

POMPEY PARK

Guaranteed Maximum Price Construction Overview

Community Redevelopment Agency

and

City Commission

Joint Workshop

May 26, 2026



POMPEY PARK PROJECT

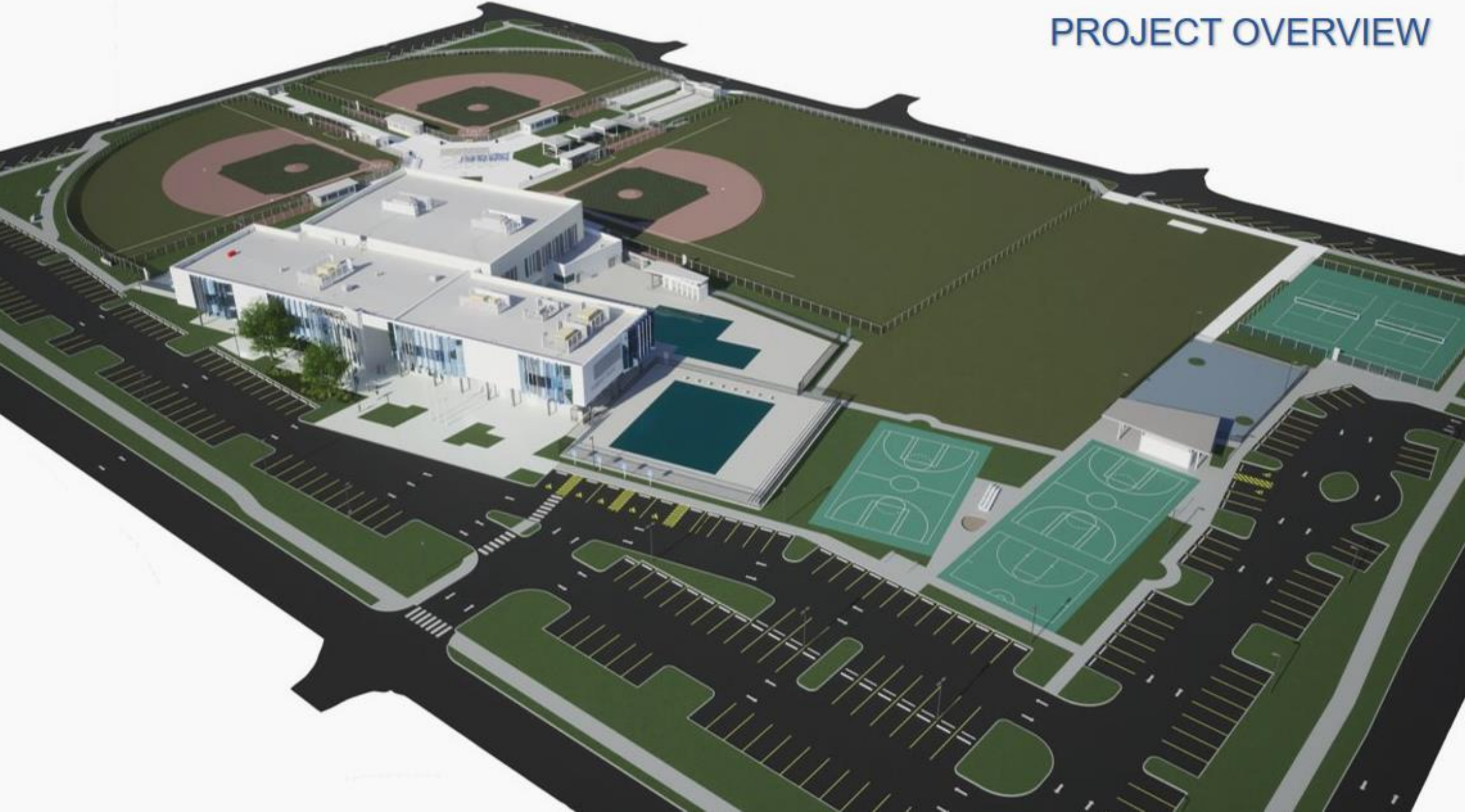
The Pompey Park Recreation Center is being renovated to provide more recreational opportunities to the Delray Beach community by enhancing several existing facilities and constructing additional amenities.

The recreational building will be a Category 5 rated facility.

