in business operations in Cuba or Syria.
5. If awarded a contract, the Consultant agrees to require these certifications for applicable subcontracts entered into for the performance of work/services under this procurement.
6. If awarded a contract, the Consultant agrees that the certifications in this section shall be effective and relied upon by the City for the entire term of the contract, including any and all renewals.

EXHIBIT G

REQUEST FOR QUALIFICATIONS RFQ # 24-XXX

Veteran Business Enterprise, Small Business and/or Local Business Preference Form

Section 2-117 of the City's Code of Ordinances shall govern the application of a Veteran Business Enterprise, Small Business and/or Local Business preference for this RFQ.

The undersigned Respondent, hereby claims the following preference:

- Veteran Business Enterprise
- Small Business
- Local Business

Documentation to support a Respondent as a Veteran Business Enterprise, Small Business and/or Local Business must be submitted with a bid in response to the RFQ and attached to this form. Documentation submitted after the RFQ deadline will be rejected.

Signature:

I hereby certify that the above statements are true and correct to the best of my knowledge and I understand that a false or inaccurate statement may result in the rejection of this bid/proposal/submittal or the immediate termination of any resulting agreement with the City of Lake Worth Beach.

By: _____

Print Name: _____

Print Title: _____

Print Name of Business: _____

EXHIBIT "H"
REQUEST FOR QUALIFICATIONS RFQ # 24-XXX

Federal Contract Provisions

The Consultant hereby agrees that the following terms, at a minimum, will be incorporated into any subsequent contract resulting from this RFQ:

Equal Employment Opportunity. During the performance of the resulting contract, the Contractor agrees as follows:

(1) The Consultant will not discriminate against any employee or applicant for employment because of race, color, religion, sex, sexual orientation, gender identity, or national origin. The Consultant will take affirmative action to ensure that applicants are employed, and that employees are treated during employment without regard to their race, color, religion, sex, sexual orientation, gender identity, or national origin. Such action shall include, but not be limited to the following: Employment, upgrading, demotion, or transfer; recruitment or recruitment advertising; layoff or termination; rates of pay or other forms of compensation; and selection for training, including apprenticeship. The Consultant agrees to post in conspicuous places, available to employees and applicants for employment, notices to be provided setting forth the provisions of this nondiscrimination clause.

(2) The Consultant will, in all solicitations or advertisements for employees placed by or on behalf of the contractor, state that all qualified applicants will receive consideration for employment without regard to race, color, religion, sex, sexual orientation, gender identity, or national origin.

(3) The Consultant will not discharge or in any other manner discriminate against any employee or applicant for employment because such employee or applicant has inquired about, discussed, or disclosed the compensation of the employee or applicant or another employee or applicant. This provision shall not apply to instances in which an employee who has access to the compensation information of other employees or applicants as a part of such employee's essential job functions discloses the compensation of such other employees or applicants to individuals who do not otherwise have access to such information, unless such disclosure is in response to a formal complaint or charge, in furtherance of an investigation, proceeding, hearing, or action, including an investigation conducted by the employer, or is consistent with the contractor's legal duty to furnish information.

(4) The Consultant will send to each labor union or representative of workers with which he has a collective bargaining agreement or other contract or understanding, a notice to be provided advising the said labor union or workers' representatives of the contractor's commitments under this section, and shall post copies of the notice in conspicuous places available to employees and applicants for employment.

(5) The Consultant will comply with all provisions of Executive Order 11246 of September 24, 1965, and of the rules, regulations, and relevant orders of the Secretary of Labor.

(6) The Consultant will furnish all information and reports required by Executive Order 11246 of September 24, 1965, and by rules, regulations, and orders of the Secretary of Labor, or pursuant thereto, and will permit access to his books, records, and accounts by the administering agency and the Secretary of Labor for purposes of investigation to ascertain compliance with such rules, regulations, and orders.

(7) In the event of the contractor's noncompliance with the nondiscrimination clauses of this contract or with any of the said rules, regulations, or orders, this contract may be canceled, terminated, or suspended in whole or in part and the Consultant may be declared ineligible for further Government contracts or federally assisted construction contracts in accordance with procedures authorized in Executive Order 11246 of September 24, 1965, and such other sanctions may be imposed and remedies invoked as provided in Executive Order 11246 of

September 24, 1965, or by rule, regulation, or order of the Secretary of Labor, or as otherwise provided by law.

(8) The Consultant will include the portion of the sentence immediately preceding paragraph (1) and the provisions of paragraphs (1) through (8) in every subcontract or purchase order unless exempted by rules, regulations, or orders of the Secretary of Labor issued pursuant to section 204 of Executive Order 11246 of September 24, 1965, so that such provisions will be binding upon each subcontractor or vendor. The Consultant will take such action with respect to any subcontract or purchase order as the administering agency may direct as a means of enforcing such provisions, including sanctions for noncompliance: Provided, however, that in the event a Consultant becomes involved in, or is threatened with, litigation with a subcontractor or vendor as a result of such direction by the administering agency, the Consultant may request the United States to enter into such litigation to protect the interests of the United States.

The applicant further agrees that it will be bound by the above equal opportunity clause with respect to its own employment practices when it participates in federally assisted construction work: Provided, That if the applicant so participating is a State or local government, the above equal opportunity clause is not applicable to any agency, instrumentality or subdivision of such government which does not participate in work on or under the contract. The applicant agrees that it will assist and cooperate actively with the administering agency and the Secretary of Labor in obtaining the compliance of contractors and subcontractors with the equal opportunity clause and the rules, regulations, and relevant orders of the Secretary of Labor, that it will furnish the administering agency and the Secretary of Labor such information as they may require for the supervision of such compliance, and that it will otherwise assist the administering agency in the discharge of the agency's primary responsibility for securing compliance.

The applicant further agrees that it will refrain from entering into any contract or contract modification subject to Executive Order 11246 of September 24, 1965, with a Consultant debarred from, or who has not demonstrated eligibility for, Government contracts and federally assisted construction contracts pursuant to the Executive Order and will carry out such sanctions and penalties for violation of the equal opportunity clause as may be imposed upon contractors and subcontractors by the administering agency or the Secretary of Labor pursuant to Part II, Subpart D of the Executive Order. In addition, the applicant agrees that if it fails or refuses to comply with these undertakings, the administering agency may take any or all of the following actions: Cancel, terminate, or suspend in whole or in part this grant (contract, loan, insurance, guarantee); refrain from extending any further assistance to the applicant under the program with respect to which the failure or refund occurred until satisfactory assurance of future compliance has been received from such applicant; and refer the case to the Department of Justice for appropriate legal proceedings.

Compliance with the Contract Work Hours and Safety Standards Act.

(1) Overtime requirements. No Consultant or subcontractor contracting for any part of the contract work which may require or involve the employment of laborers or mechanics shall require or permit any such laborer or mechanic in any workweek in which he or she is employed on such work to work in excess of forty hours in such workweek unless such laborer or mechanic receives compensation at a rate not less than one and one-half times the basic rate of pay for all hours worked in excess of forty hours in such workweek.

(2) Violation; liability for unpaid wages; liquidated damages. In the event of any violation of the clause set forth in paragraph (1) of this section the Consultant and any subcontractor responsible therefor shall be liable for the unpaid wages. In addition, such Consultant and subcontractor shall be liable to the United States (in the case of work done under contract for the District of Columbia or a territory, to such District or to such territory), for liquidated damages. Such liquidated damages shall be computed with respect to each individual laborer or mechanic, including watchmen and guards, employed in violation of the clause set forth in paragraph (1) of

this section, in the sum of \$27 for each calendar day on which such individual was required or permitted to work in excess of the standard workweek of forty hours without payment of the overtime wages required by the clause set forth in paragraph (1) of this section.

(3) Withholding for unpaid wages and liquidated damages. DOJ, the State of Florida, or the CITY shall upon its own action or upon written request of an authorized representative of the Department of Labor withhold or cause to be withheld, from any moneys payable on account of work performed by the Consultant or subcontractor under any such contract or any other Federal contract with the same prime contractor, or any other federally-assisted contract subject to the Contract Work Hours and Safety Standards Act, which is held by the same prime contractor, such sums as may be determined to be necessary to satisfy any liabilities of such Consultant or subcontractor for unpaid wages and liquidated damages as provided in the clause set forth in paragraph (2) of this section.

(4) Subcontracts. The Consultant or subcontractor shall insert in any subcontracts the clauses set forth in paragraph (1) through (4) of this section and also a clause requiring the subcontractors to include these clauses in any lower tier subcontracts. The prime Consultant shall be responsible for compliance by any subcontractor or lower tier subcontractor with the clauses set forth in paragraphs (1) through (4) of this section.

Rights to Inventions Made Under a Contract or Agreement

If the Federal award meets the definition of "funding agreement" under 37 CFR § 401.2(a) and the recipient or subrecipient wishes to enter into a contract with a small business firm or nonprofit organization regarding the substitution of parties, assignment or performance of experimental, developmental, or research work under that "funding agreement," the recipient or subrecipient must comply with the requirements of 37 CFR Part 401, "Rights to Inventions Made by Nonprofit Organizations and Small Business Firms Under Government Grants, Contracts and Cooperative Agreements," and any implementing regulations issued by the awarding agency.

Clean Air Act

(1) The Consultant agrees to comply with all applicable standards, orders or regulations issued pursuant to the Clean Air Act, as amended, 42 U.S.C. § 7401 et seq.

(2) The Consultant agrees to report each violation to the City, and understands and agrees that the City will, in turn, report each violation as required to assure notification to the Federal Emergency Management Agency, and the appropriate Environmental Protection Agency Regional Office.

(3) The Consultant agrees to include these requirements in each subcontract exceeding \$150,000 financed in whole or in part with Federal assistance provided by DOJ.

Federal Water Pollution Control Act

(1) The Consultant agrees to comply with all applicable standards, orders, or regulations issued pursuant to the Federal Water Pollution Control Act, as amended, 33 U.S.C. 1251 et seq.

(2) The Consultant agrees to report each violation to the CITY and understands and agrees that the CITY will, in turn, report each violation as required to assure notification to the Federal Emergency Management Agency, and the appropriate Environmental Protection Agency Regional Office.

(3) The Consultant agrees to include these requirements in each subcontract exceeding \$150,000 financed in whole or in part with Federal assistance provided by DOJ.

Suspension and Debarment.

(1) This contract is a covered transaction for purposes of 2 C.F.R. pt. 180 and 2 C.F.R. pt. 3000. As such, the Consultant is required to verify that none of the contractor's principals (defined at 2 C.F.R. § 180.995) or its affiliates (defined at 2 C.F.R. § 180.905) are excluded (defined at 2 C.F.R. § 180.940) or disqualified (defined at 2 C.F.R. § 180.935).

(2) The Consultant must comply with 2 C.F.R. pt. 180, subpart C and 2 C.F.R. pt. 3000, subpart C, and must include a requirement to comply with these regulations in any lower tier covered transaction it enters into.

(3) This certification, as laid out in Exhibit I, is a material representation of fact relied upon by the City. If it is later determined that the Consultant did not comply with 2 C.F.R. pt. 180, subpart C and 2 C.F.R. pt. 3000, subpart C, in addition to remedies available to the State of Florida or the City, the Federal Government may pursue available remedies, including but not limited to suspension and/or debarment.

(4) The bidder or proposer agrees to comply with the requirements of 2 C.F.R. pt. 180, subpart C and 2 C.F.R. pt. 3000, subpart C while this offer is valid and throughout the period of any contract that may arise from this offer. The bidder or proposer further agrees to include a provision requiring such compliance in its lower tier covered transactions.

Byrd Anti-Lobbying Amendment.

Contractors who apply or bid for an award of \$100,000 or more shall file the required certification as laid out in Exhibit J. Each tier certifies to the tier above that it will not and has not used Federal appropriated funds to pay any person or organization for influencing or attempting to influence an officer or employee of any agency, a Member of Congress, officer or employee of Congress, or an employee of a Member of Congress in connection with obtaining any Federal contract, grant, or any other award covered by 31 U.S.C. § 1352. Each tier shall also disclose any lobbying with non-Federal funds that takes place in connection with obtaining any Federal award. Such disclosures are forwarded from tier to tier up to the recipient who in turn will forward the certification(s) to the awarding agency.

Procurement of Recovered materials.

(i) In the performance of this contract, the Consultant shall make maximum use of products containing recovered materials that are EPA-designated items unless the product cannot be acquired—

- Competitively within a timeframe providing for compliance with the contract performance schedule;
- Meeting contract performance requirements; or
- At a reasonable price.

(ii) Information about this requirement, along with the list of EPA-designated items, is available at EPA's Comprehensive Procurement Guidelines web site, <https://www.epa.gov/smm/comprehensive-procurement-guideline-cpg-program>.

(iii) The Consultant also agrees to comply with all other applicable requirements of Section 6002 of the Solid Waste Disposal Act.”

Access to Records.

(1) The Consultant agrees to provide the State of Florida, the CITY, the DOJ Administrator, the Comptroller General of the United States, or any of their authorized representatives access to any books, documents, papers, and records of the Consultant which are directly pertinent to this contract for the purposes of making audits, examinations, excerpts, and transcriptions.

(2) The Consultant agrees to permit any of the foregoing parties to reproduce by any means whatsoever or to copy excerpts and transcriptions as reasonably needed.

(3) The Consultant agrees to provide the DOJ Administrator or his authorized representatives access to construction or other work sites pertaining to the work being completed under the contract.

(4) In compliance with the Disaster Recovery Act of 2018, the City and the Consultant acknowledge and agree that no language in this contract is intended to prohibit audits or internal reviews by the DOJ Administrator or the Comptroller General of the United States.

DHS Seal, Logo, and Flags. The Consultant shall not use the DHS seal(s), logos, crests, or reproductions of flags or likenesses of DHS agency officials without specific DOJ pre-approval.

Compliance with Federal Law, Regulations, and Executive Orders. By signing this agreement, the Consultant acknowledges that DOJ financial assistance will be used to fund all or a portion of the contract. The Consultant will comply with all applicable Federal law, regulations, executive orders, DOJ policies, procedures, and directives.

No Obligation by Federal Government. The Federal Government is not a party to this contract and is not subject to any obligations or liabilities to the non-Federal entity, contractor, or any other party pertaining to any matter resulting from the contract.

Program Fraud and False or Fraudulent Statements or Related Acts. The Consultant acknowledges that 31 U.S.C. Chap. 38 (Administrative Remedies for False Claims and Statements) applies to the Contractor's actions pertaining to this contract.

Affirmative Steps. Required Affirmative Steps

If the Consultant intends to subcontract any portion of the work covered by this Contract, the Consultant must take all necessary affirmative steps to assure that small and minority businesses, women's business enterprises and labor surplus area firms are solicited and used when possible. Affirmative steps must include:

- (1) Placing qualified small and minority businesses and women's business enterprises on solicitation lists;
- (2) Assuring that small and minority businesses, and women's business enterprises are solicited whenever they are potential sources;
- (3) Dividing total requirements, when economically feasible, into smaller tasks or quantities to permit maximum participation by small and minority businesses, and women's business enterprises;
- (4) Establishing delivery schedules, where the requirement permits, which encourage participation by small and minority businesses, and women's business enterprises; and
- (5) Using the services and assistance, as appropriate, of such organizations as the Small Business Administration and the Minority Business Development Agency of the Department of Commerce.

Domestic preferences for procurements.

(1) As appropriate and to the extent consistent with law, the Consultant should purchase, acquire, or use of goods, products, or materials produced in the United States (including but not limited to iron, aluminum, steel, cement, and other manufactured products).

(2) For purposes of this section:

(a) "Produced in the United States" means, for iron and steel products, that all manufacturing processes, from the initial melting stage through the application of coatings, occurred in the United States.

(b) "Manufactured products" means items and construction materials composed in whole or in part of non-ferrous metals such as aluminum; plastics and polymer-based products such as polyvinyl chloride pipe; aggregates such as concrete; glass, including optical fiber; and lumber.

Prohibition on certain telecommunications and video surveillance services or equipment.

(1) The Consultant is prohibited from obligating or expending loan or grant funds to:

(a) Procure or obtain;

(b) Extend or renew a contract to procure or obtain; or

(c) Enter into a contract (or extend or renew a contract) to procure or obtain equipment, services, or systems that uses covered telecommunications equipment or services as a substantial or essential component of any system, or as critical technology as part of any system. As described in Public Law 115-232, section 889, covered telecommunications equipment is

telecommunications equipment produced by Huawei Technologies Company or ZTE Corporation (or any subsidiary or affiliate of such entities).

(i) For the purpose of public safety, security of government facilities, physical security surveillance of critical infrastructure, and other national security purposes, video surveillance and telecommunications equipment produced by Hytera Communications Corporation, Hangzhou Hikvision Digital Technology Company, or Dahua Technology Company (or any subsidiary or affiliate of such entities).

(ii) Telecommunications or video surveillance services provided by such entities or using such equipment.

(iii) Telecommunications or video surveillance equipment or services produced or provided by an entity that the Secretary of Defense, in consultation with the Director of the National Intelligence or the Director of the Federal Bureau of Investigation, reasonably believes to be an entity owned or controlled by, or otherwise connected to, the government of a covered foreign country.

(2) In implementing the prohibition under Public Law 115-232, section 889, subsection (f), paragraph (1), the City shall prioritize available funding and technical support to assist affected businesses, institutions and organizations as is reasonably necessary for those affected entities to transition from covered communications equipment and services, to procure replacement equipment and services, and to ensure that communications service to users and customers is sustained.

DRAFT

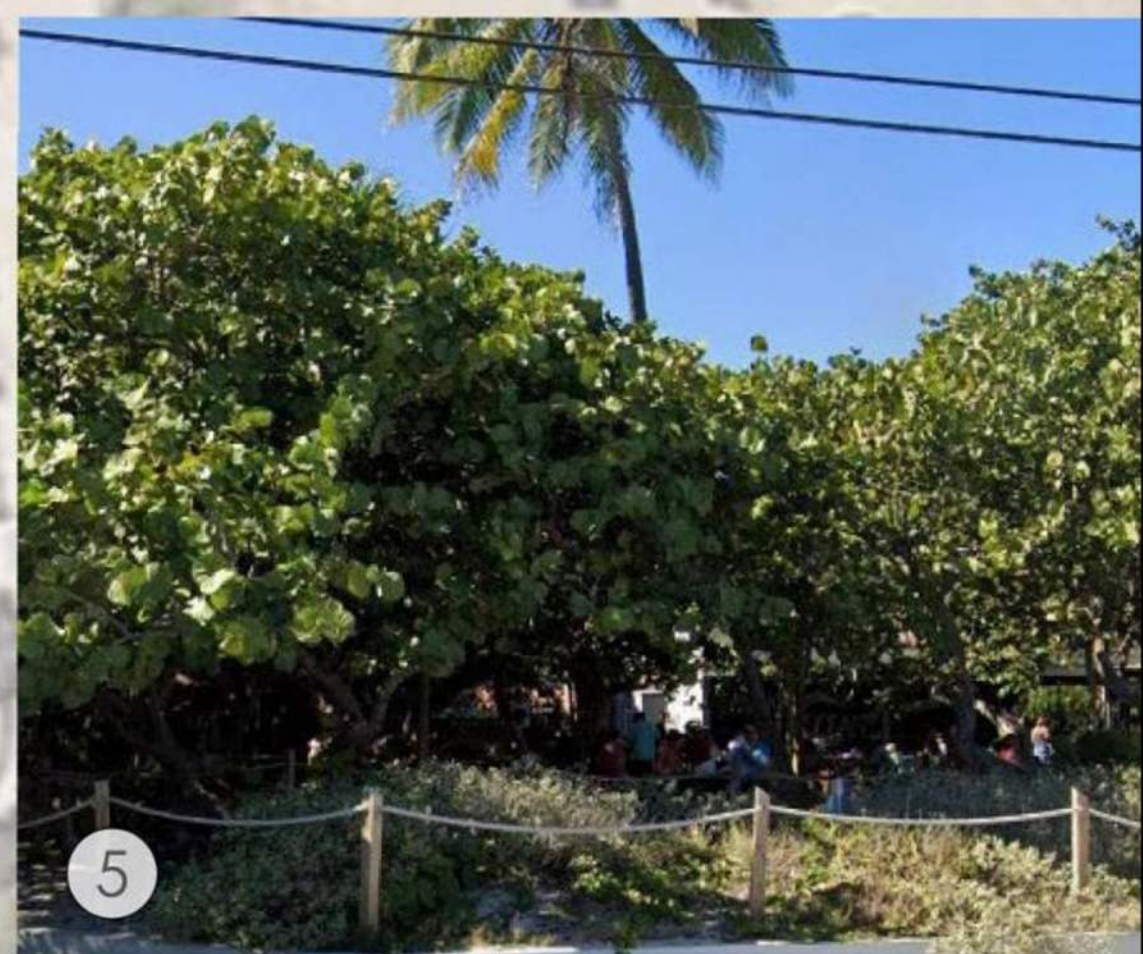
EXHIBIT "I"

Additional Documentation and Historic Conceptual Plans

DRAFT



- LEGEND:**
- 1. SPLASH PAD
 - 2. LANDSCAPE
 - 3. POOL STEPS
 - 4. FOOD PAVILION
 - 5. DUNE PLANTING
 - 6. COVERED SEATING
 - 7. FOOD TRUCK AREA



KEITH
 301 East Atlantic Blvd.
 Pompano Beach, FL 33060
 PH: (954) 788-3400

Florida Engineering Business License: CA7928
 Florida Surveyor and Mapper Business License: LB6860
 Florida Landscape Architecture Business License: LC26000457

REVISIONS		
NO.	DESCRIPTION	DATE

**PRELIMINARY PLAN
 NOT FOR CONSTRUCTION**
 THESE PLANS ARE NOT FULLY PERMITTED AND ARE SUBJECT TO REVISIONS MADE DURING THE PERMITTING PROCESS. RESPONSIBILITY FOR THE USE OF THESE PLANS PRIOR TO OBTAINING PERMITS FROM ALL AGENCIES HAVING JURISDICTION OVER THE PROJECT WILL FALL SOLELY UPON THE USER.

ISSUE DATE:
 DESIGNED BY:
 DRAWN BY:
 CHECKED BY:
 BID-CONTRACT:

4316 WEST BROWARD BOULEVARD
 PLANTATION, FL 33317
 PH: 954.792.8525 EXT 102

CLIENT
CITY OF LAKE WORTH

PROJECT
LAKE WORTH BEACH COMPLEX

SHEET TITLE
**2023 - 04 - 03
 ILLUSTRATIVE PLAN
 CONCEPT C
 OPTION 4**

SHEET NUMBER **LC-101**
 PROJECT NUMBER **10036.00**

STATUS: PRELIMINARY

Drawing name: Q:\10036.00 - 1741 Lake Worth Beach Complex RFD 17-305 - CPZ Architects\Landscaping Architecture\CAD\10036.00-LC-101.dwg
 Plotted by: gmartin On 10/5/2023 12:07 PM



- LEGEND:**
- 1. SPLASH PAD
 - 2. ARTIFICIAL TURF
 - 3. POOL STEPS
 - 4. TIKI AREA
 - 5. DUNE PLANTING
 - 6. COVERED SEATING
 - 7. FOOD TRUCK AREA



CONCEPT B OPTION 1	
AMOUNT	
\$	-
	903,142
	733,442
	42,881
	28,588
	28,588
	142,938
	415,638
	142,938
	45,900
	0
	0
	1,718,854
	0
	25,729
	88,621
	145,796
	248,319
	0
	0
	756,996
	548,100
	207,920
\$	6,224,388
\$	746,927
\$	6,971,315
\$	278,853
\$	7,250,167
\$	435,010
\$	7,685,177
\$	99,139
\$	7,784,316
\$	1,167,647
	8,951,963
\$	1,790,393
\$	10,742,356



- LEGEND:**
- 1. SPLASH PAD
 - 2. ARTIFICIAL TURF
 - 3. POOL STEPS
 - 4. TIKI AREA
 - 5. DUNE PLANTING
 - 6. COVERED SEATING
 - 7. FOOD TRUCK AREA



CONCEPT B OPTION 2	
AMOUNT	
\$	-
	903,142
	733,442
	42,881
	28,588
	28,588
	142,938
	415,638
	142,938
	45,900
	0
	0
	2,123,078
	0
	25,729
	88,621
	145,796
	248,319
	0
	0
\$	6,628,612
\$	795,433
\$	7,424,045
\$	296,962
\$	7,721,007
\$	463,260
\$	8,184,267
\$	105,577
\$	8,289,845
\$	1,243,477
	9,533,321
\$	1,906,664
\$	11,439,985

Plotted by: gmarin On: 10/5/2022 12:07 PM

Drawing name: Q:\10608.00 - 1741 Lake Worth Beach Complex RFG 17-305 - CPZ ArchitectLandscape Architecture\CAD\10608.00-LC-1XX.dwg

STATUS: PRELIMINARY



- LEGEND:**
- 1. SPLASH PAD
 - 2. ARTIFICIAL TURF
 - 3. POOL STEPS
 - 4. TIKI AREA
 - 5. DUNE PLANTING
 - 6. COVERED SEATING
 - 7. FOOD TRUCK AREA



CONCEPT B OPTION 3	
AMOUNT	
\$	-
	903,142
	733,442
	42,881
	28,588
	28,588
	142,938
	415,638
	142,938
	45,900
	0
	0
	2,348,933
	0
	25,729
	88,621
	145,796
	248,319
	0
	0
\$	6,854,467
\$	822,536
\$	7,677,003
\$	307,080
\$	7,984,083
\$	479,045
\$	8,463,128
\$	109,174
\$	8,572,302
\$	1,285,845
\$	9,858,148
\$	1,971,630
\$	11,829,777

CMS-CONSTRUCTION MANAGEMENT SERVICES, INC.
 1115 HERON BAY BLVD, SUITE 204
 CORAL SPRINGS, FL 33076
 (954) 481-1611
 CMS FILE # 2333 ORDER OF MAGNITUDE

