



**CITY OF FORT LAUDERDALE**  
**City Commission Agenda Memo**  
**REGULAR MEETING**

**#24-0670**

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**TO:** Honorable Mayor & Members of the  
Fort Lauderdale City Commission

**FROM:** Susan Grant, Acting City Manager

**DATE:** July 2, 2024

**TITLE:** Motion Approving Change Order No. 16 to the Construction Management at Risk Agreement for the Construction of the City of Fort Lauderdale Police Headquarters – Moss & Associates, LLC – \$1,634,999.49 - (**Commission District 2**)

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**Recommendation**

Staff recommends the City Commission approve Change Order No. 16, in substantially the form attached, in the amount of \$1,634,999.49, to the Construction Management at Risk Agreement for the Construction of the City of Fort Lauderdale Police Headquarters, with Moss & Associates, LLC.

**Background**

On May 21, 2020, the Procurement Services Division issued Request for Qualifications (RFQ) No. 12398-206. On July 1, 2020, the City opened six (6) bids received in response to the solicitation. After review, Moss & Associates, LLC was deemed the lowest cost, responsive and responsible bidder.

On January 5, 2021, the City Commission approved an agreement with Moss & Associates, LLC for the New Police Headquarters project (CAM #21-0012) to begin the Phase I Preconstruction Services for an approved amount of \$205,408. On March 8, 2023, the City Commission approved its Guaranteed Maximum Price of \$118,998,391 for the Construction Manager at Risk Agreement (CAM #23-0164). The Notice to Proceed (NTP) was issued on April 6, 2023.

The NTP identified the project would be completed on October 15, 2025.

The project scope, for the construction of the Fort Lauderdale Police Headquarters located at 1300 West Broward Boulevard, includes preconstruction services, a 3-story (48-foot high) 191,000 square foot police facility and parking garage along with an indoor firearms range.

As part of the GMP Agreement, the project allows the contractor to reallocate funds from one line item to another, provided the changes do not increase the agreed budget and

guaranteed maximum price. The previous nine (9) previous Change Orders were “net zero changes” in the following manner:

#### Change Order No. 1

This change order had zero fiscal impact to the project but included moving various quantities in line items from Sitework, HVAC firing range ventilation, Data room roof mount equipment, Crash rated arm gate, firing range steel angel support, and secondary shelving into Sitework, HVAC, Cast-In-Place Concrete, Structural Precast Garage, and Cast-In-Place Concrete line items.

#### Change Order No. 2

This change order had zero fiscal impact to the project but included moving quantities in line items from Structural Precast Garage system, architectural precast panels, masonry, structural steel and misc. metal fabrications, painting, construction manager’s contingency, and allocating funding to building demolition, Cast-In-Place concrete, structural precast garage-install, architectural precast-install, roof screens, roofing, overhead doors, glazing, tile and stone, access flooring, resinous flooring, carpet, LVT and VCT, fume hoods, plumbing, and vibro-compaction line items.

#### Change Order No. 3

This change order had zero fiscal impact to the project but included moving funding from the City’s Contingency, and allocating funds to caulking and waterproofing, electrical, masonry, structural precast labor, structural precast garage, general requirements, and the fire sprinklers.

#### Change Order No. 4

This change order had zero fiscal impact to the project but included moving various quantities from the line item Vibro-compaction and allocating funds into the City’s Contingency.

#### Change Order No. 5

In this case, the reallocation was due to the design changes required by the Development Services Department, which created multiple scope of work changes. This change order had zero fiscal impact to the project but included moving funding from the City Contingency into line items for the doors, frames and hardware, curtainwall, windows, drywall and drywall ceilings, ceilings, fire sprinklers, HVAC, electrical, structural cabling, and sitework.

#### Change Order No. 6

This change order had zero fiscal impact to the project but included moving various quantities in line items from structural precast garage system, structural steel and miscellaneous metal, caulking and waterproofing, doors, frames and hardware, storefront, curtainwall, windows, glass and glazing, drywall and drywall ceilings, tile and stone, painting, toilet accessories, fire sprinklers, plumbing, HVAC and electrical and allocating funding into the General Requirements.

### Change Order No. 7

This change order had zero fiscal impact to the project but included moving various quantities in line items from the CIP fiber reinforcement 2nd floor and allocating funds to the roofing line item.

### Change Order No. 8

This change order had zero fiscal impact to the project, but included moving various quantities in line items from the structural steel and miscellaneous metal fabrications, fire-safing, firestopping, electrical, and construction manager's contingency, and allocating funds to the cast-in-place concrete, structural precast garage install, doors, frames and hardware, drywall ceilings, HVAC, operable partitions, roofing, thermal insulation, construction manager's contingency and structural precast garage.

### Change Order No. 9

This change order had zero fiscal impact to the project but included moving various quantities in line items from the concrete, electrical, temporary fencing, shelter structure, mobile crane, site survey, and railing to fund the Temporary Radio shelter costs to facilitate the demolition of the existing headquarters.

In addition to the change orders listed above, as part of the GMP agreement, the project includes a Direct Purchase Option (DPO) to eliminate the payments of sales tax for materials. These DPOs are submitted through the Change Order process and therefore resulted in Change Order Nos. 10 - 15. The purchases that qualified under the Direct Purchase Option included materials for the following: Switchgear, rebar, CIP concrete, PG Precast and Gate Arch Precast, roofing, fire sprinklers, plumbing and HVAC, stucco, ceilings, carpet, painting, electrical equipment, and structured cabling. The projected tax savings from the actions of the Direct Purchase Option on the project to date is approximately \$1M.

The purpose of Change Order No. 16 is to add scope to the existing construction agreement that either reflect owner requested changes or unforeseen conditions, including the furnishing and installation of the following: fume hoods, walk-in freezer coolers, kitchen equipment to create a cafeteria, shoring and roof deck. The Change Order also includes additional scope for the additional Structured Cabling (Cameras), surveying the roof deflection per the City's Building Official, site plan revisions to maintain holding area during existing headquarters demolition, and the site plan revisions to the telecommunications scope of work.

### **Resource Impact**

There will be a fiscal impact to the City in the amount of \$1,634,999.49. Funds for this Change Order are available in the account listed below.

Funds available as of June 21, 2024					
ACCOUNT NUMBER	COST CENTER NAME	CHARACTER CODE/ ACCOUNT NAME	AMENDED BUDGET (Character)	AVAILABLE BALANCE (Character)	AMOUNT
10-352-5999-521-60-6599-P12573	POLICE HEADQUARTERS	CAPTIAL OUTLAY/ CONSTRUCTION	\$144,875,000	\$8,551,023	\$1,634,999.49
<b>TOTAL AMOUNT →</b>					<b>\$1,634,999.49</b>

**Strategic Connections**

This item is a 2024 *Commission Priority*, advancing the Infrastructure and Resilience initiative.

This item supports the *Press Play Fort Lauderdale 2029* Strategic Plan, specifically advancing:

- The Public Safety Focus Area
- Goal 1: Be a safe community that is proactive and responsive to risks.

This item advances the *Fast Forward Fort Lauderdale 2035* Vision Plan: We Are Ready.

This item supports the *Advance Fort Lauderdale 2040* Comprehensive Plan, specifically advancing:

- The Internal Support Focus Area
- The Capital Improvements Element
- Goal 2: Ensure adequate funding for infrastructure and capacity exist concurrent with development or redevelopment.

**Attachments**

- Exhibit 1 – Change Order No. 16
- Exhibit 2 – Executed Agreement

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