THE PROPOSED ADDITIONS INCLUDE:

- Newly constructed recreational facility
- New large, multi-purpose community rooms
- New aquatics facility
- New pools
- Pool cabana with changing rooms
- Increased parking lot area
- On-street parking
- Park shelters
- Pergola
- New pavilion (shelter and restrooms)
- Indoor running track
- New little league baseball field
- Upgraded lighting to existing fields
- New basketball courts
- New playgrounds with shade cover
- New multi-purpose field
- Restroom building
- Outdoor fitness and shade structure for afterschool care
- Site lighting
- Site and Building IT
- Shaded bleachers
- Monument signs
- Irrigation system
- New kitchen
- Wayfinding signage

PROJECT OVERVIEW



EXISTING SITE

SITE PLAN – EXISTING PARK PROGRAMS AND CONDITIONS



- DISCONNECTED PARKING LOTS
- NO PASSIVE PARK COMPONENTS
- NO LARGE MULTI-PURPOSE ROOM
- LOW PARKING COUNT
- NO ON-STREET PARKING



EXTERIOR ELEVATIONS



INTERIOR



CABANAS, PAVILION & DUGOUTS



DUGOUT REAR



BASKETBALL PAVILION



DUGOUT FRONT



CABANAS

PICNIC PAVILIONS & PERGOLA



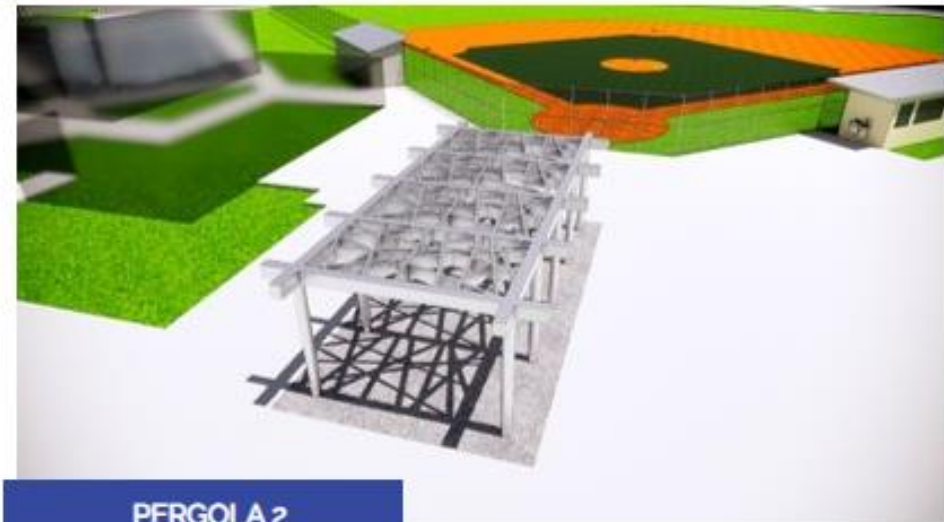
PICNIC PAVILION



PICNIC PAVILIONS (3)



PERGOLA 1



PERGOLA 2

CMAR CONTRACT

- Construction Manager At Risk (CMAR) contract is divided into two phases:
 - Phase 1 – Pre-construction and development of a Guaranteed Maximum Price
 - Plans are reviewed in great detail to identify conflicts and impediments to meeting the desired schedule and revised to remove conflicts in advance
 - GMP Alternates and Value Engineering items
 - Conflicts are resolved
 - Contractor bids the job to subcontractors following City purchasing procedures
 - Bid leveling occurs upon receipt of subcontractor bids
 - Initial cost estimate is provided
 - Negotiations on cost ensue
 - Contractor submits proposed Guaranteed Maximum Price for the project
 - Commission either accepts or rejects offered GMP
 - Phase 2 -- Construction

GUARANTEED MAXIMUM PRICE

- Starting position

• **\$65.8MM**

- Following GMP Alternates, Value Engineering, Bid Leveling

• **\$63.3MM**

- After final negotiation, removal of Competition Swimming Pool

• **\$59.39MM**

Reductions, Fees and Contingencies

- GMP alternates and Value Engineering reduced total proposed GMP by \$1,276,272
 - GMP alternates included:
 - Elimination of competition swimming pool, outdoor fitness equipment area, northeast monument sign, bullpens at adult field, pergola, one basketball half court
 - Reduced number of batting cages
 - Modified sports lighting design, type of acoustical ceiling tiles, concrete walk finish, interior lighting fixtures, simplified landscaping, playground surfacing, various building materials, types of sod and other items on sports fields
- Reduced General Conditions and Requirements of \$159,988
- Reduced Management Fee from 5% to 4.5% for \$412,266
- Recalculated contingencies off direct hard costs resulting in \$950,000 reduction to GMP proposal
- Reduced material escalation trade costs (contingency) for \$215,000 removed from the GMP proposal
- Reduced material escalation contingency from .5% to .25% to \$110,000 removed from the GMP proposal

Scheduling

- Community Center Final Completion May 2028
- Demolition of existing Community Center and Concession Stand May 2028
- New Pool, fencing and decking December 2028
- Playground November 2028
- Outdoor Basketball Courts August 2028
- Final Completion of all ballfields, picnic pavilions, paving, curbs and sidewalks in January 2029

QUESTIONS?

