



Legislation Text

File #: 17-0905, **Version:** 1

TO: Honorable Mayor & Members of the North Port Commission

FROM: Jonathan R. Lewis, ICMA-CM, City Manager

TITLE: Butler Park Pool

Recommended Action

Commission to provide direction regarding the Butler Park Pool.

Background Information

Mark Hatchell, Kimley Horn and Associates will present an updated PowerPoint which encapsulated the prior Commissions desire for the layout and functionality of the pool at Butler Park. This presentation will reflect the current building cost associated with the 50 meter pool, as well as the cost of additional amenities as indicated.

Cost Increases:

- 1) Any costs previously provided through the original master planning (prior to the final costs in February 2012) are out-of-date and extremely low.
- 2) When Kimley Horn & the City started the master planning in 2010 - construction costs were at an all-time low, they were escalating by the time the 100% construction documents were completed in February 2012.
- 3) Since 2012, construction costs have continued to rise in Texas, Florida, and Nationwide. Kimley Horn's West Palm Beach office has been seeing 1% to 1.5% increase per month this past year and into this year.
- 4) Kimley Horn's pool mechanical engineers recently bid a 50M pool in Huntsville, Alabama (where the costs should be slightly lower) and the cost of a shallower 50M pool with a small 3,100 SF therapy pool came in at \$3,128,000. That equates to a cost (just for the pools) of \$192/SF for pool water bid in 2016. Our 50M pool for North Port is deeper, has two bulkheads, and diving boards. Therefore, we are using are using \$250/SF for the 50M pool water and \$200/SF for the other pool water.
- 5) Once the City decides to proceed with project Kimley Horn will need about six months for modifying the plans and getting permits. The more time that elapses, the costs will increase.

Project Timing:

- 1) Kimley Horn will need six months to redesign and permit the Butler Park Pool and two months for bidding and contract award.
- 2) The project will need twelve months, after contract award, for construction and the preferable opening date would on Memorial Day weekend.
- 3) Overall from start of design, bidding the project, and opening to the public, Kimley Horn estimates two years from May 2017 for a May 2019 grand opening.

Site Concept:

- 1) The concepts plan produced in the original master planning process were not site specific.
- 2) The site at Butler park has limitations due to the parking, trees, and existing drainage and utilities.
- 3) The entry of the bath house was laid out to relate to the existing recreation center and be more centered on the recreation center parking.
- 4) The pool mechanical building is located where it needs to be close to the deep end of the pool, for better service access and to economize on utilities and pool piping.
- 5) If Kimley Horn totally redesigns the project to reorient or expand the site to get more leisure pool and shallow

water, the construction costs and the design costs will increase.

- 6) The Lazy River shown is 250 FT long -almost a football field. It looks small because it is next to very large 50M pool.

Staff is desirous to have direction from Commission as to the next step to take with the Butler Park Pool.

Strategic Plan

Fiscally responsible City providing quality municipal services

Financial Impact

Currently \$2.3m is budgeted from a Surtax allocation towards the construction of the Butler Park pool. Approximately an additional \$7m is needed to put this construction project out to bid. The City's Finance Department will review all funding options and preliminary estimates indicate the use of both Surtax and Impact Fee monies over several years to fully fund this project.

Procurement

Attachments:

1. North Port Butler Park Pool March 29, 2017
2. Butler Park 50M OPC February 8, 2017
3. Butler Park 25M OPC February 2, 2012
4. KHA Project Hold Letter
5. City Memo February 12, 2013
6. Butler Park Aerial

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