TOWN OF LAKE PARK
DEPARTMENT OF PUBLIC WORKS

# Kelsey Park Splash Pad

## Council Decision Update

Refined alternatives aligned to an approximately $400,000 cost target

October 7, 2026, • Resolution 102-12-25

Exhibit B



EXECUTIVE SUMMARY

# Council Decision at a Glance

Six concepts were presented during public input; the Council is now considering four cost-reduction alternatives.

**$590K**
**Current design OPC**
Original Concept A development

**~$400K**
**Cost target for alternates**
Alternates A–D

**$190K**
**Reduction required**
About 32% below current OPC

**4**
**Council alternatives**
A–D at approximately $400K

## What the evidence says

- Residents favored the south location near the playground (6 of 10).
- Organic footprints were strongly preferred (8 of 10).
- A mix of ground sprays and interactive features was strongly preferred (9 of 10).
- Concept A was previously advanced for design development.

## Decision required

**Select the preferred cost-reduction alternative to advance:**

- **A** Original concept / reduced scope
- **B** New organic “amoeba” footprint
- **C** New round footprint
- **D** Playable fountain + misting posts

PROJECT STATUS

# Project Journey

From project kickoff through public input, design development, and Council-directed alternatives.

**DEC 2025**

## Kickoff

Project kickoff with Town staff

**JAN 2026**

## Concepts

Survey received; six draft concepts prepared

**MAR 2026**

## Public Input

Community meeting at Town Hall

**MAY–JUN**

## Design Development

Plans, OPC, and revisions delivered

**AUG 2026**

## Council Update

Progress presentation to the Town

**TODAY**

**OCT 2026**

## Decision

Four cost-reduction alternatives presented for Council direction

PUBLIC INPUT

# What Residents Told Us

The March 28 public meeting clearly indicated a preference for location, form, and play experience.

**6 / 10 Preferred the south location**

Next to the playground

**8 / 10 Preferred an organic shape**

Concepts A, B, or C

**9 / 10 Preferred mixed play features**

Ground + interactive

**A Most preferred named concept**

Concept A received the most votes

## Additional public comments

- Funding concerns
- More seating
- Rubberized pad vs. concrete
- Bromine vs. chlorine
- Consider a changing area

## Design implication

The strongest preferences point toward an organic, playground-adjacent splash pad with a mix of ground-level and interactive features.

*Shade preferences were mixed, so no single shade solution emerged as dominant.*

# Site Logic: Why the South Location Advanced

The selected location balances user preferences with utility and proximity to infrastructure.




## Location considerations

**01 Restroom proximity**
Supports family use and park operations

**02 Water service**
Reduces utility extension burden

**03 Drainage/storm sewer**
Supports flow-through discharge strategy

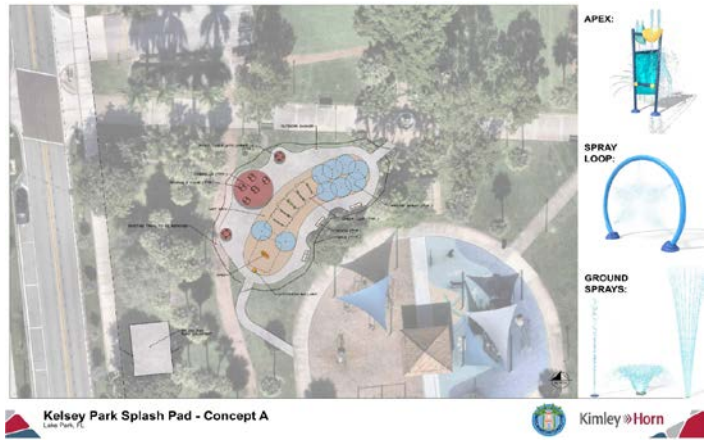
**04 Electrical service**
Supports equipment and operational needs

**Consistent with the Kelsey Park master plan**

CONCEPTS CONSIDERED

# Concepts Presented at the Public Meeting

Six concepts—A, B, C, D, D2, and D3—were originally presented, reflecting two locations and multiple feature/footprint strategies.




