



LAKE WORTH BEACH COMPLEX | THE ART OF FLORIDA LIVING
NEW POOL COMPLEX CONCEPTUAL PACKAGE

August 14, 2019

**EXISTING AERIAL VIEW
LAKE WORTH CASINO
BUILDING COMPLEX**



**NEW POOL COMPLEX
BOUNDARY**



Original Schematic Design Concept Meetings with Commissioners

CPZ Architects | KEITH | Aquatic Consulting Engineers

2 Conceptual Schemes

SCHEME A



Scheme A



CPZ Architects | KEITH | Aquatic Consulting Engineers

Scheme A

Glass Wall

Open Plaza

Tiki Bar

Pool Entry

Staff and Meeting Room

Restroom

Future Stair and Drop Off

Public Restroom

Splash Pad

Glass Wall

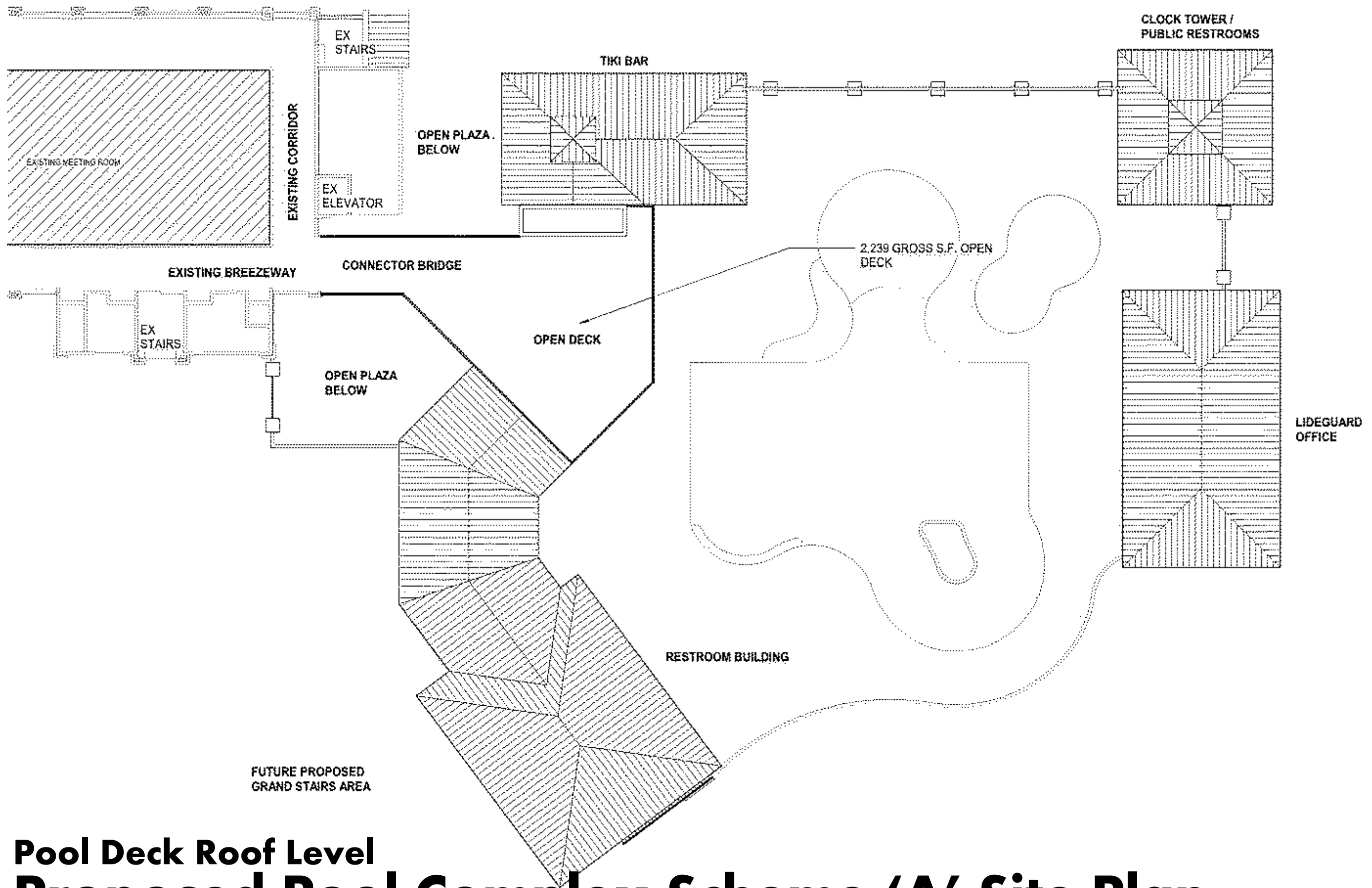
Lifeguard Building

Shallow Pool Seating Area

Sunset View

