



**Minutes
Town of Lake Park, Florida
Architectural/Engineering of Kelsey &
Lake Shore Park Restrooms &
Tennis Court Lighting Improvements
Workshop**

**Wednesday, September 16, 2015, 7:56 PM
Town Commission Chamber, 535 Park Avenue**

The Town Commission met to for the purpose of the Architectural/Engineering of Kelsey & Lake Shore Park Restrooms & Tennis Court Lighting Improvements Workshop on Wednesday, September 16, 2015 at 7:56 p.m. Present were Mayor James DuBois, Vice-Mayor Kimberly Glas-Castro, Commissioners Erin Flaherty, Michael O'Rourke and Kathleen Rapoza, Town Manager John O. D'Agostino, Attorney Thomas Baird, and Town Clerk Vivian Mendez.

Town Clerk Mendez performed the roll call and Mayor DuBois led the pledge of allegiance earlier in the evening during the Regular Commission meeting.

SPECIAL PRESENTATIONS/REPORTS

1. Workshop for the presentation and discussion of design concepts for the Community Development Block Grant Improvements at Kelsey Park, Lake Shore Park and Tennis Court

Town Manager D'Agostino introduced Chris Zimmerman, AIA, President of CPZ Architects, Inc. Mr. Zimmerman presented the item (see Exhibit "A"). The Commission discussed the proposed design and budget for the projects. Commissioner Flaherty commented that the Kelsey Park restrooms should be constructed and that the Lake Shore Park restrooms should remain. Vice-Mayor Glas-Castro stated that Kelsey Park restrooms must remain as part of the scope of work. She expressed concern regarding the tennis lounge. Mayor DuBois asked what the Bert Bostrom Ballfield restroom cost. Public Works Director Dave Hunt explained that the 550 square foot restroom at Bert Bostrom Park was a single user bathroom. It cost approximately \$129 per square foot. The project consisted of no floor finish, porcelain fixtures, with an asphalt shingle roof for about \$66,000. Mayor DuBois asked if there was a storage room. Public Works Director stated "yes". He explained that the project was constructed in 2012 when the economy was in a different place than it currently was. He explained the issues with building the restrooms at Kelsey Park because a bathroom had never been designed at the north end of the park. Commissioner O'Rourke stated that he was part of the committee that met with the architect and he was stunned by the proposed cost for the projects.

Commissioner Rapoza asked what was the purpose of the tennis lounge. Public Works Director Hunt explained that the original concept was for the tennis professional to use the space as their office with possibly snack machines, an ice machine, and an area to support their operation. Commissioner O'Rourke stated that the area that was used by the

former tennis professional was now being used as the Recreation Director's office. Public Works Director Hunt agreed. He stated that the committee meeting held in August provided the architect with ideas of what the project scope would entail. Commissioner O'Rourke stated that the restrooms at Lake Shore Park should remain and a new restroom built at Kelsey Park.

Mr. Zimmerman agreed that the Lake Shore Park restrooms could be refurbished and a new bathroom could be built at Kelsey Park. He offered design suggestions for a Kelsey Park restrooms. Town Manager D'Agostino stated that staffs concerns are that the restrooms are not being locked consistently at night and therefore the bathrooms are vandalized. Public Works Director Hunt stated that the current bathroom stalls have steel doors that go to the floor. He suggested stainless steels doors that do not go to the floor, plastic partitions, and stainless steel fixtures. Mayor DuBois suggested changing the surface material used on the walls. Commissioner O'Rourke suggested that the both restrooms be designed and abandon the tennis court lighting improvements.

Mayor DuBois recapped that the Lake Shore Park restrooms needs to be locked. Commissioner O'Rourke suggested that controlling the facility needs to tie in together with current Ordinances. Town Manager D'Agostino stated that there was a need to have Code Compliance on duty on nights and weekends, but would need additional staff to accomplish the patrolling. He stated that the current staff could have their hours shifted to cover nights and weekends, but felt that additional staff would be needed. Commissioner O'Rourke asked if the Town were on track with the deadline dates to Palm Beach County. Mayor DuBois asked if the grant would allow for new construction. Town Manager D'Agostino stated that the scope of work could be modified and staff was on track with the deadlines. Public Works Director Hunt stated that he researched public restrooms and West Palm Beach has a restroom near their boat ramp that had hours of operation posted, which controlled the hours that they would be opened and closed.

