



# PRESENTATION IN RESPONSE TO REQUEST FOR QUALIFICATIONS DESIGN/BUILD – SPORTS FIELD COVERED PLAY STRUCTURE

**City of Margate**

**MCRA RFQ 2019-02**

**Design/Build Services for Sports Field Covered Play Structure**

**May 1, 2019**



WALTERS



ZACKRIA

ARCHITECTS



# TEAM WORK

WORKING TOGETHER SINCE 1989 ON OVER 100 PROJECTS !!!

CITY OF  
**MARGATE**  
Together We Make It Great

## BROWARD COUNTY

- CB SMITH PARK MEETING BUILDING
- LONG KEY NATURE CENTER
- TREE TOPS PARK
- SUNVIEW PARK
- DISTRICT TWO PARKS

## BROWARD SHERIFF'S OFFICE

- FT. LAUDERDALE JUVENILE BUILDING
- POMPANO JAIL CEILINGS
- TACTICS BUILDING
- HEADQUARTERS BUILDING RECEPTION DESK
- 250 ENGINEERING BUILDING
- COOPER CITY SUB STATION INTERIOR RENOVATIONS
- INTERNAL AFFAIRS BUILDING RENOVATIONS
- BODY CAMERA INSTALLATION CENTRAL
- BSO MEDICAL CLINIC RENOVATIONS

## CITY OF FORT LAUDERDALE

- GEORGE ENGLISH PARK

## CITY OF OAKLAND PARK

- DOWNTOWN AND JACO PASTORIUS PARK ARCHWAY

## CITY OF DANIA BEACH

- WRICE CENTER GREEN COMMUNITY ANNEX AND GARDENS

## CITY OF PLANTATION

- DEICKE COMMUNITY CENTER IMPROVEMENTS

## CITY OF POMPANO BEACH

- COMMUNITY PARK PHASE 2 and 3 IMPROVEMENTS

## CITY OF WILTON MANORS

- NEW CITY HALL AND POLICE STATION
- MICKEL PARK IMPROVEMENTS
- RICHARDSON PARK IMPROVEMENTS
- ISLAND CITY PARK IMPROVEMENTS



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# Similar Project Experience

Project Name	Contract Amount
Sullivan Park (3.4 acres new development)	\$ 3,808,000.00
Cypress Preserve (7 acres) and Oak Hammock (13.3 acres) Passive Parks	\$ 4,186,141.00
Peace Mound Park (8 acres re-development)	\$ 1,924,964.00
DB – Miramar Pinelands Natural Area (157 acres new development)	\$ 3,026,255.51
Palm Aire Park AKA George Brummer Park (5.8 acres new development)	\$ 1,638,450.00
Pompano Beach Community Park Improvements Phase 2	\$ 2,265,169.00
Pompano Beach Community Park Improvements Phase 3	\$ 4,183,892.00
DB – District Two Park Improvements	\$ 9,266,114.22
Fort Lauderdale Beach Park Improvements	\$ 3,175,333.71
Riverwalk South Regional Park	\$ 3,081,709.00
Vista View Park Expansion (60 acres new development)	\$ 7,283,907.69
DB – Long Key Natural Area	\$ 7,040,000.00

# Similar Project Experience

Project Name	Contract Amount
Flamingo West Park	\$ 5,265,301.00
Indian Trace Park	\$ 2,000,000.00
DB - Services Waters Edge Park	\$ 3,938,269.00
Windmill Park Improvements	\$ 4,533,321.00
Flamingo Park Improvements	\$ 5,822,453.00
DB Services for Mickel Park Renovations	\$ 1,775,038.00
Revitalization of Dania Beach Ocean Park - Phase I	\$ 3,788,850.00
Oak Hammock and Cypress Preserve Passive Parks	\$ 4,256,973.00
Fort Lauderdale Beach Park	\$ 3,173,760.00



# Indian Trace Park City of Weston

## LEGEND

- 1 BASEBALL FIELD
- 2 MULTI-PURPOSE FIELD
- 3 PLAYGROUND (WITH SHADE COVER)
- 4 BASKETBALL COURT (RESURFACED)
- 5 MULTI-PURPOSE COURT (RESURFACED)
- 6 EXISTING SHADE PAVILLION
- 7 FITNESS STATIONS (WITH RELOCATED SHADE COVER)
- 8 NEW RESTROOM BUILDING
- 9 PARKING LOT (PAVERS)
- 10 SCHOOL GATE ACCESS
- 11 EMERGENCY/SERVICE GATE ACCESS
- 12 MONUMENT SIGN
- 13 FENCE



