

CAPITAL IMPROVEMENT PROJECTS UPDATE

September 2026



Greater Boca Raton Beach & Park District

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District Capital Projects Overview

District Owned Properties

The District owns a number of facilities, including Patch Reef Park, Sugar Sand Park, Swim & Racquet Center, Ocean Strand, and North Park. The District contracts with the City of Boca Raton for the operation and maintenance of all its facilities except for North Park. All Capital Improvement Projects (CIP) on District-owned properties are funded and managed by the District. The City submits CIP requests during the year for vehicles, IT equipment, and items not included in the approved budget for the fiscal year.

District Funded, City Owned Properties

The District funds the operation and maintenance costs of a number of City-owned facilities including DeHoernle Park, Mizner Park (dog park), Red Reef Park, and Gumbo Limbo Nature Center. The District also provides a subsidy to the Red Reef Golf Course. All CIP Projects are submitted in the annual budget each year for the District's Board approval. Projects not included in the budget can be submitted throughout the year.

FAU, Don Estridge, and Beach Renourishment

The District has an Interlocal Agreement with Florida Atlantic University to provide funds for the use of its fields for youth sports groups. The District has funded capital improvement projects managed by FAU on these fields.

In cooperation with the Palm Beach County School District and the City of Boca Raton, the District provides operation and maintenance funds for the athletic fields at Don Estridge Middle School.

The District funds 50% local share of all beach renourishment projects in the City of Boca Raton. These projects are managed by the City.

CIP Vehicles and Equipment

The City submits CIP Vehicle and Equipment requests with each budget. The District reviews these requests and makes recommendations to the Board prior to setting the next fiscal year budget.



Projects Started and/or Completed in FY2025

The District initiated and completed several projects in 2025

District Owned Properties

Patch Reef Park

- Completed 18 covered pickleball court complex
- Completed renovations of the CAP Center (former community center)
- Completed reconstruction of existing tennis and pickleball courts
- Turf field nailer boards replaced
- Installed three pitching mounds and four hitting stations
- Approved conceptual design for renovations to the Pro Shop; construction documents are underway

Sugar Sand Park

- Completed roof renovations at Field House, Pavilions, Quad Building, Duplex Building, and Guard House
- Installed two batting tunnels, four pitching mounds, and four hitting stations
- Awarded design-build of multisport rink cover; project is now in permitting, and construction is expected to begin in November 2026.

North Park

- Started construction of park on east side of property
- Started permitting of skatepark

Swim & Racquet Center

- Permitting for lighting last six courts is currently in progress; construction expected to begin by November 2026.

District Funded Properties

Red Reef/Gumbo Limbo

- Decking renovations around center
- Replaced temporary aquarium chiller with permanent chiller

Current Capital Improvement Projects on District-Owned Properties



The District is currently in the process of completing several large-scale capital projects as well as undertaking multiple small-scale projects to provide safe and superior parks and recreation facilities to our residents.

North Park

In February 2018, the District purchased the 27-hole golf course in East Boca Raton known as Ocean Breeze. In April 2018, after an extensive interview process, the District signed an agreement with Southern Hills (Prize/Fazio) to design the course and complete construction drawings.

In July of 2018, the Board of Commissioners approved a change order with MDS Builders Inc. (contracted for the Swim & Racquet Center) to demolish the buildings on the Boca National site, including the hotel, clubhouse, maintenance building, and restrooms. The total approved amount was \$730,735.

Southern Hills completed designs for Boca National Golf Club, which was designed to include 18 holes, a putting green, a driving range, a short course, a maintenance facility, restrooms, and a temporary clubhouse and cart barn with an estimated construction cost of approximately \$14 million.

The District, per its ILA with the City of Boca Raton, requested approval of the 18-hole design. Phasing options have been contemplated by the District to construct the golf course and amenities independently. After the COVID-19 pandemic disrupted the community, the Board unanimously agreed to put the project on hold while we wait for the City to approve the design and gain a clearer understanding of other needs that may arise due to the pandemic and new social distancing protocols for recreation.

The District continued maintaining the property, and in the fall of 2020, the City of Boca Raton announced the donation of the golf course located on Palm Beach County property within close proximity to the planned golf course at North Park. It was determined that a golf course within close proximity was no longer necessary, and City Council members indicated that they would no longer consider approving a golf course at the property.