Mayor DuBois recapped the scope of work to refurbishing the Lake Shore Park restrooms, remove the concrete walls in-between both stalls, electronic lock controls, and build a restroom at Kelsey Park. Commissioner O'Rourke stated that the tennis court lighting would not be done as part of the grant.

Town Manager D'Agostino asked for clarification as to why tennis court lighting was necessary. Commissioner O'Rourke explained that the lighting was old, too low, and it does not cover the entire area of the court. Town Manger D'Agostino asked the Commission if the tennis court lighting could wait until the next fiscal year where they Town could enter into a 10-year lighting program with a company such as Musco Lighting.

The Commission discussed the tennis court lighting and the current tennis professional contract.

Public Works Director Hunt recapped the entire project as follows: refurbishing the Lake Shore Park restrooms; keep the roof as-is; interior amenities; paint the outside of the building. They would demolish both buildings at Kelsey Park and build a modest size restroom with storage facility, which could be converted into a concession stand in the

future at the north end of Kelsey Park. The Commission came to consensus to have stainless steel fixtures installed. Town Manager D'Agostino asked if the plumbing could be installed inside of the wall instead of how it currently sits. Public Works Director Hunt stated that there was space to move the fixtures behind the plumbing wall. He stated that he was not sure the plumbing could be hidden for the sinks. Public Works Director Hunt asked the Commission what type of roof they wanted on the Kelsey Park restrooms. The Commission agreed to go with a shingle roof. They would install a wrought iron gate on the outside, which would be locked at night. The Mayor and Mr. Zimmerman discussed the type of lock that would be safe to use.

Mr. Zimmerman agreed to bring the designs back to the Commission at 30 % completion for their review and approval. Public Works Director Hunt suggested that when they are ready to go out for bid for the construction phase of the project that they could include some alternate design options of the project such as the tennis court lighting.

PUBLIC COMMENT:

None

TOWN ATTORNEY, TOWN MANAGER, COMMISSIONER COMMENTS:

Town Attorney Baird had no comments.

Town Manager D'Agostino had no comments.

Commissioner O'Rourke had no comments.

Commissioner Rapoza had no comments.

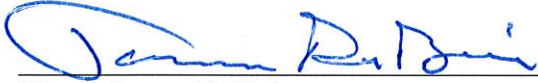
Commissioner Flaherty had no comments.

Vice-Mayor Glas-Castro had no comments.

Mayor DuBois had no comments.

ADJOURNMENT

There being no further business to come before the Commission and after a motion to adjourn by Commissioner Rapoza and seconded by Commissioner Flaherty, and by unanimous vote, the meeting adjourned at 9:10 p.m.



Mayor James DuBois



Town Clerk, Vivian Mendez, CMC



Approved on this 7 of October, 2015



Town of Lake Park Town Commission

Agenda Request Form *Exhibit "A"*

Meeting Date: September 16, 2015

Agenda Item No. *Tab 1*

Agenda Title: Workshop for the Presentation and Discussion of Design Concepts for the Community Development Block Grant Improvements at Kelsey Park, Lake Shore Park and Tennis Courts

- SPECIAL PRESENTATION/REPORTS [] CONSENT AGENDA
- [] BOARD APPOINTMENT [] OLD BUSINESS
- [] PUBLIC HEARING ORDINANCE ON ___ READING
- [] NEW BUSINESS
- OTHER: Discussion and Comments to the Architect

Approved by Town Manager *J. D. C. [Signature]* Date: *8-31-15*

[Signature]
David Hunt / Public Works Director

Originating Department: Public Works	Costs: N/A Funding Source: FY '16 CDBG Acct. # <input checked="" type="checkbox"/> Finance _____	Attachments: Power Point Presentation
Advertised: Date: _____ Paper: _____ <input checked="" type="checkbox"/> Not Required	All parties that have an interest in this agenda item must be notified of meeting date and time. The following box must be filled out to be on agenda.	Yes I have notified everyone _____ or Not applicable in this case <i>[Signature]</i> Please initial one.

