

Lake Lytal Aquatic Center Replacement



- IST Project scope: “Current facility has ongoing large maintenance issues due to age. Pool opened in 1975 and continuous capital repairs cost more in long term than new facility. Health Dept. concerns are being addressed but ongoing issues. If we no longer have money to repair and pool drops below acceptable Health Dept. standards, pool will be closed for public safety. Old gang style locker rooms receive many public complaints. Overall structural integrity of facility may be compromised and should be evaluated.”

Lake Lytal Pool



Lake Lytal Park – Prior to Development



Lake Lytal Aquatic Pool Replacement



- Existing facility is utilized primarily by residents for recreational use, competitive youth swimming clubs as well as high school and college swim programs.
- Pool presently located in central portion of park limiting pool and field expansion.
- Decision made to construct new aquatic center on west side of park to allow existing facility to remain open during construction.
- Harvard Jolly hired as design consultant. Kaufman Lynn Construction is the CMAR.
- County has partnered with YMCA to create Aquatic Center/Community Center campus.

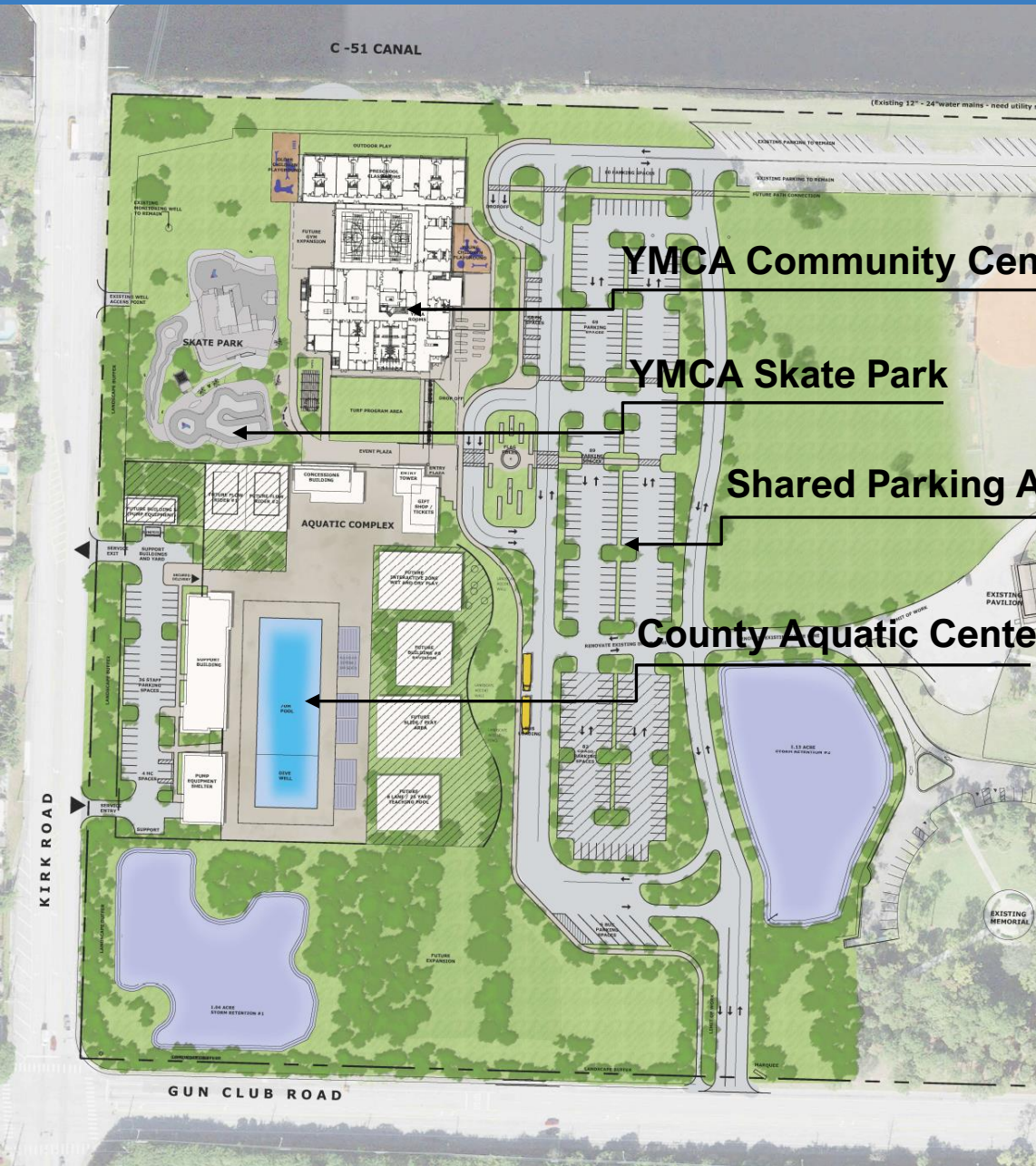
YMCA Collaboration Background



- March 2018 – BCC authorized Parks and Recreation to evaluate the potential of forming a cooperative partnership with the YMCA.
- Lease Agreement with YMCA approved by BCC on January 12, 2021.
- County staff worked collaboratively with YMCA Officials on a master site plan.



Master Plan



- Each party will be responsible for constructing their respective facilities at their own expense.
- The County will construct the Aquatic Center through Infrastructure Sales Tax funds.
- The YMCA will construct the Skate Park and Community Center.

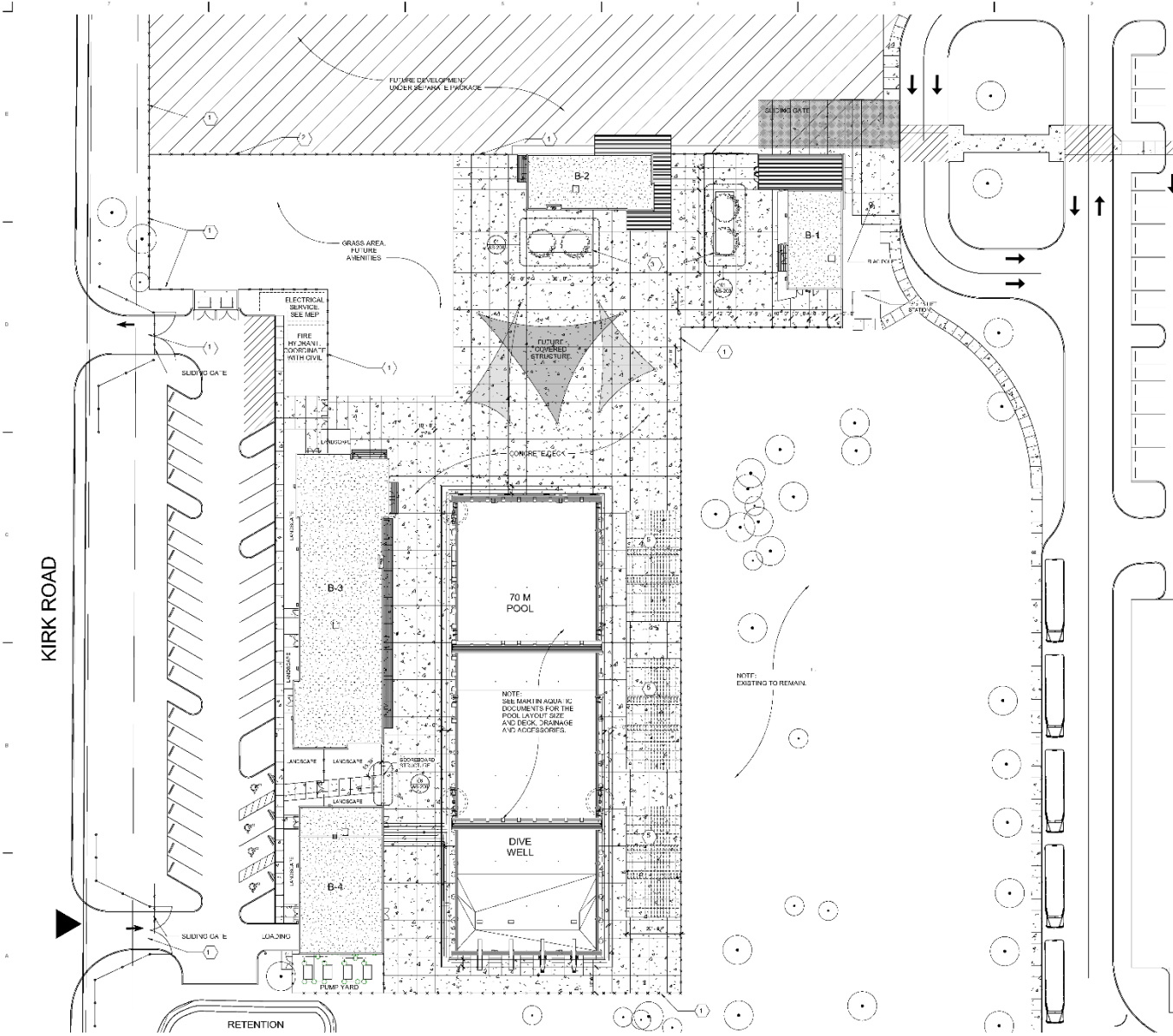
- Phase 1 – Tree relocation and grubbing to accommodate YMCA and County facilities.
- Phase 2 – Infrastructure installation for both YMCA and County. Underground work, parking lot, entrance road, drainage.
- Phase 3 – Vertical construction of Aquatic Center including landscaping and final lift.
- YMCA Community Center and Skate Park to be constructed during Phase 3.