# Design Build Services for the Waters Edge Park City of Tamarac



# Flamingo West Park Cooper City





# Flamingo Park Improvements City of Sunrise



- ✓ Fill in a portion of the Lake
- ✓ New Prefabricated Metal Basketball Courts Building
- ✓ Baseball Themed Water Play Feature
- ✓ Fully Shaded Playground
- ✓ Exercise Covered Area
- ✓ New 6,000 SF Community Center
- ✓ Parking lot ADA upgrades
- ✓ Landscaping and Irrigation



# Flamingo Park Improvements

## City of Sunrise





# Flamingo Park Improvements City of Sunrise





Deerfield  
Beach FL

# Sullivan Park (new development of 3.4 acres)

\$ 3,808,000.00



NEW DEVELOPMENT



- ◆ Site Clearing/Demolition
- ◆ Undergrounding FPL utilities (we are certified FPL Contractors)
  - ◆ Site utilities
- ◆ Access road / Parking lot
  - ◆ Concrete Sidewalks
  - ◆ 3,000 SF Playground
  - ◆ 2,500 SF Splash Pad
  - ◆ New Public Day Docks
    - ◆ Restroom Building
- ◆ Stair Tower access from Bridge





Deerfield  
Beach FL





Deerfield  
Beach FL

Sullivan Park



ART IN PUBLIC PLACES BUDGET



Deerfield  
Beach FL

Sullivan Park





# Sunrise Passive Parks City of Sunrise

Cypress Preserve Passive Park  
New development of 7 acres



Oak Hammock Passive Park  
New development of 13.3 acres





# Sunrise Passive Parks

City of Sunrise \$ 4,874,600.00



- ◆ Dredging and Planting Native Wetland type vegetation throughout Littoral area
- ◆ Elevated Boardwalks and Overlooks
- ◆ New 10,000 SF ADA Playground
- ◆ New 2,500 SF Splash Pad Playground
- ◆ Perimeter Estate Fencing
- ◆ New Disc Golf Course
- ◆ 3 Restroom Buildings / 6 Picnic Pavilions
- ◆ New Solar Parking lot Lighting





# Peace Mound Park Improvements

## City of Weston \$ 1,911,263.00



- ◆ Re-development of an 8 acre park
- ◆ Demolition of all existing Site
- ◆ Filling and re-grading Site
- ◆ New Brick Paver Parking lot
- ◆ New ADA Playground
- ◆ 2 New Gazebos
- ◆ Site Furniture
- ◆ 3500 LF of Concrete Sidewalks and Decorative Paver areas to include Bronze Plaque inserts
- ◆ New Pedestrian Bridge, Elevated Boardwalks and Retaining Walls
- ◆ Site Lighting





### DESIGN BUILD PROJECT

- ◆ New Development
- ◆ Finished on Time and within Budget
- ◆ Environmentally Sensitive Site
- ◆ Parking Areas and Access Roads
- ◆ 5,000 SF Playground
- ◆ 2,500 SF Splash Pad
- ◆ 270 LF of Elevated Boardwalk and 2 Overlook Structures
- ◆ 5,300 LF of 8' wide Multipurpose Concrete Sidewalks with Drinking Fountains throughout
- ◆ 4 Picnic Shelters
- ◆ 2 Restroom Buildings
- ◆ Exercise Area





- ◆ **(5.4 acres) New Development**
- ◆ Finished on Time and within Budget
- ◆ Parking Lot
- ◆ 2 Covered Playgrounds
- ◆ 6 Tennis Courts Fenced with Wind Screens
- ◆ Covered Exercise Area
- ◆ 2 Bocce Ball Courts
- ◆ 2 Handball Courts
- ◆ 1 Basketball Court
- ◆ 1 Sand Volleyball Court
- ◆ Restroom Buildings
- ◆ Exercise Area





# District Two Park Improvements

## Broward County \$ 9,080,000.00

DESIGN BUILD PROJECT



### TRADEWINDS PARK

- ◆ New Gatehouse and Entrance Renovations
- ◆ New Restroom Building
- ◆ 3,000 SF Playground
- ◆ 4 Fields Softball Complex included a new 1,200 SF Concession/Restroom Building
- ◆ 3 Soccer Fields Complex included a new 1,200 SF Concession/Restroom Building
- ◆ New Fields to include Sports Lighting for all Field Complexes, Drainage, Fencing, Irrigation, Associated Structures and Athletic Equipment.