Summary Explanation/Background: Application was made to Palm Beach County for Community Development Block Grant (CDBG) funds to be used for new restroom facilities at Kelsey Park and Lake Shore Park along with the replacement of the tennis court lights and poles. The Town Commission expressed a desire to participate in the design and this workshop has been called to review and comment on the building concepts and interior finishes that the Building Design Committee had previously submitted to the architect.

Mr. Chris P. Zimmerman, AIA, President of CPZ Architects, Inc. has prepared a Power Point presentation based upon the input he received from the Building Design Committee on August 14, 2015. The Committee suggested design elements that would resist vandalism and keep maintenance costs low while being aesthetically pleasing. CPZ Architects was advised to match the exterior shell of the building to the existing Lake Shore Park buildings. This building style would carry over to the Kelsey Park facility.

Further items for Commission consideration:

- The original CDBG agreement that was submitted to Palm Beach County stated that the project would include air conditioning in the Lake Shore Park restrooms. Mr. Zimmerman will provide you with the pros and cons of this design element. If the air conditioning feature is removed, the CDBG agreement would have to go back to the County for approval of the amendment.

- The Building Design Committee considered including the construction of a handicap accessible bathroom in the Tennis Pro office. It was decided that CPZ Architects would include this in the design but it would be bid as an alternate. The grant funds may not be sufficient to build this bathroom. The Town would have to supply unbudgeted funds to make up the shortfall for this item that was not included in the original agreement with the County. This would also apply to including air conditioning in the Tennis Pro office space.

Mr. Zimmerman will document the Commissioners' comments and proceed accordingly. Having received clear direction on the Town's design expectations, adjustments can be made to the design services and construction services contract. This contract for CPZ's professional services will come before the Commission for approval at the October 7, 2015 meeting.

Recommended Motion: N/A

GPZ

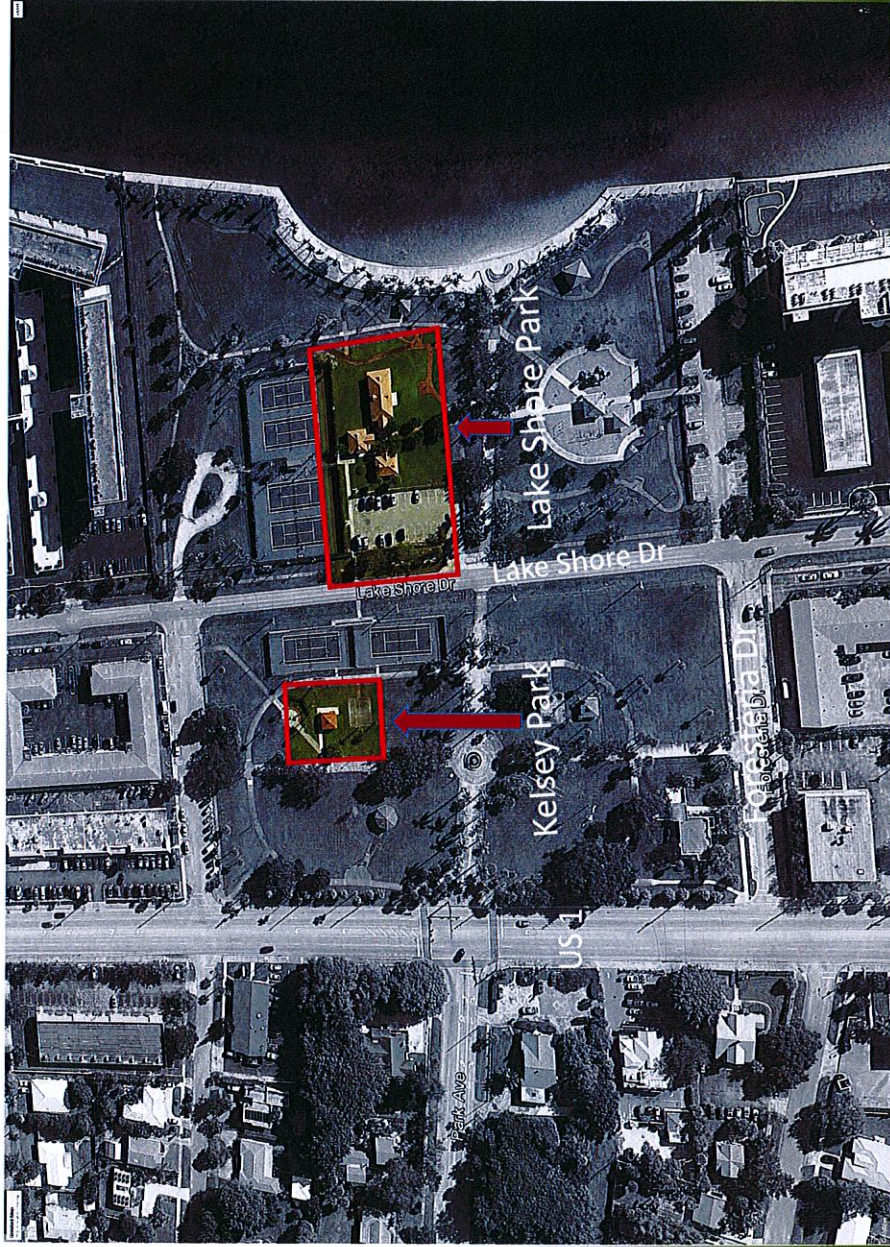
Town of Lake Park Lake Shore Park & Kelsey Park Restroom Facilities

