



## VILLAGE OF ROYAL PALM BEACH

### Agenda Item Summary

#### **AGENDA ITEM:**

**Approval and authorization for the Village Manager to enter into the Contract Price Amendment to the Progressive Design-Build Agreement (“Contract Price Amendment”) with Kaufman Lynn Construction, Inc. for the RPB Recreation Center Expansion & Renovations Project (PR2201) with a Guaranteed Maximum Price of \$20,121,046.**

#### **BACKGROUND:**

The Renovation and Expansion of the Recreation Center was ranked as a “Top Priority” for the Management Agenda 2019/20 through 2021/22 under Goal 2, “Responsive Village Services.”

The Village’s Recreation Center is located at 100 Sweet Bay Lane. The original building was built in the 1990s era and has had minimal upgrades since then. Use demands have changed over the years, requiring more program space for the general public and support staff. Both the quality of technology and building systems have evolved, offering increased efficiency in lighting, heating, air conditioning, plumbing, and exterior thermal qualities. Renovations to the existing building, both interior and exterior, will be coordinated with new finishes, impact-resistant windows and doors, and improved Americans with Disabilities (“ADA”) accessibility.

Particular attention has been paid to challenges presented by the recent pandemic, such as group gathering limitations, the need for increased space for distancing, and improved indoor ventilation. Another project goal is to improve interior circulation and access for the public and staff by clustering activities around a central reception/lobby area at the main entrance. This allows for better communication and increased service quality. Additionally, dedicated areas will be developed to better suit programs for the elderly and younger users, separating noisy activities from quieter programs (e.g., gymnasium from classrooms and meeting areas).

In 2022, the Village entered into an agreement with DHGA Design-FL (“DGHA”) to design the renovations and expansions of the Recreation Center. The Village Council approved the site plan and architecture for the proposed project in 2023, and the approval remains valid. DHGA closed prior to design completion due to the unfortunate loss of their principal architect. The design plans are currently between sixty and ninety percent (60-90%) complete. The Village owns all work product created to date.

On August 16, 2024, the Village issued a Request for Proposals (“RFP”) for RPB Recreation Center Renovations and Expansion Design Build Project PR2201 to accept bids from prequalified design-builders, as qualified by the Village in response to RFQ-PR2201. The Village received two (2) proposals in response to the RFP. After review of the received proposals, it was determined that neither proposal received was responsive to the RFP, as neither proposer provided the required lump sum fixed price for the completion of all design and construction services as required by the Bid Documents. Village Council rejected all bids at the November 21, 2024 Council meeting, with staff indicating that the project would be rebid at a later date.

The Village subsequently issued a Request for Qualifications (RFQ) for the RPB Recreation Center Renovations and Expansion (Project PR2201) on December 13, 2024. Following the opening of sealed proposals on January 15, 2025, the Phase 1 and 2 contracts were awarded to Kaufman Lynn Construction on March 20, 2025.

**ISSUE:**

The Village entered into a Progressive Design-Build Agreement (544) with Kaufman Lynn on July 29, 2025.

Over the past year, Kaufman Lynn has collaborated with project consultants and Village staff to finalize 95% of the design plans. The project has now reached its next contractual milestone: the Phase 2.1 Contract Price Amendment to establish a Guaranteed Maximum Price (GMP) for the project, the project duration, allowances, qualifications, and assumptions.

The Phase 2.1 Contract Price Amendment establishes:

- Guaranteed Maximum Price: \$20,121,046
- Timeline: 17.5 months to Substantial Completion; 19.5 months to Final Completion
- Requires Kaufman Lynn to provide a Final 2.1 Project Schedule, which will not modify the above timelines, within 30 days of execution of the Contract Price Amendment. This will also set forth the Notice to Proceed date and provide additional details to the Initial 2.1 Project Schedule.

**RECOMMENDED ACTION:**

Staff recommends a motion to approve the Phase 2.1 Contract Price Amendment to the Progressive Design-Build Agreement.

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Initiator:	Village Manager	Agenda Date:	Village Council
	Approval:	3/19/26	Action:
Village Engineer			

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