In early 2021, the District contracted with CSR Construction to remove construction fencing, install split rail fencing, demolish remaining structures, and clear all debris from the property so that residents could walk out safely onto the property while working through the next steps. The District added sod and irrigation on the corners of Jeffrey and 2nd Avenue. The



District made improvements to the east side entrance off of Yamato Road and canceled the agreement with San Remo to continue maintaining the western entrance of the park off of Yamato.

North Park (east side)

After extensive proposal reviews and interviews, the District hired Miller Legg to create a master plan for the property as a park in October 2021. Miller Legg conducted interviews with City Council, Commissioners, and neighborhood groups. They utilized a statistically valid survey as well as results from the Recreation Services Needs Assessment. Miller Legg held community input workshops and, by the end of 2022, a conceptual plan was approved by the Board of Commissioners to begin designing North Park.

In February 2023, the Board of Commissioners approved a work order for Miller Legg to begin designing the eastern portion of North Park. Miller Legg began conducting land surveys, tree surveys, collecting geotechnical data, and preparing designs. The pre-site plan process was initiated during the summer of 2023, and notes were received by September 2023. Miller Legg followed up on the City notes and continued working on designs for the site plan approval process, which were resubmitted at the end of November. Miller Legg received another round of comments in January 2024 and worked with City staff to address the comments. In August 2024, the Board approved an additional services agreement for additional environmental work, the design of a tunnel under Jeffrey Street, and the design of the 67th Street corridor at North Park. On September 5, 2024, final action was taken by the City of Boca Raton's Planning and Advisory Board, which unanimously approved the site plan for the eastern side of North Park.

Following the September 2024 approvals of the North Park developments, Miller Legg advanced the eastern portion of North Park into the construction document phase and began the PWR review with the City of Boca Raton. Between October 2024 and June 2025, they coordinated with the Florida Department of Environmental Protection, South Florida Water Management District, Palm Beach County, and the City of Boca Raton to secure permits and finalize construction details. Their work included completing environmental and geotechnical studies, stormwater management systems, ADA-compliant pathways, restrooms, pavilions, and a maintenance facility, while also refining plans for the Jeffrey Street pedestrian tunnel and the NW 67th Street corridor improvements. Construction documents for both the north and south parcels were scheduled for completion by June 2025.



As part of Boca Paddle's concession agreement, the District is responsible for delivering sewer, utilities, parking, and roadway access improvements to the Boca Paddle property line. On August 4, 2025, the Board authorized Butters Construction to complete sewer, utilities, parking, and roadway access improvements on North Park in order to expedite the construction of Boca Paddle, consistent with the concession agreement.

On August 18, 2025, the Board unanimously adopted Resolution 2025-04 authorizing Butters Construction to provide soil remediation to some areas through encapsulation beneath the Boca Paddle facility footprint. This FDEP-approved method provides safe containment, avoids the higher cost of off-site disposal, and clears the way for adjacent North Park improvements, including pavilions, trails, and playground.

In July 2025, the District advertised a Request for Qualifications for construction of the eastern portion of North Park. Nine firms submitted statements of qualifications, and in August 2025, six firms were shortlisted to advance to the Request for Proposals phase. This prequalification process ensured that only the most experienced firms in park development and soil remediation would move forward to bid. Four bids were received, and all four exceeded the District's established budget. The bids were rejected, and the scope was refined. The project was bid a second time, and the District again received four bids. During the evaluation process, the City took over the pedestrian tunnel portion of the project, which materially impacted the bids. The bids were rejected, and the project was advertised a third time with the revised scope. The Board awarded the contract to Butters Construction in June 2026. A groundbreaking was held in September 2026. Construction is anticipated to be substantially complete by June 2027.

Boca Paddle

The District solicited proposals for a Public/Private Partnership (P3) to design, build, and manage a racquet sports facility on the southeast portion of North Park. The project was awarded to the Malcolm Butters group in March 2024. A contract with Boca Paddle was approved by the Board in August 2024.

The project provides for the Boca Paddle group to construct a \$17 million dollar indoor/outdoor pickleball and paddle sport facility with food service, which will be available to the public. The facility and property will be owned by the Greater Boca Raton Beach & Park District and operated by Boca Paddle. Boca Paddle received approval from the City of Boca Raton's Planning and Advisory Board on September 5, 2024. The project was approved, and the project then went to PWR review for permitting. A groundbreaking was held in June 2025, and construction commenced in August 2025. The facility is anticipated to open in November 2026.