600 Lake Shore Drive, Lake Park, FL 33403





Lake Shore Park & Kelsey Park Site



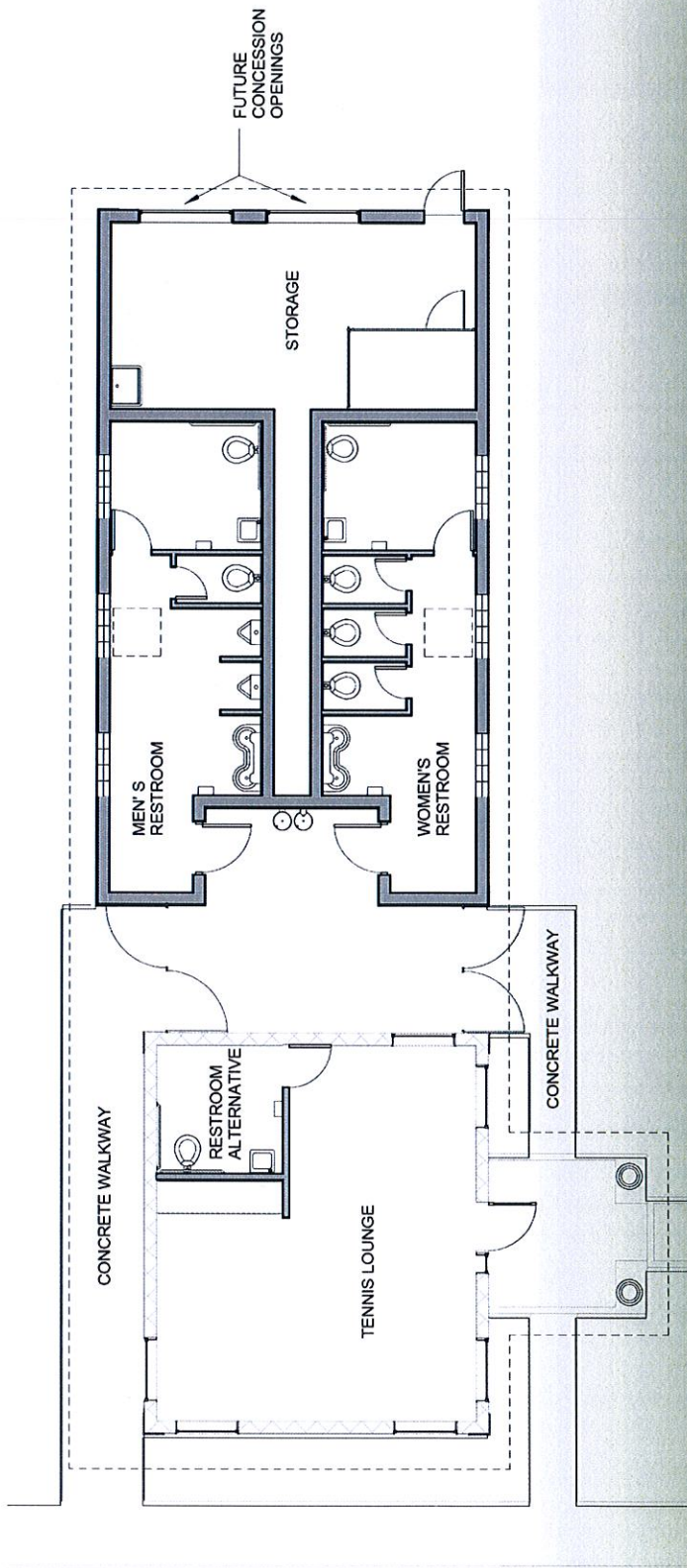