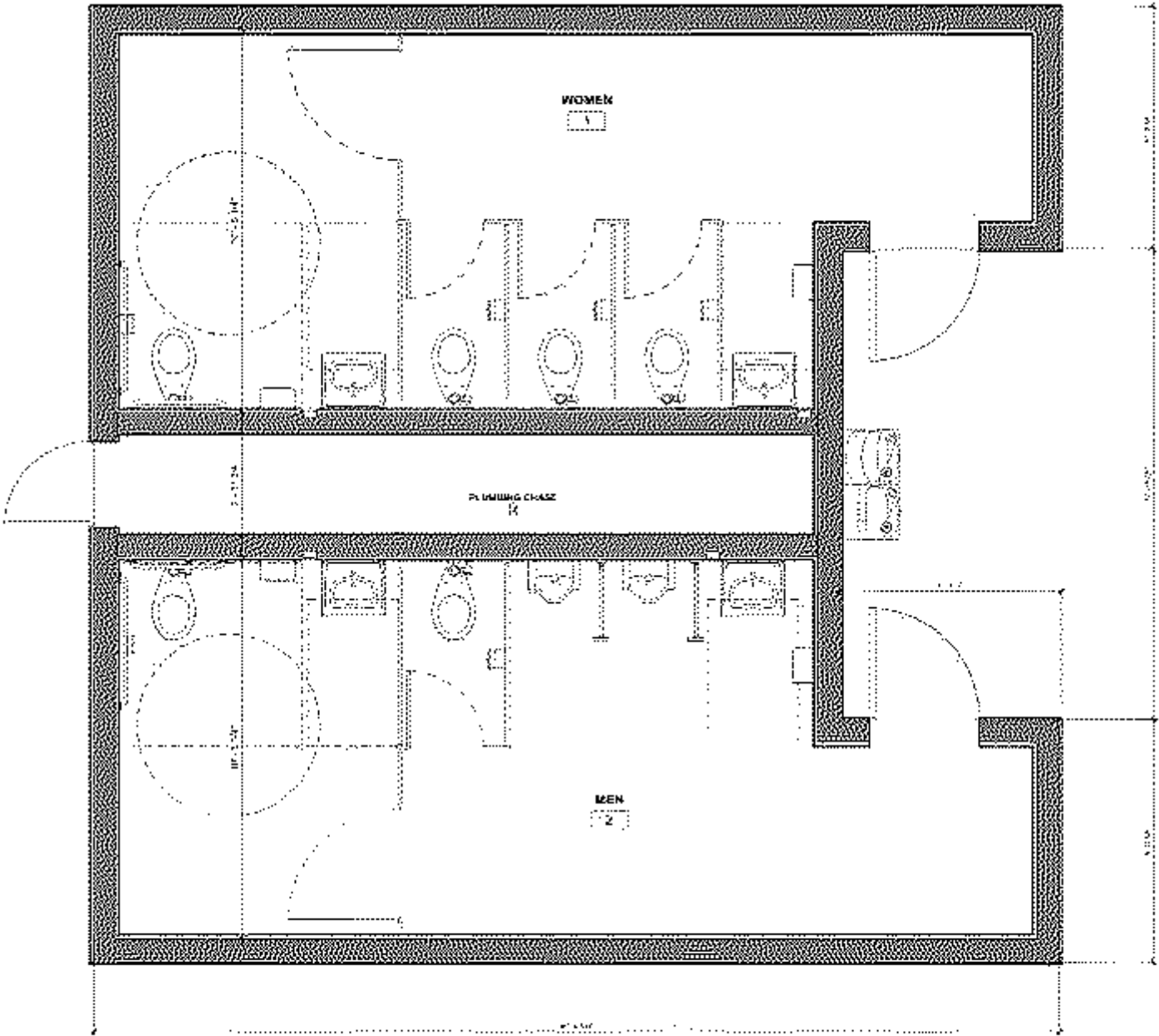
Service below





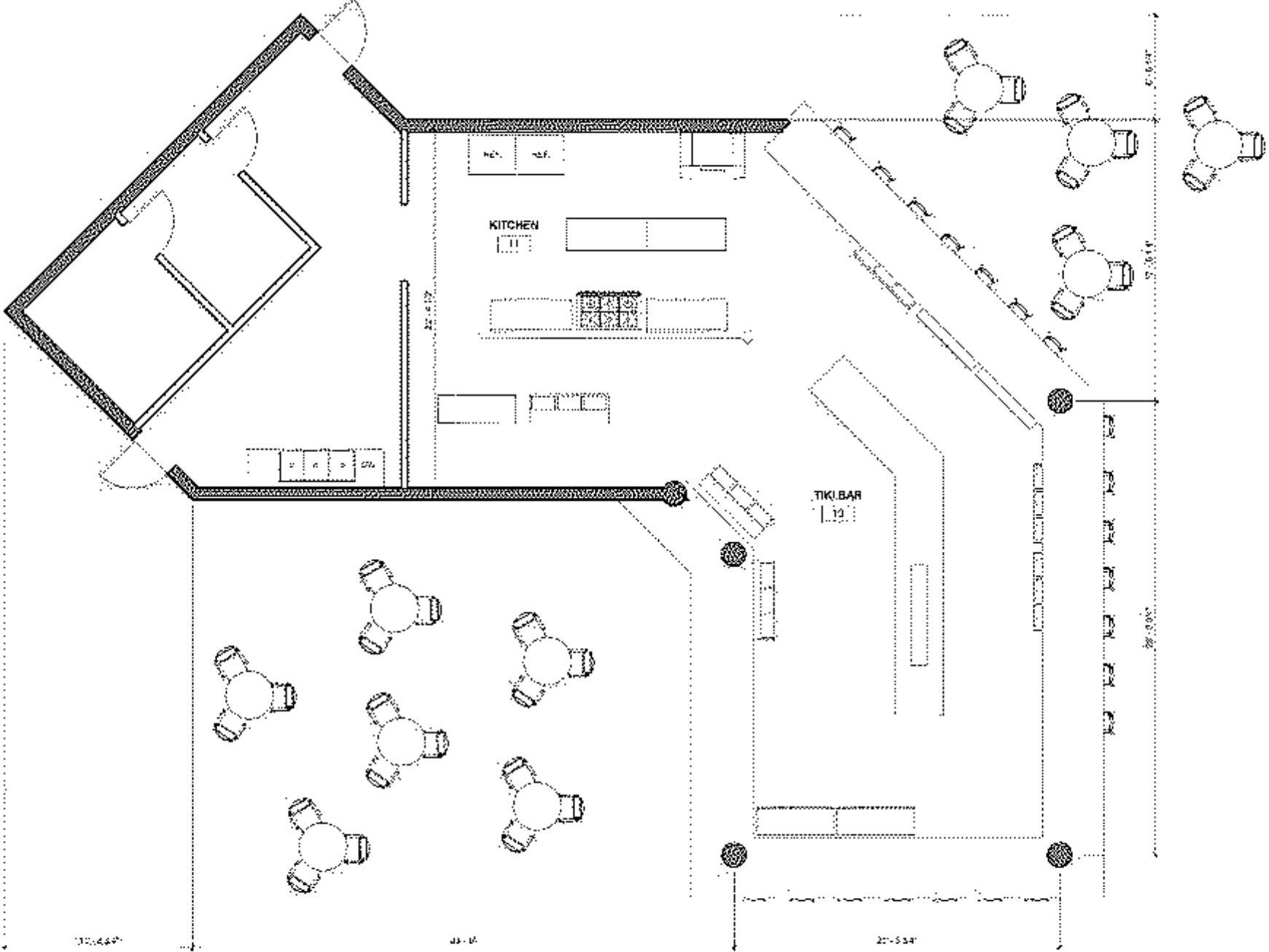
Pool Deck Roof Level Proposed Pool Complex Scheme 'A' Site Plan

Proposed Clock Tower / Public Restrooms Building Floor Plan Scheme 'A'



CLOCK TOWER / PUBLIC RESTROOMS BUILDING **698 S.F. CLOCK TOWER.**

Proposed Tiki Bar Building Floor Plan Scheme 'A'



989 S.F. TIKI BAR.
1037 S.F. KITCHEN

TIKI BAR BUILDING SCHEME A

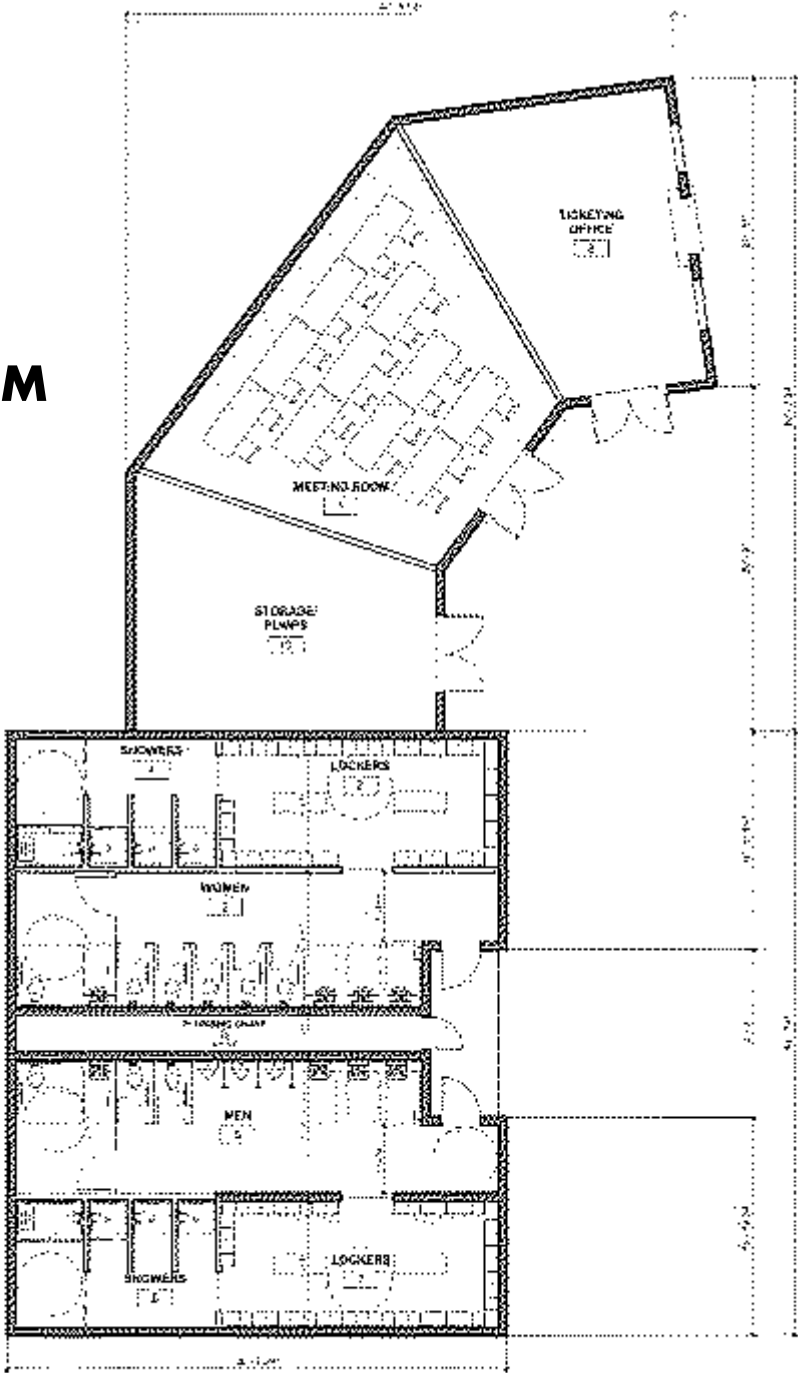
Proposed Meeting Room/ Restrooms Building/ Pool Equipment & Storage below Floor Plan Scheme 'A'

421 S.F. TICKETING OFFICE

619 S.F. MEETING/ TRAINING ROOM

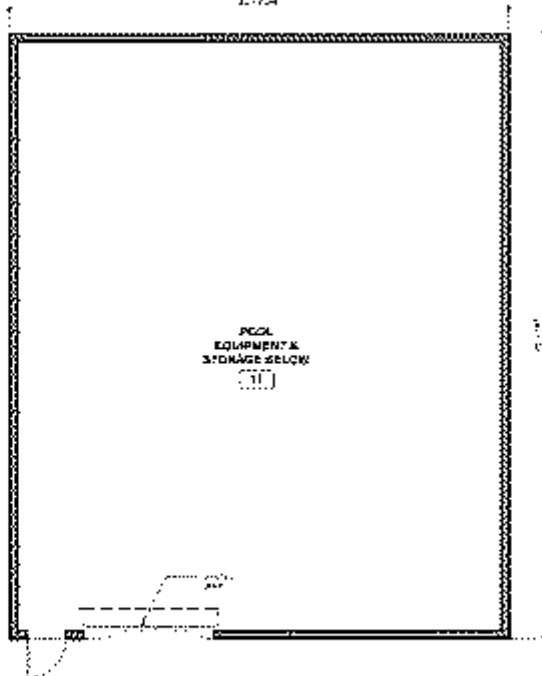
407 S.F. STORAGE PUMPS.