CITY OF LAKE WORTH
 LAKE WORTH BEACH COMPLEX
 10 S OCEAN BLVD
 LAKE WORTH, FLORIDA 33460

CPZ DRAWINGS - OPTIONS 1, 2 & 3
 ORDER OF MAGNITUDE OPTIONS 1, 2 & 3
 December 21, 2022

PREPARED FOR:
 CPZ ARCHITECTS

SCHEDULE OF VALUES CONCEPT B

DIVISION	DESCRIPTION	CONCEPT B - BASE	CONCEPT B OPTION 1	CONCEPT B OPTION 2	CONCEPT B OPTION 3	CONCEPT B - LIFEGUARD OFFICES	CONCEPT B - PUBLIC RESTROOMS	CONCEPT B TACO BAR	CONCEPT B ADMIN PORTION OF TACO BAR	CONCEPT B SPLASH PAD	CONCEPT B EXTERIOR PAVING IMPROVEMENTS
		AMOUNT	AMOUNT	AMOUNT	AMOUNT	AMOUNT	AMOUNT	AMOUNT	AMOUNT	AMOUNT	AMOUNT
01000	GENERAL CONDITIONS - SEE BREAKOUT BELOW	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
02000	SITE WORK / DEMOLITION	903,142	903,142	903,142	903,142	0	0	0	0	0	0
03000	CONCRETE	733,442	733,442	733,442	733,442	208,594	94,875	88,125	52,031	95,438	0
04000	MASONRY	42,881	42,881	42,881	42,881	20,859	9,488	8,813	5,203	0	0
05000	METALS	28,588	28,588	28,588	28,588	13,906	6,325	5,875	3,469	0	0
06000	WOOD AND PLASTICS	28,588	28,588	28,588	28,588	6,953	3,163	2,938	1,734	0	0
07000	THERMAL / MOISTURE PROTECTION	142,938	142,938	142,938	142,938	41,719	18,975	17,625	10,406	0	0
08000	DOORS AND WINDOWS	415,638	415,638	415,638	415,638	41,719	18,975	17,625	10,406	0	0
09000	FINISHES	142,938	142,938	142,938	142,938	69,531	31,625	29,375	17,344	0	0
10000	SPECIALTIES / SIGNAGE	45,900	45,900	45,900	45,900	0	0	0	0	0	0
11000	EQUIPMENT	0	0	0	0	41,719	0	0	0	0	0
12000	FURNISHINGS	0	0	0	0	0	0	0	0	0	0
13000	SPECIAL CONSTRUCTION	1,255,568	1,718,854	2,123,078	2,348,933	0	0	0	0	0	0
14000	CONVEYING SYSTEMS	0	0	0	0	0	0	0	0	0	0
21000	FIRE	25,729	25,729	25,729	25,729	12,516	5,693	5,288	3,122	0	0
22000	PLUMBING	88,621	88,621	88,621	88,621	43,109	40,480	18,213	10,753	69,988	0
23000	HVAC	145,796	145,796	145,796	145,796	70,922	32,258	29,963	17,691	0	0
26000	ELECTRICAL	248,319	248,319	248,319	248,319	89,000	41,113	38,188	22,547	159,063	0
27000	TECHNOLOGY	0	0	0	0	0	0	0	0	0	0
28000	ELECTRONIC SAFETY & SECURITY	0	0	0	0	0	0	0	0	0	0
31000	SITE WORK, EARTHWORK, ASPHALT PAVING, SIDE WALKS	756,996	756,996	756,996	756,996	0	0	0	0	445,375	0
32000	EXTERIOR IMPROVEMENTS	548,100	548,100	548,100	548,100	0	0	0	0	95,438	62,500
33000	SITE UTILITIES	207,920	207,920	207,920	207,920	0	0	0	0	0	0
	SUBTOTALS: DIRECT/HARD COSTS	\$ 5,761,102	\$ 6,224,388	\$ 6,628,612	\$ 6,854,467	\$ 660,547	\$ 302,968	\$ 262,025	\$ 154,706	\$ 865,300	\$ 62,500
12.00%	GENERAL CONDITIONS	\$ 691,332	\$ 746,927	\$ 795,433	\$ 822,536	\$ 79,266	\$ 36,356	\$ 31,443	\$ 18,565	\$ 103,836	\$ 7,500
	SUBTOTAL	\$ 6,452,434	\$ 6,971,315	\$ 7,424,045	\$ 7,677,003	\$ 739,813	\$ 339,324	\$ 293,468	\$ 173,271	\$ 969,136	\$ 70,000
4.00%	G.C. OVERHEAD	\$ 258,097	\$ 278,853	\$ 296,962	\$ 307,080	\$ 29,593	\$ 13,573	\$ 11,739	\$ 6,931	\$ 38,765	\$ 2,800
	SUBTOTAL	\$ 6,710,531	\$ 7,250,167	\$ 7,721,007	\$ 7,984,083	\$ 769,405	\$ 352,897	\$ 305,207	\$ 180,202	\$ 1,007,901	\$ 72,800
6.00%	G.C PROFIT	\$ 402,632	\$ 435,010	\$ 463,260	\$ 479,045	\$ 46,164	\$ 21,174	\$ 18,312	\$ 10,812	\$ 60,474	\$ 4,368
	SUBTOTAL	\$ 7,113,163	\$ 7,685,177	\$ 8,184,267	\$ 8,463,128	\$ 815,569	\$ 374,070	\$ 323,519	\$ 191,014	\$ 1,068,376	\$ 77,168
1.29%	G.C. P&P BOND	\$ 91,760	\$ 99,139	\$ 105,577	\$ 109,174	\$ 10,521	\$ 4,826	\$ 4,173	\$ 2,464	\$ 13,782	\$ 995
	SUBTOTAL	\$ 7,204,923	\$ 7,784,316	\$ 8,289,845	\$ 8,572,302	\$ 826,090	\$ 378,896	\$ 327,693	\$ 193,478	\$ 1,082,158	\$ 78,163
15.00%	ESCALATION (ALLOWANCE)	\$ 1,080,738	\$ 1,167,647	\$ 1,243,477	\$ 1,285,845	\$ 123,914	\$ 56,834	\$ 49,154	\$ 29,022	\$ 162,324	\$ 11,725
	SUBTOTAL	8,285,662	8,951,963	9,533,321	9,858,148	950,004	435,730	376,846	222,500	1,244,481	89,888
20.00%	CONTINGENCY	\$ 1,657,132	\$ 1,790,393	\$ 1,906,664	\$ 1,971,630	\$ 190,001	\$ 87,146	\$ 75,369	\$ 44,500	\$ 248,896	\$ 17,978
	TOTAL PROBABLE CONSTRUCTION COST	\$ 9,942,794	\$ 10,742,356	\$ 11,439,985	\$ 11,829,777	\$ 1,140,004	\$ 522,876	\$ 452,216	\$ 267,000	\$ 1,493,377	\$ 107,866



LAKE WORTH BEACH COMPLEX | THE ART OF FLORIDA LIVING
NEW POOL COMPLEX CONCEPTUAL PACKAGE

August 14, 2019

**EXISTING AERIAL VIEW
LAKE WORTH CASINO
BUILDING COMPLEX**



**NEW POOL COMPLEX
BOUNDARY**



Original Schematic Design Concept Meetings with Commissioners

CPZ Architects | KEITH | Aquatic Consulting Engineers

2 Conceptual Schemes

SCHEME A



Scheme A



CPZ Architects | KEITH | Aquatic Consulting Engineers

Scheme A

Glass Wall

Open Plaza

Tiki Bar

Pool Entry

Staff and Meeting Room

Restroom

Future Stair and Drop Off

Public Restroom

Splash Pad

Glass Wall

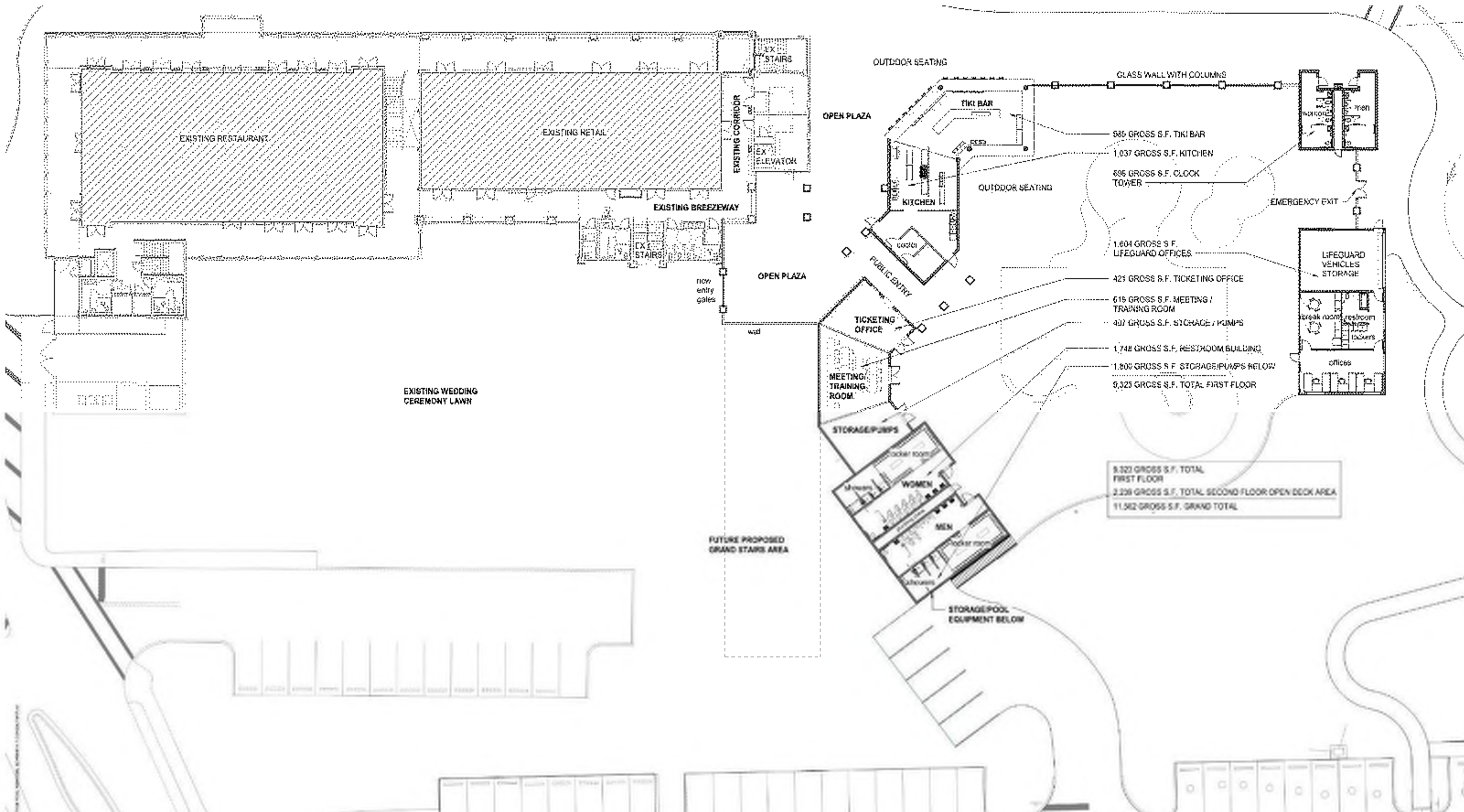
Lifeguard Building

Shallow Pool Seating Area

Sunset View

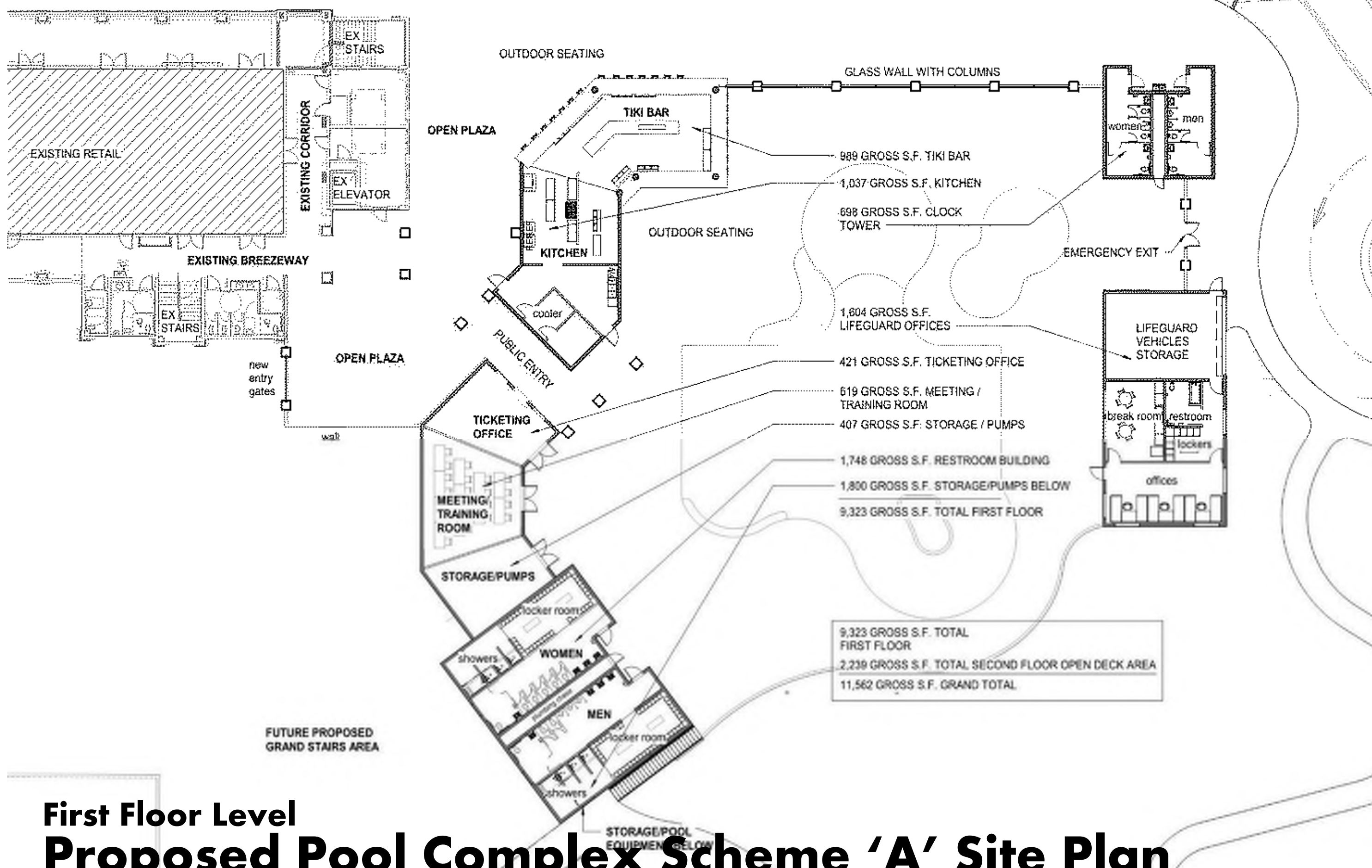
Service below



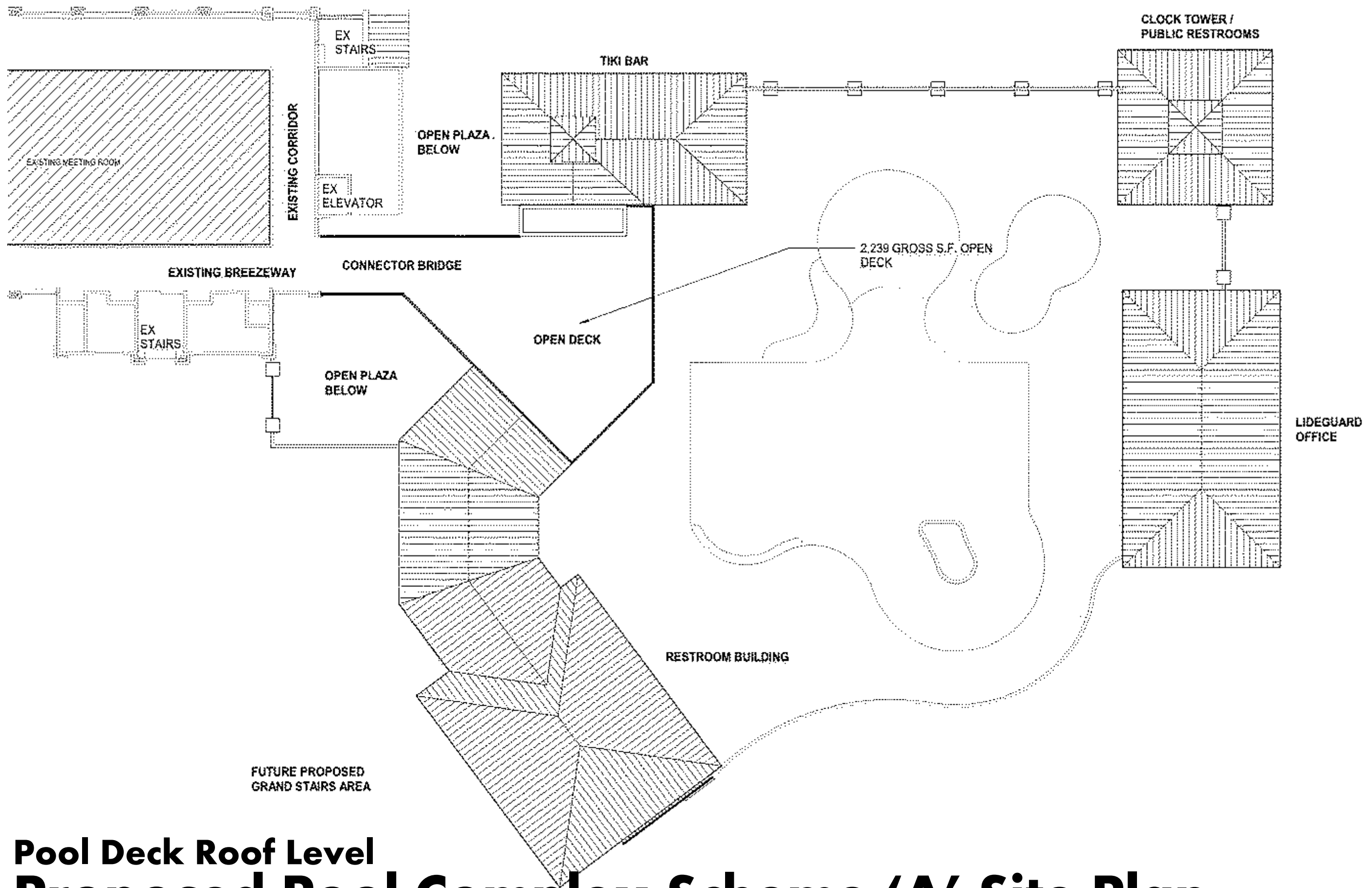


Proposed Pool Complex Scheme 'A' Site Plan

CPZ Architects | KEITH | Aquatic Consulting Engineers

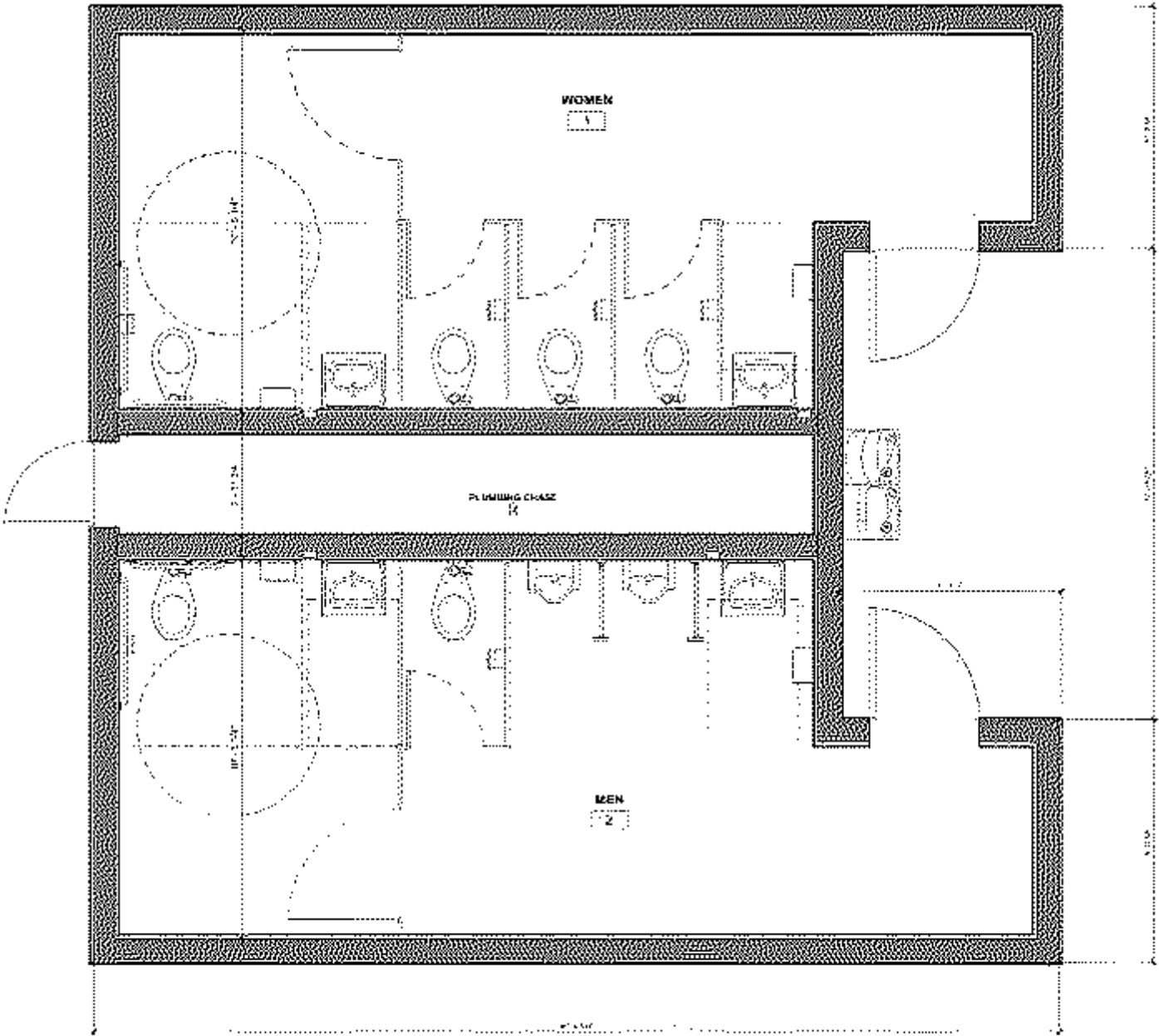


First Floor Level Proposed Pool Complex Scheme 'A' Site Plan



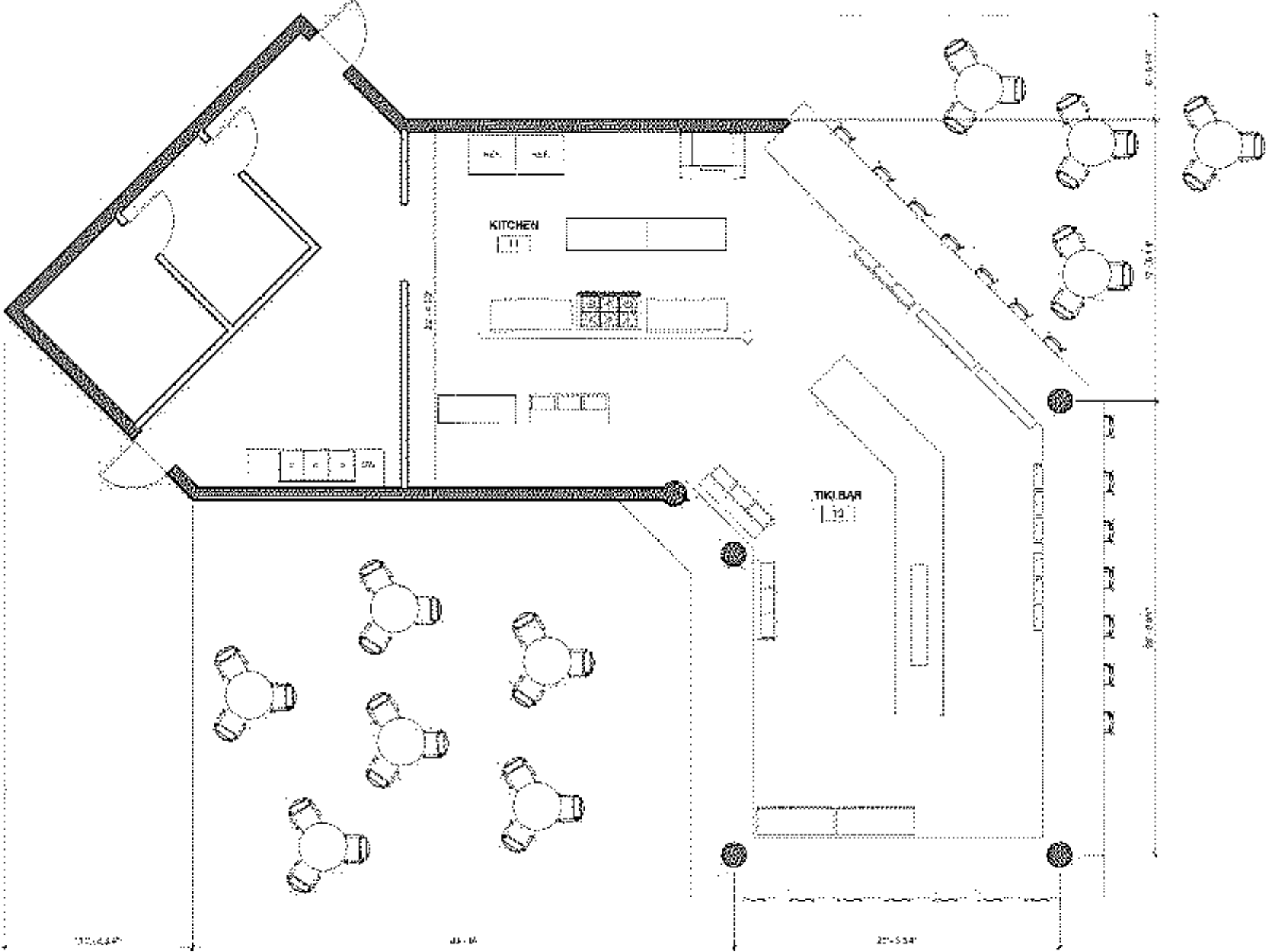
Pool Deck Roof Level Proposed Pool Complex Scheme 'A' Site Plan

Proposed Clock Tower / Public Restrooms Building Floor Plan Scheme 'A'



CLOCK TOWER / PUBLIC RESTROOMS BUILDING **698 S.F. CLOCK TOWER.**

Proposed Tiki Bar Building Floor Plan Scheme 'A'



989 S.F. TIKI BAR.
1037 S.F. KITCHEN

TIKI BAR BUILDING SCHEME A

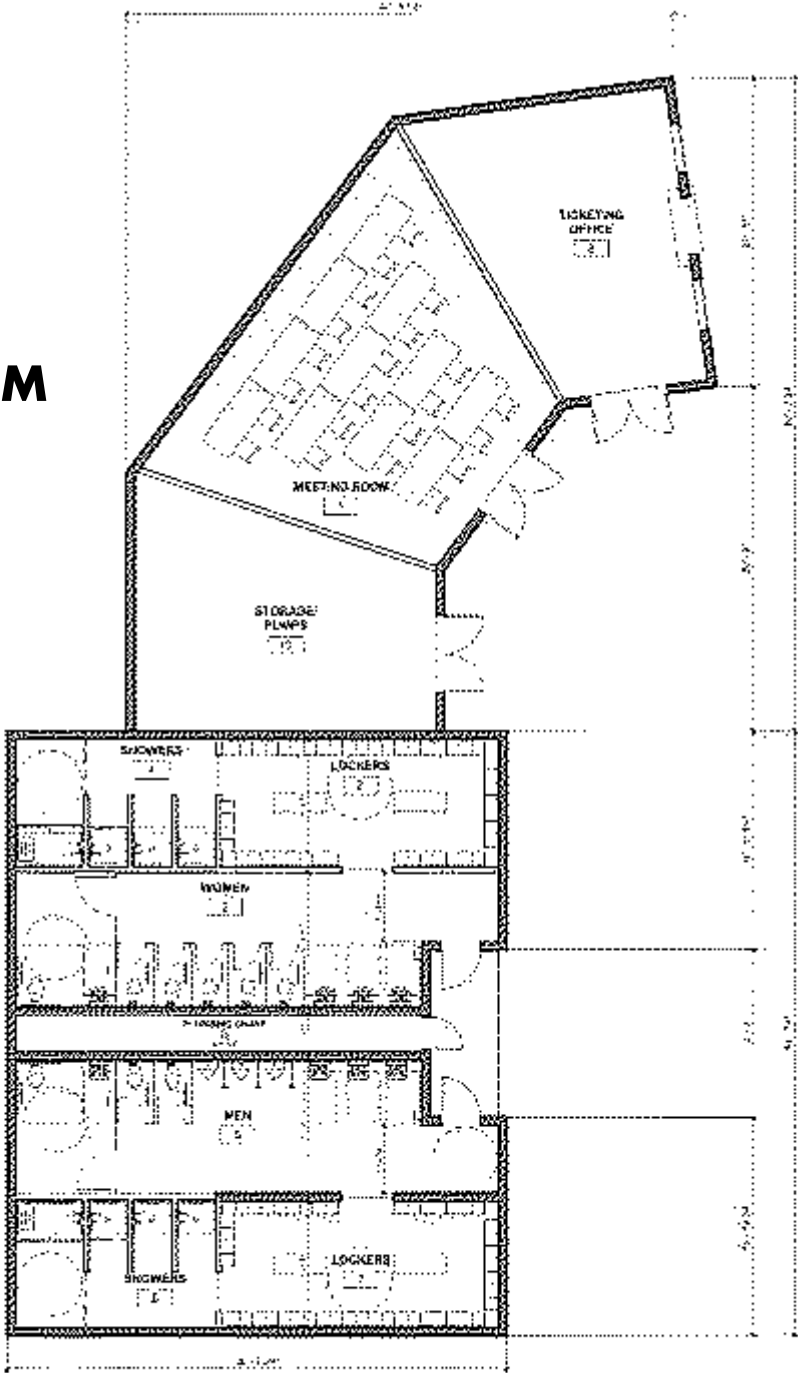
Proposed Meeting Room/ Restrooms Building/ Pool Equipment & Storage below Floor Plan Scheme 'A'

421 S.F. TICKETING OFFICE

619 S.F. MEETING/ TRAINING ROOM

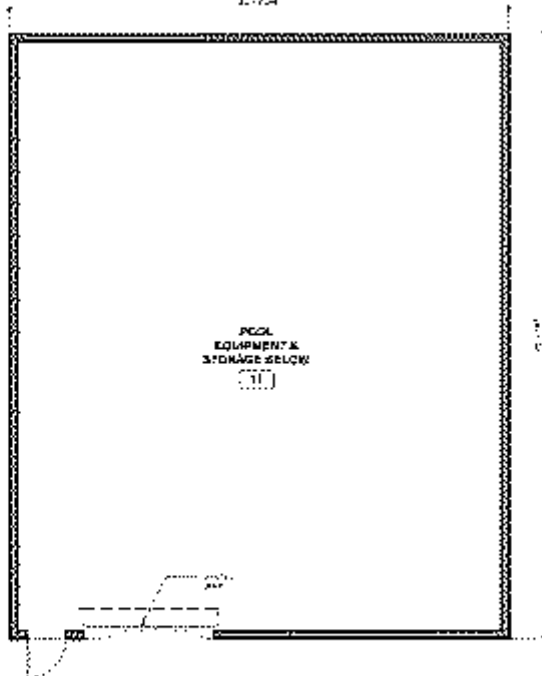
407 S.F. STORAGE PUMPS.

