



City of Plantation
City Council Chambers

Subject:

Central Park Pool Pump Room - Pool Equipment Building Refurbishment (Change Order/Amendment No. 3)

Summary:

Requesting authorization and approval of the following:

Execute Change Order/Amendment No. 3 with Saltz Michelson Architects, Inc for additional Architectural/Engineering Services associated with Central Park Pool House Building No. 1 for an amount of \$19,275.84 (see attached document for additional information).

Process payment(s) to Saltz Michelson Architects, Inc for additional services described in Change Order/Amendment No. 3 associated with Architectural/Engineering Services for Central Park Pool House Building No. 1.

Procurement:

On July 20, 2022, Consent Agenda Item No. 12, City Council approved the issuance of a Work Authorization/Task Order to Saltz Michelson Architects, Inc for "Architectural/Engineering Services associated with Central Park Pool House Building No. 1" for an amount of \$43,406.32. Due to the aggregate value of change orders associated with this project, City Council approval is required.

Change Order No. 1 (Approved by City Council June 25, 2025):

- Additional Services include design and preparation of Construction Documents for the following:
 - The berms around the building will be cut back to expose the walls of the building.
 - The sidewalks and steps adjacent to the buildings will be demolished.
 - The walls will be scraped and pressure cleaned. All cracks or damage to the exterior walls will be repaired.
 - All pipe penetrations through the perimeter walls of the building will be sealed to prevent water intrusion. Abandoned penetrations will be patched and sealed.

- The walls will be coated with new waterproofing.
- The berms will be reconstructed against the perimeter walls of the building
- New ADA compliant sidewalks and steps will be constructed adjacent to the building.
- Cracks or damage to the fluted block on the exterior of the upper floor will be patched and repaired where necessary.
- New penetrating sealer will be applied to the exterior of the walls.
- Cracks or damage to the stucco will be repaired.
- The exterior of the building will be painted to match the existing Multi- Purpose Building or as approved by the end users.
- Plumbing fixture calculations will be done to satisfy the requirements for the pool and pool deck, including ADA restroom facilities.
- The two restrooms on the second floor will be remodeled to be ADA compliant with new plumbing fixtures, toilet partitions, toilet accessories, new exhaust fans, new doors and door frames, and new floor, walls and ceiling finishes will be provided.
- The second level slab will be reinforced, and the damaged rebar and spalled concrete will be repaired.
- The pool equipment on the lower floor will remain, however the electric panels, and conduits with wires up to the controls for the pool equipment will be replaced.
- If the main electrical service to the building can provide it, the main electrical panel amperage capacity will be increased (up to 20%).
- The interior of the perimeter walls will be patched and repaired. Any exposed rebar will be epoxy coated.
- The walls and underside of the second level floor slab will be painted
- The equipment room floor will be patched and sealed with new penetrating sealer.
- The equipment room ventilation will be evaluated to make sure that it is adequate.
- All Louvers, vents, screens etc. will be replaced.
- Interior and exterior lighting will be replaced.
- New electrical outlet conduit and wiring will be provided were necessary.
- The stairs to the rooftop will be removed.
- The rooftop railings and lighting will be removed, and the walls will be repaired.
- A new roof membrane will be installed on the building with new vent caps, and exhaust fans.
- The concrete ramp leading from the pool deck to the restroom door will be evaluated to determine if it meets ADA requirements. If not, it will be demolished and reconstructed to be ADA compliant. New railings will be installed.
- Impact on landscaping is expected to be very minimal. The Architect will provide notes requiring landscaping and irrigation that is removed or damaged during construction to be replaced with like and kind.
- **Cost: \$69,861.41**

Change Order/Amendment No. 2 (Approved by City Council February 11, 2026):

- Additional professional services related to the evaluation of the equipment for the Central Park Aquatic Facilities Pool Pump Room.
 - Provide preparation of background drawings for use by Aquatic Design Consultant.
 - Aquatic Design Consultant will provide an on-site evaluation of all current pool equipment in operation and provide recommendations for remediation of any equipment that is malfunctioning or beyond its warranty period . This may involve

replacing the pump, filter, water chemistry system, interior equipment room piping, repairs or remediation to the collector tank, and all other associated equipment necessary for the complete operation of the pool, as mandated by the Florida Department of Health and the Florida Building Code.

