



**AGENDA REPORT**  
**November 13, 2018**

**Authorization to Advertise Request for Qualifications (RFQ); RE: Design /  
Build Renovation Project for Lori Wilson Park**

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**SUBJECT:**

Authorization to Advertise Request for Qualifications (RFQ); RE: Design / Build Renovation Project for Lori Wilson Park

**FISCAL IMPACT:**

FY2018/19: \$6,000,000 budgeted within the Board approved Tourist Development Capital Improvement Plan Budget (copies attached).

**DEPT/OFFICE:**

Tourism Development

**REQUESTED ACTION:**

It is requested that the Board of County Commissioners approve:

1. Advertisement of a RFQ for Design/Build renovation project at Lori Wilson Park
2. Establish Selection and Negotiation Committees
3. Award contract to the most qualified firm(s) according to selection committee ranking
4. Authorize the Chair to execute resulting negotiated agreement upon County Attorney and Risk Management approval
5. Authorize the County Manager to execute any necessary budget change requests

**SUMMARY EXPLANATION and BACKGROUND:**

This solicitation is for a proposal from qualified contractors to Design-Build (DB) Lori Wilson Park located at 1500 N Atlantic Ave, Cocoa Beach, Florida 32953. The proposal shall be written following the guidelines of this RFQ explaining the contractor's experience and qualifications and explaining at what cost and how the contractor will perform the necessary improvements. The solicitation is for a turn-key project with the contractor responsible for design, permitting, construction, and recommendations for successful long-term operations and maintenance for Lori Wilson Park.

**Vision for the Park:**

The park should be a unique destination for locals and visitors, alike. It should be a place where you take family and friends when they come to visit and where families and friends of all ages gather.

1. Capitalize on oceanfront location - Design should capitalize on the oceanfront location,

both from best utilizing the economic asset of 30 acres of oceanfront, paying particular attention to views and access.

2. Protect ecologically unique areas - Flora and fauna that are unique to the park should be celebrated, preserved and protected.

3. Maximize beach accessibility - Park should maximize beach access in terms of parking, number of people accommodated, etc.

4. Form following function - Design should encourage the uses, flow and behavior desired. Design and programming should accommodate existing uses. Consider entry way and ability to create destination gateway to the beach. Possibly innovatively incorporating surrounding property across the street to create a destination node. All creativity welcomed.

5. Self-Sustaining – The Park design plan should include potential income producing ideas to offset the cost of maintenance, programming and operations through non-residential parking, rental fees and other income-generating ideas provided by the proposer.

6. Ability to be built in phases – The park should be designed to be built as one complete project and also as stand-alone phases, with independent cost estimates for each phase.

#### Project Goals and Objectives

A. There are many different ecosystems in the park. These areas present unique opportunities for innovative design solutions and educational outreach.

B. A shallow pond shall be created to attract migratory birds. Careful consideration of pond materials, depth and plantings shall be made.

C. A 20' wide beach promenade shall be located at the eastern edge of the park, connecting the parcels to the north and south of the park.

D. Play areas shall be designed to incorporate and reuse onsite trees to help create unique play opportunities.

E. Picnic pavilions make great social gathering opportunities. Each shall be equipped with power, water, grill, seating and near other park amenities.

F. Opportunities for public art shall be explored throughout the park. I Dream of Jeanie sculpture would be suitable. Engage local arts community.

G. Flexible, universal, large and dynamic gathering space to be located at the northeast corner of the site at the major building node.

H. A large grassy mound shall be located south of the park's major node. 360 views provide a great opportunity for launch viewing.

I. Beach volleyball shall be located south of the park node. This area is designed to have 2 courts with the option to convert into one competition court.

J. A1A is the main street into Cocoa Beach.

K. Pedestrian safety and streetscape improvements are needed to enhance the appeal of the park.

L. The new park design should embrace the existing Maritime Hammock environmental area and provide additional connections and improvements.

Large open flexible lawn offers a place for different programs and activities, community events, and other passive recreational needs to take place.

Several public input meetings have been held at Lori Wilson Park to insure public interests, needs, and vision have been considered and incorporated into the park's concept plan. As a result and consistent with the public's desire, the dog park will remain and parking will remain free for County residents.

Selection Committee or designees: Bob Baugher, Tourist Development Council; Laurilee

Thompson, Tourist Development Council; Tim Lawry, County Facilities; Mary Ellen Donner, County Parks & Recreation; Stacy DeLano, County Tourism Development

Negotiation Committee or designees: Bob Baugher, Tourist Development Council; Jim Liesenfelt, Assistant County Manager; Tim Lawry, County Facilities; Mary Ellen Donner, County Parks & Recreation; Stacy DeLano, County Tourism Development

**ATTACHMENTS:**

**Description**

- **FY18.19 TDO Capital Improvement Plan Form for Lori Wilson Park**
- **Concept Plan Lori Wilson Park**



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November 14, 2018

MEMORANDUM

TO: Bonnie King, Interim Tourism Development Director

RE: Item F.13., Authorization to Advertise Request for Qualification (RFQ) for Design/Build Renovations Project for Lori Wilson Park