1748 S.F. RESTROOM BUILDING



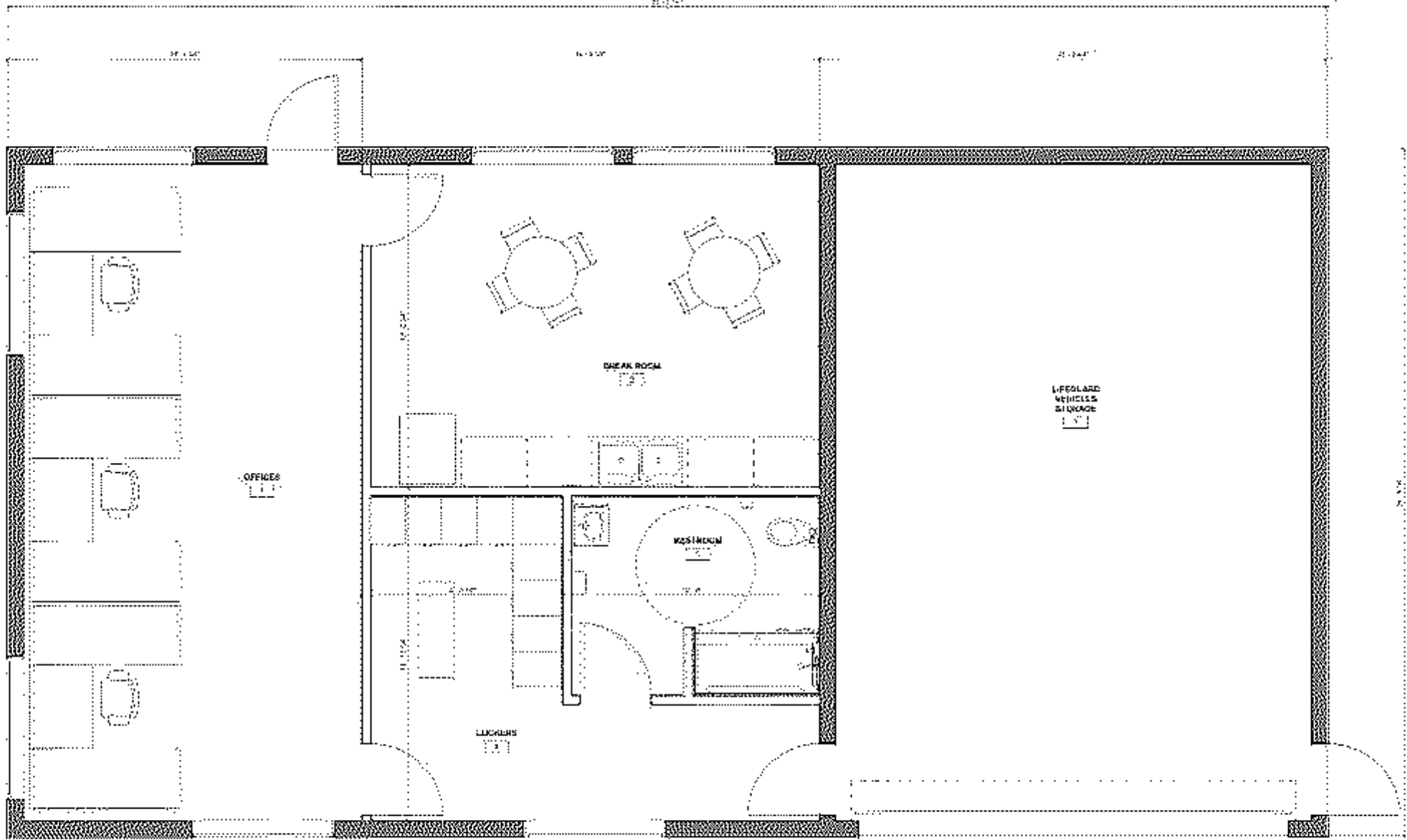
MEETING ROOM / RESTROOMS BUILDING / POOL EQUIPMENT & STORAGE BELOW SCHEME A

1800 S.F. POOL EQUIPMENT & STORAGE BELOW



POOL EQUIPMENT & STORAGE BELOW SCHEME A

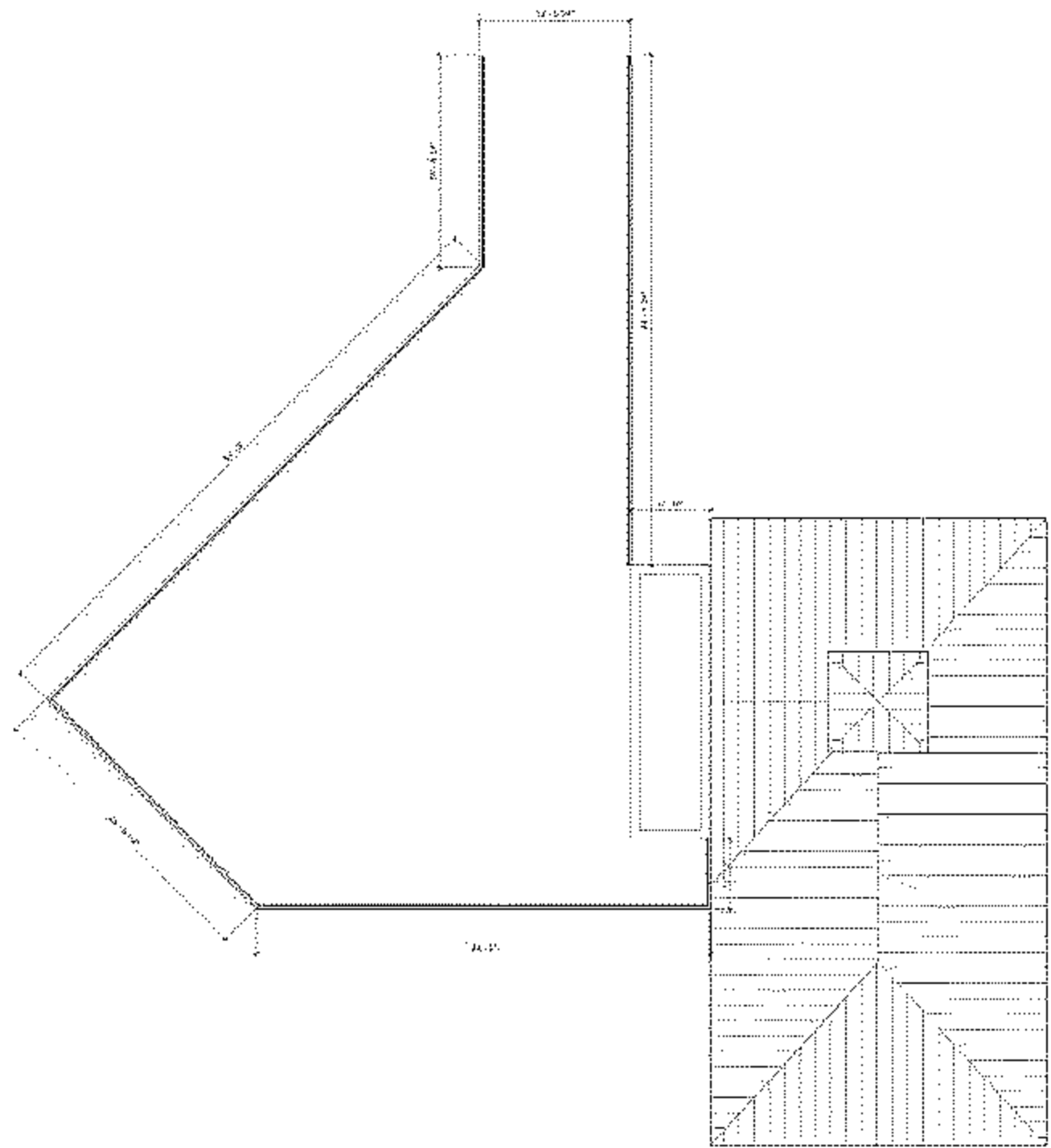
Proposed Lifeguard Building Floor Plan Scheme 'A'



LIFEGUARD BUILDING SCHEME A.

1604 S.F. LIFEGUARD BUILDING.

Proposed Second Floor Deck Plan Scheme 'A'



SECOND FLOOR DECK SCHEME A **2239 S.F. OPEN DECK**



CPZ Architects | KEITH | Aquatic Consulting Engineers



CPZ Architects | KEITH | Aquatic Consulting Engineers

Scheme A OPINION OF COST



CMS-Construction Management Services, Inc. 10 Fairway Drive, Suite 301 Deerfield Beach, FL 33441 564-481-1811 CMS FILE # 2384 ORDER OF MAGNITUDE							
POOL COMPLEX REMODEL LAKE NORTH CASINO 12 S OCEAN BLVD LAKE WORTH, FLORIDA 33460							
ORDER OF MAGNITUDE COST ESTIMATE (REV 2) August 13, 2019							
PREPARED FOR: CPZ ARCHITECTS							
SCHEDULE OF VALUES							
		SCHEME A - BASE	SCHEME A - LIFEGUARD BUILDING	SCHEME A - MEETING ROOM	SCHEME A - 2ND FLOOR DECK	SCHEME A - 3RD BSW BUILDING	SCHEME A - GYM/TOWER / PUBLIC RESTROOMS
UNIFORM	DESCRIPTION	AMOUNT	AMOUNT	AMOUNT	AMOUNT	AMOUNT	AMOUNT
10000	GENERAL CONDITIONS - SEE BREAKOUT BELOW	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
20000	SITE WORK / DEMOLITION	\$ 731,890	\$ -	\$ -	\$ -	\$ -	\$ -
30000	CONCRETE	\$ 724,820	\$ 100,000	\$ 49,420	\$ 147,820	\$ 191,950	\$ 82,380
40000	MASONRY	\$ 69,820	\$ 12,000	\$ 4,800	\$ -	\$ 18,168	\$ 8,208
50000	METALS	\$ 45,820	\$ 8,000	\$ 3,800	\$ 30,200	\$ 19,180	\$ 3,498
60000	WOOD AND PLASTICS	\$ 25,208	\$ 4,820	\$ 1,388	\$ 5,200	\$ 1,068	\$ 1,268
70000	THERMAL / MOISTURE PROTECTION	\$ 258,075	\$ 24,000	\$ 9,285	\$ -	\$ 30,280	\$ 18,478
80000	DOORS AND WINDOWS	\$ 400,140	\$ 24,000	\$ 9,285	\$ -	\$ 30,280	\$ 18,478
90000	FINISHES	\$ 588,828	\$ 43,000	\$ 15,478	\$ -	\$ 30,880	\$ 17,488
100000	SPECIALTIES / SIGNAGE	\$ 45,900	\$ -	\$ -	\$ -	\$ -	\$ -
110000	EQUIPMENT	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
120000	FURNISHINGS	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
130000	SPECIAL CONSTRUCTION	\$ 1,287,175	\$ -	\$ -	\$ -	\$ -	\$ -
140000	CONVEYING SYSTEMS	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
210000	PIPE	\$ 27,980	\$ 4,810	\$ 1,807	\$ -	\$ 6,078	\$ 2,884
220000	PLUMBING	\$ 284,000	\$ 18,000	\$ -	\$ 27,888	\$ 43,000	\$ 26,188
230000	PAVE	\$ 45,885	\$ 18,480	\$ 8,190	\$ -	\$ 24,095	\$ -
240000	ELECTRICAL	\$ 188,845	\$ 24,000	\$ 9,285	\$ 18,780	\$ 30,280	\$ 18,478
270000	TECHNOLOGY	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
280000	ELECTRONIC SAFETY & SECURITY	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
310000	SITE WORK, EARTHWORK, ASPHALT PAVING, SIDE WALKS	\$ 488,384	\$ -	\$ -	\$ -	\$ -	\$ -
320000	EXTERIOR IMPROVEMENTS	\$ 407,300	\$ -	\$ -	\$ 38,372	\$ -	\$ -
330000	SITE UTILITIES	\$ 287,820	\$ -	\$ -	\$ -	\$ -	\$ -
	SUBTOTALS - DIRECT HARD COSTS	\$ 6,788,880	\$ 288,340	\$ 108,908	\$ 300,790	\$ 488,210	\$ 188,774
12.00%	GENERAL CONDITIONS	\$ 814,666	\$ 34,601	\$ 13,068	\$ 36,119	\$ 58,586	\$ 22,853
	SUBTOTAL	\$ 7,603,546	\$ 322,941	\$ 121,976	\$ 336,909	\$ 546,796	\$ 211,627
4.00%	G.C. OVERHEAD	\$ 304,142	\$ 13,118	\$ 4,920	\$ 13,476	\$ 21,872	\$ 8,497
	SUBTOTAL	\$ 7,907,688	\$ 336,059	\$ 126,896	\$ 350,385	\$ 568,668	\$ 220,124
6.00%	G.C. PROFIT	\$ 474,461	\$ 19,862	\$ 7,476	\$ 21,226	\$ 33,725	\$ 13,186
	SUBTOTAL	\$ 8,382,149	\$ 355,921	\$ 134,372	\$ 371,611	\$ 602,393	\$ 233,310
1.20%	G.C. P&P BOND	\$ 100,586	\$ 4,172	\$ 1,577	\$ 4,580	\$ 7,270	\$ 2,802
	SUBTOTAL	\$ 8,482,735	\$ 360,093	\$ 135,949	\$ 376,191	\$ 609,663	\$ 236,112
3.00%	ESCALATION (INCLUDE)	\$ 254,421	\$ 10,317	\$ 3,867	\$ 10,890	\$ 17,017	\$ 6,484
	SUBTOTAL	\$ 8,737,156	\$ 370,410	\$ 139,816	\$ 387,081	\$ 626,680	\$ 242,596
20.00%	CONTINGENCY	\$ 1,747,431	\$ 74,082	\$ 27,963	\$ 77,376	\$ 125,336	\$ 48,518
	TOTAL PROBABLE CONSTRUCTION COST	\$ 10,484,587	\$ 444,492	\$ 167,779	\$ 464,457	\$ 752,016	\$ 291,114

Scheme A

OPINION OF COST

DIVISION	DESCRIPTION	SCHEME A - BASE	SCHEME A - LIFEGUARD BUILDING	SCHEME A - MEETING ROOM	SCHEME A - 2ND FLOOR DECK	SCHEME A - TIKI BAR BUILDING	SCHEME A - CLOCK TOWER / PUBLIC RESTROOMS
		AMOUNT	AMOUNT	AMOUNT	AMOUNT	AMOUNT	AMOUNT
12.00%	GENERAL CONDITIONS	\$ 692,279	\$ 24,433	\$ 12,033	\$ 26,449	\$ 48,009	\$ 22,553
	SUBTOTAL	\$ 6,465,268	\$ 321,375	\$ 119,771	\$ 340,189	\$ 448,281	\$ 211,427
4.00%	G.C. OVERHEAD	\$ 258,451	\$ 12,855	\$ 4,791	\$ 13,608	\$ 17,900	\$ 8,457
	SUBTOTAL	\$ 6,719,719	\$ 334,330	\$ 124,562	\$ 353,797	\$ 466,181	\$ 219,884
6.00%	G.C. PROFIT	\$ 403,163	\$ 20,054	\$ 7,474	\$ 21,228	\$ 27,971	\$ 13,193
	SUBTOTAL	\$ 7,122,902	\$ 354,384	\$ 132,036	\$ 375,024	\$ 494,163	\$ 233,077
1.20%	G.C. P&P BOND	\$ 91,865	\$ 4,570	\$ 1,700	\$ 4,838	\$ 6,375	\$ 3,007
	SUBTOTAL	\$ 7,214,767	\$ 358,954	\$ 133,736	\$ 379,862	\$ 500,538	\$ 236,084
5.00%	ESCALATION (ALLOWANCE)	\$ 363,739	\$ 17,943	\$ 6,687	\$ 18,993	\$ 25,027	\$ 11,804
	SUBTOTAL	\$ 7,578,507	\$ 376,897	\$ 140,423	\$ 398,855	\$ 525,564	\$ 247,888
20.00%	CONTINGENCY	\$ 1,515,106	\$ 76,359	\$ 28,085	\$ 79,771	\$ 105,113	\$ 49,576
	TOTAL PROBABLE CONSTRUCTION COST	\$ 9,093,613	\$ 453,256	\$ 168,511	\$ 478,626	\$ 630,677	\$ 297,464

Scheme A

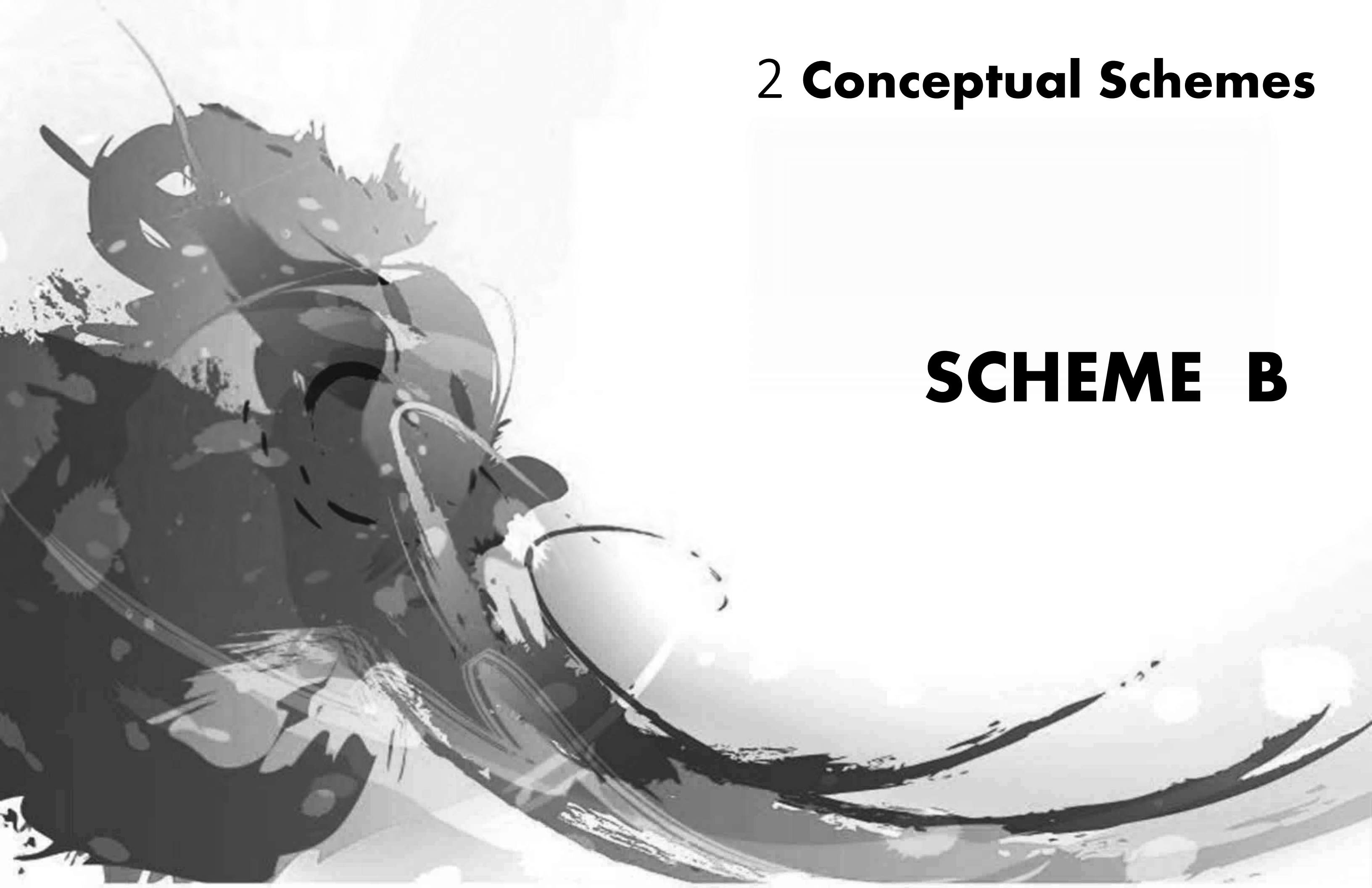
OPINION OF COST

Scheme "A"			
		Deduct	Total
	Total Cost		\$9,090,632
	Deductions:		
	Second Floor Deck	\$478,626	\$8,612,006
	Lifeguard Building	\$452,156	\$8,159,850
	Meeting Room	\$168,511	\$7,991,339
	Tiki Bar Building	\$630,677	\$7,360,662
	Clock Tower/ Public Restrooms Building	\$297,465	\$7,063,197



