



## Town of Lake Park Town Commission

### Agenda Request Form

---

**Meeting Date:** November 4, 2026

**Originating Department:** Public Works

**Agenda Title:** Presentation, Discussion & Direction – Kelsey Park Splash Pad Project – Various Alternate Design Options

**Approved by Town Manager:** \_\_\_\_\_ **Date:** \_\_\_\_\_

---

**Cost of Item:** N/a **Funding Source:** N/A - Discussion item; design services previously authorized by Resolution 64-08-26.

**Account Number:** N/a **Finance Signature:** \_\_\_\_\_

**Advertised:**

**Date:** N/a **Newspaper:** N/a

**Attachments:**

Project Presentation Materials – Microsoft PowerPoint Slides

\_\_\_\_\_

\_\_\_\_\_

**Please initial one:**

\_\_\_\_\_ Yes, I have notified everyone.

√ \_\_\_\_\_ Not applicable in this case

### Summary Explanation/Background:

The Kelsey Park Splash Pad Project is being advanced as a Community Development Block Grant (CDBG) supported capital improvement. The Town entered into Capital Improvement Agreement R2025-0815 with Palm Beach County Department of Housing and Economic Development (DHED) for the project, and the Town's current total CDBG allocation is \$438,125.

The grant agreement establishes project performance milestones, including award of the construction contract by December 31, 2026; construction completion by October 31, 2027; final reimbursement by November 30, 2027; and agreement expiration on December 31, 2027.

The project has progressed through concept development, public input, and design development. The project team presented six concepts (A, B, C, D, D2, and D3) during the public-input process. Public feedback generally favored the south location adjacent to the playground, an organic footprint, and a mix of ground-level and interactive water-play features. Concept A was subsequently advanced for design development.

As design progressed, Concept A reached an opinion of probable construction cost (OPC) of approximately \$590,000. To align the construction scope more closely with an approximately \$400,000 cost target as required by the Town Commission, four cost-reduction alternatives have been developed for consideration by the Town Commission.

Each alternative requires material scope trade-offs, including removing fencing, furnishings, and landscaping and, in some cases, reducing the wet-play area, capacity, water-treatment approach, or play experience.

### **Design Phase Budget Status:**

| <b>Design Funding</b>        | <b>Amount</b> |
|------------------------------|---------------|
| Approved Design Budget       | \$123,125.65  |
| Design Services Paid to Date | \$78,469.87   |
| Remaining Design Budget      | \$44,655.78   |
| Budget Expended              | 63.7%         |
| Budget Remaining             | 36.3%         |

**Current Status:** *The project remains within the previously approved design budget. Based on expenditures to date, approximately \$44,655.78 remains available for continued design services. No additional design appropriation is being requested as part of this agenda item.*

### **Four (4) Design Options:**

The four alternatives presented for consideration are summarized below:

| <b>Alt.</b> | <b>Design Approach</b>            | <b>Water System</b> | <b>Capacity*</b>        | <b>Key Tradeoff / Caveat</b>                                                                                 |
|-------------|-----------------------------------|---------------------|-------------------------|--------------------------------------------------------------------------------------------------------------|
| A           | Original design / reduced scope   | Flow-through        | 45 max / 20 comfortable | Retains the most continuity with Concept A; removes 1–2 spray features, fencing, furnishings, and landscape. |
| B           | New organic “amoeba” footprint    | Recirculating       | 30 max / 15 comfortable | New footprint and system; no fencing, furnishings, or landscape.                                             |
| C           | New round footprint               | Recirculating       | 20 max / 10 comfortable | Lowest stated capacity; no fencing, furnishings, or landscape.                                               |
| D           | Playable fountain + misting posts | Recirculating       | 25 max / 12 comfortable | Changes the play experience and introduces night-use considerations; no fencing, furnishings, or landscape.  |

**Note:** *The capacity values and scope descriptions above are those presented by the design team. The approximately \$400,000 figures are construction OPC targets and should not be interpreted as final bid prices or total project costs.*

**Fiscal Impact:**

The selected alternative by the Town Commission will require an updated opinion of probable construction cost (OPC) and confirmation of the final project budget, available grant funding, permitting requirements, design completion costs, contingency and procurement prior to requesting construction authorization.

The current developed Concept A construction OPC is approximately \$590,000, while each of the four cost-reduction alternatives are presented at an approximately \$400,000 construction target.

The Town's total CDBG allocation for the project is \$438,125; however, the grant also supports eligible project costs and is subject to the terms, performance milestones, and reimbursement requirements of the grant agreement. Staff will reconcile the selected construction scope with available funding before returning for any required construction or funding authorization. Because the grant currently requires award of the construction contract by December 31, 2026, timely direction by the Town Commission is important to preserve flexibility in design, permitting, procurement, and the grant schedule.

**Commission Direction Requested:**

- Identify the preferred alternative (A, B, C, or D) to advance for design refinement
- Confirm whether the selected alternative should retain the current scope reductions, including removal of fencing, furnishings, and landscaping, or whether any of those elements should be restored subject to cost and funding evaluation
- Authorize staff and the project design team to refine the selected alternative, confirm the updated OPC, and advance final design and permitting consistent with Commission direction
- Direct staff to return to the Town Commission for construction award, material funding commitment, contract amendment, or additional appropriation requiring Commission approval.

**Recommended Motion:**

The Town Commission consider, discuss, and provide direction regarding the four (4) proposed cost-reduction alternatives for the Kelsey Park Splash Pad Project; and authorize staff and the project design team to refine the selected alternative, update the opinion of probable construction cost, and advance final design and permitting.