### QUIET WATERS PARK

- ◆ New Entrance Roadway, Gatehouse & Ticket Booth, new 10,000 SF Maintenance Building, new Restroom Building
- ◆ Renovations to existing Pool Area include new Interactive Water Play Feature , resurfacing existing Pool Deck and equipment upgrades.
- ◆ Resurfacing and Restriping existing Parking lot, ADA improvements to Parking lot and access to Pool Area

### NORTH BROWARD PARK

- ◆ Renovations of an existing Multipurpose Field

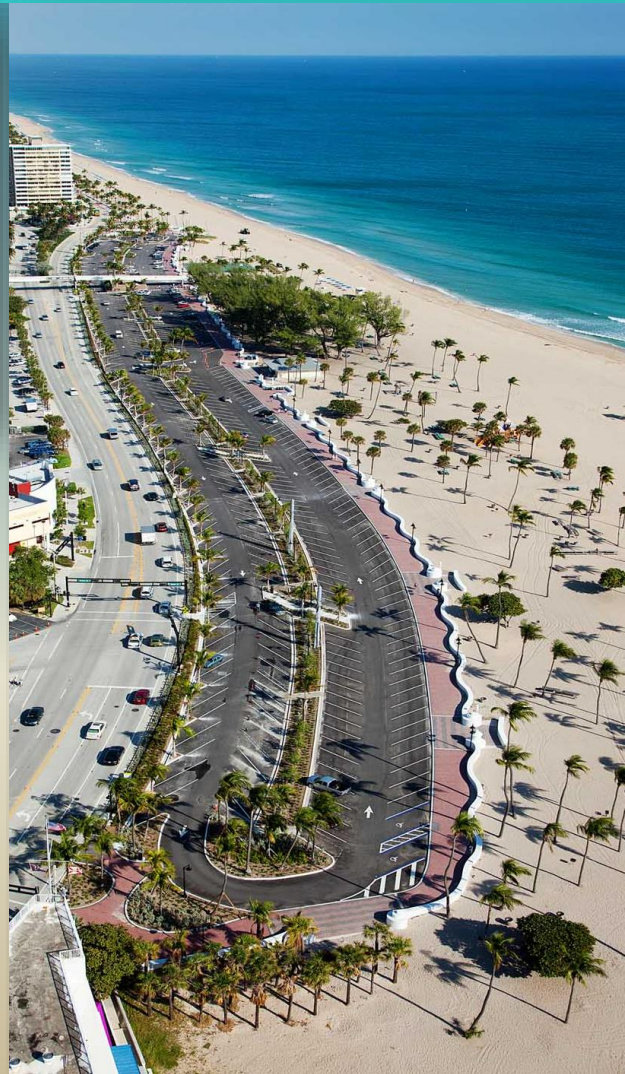
### DEERFIELD ISLAND PARK

- ◆ Construct new Boardwalk and refurbish existing ones



# Fort Lauderdale South Beach Park

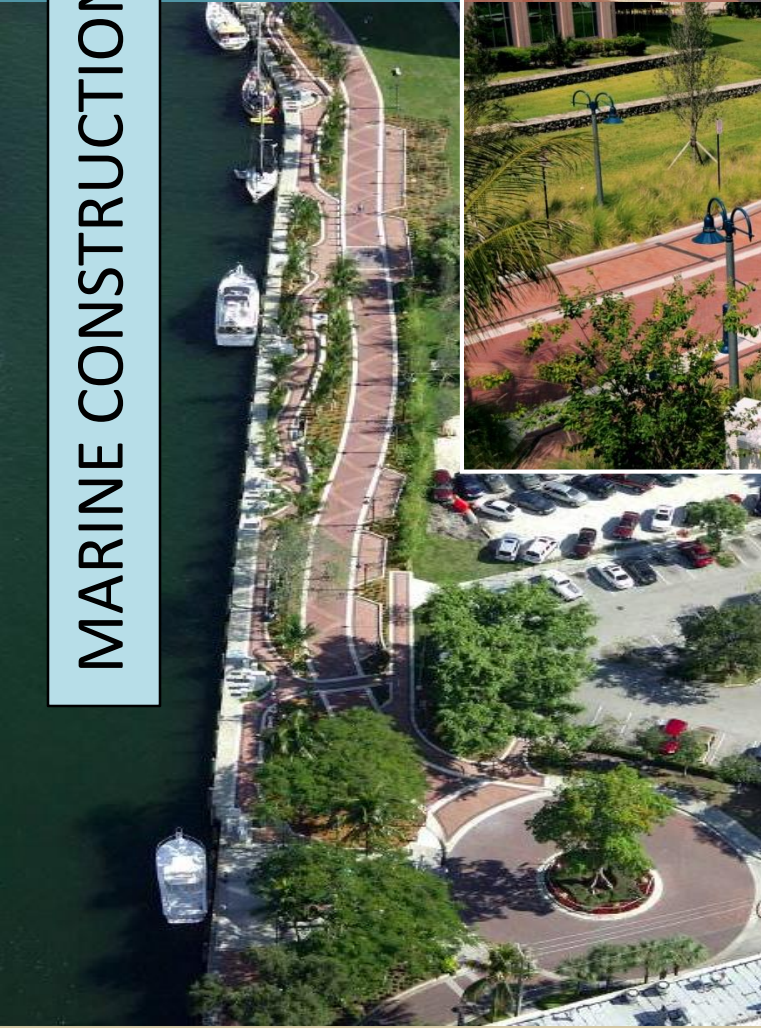
## City of Fort Lauderdale



- ◆ Demolition/Earthwork/Site utilities/Drainage improv.
- ◆ **Undergrounding overhead FPL lines**
- ◆ 2100 LF of undulating Concrete Decorative Wall
- ◆ **16 Entrance Feature Columns**
- ◆ **Work within Coastal and Archeological Site**
- ◆ Native Landscaping and Irrigation
- ◆ Resurfacing and Re-striping existing Parking lot
- ◆ **Decorative Paver Boardwalks with Wave Patterns**
- ◆ Turtle Sensitive Site Lighting/Site Furniture & Showers



# Riverwalk South Regional Park City of Fort Lauderdale



- ❖ Demolition utility poles, existing marina stations, underground utilities, etc.
- ❖ Install new water main and services, (domestic and fire), vacuum sewer system and construct site drainage facilities.
- ❖ New decorative paver and conc. sidewalks, conc. curbing, headers, signage and markings.
- ❖ Install seven Marina Service Stations w/ all related equipment, utilities service connections from the new serviced pedestals and cabinets to the new utility point of services (domestic water, vacuum sewer lines, vacuum exhaust and cabinet connections, vacuum station housing structure, vacuum testing and equipment, Comcast, Bellsouth service connections
- ❖ Furnish and install Site furniture and signage.
  - ❖ Provide site and landscape lighting