2 Conceptual Schemes

SCHEME B





CPZ Architects | KEITH | Aquatic Consulting Engineers

Scheme B

Glass Wall

Tiki Bar

Staff and Meeting Room, 2nd FL

1st FL Restroom

Future Stair and Drop Off

Service Below



Public Restroom

Zero Entry Pool

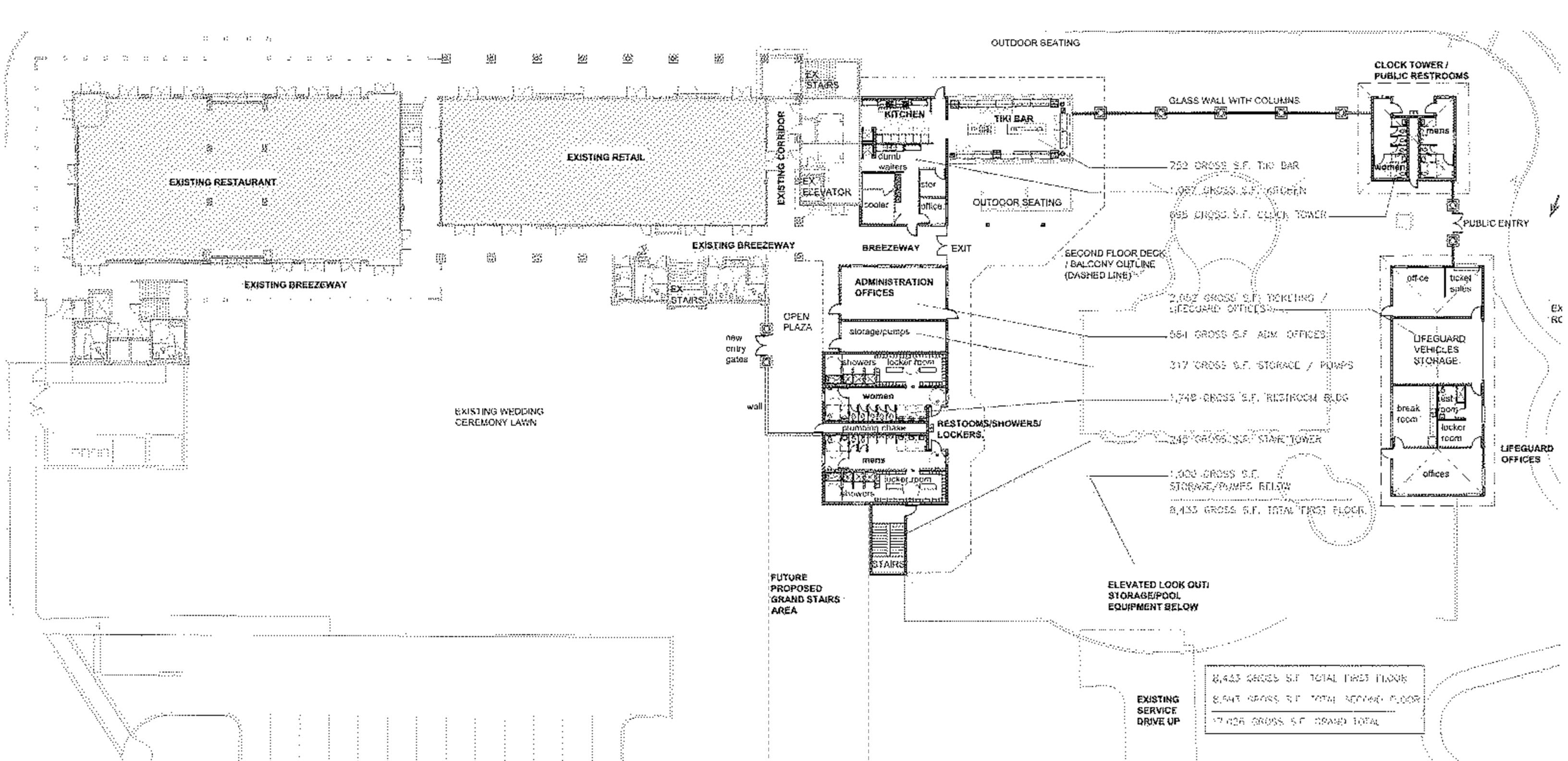
Pool Entry

Lifeguard Building

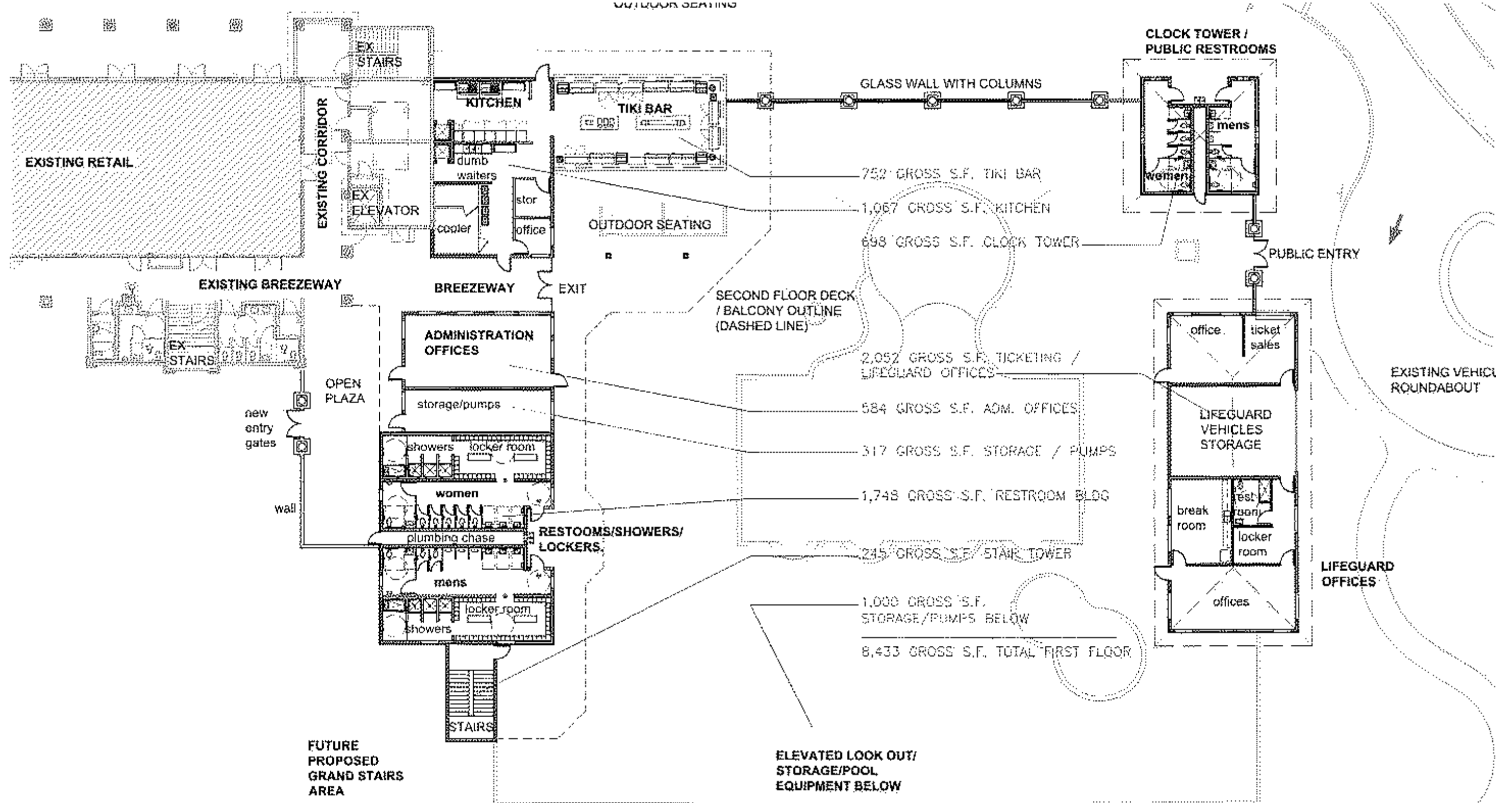
Splash Pad

Pool Seating

Sunset View

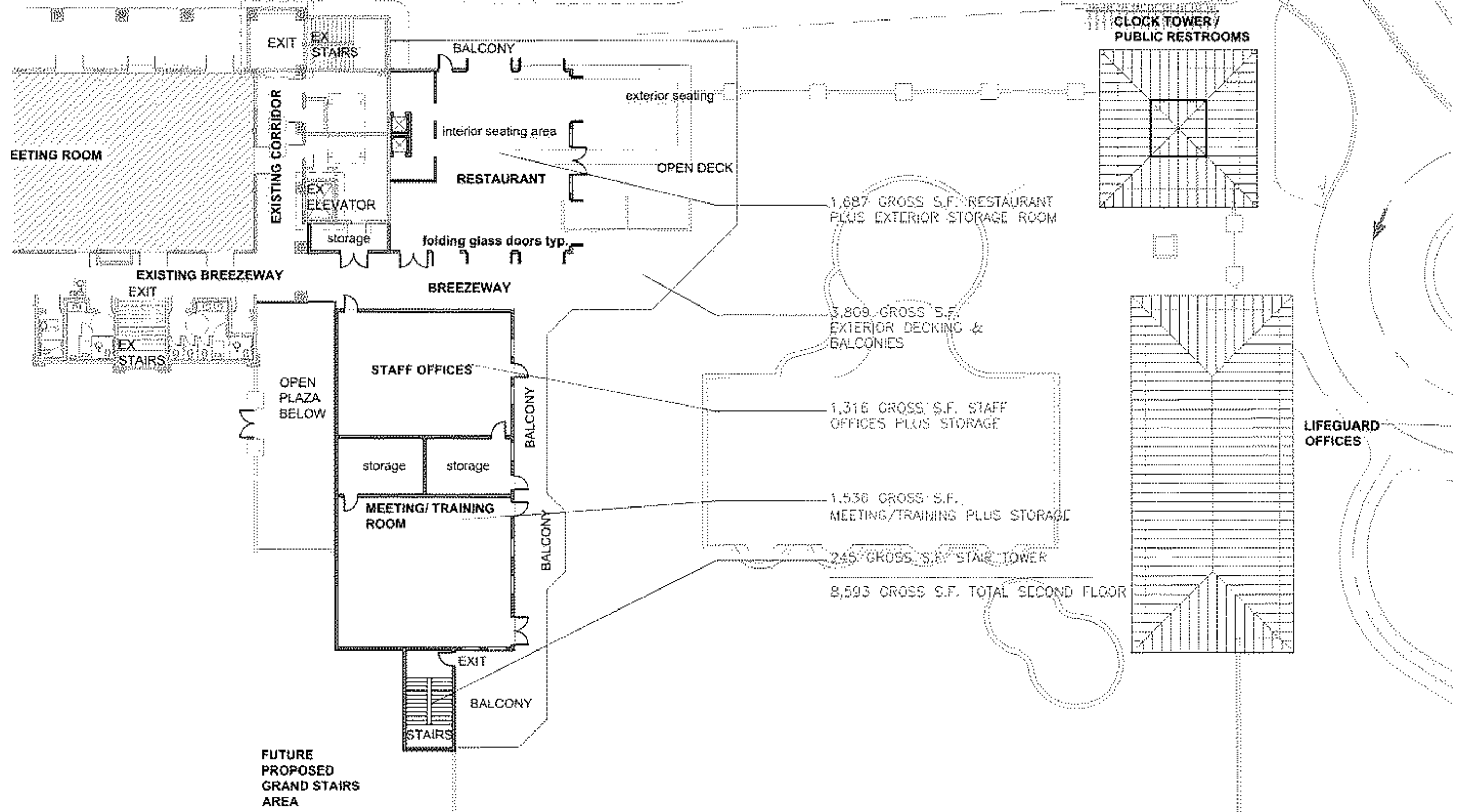


Proposed Pool Complex - Scheme 'B' Site Plan



Proposed Pool Complex - Scheme 'B' Site Plan

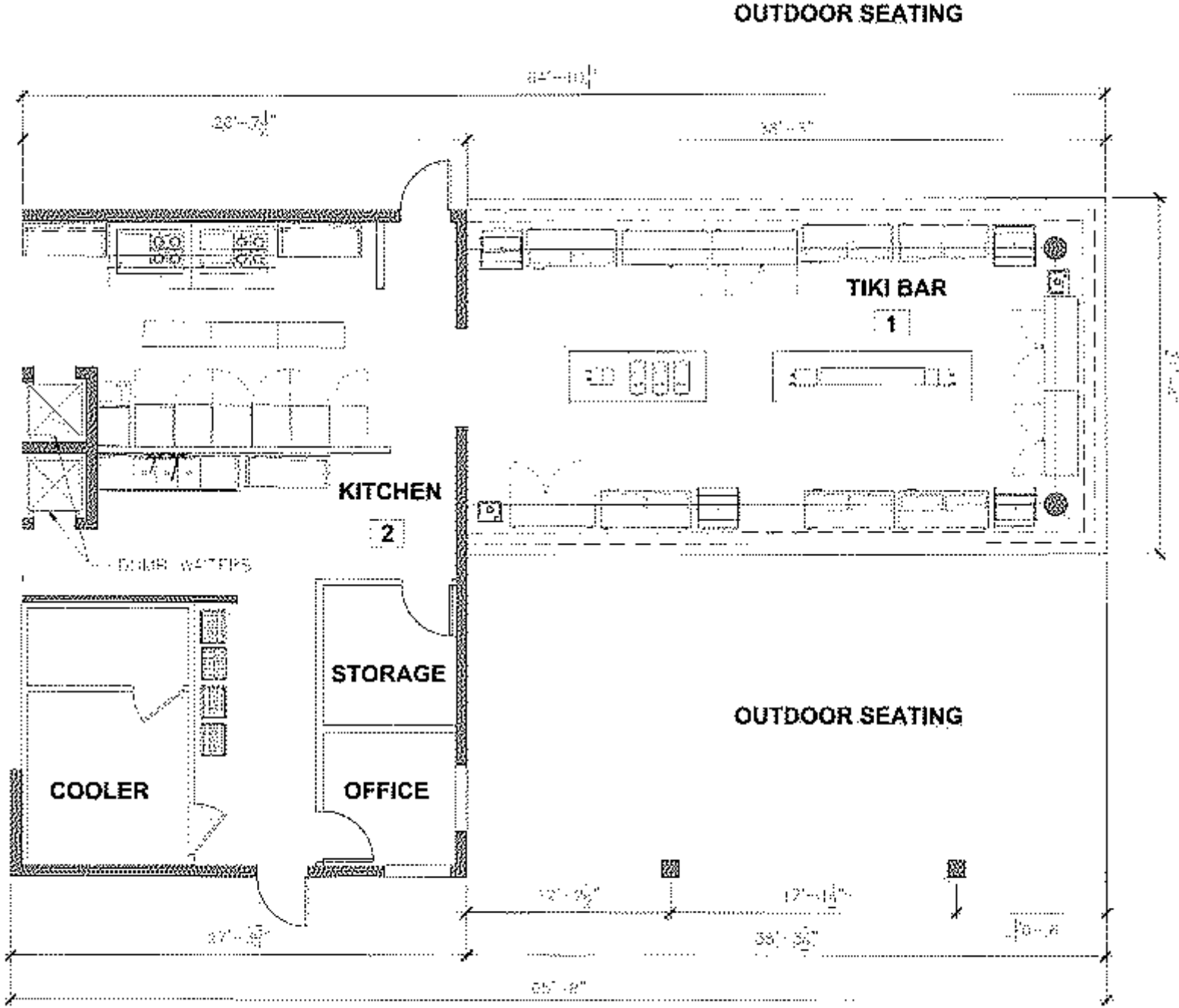
Pool Deck Ground Level



Proposed Pool Complex Scheme 'B' Site Plan

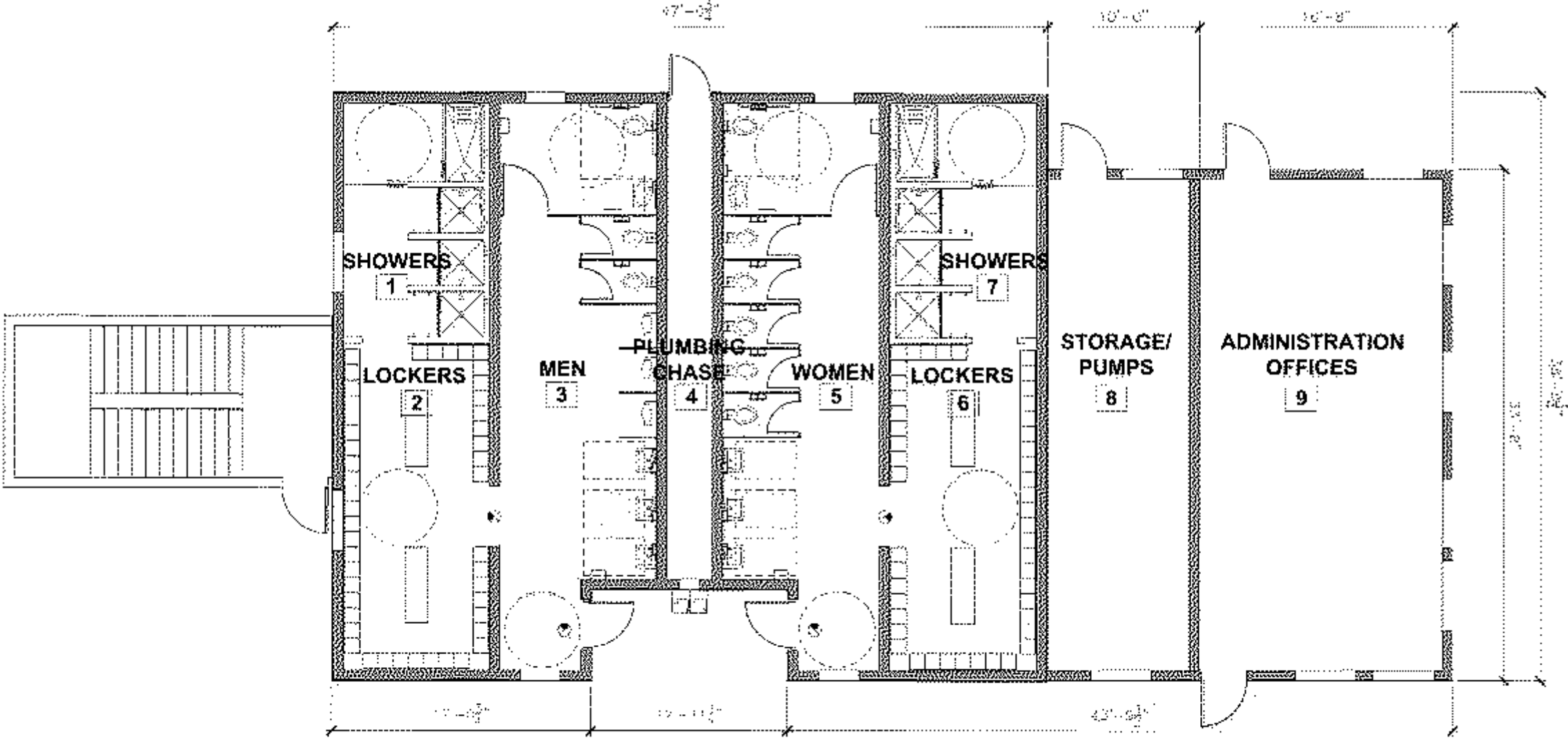
Second Floor Level

Proposed Tiki Bar Floor Plan Scheme 'B'



752 S.F. TIKI BAR
1067 S.F. KITCHEN

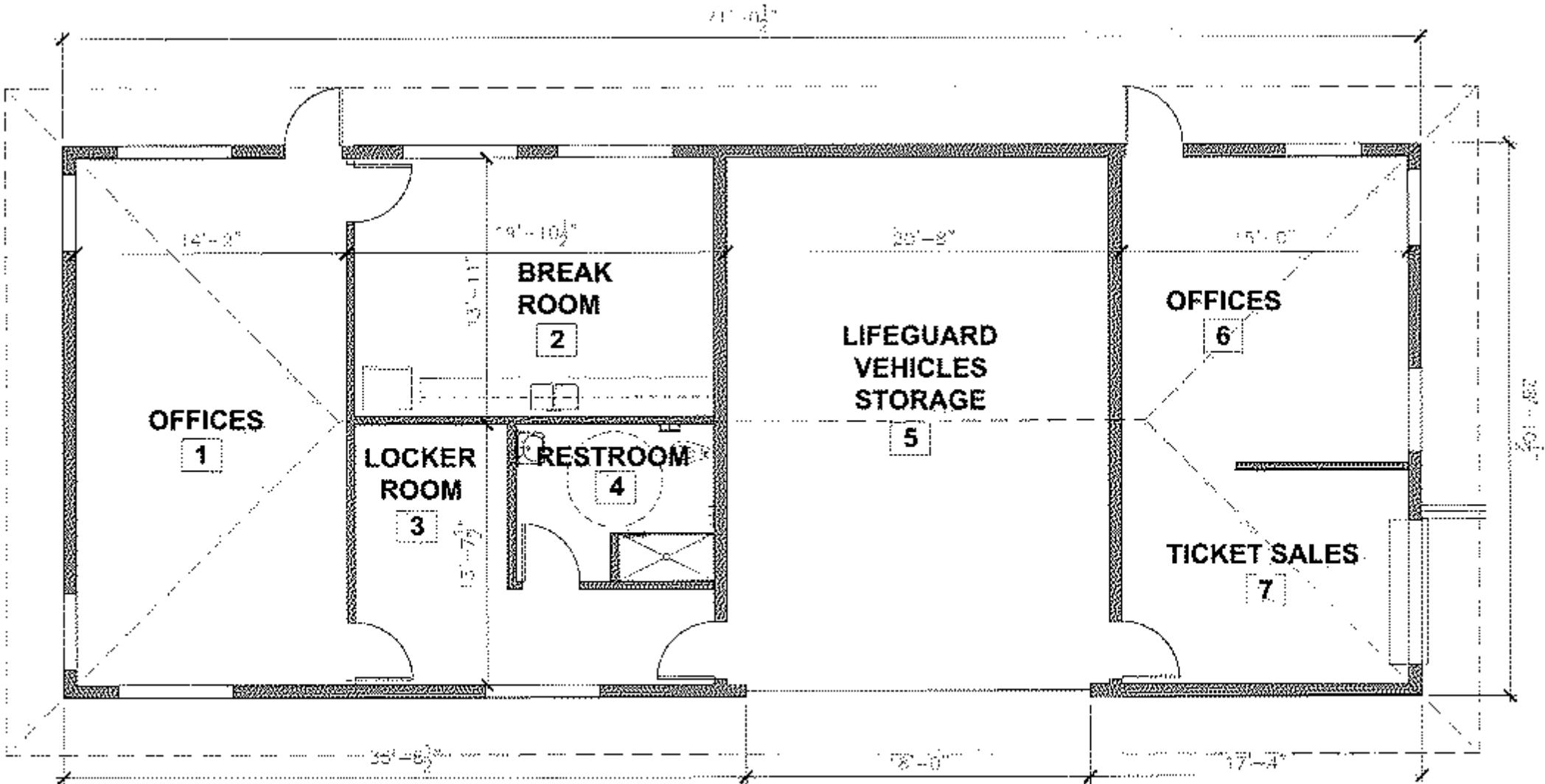
Proposed Administration / Restroom Building Floor Plan Scheme 'B'



PROPOSED POOL COMPLEX FIRST FLOOR OPTION 'B' SHOWERS/ LOCKER ROOM

584 S.F. ADM. OFFICES
317 S.F. STORAGE PUMPS
245 S.F. STAIR TOWER **1748 S.F. RESTROOM BUILDING**

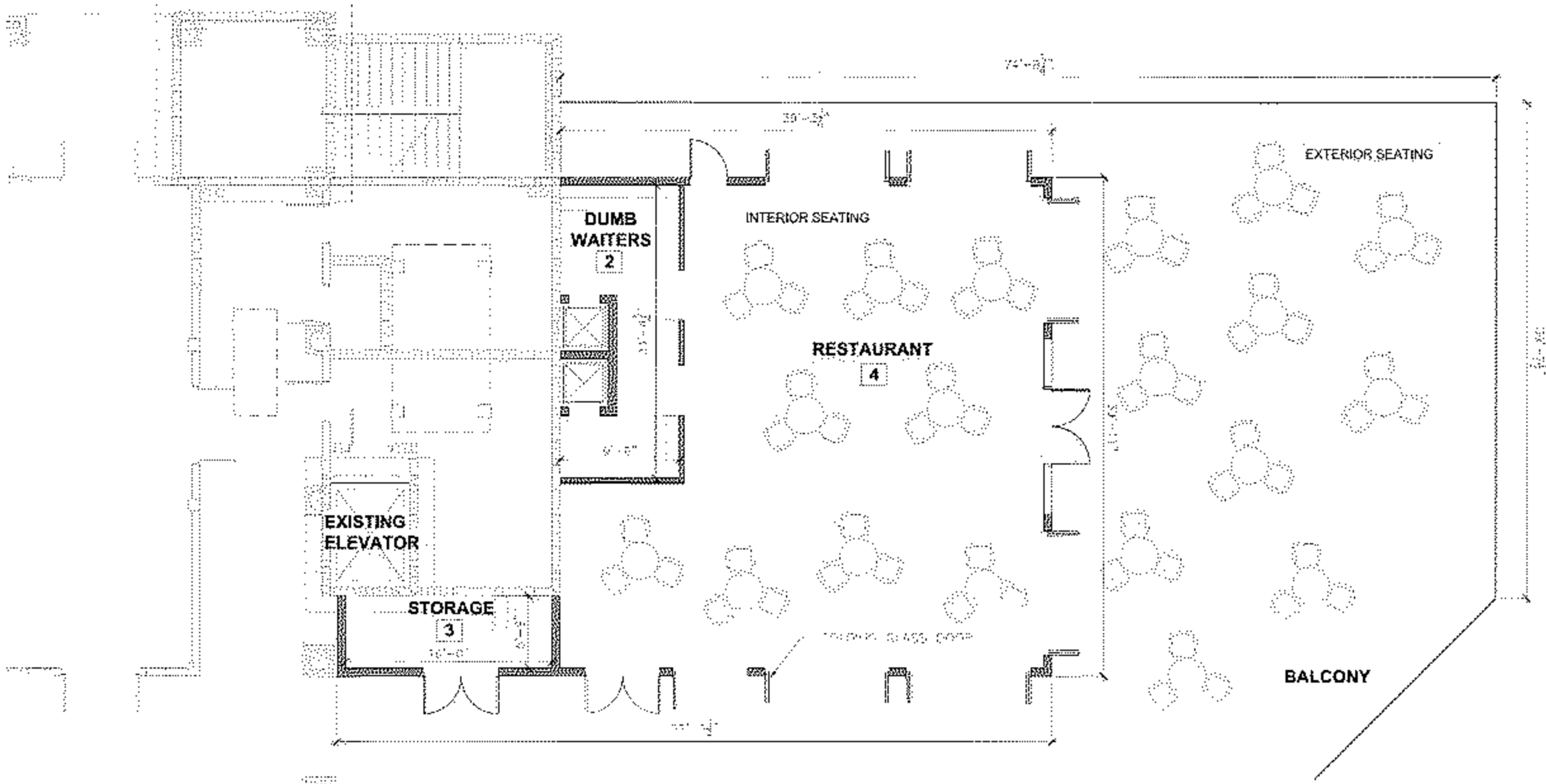
Proposed Ticketing / Lifeguard Building Floor Plan Scheme 'B'



PROPOSED POOL COMPLEX FIRST FLOOR OPTION 'B' LIFEGUARD OFFICES

2052 S.F. LIFEGUARD BUILDING

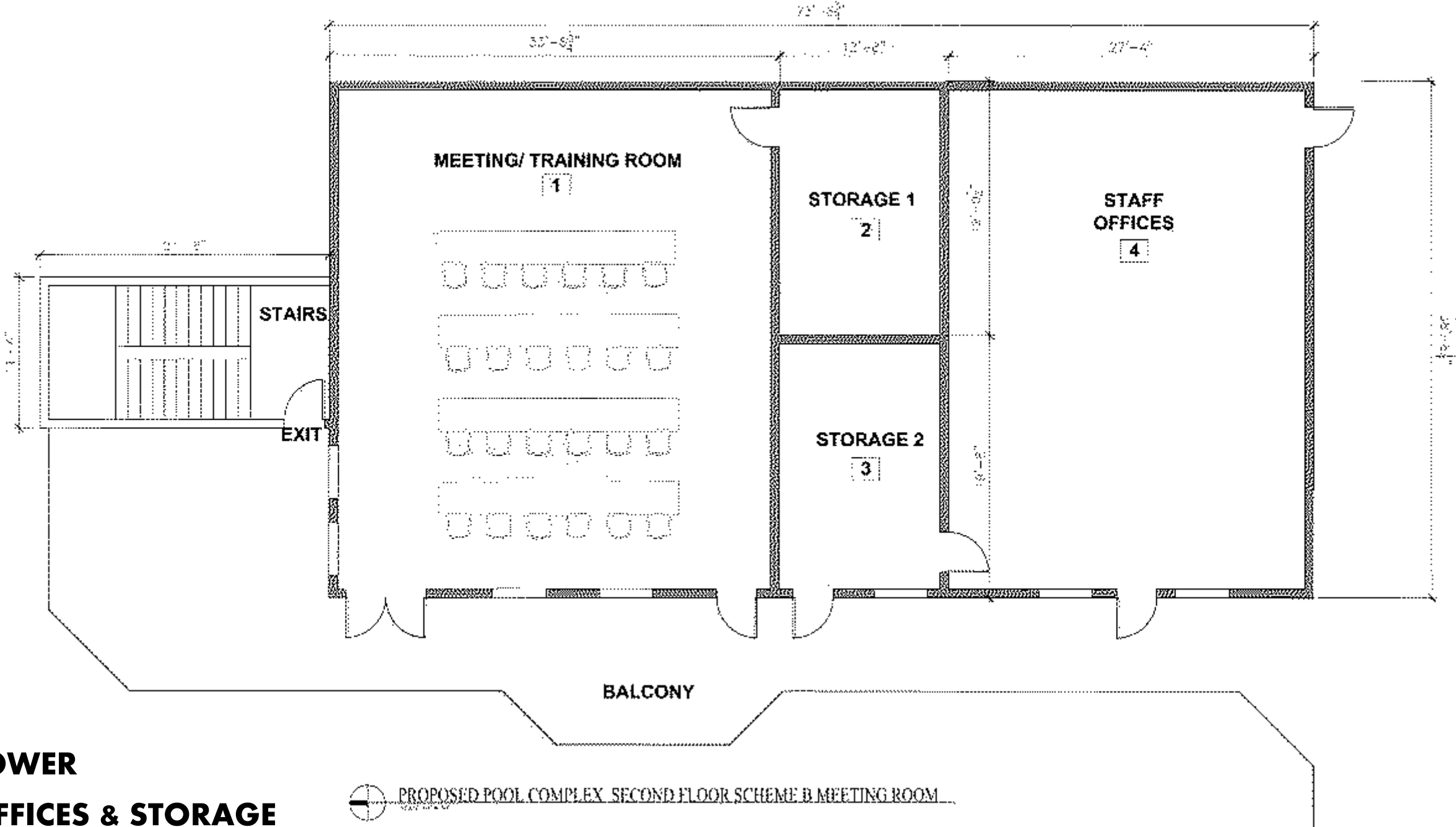
Proposed Second Floor Restaurant / Exterior Deck Plan Scheme 'B'



PROPOSED POOL COMPLEX SECOND FLOOR OPTION 'B' RESTAURANT

3809 S.F. EXTERIOR DECKING & BALCONY
1687 S.F. RESTAURANT

Proposed Second Floor Offices / Meeting Room & Balconies Plan Scheme 'B'



- 245 S.F.** STAIR TOWER
- 1316 S.F.** STAFF OFFICES & STORAGE
- 1536 S.F.** MEETING/ TRAINING ROOM & STORAGE

PROPOSED POOL COMPLEX SECOND FLOOR SCHEME B MEETING ROOM



CPZ Architects | KEITH | Aquatic Consulting Engineers



CPZ Architects | KEITH | Aquatic Consulting Engineers

Scheme B

OPINION OF COST



CMS-Construction Management Services, Inc.
 10 Fairway Drive, Suite 201
 Deerfield Beach, FL 33441
 561-481-1611
 CMS FILE # 2264 ORDER OF MAGNITUDE