1748 S.F. RESTROOM BUILDING



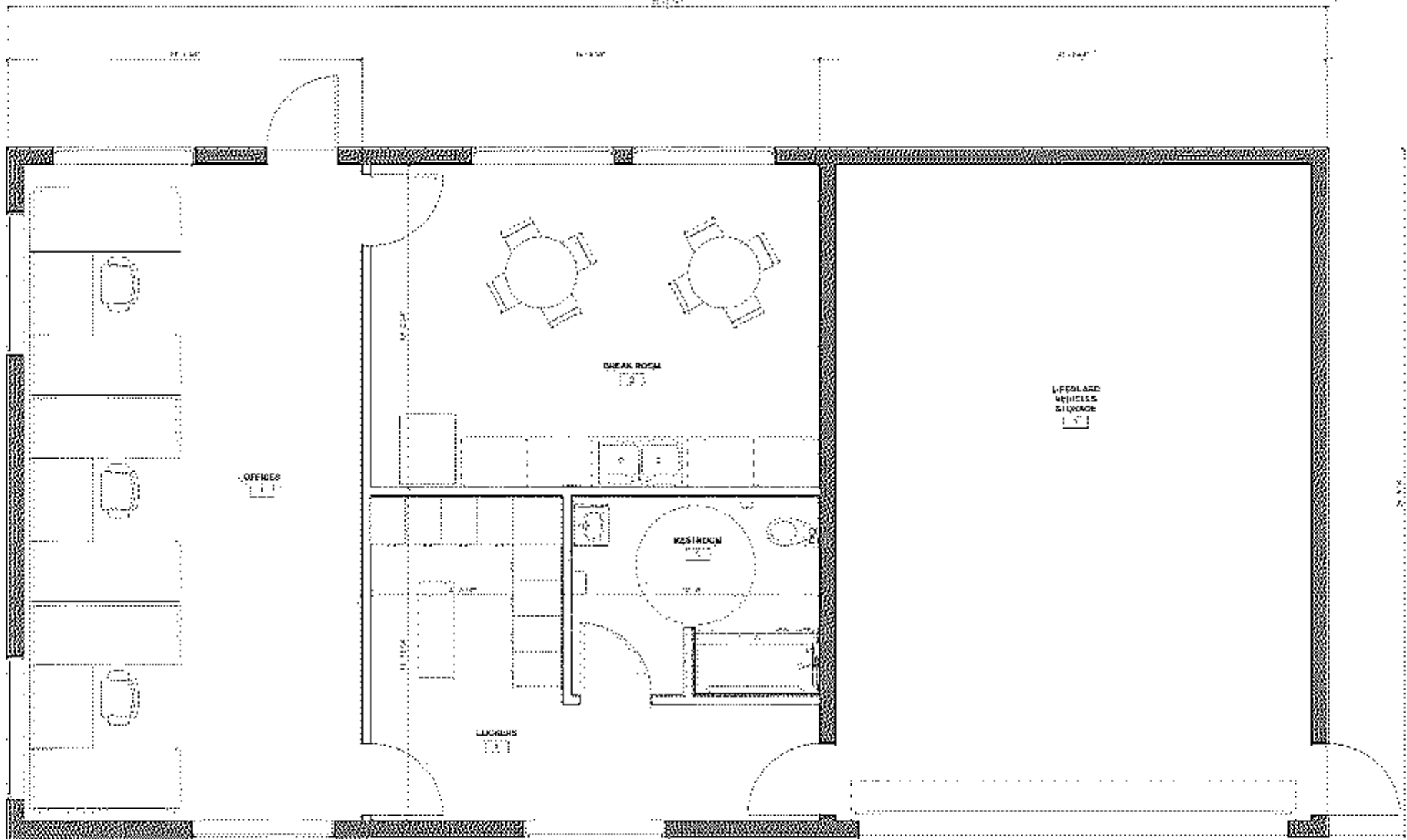
MEETING ROOM / RESTROOMS BUILDING / POOL EQUIPMENT & STORAGE BELOW SCHEME A

1800 S.F. POOL EQUIPMENT & STORAGE BELOW



POOL EQUIPMENT & STORAGE BELOW SCHEME A

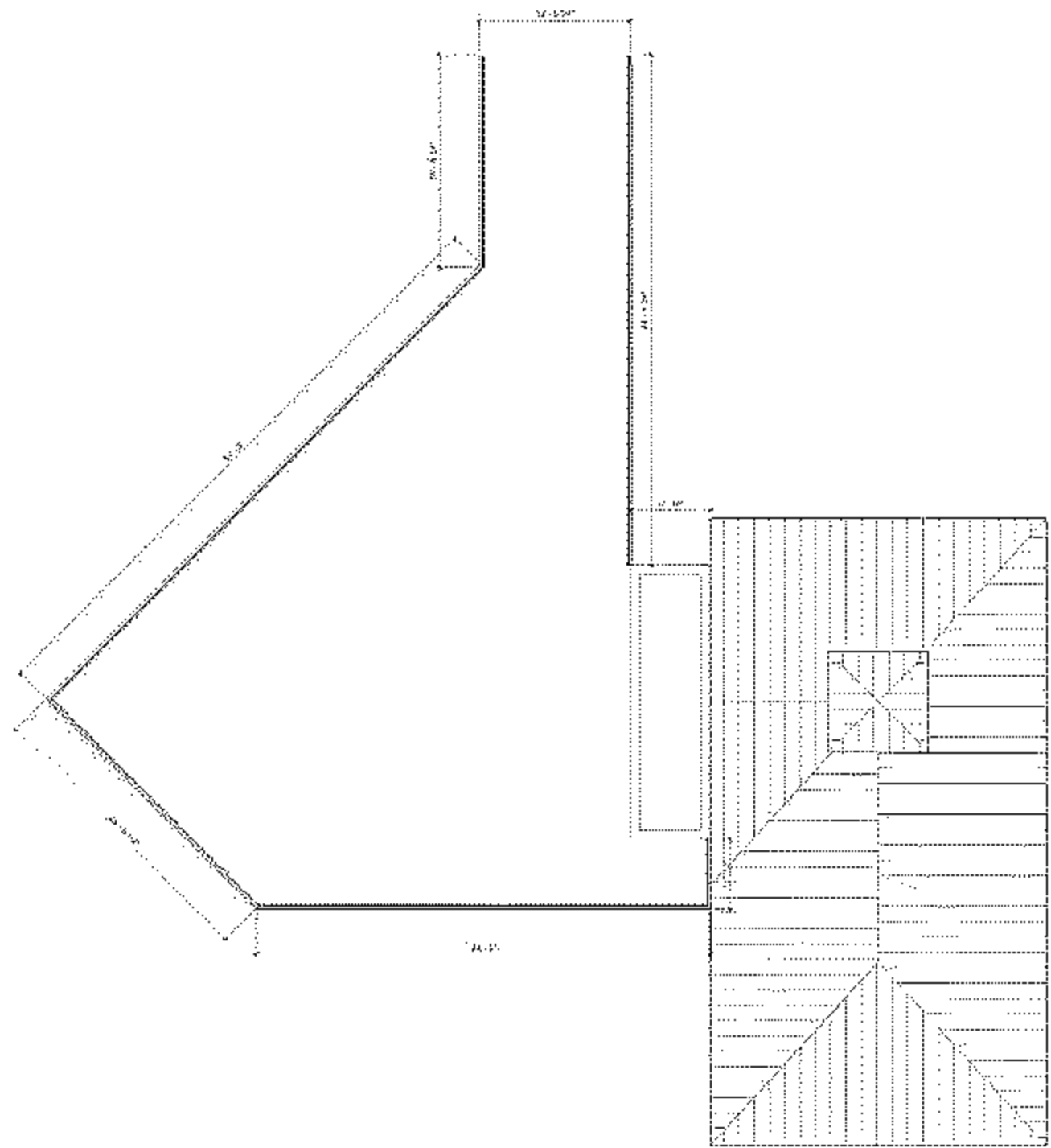
Proposed Lifeguard Building Floor Plan Scheme 'A'



LIFEGUARD BUILDING SCHEME A.

1604 S.F. LIFEGUARD BUILDING.

Proposed Second Floor Deck Plan Scheme 'A'



SECOND FLOOR DECK SCHEME A **2239 S.F. OPEN DECK**



CPZ Architects | KEITH | Aquatic Consulting Engineers



CPZ Architects | KEITH | Aquatic Consulting Engineers

Scheme A OPINION OF COST



CMS-Construction Management Services, Inc. 10 Fairway Drive, Suite 301 Deerfield Beach, FL 33441 564-481-1811 CMS FILE # 2384 ORDER OF MAGNITUDE							
POOL COMPLEX REMODEL LAKE NORTH CASINO 12 S OCEAN BLVD LAKE WORTH, FLORIDA 33460							
ORDER OF MAGNITUDE COST ESTIMATE (REV 2) August 13, 2019							
PREPARED FOR: CPZ ARCHITECTS							
SCHEDULE OF VALUES							
		SCHEME A - BASE	SCHEME A - LIFEGUARD BUILDING	SCHEME A - MEETING ROOM	SCHEME A - 2ND FLOOR DECK	SCHEME A - 3RD BSW BUILDING	SCHEME A - GYM/TOWER / PUBLIC RESTROOMS
UNIFORM	DESCRIPTION	AMOUNT	AMOUNT	AMOUNT	AMOUNT	AMOUNT	AMOUNT
10000	GENERAL CONDITIONS - SEE BREAKOUT BELOW	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
20000	SITE WORK / DEMOLITION	\$ 731,890	\$ -	\$ -	\$ -	\$ -	\$ -
30000	CONCRETE	\$ 724,820	\$ 100,000	\$ 49,400	\$ 147,800	\$ 191,900	\$ 82,380
40000	MASONRY	\$ 69,800	\$ 10,000	\$ 4,800	\$ -	\$ 15,100	\$ 5,200
50000	METALS	\$ 40,820	\$ 8,000	\$ 3,800	\$ 30,000	\$ 19,100	\$ 3,400
60000	WOOD AND PLASTICS	\$ 25,200	\$ 4,000	\$ 1,300	\$ 5,000	\$ 1,000	\$ 1,200
70000	THERMAL / MOISTURE PROTECTION	\$ 255,070	\$ 24,000	\$ 3,200	\$ -	\$ 20,200	\$ 18,470
80000	DOORS AND WINDOWS	\$ 400,140	\$ 24,000	\$ 3,200	\$ -	\$ 20,200	\$ 18,470
90000	FINISHES	\$ 555,300	\$ 40,000	\$ 15,470	\$ -	\$ 20,000	\$ 17,400
100000	SPECIALTIES / SIGNAGE	\$ 45,900	\$ -	\$ -	\$ -	\$ -	\$ -
110000	EQUIPMENT	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
120000	FURNISHINGS	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
130000	SPECIAL CONSTRUCTION	\$ 1,287,170	\$ -	\$ -	\$ -	\$ -	\$ -
140000	CONVEYING SYSTEMS	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
210000	PIPE	\$ 27,900	\$ 4,800	\$ 1,800	\$ -	\$ 4,070	\$ 2,000
220000	PLUMBING	\$ 234,000	\$ 10,000	\$ -	\$ 27,800	\$ 43,000	\$ 26,000
230000	PAVE	\$ 45,880	\$ 10,400	\$ 5,100	\$ -	\$ 24,000	\$ -
240000	ELECTRICAL	\$ 188,840	\$ 24,000	\$ 3,200	\$ 10,700	\$ 20,200	\$ 18,470
270000	TECHNOLOGY	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
280000	ELECTRONIC SAFETY & SECURITY	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
310000	SITE WORK, EARTHWORK, ASPHALT PAVING, SIDE WALKS	\$ 438,380	\$ -	\$ -	\$ -	\$ -	\$ -
320000	EXTERIOR IMPROVEMENTS	\$ 407,300	\$ -	\$ -	\$ 30,370	\$ -	\$ -
330000	SITE UTILITIES	\$ 287,800	\$ -	\$ -	\$ -	\$ -	\$ -
	SUBTOTALS: DIRECT HARD COSTS	\$ 5,788,880	\$ 288,040	\$ 108,900	\$ 200,740	\$ 400,210	\$ 188,770
12.00%	GENERAL CONDITIONS	\$ 694,670	\$ 34,570	\$ 13,070	\$ 24,040	\$ 48,000	\$ 23,050
	SUBTOTAL	\$ 6,483,550	\$ 322,610	\$ 121,970	\$ 224,780	\$ 448,210	\$ 211,820
4.00%	G.C. OVERHEAD	\$ 259,340	\$ 12,900	\$ 4,790	\$ 8,900	\$ 17,690	\$ 8,490
	SUBTOTAL	\$ 6,742,890	\$ 335,510	\$ 126,760	\$ 233,680	\$ 465,900	\$ 220,310
6.00%	G.C. PROFIT	\$ 404,570	\$ 20,200	\$ 7,470	\$ 13,420	\$ 27,070	\$ 13,100
	SUBTOTAL	\$ 7,147,460	\$ 355,710	\$ 134,230	\$ 247,100	\$ 492,970	\$ 233,410
1.20%	G.C. P&P BOND	\$ 85,770	\$ 4,270	\$ 1,610	\$ 2,960	\$ 5,920	\$ 2,890
	SUBTOTAL	\$ 7,233,230	\$ 360,000	\$ 135,840	\$ 250,060	\$ 508,890	\$ 236,300
3.00%	ESCALATION (INCLUDED)	\$ 216,900	\$ 10,800	\$ 3,870	\$ 7,140	\$ 14,280	\$ 6,960
	SUBTOTAL	\$ 7,450,130	\$ 370,800	\$ 139,710	\$ 257,200	\$ 523,170	\$ 243,260
20.00%	CONTINGENCY	\$ 1,490,000	\$ 74,000	\$ 27,940	\$ 51,440	\$ 104,630	\$ 48,670
	TOTAL PROBABLE CONSTRUCTION COST	\$ 8,940,130	\$ 444,800	\$ 167,650	\$ 308,640	\$ 627,800	\$ 291,930