Skatepark & Pump Track

On April 7, 2025, following extensive public comment from members of the skateboarding community, the Board of Commissioners unanimously directed the Executive Director to explore skatepark opportunities at North Park.

The project returned to the Board on May 5, 2025, as a formal Skate Park at North Park Update. Staff reported on discussions with the City regarding the proposed location, anticipated project costs, the proposed skatepark and pump track, and the approval process. The Board also unanimously adopted Resolution No. 2025-02 accepting a \$32,600 Plant-A-Park grant for conceptual design services, including 3D renderings, public input meetings, and an online survey.

The skatepark and pump track were again discussed as part of the comprehensive North Park Update on June 2, 2025. The Board reviewed the history and status of North Park and discussed the skatepark and pump track as a new recreational component of the park.

On August 4, 2025, the Board discussed and approved Miller Legg Additional Services Agreement No. 7 for design and permitting of the new skatepark and pump track, with American Ramp Company serving as a key subconsultant at its regular public board meeting.

Plant-A-Park helped host two public workshops. The first public design workshop was held August 6, 2025, providing residents and members of the skateboarding and biking communities an opportunity to participate directly in the development of the conceptual design. A second public design workshop was held December 17, 2025, with the input received through the workshops and community survey incorporated into the evolving design.

The project returned to the Board on January 20, 2026, for presentation of the final conceptual design. Staff reviewed the history of the project beginning with the April 7, 2025 Board direction, acceptance of the Plant-A-Park grant, the August 4 authorization of full design and permitting services, and the two public workshops. The design team presented the proposed multi-use street course, pump tracks, transition and bowl areas, shaded green spaces, accessibility features, landscape buffering, lighting mitigation, and other elements intended to accommodate users of varying ages and skill levels. The design was accepted by the Board of Commissioners.

On May 4, 2026, the project returned to the Board for consideration of the construction agreement with American Ramp Company through the Sourcewell cooperative purchasing program. The Board discussed the project, previous public engagement, environmental considerations, and the proposed construction approach. The Board then unanimously approved the agreement for construction of the North Park skatepark and pump track,



expressly providing that construction would proceed only after completion of all required permitting and City approvals.

The project subsequently advanced through the City of Boca Raton's public review process. On July 27, 2026, the project was presented at a City public workshop. The project was subsequently reviewed at two public hearings, one by the Community Appearance Board on September 1, 2026, followed by the Planning and Zoning Board on September 3, 2026. Both boards unanimously approved the project.

With the required site plan review completed, the District has now initiated permitting for the Skatepark & Pump Track.

North Park (western portion)

In November 2024, the Board approved resurfacing the former tennis courts at the northwest corner of North Park and repairing the adjacent parking lot to create a traffic garden pilot program. This initiative, developed in partnership with the City of Boca Raton, provided a cost-effective interim use for the site while avoiding the high costs of sodding and irrigation. All County Paving completed the resurfacing and striping in early 2025, and Schiff Construction followed with painting, thermoplastic striping, and installation of portable signage.

The traffic garden opened to the public in September 2025 as the first recreational feature at North Park. Designed to replicate real-world roadway conditions with stop and yield signs, crosswalks, bike lanes, and directional markings, it offers children a safe environment to learn bicycle and pedestrian safety skills. Though intended as a temporary amenity, the location will remain available for community use until future redevelopment occurs, and it has already proven popular with families and schools.

In July 2025, the District authorized Miller Legg to design structural and drainage repairs to the west pedestrian tunnel retaining walls, following safety concerns identified by the City's Code Compliance Division. Those construction documents are complete. The tunnel has been closed.

That same month, the District completed the early payoff of the bond on the western portion of North Park through adoption of Resolution 2025-03, transferring full ownership of that portion of the property from the City to the District and saving the District more than \$1 million in future interest.

Following the bond payoff, the Board directed staff to prepare a Request for Proposals (RFP) for recreational development opportunities on approximately 140 acres on the west side of



North Park, as well as the separate 1.8-acre parcel at Jeffrey Street and NW 2nd Avenue. The RFP was designed broadly to solicit innovative public-private partnership opportunities consistent with the District's conceptual planning for the property, including golf, aquatics, and other recreational uses demonstrating a clear community need. The Board unanimously authorized issuance of the RFP in August 2025.