POOL COMPLEX REMODEL
 LAKE WORTH CASINO
 10 S OCEAN BLVD
 LAKE WORTH, FLORIDA 33460

ORDER OF MAGNITUDE
 COST ESTIMATE (REV 2)
 August 13, 2019

PREPARED FOR:
 CPZ ARCHITECTS

SCHEDULE OF VALUES

DIVISION	DESCRIPTION	SCHEME B - BASE	SCHEME B - TND BAR	SCHEME B - 2ND FLOOR RESTAURANT / EXT DECK	SCHEME B - 2ND FLOOR OFFICES / MEETING ROOMS / BALCONIES	SCHEME B - TICKETING / LIFEGUARD BUILDING	SCHEME B - CLOCK TOWER / PUBLIC RESTROOMS
		AMOUNT	AMOUNT	AMOUNT	AMOUNT	AMOUNT	AMOUNT
0100	GENERAL CONDITIONS - SEE SPECIFICATIONS BELOW	-	-	-	-	-	-
0200	STEELWORK / ZEROLION	731,636	0	0	0	0	0
0300	CONCRETE	1,351,075	136,425	126,525	213,200	121,800	52,200
0400	MASONRY	127,005	13,043	13,033	25,200	15,200	5,205
0500	METALS	83,130	3,005	3,435	14,200	15,200	3,490
0600	WOOD AND PLASTICS	85,130	4,548	4,238	7,120	5,120	1,745
0700	THERMAL / MOISTURE PROTECTION	425,820	27,281	23,205	42,780	30,780	16,475
0800	DOORS AND WINDOWS	219,280	27,281	23,205	42,780	30,780	16,475
0900	FINISHES	419,525	45,475	41,175	71,500	51,500	17,400
1000	SPECIALTIES / SIGNAGE	45,200	0	0	0	0	0
1100	EQUIPMENT	0	0	0	0	0	0
1200	FURNISHINGS	0	0	0	0	0	0
1300	SPECIAL CONSTRUCTION	1,000,000	0	0	0	0	0
1400	CONVEYING SYSTEMS	0	38,200	0	0	0	0
2100	PIPE	51,375	5,497	5,865	8,998	5,126	2,024
2200	PLUMBING	280,300	45,000	0	0	18,000	73,000
2300	HVAC	104,800	28,800	18,800	24,520	14,800	0
2400	ELECTRICAL	306,300	27,285	26,205	42,780	30,780	16,475
2500	TECHNOLOGY	0	0	0	0	0	0
2600	ELECTRONIC SAFETY & SECURITY	0	0	0	0	0	0
3100	SITE WORK, EARTHWORK, ASPHALT PAVING, SIDE WALKS	450,264	0	0	0	0	0
3200	EXTERIOR IMPROVEMENTS	656,210	0	0	0	0	0
3300	SITE UTILITIES	200,000	0	0	0	0	0
	SUBTOTALS: DIRECT/INSTR COSTS	\$ 8,896,281	\$ 420,817	\$ 294,881	\$ 483,206	\$ 286,686	\$ 188,714
12.50%	GENERAL CONDITIONS	\$ 827,854	\$ 50,478	\$ 35,022	\$ 59,208	\$ 43,734	\$ 21,023
	SUBTOTAL	\$ 7,725,827	\$ 471,295	\$ 329,903	\$ 542,414	\$ 330,420	\$ 209,737
4.50%	G.C. OVERHEAD	\$ 206,263	\$ 18,868	\$ 13,975	\$ 22,164	\$ 15,117	\$ 6,437
	SUBTOTAL	\$ 8,012,741	\$ 490,163	\$ 343,878	\$ 564,578	\$ 345,537	\$ 216,174
8.50%	G.C. PROFIT	\$ 681,967	\$ 29,290	\$ 20,287	\$ 34,162	\$ 25,670	\$ 11,193
	SUBTOTAL	\$ 8,714,738	\$ 519,453	\$ 364,165	\$ 608,740	\$ 371,207	\$ 227,367
1.20%	G.C. P&M BOND	\$ 104,573	\$ 6,230	\$ 4,548	\$ 7,659	\$ 5,023	\$ 2,027
	SUBTOTAL	\$ 8,824,959	\$ 525,683	\$ 368,713	\$ 616,399	\$ 376,230	\$ 229,394
5.50%	REGULATION ALLOWANCE	\$ 485,378	\$ 28,202	\$ 18,250	\$ 20,852	\$ 22,789	\$ 11,804
	SUBTOTAL	\$ 9,011,829	\$ 553,885	\$ 386,963	\$ 637,251	\$ 399,019	\$ 241,198
20.00%	CONTINGENCY	\$ 1,802,367	\$ 94,218	\$ 65,371	\$ 127,451	\$ 79,803	\$ 48,319
	TOTAL PROBABLE CONSTRUCTION COST	\$ 10,814,196	\$ 648,103	\$ 452,334	\$ 764,702	\$ 478,822	\$ 289,517

Scheme B

OPINION OF COST

SCHEDULE OF VALUES							
DIVISION	DESCRIPTION	SCHEME B - BASE	SCHEME B - TR9 BAR	SCHEME B - 2ND FLOOR RESTAURANT / EXT DECK	SCHEME B - 2ND FLOOR OFFICES / MEETING ROOMS / BALCONIES	SCHEME B - TICKETING / LIFE GUARD BUILDING	SCHEME B - CLOCK TOWER / PUBLIC RESTROOMS
		AMOUNT	AMOUNT	AMOUNT	AMOUNT	AMOUNT	AMOUNT
	SUBTOTALS- DIRECT LABOR COSTS	\$ 8,899,011	\$ 420,317	\$ 291,811	\$ 483,396	\$ 264,888	\$ 688,774
12.00%	GENERAL CONDITIONS	\$ 827,814	\$ 90,474	\$ 35,832	\$ 69,218	\$ 41,134	\$ 22,003
	SUBTOTAL	\$ 7,723,827	\$ 471,091	\$ 326,873	\$ 552,614	\$ 405,150	\$ 711,407
4.00%	S.C. OVERHEAD	\$ 308,353	\$ 18,844	\$ 12,075	\$ 22,104	\$ 16,317	\$ 8,457
	SUBTOTAL	\$ 8,032,291	\$ 489,935	\$ 338,948	\$ 574,718	\$ 421,467	\$ 719,864
6.00%	S.C. PROFIT	\$ 481,937	\$ 29,398	\$ 20,317	\$ 34,482	\$ 25,430	\$ 13,193
	SUBTOTAL	\$ 8,514,228	\$ 519,333	\$ 359,265	\$ 609,199	\$ 446,897	\$ 733,057
1.20%	S.C. P&P BOND	\$ 100,840	\$ 6,239	\$ 4,648	\$ 7,659	\$ 5,000	\$ 2,007
	SUBTOTAL	\$ 8,615,068	\$ 525,572	\$ 363,913	\$ 616,858	\$ 451,897	\$ 735,064
5.00%	ESCALATION (ALLOWANCE)	\$ 431,200	\$ 26,202	\$ 18,250	\$ 30,952	\$ 22,399	\$ 11,804
	SUBTOTAL	\$ 9,046,268	\$ 551,774	\$ 382,163	\$ 647,810	\$ 474,296	\$ 746,868
25.00%	CONTINGENCY	\$ 1,544,787	\$ 94,218	\$ 65,379	\$ 110,101	\$ 81,036	\$ 46,178
	TOTAL PROBABLE CONSTRUCTION COST	\$ 10,591,055	\$ 646,092	\$ 447,536	\$ 758,403	\$ 555,332	\$ 793,446

Scheme B

OPINION OF COST

Scheme "B"			
		Deduct	Total
	Total Cost		\$10,600,596
	Deductions:		
	Second Floor Offices/ Meeting Room/ Balconies	\$758,422	\$9,842,174
	Second Floor Restaurant/ Exterior Deck	\$448,618	\$9,393,556
	Ticketing/ Lifeguard Building	\$560,207	\$8,833,349
	Tiki Bar Building	\$646,550	\$8,186,799
	Clock Tower/ Public Restrooms Building	\$297,465	\$7,889,334





Summary

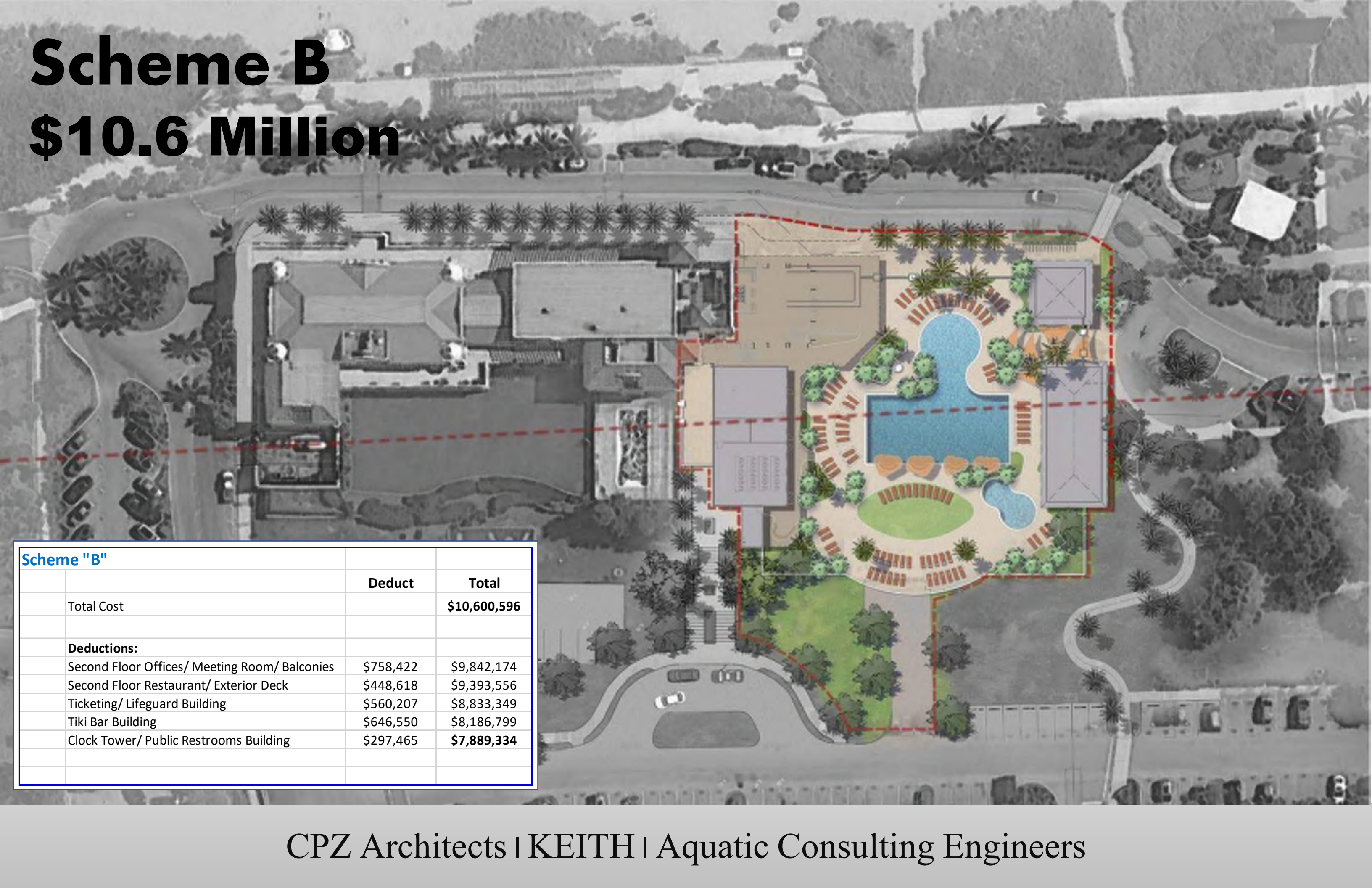
Scheme A

\$9.1 Million

Scheme "A"		
	Deduct	Total
Total Cost		\$9,090,632
Deductions:		
Second Floor Deck	\$478,626	\$8,612,006
Lifeguard Building	\$452,156	\$8,159,850
Meeting Room	\$168,511	\$7,991,339
Tiki Bar Building	\$630,677	\$7,360,662
Clock Tower/ Public Restrooms Building	\$297,465	\$7,063,197

Scheme B

\$10.6 Million



Scheme "B"

	Deduct	Total
Total Cost		\$10,600,596
Deductions:		
Second Floor Offices/ Meeting Room/ Balconies	\$758,422	\$9,842,174
Second Floor Restaurant/ Exterior Deck	\$448,618	\$9,393,556
Ticketing/ Lifeguard Building	\$560,207	\$8,833,349
Tiki Bar Building	\$646,550	\$8,186,799
Clock Tower/ Public Restrooms Building	\$297,465	\$7,889,334



THANK YOU



Bob McCallister
Aquatic Consultant

City of Lake Worth
New Aquatic Facility Report & Request for Proposal (RFP)

Report Prepared by Bob McCallister, Aquatic Consultant
January 2017

Scope of Service

The following plan and report for a completely new aquatic facility is based upon the prior study and report completed by the Aquatic Consultant.

The components from the previous report for aquatic features, buildings and equipment are contained within this report. The water feature layout fits within the current footprint of the 50-meter pool and deck area, but has its own unique and attractive design. There are additional water features included, as the opportunities are greater to build a completely new aquatic facility with the flexibility of designing on a site footprint that is completely cleared.

The report describes all components of the new aquatic facility with a line item budget for design and construction. The description of the new aquatic facility was used to develop a Request For Proposal (RFP) for architect/engineer and pool designer services, also contained in this report.

The business plan from the prior study and report was slightly modified to reflect the new aquatic facility's operational expenses and revenue potential.

The RFP document for architect/engineer and pool designer services are included in this report and may be configured to the City's standard RFP template. A conceptual rendering of the water feature layout is also provided.

Family Water Park, Wave Rider and Lap Pool

The main pool would contain all the water features and a lap pool. The Wave Rider would be a separate pool with its own filtration operation.

The pool would have a Zero Depth Entry (beach like) with at least 12 floor geyser type sprays in the shallowest area and 8 or more interactive above water stations in the 1 to 2 foot depths. Shaded benches in the shallow water area would allow parents to closely supervise their children playing as they enjoy relaxing with their feet in the water. Parents, toddlers, preschoolers and pre-teens would use this area.



The Zero Depth pool area would slope to transition to other pool areas at 3.5-foot depths. Adjacent to would be the 6-lane lap pool with access via the Zero Depth pool and steps. Another transition channel would enter the 300 linear foot Lazy River that also, accesses the Splash Pool for the 2 – 150-foot Water Slides.

There would be banks of deck sprays spritzing into the Lap Pool and Lazy River and water jets to create rapids in the Lazy River generating an exciting ride while floating around the river.

There is a separate “Wave Rider” feature, which would attract patrons of all ages, especially teens.

Pool Deck Features

A “Tiki Hut” type bar with shade structures, tables and chairs would be located on the north side of the site adjacent to the Casino serving as a snack bar with refreshments for the pool deck level patrons.

The pool deck would feature many deck lounges, umbrellas and pavilion shade structures that would serve for family gatherings, birthday parties as well as for daily patronage enjoyment.

A large plexiglas wall on the east side of the deck would provide a view of the Beach and a view from the beach to the Family water park, a great feature for the water park patrons, serving as a tremendous marketing tool. The Wave Rider, Water Slides and Spray Features could be viewed by the beach and water park patrons as they drive into the Parking Lot, as well as from the Beach accesses.

Water Park Entrance, Bathhouse, Offices, Patio Bar/Restaurant

The water park entrance would be at pool deck level in a new a two-story structure multi-purpose building with a half basement on the south side of the site. The building would be approximately 140’ x 30’ with a total of 10,500 sq. ft. of usable space.

The bathhouse entrance, bathrooms/showers, lifeguard room, pool storage and pool manager office would be located on the first floor level. On the east end of the first level public restrooms separate from the pool operations would serve the beach patrons as the original building did.

The second floor would house a patio bar/restaurant pavilion that would overlook the beach and water park for public use and/or private rentals. Staff offices would also be located on the second (top) level. There would be a staircase access from the pool deck level that would have restricted public use. An elevator at the front entrance would serve the general public wanting to visit the patio/bar. Another gated staircase would give access to the second level for the public.

A half basement on the west side of the bathhouse would house a garage for beach lifeguard equipment, a beach lifeguard room, bathroom and exercise room. The basement would also house the filter room for all of the water park water plant operations.



Construction Budget

Demolition & Site Work Allowance	\$ 200,000
Building Entrance, Bathhouse, Offices & Patio/Bar 10,500 sq. ft. x \$185/sq. ft.	\$ 1,942,500
Piling type foundation allowance (required)	\$ 300,000
Elevator & Staircases to 2nd floor	\$ 40,000
Leisure Pool and Lap lanes 12,000 sq. ft. x \$170/sq. ft.	\$ 2,040,000
2 – 150’ Water Slides	\$ 350,000
Pool Deck 12,000 sq. ft. x \$5/sq. ft.	\$ 60,000
185’ - 2’ Wall and 6’ Plexiglas wind shield allowance	<u>\$ 30,000</u>
Base Sub-Total	\$ 4,962,500

Non-Construction Cost

Architect/Engineering and Pool Designer @ 10% of Base Cost	\$ 496,250
FF&E (Furnishings, Fixtures & Equipment) @ 5% of Base Cost	\$ 255,921
Contingency for unforeseen items @ 10% of Base Cost	<u>\$ 496,250</u>
Sub-Total	\$ 767,763
	\$ 1,248,421

Alternate Option #1 - Double Wave Rider 4,000 sq. ft. \$ 1,100,000

Total All Inclusive Construction Budget \$ 7,310,921

Projected Revenue and Operational Cost

The pool operations currently cost approximately \$300,000 annually with total annual revenue of \$66,000 from approximately 10,000 annual users, plus \$33,000 from swim team rentals. The pool is currently open 29 hours a week with lifeguard supervision. The pool rentals for swim teams are not staffed with City staff lifeguards.

The all-new constructed family water park facility would provide a much better view of the pool from the beach and from the pool to the beach. This alone would give a good potential for increased usage of the facilities for rental functions and drawing swim patrons to the pool.

The family water park would give the City an attractive and exciting family orientated aquatic facility that would become a destination venue for the community and visitors. With this type of aquatic facility the public demand for more operational hours is highly likely and therefore an increase in the operations budget is necessary.

The family water park facility would require additional staffing including: lifeguards and attendants for cashier and concession operations. In addition, the new high technical filters, controllers and water feature pump motors would need to be maintained 7 days a week. The facility would need thorough cleaning daily, continually during operational hours.



**City of Lake Worth Aquatic Facility
Estimated Operations Budget**

Operations Outline

Facility open Tuesday – Sunday year round Average 8 hours per day; Average 12 lifeguards; 4 attendants; 1 – PT Supervisor. ; 1- PT Asst. Supervisor; 1 – Admin. Asst. (40hrs.); 1 – Facility Mgr. (40hrs,); 1 – Pool Operator (40hrs.)

Expenditures:

Staffing – Full Time

1 Facility Program Mgr. (currently on staff)	35,000	
1 Admin. Asst. (Cashier/Receptionist)	26,250	
1 Pool Operator/ Mt. Worker	32,500	
Benefits & FICA (27%)	<u>34,675</u>	
Subtotal full time staff		128,425

Part Time Staff

2 PT Supv. @ 1400 hrs. ea. (\$12/hr.)	33,600	
2 PT Asst. Supv. @ 1400 hrs. ea. (\$11/hr.)	30,800	
35 PT Lifeguards @ 5-29 hr./wk. (9.50/hr.)	250,000	
8 Attendants @ 5-29 hr./wk. \$8.50/hr.	24,000	
Conc. Workers (Contract Concession)	na	
FICA (6%)	<u>21,600</u>	
Subtotal part time staff		360,000

Operation Supplies

Office Supplies	500	
Computer Supplies	375	
Janitorial Supplies	2500	
Recreational Supplies	6,000	
Program Materials and Supplies	1,500	
Uniforms	4,000	
Safety Supplies	1,000	
Chemicals (corrected over budgeted 1st draft)	25,000	
Accountable Equipment	3,000	
General Printing	750	
Repairs/Maintenance (Outside Warranty)	<u>11,250</u>	
Subtotal operation supplies		55,875



Utilities

Communications (phone, Internet, security)	3,000	
Electric	30,000	
Gas	12,500	
Water/Sewer	<u>6,000</u>	
Subtotal Utilities		<u>51,500</u>
Total Expenditure Budget		\$595,800

City of Lake Worth Aquatic Facility

Estimated Operations Budget

Revenue Projections

Revenue increase is based upon an average 150 patrons for 300 good weather days @ an average of \$6.60. However, with the additional water features, it is reasonable to project 100 days of daily attendance at an average of 300. Note: During Private Rentals and Swim Team Rentals require off-duty City lifeguards that are to be paid by the rental group at \$15/hr./lifeguard.

It should be noted that the admissions fees for the full water park operational hours (afternoons) could be higher than the morning operations. Morning operations of swim lessons, exercise classes and lap swimming would require minimum staffing since the water features would be turned off and the lap pool would be the primary swimming area. Charging more for the prime time afternoon session would substantially raise the annual revenue potential.

Admission Fees	(30,000 patrons 200 days)	198,000
Admission Fees	(30,000 patrons 100 days)	198,000
Facility Rental Fees	(100 rental @ \$500)	50,000
Swim Team Rental	(25 yard lanes only)	66,000
Instructional Classes	(Swim/Exercise Classes)	50,000
Concessions/Resale	(15% of Gross Sales)	<u>30,000</u>
	Total Revenue	\$592,000

Revenue:

General Admission	Fee Levels
Swim Team Lane Rental	Adult \$7.50 & Youth/Sr. \$5
Recreational Pool Rental	\$10.00/25 yard lane/hr.
	\$500/2 hrs.

Expenditure Budget	\$595,800
Revenue Budget	<u>\$592,000</u>
City Annual Subsidy	\$ 3,800



Budget Overview

The operational budget is basically a “break even operation”. This model budget is based on similar family water park facilities with similar population support. The additional features in this facility would increase potential in rentals, concession revenue and attendance, which in turn would allow the City’s Aquatics Operations to be self-supporting.

Management of these operations would need to be adjusted, such as hours of operation. It is the Aquatic Consultant’s recommendation to have programs such as swim lessons, exercise classes and lap swimming scheduled during morning hours through the noon hour. In the afternoons, the facility opens for public open swim hours with all the water park features in operation. Staffing for this type of facility requires approximately 20 lifeguards and attendants for each afternoon shift during the peak attendance months.

Budget and Marketing Note

Currently, the City of Lake Worth’s beach has an annual attendance of 700,000. The budget revenue projections are very conservative in this report. With the opening up of the beach view from the water park and view of the water park from the beach, the attendance at the water park would increase substantially with revenues would increasing accordingly. It is the projection of the Aquatic Consultant that the proposed improvements would in fact result in revenues exceeding the expenditures during the first year of operations.

Executive Summary

It is the recommendation of the Aquatic Consultant to close the facility due to the number of extensive repairs needed and the potential for the public and/or staff being exposed to hazardous conditions throughout the facility. The cost of repairs and improvements to the existing pool, bathhouse and filter room are estimated to be \$2.8 million. Furthermore, the repairs and improvements may not resolve all the issues with what would remain of the original pool.

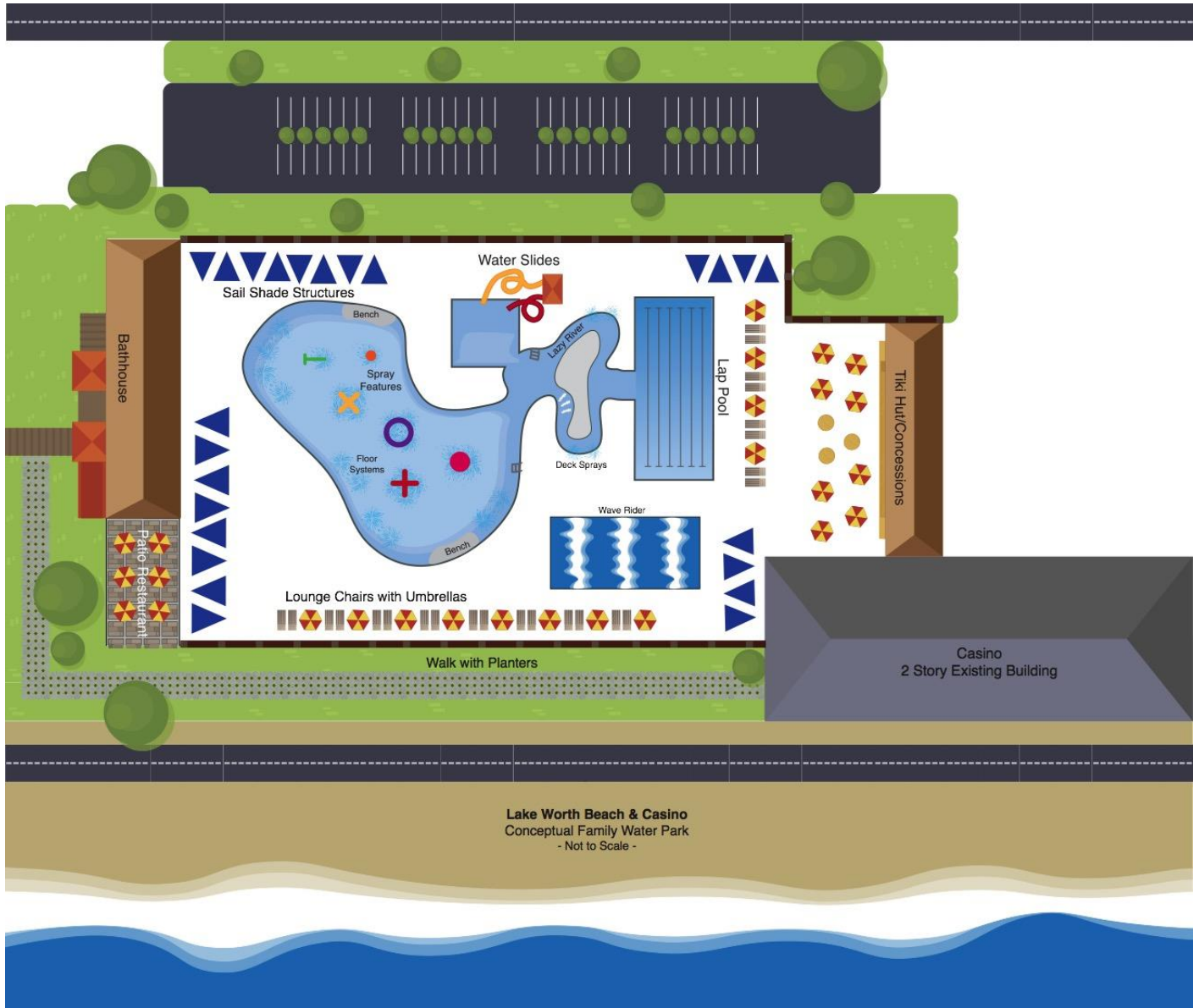
Therefore, it is recommended that the current facility be demolished and an all-new family water park be built in its place. The estimated cost of the new facility is approximately \$7.3 million. This facility would be able to generate enough revenue to offset all annual operational costs. The new family water park would attract tens of thousands of patrons annually which in turn would provide for a positive economic impact to the City through its local businesses.

In continuation of the Master Plan for the Casino and Beach Facilities Improvements and with the increased patronage resulting from this proposed project, the City should consider additional parking of 200 to 300 spaces. These additional parking spaces would also generate revenue for the City.

