



City of Plantation
City Council Chambers

Subject:

Central Park Pool Pump Room - Pool Equipment Assessment (Change Order/Amendment No. 2)

Summary:

Requesting authorization and approval of the following:

- Execute Change Order/Amendment No. 2 with Saltz Michelson Architects, Inc., for additional Architectural/Engineering Services associated with Central Park Pool House Building No. 1 for an amount of \$17,519.60 (see attached document for additional information).
- Process payment(s) to Saltz Michelson Architects, Inc for additional services described in Change Order/Amendment No. 2 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". 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.

Change Order/Amendment No. 2 (Proposed):

- 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.

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

- Execute Change Order/Amendment No. 2 with Saltz Michelson Architects, Inc., for additional Architectural/Engineering Services associated with Central Park Pool House Building No. 1 for an amount of \$17,519.60 (see attached document for additional information).
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Background:

Strategic Priority: Proactive and Responsive Asset Management:

In June 2022, a Scope of Work was approved by the previous Administration which would repair certain aspects of the aquatic restroom/pump room. That scope focused mainly on waterproofing and applying stucco and paint to the existing structure, replacing restroom fixtures, exhaust fans, doors and louvers.

Change Order No. 1, allowed the City to move forward with a more comprehensive refurbishment of the structure to include the removal of the berm on the south side of the building to ensure proper hardening of the structure, waterproofing and repair of all exterior walls, ADA compliant walkways, ramps and railings, plumbing fixture calculations to meet Department of Health Code, complete remodeling of the restrooms, which will include ADA compliance, reinforcing of the second level slab and rebar, increased electrical amperage, new exhaust fans, doors and louvers, interior and exterior lighting, and installation of a new roof membrane and exterior paint to match the multipurpose building.

Change Order No. 2 (proposed). The facility's pool pump room houses critical mechanical and electrical equipment, including circulation pumps, filtration systems, chemical feed systems and associated controls necessary to maintain water quality, regulatory compliance, and safe operating conditions.

Much of the existing pool equipment and supporting infrastructure is aging and has exceeded

or is approaching its typical useful life. In recent years, staff has observed increasing maintenance demands, operational inefficiencies, and concerns regarding system reliability and long-term performance. Additionally, limited as-built documentation and the age of the systems create uncertainty regarding the current condition, code compliance, and capacity of the existing equipment.

To pro-actively address these concerns and support informed capital planning, City staff proposes to engage, through its consultant Saltz Michelson, the services of a specialized Aquatics Engineer to perform a comprehensive engineering evaluation of the pool pump room equipment and associated systems. The assessment will include a review of existing conditions, including pumps, filters, equipment piping, collector tank, water chemistry system, as well as an evaluation of operational performance, regulatory compliance, remaining useful life of major components, and identification of deficiencies, risks, and recommended improvements.

This change order for additional services will allow the City to reduce the risk of unplanned equipment failures, improve life-cycle planning, and better prioritize future capital investments in a manner that protects public safety, ensures regulatory compliance, and minimizes long-term maintenance and operational costs.

This item is now ready for City Council consideration.

Funding:

001-7532-572-6302 Project #987

Amount:

\$17,519.60

Finance Director/Budget Manager Recommendation:

The Aquatics Department has a total of \$540,389 available in the FY2026 budget for the Central Park Pump Room Renovations (Project #987).

Prepared By:

Charles Spencer

ATTACHMENTS:

[SMA_Proposal_Change Order 2.pdf](#)

[Original City Council Approval.pdf](#)

[Change Order No. 1_Aproved.pdf](#)