The RFP was advertised on August 11, 2025, with proposals due September 17, 2025. The District received nine proposals representing a variety of recreational concepts. Presentations were conducted during public meetings in October 2025, with each proposer given an opportunity to present its concept and respond to questions from the Board. The proposals included concepts from Newell Golf, the YMCA of South Palm Beach County, Boys & Girls Clubs of Palm Beach County, Kemper Sports/Old Tom Capital, Boca Sports and Entertainment, Boca Surf, Wave House, Ellish Builders, and 8AM Golf.

Following the presentations, the Board evaluated the nine proposals using the criteria established in the RFP, including proposer qualifications, project approach, financial commitments, design concepts, and potential revenue benefits. The recorded results were Boca Surf – 381 points; Boca Sports – 347; Kemper Sports – 346; Wave House – 327; YMCA – 330; Boys & Girls Club – 324; Ellish Builders – 294; Newell – 284; and 8AM Golf – 284.

The Board unanimously directed staff to obtain additional information and conduct further evaluation of Boca Surf, Boca Sports and Kemper Sports for potential development of the west-side property. Although the Boys & Girls Club ranked sixth overall, the Board also unanimously advanced that proposal for further evaluation because it was proposed for the separate 1.8-acre parcel on the east side of NW 2nd Avenue and therefore did not conflict with potential uses of the west-side property. The Board cited the proposal's smaller footprint, private funding, and community benefit as reasons to continue evaluating it.

On October 20, 2025, the Board reviewed additional information regarding the four proposals that had advanced. The concepts included a privately financed surf park; a privately financed indoor/outdoor sports and recreation complex; a privately financed, family-oriented golf facility proposed by Kemper Sports; and a proposed 25,000-square-foot Boys & Girls Club facility. The Board unanimously authorized up to \$10,000 to engage an independent financial advisor to perform a financial feasibility analysis of the four proposals.

Following additional presentations, public input, and Board discussion, the Board voted on November 3, 2025, to reject the Boca Surf proposal and similar surf/aquatics projects at the North Park location based on concerns regarding community compatibility and traffic impacts.

On November 17, 2025, the Board continued its discussion regarding the long-term future of the west side of North Park. Commissioners discussed changing community recreational needs, existing and planned City and District facilities, demand for golf and indoor



recreation, and the importance of coordinating future development with the City of Boca Raton. The Board unanimously voted to reject all remaining proposals for development of the west side of North Park.

The Boys & Girls Clubs of Palm Beach County proposal continued separately because it involved the 1.8-acre parcel rather than the west-side property. Ford & Associates subsequently completed an independent financial review and found the organization financially stable, with a strong fundraising and operational history and experience developing and managing similar facilities. In March 2026, the Board unanimously authorized the Executive Director and District Counsel to begin negotiations regarding a potential approximately 25,000-square-foot Boys & Girls Club facility, with any negotiated agreement required to return to the Board for final approval.

Negotiations continued during 2026, including discussion of the appropriate agreement structure, community access, the proposed facility's location and scope, project timeline, and the District's legal requirements governing use of District-owned property. On August 17, 2026, following further discussion, the Board voted 3-2 to discontinue negotiations with the Boys & Girls Clubs of Palm Beach County.

As of September 2026, no proposal from the 2025 RFP remains under consideration. Future planning for the undeveloped western portion of North Park will occur in the future as determined by the Board.

Ocean Strand

In 1994, the District purchased Ocean Strand property in cooperation with the City of Boca Raton. The purchase includes approximately 11 acres of Intracoastal property and 3 acres of oceanfront property. The land was purchased to preserve it from development and to be utilized by future generations of residents.

In February 2020, the District Commissioners unanimously voted to declare the Ocean Strand property to be utilized for recreation in perpetuity.

The Executive Director met with City staff and began developing plans to open Ocean Strand up as a pedestrian-accessible park with walking paths, tables, and benches for the initial phase. In March 2020, the COVID-19 pandemic disrupted City services and required reprioritization of both City and District staff as parks and beaches were closed and were now in the early stages of reopening, with new recreation protocols in place to ensure the safety of all residents and staff.