-Continue to Exhibits-

“Exhibit A”

Lake Worth Beach & Casino family water park
Conceptual Rendering
-Not to Scale-

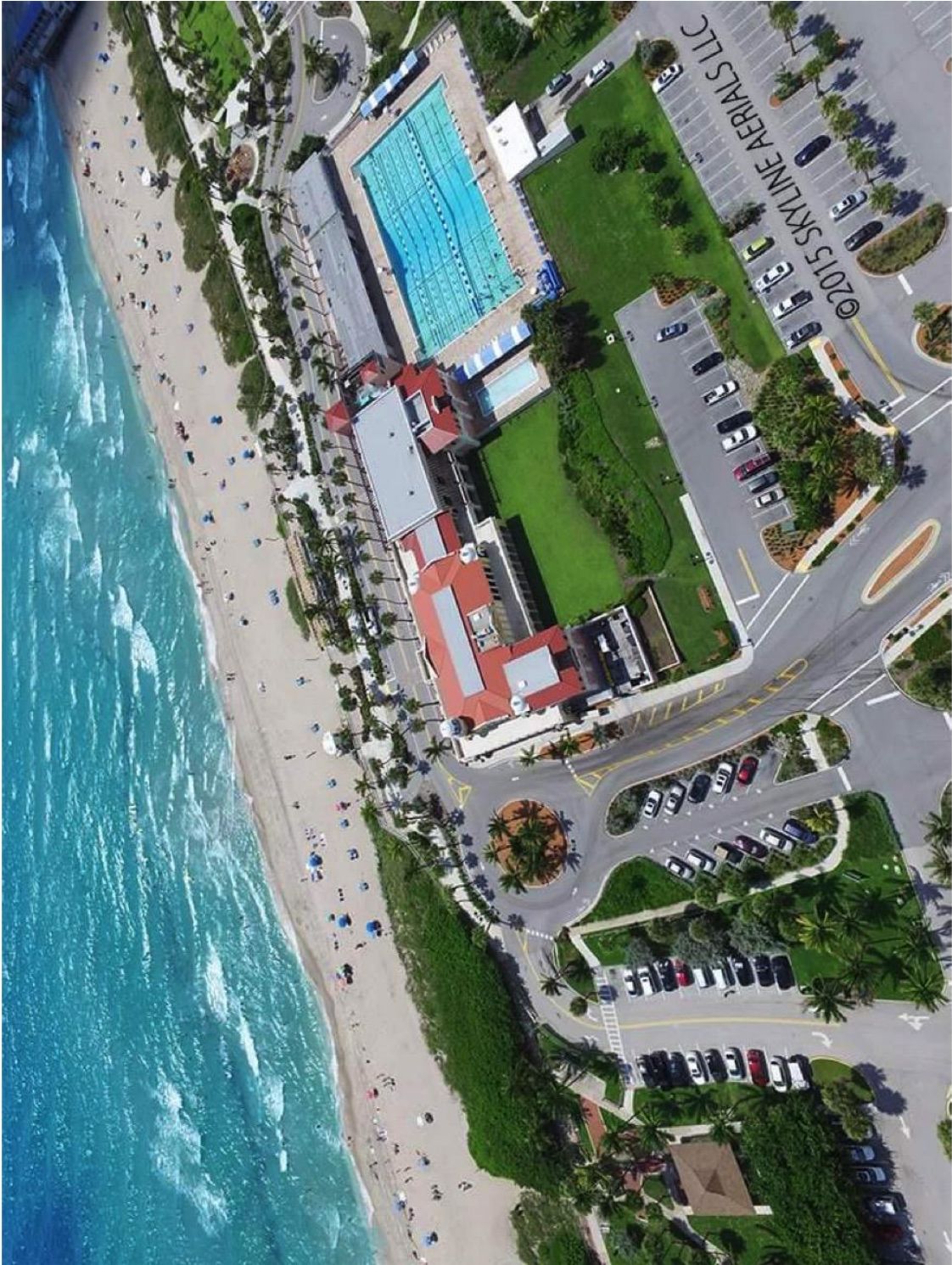


“Exhibit B”

Existing Site 50-Meter Pool Facility Footprint



Ariel Photo of Existing Site
Lake Worth Beach Casino and Pool



“Exhibit C”
Photos of Similar Projects

Seven Springs Water park - Powder Springs GA



Duncan Park Pool and Splash Pad – Fairburn GA



Cumming Aquatic Center – Cumming GA





**CITY OF LAKE WORTH,
AQUATICS AND BEACH COMPLEX**

Property Condition Assessment

May 9, 2017

Kimley»»Horn

Kimley»Horn

May 9, 2017

Mr. Michael Bornstein
Office of the City Manager
City of Lake Worth
7 North Dixie Highway
Lake Worth, FL 33411

RE: *Aquatics and Beach Complex Baseline Property Condition Assessment*
KH Job #140335001

Dear Mr. Bornstein,

In accordance with our agreement dated July 1, 2014 and Task Order dated April 10, 2017, Kimley-Horn and Associates, Inc. ("Kimley-Horn") has performed a baseline property condition assessment of the Lake Worth Casino Pool and the adjacent facilities. The attached report and exhibits are submitted for you use.

The opinions and conclusions expressed in this report are based on a review of the noted material, as well as my education, training, and experience as a licensed professional engineer. These opinions and conclusions are based on the information currently available to me and may be amended or supplemented should new information become available. This report has been prepared in accordance with the applicable professional standard of care. No other warranties or guarantees, expressed or implied, are made or intended. This report has been prepared solely for the City of Lake Worth for the purposes stated herein and should not be relied upon by any other party or for any other purpose.

Please contact me at (561) 840-0854 or david.stewart@kimley-horn.com should you have any questions.

Sincerely,

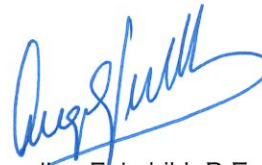
Kimley-Horn and Associates, Inc.
CA00000696



David W. Stewart, P.E.
Florida 31180



Stewart, David
May 10 2017 1:34 AM



Angelina Fairchild, P.E.
Florida 43958

ATTACHMENTS

Property Condition Report
Photographs 1 to 30
Figure 1-3



1.0 EXECUTIVE SUMMARY

The purpose of this Property Condition Assessment is to observe the physical condition of the Aquatics and Beach Complex. The facilities listed in Table 1 were reviewed for conspicuous deficiencies, deferred maintenance, and compliance with the 2014 Florida Building Code. Emphasis was placed on structural stability. For each deficiency, a remedy is recommended which may include further research or testing. An opinion of probable cost to correct the reported deficiencies and an estimated remaining service life for major building systems are also included.

The Main Lap Pool is a 50-meter, competition style pool constructed in 1971. The pool finish was replaced in 2008. The Pool is generally in good shape structurally with no indication of differential settlement or structural deterioration. Recommended repairs include resurfacing the pool finish, locating and repairing piping leaks and replacing the underwater lighting.

The Wading Pool is a shallow 16 foot by 40 foot pool located north of the Main Lap Pool. It was also constructed in 1971 and shares the pool filtration and heating systems of the Main Pool. The Wading Pool is generally in good shape structurally. It is recommended that temperatures be monitored while the pool heaters are in use to prevent an unsafe condition.

The Pool Deck, constructed in 1971 was reconstructed in 2008, with brick pavers. The Pool Deck finish is generally in good condition. It is recommended that blocked area drains be cleared to avoid creating a potential slipping hazard.

The Bathhouse and Offices located east of the Main Lap Pool were constructed in two phases. In 1971 the Pool Restrooms were constructed including a Pool Office and Lifeguard Room. The Beach Restrooms were added later. Recommended repairs include roof replacement, lighting, plumbing, ventilation, ADA accessibility; and window and door hurricane protection.

The Pool Filtration Equipment Building was constructed in 1971 and later modified by the addition of a Chlorine Storage Building. In 2008, new pool heaters and water filters were installed. The concrete roof is structurally damaged and replacement is recommended. The original piping is at the end of its expected service life. It is recommended that the pool drain and filtered water return lines within the building be replaced.

Table 1 – Opinion of Probable Cost to Correct Observed Deficiencies

Facility	OPC
Main Lap Pool	\$93,100
Wading Pool	\$2,800
Pool Deck	\$46,600
Pool Restrooms	\$113,900
Beach Restrooms	\$5,500
Pool Filter Equipment Building	\$138,500
Chlorine Storage Building	\$1,600
Total	\$402,000

2.0 PURPOSE AND SCOPE

The City of Lake Worth has directed Kimley-Horn and Associates, Inc. (“Kimley-Horn”) to perform a baseline property condition assessment (PCA) for facilities at the Aquatics and Beach Complex in general conformance with ASTM E2018-15. The purpose of the PCA is to observe and report, to the extent feasible, on the physical condition of the pools, building and improvements listed below.

1. Main Lap Pool: 50-meter pool, drain and return piping
2. Wading Pool: Pool, drain and return piping
3. Pool Deck: Flat work, surface drains
4. Bathhouse and Offices: Pool Restrooms, Beach Restrooms, Pool Office, Lifeguard Room, Utility Spaces
5. Pool Filter Equipment Building: Pump Filter Room, Electrical Room, Chlorine Storage

The purpose of the PCA is to observe and report, to the extent feasible, on the physical condition of the subject building and improvements. As a part of this assessment, David Stewart, P.E, and Hanniah Rodríguez, E.I., made a site visit on April 17, 2017, interviewed City staff and reviewed available construction documents.

The systems and building elements listed below were reviewed for conspicuous deficiencies, material deferred maintenance, and compliance with the 2014 Florida Building Code. Emphasis was placed on the structural stability of the facilities. Site work and other detached structures beyond the limits of the facilities listed above were specifically excluded from the scope of this PCA.

1. Structural Frame and Building Envelope
2. Roofing
3. Life Safety/Fire Protection
4. Interior Elements
5. ADA Requirements
6. Special Exterior Architectural Finishes
7. Mechanical, Electrical, Plumbing and Pool Filtration Systems: Apparent condition only; systems were not operated or performance tested at this time

This report includes descriptions of systems and components and their general physical condition. For each material physical deficiency, Kimley-Horn has suggested a remedy which may include further research or testing, if appropriate. Kimley-Horn prepared an engineer's opinion of probable cost to correct the reported deficiencies. Estimates of useful life remaining for major building systems (i.e. roofing, foundation, etc.) are also included in this PCA report.

3.0 DOCUMENT REVIEW AND INTERVIEWS

The following documents were provided to Kimley-Horn for review prior to our site inspection:

- Pool Facilities Building for City of Lake Worth drawings prepared by Adair & Brady, Inc.
- Aquatics and Beach Complex improvements by Aquatic Consultant, Bob McCallister, LLC
- Construction photographs from 1971

The following documents were provided to Kimley-Horn after our site inspection:

- Lake Worth pool renovation as-builts; 2008 by Sinclair Engineering Company
- Technical Specifications, dated March 2008 by Stanley Consultants, Inc.
- Before and after photographs of 2008 renovations for Lake Worth Municipal Pool

Interview with Aquatics Manager, Leisure Services (Doug Yoakum), April 17, 2017:

- The Main Pool was resurfaced in 2008.
- The water line in the Main Pool is not uniform relative to the perimeter gutter. The east gutter is several inches below the west gutter.
- The Main Pool is losing approximately 2 inches of water per day when the water line is at normal levels. If not replaced, the water level drops to approximately the top of the lane marker tiles and then slows to a rate similar to pan evaporation. Make-up water is costing approximately \$3,500 per month.
- Water chemistry in the Main Pool is difficult to balance due to the large volume of fresh water added each day.
- Piping repairs in the Pool Equipment Building included relining some piping that affected the accuracy of the flow meters.
- Soil accumulates on the floor in the northeast corner of the Pool Equipment Building.
- The variable frequency drives on the pool filtration pumps do not work; they have been bypassed.
- The main pool heaters were replaced in 2016. The Wading Pool is heated by the same equipment as the Main Pool. In the winter, the Wading Pool becomes too hot and must be closed.
- Ceiling spalls have occurred in the Filtration Room and the Electrical Room, causing the pool to be closed in February 2017.
- Water leaks from within electrical conduits entering the east wall of the Pool Equipment Room.
- Bottom sediments in the Main Pool do not collect uniformly around the four main drains. The two east drains may have a flow restriction.
- The east deck area drains are plugged with hard debris and are not functional. Efforts to free the drains and associated piping were not successful.
- The northeast corner of the pool deck was undermined by an opening in the gutter drain piping. Repairs were made in 2016.
- The northwest corner of the pool deck was undermined approximately 5 years ago and caused a break in the piping serving the Wading Pool.

Interview with Casino Beach Complex Facility Manager (Phil Johnson), April 17, 2017:

- The cause of the northwest pool deck undermining was the incomplete installation of an area deck drain.
- The 1-inch domestic water line serving the Beach Restrooms was replaced with a 2-inch diameter line to correct water pressure problems.
- The roof edge (fascia and soffit) of the pool bathrooms was repaired on three occasions. The sheet metal fascia was installed for the sake of appearance.

4.0 SYSTEM DESCRIPTIONS AND OBSERVATIONS

4.1 General

The existing pool facilities located at the City of Lake Worth were designed in 1971 and consist of a 50-meter Olympic swimming pool, a wading pool, and three buildings: the Bathhouse and Offices Building, The Pool Filter Equipment Building, and the Chlorine Storage Building (See Figure 1). Both pools are currently empty and are not open to the public. Renovations to the 50-meter Olympic Swimming Pool were designed in 2008 by Sinclair Engineering Company. The Bathhouse and Offices Building has an addition on the South side of the building that was not part of the original construction in 1971. The South addition includes both men's and women's beachside bathrooms.

Access to the site was provided and facilitated by City staff. Readily accessible areas were visually reviewed and compared with the latest construction documents available. The interior of all rooms and representative portions of the building exterior were reviewed for conspicuous deficiencies, material differed maintenance and compliance with the 2014 Florida Building Code. Our noted observations are presented in this section.

4.2 Main Lap Pool

The Main Lap Pool is a 50-meter, competition style pool constructed in 1971 (Photo 1). It replaced a similar pool that was part of the original Lake Worth Casino built in 1920. The current pool was constructed with a reinforced concrete shell on compacted sand subgrade. The depth varies from approximately 3.5 ft at the north and south ends, to approximately 12 feet at the center. Lane striping facilitates lap swimming in either the 50-meter or the 23 -meter direction.

The pool finish below the waterline is Portland cement plaster, similar to Marcite, that was replaced in 2008. The perimeter gutter and the stairs are covered with a resin bonded aggregate finish. The reinforced concrete shell cannot be directly viewed since it is concealed by finishes and the surrounding pool deck. The rigid pool finish will generally reflect cracks in the underlying shell.

The Main Lap Pool is generally in good shape structurally with no indication of differential settlement or structural deterioration.

The pool filtration system drains by gravity to the equipment building. Clean water is pumped back to the pool and distributed around the perimeter (See Figure 2).

Observations and Recommendations:

- The pool finish is debonded over approximately 30% of the floor and wall area. This was determined by sounding the finish and noting acoustical anomalies. Most of the defects were observed in patches and not large strips, and no cracks were observed in the finish below the gutter (Photo 2). Cracks were observed on the tiles at the water line and near the joints on the pool curb. Cracks with mineral stains were present in the gutter finish and on the top tread of the pool stairs (Photo 3). These areas were also sounded and acoustical anomalies indicate much of the gutter finish has debonded. **Recommendation: Refinish the pool, including the gutters, up to the precast concrete coping.**
- It was reported that, when the pool is full, water is lost at a rate of approximately 2 inches per day. When the water level reaches 16 inches below the gutter line, losses reduce to approximately evaporative losses. The water loss indicates a break or breaks in the return water piping (See Figure 3). **Recommendation: Remove the pool deck at the four corners of the pool and at the main lines to the Filter Building to expose the return water distribution piping. Isolate and pressure test each piping leg to determine the approximate location of the leak. Inspect the pipe interior for joint separation, breaks or other defects.**
- Water leaks into the housing of the underwater lights (Photo 4). Mounting screws are missing. It is reported that water leaks through the electrical conduit into the Pool Filter Building. **Recommendation: Replace the underwater lights.**

4.3 Wading Pool

The Wading Pool is a shallow 16 foot by 40 foot pool located north of the Main Lap Pool. It was also constructed in 1971 and shares the pool filtration system of the Main Pool. The Wading Pool is generally in good shape structurally with no indication of differential settlement or structural deterioration.

Observations and Recommendations:

- The Wading Pool is heated by the same equipment as the Main Pool. It was reported, that in the winter, the Wading Pool becomes too hot and must be closed. **Recommendation: Monitor Wading Pool temperatures to prevent unsafe conditions. Consider options to regulate heated water flow or provide an independent heater.**

4.4 Pool Deck

The Pool Deck surrounding the Main and Wading Pools was originally constructed in 1971. In 2008, it was reconstructed with new brick pavers and deck area drains. The Pool Deck finish is generally in good condition (Photo 5).

Observations and Recommendations:

- Reportedly, the area drains on the east side of the pool are filled with hard debris and cannot be cleared (Photo 6). Lack of drainage creates a potential slipping hazard. **Recommendation: Remove the pool deck to expose the deck drainage piping. Replace the piping and verify clear flow to the storm drain. Inspect with a plumber's camera all deck drain lines for blockage, separated joints or other defects.**

4.5 Bathhouse and Offices

The bathhouse and offices located east of the Main Lap Pool were constructed in two phases. In 1971 the northern portion was constructed coincident with the pools. The pool restrooms include separate women's and men's toilets, shower and changing areas. A concessions office and Lifeguard Room are also in this original building. The southern portion was constructed before 1995 to serve beach goers. The Beach Restrooms include women's and men's toilets, shower and changing areas.

Both buildings have similar structural frames. The roof is constructed with precast, prestressed hollow core concrete slabs. The roof covering is a modified bitumen built-up roof of undetermined age. The bearing walls are concrete masonry supported by a reinforced concrete monolithic floor slab. Walls are reinforced with tie-columns and tie-beams.

Observations and Recommendations for the Pool Restrooms:

- The roof covering is near the end of its service life. Evidence of old leaks were observed on both bathrooms' roofs. Mineral deposits hang from the roof joints in both men's and women's bathrooms (Photo 7). No active leaks were observed. The roof covering is worn, and has been damaged by UV exposure. Protective mineral granules have been lost due to wear and foot traffic (Photo 8). The roof is patched at several locations one area is approximately 9 feet by 12 feet (Photo 9). The building expansion joint does not continue to the roofs perimeter. Attachment of exterior light fixtures was done with through-bolts penetrating the roof without sealant. **Recommendation: Replace the roof covering with a modified bitumen built-up roof. Seal through bolt penetrations.**
- The restrooms are ventilated, but lack air conditioning. The exterior walls are not insulated. The roof is minimally insulated, but does not meet current FBC requirements. **Recommendation: Install board insulation on the roof to meet current FBC requirements.**
- Handicapped stalls do not comply with dimension standards of the Florida Accessibility Code, Section 604.3.1. The stall is not a minimum of 60 inches measured perpendicular from the side wall and 56 inches minimum measured perpendicular from the rear wall. The handicapped stall dimensions on both men's and women's bathroom on the Bathhouse and Offices Building that serve the pool were observed to be less than the required minimum dimensions. Lavatory drains lack insulation (Photo 10). **Recommendation: Reconstruct ADA stalls to meet FAC requirements.**
- The number of bathroom stalls did not match the existing plans from 1971 for both men's and women's bathrooms. **Recommendation: Verify the number of fixtures based on the projected occupancy of the pool.**
- The lighting in both men's and women's bathrooms was poor with maximum lighting levels below 10 foot-candles using both natural and artificial lighting. Minimum levels below 0.2 foot-candles were measured in some toilet stalls. **Recommendation: Redesign and replace the interior lighting to meet current FBC requirements of 10 foot-candles (average).**
- A 3-1/2 inch high raised curb separates the shower area from the dressing room in the men's bathroom. This creates a tripping hazard and prevents ADA access to the shower room (Photo 11). **Recommendation: Remove the concrete curb at the men's shower room. Slope the floor to drains.**

- In the women's restroom, a concrete masonry partition was modified to create a space for a towel dispenser. Steel reinforcement was cut (Photo12). **Recommendation: Repair damaged concrete masonry.**
- The Lifeguard Room bathroom lacks a mechanical ventilator as required by FBC. The light fixture lacks a diffuser (Photo 13). **Recommendation: Replace missing or damaged mechanical, electrical and plumbing equipment.**
- The Pool Office air conditioner is positioned to discharge waste heat into the corridor, which is the public entry to the pool facility (Photo 14). **Recommendation: Replace the air conditioner with a roof-mounted split system.**
- The Pool Office, Lifeguard Room and Manager' Office have exterior windows and door lights that are not impact rated (Photo 15). **Recommendation: Replace windows with impact rated windows with a Florida Product Approval or provide protective covers.**
- The Pool Office floor drain is not flush with the tile surface and creates a tripping hazard (Photo 16). **Recommendation: Raise the drain.**

Observations and Recommendations for the Beach Restrooms:

- The mechanical space between the men's and women's toilets is poorly ventilated. **Recommendation: Install mechanical ventilation (Photo 17).**
- The mechanical space floor drain has been plugged. It was reported that sanitary waste backflows out of the floor drain (Photo18). **Recommendation: Inspect sanitary drain lines and building sewer. Clear any blockage.**
- Drain, waste, land vent piping is poorly supported. Threaded rod hangers are loaded in bending instead of tension. Brackets are severely corroded (Photo 19). **Recommendation: Replace pipe supports.**
- The lavatory drain in the ADA stalls is not insulated. **Recommendation: Replace missing insulation.**
- The floor drain in the women's restroom is too high, causing water to puddle on the floor (Photo 20). **Recommendation: Lower the floor drain.**

4.6 Pool Filter Equipment Building

The Pool Filtration Equipment Building was constructed in 1971 coincident with the pools. It was modified by the addition of a Chlorine Storage Building. The Pool Equipment Building is located west of the Main Lap Pool and has a finish floor that is approximately 7 feet lower than the pool deck. The roof is a cast-in-place reinforced concrete slab supported on concrete masonry bearing walls. The roof covering is a fluid, applied membrane. The walls are reinforced with tie-beams and tie-columns. The lower portion of the east, south and north walls is below grade.

The pool filtration equipment consists of a circulating pump, two transfer pumps, diatomaceous earth filters, chemical injection pumps and controls. In 2008, new pool heaters and water filters were installed.

Observations and Recommendations:

- The concrete ceiling of the pump room (underside of the roof) has spalled at many locations. A few locations are still exposed, but most have been covered with half inch-thick plywood to protect personnel from falling debris (Photo 21). Approximately 30% of the area of the ceiling was observed to be covered, which meets the Florida Building Code definition of substantial significant structural damage. Exposed reinforcing steel was observed on the roof from the outside, and throughout the building from in the inside (Photo 22). **Recommendation: Remove the cast-in-place concrete roof structure and replace with precast, prestressed hollow core slabs.**
- Exhaust stacks on the roof are corroded at the base flange, allowing water intrusion into the building (Photo 23). The roof slab has multiple cracks in the upper surface that have penetrated the roof covering (Photo 24). **Recommendation: Replace the roof covering with a modified bitumen built-up roof over 1-inch insulation board. Replace all sheet metal stacks and flashings.**
- The interior face of one tie-column in the east wall of the pump room has spalled, exposing reinforcing steel (Photo 25). **Recommendation: Clean the corroded steel and apply a patching mortar.**
- Much of the piping is from the original 1971 construction and is at the end of its expected service life of 25 to 45 years. It was reported that numerous repairs have been made to stop leaks, including slip lining some pipe interiors (Photo 26, 27). **Recommendation: Remove the pool deck adjacent to the building and expose the piping serving the Main Pool and the Wading Pool. Replace the pool drain and return lines inside the pump room and a minimum of 5 feet outside the building.**

4.7 Chlorine Storage Building

The Chlorine Storage Building is a one-story, concrete masonry building constructed in 1989. The roof is framed with wood joists supporting plywood sheathing and an asphalt roof covering topped with aluminized paint. The bearing walls are concrete masonry, reinforced with tie-columns and tie-beams.

Observations and Recommendations:

- The roof covering does not meet current building code requirements for built-up roofs. A long-term leak is present near the east edge. Small blisters are present near the south edge (Photo 28). **Recommendation: Replace the roof covering.**
- The roof sheathing near the east edge (adjacent to the Filter Building) is soft and yields under foot pressure. The plywood sheathing is damaged from decay (Photo 29). **Recommendation: Replace damaged roof sheathing. Inspect roof framing and repair if required.**
- Hurricane straps connecting the roof joists to the masonry walls are missing fasteners at many locations (Photo 30). **Recommendation: Install missing fasteners into tie-beam.**

5.0 ADDITIONAL CONSIDERATIONS

5.1 Nominal Capacity of Restroom Roof

An analysis was performed on the capacity of the cantilevered roof section on the east side of the Bathhouse and Offices Building. The nominal capacity of the hollow core concrete roof slab was compared with the worst case expected uplift pressure. The hollow core slab appears to have adequate strength to resist current design wind pressures. Only 93% of its nominal capacity is used.

Table 2 – Capacity of Cantilevered Wall Section of Bathhouse and Offices Building

Maximum Roof Uplift (psf)	Slab DL (psf)	Slab LL (psf)	Utilization
61.2	46*	20	0.93

*Source: PCI Design Handbook Second Edition – Figure 2.4.1

5.2 Remaining Service Life

Design criteria for new public facilities includes consideration of the service life for the structures and major building systems. Kimley-Horn compared the age of the subject pools and facilities with service life criteria from the Department of Veterans Affairs, the Federal Green Construction Guide for Specifiers and the Public Service Commission rules for water and wastewater utilities. Except for the structural framing and foundations, all the major building systems have already exceeded what is considered a normal design service life. Some systems can continue to be repaired and maintained to keep them in service, but others are recommended for replacement at this time. The remaining service life (RSL) estimated in Table 3 assumes the recommended repairs are completed in a timely fashion. Systems with a RSL of zero cannot be repaired and are recommended for replacement.

Table 3 – Estimated Remaining Useful Service Life in Years

Facility	Structure	Roof	MEP	Interior Elements	Exterior Finishes
Main Lap Pool	20	---	Return Piping 0 Drain, Gutter Piping 10 Under Water Lighting 0-3	---	1-3
Wading Pool	20	---	10	---	5
Pool Deck	10	---	East Drains 0 Other Drains 10	---	10
Pool Restrooms	10	0-3	Electrical 0 Plumbing 0-5 Fixtures 0-5	Partitions 0 Finishes 0	10
Beach Restrooms	20	5	Electrical 10 Plumbing 20 Fixtures 5-10	Partitions 10 Finishes 10	10
Pool Equipment	Roof 0 Walls 10 Foundation 10	0	Piping 0-5 Pumps, Filters, Chemical Feed 3-5	0-5	10
Chlorine Storage	10	0	5	---	10

6.0 OPINION OF PROBABLE COST

Kimley-Horn prepared an engineer’s opinion of probable cost (“OPC”) to correct the reported deficiencies. The OPC costs shown in Table 1 below should only be construed as preliminary budgets. Actual costs can vary from the consultant’s opinions of probable costs depending on such matters as type and design of suggested remedy, quality of materials and installation, manufacturer and type of equipment or system selected, field conditions, whether a physical deficiency is repaired or replaced in whole, phasing of the work, quality of contractor, quality of project management exercised, market conditions, whether competitive pricing is solicited, timeframe between the issuance of the opinion and the actual work being performed, etc.

Table 1 (repeated) – Opinion of Probable Cost to Correct Observed Deficiencies

Facility	OPC*
Main Lap Pool	\$93,100
Wading Pool	\$2,800
Pool Deck	\$46,600
Pool Restrooms	\$113,900
Beach Restrooms	\$5,500
Pool Filter Equipment Building	\$138,500
Chlorine Storage Building	\$1,600
Total	\$402,000

*Includes: 25% scope contingency for concealed conditions; 5% for bonds, insurance, permits; and 12% for design and construction engineering.

