

**MINUTES OF THE SPECIAL WORKSHOP SESSION  
VILLAGE COUNCIL OF NORTH PALM BEACH, FLORIDA  
MARCH 28, 2018**

Present:

David B. Norris, Mayor  
Mark Mullinix, Vice Mayor  
Susan Bickel, President Pro Tem  
Darryl C. Aubrey, Sc.D., Councilmember  
Deborah Searcy, Councilmember  
Andrew D. Lukasik, Village Manager  
Len Rubin, Village Attorney  
Melissa Teal, Village Clerk

ROLL CALL

Mayor Norris called the meeting to order at 7:00 p.m. All members of Council and staff were present. Special Projects Director Chuck Huff, Purchasing Manager Sharon Swan, and representatives from Peacock + Lewis Architects and Planners, Gaudet Associates, and The Weitz Company were present.

COUNTRY CLUB CLUBHOUSE PROJECT

Mr. Lukasik discussed the budget for the Country Club Clubhouse project. Mr. Lukasik noted the overall project costs are not limited to the clubhouse alone. Mr. Lukasik reported the projected cost at \$17,278,882 as of March 28, 2018 (\$2.3 million over September 2016 budget), based on input from The Weitz Company, Gaudet Associates, Inc., and staff. Mr. Lukasik detailed potential savings through direct purchasing of materials and lessee payment from the restaurant. Mr. Lukasik reviewed the seating capacities for the indoor and outdoor dining venues.

Mr. Lukasik reviewed value engineering changes to the project scope. Project Executive Gerry Kelly, The Weitz Company, detailed the savings for each item:

- move the restroom/locker room building on the pool deck to the east side and combine it with the splash park restroom building (\$250,000);
- reduce the size of the splash park to 2,000 SF and allow multiple vendors to respond to ITB, rather than sole source (\$300,000);
- eliminate the snack bar building and provide service through use of technology on the pool deck and on the 9th hole for golfers (\$104,000);
- remove straight stairs from the parking lot at the entrance [large main stair to remain] (\$40,000);
- reduce landscape materials and landscape lighting (\$100,000);
- replace porcelain tile finish on entrance pavilion, outdoor pavilion, and walkway floors with decorative concrete (\$133,000);
- reduce scope of parking lot improvements on north end near the tennis courts (\$183,000); and
- make the cupolas an architectural feature observed from the outside only (\$127,000).

Discussion ensued regarding the pool restroom/locker room building, and the location and entrance to the family restroom facilities. Architect Brian Idle, Peacock + Lewis, advised there are two family restrooms inside the pool restroom building and four inside the clubhouse. Mr. Lukasik and Mr. Idle described the advantages of relocating the pool restroom/locker room building.

Mr. Lukasik recommended continuing the Construction Manager at Risk process and requested Council direction regarding the project scope and budget; with Weitz to complete the guaranteed maximum price (GMP) process and advertise the project to bidders.

Mr. Lukasik reported the current fund balance is at \$13 million, of which \$1.7 million is allocated for the golf course project. Mr. Lukasik stated the fund balance would be \$9 million, or 38% of the current annual expenditures, if \$2.3 million in fund balance was used for the clubhouse project.

Architect Brian Idle, Peacock + Lewis, gave a presentation detailing proposed changes to the project plans. Mr. Idle explained the cost savings associated with the changes. Regarding the parking lot improvements, Mr. Idle noted there would be a new configuration and landscaping next to the building, with the northern portion of the parking lot remaining in its old configuration. Discussion was held regarding removal of the straight stairs from the parking lot at the entrance. Regarding outdoor dining options, Mr. Idle reported there would be a dining area on the pool deck, with a landscaped terrace using the memorial pavers from the current clubhouse; a dining area outside the indoor/outdoor bar, with fire pits and umbrella tables overlooking the golf course; and outdoor dining on a covered loggia overlooking the pool and golf course. Mr. Idle reviewed plans for directional signage. Discussion ensued concerning handicapped access to the facilities.

Discussion took place concerning the project schedule. Mr. Idle advised that the design team would need at least 30 days to implement the changes, with another 30 days to issue the bid documents and receive the GMP.

Members of the public addressed the Council and expressed their views regarding the project.

Councilmembers discussed the proposed value engineering changes to the scope of the project. Discussion took place concerning elimination of the snack bar. Mr. Idle estimated the total project cost at approximately \$19 million, if the proposed changes were not made. It was suggested that instead of revising the drawings, the project scope changes could be listed as bid alternates. Mr. Idle predicted it would take two weeks to write the alternates, make the constructability changes, and work with The Weitz Company to ensure clarity in the documents issued to their subcontractors. The Weitz Company representative explained that the total cost of the alternates would be listed separately as a menu for the Council to choose to add on to the GMP. Discussion ensued regarding additional architectural design fees for taking in or leaving out items.

#### CONSENSUS OF COUNCIL

The Council agreed to these project scope changes:

- move the restroom/locker room building on the pool deck to the east side and combine it with the splash park restroom building; and
- reduce the size of the splash park to 200 SF and allow vendors to propose rather than sole source.

The Council directed that these items be listed as bid alternates:

- snack bar building;
- straight stairs from the parking lot at the entrance; and
- porcelain tile finish on entrance pavilion, outdoor pavilion, and walkway floors.

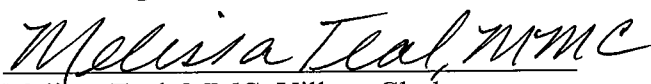
Regarding these project scope changes, the Council directed:

- no reduction in landscape materials/lighting other than that due to the reduced size of the splash park;
- no reduction to scope of parking lot improvements on north end near the tennis courts; and
- keep the cupolas as designed.

The Weitz Company advised that upon receipt of completed drawings from Peacock + Lewis, it would take six weeks to provide the GMP. Purchasing Manager Sharon Swan estimated that an amendment to the contract with Weitz, including the GMP, could be presented to Council by the end of May. Mr. Gaudet detailed the milestones that needed to be met to achieve this timeline.

#### ADJOURNMENT

There being no further business to come before the Council, the meeting was adjourned at 9:25 p.m.

  
Melissa Teal, MMC, Village Clerk