In July 2020, the District received proposals in response to a request for design/build proposals for Ocean Strand. In August 2020, the District contracted Maracore Construction to remove invasive species and install an ADA-compliant walking path at Ocean Strand. A final design was approved by the Board in October 2020. In January 2021, Maracore Construction was notified during the site plan approval process that an archeological assessment would need to be completed on the Ocean Strand property prior to any construction. In February 2021, the Board approved a change order for the initial phase of an archeological study to be completed. In May 2021, a final report was published by the Archaeological and Historical Conservancy Inc. indicating that historical artifacts were present on the property. Based on recommendations in the published findings, the City staff approved the project on the conditions that an archeologist be on-site during construction and that no vehicles could be utilized at the midway point of the property. This resulted in additional change orders and longer construction time, as all invasives would then be removed manually. The permitting process was significantly delayed for the environmental tree removal and the hydrant access (for the irrigating site).

Ocean Strand opened to the public in February 2023.

In November 2021, the District granted a temporary construction easement to JJ Morely on Ocean Strand to access an adjacent site. The terms of the easement included restoring the area that was used and resurfacing the existing asphalt road on Ocean Strand. That work was not completed, and in September 2023, the District approved extra work to be completed by Maracore Construction and will seek damages from JJ Morely. The vegetation and watering have concluded. The permit for the asphalt pathway was approved on January 10, 2024. Maracore completed the work on Ocean Strand in February 2024. The District settled with JJ Morely in February 2025.

In March 2023, discussions began regarding the placement of a wastewater lift station on the Ocean Strand property as part of an effort by the City of Boca Raton and a private developer to transition the remaining homes in the Lake Wyman/NE 24th Street area from septic systems to municipal sewer. The proposed lift station will also provide sufficient capacity for the District to connect at least two future public restrooms at Ocean Strand. The developer is responsible for the construction and permitting of the facility, which, upon completion and acceptance, will be transferred to the City of Boca Raton for ownership, operation, maintenance, and repair.

In March 2025, the Board authorized staff and legal counsel to proceed with preparation of the necessary easement agreements, with the final agreement and location to return to the



Board for approval. On June 16, 2025, the Board unanimously approved the Utility Easement Agreement, subject to approval of the final legal description. The agreement provides flexibility for adjustments to the easement location if required by site conditions or archaeological findings, subject to District approval.

Under the agreement, the developer agreed to provide the District with \$150,000 as consideration for the easement and to reimburse the District for reasonable legal, consultant, and administrative expenses associated with the agreement. The District received the \$150,000 easement payment on September 12, 2025, and reimbursement of attorneys' fees on September 16, 2025, completing the developer's payment obligations associated with the easement.

The developer continues to work through the City of Boca Raton permitting process for the lift station. The District has requested an updated status from the City's Utility Services Department and is awaiting additional information regarding the permitting and anticipated construction schedule. Upon completion and acceptance of the lift station, responsibility for its ongoing operation, maintenance, and repair will transfer to the City of Boca Raton.

Patch Reef Park Paddle and Racquet Club

In November 2021, the District contracted with CGA to design the reconstruction of the existing tennis courts and construction of 18 new pickleball courts on adjacent undeveloped property. In April 2022, the District approved additional services for CGA to design the additional parking required by City code for the expanded facility. In September 2022, the Board approved additional design services for a cover over the 18 new pickleball courts. Additional drainage improvements were subsequently incorporated into the project.

The project proceeded through the City of Boca Raton's site plan approval process, including review by the City's various advisory boards during the summer of 2023. Following completion of the site plan process, the required land use change was approved by City Council.

The project was competitively bid in September 2023, and on December 18, 2023, the Board awarded the base bid to CSR Construction. Although reconstruction of the existing tennis courts was included as a bid alternate, the Board elected not to include that work in the initial construction award due primarily to budget constraints and the limited period for which the bids remained valid.



CSR applied for construction permits in February 2024. During the City's first round of permit comments in March 2024, it was identified that the required Public Works Review had not been completed. CGA subsequently initiated the Public Works Review in April 2024, and approval was received in June 2024, allowing the permitting process to continue. District staff worked with City staff to obtain approval for land clearing, which began in August 2024. The construction permit was issued on September 4, 2024, and construction of the new pickleball complex commenced.