  - ❖ Provide Power to Marine Stations
  - ❖ landscaping and Irrigation.
- ❖ Undergrounding of overhead FPL lines and Construct FPL Vault and switch room.



# Vista View Park Expansion

Broward County \$ 7,040,000.00

6 Picnic Shelters



2 Fishing Piers



Maintenance Building



❖ 63 Acres new Development, new utilities and services

❖ Parking Areas and Access Roads

❖ 16,000 SF Universal Access Playground / Shade Structures

❖ 6 Picnic Shelters

❖ 2 Fishing Piers

❖ 2 Basketball Courts

❖ 2 Restroom Buildings

❖ Horse Corral and Trails



Universal Playground



Administration Building and Gatehouse

## Long Key Natural Area

Broward County \$ 7,040,009.00

### DESIGN BUILD PROJECT

- ◆ Finished on Time and within Budget
- ◆ Environmentally & Archeologically Sensitive Site
- ◆ 20,000 SF Nature Center
- ◆ 10,000 SF Maintenance Building
- ◆ 180 LF Elevated Walk over Mitigation Area
- ◆ 1 million dollars – Art Component
- ◆ Museum quality Exhibit Hall
- ◆ 3,500 LF 8' wide Concrete Trail



# Broward County Parks and Recreation Long Key Nature Center

DESIGN BUILD PROJECT





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# City Questions

## 1. Approach to structural requirements of the project

- 2 options for supporting the structures –
  - pile foundation and shallow spread footings.
  - The boring reports show loose sandy material for 10' below grade with denser rock layer below.
  - 14" dia. concrete auger piles –

The relationship obtained for this foundation system is as follows:

Size (Dia.)	Below Grade Length (Ft.)	Allowable Lateral Load	Allowable Tensile Capacity	Allowable Compressive Bearing Capacity	Remarks
14"	30	7 kips	20 kips	70 kips	No Pile load Test Required
14"	30	15 kips	45 kips	130 kips	Pile Load Test Required

- 15 kips lateral; 45 kips tensile; 130 kips Compression (with load test).
- Design Criteria shows large (15' x 15' x 3' deep) spread footings – too costly!!!



