

TECHNICAL MEMORANDUM

To: Jim Barnes, Village Manager
Village of Wellington

From: Jonathan Reinsvold, P.E., Village Engineer

CC: Tanya Quickel, Deputy Village Manager
Ed De La Vega, Assistant Village Manager

Date: June 1, 2022

Re: Wellington Community Park-Recreational Facility Unsolicited Proposal

Attached: Exhibit A: Wellington Community Park-Recreational Facility Unsolicited Proposal
Exhibit B: Wellington Athletics Conceptual Plan
Exhibit C: Wellington Athletics Five-Year Operating Pro Forma
Exhibit D: South Shore Park Conceptual Site Plan and Design Documents
Exhibit E: DSA Sports, LLC Proposal

Executive Summary:

As directed by the Village Manager and in accordance with Florida Statute 255.065 (“the Statute”), I have reviewed the unsolicited proposal for the referenced project. According to the statute, if an unsolicited proposal involves architecture, engineering, or landscape architecture, it must be reviewed by an Architect, Landscape Architect, or Engineer licensed in the State of Florida, specifically as follows:

If the responsible public entity chooses to evaluate an unsolicited proposal involving architecture, engineering, or landscape architecture, it must ensure a professional review and evaluation of the design and construction proposed by the initial or subsequent proposers to assure material quality standards, interior space utilization, budget estimates, design and construction schedules, and sustainable design and construction standards consistent with public projects. Such review shall be performed by an architect, a landscape architect, or an engineer licensed in this state qualified to perform the review, and such professional shall advise the responsible public entity through completion of the design and construction of the project.

Since I serve as the Village Engineer for the Village of Wellington (VOW), and am licensed as a Professional Engineer in the state of Florida, it is appropriate for me to bear this responsibility. The following report is a summarization of the review of the proposal and information provided by Wellington Athletics, LLC under my direct supervision. As required by the statute, the report evaluates the following components:

- I. Material quality standards;
- II. Interior space utilization
- III. Budget estimates
- IV. Design and construction schedules
- V. Sustainable design and construction standards

It should be noted that the review was based wholly on documents submitted by Wellington Athletics, LLC, which are conceptual in nature and are attached as Exhibits A, B, and C. This report will document the submittal in relation to the constructability of the project as shown in Exhibit B, in accordance with the Statute, and for conformance with the Village of Wellington's Design and Development Standards. Please note the comments on the specific areas referenced in the statute below:

I. Material Quality Standards

The proposal does not specify materials used and therefore no determination of specific material quality standards can be reached. However, we can compare the cost of the proposed facility against the cost of similar facilities. In general, any facility built for public use in the VOW would need to meet all applicable building standards as set forth in the Florida Building Code (FBC), the VOW Land Development Regulations, the VOW Engineering Standards Manual, The VOW Utility Standards Manual, and all applicable state and county regulations.

The building and site development cost were broken down into two separate sections in the Pro-Forma (Exhibit C) and labeled as "Capital Cost and Startup Cost – Indoor Facility" and "Capital Cost and Startup Cost – Outdoor Facility". For simplicity purposes, each facility was broken down into cost per square foot basis and is summarized as follows:

	Total Cost	Total Area (sf)	Cost / Sf	Cost / Ac.
Capital Cost and Startup Cost – Indoor Facility	\$27,536,938	97,544	\$282	\$12,284,000
Capital Cost and Startup Cost – Outdoor Facility	\$5,478,601	750,060	\$7.30	\$318,200
Total	\$33,015,539	\$847,604	\$39	\$1,696,732.06

As shown in the table above, the proposed indoor facility cost per square foot is \$282. For comparison purposes, we referenced a report prepared by Kimley Horn and Associates in 2019 (Exhibit D) for the same park. This report included cost estimates for five ball-fields of various sizes, a 2,710 sf concession building, a 2,190 sf maintenance building, a 26,615 sf gymnasium, and all associated site work and offsite improvements. The cost for the gymnasium was estimated to be \$195 per square foot. This condition can be compared as follows:

	VOW Conceptual Gym (KH Report)	Wellington Athletics, LLC Facility	Cost Increase (%)
Cost Per Square Foot	\$195.00	\$282.00	45%

Based on the cost proposed cost provided compared to historical cost estimates, we can conclude that the proposed facilities can adequately meet the VOW standards for material quality.