CONCEPT A




CONCEPT B




CONCEPT C




CONCEPT D




CONCEPT D2




CONCEPT D3

# Preferred Concept: Why Concept A Advanced

Concept A was selected for design development because it best combined community preference and site efficiency.




Kelsey Park Splash Pad - Concept A
Lake Park, FL

Kimley»Horn



*Rendering prepared by Vortex*

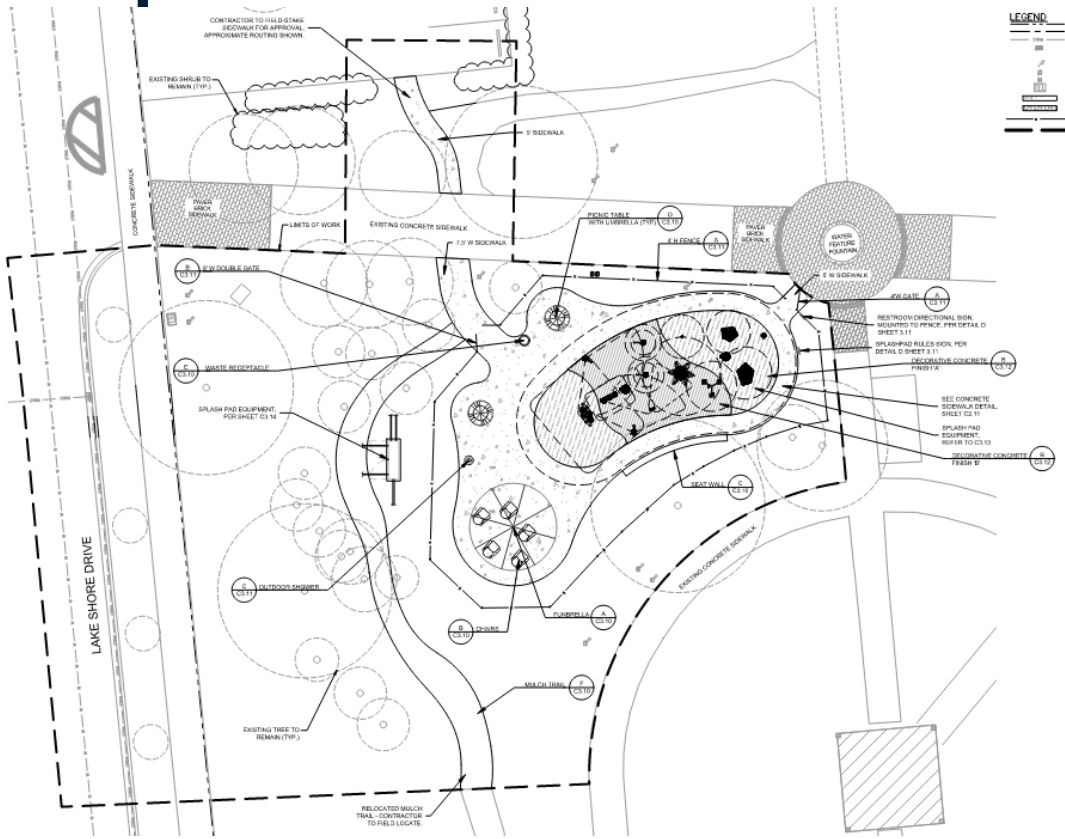
## Design priorities carried forward

- Playground-adjacent location and organic footprint
- Mix of ground and above-ground interactive features
- All-ages / all-abilities play and multiple seating opportunities
- Proximity to water service and storm sewer
- Flow-through system to maximize play area and value

# Developed Concept A Reference

Supporting site-plan and furnishing information from the design-development package.

