



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

FROM: Lee R. Feldman, ICMA-CM, City Manager

DATE: May 5, 2015

TITLE: Aquatic Complex Developer's Agreement – Change Order No. 1 -
\$1,238,068

Recommendation

It is recommended that the City Commission approve Change Order No.1 for scope revisions and adjustment of the guaranteed maximum price (GMP) to the Aquatic Complex Developer's Agreement with Recreational Design and Construction, Inc. (RDC) in the amount of \$1,238,068.

Background

On September 18, 2012 the City Commission approved a Developer's Agreement with RDC (CAM# 12-2203) for design and construction of the renovation of the Aquatic Complex with a GMP in the amount of \$32,437,434 (\$24,864,950 for the aquatic facility and \$7,572,484 for the parking garage).

On June 17, 2014 the City Commission was presented the Aquatic Complex update identifying the proposed scope revisions for the Aquatic Complex (CAM #14-0806). The estimated costs and summary of these proposed revisions are as follows:

- **Inclusion of Indoor Dry Land Training Facility:**
The inclusion of an approximately 4,400 square foot, dry land, indoor training facility in the existing shell space (originally intended for the International Swimming Hall of Fame) requires structural modifications to accommodate the required ceiling clearance for the athletes. The original design calls for a ceiling height of 19-feet and 1-inch, while the indoor dry land training facility's height clearance minimum is 20-feet and 5-inches. The window fittings (glazing) component of the east facade is part of the indoor dry land training facility design as well. The financial impact for incorporating the indoor dry land training facility, making the structural alterations, and including window fittings (glazing) is \$1,066,870.

- **Relocation of City Offices:**
The current design calls for City offices to be located on the 5th floor. By constructing

a 2,400 square foot 3rd floor mezzanine level for the offices, it will be possible to increase the 5th floor banquet facility usable floor space from 3,482 square feet, to approximately 5,400 square feet. The financial impact of constructing a new mezzanine level to accommodate the Aquatic Complex Operational Offices is \$452,890.

- Provide Heating Ventilation and Air Conditioning (HVAC) in Locker Rooms:
Revision of current specifications from mechanical ventilation (no air conditioning) to installation of full HVAC system in the locker rooms, pool-level restrooms, pool equipment room, and concession area has been requested. The financial impact of incorporating air conditioning is \$583,045.
- Removal of Movable Floor System from Scope of Work:
By removing the movable floor from the scope of work and GMP, there will be an offset of cost. The financial impact of eliminating the removable floor from the scope of work is a credit of \$864,737.

The aggregate cost for all changes described above is estimated to cost an additional \$1,238,068. This will increase the original GMP to \$33,675,502 (\$26,103,018 for the aquatic facility and \$7,572,484 for the parking garage).

On April 7, 2015, Commission discussed an adjustment to the original GMP due to delay and escalation costs. An amendment to the Developer’s Agreement to adjust the GMP is currently being drafted pursuant to Commission discussion. The GMP will be adjusted once the amendment is approved. Change Order No.1, as described above, will apply to the original GMP.

Resource Impact

There will be a fiscal impact to the City in the amount of \$1,238,068 for this change order. Funding for this item is contingent upon the Community Redevelopment Board of Directors funding approval for these modifications and City Commission approval of the consolidated budget amendment (CAM 15-0509).

Transfer From:

<i>Funds available as of April 17, 2015</i>					
ACCOUNT NUMBER	INDEX NAME (Program)	OBJECT CODE/ SUB-OBJECT NAME	AMENDED BUDGET (Object Code)	AVAILABLE BALANCE (Object Code)	AMOUNT
346-P11679.346-6599	Sebastian Street/Alhambra Street Parking Garage	Capital Outlay/ Construction	\$2,312,759	\$2,091,030	\$1,238,068
TOTAL →					\$1,238,068

Transfer To: _____

ACCOUNT NUMBER	INDEX NAME (Program)	OBJECT CODE/ SUB-OBJECT NAME	AMENDED BUDGET (Object Code)	AVAILABLE BALANCE (Object Code)	AMOUNT
346-P10648.346- 6599	New Aquatics Center/Parking Garage	Capital Outlay/ Construction	\$24,864,950	\$0	\$1,238,068
TOTAL →					\$1,238,068

Strategic Connections

This item is a *Press Play Fort Lauderdale Strategic Plan 2018* initiative, included within the Public Places Cylinder of Excellence, specifically advancing:

- Goal 4: Be a healthy community with fun and stimulating recreational activities for our neighbors.
- Objective 1: Offer a diverse range of youth, adult, and senior recreational programming.

Related CAMs

CAM #15-0569

Attachments

- Exhibit 1 – Change Order No. 1
- Exhibit 2 – Potential Scope Revisions – RDC
- Exhibit 3 – Potential Scope Revision 035
- Exhibit 4 – Cost Estimates for Revisions
- Exhibit 5 – East Elevation
- Exhibit 6 – Floor Plan Mezzanine Level

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