Lake Shore Park Restroom Facility





Lake Shore Park Restroom Facility



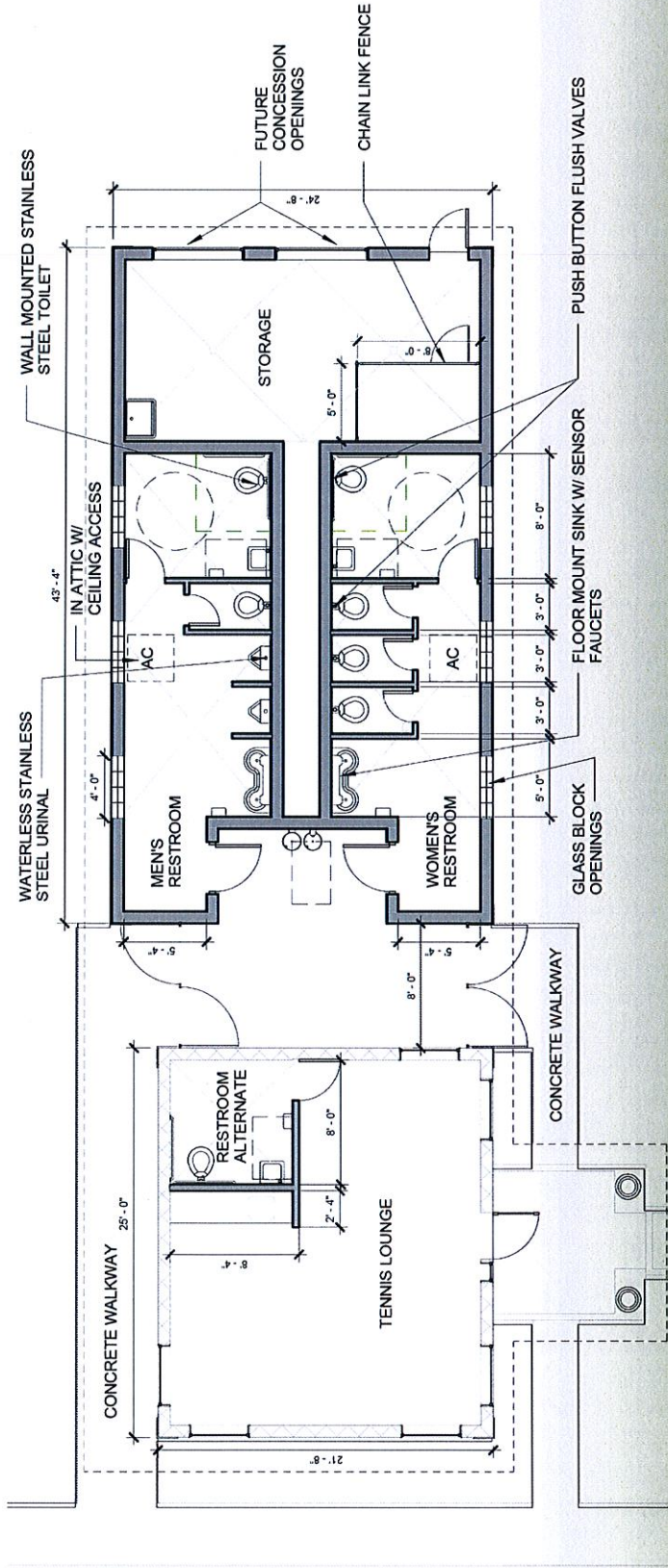
Proposed Floor Plan (Air Conditioned)