### Absolute Civil Engineering Solutions, LLC

ENGINEERING TESTING-ENGINEERING INSPECTION SERVICES-GEOTECHNICAL-ENVIRONMENTAL  
4121 SW 47th Ave, Suite 1310, Davie, FL 33314 / Phone: 954-349-8797 / Fax: 954-283-3007

### SPT SOIL BORING REPORT

CLIENT:	Craven Thompson and Associates	Page:	1 of 2
CLIENT ADDRESS:	3563 NW 53rd ST Ft. Lauderdale, FL 33309	Report #:	1
PROJECT:	Margate Sports Park	Boring #:	B-2
PROJECT ADDRESS:	1701 Banks Road, Margate, FL 33063	Date:	7/8/16
BORING LOCATION:	As Shown on Boring Location Map	Driller:	AG

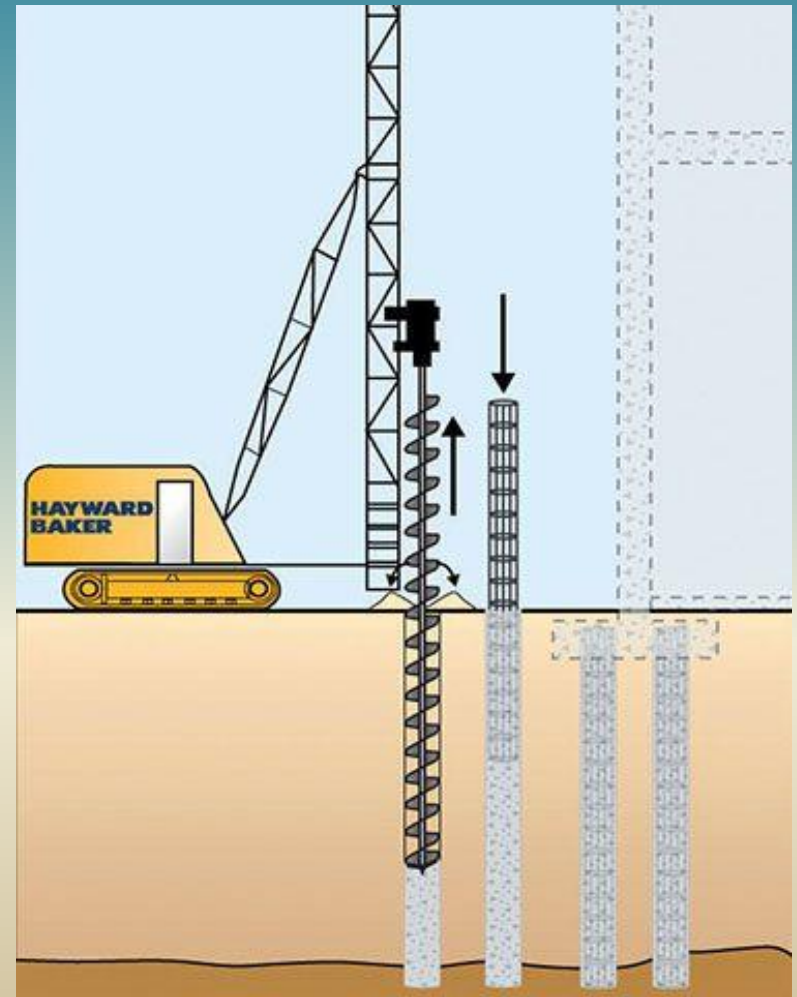
DEPTH (FEET)	DESCRIPTION OF MATERIALS	Sample No.	Hammer blows on sampler	"N" Value
1	0'-0" to 0'-2" Top Soil		2	1
2	0'-2" to 3'-8" Backfill: Brown Medium Silica Sand with Some Rock Fragments	0'-2'	2	3
3			4	3
4		2'-4'	3	4
5	3'-8" to 11'-0" Tan Medium Silica Sand with Some Roots		2	1
6		4'-6'	2	3
7			4	5
8		6'-8'	4	6
9			6	5
10		8'-10'	8	9
11	11'-0" to 18'-0" Gray Medium Lime Sandy Coral Rocks		10	13
12		10'-12'	15	12
13			13	11
14		12'-14'	10	9
15			9	11
16		14'-16'	10	8
17			6	7
18		16'-18'	9	8
19			11	10
20		18'-20'	11	15
21	18'-0" to 24'-0" Tan Medium Lime Sand with Coral Rocks		18	16
22		20'-22'	17	19



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## 1. Design Recommendations:

- a. Prepare a test pile at the project site and determine number of piles required to support the metal buildings.





