

CAPITAL IMPROVEMENT PROJECTS UPDATE

September 2024



Greater Boca Raton Beach & Park District

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District Capital Projects Overview

District Owned Properties

The District owns a number of facilities, including Patch Reef Park, Sugar Sand Park, Swim & Racquet Center, Ocean Strand, and North Park. The District contracts with the City of Boca Raton for the operation and maintenance of all its facilities except for North Park. All Capital Improvement Projects (CIP) on District-owned properties are funded and managed by the District. The City submits CIP requests during the year for vehicles, IT equipment, and items not included in the approved budget for the fiscal year.

District Funded, City Owned Properties

The District funds the operation and maintenance costs of a number of City-owned facilities including DeHoernle Park, Mizner Bark (dog park), Red Reef Park, and Gumbo Limbo Nature Center. The District also provides a subsidy to the Red Reef Golf Course. All CIP Projects are submitted in the annual budget each year for the District's Board approval. Projects not included in the budget can be submitted throughout the year.

FAU, Don Estridge, and Beach Renourishment

The District has an Interlocal Agreement with Florida Atlantic University to provide funds for the use of the its fields for youth sports groups. The District has funded capital improvement projects managed by FAU on these fields.

In cooperation with the Palm Beach County School District and the City of Boca Raton, the District provides operation and maintenance funds for the athletic fields at Don Estridge Middle School.

The District funds 50% of all beach renourishment projects in the City of Boca Raton. These projects are managed by the City.

CIP Vehicles and Equipment

The City submits CIP Vehicle and Equipment requests with each budget. The District reviews these requests and makes recommendations to the Board prior to setting the next fiscal year budget.

Projects Completed in FY 2024

The District completed several CIP projects in FY 2023-2024. These projects included:



District Owned Properties

Patch Reef Park

- Construction started on new 18-court covered pickleball complex for Patch Reef Park
- Construction process commenced on all new accessible playground
- Converted 4 more tennis courts to 6 pickleball courts bringing the total at Patch Reef to 12 pickleball courts

Sugar Sand Park

- Repaired drainage at multi-sport rink
- Generator replacement at Field House scheduled for November 2024

North Park (eastern portion)

- Site plan approval process completed

Ocean Strand

- Fuel load reduction; invasive removal completed

District Funded Properties

DeHoernle Park/Spanish River Athletic Complex

- Contributed funds for new maintenance facility at DeHoernle Park

Red Reef/Gumbo Limbo

- Provided funding for Jacob's Outlook (Gumbo Limbo Tower)

Don Estridge Middle School

- Provided funding for track resurfacing

Current Capital Improvement Projects on District-Owned Properties

The District is currently in the process of completing several large-scale capital projects as well as undertaking multiple small-scale projects to provide safe and superior parks and recreation facilities to our residents.

North Park

In February 2018, the District purchased the 27-hole golf course in east Boca Raton known as Ocean Breeze. In April 2018, after an extensive interview process, the District signed an agreement with Southern Hills (Prize/Fazio) to design the course and complete construction drawings.

In July of 2018, the Board of Commissioners approved a change order with MDS Builders Inc. (contracted for the Swim & Racquet Center) to demolish the buildings on the Boca National site, including the hotel, clubhouse, maintenance building, and restrooms. The total approved was for \$730,735.



Southern Hills completed designs for Boca National Golf Club, which was designed to include 18 holes, a putting green, a driving range, a short course, a maintenance facility, restrooms, and a temporary clubhouse and cart barn with an estimated construction cost of approximately \$14 million.

The District, per its ILA with the City of Boca Raton, requested approval of the 18-hole design. Phasing options have been contemplated by the District to construct the golf course and amenities independently. After the COVID-19 pandemic disrupted the community, the Board unanimously agreed to put the project on hold while we wait for the City to approve the design and gain a clearer understanding of other needs that may arise due to the pandemic and new social distancing protocols for recreation.

The District continued maintaining the property, and in the fall of 2020, the City of Boca Raton announced the donation of the golf course located on Palm Beach County property within close proximity to the planned golf course at North Park. It was determined that a golf course within close proximity was no longer necessary, and City Council members indicated that they would no longer consider approving a golf course at the property.