- Provide a written assessment to the client outlining the conditions and recommendations for repair or modification.
- Provide Design Services for project systems outlined in the project description as follows:
 - Overall, Pool Equipment Design Review for compliance with applicable code related components.
 - Evaluation of all Mechanical Systems including Pumps, Filters, Water Chemistry Components, Process Piping, Chemical Controllers, Gauges, and Valves.
- Cost: \$17,519.60

Change Order/Amendment No. 3 (Proposed):

- To address the findings of the assessment (change order 2) and to provide professional architectural and engineering services for the preparation of design and construction documents associated with the recommended improvements. The proposed services will include the design of equipment replacements and system upgrades necessary to improve reliability, efficiency, code compliance, and the long-term functionality of the facility. Completion of these services will position the City to competitively procure construction services and implement the recommended improvements in a planned and cost-effective manner while supporting the continued operation of the Central Park Aquatics Facility.
- Cost: 19,275.84

Based on the foregoing information, Procurement, Parks and Administration Departments requests authorization and approval of the following:

- Execute Change Order/Amendment No. 3 with Saltz Michelson Architects, Inc for additional Architectural/Engineering Services associated with Central Park Pool House Building No. 1 for an amount of \$19,275.84 (see attached document for additional information).
- Process payment(s) to Saltz Michelson Architects, Inc for additional services described in Change Order/Amendment No. 3 associated with Architectural/Engineering Services for Central Park Pool House Building No. 1.

Background:

Strategic Priorities: Planning for a Sustainable Future; Safe and Secure; Proactive and Responsive Asset Management.

The City owns and operates the Central Park Aquatics Facility, which serves as a key recreational amenity for residents and supports a variety of aquatic and recreational programs. As part of the City's ongoing efforts to maintain safe and reliable operations, City Council approved professional engineering services for a comprehensive pool pump room equipment assessment at the February 11, 2026, City Council meeting. The assessment was

subsequently completed by a specialized Aquatics Engineer through the City's consultant, Saltz Michelson.

The assessment identified deficiencies within several critical components of the pool circulation and treatment systems, including the filter pumps, piping, valves, filtration system, and pump room ventilation. These systems are essential to maintaining proper water quality, operational reliability, and regulatory compliance. The evaluation determined that portions of the existing equipment have exceeded or are approaching the end of their useful life and require replacement or upgrades to address aging infrastructure, improve system performance, and reduce maintenance demands.

To address these findings, the City proposes to engage Saltz Michelson, to provide professional architectural and engineering services for the preparation of design and construction documents associated with the recommended improvements. The proposed services will include the design of equipment replacements and system upgrades necessary to improve reliability, efficiency, code compliance, and the long-term functionality of the facility. Completion of these services will position the City to competitively procure construction services and implement the recommended improvements in a planned and cost-effective manner while supporting the continued operation of the Central Park Aquatics Facility.

This item is now ready for City Council consideration.

Funding:

001-7532-572-6302 -Central Park Pump Room Renovations (Project #987)

Amount:

\$19,275.84

Finance Director/Budget Manager Recommendation:

The Central Park Pump Room Renovations (Project #987) has a total of \$536,909 available in FY2026.

Prepared By:

Charles Spencer

ATTACHMENTS:

[SMA Design Add Services Proposal Change Order No. 3](#)
[Aquadynamics Equipment Evaluation report_4-28-26.pdf](#)
[Original City Council Approval.pdf](#)
[Change Order No. 1.pdf](#)
[Change Order No. 2.pdf](#)