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# City Questions



## 1. Design Recommendations:

**b. Make 7 bays at 30' wide instead of 12 bays at 17'-6". This will make the PEMB and foundation less expensive. 78 piles / 39 pile caps versus 48 piles / 24 pile caps. 40% REDUCTION.**



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# City Questions



## 1. Design Recommendations:

c. Make the restroom and concession buildings standard lean-to structure.



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## 2. Design and construction prospective that addresses the owner's multi-use intent for the facility

- There are several concerns regarding the size and dimensions of the proposed multipurpose field.
  - The building dimensions do not allow for regulation fields for any sport.
  - The building height is not sufficient for baseball or softball at any level of play.



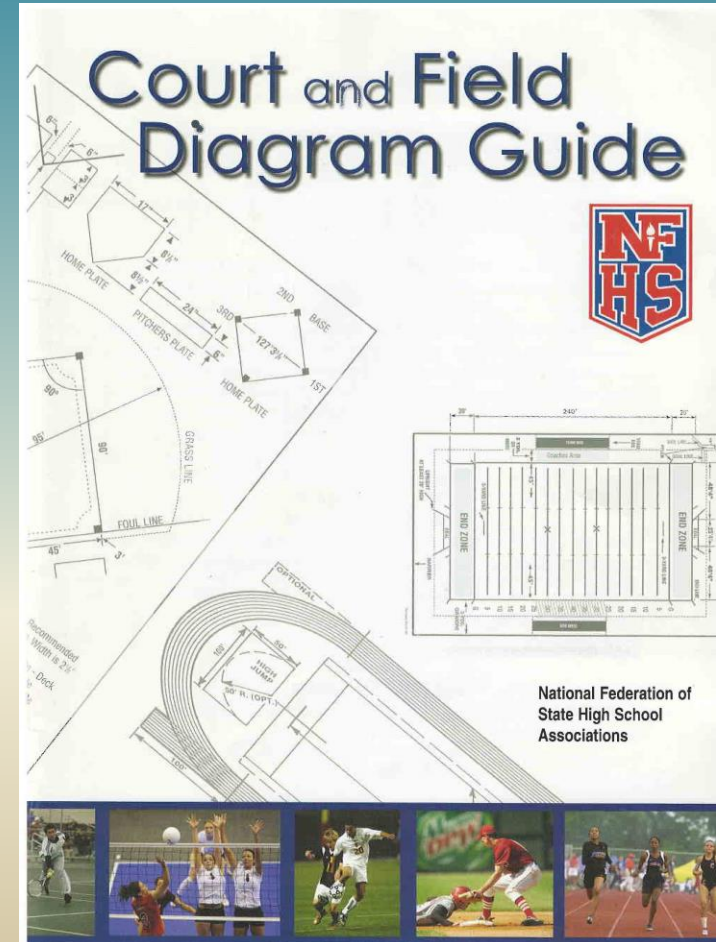


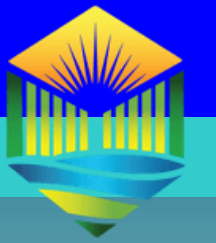
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# City Questions

## 2. Design Recommendations:

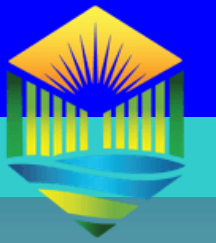
- Determine the sport or sports to be played inside the building.
- Resize the building to accommodate regulation play for multiple sports.
- If baseball /softball are required for the program, then consider non-covered field.





### **3. Previous experiences and current expertise with value engineering**

- **This team has completed over 100 design / build projects.**
  - **For each one of those projects, our team evaluated the building program, proposed design / build criteria, and the owners' budgets. We were able to provide significant savings to those projects by the following:**
    - **Adjusting the project program to better align with the budget.**
    - **Save elements proposed to be demolished in the design criteria.**
    - **Provide alternate designs and / or construction methods to provide cost savings to the project.**
    - **Incorporate direct owner purchase initiative into the project.**
    - **Obtain feedback from the sub-contractors and vendors to build consensus and drive value.**



**4. Do you have plans to utilize the design criteria package layouts almost exclusively or your own turnkey approach to provide the desired elements and functionality? Why do you feel your chosen direction is the best fit?**