While construction of the new complex was underway, the condition of the facility's existing courts continued to deteriorate. A 2019 geotechnical investigation by Geosyntec had previously determined that the original asphalt pavement, installed in 1987, had exceeded its useful life, with cracking extending through the pavement layers and inconsistent base thickness. The report recommended full reconstruction rather than continued resurfacing. Staff inspections in late 2024 and early 2025 documented additional deterioration, including pitting, delamination, loss of traction, and areas where sand was surfacing through the court layers.

Because CSR was already mobilized at the site for construction of the new pickleball complex, staff worked with the contractor to develop a comprehensive change order to reconstruct the existing courts rather than undertaking a separate future procurement and mobilization. CSR submitted Change Order RCO-12 in the amount of \$2,685,914.52 for reconstruction of the existing tennis, pickleball, and practice courts. The scope includes demolition of existing asphalt and fencing; testing, grading, and preparation of the court base; new asphalt and court surfacing; new net posts and fencing; reconstruction of the existing pickleball courts; and renovation of the practice areas and hitting wall. The proposal specifically provides for reconstruction of 13 hard courts, 12 existing pickleball courts, and the practice areas.

On July 7, 2025, the Board unanimously approved Change Order RCO-12 for the reconstruction project. The work was planned to be phased so that the entire existing facility would not be closed at one time and to allow reconstruction to follow completion of the adjacent new pickleball complex.

The new 18-court covered pickleball complex opened to the public in October 2025, approximately one month ahead of schedule. Following completion of the new complex, the District moved forward with the reconstruction of the existing tennis, pickleball, and practice courts as the next phase of improvements to the Patch Reef Park Paddle and Racquet Club. The reconstruction project was completed in September 2026.



Patch Reef Park - Community Accessibility Program (CAP) Center

In November 2024, the Board directed District staff to work with the City of Boca Raton Recreation Services Department to develop a plan to expand recreational programming and services for individuals with disabilities at the former Community Center at Patch Reef Park. The initiative built upon the success of the District's inclusive playground at Patch Reef Park and was intended to transform the existing Community Center into a dedicated hub for inclusive recreation, education, training, and support services for individuals with disabilities and their families.

On June 16, 2025, City Recreation Services staff presented the proposed Community Accessibility Program (CAP) to the Board. The program was designed to provide accessible programming within the renovated facility, including a sensory room, art room, and training areas, with programming anticipated to include art and job skills classes, social groups, parent support, inclusive events, and other resources. The Board expressed its support and provided consensus to move forward with the program.

As planning progressed, the District initially anticipated making targeted improvements to the building's restrooms to ensure ADA compliance. However, during the August 18, 2025, Board meeting, Commissioners discussed the age and overall condition of the former Community Center and determined that a more comprehensive renovation would better support the long-term success of the CAP Center. The Board directed staff to expand the scope beyond the restrooms and evaluate improvements throughout the facility.

Walters Zackria Associates (WZA) subsequently developed an expanded renovation plan that included a new ADA-accessible restroom, upgrades to existing restroom finishes and fixtures, new LED lighting, new flooring and interior finishes, renovation of the kitchen for ADA accessibility, removal and modification of the former reception area, and reconfiguration of space to create a barrier-free multipurpose room.

On September 3, 2025, the Board unanimously approved a \$94,580 Architectural Services Authorization with WZA for design, permitting, bid assistance, and construction administration for the renovation. At that time, construction was estimated at approximately \$900,000 to \$950,000.

The renovation project is now complete, transforming the former community center into the new Community Accessibility Program (CAP) Center at Patch Reef Park. The completed facility will provide a permanent home for inclusive programming, resources, and support



for individuals with disabilities and their families, and represents the District and City's continued investment in expanding accessible recreational opportunities throughout the community.

Staff is currently moving into the building and preparing the facility for programming. The CAP Center is scheduled to officially open on October 23, 2026.

Sugar Sand Park Multi-Sport Rink

The Greater Boca Raton Beach & Park District is advancing a project to construct a permanent covered roof structure over the existing multi-sport rink at Sugar Sand Park. The project is intended to provide shade and weather protection, improve year-round usability, expand recreational programming opportunities, and extend the useful life of the existing facility. The Board allocated \$4.5 million for the project in the FY 2026 adopted budget.

