
PROJECT DEFINITION REPORT

ATLANTIC DUNES PAVILION REPLACEMENT

PROJECT NUMBER 17-057

NOVEMBER 3, 2016

REVISION/VERSION #1



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Acronyms and Abbreviations

ESD	Environmental Service Department
PDR	Project Definition Report
FDEP	Florida Department of Environmental Protection
FDOT	Florida Department of Transportation

Approvals

City of Delray Beach and other partner organizations approving/providing resources, personnel, and guidance for the execution of this project.

John Morgan, Environmental Services Director

Date

Other as needed/City Manager/Commissioners

Date

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Purpose

This Project Definition Report provides a brief overview of the Atlantic Dunes Pavilion Replacement Project to promote a shared understanding of it before a more detailed Plan, Schedule, and Budget is prepared.

Background

The Pavilion at Atlantic Dunes Park was destroyed by fire on June 27/28, 2016. Staff from the Environmental Services Department (ESD) completed demolition of the site and closed it to the public on July 1, 2016. It has remained closed to the public since that time.

The pavilion, which was originally constructed in 1977, is a popular wedding and special occasion destination for Delray Beach residents. The boardwalk adjacent to the pavilion was constructed in 2010. The City of Delray Beach wishes to replace this important amenity for residents.



Photo No. 1 - Pavilion at Atlantic Dunes Park

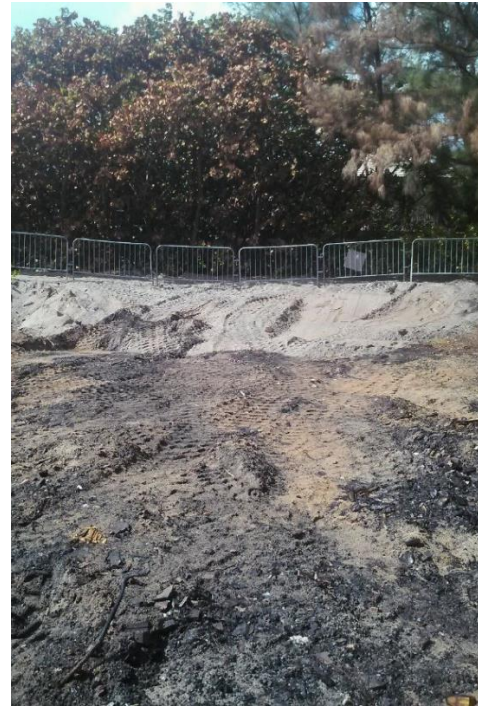


Photo No. 2 Atlantic Dunes Pavilion during fire (below) and Photo No. 3 after demolition (right).

Project Goal

The goal of this project is to replace the Atlantic Dunes Pavilion in compliance with current building codes and utilizing green building materials in the most expeditious method possible.

Project Description and Objectives

The Pavilion at Atlantic Dunes Park has been a landmark since its construction in 1977. It is a valued venue for weddings and special occasions for residents of the City of Delray Beach. Pavilion rental also is a revenue source for the Parks and Recreation Department. This revenue source has been lost since the Pavilion was destroyed by fire June 27/28, 2016.

Atlantic Dunes Park is open from 8 a.m. until Dusk daily. Lifeguards are on duty from 9 a.m. until 5 p.m. Facilities include Beach, Beach Parking, Benches, Bicycle Rack, Community Park, Drinking Fountain, Nature Trail, Picnic Area and Restrooms. The loss of the Pavilion has negatively impacted the popularity of this public park.

Project Location

Atlantic Dunes Park is located one block north of Linton Blvd. on A1A and is lifeguard supervised by the Ocean Rescue Division. Atlantic Dunes Park is located at 1605 S. Ocean Boulevard; Delray Beach, Florida 33483.