Scale: 1/8" = 1'-0"





Lake Shore Park Restroom Facility

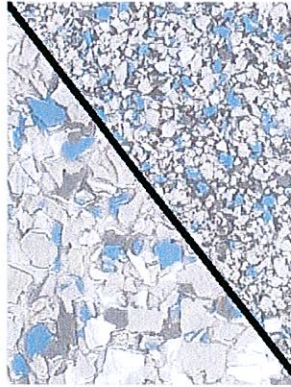


Proposed Detail Floor Plan (Air Conditioned)

Scale: 1/8" = 1'-0"



Lake Shore Park Restroom Facility



QUARTZ EPOXY FLOORING



XCELERATOR HAND DRYER



STAINLESS STEEL MIRRORS



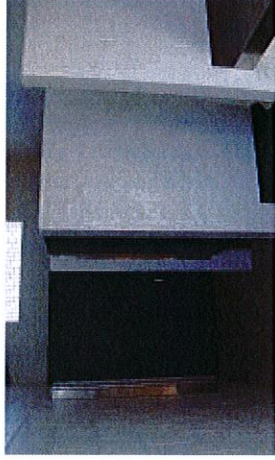
Fixtures & Finishes



Lake Shore Park Restroom Facility



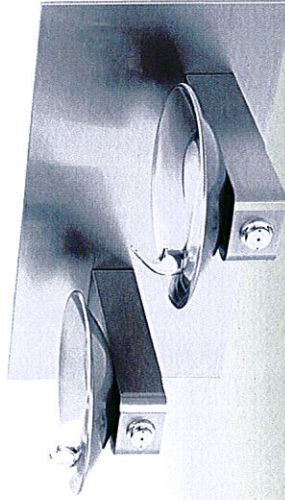
CEILING A/C



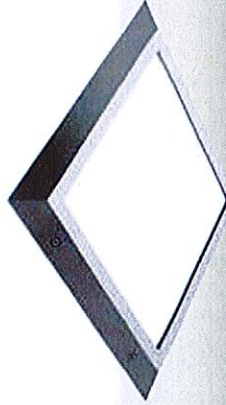
STUCCO OVER 4" BLOCK PARTITIONS
W/ SOLID PLASTIC HDPE DOORS



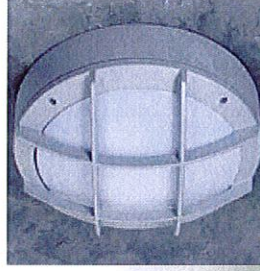
GLASS BLOCK OPENINGS



DRINKING FOUNTAIN



RECESSED LED LIGHTS

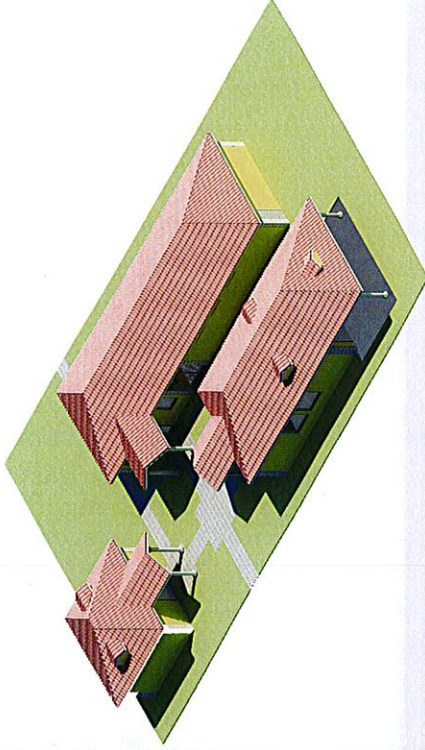


EXTERIOR LED LIGHT
FIXTURE

Building Components



Lake Shore Park Restroom Facility

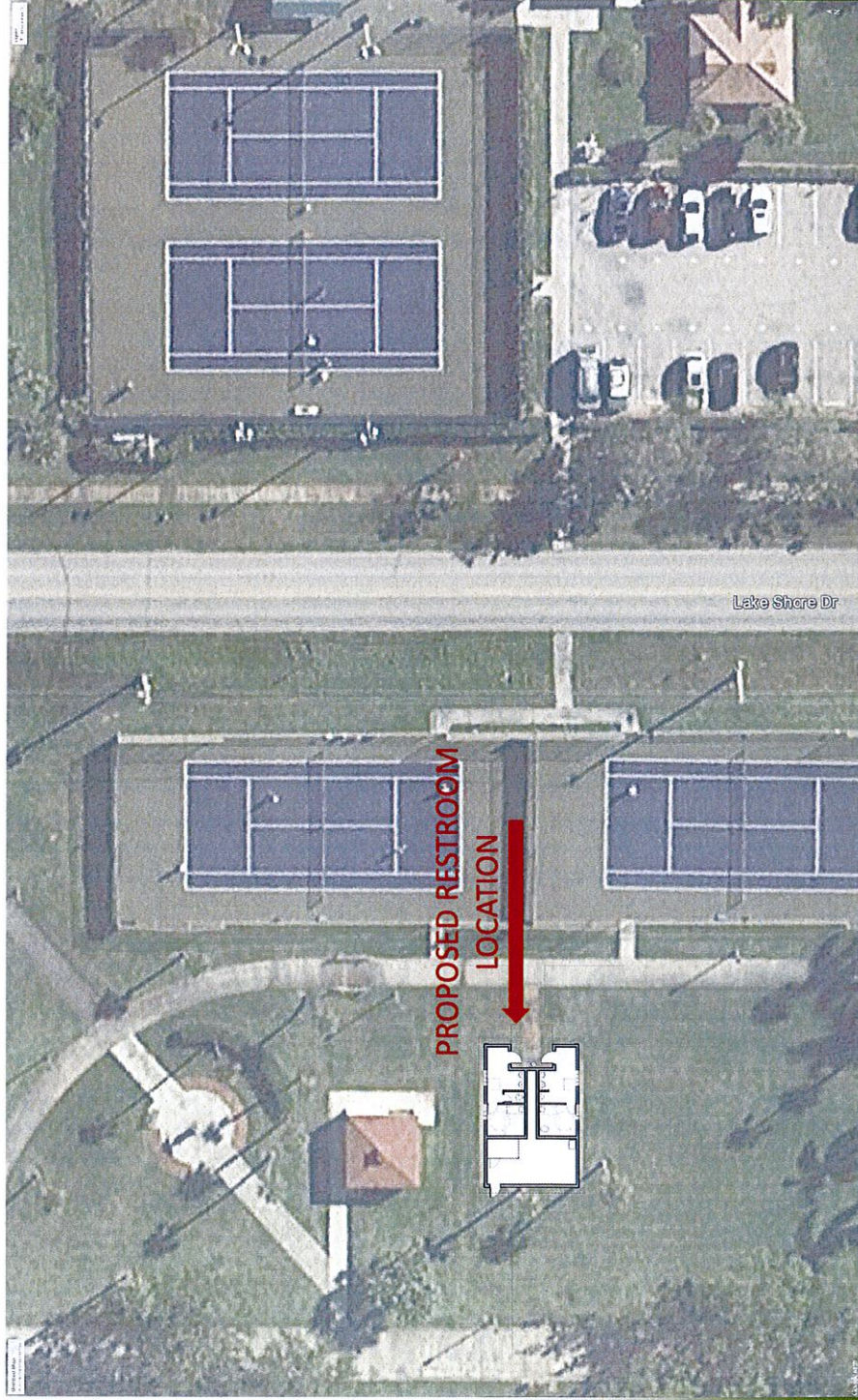


Renderings





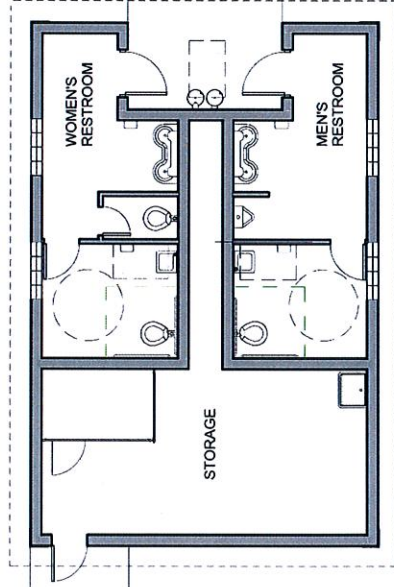
Kelsey Park Restroom Facility





Kelsey Park Restroom Facility

TENNIS
COURTS



Proposed Floor Plan (Non Air Conditioned)

Scale: 1/8" = 1'-0"





Opinion of Construction Costs

• Lake Shore Park Restroom	1000sf x \$340/sf	\$340,000
• Lake Shore Park Tennis Lounge	540sf x \$250/sf	\$135,000
• Kelsey Park Restroom	840sf x \$340/sf	\$285,600
	TOTAL	\$760,600

Funding

• Grant Funding	\$404,000	
• Professional Services	\$ 49,000	
	Balance	\$355,000



Opinion of Construction Costs