- **We believe there are some significant issues with the proposed design. We would recommend abandoning the DCP and starting with a fresh perspective.**
  - **The proposed building may facilitate little kids and free play now, how will it support them as they grow older and require regulation play areas.**
    - **Multipurpose field should be able to support various types of sports and also various age groups.**
  - **Determine the type of sports and resize the field for regulation play (NFHS).**
    - **11 player football 390' x 190'**
    - **8 player football 330' x 150'**
    - **1/2 soccer 180 x 195'**
    - **Full soccer 330' x 195'**
    - **Lacrosse 360' x 210'**

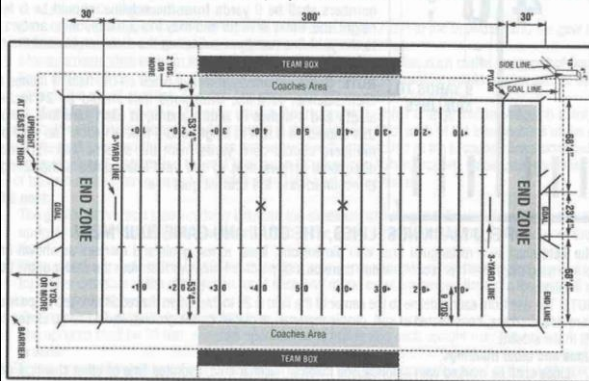


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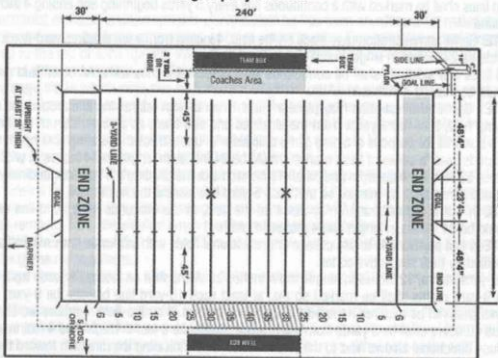
# City Questions