7.0 OUT OF SCOPE CONSIDERATIONS

Assessment of the functional layout of the aquatic center including the size, shape and depth of the main pool is beyond the scope of this assessment. Kimley-Horn’s recommendations are intended to maintain or restore existing improvements to a useable condition based on the original design.

The location of the Aquatics and Beach Complex seaward of the Coastal Construction Control Line may affect the scope of repairs or modifications that may be permitted. Permitting through the Florida Department of Environmental Protection will be required.

Review of current FEMA Flood maps and other public source flood hazard information was not performed. The existing building floor elevations have not been compared with flood zones affecting this site.

Photo No. 1



Remarks: 50-meter competition style pool constructed in 1971.

Location: Main Lap Pool

Photo No. 2



Remarks: Delaminated pool patches. No cracks observed in the finish below the gutter.

Location: Main Lap Pool

Aquatics and Beach Complex
Property Condition Assessment
Photograph Sheet

Photo No. 3



Remarks: Cracks with mineral stains on top tread of the pool stairs.

Location: Main Lap Pool

Photo No. 4



Remarks: Water leaks into the housing of the underwater lights.

Location: Main Lap Pool

Aquatics and Beach Complex
Property Condition Assessment
Photograph Sheet

Photo No. 5



Remarks: Pool deck finish is generally in good condition.

Location: Main Lap Pool

Photo No. 6



Remarks: Area drains on East side of pool are filled with hard debris.

Location: Main Lap Pool

Aquatics and Beach Complex
Property Condition Assessment
Photograph Sheet

Photo No. 7



Remarks: Mineral Deposits hang from roof joints on men's and women's bathrooms.

Location: Pool Restrooms

Photo No. 8



Remarks: Protective mineral granules on roof have been lost due to wear and foot traffic.

Location: Pool Restrooms

Photo No. 9



Remarks: 9ft x 12ft roof patch.

Location: Pool Restrooms

Photo No. 10



Remarks: Handicapped stall dimension are less than the required. Lavatory drains lack insulation.

Location: Pool Restrooms

Aquatics and Beach Complex
Property Condition Assessment
Photograph Sheet

Photo No. 11



Remarks: Tripping hazard preventing ADA access to men's shower room.

Location: Pool Restrooms

Photo No. 12



Remarks: Steel reinforcement was cut on masonry partition on women's bathroom.

Location: Pool Restrooms

Aquatics and Beach Complex
Property Condition Assessment
Photograph Sheet

Photo No. 13



Remarks: Life Guard room bathroom lacks mechanical ventilator per FBC. The light fixture lacks a diffuser.

Location: Pool Restrooms

Photo No. 14



Remarks: Pool Office air conditioner is positioned to discharge waste heat into the public entry corridor.

Location: Pool Restrooms

Photo No. 15



Remarks: Non-impact rated windows and door lites on the Pool Office, Life Guard room and Manager Office.

Location: Pool Restrooms

Photo No. 16



Remarks: Pool drain on the Pool Office floor is not flush with the tile surface and creates a tripping hazard.

Location: Pool Restrooms

Photo No. 17



Remarks: Mechanical space between men's and women's toilets is poorly ventilated.

Location: Beach Restrooms

Photo No. 18



Remarks: Mechanical space floor drain has been plugged.

Location: Beach Restrooms

Photo No. 19



Remarks: Drain, waste, vent piping is poorly supported. Brackets are severely corroded.

Location: Beach Restrooms

Photo No. 20



Remarks: Floor drain on women's restroom is too high causing water to puddle on the floor.

Location: Beach Restrooms

Aquatics and Beach Complex
Property Condition Assessment
Photograph Sheet

Photo No. 21



Remarks: Spalling at many roof locations mostly covered by half inch-thick plywood.

Location: Pool Filter Equipment Building

Photo No. 22



Remarks: Exposed reinforcing steel.

Location: Pool Filter Equipment Building

Aquatics and Beach Complex
Property Condition Assessment
Photograph Sheet

Photo No. 23



Remarks: Exhaust stacks on the roof are corroded at the base flange allowing water intrusion into the building.

Location: Pool Filter Equipment Building

Photo No. 24



Remarks: Roof slab has multiple cracks in the upper surface that have penetrated the roof covering.

Location: Pool Filter Equipment Building

Aquatics and Beach Complex
Property Condition Assessment
Photograph Sheet

Photo No. 25



Remarks: Exposed reinforcing steel at interior face of one tie-column in the east wall of the pump room.

Location: Pool Filter Equipment Building

Photo No. 26



Remarks: Numerous repairs have been made to stop leaks including slip lining some pipe interiors.

Location: Pool Filter Equipment Building

Photo No. 27



Remarks: Numerous repairs have been made to stop leaks including slip lining some pipe interiors.

Location: Pool Filter Equipment Building

Photo No. 28



Remarks: Small blisters on waterproofing are present near the south edge of the roof.

Location: Chlorine Storage Building

Photo No. 29



Remarks: The roof sheathing near the east edge is soft and yields under foot pressure.

Location: Chlorine Storage Building

Photo No. 30



Remarks: Hurricane straps connecting the roof joists to the masonry walls are missing fasteners.

Location: Chlorine Storage Building



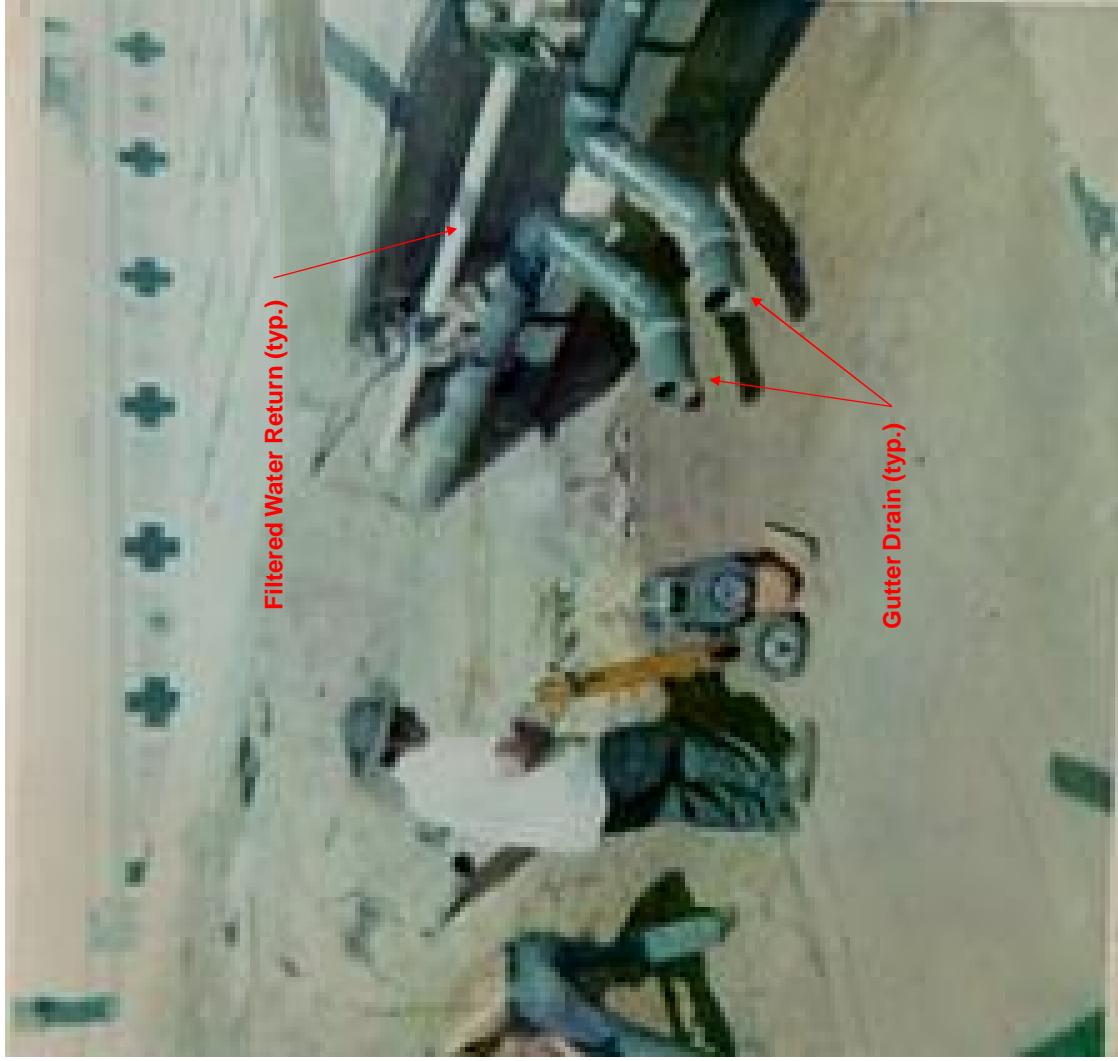
Kimley»»Horn Figure 1 – Aerial View



Gutter Drain (typ.)

Filtered Water Return (typ.)

Source: 1971 Construction Photos



Source: 1971 Construction Photos



**CITY OF LAKE WORTH,
AQUATICS AND BEACH COMPLEX**
Supplement to Property Condition Assessment

May 16, 2017

Kimley»»Horn

Kimley»»Horn

May 16, 2017

Mr. Michael Bornstein
Office of the City Manager
City of Lake Worth
7 North Dixie Highway
Lake Worth, FL 33411

**RE: *Supplement to Aquatics and Beach Complex Baseline Property Condition Assessment
KH Job #140335001***

Dear Mr. Bornstein,

The following is a Supplement to the City of Lake Worth, Aquatics and Beach Complex Property Condition Assessment Report by Kimley-Horn dated May 9, 2017.

The Supplement is in response to the following additional information and requests:

1. Request to provide additional backup to Table 1 - Opinion of Probable Cost (OPC) included in the PCA report.
2. Review of Additional information received from the City on May 12, 2017: *Inspection of Lake Worth Casino Pool Report by Sinclair Engineering Company dated July 9, 2012.*
3. Request to expand the discussion on the out of Scope considerations.

The opinions and conclusions expressed in this report are based on a view of the noted material, as well as my education, training, and experience as a licensed professional engineer. These opinions and conclusions are based on the information currently available to me and may be amended or supplemented should new information become available. This report has been prepared in accordance with the applicable professional standard of care. No other warranties or guarantees, expressed or implied, are made or intended. This report has been prepared solely for the City of Lake Worth for the purposes stated herein and should not be relied upon by any other party or for any other purpose.

Please contact me at (561) 840-0854 or david.stewart@kimley-horn.com should you have any questions.

Sincerely,

Kimley-Horn and Associates, Inc.
CA00000696



David W. Stewart, P.E.
Florida 31180



Angelina Fairchild, P.E.
Florida 43958



SUPPLEMENT TO PCA REPORT ISSUED ON MAY 9, 2017

Expanded OPC Table

The Aquatics and Beach Complex Property Condition Assessment Report by Kimley-Horn dated May 9, 2017 (PCA) includes a summary table of the Opinion of Probable Cost to Correct Observed Deficiencies (OPC). An expanded version of this table, including estimated quantities, unit prices, contingencies, and other considerations used to develop the OPC is attached as Appendix A. Adjustment of unit prices to more closely follow RS Means Cost Data for Commercial Reconstruction projects and additional surface preparation when refinishing the Main Lap Pool increased the OPC in several areas. A revised Table 1 is provided below.

Table 1 – Opinion of Probable Cost to Correct Observed Deficiencies

Facility	OPC
Main Lap Pool	\$186,400*
Wading Pool	\$2,800
Pool Deck	\$46,600
Pool Restrooms	\$125,000*
Beach Restrooms	\$5,500
Pool Filter Equipment Building	\$141,100*
Chlorine Storage Building	\$1,700*
Total	\$509,100*

[*] – Revised May 16, 2017

Additional Information from Client

Appendix B attached to this report is a copy of the Inspection of Lake Worth Casino Pool Report by Sinclair Engineering Company (SECO) dated July 9, 2012 provided to us on May 12, 2017.

The observations noted in the SECO report were reviewed, evaluated, and compared to our field notes and findings summarized in the PCA. Of particular interest were SECO's observation numbers 6 and 7 referring to a "horizontal cracks in the pool beam". After reviewing that photos in exhibit 4 of SECO's report, the mentioned horizontal crack is actually the cold joint between the structural wall of the pool and the precast coping. The coping is adhered to the top of the wall, similar to a tile installation, so a joint occurs at that interface. This joint is located at or near the finished grade elevation of the surrounding pool deck pavers and is located above the waterline. This is not a structural joint and it is not meant to be watertight.

The observations noted in the SECO report do not have an impact on our original opinions and conclusions in our PCA report.



Discussion on the Out of Scope Considerations in the PCA

The scope of our project in accordance with our agreement dated July 1, 2014 and Task Order dated April 10, 2017 was to perform a baseline Property Condition Assessment (PCA) of the Lake Worth Casino Pool and the adjacent facilities in accordance with standard ASTM criteria.

Opinions, conclusions, and recommendations provides in the PCA address the structural integrity of the pool and facilities and their potential remaining useful life based on the purpose for which these structures were created. Assessment of the functional layout of the aquatic center and marketing strategies is beyond our current scope.

Based on our original observations and additional information received, we still believe the pool and adjacent facilities can be repaired and re-used from a structural standpoint to satisfy the original needs of the facility in compliance with the Florida Building Code for Existing Buildings,

Re-use of these buildings is constrained by the existing limits of the building footprint because of their location. Changing the footprint of the buildings could require a significant permitting process because the Aquatic Complex is seaward of the Coastal Construction Control Line (CCCL).

To upgrade the pool and adjacent facilities to meet current code criteria, a change in footprint of the buildings is most likely required. An architectural evaluation would need to be performed to determine how much added square footage would be necessary to meet current code in terms of functionality, based on projected occupancy.

Programmatic and functional changes to the pool itself to attract other types of users would also need to be evaluated. Potentially, a new family-oriented complex could be designed to take advantage of the outer shell of these buildings. Desired changes in the overall complex could re-use these buildings for other purposes, such as storage, box office facilities, concessions, lifeguard lockers, etc.

The cost to restore or re-purpose these facilities would need to be weighed against the overall ultimate plan for the pool complex. A separate financial feasibility study would determine if the investment to update and maintain these facilities for the remainder of their useful life provides any benefit based on their proximity to the beach.

-----oOo-----

APPENDIX A – EXPANDED OPC TABLE

OPINION OF PROBABLE CONSTRUCTION COST

Table 1 - expanded

The City of Lake Worth
 Aquatics and Beach Complex
 Opinion of Probable Cost
 KH 140335001

	Material				Labor			Total Cost	OPC
	Q	Unit	Unit Price	Material Cost	Hours	Rate	Labor Cost		
4.2 Main Lap Pool									
demolition	16801	sf	0.48	8064			0	8064	[a]
sandblast surface prep	16801	sf	2.1	35282			0	35282	[a]
floor	12300	sf	2	24600			0	24600	[a]
wall	1673	sf	2	3346			0	3346	[a]
wall	1394	sf	2	2788			0	2788	[a]
gutter	478	ft	2	956			0	956	[a]
tile	956	ft	5	4780			0	4780	
misc accessories	1	ls	2000	2000			0	2000	
Refinish the pool, including the gutters, up to the precast concrete coping.				81817			0	81817	[a]
demolition/repair pool deck	500	sf	19	9500	96	45	4320	13820	
excavation	135	cy	20	2700			0	2700	
testing	5	ls	500	2500	120	45	5400	7900	
repairs	200	lf	15	3000	240	45	10800	13800	
Remove the pool deck at the four corners of the pool and at the main lines to the Filter Building to expose the return water distribution piping. Isolate and pressure test each piping leg to determine the approximate location of the leak. Inspect the pipe interior for joint separation, breaks or other defects.				17700			20520	38220	[a]
Replace the underwater lights.	22	ea	250	5500	88	65	5720	11220	[a]
4.2 Main Lap Pool								\$ 186,400	[a]
4.3 Wading Pool									
Monitor Wading Pool temperatures to prevent unsafe conditions. Consider options to regulate heated water flow or provide an Independent heater.					40	50	2000	2000	[a]
4.3 Wading Pool								\$ 2,800	[a]
4.4 Pool Deck									
demolition	800	sf	4	3200	160	45	7200	10400	
excavation	59	cy	20	1185			0	1185	
repairs	200	lf	10	2000			0	2000	
restore deck	800	sf	15	12000	160	45	7200	19200	
Remove the pool deck to expose the deck drainage piping. Replace the piping and verify clear flow to the storm drain. Inspect with a plumber's camera all deck drain lines for blockage, separated joints or other defects.				18385			14400	32785	[a]
4.4 Pool Deck								\$ 46,600	[a]
4.5 Bathhouse and Offices (Pool Restrooms)									
tear off	4392	sf	1	4392			0	4392	[a]
mod bit roof	4392	sf	2.28	10013.76			0	10013.76	[a]
perimeter detail and expansion joint	438	lf	10	4380			0	4380	[a]
stacks, hoods, mechanical vents	1	ls	2000	2000			0	2000	[a]
Replace the roof covering with a modified bitumen built-up roof.				20786			0	20786	[a]
Install board insulation on the roof to meet FBC requirements.	4392	sf	4	17568			0	17568	[a]
Reconstruct ADA stalls to meet FAC.	4	ea	2000	8000			0	8000	[a]
Verify the number of fixtures based on the projected occupancy of the pool.				0	8	200	1600	1600	[a]
Redesign and replace the interior lighting to meet current FBC requirements.	4392	sf	5	21960			0	21960	[a]
demolish curb	12	lf	5	60	2	45	90	150	
slope floor topping	225	sf	2	450			0	450	
Remove the concrete curb at the men's shower room. Slope the floor to drains.				510			90	600	[a]
Repair damaged concrete masonry.	5.34	sf	30	160	4	45	180	340	[a]
The Life Guard room: Replace missing or damaged mechanical, electrical and plumbing equipment.	1	ls	500	500	4	45	180	680	[a]
The Pool Office: Replace the air conditioner with a roof mounted split system.	1	ea	800	800	8	45	360	1160	[a]
windows	8	ea	1500	12000			0	12000	
doors	3	ea	1000	3000			0	3000	
The Pool Office, Life Guard room and Manager' Office: Replace windows with Impact rated windows with a Florida Product Approval or provide protective covers.				15000			0	15000	[a]
The Pool Office raise the drain.	1	ls	250	250			0	250	[a]
4.5 Bathhouse and Offices (Pool Restrooms)								\$ 125,000	[a]
4.5 Bathhouse and Offices (Ocean Restrooms)									
Install mechanical ventilation in mechanical room.	1	ea	500	500			0	500	[a]
Inspect sanitary drain lines and building sewer. Clear any blockage.	1	ls	500	500			0	500	[a]
Replace pipe supports.	1	ls	500	500	32	45	1440	1940	[a]
Replace missing insulation.	4	ea	150	600			0	600	[a]
Lower the floor drain.	1	ls	250	250			0	250	[a]
4.5 Bathhouse and Offices (Pool Restrooms)								\$ 5,500	[a]

OPINION OF PROBABLE CONSTRUCTION COST

Table 1 - expanded

The City of Lake Worth
 Aquatics and Beach Complex
 Opinion of Probable Cost
 KH 140335001

	Material				Labor			Total Cost	OPC
	Q	Unit	Unit Price	Material Cost	Hours	Rate	Labor Cost		
4.6 Pool Filter Equipment Building									
temp support equipment	1	ls	500	500	16	45	720	1220	
truck crane	5	days	2400	12000			0	12000	
demolition	1032	sf	3	3096			0	3096	
hollow core slabs	1032	sf	12	12384			0	12384	
Remove the cast-in-place concrete roof and replace with precast, prestressed hollow core slabs.				27980			720	28700	\$ 40,800
tear off	1032	sf	1	1032			0	1032	
insulation board	1032	sf	1	1032			0	1032	
mod bit roof	1032	sf	2.28	2353			0	2353	
roof top ventilators	3	ea	750	2250			0	2250	
Replace the roof covering with a modified bitumen built-up roof over 1 inch insulation board. Replace all sheet metal stacks and flashings.				6667			0	6667	\$ 9,500
Clean the corroded steel and apply a patching mortar.	2	sf	30	60	4	45	180	240	\$ 300
demolish/replace pool deck	615	sf	19	11685	96	45	4320	16005	
excavation/backfill	136.6667	cy	30	4100			0	4100	
wall penetrations	8	ea	500	4000	64	45	2880	6880	
pipng	100	lf	15	1500	640	45	28800	30300	
instrumentation and controls start-up	1	ls	5000	5000			0	5000	
Remove the pool deck adjacent to the building and expose the piping serving the Main Pool and the Wading Pool. Replace the pool drain and return lines inside the pump room and a minimum of 5 feet outside the building.				26285			37440	63725	\$ 90,500
4.6 Pool Filter Equipment Building - Total									\$ 141,100 [a]
4.7 Chlorine Storage Building									
Replace the roof covering.	220	sf	2.28	502			0	502	\$ 700 [a]
Replace damaged roof sheathing. Inspect roof framing and repair if required.	1	sht	500	500			0	500	\$ 700
Install missing fasteners into tie-beam.	1	ls	50	50	4	45	180	230	\$ 300
4.7 Chlorine Storage Building - Total									\$ 1,700 [a] \$ 509,100 [a]

Opinions of Cost notes:

[a] - Revised May 16, 2017

- The costs shown in the OPC column include a construction contingency, plus an allowance for contractor insurance and bonds, and soft costs.
- Unit prices used in the table are based on a combination of RS Means data and local price information.
- Because Kimley-Horn (KHA) does not control the cost of labor, materials, equipment or services furnished by others, methods of determining prices, or competitive bidding or market conditions, all opinions rendered as to costs, including but not limited to opinion as to the costs of construction and materials, shall be made on the basis of its experience and represent its judgement as an experienced and qualified professional, familiar with the industry. KHA cannot and does not guarantee that proposals, bids or actual costs will not vary from opinions of cost prepared by it.



APPENDIX B – SINCLAIR REPORT



July 9, 2012

Mr. Timothy Ehmke
City of Lake Worth
50 South Ocean Drive
Lake Worth, FL 33460

**Re: Inspection of Lake Worth Casino Pool
10 Ocean Avenue, Lake Worth, FL 33460**

Dear Mr. Ehmke:

Sinclair Engineering Company performed an inspection of the above-referenced public pool on June 13, 2012 in your presence and in the presence of Mr. Jamie Brown, City of Lake Worth Public Services Director.

INTRODUCTION:

Sinclair Engineering Company received your request on May 30, 2012 to inspect crack damage, an out-of-level gutter condition and related items at the Casino Pool and deck. Specifically, you requested that we determine the nature, extent and cause, if known, of pool and deck damage. You further requested that we make recommendations for repair of observed damages.

PROCEDURES:

1. The pool and deck area was examined to gain a general understanding of the layout, construction materials, overall condition and areas of damage.
2. The pool shell was examined for evidence of crack damage.
3. The pool coping was examined for evidence of damaged or missing coping stones.
4. The pool rollout gutter was examined for evidence of damage.
5. The waterline and gutter tiles were examined for evidence of damaged or missing tiles and for evidence of an out-of-level condition.
6. The pool beam was examined for evidence of damage.
7. The pool deck was examined for evidence of damage from settlement or other causes.

PROCEDURES (Continued):

8. A Geotechnical Engineering Study by Tierra South Florida dated February 1, 2011, provided by you, was reviewed for content.
9. The Casino Pool file, provided by you, was reviewed for content.

OBSERVATIONS:

1. The pool can generally be described as a 3' to 12' deep, inground, gunite, rectangular-shaped public pool with a rollout gutter and raised precast coping. A sandset paver deck, over a concrete slab substrate, had been installed in association with the pool.
2. Examination of the pool shell revealed no visible evidence of cracks in the pool floor or walls.
3. Continued examination of the pool shell and gutter revealed missing bullnose tile on the inner face of the gutter, primarily adjacent to the steps in the Northeast corner of the pool.
4. Examination of the pool rollout gutter revealed that the water level was slightly higher along the West side of the pool than in the center and East side of the pool, indicating that the West side of the pool shell may have settled unevenly relative to the remainder of the pool shell.
5. Examination of the waterline tiles revealed a horizontal crack at approximately the mid-height of the waterline tiles at the back of the gutter. This condition was noted in several areas.
6. Examination of the pool beam in the Northwest corner of the pool, where a waterline tile was missing, revealed a horizontal crack in the pool beam.
7. Examination of the horizontal crack in the pool beam revealed that it appeared to be a cold joint between the previously existing concrete pool beam and a concrete overpour.
8. Continued examination of the horizontal crack in the pool beam revealed the presence of a caulking material along the crack, presumably installed to prohibit water seepage and/or prevent the crack from telegraphing into the waterline tile. It was noted that the caulking material did not extend along the entire length of the crack.
9. Examination of the precast coping stones revealed a number of cracks in the mortar joints. Further, a number of the coping stones were "hollow" and had disbonded from the pool shell.
10. Examination of the pool deck revealed that the sandset pavers had been removed in the Northeast corner of the pool. Examination of the deck in this area revealed a concrete slab substrate, portions of which had been removed, presumably to facilitate repairs in the pool perimeter gutter plumbing.

OBSERVATIONS (Continued):

11. Continued examination of the pool deck revealed no visible evidence of damage due to uneven settlement.
12. Review of the Geotechnical Engineering Study by Tierra South Florida dated February 1, 2011 revealed, in 1.0 Executive Summary, that (soil) borings B-10, B-11 and B-15 indicated the presence of about 10 feet of peat (organic soils) between a depth of about 7 and 22 feet below the ground surface. It was indicated that the borings where organic soils were encountered were on the West side in areas accessible to a truck mounted drill rig or about 75 feet away from the existing building.
13. Review of the Casino Pool file revealed numerous permits relating to the performance of routine maintenance and other work at the pool facility. Swimming Pool Alteration plans by Edgar S. Wortman, Architect, and Chester F. Wright, Engineer, were reviewed. Specifically, Drawing No. 1 of 2 dated November 1954 and Drawing No. 2 of 2 dated April 1956 were reviewed. Note that Drawing No. 2 of 2 was stamped "Approved, City of Lake Worth, 09/07/56" by Edward H. Gregory, Building Inspector.
14. Review of the Swimming Pool Alteration plans revealed that, among other alterations to be performed at that time, a rollout-type gutter was proposed to be installed on top of the existing pool wall such that it would increase the depth of the water by approximately 1 foot. Note that the pool beam details showed a monolithic pour that included the gutter and a 6" raised coping section. Further note that the horizontal crack discussed in Observation 7. did not correspond to the construction joint between the existing pool shell and the concrete beam overpour. Rather, the horizontal crack discussed in Observation 7. was in the upper area of the pool beam below the coping.

CONCLUSIONS:

Based on field-observed conditions and related experience, the conclusions of this inspection are, to the best of my professional understanding and belief, as follows:

1. There is evidence of uneven settlement of the pool which may be the result of organic soils underlying the pool and deck. Soil testing in locations proximal to the settled section of the pool would be required to confirm this condition.
2. There are horizontal cracks in the pool beam at a cold joint from previous alterations.
3. The proper repair of the pool beam is as follows:
 - a. Remove the precast coping stones (reserve for re-use) and waterline tiles from the entire perimeter of the pool.
 - b. Remove the portion of the pool beam above the crack from the entire perimeter of the pool.
 - c. Acid-etch and neutralize the top of the pool beam.

CONCLUSIONS (Continued):

- d. Install a properly-reinforced and attached pool beam.
 - e. Replace the precast coping stones and install new waterline tiles.
4. There are disbonded / loose precast coping stones which are to be reinstalled with an elastomeric thinset.
 5. It is also recommended that the precast coping stone mortar joint be filled with elastomeric grout to allow for expansion and contraction forces between the coping and the pool shell. Note that this expansion joint is to be installed on 10' to 12' centers and at the corners.
 6. If future soil testing confirms the presence of organic soils underlying the pool and deck, a piling foundation would be required to properly support the pool and prevent future movement. This office can produce pool and deck repair plans, including a pool piling plan, as requested. Alternately, the pool beam elevation can be monitored periodically (every one to three years) to determine if pool settlement is ongoing.