- Site Lighting (LED) Per Musco Quote \$145,000
Comes with 10 year complete warranty
Alternate method is to finance with Musco
5 years = \$32,591.34 / year
7 years = \$24,644.45 / year
10 years = \$18,836.44 / year





Suggested Revisions to meet budget

- Lake Shore Park Restroom
 - Delete the Air Conditioning
 - Do not connect to the Existing building
- Lake Shore Park Tennis Lounge
 - Only renovate as a storage building
 - Leave existing roof
- Allows for future renovation to Tennis Lounge
- Kelsey Park Restroom
 - Remove from the scope of work
- Tennis Court Lighting
 - Use any remaining funding as down payment





Suggested Revisions to meet budget

• Lake Shore Park Restroom	1000sf x \$300/sf	\$300,000
• Lake Shore Park Tennis Lounge	540sf x \$100/sf	\$ 54,000
• Kelsey Park Restroom	not included	
TOTAL		\$354,000

Funding

• Grant Funding	\$404,000
• Professional Services	\$ 49,000
Balance	\$355,000

- Tennis Lighting – Finance



Lake Shore Park & Kelsey Park Restroom Facilities

Questions &

Answers

Lake Shore Park & Kelsey Park Restroom Facilities





AGENDA

Lake Park Town Commission
Town of Lake Park, Florida
Architectural/Engineering of
Kelsey & Lake Shore Park Restrooms
& Tennis Court Lighting Improvements
Workshop
Wednesday, September 16, 2015,
Immediately Following the
Regular Commission Meeting,
Lake Park Town Hall