Construction Photos



Aquatic Center Phase 3 Site Plan



- SITE PLAN NOTES:**
1. SHOW SPECIAL CONCERNS WITH THE PARKS AND RECREATION DEPARTMENT AND ALL NECESSARY FACILITIES TO IMPROVE THE QUALITY OF THE PROJECT.
 2. REPORT WORK IN FULLY EXISTING AREA CONSIDER THE QUALITY OF THE EXISTING FACILITIES TO IMPROVE THE QUALITY OF THE PROJECT.
 3. THE DEVELOPER SHALL PROVIDE A DETAILED WORK SCHEDULE FOR THE PROJECT. THE SCHEDULE SHALL BE SUBMITTED TO THE CITY ENGINEER FOR REVIEW AND APPROVAL. THE SCHEDULE SHALL BE SUBMITTED TO THE CITY ENGINEER FOR REVIEW AND APPROVAL. THE SCHEDULE SHALL BE SUBMITTED TO THE CITY ENGINEER FOR REVIEW AND APPROVAL.
 4. THE CITY ENGINEER SHALL REVIEW THE PROJECT AND PROVIDE A DETAILED WORK SCHEDULE FOR THE PROJECT. THE SCHEDULE SHALL BE SUBMITTED TO THE CITY ENGINEER FOR REVIEW AND APPROVAL. THE SCHEDULE SHALL BE SUBMITTED TO THE CITY ENGINEER FOR REVIEW AND APPROVAL.
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- SITE PLAN KEY NOTES:**
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PALM BEACH COUNTY
Lake Loyal Aquatic Complex
3635 Gun Club Rd. West Palm Beach, Florida 33409
PACKAGE III 100% CONSTRUCTION DOCUMENTS

Form No.	1000-100	
Rev.	2001-0000	
Revised By	DK	
Created By	DK	
Revised By		
No.	Date	Revised By



ARCHITECTURAL SITE PLAN

AS-010

01 ENLARGED SITE PLAN
1" = 20' 0"

Project Timeline (subject to change)



- 8/2025 - YMCA Community Center/Skate Park construction commences.
- 9/2025 – Phase 3 Aquatic Center construction begins.
- 12/2026 – YMCA Community Center/Skate Park substantial completion.
- 12/2026 – Aquatic Center substantial completion.

Project Funding and Request



- A total of \$30,545,872 has been allocated in Surtax funding for the replacement of the pool at Lake Lytal Park.
- Project Design, Phase 1 construction and Phase 2 construction has been completed.
- Current project balance is \$16,729,946 (including contingency, credits and miscellaneous expenses).
- Phase 3 total project completion budget is \$35,671,194. Includes additional funding for contingency, permitting, FFE.
- \$18,941,248 needed to fully fund Phase 3 project.