Scheme A

OPINION OF COST

DIVISION	DESCRIPTION	SCHEME A - BASE	SCHEME A - LIFEGUARD BUILDING	SCHEME A - MEETING ROOM	SCHEME A - 2ND FLOOR DECK	SCHEME A - TIKI BAR BUILDING	SCHEME A - CLOCK TOWER / PUBLIC RESTROOMS
		AMOUNT	AMOUNT	AMOUNT	AMOUNT	AMOUNT	AMOUNT
12.00%	GENERAL CONDITIONS	\$ 692,279	\$ 24,433	\$ 12,933	\$ 26,449	\$ 48,009	\$ 22,553
	SUBTOTAL	\$ 6,465,268	\$ 321,375	\$ 119,771	\$ 340,189	\$ 448,281	\$ 211,427
4.00%	G.C. OVERHEAD	\$ 258,451	\$ 12,855	\$ 4,791	\$ 13,608	\$ 17,900	\$ 8,457
	SUBTOTAL	\$ 6,719,719	\$ 334,330	\$ 124,562	\$ 353,797	\$ 466,181	\$ 219,884
6.00%	G.C. PROFIT	\$ 403,163	\$ 20,054	\$ 7,474	\$ 21,228	\$ 27,971	\$ 13,193
	SUBTOTAL	\$ 7,122,902	\$ 354,384	\$ 132,036	\$ 375,024	\$ 494,163	\$ 233,077
1.20%	G.C. P&P BOND	\$ 91,865	\$ 4,570	\$ 1,700	\$ 4,838	\$ 6,375	\$ 3,007
	SUBTOTAL	\$ 7,214,767	\$ 358,954	\$ 133,736	\$ 379,862	\$ 500,538	\$ 236,084
5.00%	ESCALATION (ALLOWANCE)	\$ 363,739	\$ 17,943	\$ 6,687	\$ 18,993	\$ 25,027	\$ 11,804
	SUBTOTAL	\$ 7,578,507	\$ 376,897	\$ 140,423	\$ 398,855	\$ 525,564	\$ 247,888
20.00%	CONTINGENCY	\$ 1,515,106	\$ 76,359	\$ 28,085	\$ 79,771	\$ 105,113	\$ 49,578
	TOTAL PROBABLE CONSTRUCTION COST	\$ 9,093,613	\$ 453,256	\$ 168,511	\$ 478,626	\$ 630,677	\$ 297,466

Scheme A

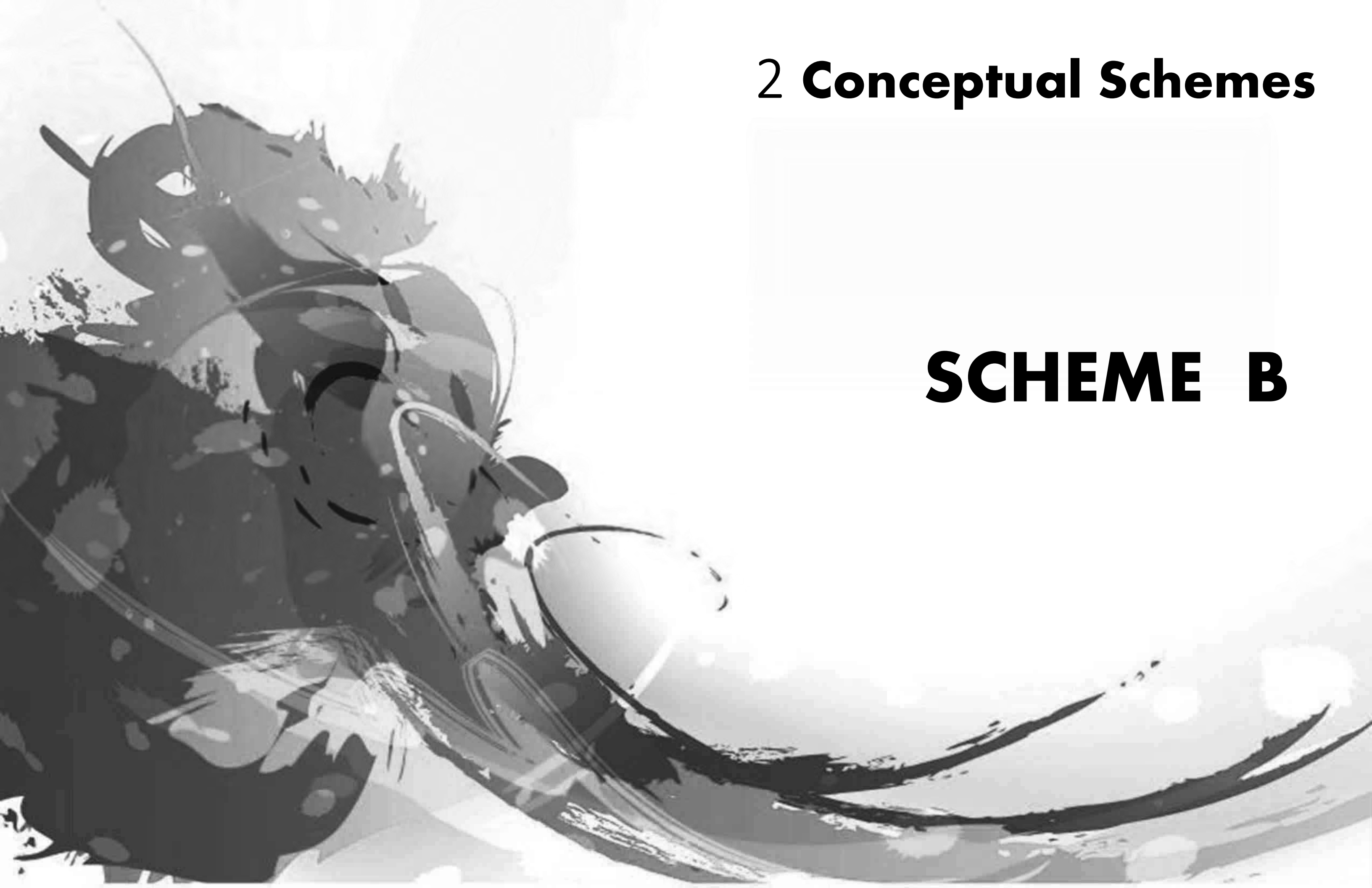
OPINION OF COST

Scheme "A"			
		Deduct	Total
	Total Cost		\$9,090,632
	Deductions:		
	Second Floor Deck	\$478,626	\$8,612,006
	Lifeguard Building	\$452,156	\$8,159,850
	Meeting Room	\$168,511	\$7,991,339
	Tiki Bar Building	\$630,677	\$7,360,662
	Clock Tower/ Public Restrooms Building	\$297,465	\$7,063,197