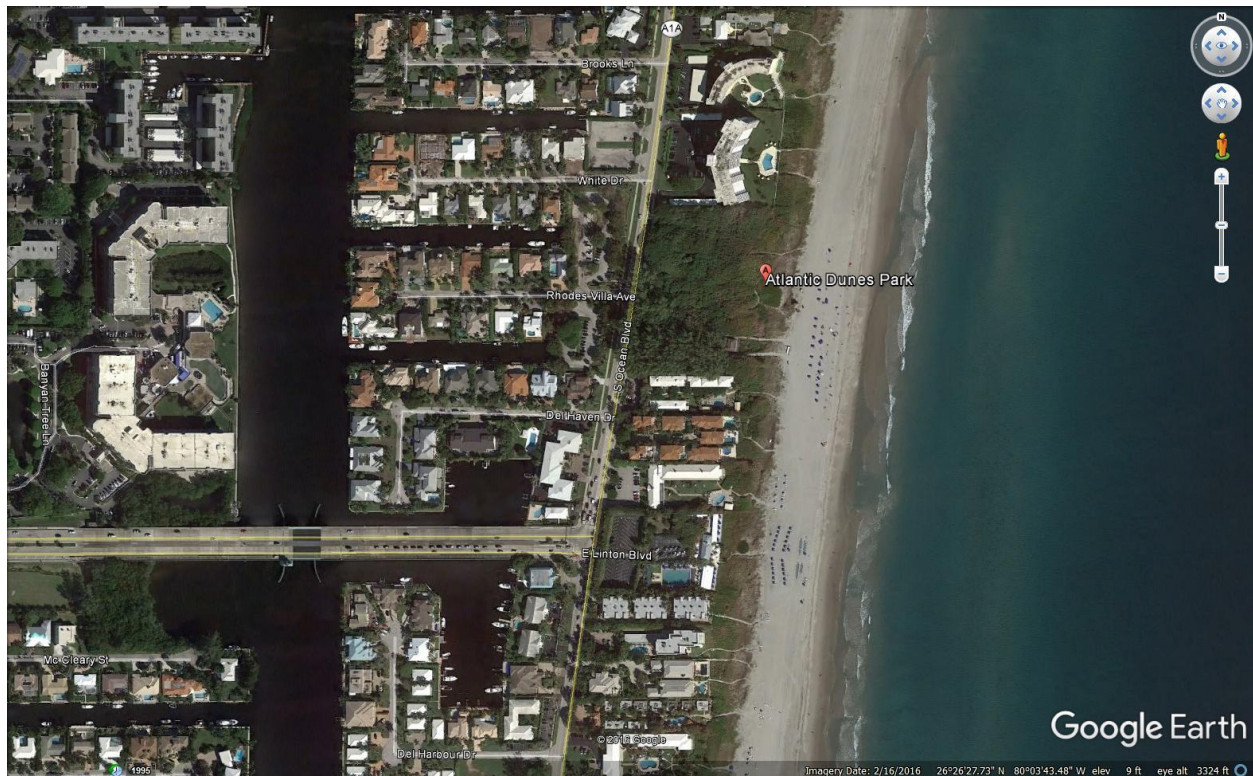


Figure 1 - Project Location

Project Scope

It is the intention of the City of Delray Beach to utilize the existing plans for both the Pavilion at Atlantic Dunes Park and the boardwalk to replace the lost structures with the same design. This will require a minimal update of the existing plans for the Pavilion and for the boardwalk to meet current building codes including wind load standards. Plans and bid specifications also shall include the use of green building materials. Permitting will be required both with the City of Delray Beach and with the Florida Department of Environmental Protection (FDEP).

The City desires to replace this structure as quickly as possible. In order to achieve this goal, it is desirable to seek outside an outside company or team of companies that can provide both design and construction services. The Design/Build format for this project allows us to move forward more quickly by saving time by only performing one solicitation, rather than two. Having the designer and builder working together toward a common goal from the onset of a project helps to alleviate the need for in-field corrections and allows for the purchase of building materials to happen earlier in the process.

Risks

Although this is a replacement in kind of an existing permitted structure, the footprint lies within the Coastal Construction Zone. There is potential for permitting issues with FDEP associated with construction within the dune area that may cause project delay.

Permitting

The City will seek an exemption from permitting from FDEP as this is an in kind replacement of an existing permitted structure. Existing plans for the Pavilion were completed in 1977, creating a need to update the plans to meet current building and wind load requirements. A City of Delray Beach building permit will be required.,

Right of Way

See Real Estate section below.

Real Estate

The Pavilion at Atlantic Dunes Park lies on a parcel of land that is owned by Palm Beach County, but managed by the City of Delray Beach. Palm Beach County will be included in planning and coordination for this project.

Public Use/ Outreach

Due to the total destruction of the structure, this area has been restricted from public use since July 1, 2016. Atlantic Dunes Park is a popular destination, however, and outreach activities associated with public use of the remainder of the park facilities will be coordinated through the Parks and Recreation Department. Management of stakeholder expectations for construction of this facility will need to be managed.

Stakeholder Considerations

Public stakeholders for this project include the FDEP, Palm Beach County, and the City of Delray Beach. Private and special interest stakeholders include the adjacent property owners to the north and south, as well as the Beach Property Owners Association (BPOA) and the general public.

Outcomes and Success Criteria

A successful outcome for this project will be the replacement of the Pavilion structure prior to July 1, 2017 and within the allotted project budget. Other success criteria include obtaining a permit exemption from FDEP and that the project was constructed utilizing green and/or sustainable building materials.

Operations and Maintenance

The Parks and Recreation Department will maintain this facility. Maintenance staff will participate in the selection of materials in order to ensure ease of maintenance and manage future maintenance costs.

Technology

Not Applicable

Security and Safety

The project site will be fenced off from the public during construction. Security will be the responsibility of the contractor chosen to perform the work.

Environmental

This project occurs within the Coastal Construction Zone along the dune, which is an environmentally sensitive area. Special precautions to contain all construction debris onsite will be required. A plan outlining environmental protection techniques to be utilized during construction will be required as a part of both the solicitation process and the permitting process for the chosen consultant. This plan will include, but not be limited to, identification and avoidance of any protected plant species.

Monitoring

If required, will be determined during permitting process.

Commissioning

Not Applicable

Lessons Learned

Not Applicable

Conceptual Alternative Options

Not Applicable

Cost Estimates

The estimated cost of construction for this project based on prior projects, inflation and the use of green building materials is \$170,000. Design costs are estimated at an additional

\$30,000. It is expected that Construction Management services will be provided in house. The total anticipated cost of this project is \$200,000.

Project Milestones

- Solicitation prepared and advertised by Purchasing: January 2, 2017
- Solicitation question and answer period: January 2, 2017 through January 30, 2017
- Solicitations received: February 15, 2017
- Design/Build Team chosen: March 1, 2017
- Notice to Proceed issued: March 15, 2017
- Construction completion: June 30, 2017

Resource Requirements

List Functions			
Engineering	Consultant		
Civil			
Structural			
Mechanical			
Electrical			
Geotechnical			
Other			
Planners			
Architectural			
Plan	Consultant		
Permitting	Consultant		
Project/Construction Manager	City		
Inspections	City		
Survey	Consultant		
Other - Construction	Consultant		
Total Resource Requirements	To be Determined		

Project Funding Sources

Funding to be provided by City Manager utilizing account code: 334-4170-572-63.90

References

Not applicable