## FOOTBALL

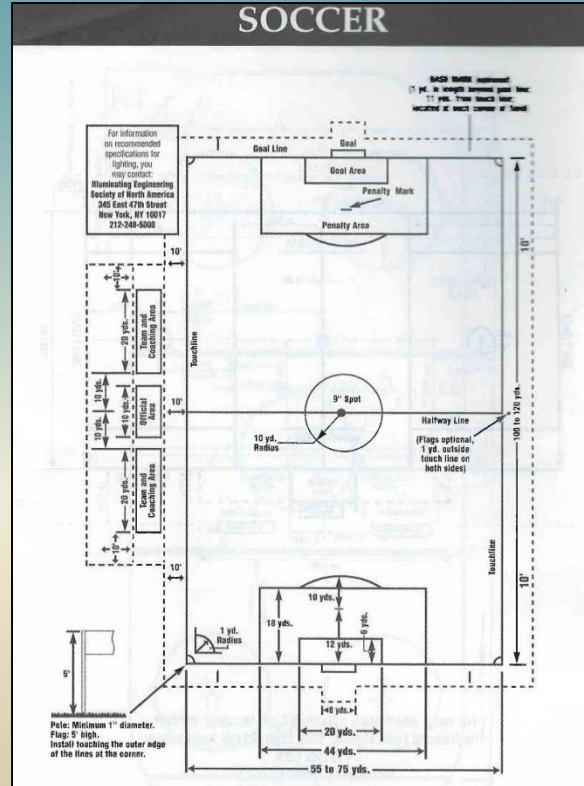
11-player field



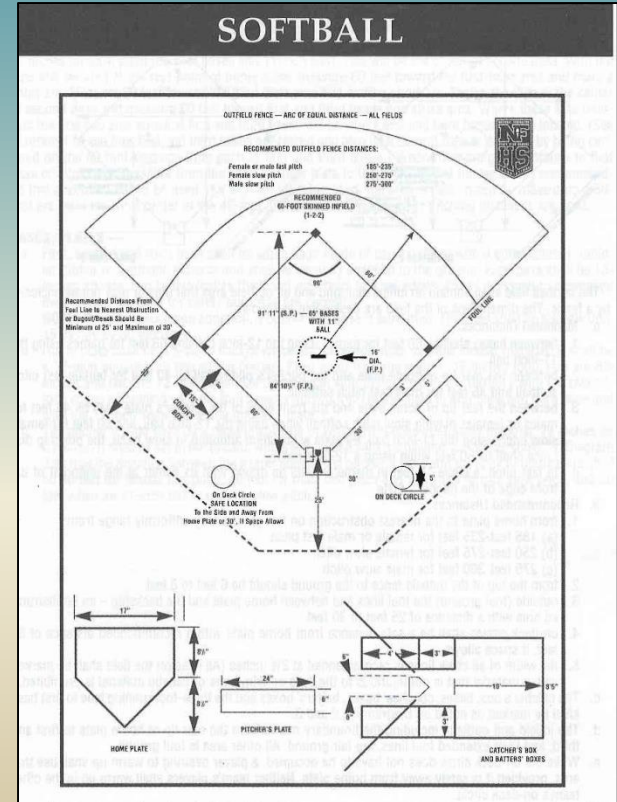
Eight-player field

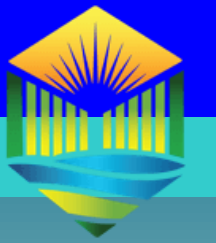


## SOCCER



## SOFTBALL





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# City Questions

- Determine if the roof covering is appropriate for those types of sports
- Determine if other types of event could be supported by this facility, such as:
  - Flea market
  - Green market
  - Concerts
  - Movies
  - Other community gatherings
- Redesign the buildings to be standard bay spacing and standard construction.
- Utilize pile foundations to support the building.
- Redesign the lighting to be appropriate for the use of the building.
- Use roof insulation for sound and heat reduction.

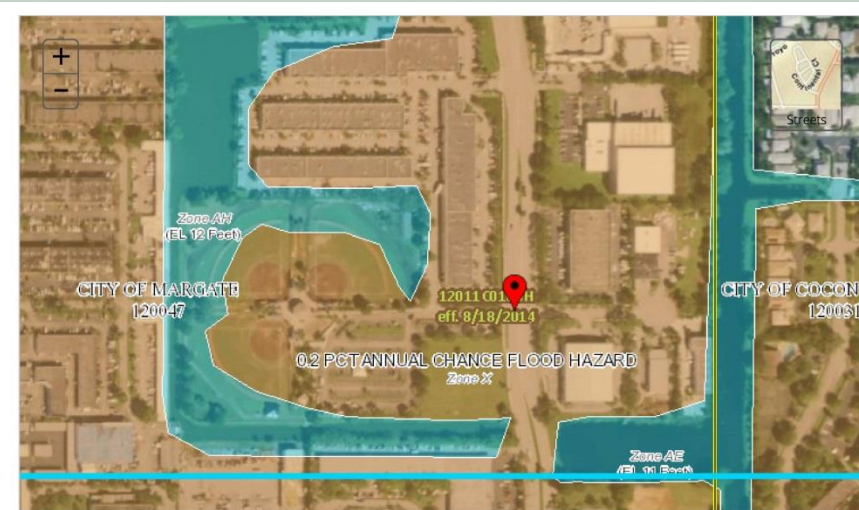


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# City Questions

## 5. Do you see ideas for innovated approaches to reduced cost?

- Redesign the buildings to be standard bay spacing and standard construction.
- Utilize pile foundations to support the building.
- Redesign the lighting to be appropriate for the use of the building.
- Lower the building finish floor height to reduce earthwork costs – Flood Zone X.
- Relocate restroom and concession to be closer to existing utilities.
- Use standard metal building roof panels in lieu of standing seam metal roof.
- Remove perimeter steel between columns.





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# WHY MBR / WZA TEAM

**WORKING TOGETHER SINCE 1989 ON OVER 100 PROJECTS !!!**

- ✓ **OVER 27 YEARS IN BUSINESS AS GENERAL CONTRACTORS**
- ✓ **MBR / WZA TEAM'S STRENGTH IS IN BUILDING AND DESIGNING PARKS THROUGHOUT BROWARD COUNTY**
- ✓ **HAVE EXTENSIVE EXPERIENCE PROVIDING CONSTRUCTION DESIGN BUILD SERVICES AND COMPETITIVE BIDDING**
- ✓ **HAVE EXTENSIVE EXPERIENCE WITHIN BROWARD COUNTY, 99% OF OUR WORK IS IN BROWARD COUNTY**
- ✓ **COMPANY MAIN OFFICE LOCATED WITHIN 10 MILES OF THE CITY**
- ✓ **COMMITTED TO BEGIN IMMEDIATELY AND MAKE YOUR PROJECT OUR PRIORITY**
- ✓ **OUR TEAM IS ORGANIZED TO GIVE OUR CLIENT MAXIMUM ATTENTION**



W A L T E R S



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# THANK YOU!