2 Conceptual Schemes

SCHEME B





CPZ Architects | KEITH | Aquatic Consulting Engineers

Scheme B

Glass Wall

Tiki Bar

Staff and Meeting Room, 2nd FL

1st FL Restroom

Future Stair and Drop Off

Service Below



Public Restroom

Zero Entry Pool

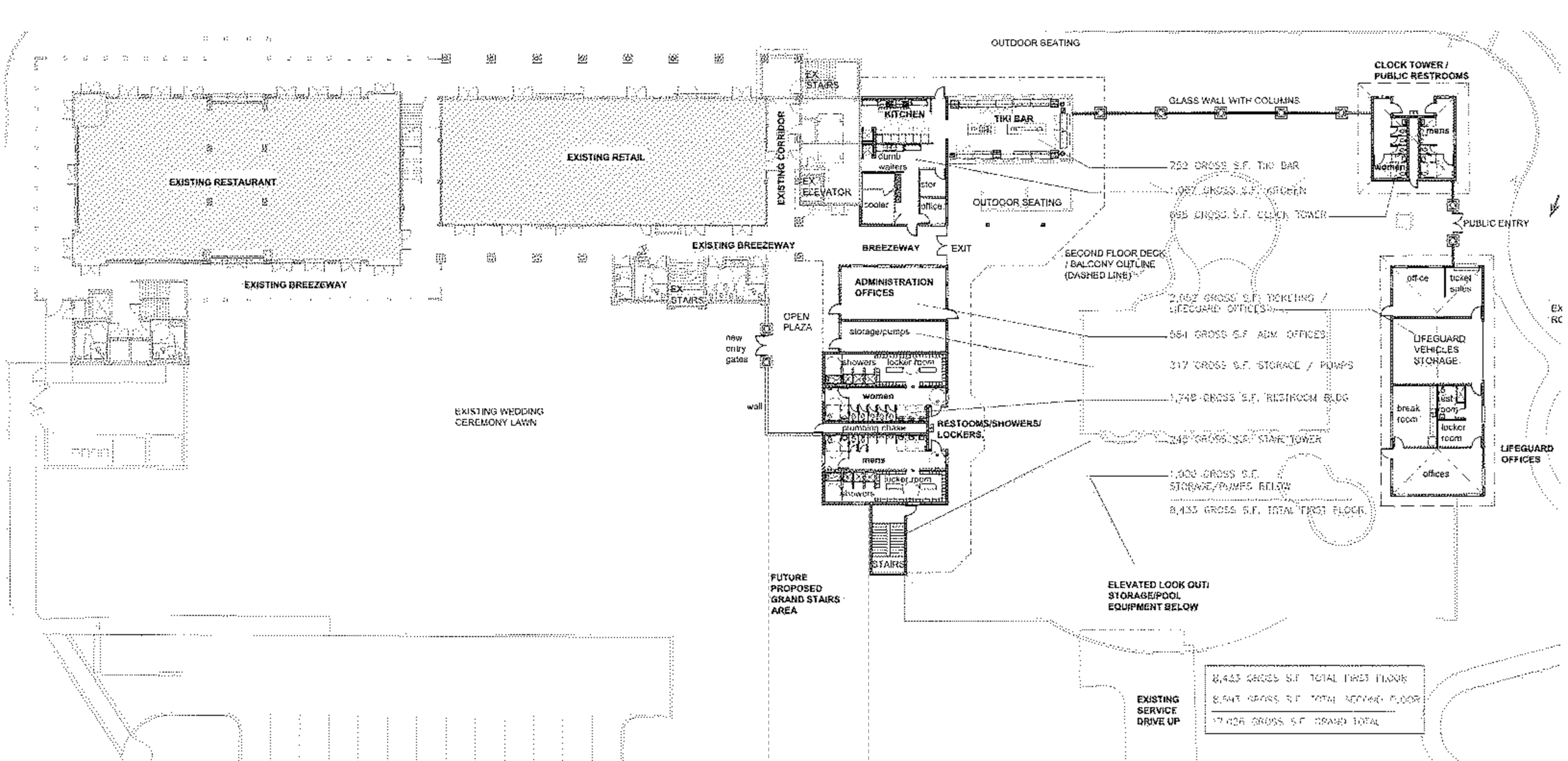
Pool Entry

Lifeguard Building

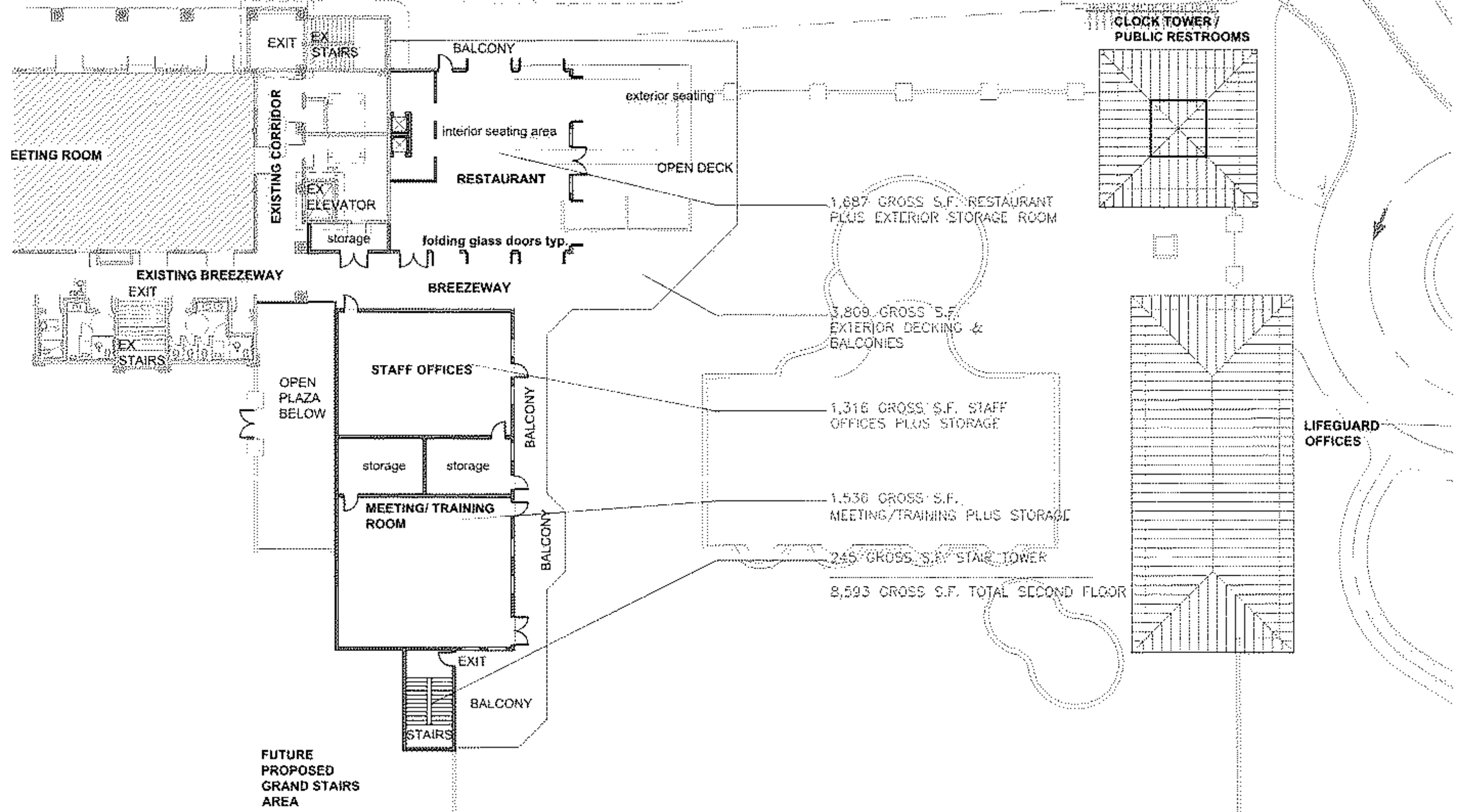
Splash Pad

Pool Seating

Sunset View



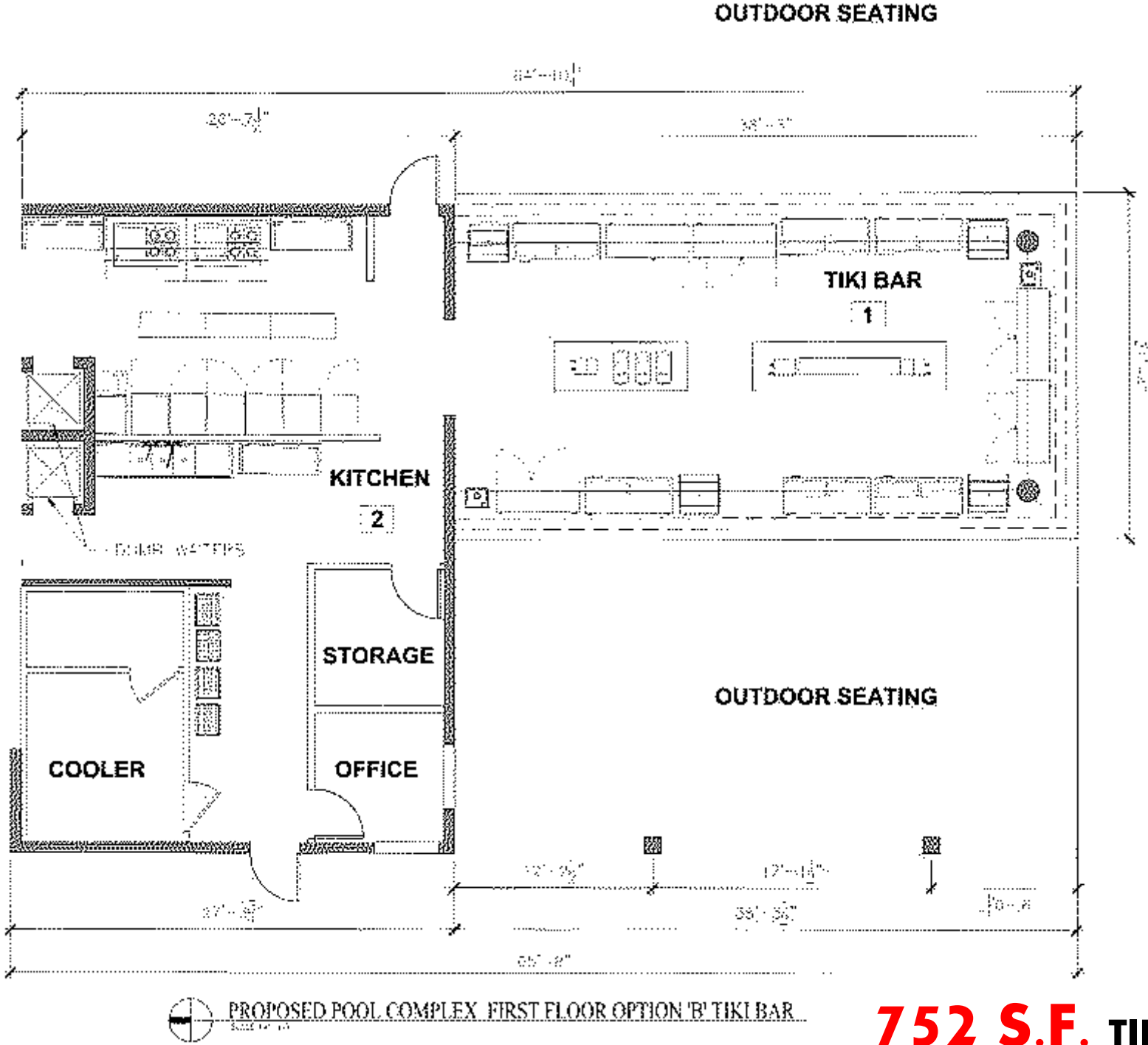
Proposed Pool Complex - Scheme 'B' Site Plan