The Board of County Commissioners, in regular session on November 13, 2018, approved advertisement of an RFQ for design/build renovation project at Lori Wilson Park; established a selection committee consisting of Bob Baugher, Tourist Development Council, Laurilee Thompson, Tourist Development Council, Tim Lawry, County Facilities, Mary Ellen Donner, Parks and Recreation Director, and Stacy DeLano, Tourism Development; established a negotiation committee consisting of Bob Baugher, Tourist Development Council, Jim Liesenfelt, Assistant County Manager, Tim Lawry, County Facilities, Mary Ellen Donner, Parks and Recreation Director, and Stacy DeLano, Tourism Development; and directed staff to bring this back to the Board for its consideration.

Your continued cooperation is always appreciated.

Sincerely,

BOARD OF COUNTY COMMISSIONERS  
SCOTT ELLIS, CLERK

Tammy Rowe, Deputy Clerk

cc: Committee Members  
Finance  
Budget

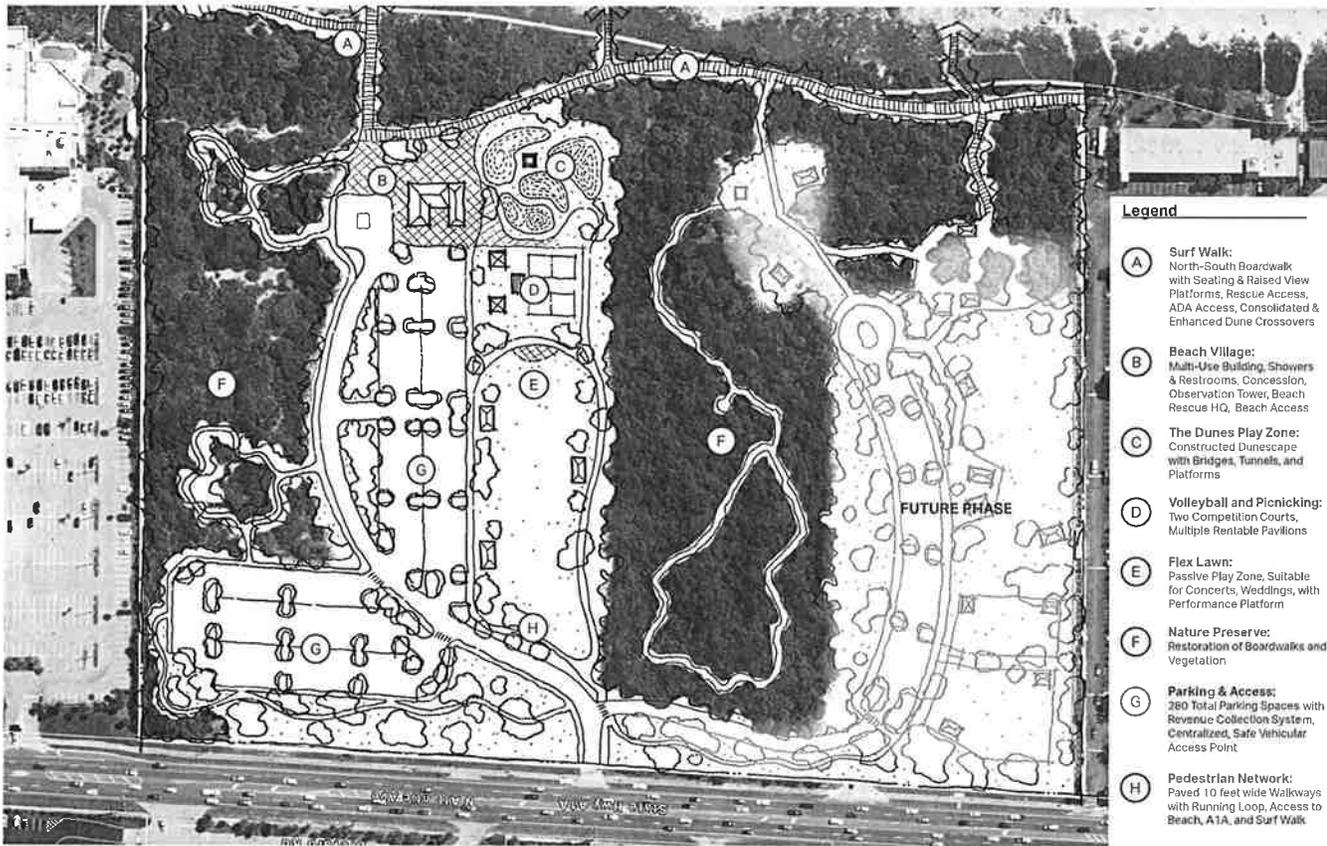
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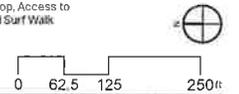
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LORI WILSON PARK CONCEPTUAL PLAN - DRAFT FOR REVIEW

August 20, 2018



**AECOM**