



City of North Port
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MEMORANDUM

TO: Jonathan R. Lewis, City Manager

THROUGH: Robin Carmichael, Director *RC*

FROM: Cheryl Greiner, Management Analyst *CG*

SUBJECT: Butler Park Aquatic Facility Project History

DATE: February 12, 2013

This memorandum provides an overview of the Butler Park Aquatic Facility project, specifically the sequence of events and actions that have been taken to date.

- October 26, 2009 – City Commission approved an agreement with Kimley-Horn to develop an Aquatic Facilities Master Plan. (attachment A)
- January 2010 – A series of community outreach efforts were conducted; a public forum for citizens and stakeholder meetings with representatives from organizations including:
 - Parks & Recreation Advisory Board
 - Youth Opportunity Advisory Board
 - North Port Senior Center
 - Boys & Girls Club
 - Big Brothers/Big Sisters
 - Sarasota and Charlotte YMCAs
 - Chamber of Commerce
 - Vision North Port
 - Economic Development Corporation
 - Community Health Action Team
 - North Port Swim Team
- February 17, 2010 – Preliminary findings were presented to City Commission, which included the following primary themes from community input: (attachment B)
 - Affordable
 - Available year round
 - Focus on community needs overall
 - Minimum 10 lanes for the swim team (25- meter x 25-yard)
 - Fiscally sustainable

- April 12, 2010 – Final presentation to the City Commission and unanimous acceptance of the City-wide Aquatic Facilities Master Plan. Commission directed staff by vote of 3-2 to explore funding options for building a medium-sized family aquatic center. (attachment C)
- June 18, 2010 – CIP presented in budget workshop that included \$953k programmed in FY2010-11 for a medium-sized aquatic center at Butler Park with additional funding in out years (to be fully funded by FY2014-15). First consensus was to bring back ordinance in July for a bond referendum; later consensus was to leave aquatic facility in CIP and staff was directed to come back with estimated construction costs and other funding sources.
- June 28, 2010 – First reading of Ordinance 2010-31 to place a \$22,000,000 bond referendum on the ballot for a regional water park; vote was 4-1 to continue to second reading.
- July 12, 2010 – Second reading and approval of Ordinance 2010-31 by vote of 3-2.
- July 20, 2010 – Budget workshop to identify funding to construct a 25-meter x 25-yard swimming pool at Butler Park. Consensus to amend 2010-11 CIP and move forward with a 50-meter pool at Butler Park if the water park referendum passed in November; or a 25-meter pool if the referendum failed.
- November 2, 2010 – Bond referendum for a regional water park failed.
- November 9, 2010 – Special meeting to discuss project prioritization; although water park referendum failed, Commission directed to move forward with the design and construction of a 50-meter pool at Butler Park for \$4.3 million. (attachment D)
- November 22, 2010 – First reading of Ordinance 2010-51 amending CIP to fully fund a 50-meter pool at Butler Park for \$4.3 million; vote was unanimous to continue to second reading. (attachment E)
- December 13, 2010 – Second reading of Ordinance 2010-51 unanimously approved. (attachment F)
- March 4, 2011 – Request for Proposal #2011-08 issued for Professional Architectural/Engineering Services for the Permitting, Design and Construction Management Services for the Butler Park 50-meter pool.
- June 13, 2011 – City Commission awarded Agreement #2011-08 for architectural/engineering services to Kimley-Horn for \$400,000 (plus a \$30,000 design contingency) and instructed the consultant to bring back multiple design concepts of a 50-meter pool for consideration. (attachment G)
- August 30, 2011 – Consultants met with each Commissioner individually to review data and pool options.
- September 12, 2011 – Consultants presented four 50-meter pool concepts to the City Commission, including opinions of probable cost and analysis of estimated revenues/expenses ranging from: (attachments H & I)

- Construction - \$3.65 million to \$5.6 million;
- Annual revenue - \$306,587 to \$432,951; and
- Expenses - \$477,001 to \$548,440.

Discussion ensued with final direction from Commission to amend the project to a 25-meter pool with additional aquatic amenities in lieu of a standalone 50-meter pool; City Manager was directed by a vote of 3-2 to put out an RFB (Request for Bids) on the revised aquatic facility.

- October 7, 2011 – The new design concept for a 25-meter pool with aquatic amenities was included in the General Services Department’s quarterly capital update. Subsequent permitting review by SWFWMD and the Department of Health resulted in repositioning of the pump/maintenance building and some separation of the water features. (attachment J)
- April 2012 – Final plan documents submitted and Kimley-Horn’s updated opinion of probable cost (OPC) received, with the “base bid” to include:
 - 25-meter x 25-yard pool
 - lazy river
 - leisure pool w/spray features
 - bath house (including concession/restrooms/office areas)
 - filtration building
 - bleachers, shade structures & site furnishings

The base bid does not include the waterslide or the play structure in the leisure pool, but were listed as alternates. Additional alternates include a stainless steel pool system, upgraded filtration system and a geothermal system.

- May 29, 2012 – Commission workshop to provide update on project and revised cost estimates. Upon staff review of the consultant’s OPC, it was determined that certain costs were not included in Kimley-Horn’s estimate that are crucial to the successful completion of the project. Specifically: (attachment K)
 - *Costs for various permits and capacity fees -- \$125,000*
These costs would be incurred both from external agencies and internal to the City.
 - *Construction contingency of no less than 5% -- \$188,366 (on the base bid)*
The OPC contained only a \$50,000 contingency allowance for other types of “unexpected costs” such as additional site work that may be needed or plan conflicts that may arise.
 - *Fixtures/furniture/equipment -- \$150,000*
This includes the aquatic area, concession building and offices; the OPC contains an allowance of \$50,000 for “site furnishings” only.

These expenses, when added to the construction costs in the OPC, bring the total for completion of the project to \$4,660,684 for the base bid. With all five (5) alternates the cost rises to \$5,305,684. Available funding is currently \$4.3 million. This amount is \$360,684 less than the projected completion cost for the base bid, and \$1,005,684 less when considering all of the alternates. Staff presented funding options from FY12 CIP projects for consideration.

- June 11, 2012 – Regular Commission meeting, a public comment was made stating the City cannot afford a pool at this time.
- June 25, 2012 – City Commission voted to delay issuance of the RFB until after October 1, 2012 and for City Manager to bring forward to Commission for further direction to staff no later than March 1, 2013. (attachment L)

The City has set aside funds since 2011 in four different accounts with a current total available funding of \$3,875,800 for the Butler Park Pool project as shown in the breakdown below:

Fund 144 Escheated Lots/Land Future Projects \$630,000;
Fund 146 Escheated Lots/Parks \$175,800;
Fund 152 Parks and Rec Impact Fees \$896,000;
Fund 306 Surtax III \$2,174,000, (in addition to the Surtax III balance an additional is \$80,500 currently encumbered payable to Kimley-Horn).

To date, project expenses are \$343,700 (\$24,200 from Fund 146; \$319,500 from Fund 306) for design and permitting expenses; this excludes approximately \$369,000 site work completed as part of the Morgan Family Community Center construction.

In summation, design is complete for a 25-meter x 25-yard Family Aquatic Facility and ready for direction to move forward with construction.

Cc: Daniel Schult, Assistant City Manager