Proposed Pool Complex Scheme 'B' Site Plan

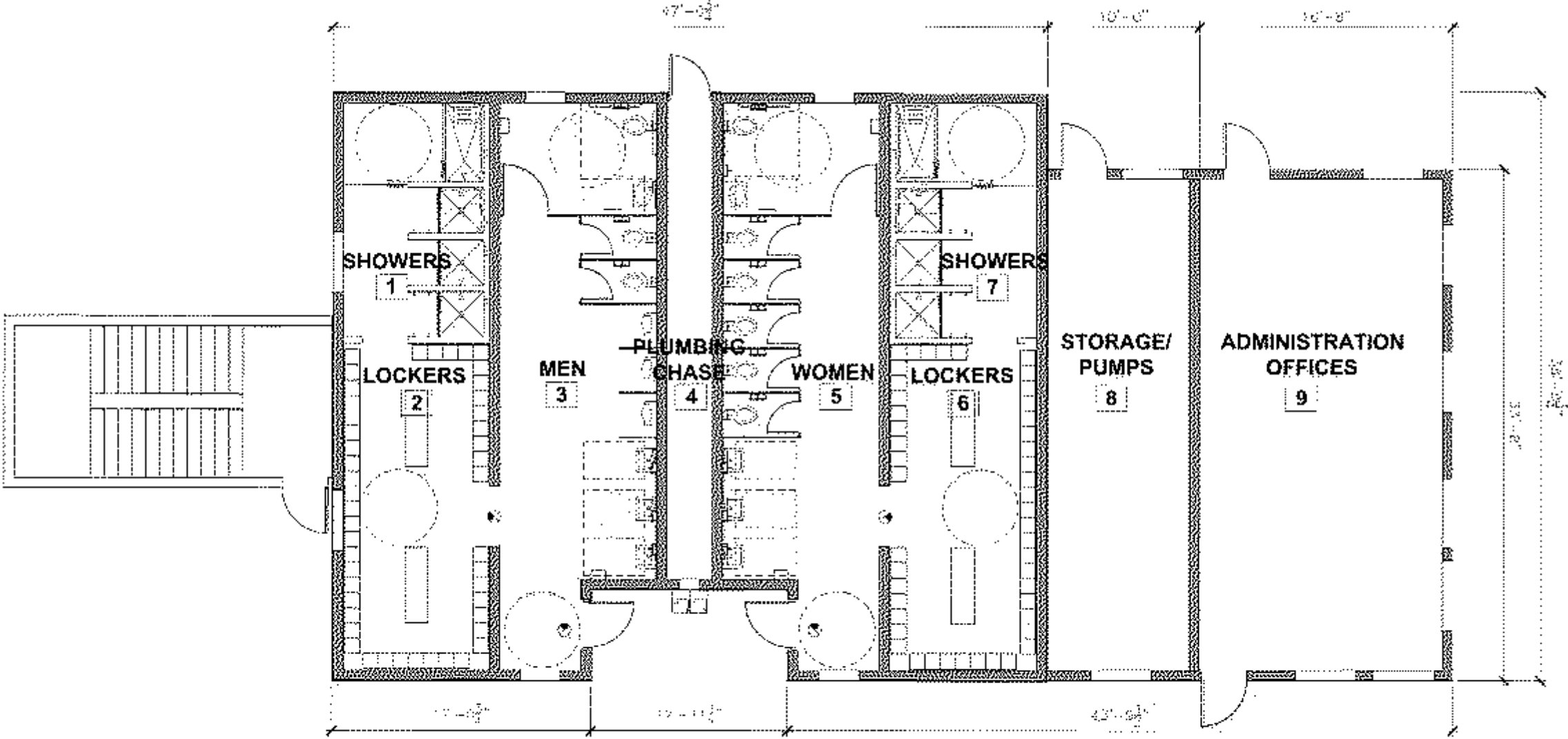
Second Floor Level

Proposed Tiki Bar Floor Plan Scheme 'B'



752 S.F. TIKI BAR
1067 S.F. KITCHEN

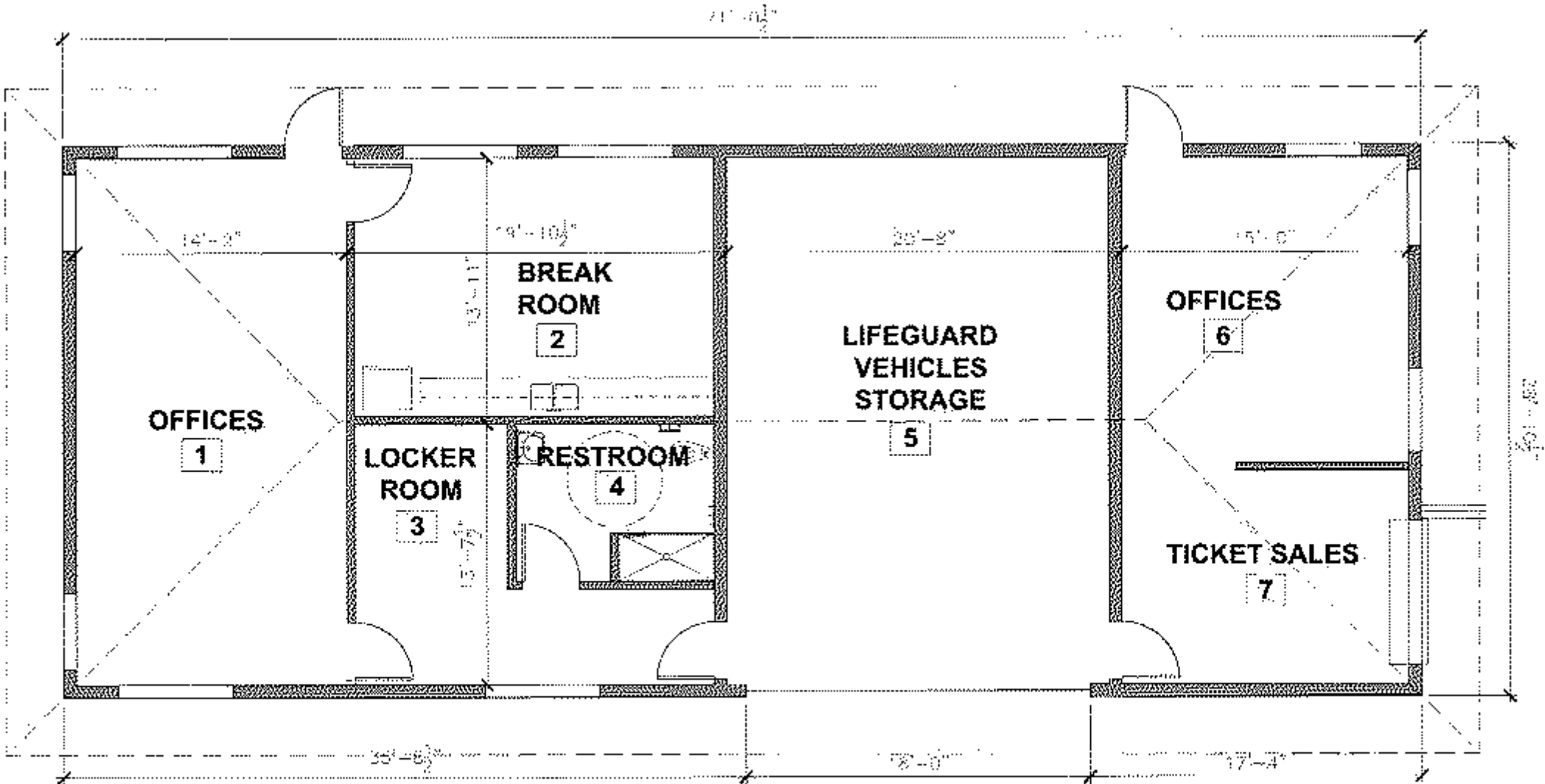
Proposed Administration / Restroom Building Floor Plan Scheme 'B'