## Site plan




## Site furnishings

FUNBRELLA:



PICNIC TABLE:



MOVEABLE CHAIR:



BENCH:



Kelsey Park Splash Pad - Site Furnishings
Lake Park, FL

**The approximately $400K alternates remove fencing, furnishings, and landscaping to reduce costs.**

INVESTMENT SNAPSHOT

# Current Design: Opinion of Probable Cost

The developed Concept A is estimated at approximately $590,000.

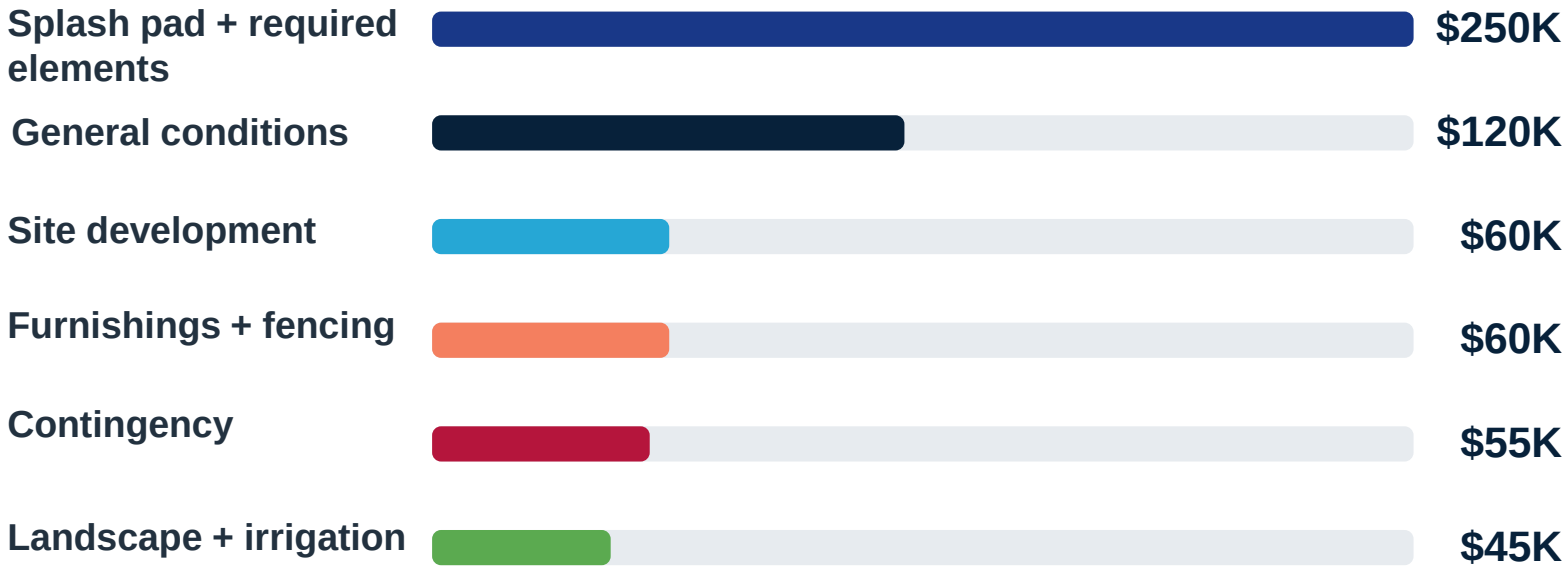
## $590K

CURRENT OPC

**To reach an approximately $400K target, the project must reduce roughly $190K — about 32% of the current estimate.**

**MATERIAL SCOPE TRADEOFF REQUIRED**

## Cost composition




**$340K (about 58%) of the total is outside the splash pad equipment / required-elements line item.**

# Alternate Designs: Opinion of Probable Cost

The Alternate design solutions are estimated at approximately $400,000.