In early 2021, the District contracted with CSR Construction to remove construction fencing, install split rail fencing, demolish remaining structures, and clear all debris from the property so that residents could walk out safely onto the property while working through the next steps. The District added sod and irrigation on the corners of Jeffrey and 2nd Avenue. The District made improvements to the east side entrance off of Yamato Road and canceled the agreement with San Remo to continue maintaining the western entrance of the park off of Yamato.

After extensive proposal reviews and interviews, the District hired Miller Legg to create a master plan for the property as a park in October 2021. Miller Legg conducted interviews with City Council, Commissioners, and neighborhood groups. They utilized a statistically valid survey as well as results from the Recreation Services Needs Assessment. Miller Legg held community input workshops and, by the end of 2022, a conceptual plan as approved by the Board of Commissioners to begin designing North Park.

In February 2023, the Board of Commissioners approved a work order for Miller Legg to begin designing the eastern portion of North Park. Miller Legg began conducting land surveys, tree surveys, collecting geotechnical data, and preparing designs. The pre-site plan process was initiated during the summer of 2023, and notes were received by September 2023. Miller Legg followed up on the City notes and continued working on designs for the site plan approval process, which were resubmitted at the end of November. Miller Legg received another round of comments in January 2024 and worked with City staff to address the comments. In August 2024, the Board approved an additional services agreement for additional environmental work, the design of a tunnel under Jeffrey Street, and for the design of the 67th street corridor at North Park. Miller Legg is working on conceptual designs for the corridor and will present those concepts to the City staff and to the District Board of Commissioners before final design. On September 5, 2024 final action was taken by the City of Boca Raton's Planning and Advisory Board which unanimously approved



the site plan for the eastern side of North Park. Miller Legg is currently working on construction phasing documents for the build out.

The District solicited proposals for a Public/Private Partnership (P3) to design, build, and manage a racquet sports facility on the southeast portion of North Park. The project was awarded to the Malcolm Butters group in March 2024. Supporting documents including a survey are being conducted as part of the contract documents. A contract with Boca Paddle was approved by the Board in August 2024.

The project provides for the Boca Paddle group to construct a \$17 million dollar indoor/outdoor pickleball and paddle sport facility with food service which will be available to the public. The facility and property will be owned by the Greater Boca Raton Beach & Park District and operated by Boca Paddle. Boca Paddle received approval from the City of Boca Raton's Planning and Advisory Board on September 5 and is currently awaiting a date for City Council consideration.

Ocean Strand Phase I

In 1994, the District purchased Ocean Strand property in cooperation with the City of Boca Raton. The purchase includes approximately 11 acres of Intracoastal property and 3 acres of oceanfront property. The land was purchased to preserve it from development and to be utilized by future generations of residents.

In February 2020, the District Commissioners unanimously voted to declare the Ocean Strand property be utilized as recreation for perpetuity.

The Executive Director met with City staff and began developing plans to open Ocean Strand up as a pedestrian-accessible park with walking paths, tables, and benches for the initial phase. A second phase would include other developments as decided by a cooperative approach between the City Council and the District Board of Commissioners. In March 2020, the COVID-19 pandemic disrupted City services and required reprioritization of both City and District staff as parks and beaches were closed and now in the early stages of reopening with new recreation protocols in place to ensure the safety of all residents and staff.

In July 2020, the District received proposals in response to a request for design/build proposals for Ocean Strand. In August 2020, the District contracted Maracore Construction to remove invasive species and install an ADA-compliant walking path at Ocean Strand. A final design was approved by the Board in October 2020. In January 2021, Maracore Construction was notified of the site plan approval process and that an archeological assessment would need to be completed on the Ocean Strand property prior to any construction. In February 2021, the Board approved a change order for the initial phase of an archeological study to be completed. In May 2021, a final report was published by the Archeological and Historical Conservancy Inc. indicating that historical artifacts were present on the property. Based on recommendations in the published findings, the City staff approved the project on the conditions that an archeologist be on-site during construction and that no vehicles could be utilized at the midway point of the property. This



resulted in additional change orders and longer construction time as all invasives would then be removed manually. The permitting process was significantly delayed for the environmental tree removal and the hydrant access (for the irrigating site.)

Ocean Strand opened to the public in February 2023.