PROPOSED POOL COMPLEX FIRST FLOOR OPTION 'B' SHOWERS/ LOCKER ROOM

584 S.F. ADM. OFFICES
317 S.F. STORAGE PUMPS
245 S.F. STAIR TOWER **1748 S.F. RESTROOM BUILDING**

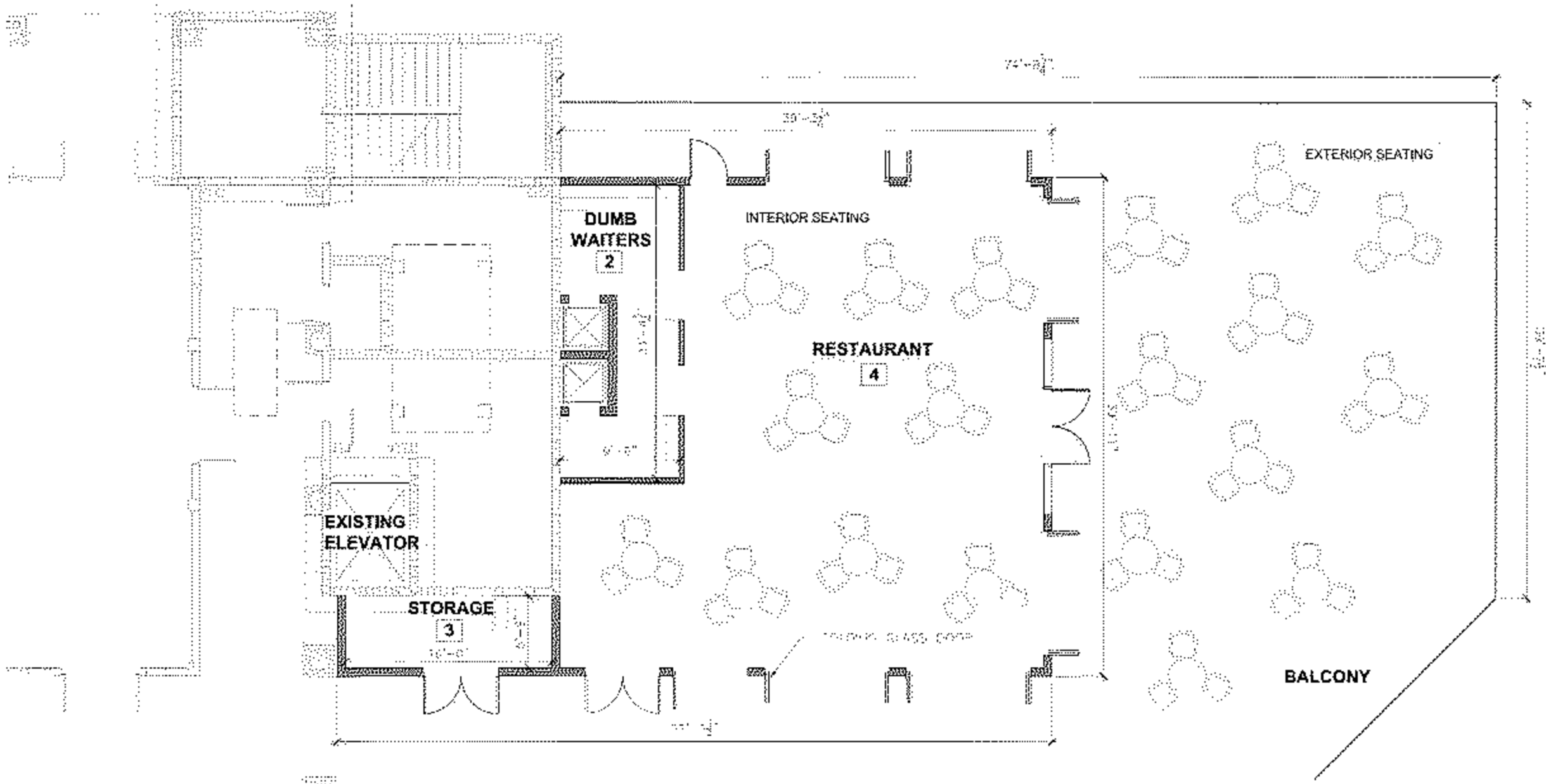
Proposed Ticketing / Lifeguard Building Floor Plan Scheme 'B'



PROPOSED POOL COMPLEX FIRST FLOOR OPTION 'B' LIFEGUARD OFFICES

2052 S.F. LIFEGUARD BUILDING

Proposed Second Floor Restaurant / Exterior Deck Plan Scheme 'B'

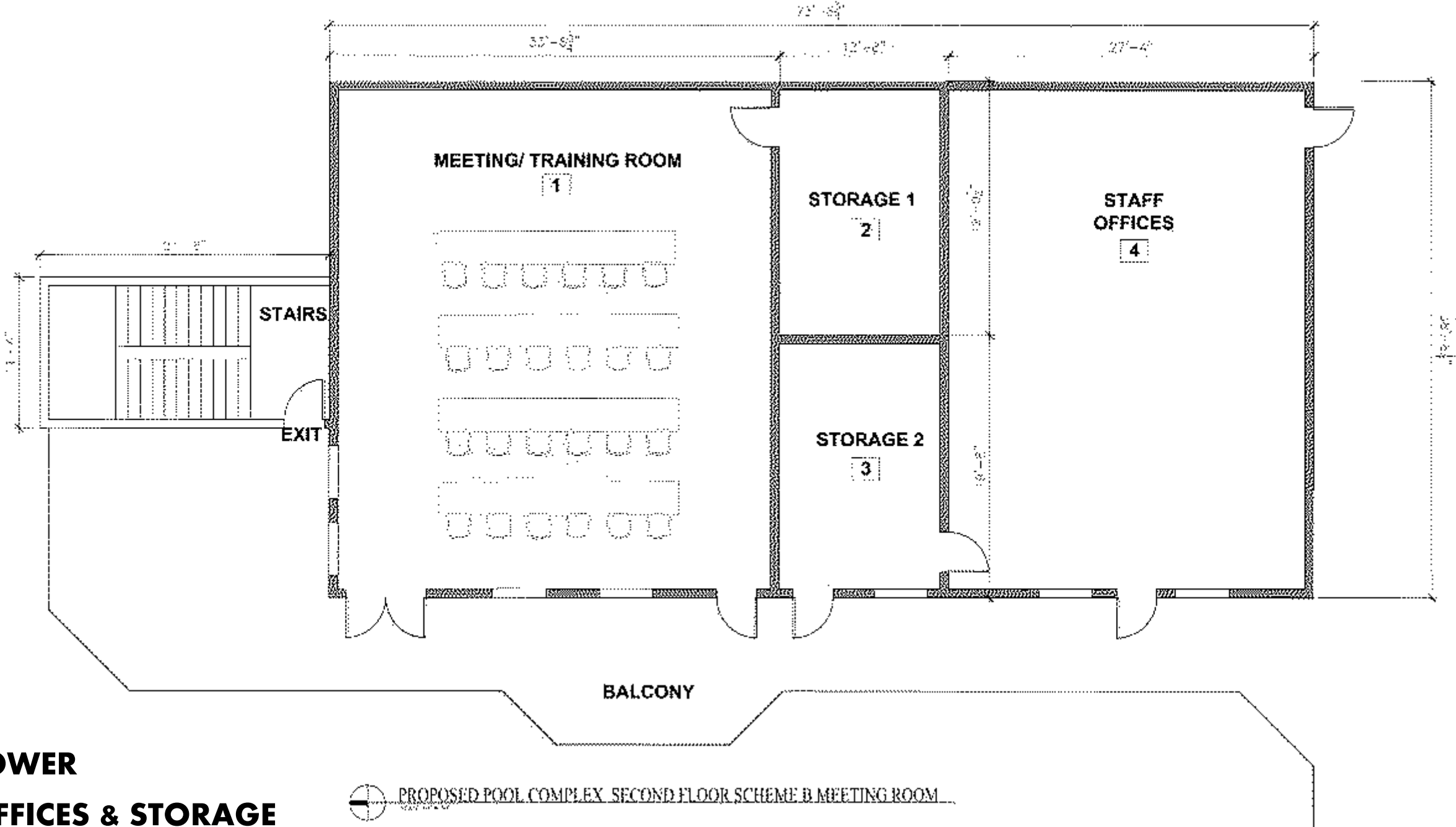


PROPOSED POOL COMPLEX SECOND FLOOR OPTION 'B' RESTAURANT

3809 S.F. EXTERIOR DECKING & BALCONY

1687 S.F. RESTAURANT

Proposed Second Floor Offices / Meeting Room & Balconies Plan Scheme 'B'



- 245 S.F.** STAIR TOWER
- 1316 S.F.** STAFF OFFICES & STORAGE
- 1536 S.F.** MEETING/ TRAINING ROOM & STORAGE

PROPOSED POOL COMPLEX SECOND FLOOR SCHEME B MEETING ROOM



CPZ Architects | KEITH | Aquatic Consulting Engineers



CPZ Architects | KEITH | Aquatic Consulting Engineers

Scheme B

OPINION OF COST



CMG-Construction Management Services, Inc.
 10 Fairway Drive, Suite 201
 Deerfield Beach, FL 33441
 561-481-1611
 CMG FILE # 2264 ORDER OF MAGNITUDE