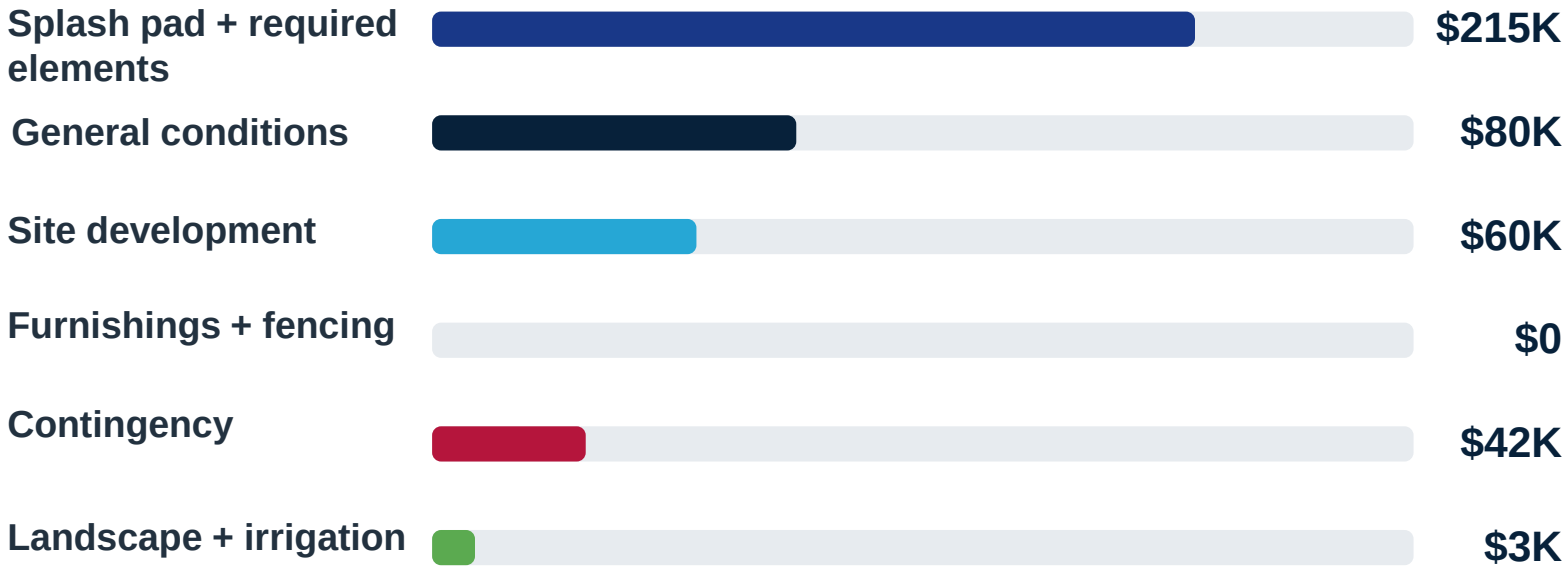
## ~$400K

**To reach an approximately $400K target, scope tradeoff is required:**

**ALT DESIGN TRADEOFFS:**

- Reduces wet area size
- Eliminates dry sitting space
- Eliminates furnishings
- Eliminates shade / umbrella
- Eliminates fencing
- Eliminates landscaping

## Cost composition




$3K (0.75%) of the total is allocated to sodding at the splash pad perimeter

# What Changes to Reach the ~$400K Cost Target

The four current cost-reduction alternatives target approximately $400,000 in savings through scope reductions, revised footprints, or changes to the water system.

**$590K**
CURRENT DESIGN

**–$190K**
≈32%
REDUCTION

**~$400K**
ALTERNATE TARGET

## A Reduce the original concept

Keep the flow-through system and general design intent, but remove fencing, furnishings, landscape, and 1–2 spray features.

≈ $400,000

## B New organic footprint

Move to a smaller recirculating design with an “amoeba” footprint; no fencing, furnishings, or landscape.

≈ $400,000

## C New round footprint

Use a compact round recirculating design with lower capacity; no fencing, furnishings, or landscape.