535 Park Avenue

James DuBois	—	Mayor
Kimberly Glas-Castro	—	Vice-Mayor
Erin T. Flaherty	—	Commissioner
Michael O'Rourke	—	Commissioner
Kathleen Rapoza	—	Commissioner
John O. D'Agostino	—	Town Manager
Thomas J. Baird, Esq.	—	Town Attorney
Vivian Mendez, CMC	—	Town Clerk

PLEASE TAKE NOTICE AND BE ADVISED, that if any interested person desires to appeal any decision of the Town Commission, with respect to any matter considered at this meeting, such interested person will need a record of the proceedings, and for such purpose, 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. *Persons with disabilities requiring accommodations in order to participate in the meeting should contact the Town Clerk's office by calling 881-3311 at least 48 hours in advance to request accommodations.*

A. **CALL TO ORDER/ROLL CALL**

B. **PLEDGE OF ALLEGIANCE**

C. **SPECIAL PRESENTATIONS/REPORTS**

1. Workshop for the Presentation and Discussion of Design Concepts for the Community Development Block Grant Improvements at Kelsey Park, Lake Shore Park and Tennis Court Tab 1

D. **PUBLIC COMMENT:**

This time is provided for addressing items that do not appear on the Agenda. Please complete a comment card and provide it to the Town Clerk so speakers may be announced. Please remember comments are limited to a TOTAL of three minutes.

E. **ADJOURNMENT:**