II. Interior Space Utilization

In general, the interior space utilization seems reasonable given the use of the facility. It would be helpful to understand the maximum occupancy, and anticipated peak occupancy during normal operations (non-events) that is proposed for this facility to adequately calculate the required parking areas. Without the benefit of knowing the occupancy loading, the criteria for parking would be 1 space per 200 square feet of interior space, plus additional parking for the outdoor fields. This calculation yields well over 500 spaces, where the site plan shows +/- 200 spaces.

A glaring omission appears to be the amount of restroom facilities that are provided for the project, as there only appears to be one set of bathrooms for the entire site. Since the site is very large with multiple facilities both indoor and outdoor, there should at a minimum be separate public restrooms for indoor and outdoor facilities. Please note the facility will need to meet the FBC standards for restroom facilities, including distances to proposed facilities.

III. Budget Estimates

Before signing a comprehensive agreement, the responsible public entity must consider a reasonable finance plan that is consistent with subsection (9); the qualifying project cost; revenues by source; available financing; major assumptions; internal rate of return on private investments, if governmental funds are assumed in order to deliver a cost-feasible project; and a total cash-flow analysis beginning with the implementation of the project and extending for the term of the comprehensive agreement.

The Village has retained the services of DSA Sports, LLC who has considerable experience evaluating the feasibility of Sports facilities including qualifying Project Costs. Therefore, the analysis of this section is deferred to DSA Sports, LLC, and will be submitted to you separately from this memo.

IV. Design and Construction Schedule

The Design/Pre-Construction schedule of 15 months seems reasonable. However, the Construction schedule (13 months) seems very aggressive. I have concerns whether this schedule is achievable, please consider the following in relation to the proposed schedule:

1. Have any material shortages/delays been considered?
2. Are there any sort of built in buffers or safety factors in this schedule?
3. Please be advised that the construction will overlap with Wellington's annual horse show season and elevated traffic volumes are typical during this time. Have any of these delays been considered in the schedule?

V. Sustainable Design and Construction Standards

1. There does not appear to be any storm water management areas proposed on the site plan. The project will be required to meet Village Ordinance 2010-14, which can be addressed through the Land Development Permitting process.
2. Parking for the facility appears to be light. Confirmation of the anticipated occupancy load and required parking can be addressed through the site plan approval process.
3. The proposal mentions sports teams traveling from around the country to the site. Considerations should be made for bus parking and/ accommodations offsite. This can be addressed through the site plan approval process.
4. A traffic study will be needed to verify the impacts of the proposed facility, and are considered at the site plan approval process.
5. There is an existing sanitary sewer lift station located on-site that appears to be removed from the site. This item will need to be addressed during the site plan and Land Development Permitting Process. It should also be noted that these facilities typically dictate the critical path of the schedule. It would be highly recommended that this item be one of the first items addressed with the utilities department.
6. Although we acknowledge the proposed Site Plan is conceptual, there needs to be substantially more detail and labeling on the plan to confirm compliance with Village Standards, such as, turning radii, lighting, landscaping, parking lot aisles and stall widths, dumpster area(s), loading/delivery area(s), etc.
7. Since the facility has a substantial amount of space indoors, we recommend exploring the possibility of utilizing this facility as an emergency hurricane shelter.

Conclusion:

The Village of Wellington Engineering Department recognizes the conceptual nature of this proposal. However, we have concerns that the outdoor facilities portion of the project can be constructed for the amount shown in Exhibit C.

Specific concerns are as follows:

1. Stormwater management facilities should be included on the site plan. Cost for this item should be included in the pro forma as well. This item can be addressed during the site plan and land development permit process.
2. Reconfiguration of the existing municipal lift station should be included on the site plan. Cost for this item should be included in the pro forma as well. This item can be addressed during the site plan and land development permit process.
3. Omission of field lighting cost in the pro forma.
4. Additional restroom facilities may be required, with cost.
5. Additional parking facilities may be required, with cost.
6. The Proposer should consider possible price escalations due to supply shortages.

-----END OF MEMORANDUM-----