≈ $400,000

## D Playable fountain concept

Use a recirculating, playable fountain with misting posts; no fencing, furnishings, or landscaping; note night-use caveats.

≈ $400,000

# Alternate A — Original Design, Reduced Scope

Maintains the previously selected Concept A design and flow-through system while removing amenities and selected features.

## A Original design / reduced scope

Flow-through | Max load 45 | Comfortable 20

~$400K




## Scope changes

- Eliminates fencing and furnishings
- Eliminates landscape
- Eliminates 1–2 spray features
- Maintains flow-through system
- Highest stated capacity of the four alternates

**Retains most of the previously developed Concept A design.**

# Alternate B — Interactive “Amoeba” Footprint

A new organic recirculating concept with interactive features and moderate capacity.

## B Interactive “amoeba” footprint

Recirculating | Max load 30 | Comfortable 15

~$400K






### Key implications

- New design footprint; recirculating system
- No fencing, furnishings, or landscape
- Max bathing load 30; comfortable play for 15

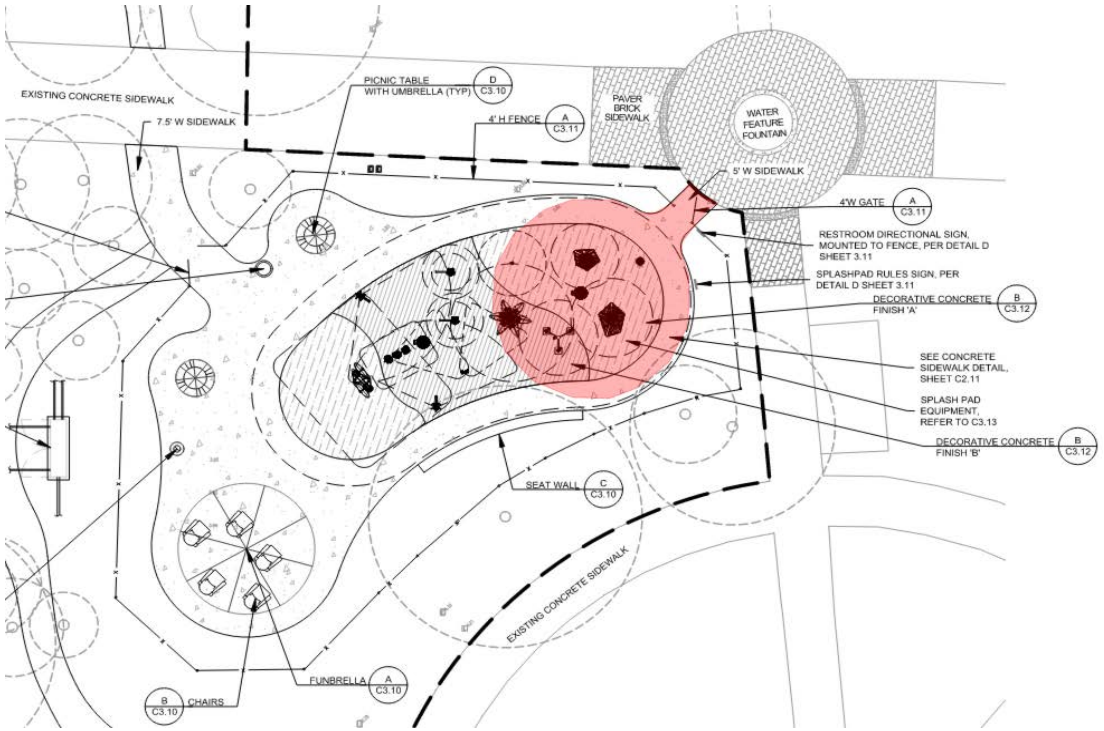
# Alternate C — Interactive Round Footprint

A compact recirculating concept with the smallest stated capacity.