In November 2021, the District granted a temporary construction easement to JJ Morely on Ocean Strand to access an adjacent site. The terms of the easement included restoring the area that was used and resurfacing the existing asphalt road on Ocean Strand. That work was not completed, and in September 2023, the District approved extra work to be completed by Maracore Construction and will seek damages from JJ Morely. The vegetation and watering have concluded. The permit for the asphalt pathway was approved on January 10, 2024. Maracore completed the work on Ocean Strand in February 2024 and the District is still pursuing reimbursement from JJ Morely as per the terms of the construction easement agreement.

Patch Reef Park Pickleball Complex

In November 2021, the District contracted with CGA to design the rebuild of the existing 19 tennis courts and construct 18 pickleball courts on adjacent undeveloped area. In April 2022, the District approved a scope of services for CGA to add additional parking to the Patch Reef Park Tennis Center as required by City code for the additional pickleball courts. In September 2022, the Board approved additional work to design a cover for the 18 pickleball courts. The project continued through site plan approval process with the City. An additional work order for drainage improvements was added to the project. The project cycled through various City advisory boards for approval as part of the site plan approval process during the summer of 2023. The land use change was approved by City Council following the site plan approval process.

The project was bid in September 2023, and the District awarded the bid to CSR Construction in December 2023. CSR applied for permits in February 2024 and it was then noted in the first round of comments which were sent to the Contractor in March 2024 by the City of Boca Raton that a required public works review had not been completed. The District consultant CGA has acknowledged this misstep which delayed the permitting process. CGA began the Public Works review in April 2024 and it was approved in June 2024 which allowed for the continuation of the permitting process. The District staff worked with City staff to gain approval to begin land clearing and that started in August 2024. The construction permit was issued on September 4, 2024 and work has begun on the project. It is currently slated to be substantially completed by November 2024.

Patch Reef Park Playground

In March 2023, the District engaged WZA to redesign the Patch Reef Park Playground to make it accessible for kids of diverse abilities. The Executive Director coordinated with WZA and community members on a design. The final design was presented and approved by the Board in November 2023. WZA begin pre-permitting with the City of Boca Raton and City staff decided this project did not meet the criteria necessary for the site plan approval process.



The project was then bid in June 2024 and awarded to Schiff Construction in August 2024. The permitting process is currently underway and the project is expected to be substantially completed by June 2025.

Current Capital Improvement Projects Funded by the District on City-Owned Properties

The District is currently funding several capital improvement projects on City-owned property. These projects are managed by the City of Boca Raton and funded with approval by the Board of Commissioners prior to the commencement of work.

Phase II Boardwalk and Tower at Gumbo Limbo Nature Center

The City began work on designing and renovating the existing boardwalks at Gumbo Limbo in November 2010. Final plans were completed in August 2013. The City of Boca Raton received bids for the construction of the Boardwalks at Gumbo Limbo Nature Center in 2014. No bid was awarded at that time.

In February 2015, the City hired Bridge Design Associates, Inc. to review the boardwalks at Gumbo Limbo. They advised the City that it was their recommendation that the Boardwalks be closed due to severe deterioration resulting in public safety concerns.

The City sent a CIP request in February 2015 to the District to replace the Boardwalks at Gumbo Limbo. The District currently had Miller Legg under agreement to complete a Master Plan at Red Reef and, due to the emergent situation, subcontracted Miller Legg to design and complete construction drawings for the Boardwalks at Gumbo Limbo. The project was designed to be completed in three phases. The tower was reviewed during the design phase, and it was determined it would not be removed or reconstructed.

In April 2016, the District awarded Phase I of the project to Close Construction in the amount of \$581,680. During Phase I demo portion railings attached to the tower were removed to be replaced. It was then revealed that the pilings for the tower had significantly deteriorated, and after engineer recommendations, it was decided that the tower would be removed. The District approved a change order for the demolition of the tower in the amount of \$93,136.85, bringing the total contract sum with Close Construction to \$674,816.85 for Phase I. An additional change order for an expansion area requested by the City was approved for \$45,500, increasing the sum of the contract to \$720,316.85. A third change order was approved by the District in the amount of \$3,862.16 for handrails on stairways bringing the total contract sum to \$724,179.01. Close Construction completed the project with change orders in the amount of \$630,810.41 under the approved budget amount. Phase I was open to the public in December 2016.



The District was prepared to move forward with the completion of Phase II and Phase III as well as begin the design process for a new tower. The City advised that they would manage the remaining project.