**POOL COMPLEX REMODEL
 LAKE WORTH CASINO
 10 S OCEAN BLVD
 LAKE WORTH, FLORIDA 33460**

**ORDER OF MAGNITUDE
 COST ESTIMATE (REV 2)
 August 13, 2019**

**PREPARED FOR:
 CPZ ARCHITECTS**

SCHEDULE OF VALUES

DIVISION	DESCRIPTION	SCHEME B - BASE	SCHEME B - TWR BAR	SCHEME B - 2ND FLOOR RESTAURANT / EXT DECK	SCHEME B - 2ND FLOOR OFFICES / MEETING ROOMS / BALCONIES	SCHEME B - TICKETING / LIFEGUARD BUILDING	SCHEME B - CLOCK TOWER / PUBLIC RESTROOMS
		AMOUNT	AMOUNT	AMOUNT	AMOUNT	AMOUNT	AMOUNT
01000	GENERAL CONDITIONS - SEE SPECIFICATIONS BELOW	-	-	-	-	-	-
02000	STEELWORK / ZEROLION	731,636	0	0	0	0	0
03000	CONCRETE	1,351,075	136,425	126,525	213,200	191,800	52,200
04000	MASONRY	127,000	13,043	13,033	25,200	15,200	5,200
05000	METALS	83,130	3,000	3,430	14,200	10,200	3,400
06000	WOOD AND PLASTICS	85,130	4,548	4,238	7,120	5,120	1,748
07000	THERMAL / MOISTURE PROTECTION	425,820	27,281	23,200	42,700	30,700	10,420
08000	DOORS AND WINDOWS	219,280	27,281	20,200	42,700	30,700	10,420
09000	FINISHES	419,525	45,475	41,175	71,500	51,500	17,400
10000	SPECIALTIES / SIGNAGE	45,200	0	0	0	0	0
11000	EQUIPMENT	0	0	0	0	0	0
12000	FURNISHINGS	0	0	0	0	0	0
13000	SPECIAL CONSTRUCTION	1,000,000	0	0	0	0	0
14000	CONVEYING SYSTEMS	0	38,200	0	0	0	0
21000	PIPE	51,378	5,497	5,861	8,998	5,198	2,081
22000	PLUMBING	280,200	45,200	0	0	18,000	73,000
23000	HVAC	104,800	28,800	18,800	24,800	14,800	0
24000	ELECTRICAL	306,200	27,285	26,205	42,785	30,785	10,420
25000	TECHNOLOGY	0	0	0	0	0	0
26000	ELECTRONIC SAFETY & SECURITY	0	0	0	0	0	0
31000	SITE WORK, EARTHWORK, ASPHALT PAVING, SIDE WALKS	450,284	0	0	0	0	0
32000	EXTERIOR IMPROVEMENTS	658,210	0	0	0	0	0
33000	SITE UTILITIES	200,200	0	0	0	0	0
	SUBTOTALS: DIRECT LABOR COSTS	\$ 8,896,281	\$ 420,817	\$ 291,881	\$ 483,206	\$ 386,688	\$ 188,714
12.50%	GENERAL CONDITIONS	\$ 111,154	\$ 50,418	\$ 35,022	\$ 59,208	\$ 47,324	\$ 22,623
	SUBTOTAL	\$ 7,725,887	\$ 471,235	\$ 326,903	\$ 542,414	\$ 434,012	\$ 211,337
4.50%	G.C. OVERHEAD	\$ 347,615	\$ 16,848	\$ 14,735	\$ 24,469	\$ 19,521	\$ 9,437
	SUBTOTAL	\$ 8,073,502	\$ 488,083	\$ 341,638	\$ 566,883	\$ 453,533	\$ 220,774
8.50%	G.C. PROFIT	\$ 686,247	\$ 41,396	\$ 29,027	\$ 48,152	\$ 38,551	\$ 18,793
	SUBTOTAL	\$ 8,759,749	\$ 529,479	\$ 370,665	\$ 615,035	\$ 492,084	\$ 239,567
1.20%	G.C. PER BOND	\$ 105,117	\$ 6,353	\$ 4,448	\$ 7,380	\$ 5,912	\$ 2,857
	SUBTOTAL	\$ 8,864,866	\$ 535,832	\$ 375,113	\$ 622,415	\$ 498,000	\$ 242,424
5.50%	REGULATION ALLOWANCE	\$ 487,527	\$ 29,320	\$ 20,750	\$ 34,332	\$ 27,785	\$ 13,404
	SUBTOTAL	\$ 9,352,393	\$ 565,152	\$ 395,863	\$ 656,747	\$ 525,785	\$ 255,828
20.00%	CONTINGENCY	\$ 1,870,478	\$ 113,218	\$ 79,571	\$ 131,349	\$ 105,157	\$ 51,170
	TOTAL PROBABLE CONSTRUCTION COST	\$ 11,222,871	\$ 678,370	\$ 475,434	\$ 788,096	\$ 630,942	\$ 307,000

Scheme B

OPINION OF COST

SCHEDULE OF VALUES							
DIVISION	DESCRIPTION	SCHEME B - BASE	SCHEME B - TR9 BAR	SCHEME B - 2ND FLOOR RESTAURANT / EXT DECK	SCHEME B - 2ND FLOOR OFFICES / MEETING ROOMS / BALCONIES	SCHEME B - TICKETING / LIFE GUARD BUILDING	SCHEME B - CLOCK TOWER / PUBLIC RESTROOMS
		AMOUNT	AMOUNT	AMOUNT	AMOUNT	AMOUNT	AMOUNT
	SUBTOTALS- DIRECT LABOR COSTS	\$ 8,899,011	\$ 420,317	\$ 291,811	\$ 483,396	\$ 264,888	\$ 688,774
12.00%	GENERAL CONDITIONS	\$ 827,814	\$ 90,474	\$ 75,832	\$ 99,218	\$ 43,174	\$ 22,000
	SUBTOTAL	\$ 7,723,827	\$ 471,091	\$ 326,873	\$ 612,814	\$ 408,160	\$ 211,427
4.00%	S.C. OVERHEAD	\$ 308,953	\$ 18,844	\$ 12,075	\$ 22,104	\$ 7,327	\$ 8,457
	SUBTOTAL	\$ 8,032,781	\$ 489,935	\$ 329,348	\$ 314,718	\$ 424,327	\$ 219,884
6.00%	S.C. PROFIT	\$ 481,967	\$ 29,298	\$ 20,217	\$ 34,692	\$ 25,470	\$ 13,193
	SUBTOTAL	\$ 8,514,748	\$ 519,233	\$ 300,241	\$ 600,180	\$ 449,877	\$ 233,077
1.20%	S.C. P&P BOND	\$ 100,840	\$ 6,039	\$ 4,644	\$ 7,659	\$ 3,000	\$ 3,007
	SUBTOTAL	\$ 8,615,589	\$ 525,272	\$ 304,885	\$ 617,839	\$ 452,877	\$ 236,084
5.00%	ESCALATION (ALLOWANCE)	\$ 411,200	\$ 26,202	\$ 18,250	\$ 30,652	\$ 22,399	\$ 11,804
	SUBTOTAL	\$ 9,026,789	\$ 551,474	\$ 323,135	\$ 648,491	\$ 475,276	\$ 247,888
25.00%	CONTINGENCY	\$ 1,544,797	\$ 74,218	\$ 65,373	\$ 110,101	\$ 81,036	\$ 49,178
	TOTAL PROBABLE CONSTRUCTION COST	\$ 10,571,586	\$ 625,692	\$ 448,518	\$ 758,602	\$ 556,312	\$ 297,066

Scheme B

OPINION OF COST

Scheme "B"			
		Deduct	Total
	Total Cost		\$10,600,596
	Deductions:		
	Second Floor Offices/ Meeting Room/ Balconies	\$758,422	\$9,842,174
	Second Floor Restaurant/ Exterior Deck	\$448,618	\$9,393,556
	Ticketing/ Lifeguard Building	\$560,207	\$8,833,349
	Tiki Bar Building	\$646,550	\$8,186,799
	Clock Tower/ Public Restrooms Building	\$297,465	\$7,889,334





Summary

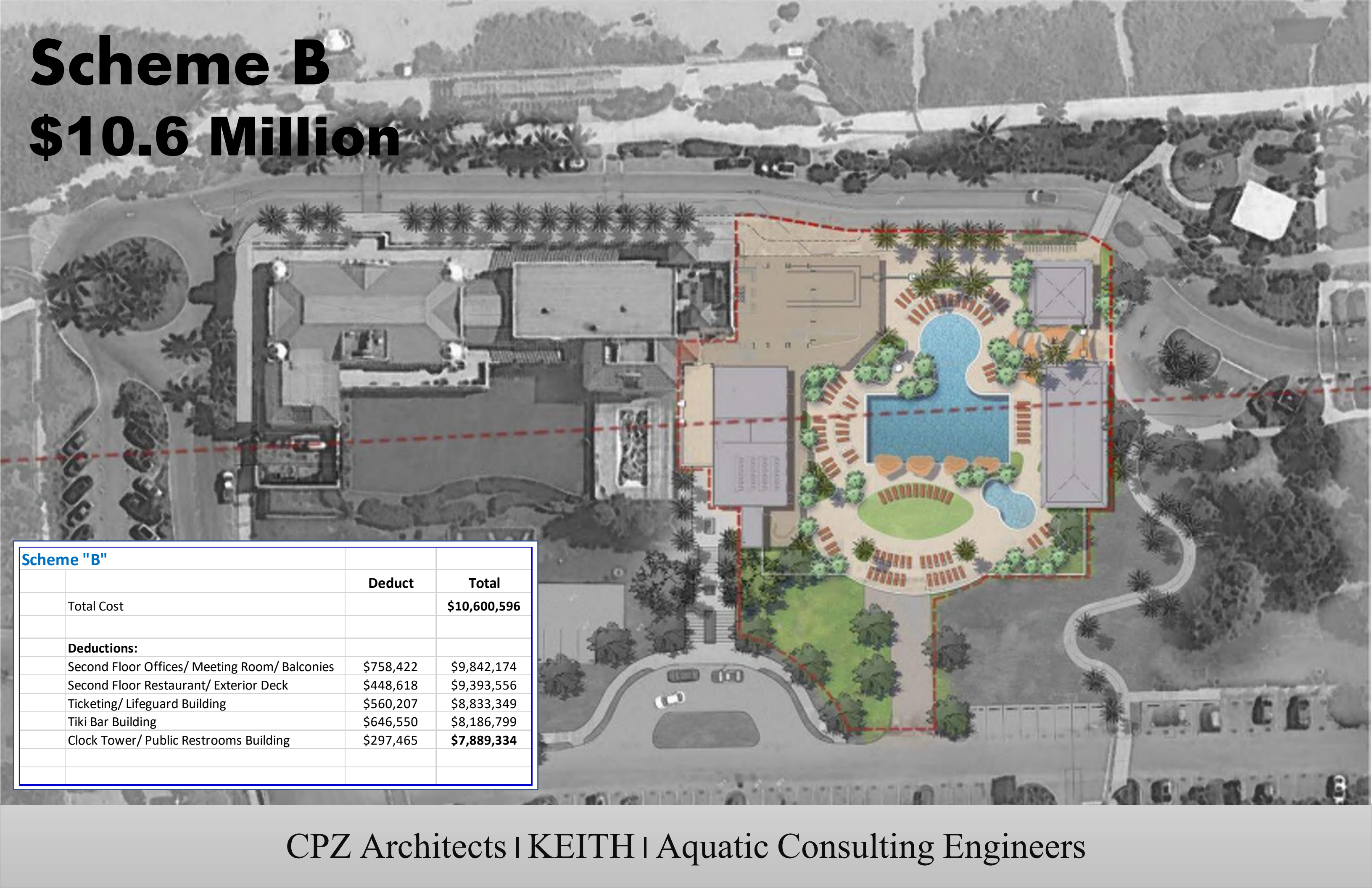
Scheme A

\$9.1 Million

Scheme "A"			
	Deduct	Total	
Total Cost		\$9,090,632	
Deductions:			
Second Floor Deck	\$478,626	\$8,612,006	
Lifeguard Building	\$452,156	\$8,159,850	
Meeting Room	\$168,511	\$7,991,339	
Tiki Bar Building	\$630,677	\$7,360,662	
Clock Tower/ Public Restrooms Building	\$297,465	\$7,063,197	

Scheme B

\$10.6 Million



Scheme "B"

	Deduct	Total
Total Cost		\$10,600,596
Deductions:		
Second Floor Offices/ Meeting Room/ Balconies	\$758,422	\$9,842,174
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THANK YOU