## C Interactive round footprint

Recirculating | Max load 20 | Comfortable 10

~$400K






### Key implications

- New design footprint; recirculating system
- No fencing, furnishings, or landscape
- Max bathing load 20; comfortable play for 10

# Alternate D — Playable Fountain + Misting Posts

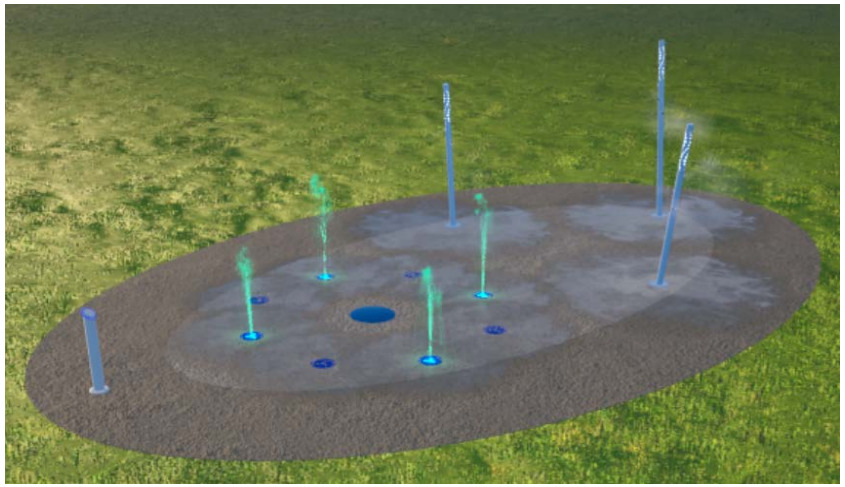
A recirculating fountain concept that changes the play experience and introduces night-use considerations.

## D Playable fountain + misting posts

Recirculating | Max load 25 | Comfortable 12

~$400K



### Key implications

- New design footprint; recirculating system
- No fencing, furnishings, or landscape
- Max bathing load 25; comfortable play for 12

COMPARISON

# Side-by-Side Decision Matrix

The four current cost-reduction alternatives target approximately $400,000, but they make different tradeoffs in system, capacity, and continuity.

| Decision factor | ALTERNATE A | ALTERNATE B | ALTERNATE C | ALTERNATE D |
|---|---|---|---|---|
| **Design approach** | Original / reduced | New organic | New round | Playable fountain |
| **Water system** | Flow-through | Recirculating | Recirculating | Recirculating |
| **Max bathing load** | 45 | 30 | 20 | 25 |
| **Comfortable play** | 20 | 15 | 10 | 12 |
| **Landscape** | Removed | Removed | Removed | Removed |
| **Fencing / furnishings** | Removed | Removed | Removed | Removed |
| **Original footprint continuity** | Retains original design / reduced scope | New “Amoeba” footprint | New round footprint | New playable-fountain concept |
| **Noted caveat** | 1–2 features removed | New design | Lowest capacity | Night-use caveats |

*Note: capacity values and scope descriptions are those provided in the design team’s alternate concepts.*

DECISION

# Council Direction Requested

Select one preferred cost-reduction alternative so the design team can proceed with refinement.

## Which current alternative should advance?

**A**

**Original / reduced scope**

Flow-through
• 45 max load

**≈ $400K**

**B**

**Organic “amoeba”**

Recirculating
• 30 max load

**≈ $400K**

**C**

**Round footprint**

Recirculating
• 20 max load

**≈ $400K**

**D**

**Playable fountain**

Recirculating
• 25 max load

**≈ $400K**

## After Council direction

01 Refine selected alternate

02 Confirm updated cost estimate

03 Advance final design & permitting

04 Prepare for construction procurement, subject to final design, funding, permitting, and required approvals.

TOWN OF LAKE PARK

# Questions & Council Discussion

## Kelsey Park Splash Pad

Department of Public Works

October 7, 2026