The project was originally designed through KCI Technologies, Inc., with an initial construction estimate of approximately \$3.5 million. After the District increased the project budget to \$4.5 million to account for additional costs, the project was advertised for construction; however, the District received only one bid at \$12.6 million, while another contractor declined to bid after estimating costs in excess of \$15 million. Because the bids significantly exceeded the available budget, the District changed course and pursued a design-build procurement, allowing firms to propose integrated design and construction solutions within the District's established budget.

The design-build RFP resulted in six compliant proposals from five firms, ranging from approximately \$3.53 million to \$5.22 million. Following multiple public meetings, proposer presentations, and additional evaluation, the Board completed its ranking on March 2, 2026, selecting MBR Construction as the top-ranked proposer and authorizing staff to begin contract negotiations.

During negotiations, staff evaluated potential value-engineering alternatives to reduce costs. The Board ultimately directed that the original project design and quality be maintained, including the full building footprint and galvanized structural steel. MBR subsequently agreed to a 5% reduction in its proposed price, reducing the contract from \$4,297,269 to \$4,082,406 without reducing the project's scope, architectural design, structural system, or functionality.



The project has now completed the design phase, with 100% construction drawings and specifications completed. The South Florida Water Management District permit has been received, and permitting through the City of Boca Raton is currently in progress. Based on the current project schedule, the City permit is anticipated no later than November 13, 2026, with construction mobilization expected to begin November 14, 2026.

Once complete, the covered multisport rink will provide a more reliable, weather-protected recreational facility at Sugar Sand Park and allow for expanded year-round use and programming.

Current Capital Improvement Projects Funded by the District on City-Owned Properties

The District routinely funds capital improvement projects on City-owned property. These projects are managed by the City of Boca Raton and funded with approval by the Board of Commissioners prior to the commencement of work. Recently completed projects include Jacob's Outlook and the Maintenance Facility at DeHoernle Park.

DeHoernle Park Phase II

The District and City of Boca Raton have been working to advance Phase II improvements at Countess de Hoernle Park, with an emphasis on expanding athletic field capacity, parking, restrooms, site connectivity, and supporting infrastructure. The current conceptual plan includes two large multi-use field areas capable of accommodating up to four adult-size soccer field configurations, along with expanded parking, restroom facilities, sidewalks, and associated site improvements.

Because the park is owned by the City and operated through an existing partnership with the District dating back to 2011, an Amended and Restated Interlocal Agreement is required to establish the responsibilities of each party for the design, construction, operation, and long-term maintenance of the Phase II improvements. District and City staff and legal counsel worked throughout 2026 to negotiate the terms of the agreement.

Under the proposed agreement, the District will be responsible for managing and funding the design, permitting, procurement, and construction of Phase II and will retain final approval over project plans as they relate to the approved budget, available funding, and project objectives. The City will continue to operate and maintain the park following completion, with the District funding the associated operation and maintenance costs



under the existing partnership structure. Revenues generated at the park will be credited against those costs.

On September 8, 2026, the Board unanimously approved the Amended and Restated Interlocal Agreement substantially in the form presented, subject to final legal and insurance review, and authorized the Executive Director to execute the agreement following approval by the City of Boca Raton. Any material changes to the District's financial obligations, project scope, decision-making authority, risk allocation, or operation and maintenance responsibilities must return to the Board for consideration.

The agreement will next proceed to the Boca Raton City Council for consideration and approval. Following execution of the agreement, the District will be able to advance the Phase II project into design and permitting. The conceptual plan will continue to be refined through coordination between the District and City as the project progresses.

Other Capital Improvement Projects Currently in Progress and/or Approved to start on District Properties

The District is currently in the process of completing multiple capital improvement projects on District property, including the following:

- Lighting the final six courts at the Racquet Center
- Pedestrian bridge replacement at Racquet Center
- Design of 2nd Field House
- Fuel load reduction at Sugar Sand Park
- Willow Theatre renovations
- Additional shade structures at the Traffic Garden
- Patch Reef Park Paddle and Racquet Club pro shop renovations

Looking Forward.

As part of its ongoing mission to enhance recreational opportunities for residents, the District is dedicated to the continuous maintenance and improvement of its properties. Equally important, the District remains responsive to community needs, ensuring that emerging recreational trends are thoughtfully integrated to further enrich our parks.