In July 2018, the City requested the District to fund the construction of the remaining Boardwalks as well as the Tower in the amount of \$1,093,515. The Board approved the request. Construction began in November 2018. In January 2019, the Board of Commissioners approved a change order in the amount of \$8,400 to replace additional rotted wood, bringing the contract sum to \$1,101,915.

During a construction meeting in December 2018, the issue of the Tower and ADA Compliance was discussed. It was noted that per City staff, the tower ADA accommodations were not required. The matter was closed in construction notes on January 4, 2019. On January 16, 2019, City staff issued a memo giving the opinion that ADA accommodations would be required for the Tower. On February 6, 2019, City staff sent an email to the Interim Executive Director outlining the City's change in opinion on accessibility and offering four options for the District to consider. Work on the Tower was suspended.

In July 2019, the District engaged with the Friends of Gumbo Limbo to support the addition of an elevator known as a "funicular" to be added to the tower. Funds would be contributed through donations collected by the Friends to support the funicular. The City agreed to consider this option and began working on plans. Later, it was deemed not to be cost-effective to add the elevator mechanism due to operational and construction concerns. The donor, Friends, City, and District representatives met to discuss alternatives, and accessible ramping for the tower was an agreed-upon solution.

In May 2020, the District extended the MOU with the Friends and amended the project to be ramping. The City continued working on plans and bid the project but ultimately rejected all bids. The Coastal Stewards/Friends terminated their funding agreement with the District in 2022.

After rebidding the project in 2023, the City awarded the contract, and work officially began in 2023. In March 2023, the Coastal Stewards agreed to turn over all money raised for the Tower to the District to fund the project. The Tower officially opened to the public after a ribbon cutting ceremony held in June 2024.

Pumps and Piping Project at Gumbo Limbo Nature Center

In February 2013, the Board of Commissioners approved a request from the City for \$30,000 to fund the design of new pipes and pumping for the recently installed tanks at Gumbo Limbo Nature Center. A work order was issued in August 2013, with designs scheduled to be completed in October 2013.

In August 2015, the City requested the District take over the project. The District sought an interlocal agreement to solidify the request, but none was provided. ATM agreed to contract with the District directly, and in September 2015, the Board agreed to contract with ATM to get a



temporary fix installed immediately and then design a permanent fix. The need was declared an emergency to provide a healthy and viable habitat for the tank inhabitants. A short-term fix was completed in March 2016. ATM re-evaluated and then made recommendations for a long-term fix with an estimated cost of \$2.5 million.

The City advised in the fall of 2016, along with the Boardwalk project, that the City's municipal services division would manage this project as well moving forward. The project is currently still in the permitting phase. The District has budgeted just under \$3 million for the project.

In FY2020, the District has approved \$3.2 million for the project. All permits were approved, and the project is in the pre-bid procurement process with the City. The project was bid, and the lowest bid came in at \$3,700,000. The City ultimately rejected all bids and reworked the project specs. The project was rebid in December 2020, and awarded the project to the low bidder of \$3,244,300 was received. With additional work orders, the total project was anticipated to cost \$3,366,246. In April of 2021, the Coastal Stewards agreed to fund the remaining amount for the pipes and pumping project at \$144,246.

The project was substantially completed by end of fiscal year 2023. Testing is currently underway to add a cooling mechanism to the system to combat rising temperatures in the Atlantic ocean that are detrimental to the health of the marine life.

Other Capital Improvement Projects Currently in Progress on District Properties

The District is currently in the process of completing multiple capital improvement projects on District property, including the following:

- Renovations of locker rooms at Swim and Racquet Center to cure construction defects
- Sugar Sand Park Community Center roof replacement is nearly completed; final punch list items are being addressed
- Design and completion of pool resurfacing at Swim Center
- Column repairs at Sugar Sand Park is currently in permitting
- Ongoing security enhancements at all parks
- Awaiting design proposal from KCI for the cover of the multi-sport rink at Sugar Sand Park
- Fire prevention, clearing at all parks; starting with Sugar Sand Park
- Baseball field improvements; multiple parks

Looking Forward.

As part of its ongoing mission to enhance recreational opportunities for residents, the District is dedicated to the continuous maintenance and improvement of its properties. Equally important, the District remains responsive to community needs, ensuring that emerging recreational trends are thoughtfully integrated to further enrich our parks.