CLOSURE:

The professional services and independent opinions provided are based on the standards generally accepted within my area of expertise and in accordance with industry professional and ethical guidelines applicable to structural engineering. The opinions stated herein are my own and, if necessary, I will testify in support of the conclusions contained in this report.

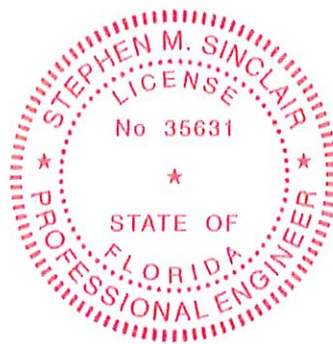
Thank you for selecting Sinclair Engineering for your engineering needs. Please feel free to contact this office for further information as the need arises.

Respectfully submitted,



July 9, 2012

Stephen M. Sinclair, P.E.
FL Lic. No. 35631



Copy: 12-06000

06-13-12 Inspection Report 07-09-12



EXHIBIT 1. OVERALL VIEW OF POOL AND DECK LOOKING NORTHWEST



EXHIBIT 2. OVERALL VIEW OF POOL AND DECK LOOKING SOUTHWEST



EXHIBIT 3. VIEW OF NORTHWEST AREA OF POOL



EXHIBIT 4. VIEW OF CRACKED WATERLINE TILES AND CRACKED POOL BEAM

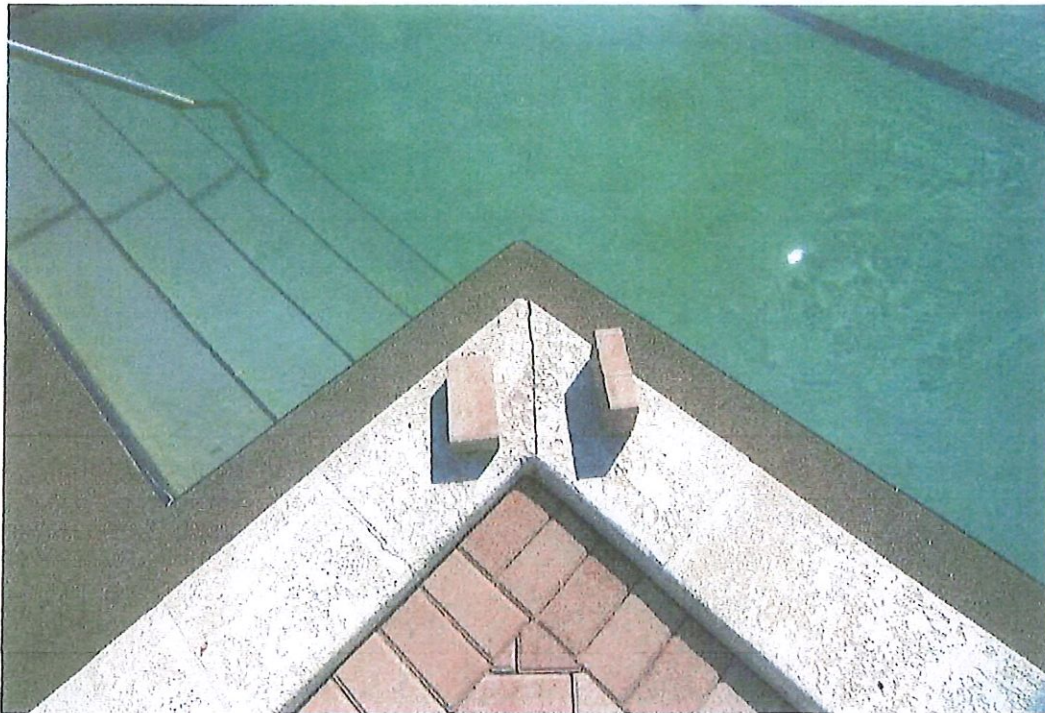


EXHIBIT 5. VIEW OF CRACKED MORTAR JOINT BETWEEN ADJOINING COPING STONES



EXHIBIT 6. VIEW OF STEPS IN NORTHEAST AREA OF POOL



EXHIBIT 7. VIEW OF MISSING BULLNOSE TILE (REFERENCE EXHIBIT 6.)

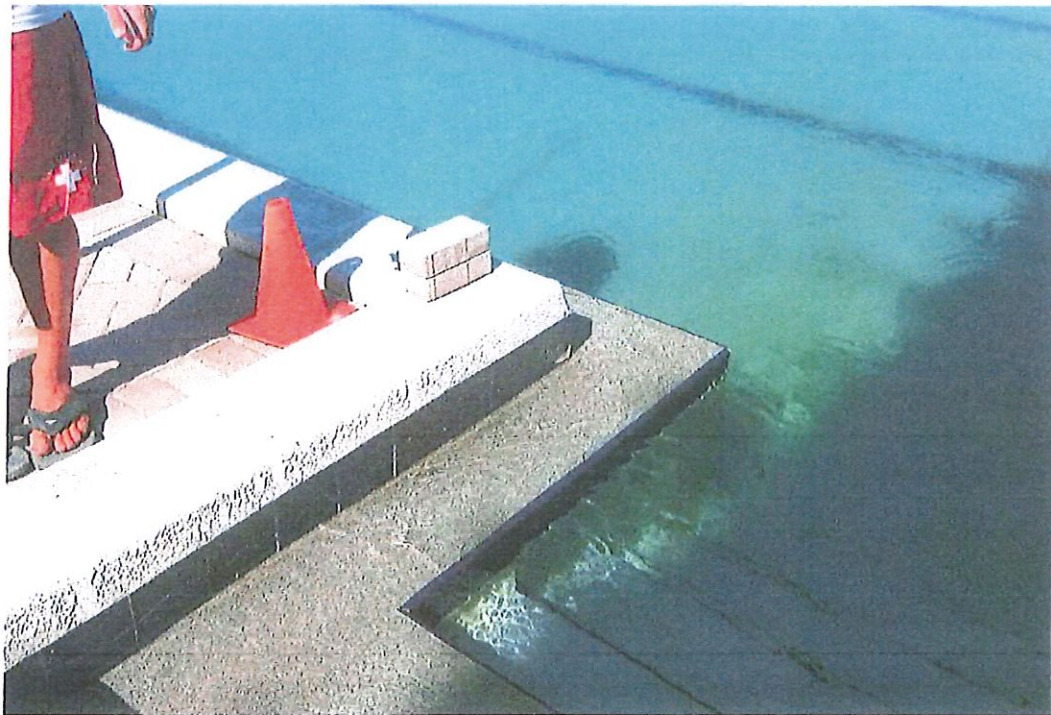


EXHIBIT 8. VIEW OF HORIZONTAL CRACK IN WATERLINE TILES (REFERENCE EXHIBIT 6.)



October 1, 2012

Mr. Jamie Brown, Public Services Director
City of Lake Worth
1749 3rd Avenue South
Lake Worth, FL 33460

**Re: Cost of Pool Repairs
Lake Worth Casino Pool, 10 Ocean Avenue, Lake Worth, FL 33460**

Dear Mr. Brown:

Sinclair Engineering Company received your request to provide the cost associated with repairs to the Lake Worth Casino Pool.

The information contained herein is provided as supplemental information to my Inspection Report dated July 9, 2012.

Please note that the Scope of Work in the Estimate provided by Barrow Pools includes:

1. Remove and replace existing pool beam above crack
2. Remove (2) layers of waterline tile and replace with new tile
3. Remove (2) layers of gutter bullnose and replace with new tile
4. Remove existing pool finish as needed in areas of delamination
5. Remove and replace step tile
6. Install cast in place 12" x 24" x 3" coping
7. Remove and replace new lane markers
8. Pressure test plumbing lines as needed (this test is not included in the price, time and material)
9. Prepare pool liner
10. Plaster pool with Petite Pearl, owner to choose color
11. Fill pool with carbon tanks

Mr. Jamie Brown
October 1, 2012
Cost of Pool Repairs - Lake Worth Casino Pool
Page 2 of 2

The cost for the above Scope of Work, excluding pressure-testing of the plumbing lines, is \$198,761.00.

If, during removal of the pool beam, more extensive damage is found, the beam and gutter will be rebuilt as needed to 6" below the existing gutter at an additional cost of \$24,600.00, see Option.

Lastly, please note the Upgrade of plastering the pool with Pebble Sheen Finish at an additional cost of \$71,520.00 which would allow the pool to remain empty when not in use.

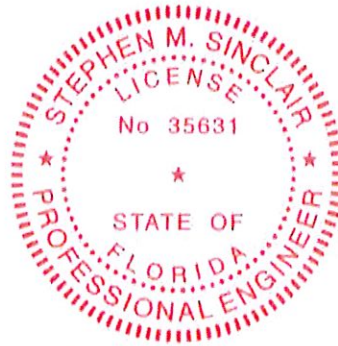
Thank you for selecting Sinclair Engineering for your engineering needs with your pool project. Please feel free to contact this office for further information as the need arises.

Respectfully submitted,



October 1, 2012

Stephen M. Sinclair, P.E.
FL Lic. No. 35631



Attachment: Barrow Pools Estimate

Copy: Job 12-06000, Chief T. Ehmke (by E-mail to Ehmke@LakeWorth.org)

Barrow Pools

720 Kittyhawk Way
North Palm Beach, Florida 33408

Estimate

Name / Address
Lake Worth Casino Attn: Steve Sinclair

Date

9/13/2012

Description	Total
Scope of work to include: Remove and replace existing pool beam above crack Remove two (2) layers of waterline tile and replace with new tile Remove two (2) layers of gutter bullnose and replace with new tile Remove existing pool finish as needed (delimitation) Remove and replace step tile Cast in place 12" x 24" x 3" coping Remove and replace new lane markers Pressure test plumbing lines as needed (Not included in price, time and material) Prep pool liner Plaster swimming pool with Petite Pearl color choice by owner Fill pool with carbon tanks Option: Rebuild beam and gutter as needed to 6" below existing gutter - \$24,600.00 Upgrade: Plaster pool with Pebble Sheen Finish - \$71,520.00	198,761.00

Phone #	Fax #	E-mail
561-582-5200	561-745-2266	barrowpools@bellsouth.net



Bob McCallister
Aquatic Consultant

City of Lake Worth Aquatic Facility Survey and Report

Re: Repairs, Upgrades and Improvements
Report Prepared by Bob McCallister, Aquatic Consultant
December 2016

Scope of Service

Aquatic Consultant surveyed and inspected the Outdoor Pool and accompanying facilities. The Aquatic Consultant prepared the following comprehensive report with recommendations for repairs, upgrades and facility improvements. Recommendations have been included in this report for the City of Lake Worth to have the opportunity to choose the level of repairs and improvements based on budget constraints.

The Aquatic Consultant has thoroughly researched cost estimates for all components contained within the report including materials, equipment and labor. The report is divided into 2 categories: 1) Pool/Filtration System and 2) Buildings, Structures and Grounds. The estimated pricing is included in this report for the purposes of development of a project budget and an RFP for the work.

Additionally, the Aquatic Consultant provided an updated business plan and budget including operational cost and revenue projections based on the improvements to the Aquatic Facility.

Finally, there is an Executive Summary provided at the end of this report excluding the technical and financial information within this report for a quick overview.

Pool and Filtration System

Pool and Wading Pool

The pool is a 50-meter by 25-yard competitive swimming pool with a 1-meter diving board and diving well. The pool is 3.5 ft. at each end and tapers down toward the center to a 12 feet depth. The 50-meter pool holds approximately 750,000 gallons of water. The wading pool is 16 ft. by 40 ft. and contains approximately 8,000 gallons of water. Both pools have a marcite (plaster) type finish that was coated over an epoxy paint type finish and as a result is delaminating in several areas. Lane markers and pool trim are ceramic tile.



There are 4 main drains in the 50-meter pool which do not work as marcite material was left in the main drains during the installation and never removed. Federal Law regulates the main drains in public pools. The Virginia Graeme Baker Act (VGB) was passed in 2008 mandating that all public swimming pools have a main drain per the requirements outlined in the VGB Act. Currently, both pool main drains are not compliant nor do they provide for the proper drain flow for pool circulation.

The 50-meter pool has a stress fracture in the perimeter gutter primarily on the east side of the pool. The pool had a major leak on the northeast corner of the pool under the pool deck that was losing several thousand gallons of water daily until it was discovered and repaired this past summer. This water leak continued for several years causing the original concrete deck to be undermined and settle. This scenario may have caused the fractures in the gutter, but mostly caused the original deck to crack. The original deck has been covered with sand based pavers that are covering the settling deck. The pool deck drains on the east side do not function and appear to be clogged by sand or other materials.

The Wading Pool has an underground leak in the main drain line outside the fenced area leading back to the filter room and is showing up as sand and water entering into the filter room on the northeast wall where the main drain line returns into the filter system.

Pool and Wading Pool Needs

Cost Estimate

• Main drain sump boxes and 4" drain lines clearing and compliance to VGB	\$ 10,000
• Remove failing marcite coating and epoxy paint from both pools and re-marcite	\$ 150,000
• Discover and repair leak in main drain line in the wading pool and repair.	\$ 5,000
• Replace all lane line and trim ceramic tiles in both pools	\$ 12,000
• Cut channels in stress fractures fill with hydraulic cement and finish with marcite	\$ 3,000
• Pull up deck pavers every 5' along the perimeter of the northeast sides of the 50-meter pool for the length of both 25-yard and 50-meter and sound check on original deck for voids from pool leak erosion. Discover voids and back fill voids and replace pavers as needed to finish.	Allowance \$ 20,000
	Sub-Total \$ 200,000

Pool and Wading Pool Optional Improvements

Convert the 50-meter pool to a zero depth entry on south end; convert 12' deep main drains to a 4.5' depth; convert pool return lines to assure pool water circulation per national swimming pool standards; includes refinish of marcite and tile work. Remove starting blocks on south end and diving board standards.

Budget \$ 500,000



<p>Install water interactive spray features (8 above pool water surface and 12 floor geyser type) in shallow end down to 1.5' depth. Install 4-sets of 8 deck sprays along east and west sides of the shallow end of pool from 1.5' depth to 4' depth. Install 4 – 8' in-pool benches on east and west sides of shallow end from 2.5' to 4' depths. Includes spray feature supply drains and spray feature pump, manifold and transport water lines.</p>	<p>Budget \$ 350,000</p>
<p>Install 2 – 150' waterslides off of 1 – 25' tower to exit into shallow end of pool in 4' to 4.5' water. Includes slides supply drains and slide pumps and transport water lines.</p>	<p>Budget \$ 350,000</p>
<p>Demolish Wading Pool, bench and shade structure. Build "Tiki Hut" type bar, shade structures with tables and Chairs; design and structures to be within the 44' x 60' footprint of the wading pool area.</p>	<p>Budget \$ 75,000</p>
<p>Remove existing 10' x 50' shade structure on the south end of the pool and replace with "Sail" shade type structures.</p>	<p>Budget <u>\$ 35,000</u></p>
<p>Improvements Sub-Total</p>	<p>\$1,310,000</p>

Buildings, Structures and Grounds

Bathroom and Offices

The existing bathhouse and offices were built in 1971. There have been several renovations to the building over the years including restrooms added to the south end of the building for public beach patrons. The footprint of the building is approximately 185' x 24'. There are many current issues including: roof structure failing; rusting of metal fixtures, toilet wooden partitions; poor lighting, exposed electrical conduits; inadequate showers and no handicapped showers; inadequate staff space for offices; and un-inviting and inconvenient front entrance.

The facility's footprint is a total of approximately 35,000 sq. ft. The pool is 13,800 sq. ft.; pool/pool deck and wading pool footprint is 29,226 sq. ft. The current bathhouse is 4,810 sq. ft.

Staff reports that the bathhouse was condemned due to the roof issues a couple years ago.

It is the recommendation of the Aquatic Consultant that this building be demolished and a new structure be rebuilt outside of the south side pool and deck footprint. In addition, the new building would be a two-story structure with the bathhouse entrance, bathrooms/showers, lifeguard room, pool storage and pool manager office located on the first floor level. The second floor would house staff offices, a patio pavilion for public use and/or private rentals and a concession stand. On the east end of the first level, a separate public restroom apart from the pool operations would be built to service the beach patrons as the original building provides. A half basement on the west side of the bathhouse



would house a garage for beach lifeguard equipment, a beach lifeguard room, bathroom and exercise room. The basement would also house the new filter room as described in sections below.

The building would be approximately 140' x 30', with 10,500 sq. ft. of total usable space.

In addition, the footprint of the existing building would become additional pool deck space with shade structures, deck furniture, and a 155' – 2' wall with a plexi-glass type windshield. This area would provide beach and ocean views as well as a public view of the new aquatic facility from the beach and drive.

Calculation:	Building 10,500 sq. ft. x \$185/sq. ft.	\$ 1,942,500
	Piling type foundation allowance (required)	\$ 200,000
	Elevator at Park Lot level to 3 rd floor	\$ 25,000
	Demolition allowance for bathhouse and filter room	\$ 100,000
	Additional pool decking 2,880 sq. ft. allowance	\$ 40,000
	185' - 2' Wall and 6' plexi-glass wind shield allowance	\$ 20,000
	Budget	\$ 2,322,500

Filter Room

The existing filter room is in worse condition than the bathhouse. The roof structure is failing and currently being supported with 2' x 4's and plywood. The pumps, piping, valves, gauges are in poor condition and are in questionable condition as to meeting proper filtration standards. The pool heaters are scheduled to be replaced for the coming winter season. The electrical components, including VFDs and electrical panels providing pump motors and control, are corroding and in poor condition and/or not working.

It is the recommendation of the Aquatic Consultant that this building and equipment be demolished and rebuilt and equipped.

Equipment Budget	\$250,000
Filter Building Budget	<u>\$ 50,000*</u>
Total	\$300,000

*Note: Building Budget to be subtracted if new bathhouse plan is selected.

Summary Review of Options and Resulting Projected Attendance and Revenue

Option 1. Pool and Wading Pool Needs -	Budget	\$ 200,000
Bathhouse and Offices	Budget	\$2,322,500
Filter Room	Equipment Budget	<u>\$ 250,000</u>
	Total	\$2,772,500

Option 2. Conversion of 50-meter pool to zero depth entry on south end.

Option 1 Budget	\$2,772,500
Conversion Budget	<u>\$ 500,000</u>
Total	\$3,272,500**

**Note: If Option 2 is chosen, then Options 3 & 4 should be strongly considered as pool piping for these options should be installed below the deck and pool shell before the conversion of the 50-meter pool to



a zero depth pool. Also, the new filter room will need to be designed to receive the spray features and waterslide pumps, piping and controller equipment.

Option 3. Install water interactive spray features

Option 2 Budget	\$ 3,272,500
Spray Features Budget	<u>\$ 350,000</u>
Total	\$ 3,622,500

Option 4. Install 2 – 150’ waterslides off of 1 – 25’ tower

Option 3 Budget	\$3,622,500
Waterslides Budget	<u>\$ 350,000</u>
Total	\$3,972,500

Option 5. “Tiki Hut” type bar and patio

Option 4 Budget	\$3,972,500
Tiki Hut Budget	<u>\$ 75,000</u>
Total	\$4,047,500

Option 6. “Sail” shade type structures

Option 5 Budget	\$4,047,500
Sail Shade Budget	<u>\$ 35,000</u>
Total	\$4,082,500***

***Note: If the City decides to proceed with this project, there should be a budget line item for FF&E of \$100,000. This will allow for purchasing of deck furniture, office furniture and computers for POS and management tracking of revenue, concession stand equipment and possibly a security camera system. In addition to the FF&E, it is recommended to add a contingency of 5% or \$215,000; and another 5% or \$215,000 for architectural services.

Total All Inclusive Construction Budget \$4,612,500

Projected Revenue and Operational Cost

Option 1.

The Pool operations currently cost approximately \$300,000 annually. The total annual revenue is \$66,000 from approximately 10,000 annual users, plus \$33,000 from swim team rentals. The pool is currently open 29 hours a week with lifeguard supervision. The pool rentals for swim teams are not staffed with City staff lifeguards.

With the repairs to the pools and replacement of the bathhouse and filter room, the only difference is would be providing a much better view of the pool from the beach and from the pool to the beach. This alone would give a good potential for increased usage of the facilities for rental functions and drawing swim patrons to the pool.

Option 1’s minimal and necessary improvements could potentially increase individual and family patronage by 25%. The average revenue per current patron calculates to \$6.60 per user. The 25% increase in patronage to 12,500 could bring the revenue to \$82,500.



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The operational cost could remain at the current \$300,000 annual cost. However, if the demand for increased operation hours comes about by the simple marketing of the facilities being visible, new and attractive, the City may consider increasing operational hours. This would cause a need for additional staff and operational cost. Therefore, this option has the minimum potential of recovering \$116,500 of a \$300,000 cost of operations or 38% over the now 33%.

Option 2.

Conversion of the 50-meter pool to a zero depth entry and shallow water pool throughout will be more family friendly and attendance would increase substantially. However, this conversion would not reach the maximum potential for revenue and attendance without the water slides and spray features.

The Aquatic Consultant does not recommend that Option 2 stand-alone as the national and international trend in aquatic facilities is for water parks and spray features. These water park type facilities are mostly self-supporting facilities and would prove to be the case with the City of Lake Worth's new aquatic facility.

Options 2, 3 & 4

Combining these three options would give the City an attractive and exciting family oriented aquatic facility that would become a destination venue for the community and visitors. With this type of aquatic facility, the public demand for more operational hours is highly likely and therefore an increase in the operations budget would be necessary.

The family water park type facility would require additional staffing including: lifeguards, attendant staff for cashier operations and concession operations. In addition, the new high technical filters, controllers and water feature pump motors would need to be maintained 7 days a week. The facility would need thorough cleaning daily and continually during operational hours.

Financially, choosing Options 2-4 would require an annual operational budget of \$476,651 with revenue is projected at \$453,000, leaving an annual City subsidy of \$23,651. (See pages 7 & 8)

Options 5 & 6

Adding Options 5 & 6 to Options 2, 3 & 4 would enhance the attendance and revenue potential. It would most likely allow the new aquatic facility to break even and/or become 100% self-supporting.

Financially, the revenue potential is projected over the \$476,651 operational cost, thus self-supporting.

(Continue to next page)



**City of Lake Worth Aquatic Facility
Estimated Operations Budget**

Options 2-4

Operations Outline

Facility open Tuesday – Sunday year round Average 8 hours per day; Average 6 lifeguards; 1-2 attendants; 1 – PT Supervisor. ; 1- PT Asst. Supervisor; 1 – Admin. Asst. (40hrs.); 1 – Facility Mgr. (40hrs.); 1 – Pool Operator (40hrs.)

Expenditures:

Staffing – Full Time

1 Facility Program Mgr. (currently on staff)	35,000	
1 Admin. Asst. (Cashier/Receptionist)	26,250	
1 Pool Operator/ Mt. Worker	32,500	
Benefits & FICA (27%)	<u>34,675</u>	
Subtotal full time staff		128,425

Part Time Staff

2 PT Supv. @ 1400 hrs. ea, (\$12/hr.)	33,600	
2 PT Asst. Supv. @ 1400 hrs. ea. (\$11/hr.)	30,800	
24 PT Lifeguards @ 5-29 hr./wk. (9.50/hr.)	150,000	
4 Attendants @ 5-29 hr./wk. \$8.50/hr.	12,000	
Conc. Workers (Contract Concession)	na	
FICA (6%)	<u>14,451</u>	
Subtotal part time staff		240,851

Operation Supplies

Office Supplies	500	
Computer Supplies	375	
Janitorial Supplies	2500	
Recreational Supplies	6,000	
Program Materials and Supplies	1,500	
Uniforms	4,000	
Safety Supplies	1,000	
Chemicals (corrected over budgeted 1st draft)	25,000	
Accountable Equipment	3,000	
General Printing	750	
Repairs/Maintenance (Outside Warranty)	<u>11,250</u>	
Subtotal operation supplies		55,875



Utilities

Communications (phone, Internet, security)	3,000	
Electric	30,000	
Gas	12,500	
Water/Sewer	<u>6,000</u>	
Subtotal Utilities		<u>51,500</u>
Total Expenditure Budget		\$476,651

City of Lake Worth Aquatic Facility

Estimated Operations Budget

Options 2-4 Revenue Projections

Revenue increase is based upon an average 150 patrons for 300 good weather days @ average of \$6.60 Note: During Private Rentals and Swim Team Rentals require off-duty City lifeguards that are to be paid by the rental group at \$15/hr./lifeguard

Admission Fees	(45,000 patrons)	297,000
Facility Rental Fees	(50 rental @ \$500)	25,000
Swim Team Rental	(25 yard lanes only)	66,000
Instructional Classes	(Swim/Exercise Classes)	50,000
Concessions/Resale	(15% of Gross Sales)	<u>15,000</u>
	Total Revenue	453,000

Revenue:

General Admission	Fee Levels
Swim Team Lane Rental	Adult \$7.50 & Youth/Sr. \$5
Recreational Pool Rental	\$10.00/25 yard lane/hr.
	\$500/2 hrs.

Expenditure Budget	\$476,651
Revenue Budget	<u>\$453,000</u>
City Annual Subsidy	\$ 23,651****

****Note: The addition to the facilities with Options 5 & 6 may increase rentals and concession revenue to exceed the City Subsidy to become a break-even budget or generate revenues above expenditures.

Budget and Marketing Note

Currently, Lake Worth City Beach has an annual attendance of 700,000. The Budget revenue projections are very conservative in this report. With the opening up of the beach view from the Water Park and view of the Water Park from the beach, the attendance to the Water Park will increase substantially and revenues will exceed accordingly. It is the projection of the Aquatic Consultant that the proposed improvements will in fact result in revenues exceeding the expenditures during the first year of operations.



Executive Summary

Based upon this completed study, it is the recommendation of the Aquatic Consultant that renovations and improvements to the existing Aquatic Facility at Lake Worth Beach would not be cost effective nor serve the Lake Worth community and visitors to the best interest of the City of Lake Worth.

It is the professional opinion of the Aquatic Consultant that this Aquatic Facility be closed until the bathhouse and filter room are totally rebuilt due to exposing the public and staff to the present hazardous conditions.

This report clearly identifies the need to demolish and rebuild the bathhouse and filter room. In addition, there are major repairs and modifications needed to the pool structure and filter system. These items alone will cost approximately \$2.8 million and will not substantially increase the aquatic facility's current use nor will the annual revenue increase.

Converting the 50-meter pool into a shallow water entry pool with interactive water features and amenities may increase the pool's attendance at a cost of additional \$1.2 million. With the addition of architect/engineering and pool designer fees, a contingency fund of 5% and FF&E budget of \$100,000 **the total project approaches \$4.6 million.**

Further, the Aquatic Consultant recognizes that during any renovation project there may be some unforeseen problems during the renovation and/or future problems with what remains regarding the old 50-meter pool.

It is the Aquatic Consultant's professional opinion that it would be a better decision for the City to totally rebuild a new family water park with lap lanes on the same footprint location. Use the same footprint with all the water features in this report and possibly add more features, such as a lazy river. This could be done for \$4.5 - \$5 million and would be a better use of the funding, than to try to save one end of the existing 50-meter pool. This new aquatic facility will have the potential to be self-supporting, as the revenue generated would cover the annual operational expenses.

Finally, it should be noted that a water park facility of this nature and at this location would require at least 300 additional parking spaces. This may require a new parking deck adjacent to the water park. This is an additional component to this report and would require additional funding above the \$4.5 - \$5.0 to the new water park concept for parking deck design and construction cost.