



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

#25-0779

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

FROM: Rickelle Williams, City Manager

DATE: November 4, 2025

TITLE: Motion Approving a Service Agreement for Request for Proposals No. 243-5, Facilities Condition Assessment with Geodatabase - Roth IAMS LLC - \$447,670 - (**Commission Districts 1, 2, 3 and 4**)

Recommendation

Staff recommends the City Commission approve a service agreement, in substantially the form attached, for Request for Proposals No. 243-5, a Facilities Condition Assessment with Geodatabase from Roth IAMS LLC in the amount of \$447,670 and authorize the City Manager or designee to execute said agreement.

Background

The Parks and Recreation Department's Facilities Maintenance Division maintains and services approximately 130 City facilities. It is important to properly assess all City facilities routinely to address issues, upgrade systems and make repairs. The last Facilities Condition Assessment was completed in the fall of 2014. The new in-depth assessment will be conducted by a team of licensed facility engineers and architects and includes a thorough, non-destructive inspection of each facility. An evaluation of key building components to include structural elements, roofing, HVAC, plumbing, electrical, and finishes will be conducted to identify existing deficiencies, estimate the remaining useful life of critical systems, determine required corrective actions, and develop cost estimates for required repairs or replacements.

All collected data and findings will be compiled into a centralized database, with individual components geotagged, to provide precise, facility-level insights. The database will support the development of strategic capital budgets that address both short and long-term facility needs that can be updated on an ongoing basis, reducing the need for future large-scale assessments. The findings from the assessments will be used to prioritize improvements, incorporate opportunities for energy efficiency upgrades, and guide capital planning over the next ten (10) years. The objectives are to bring each facility to a safe, reliable, and operationally sound condition for long-term asset management; to address deferred maintenance; minimize unexpected system failures; leverage opportunities for energy efficiencies; and support proactive data-driven facility management.

On March 28, 2024, the City, via the Procurement Services Division, issued Request for Proposals (RFP) No. 243-5, for Facilities Condition Assessment. On May 1, 2024, two (2)

responses were received. One (1) response was a “no-proposal” from Terracon Consultants, Inc. and the other was a proposal submitted by Roth IAMS LLC.

On June 24, 2024, a three (3)-member Evaluation Committee comprised of City staff from the Parks and Recreation and Information Technology Services Department convened an initial evaluation meeting to review and score the sole proposal. During the meeting the Evaluation Committee requested a second meeting to allow Roth IAMS LLC to provide a presentation and participate in a question and answering session.

On July 2, 2024, a second evaluation meeting and presentation was held. The Evaluation Committee during the discussion had two underlying concerns related to the Information Technology system compatibility and/or requirement for security license and price proposal. Staff committed to having an answer on these issues at the next scheduled Evaluation Committee meeting

On July 31, 2024, the Evaluation Committee convened for the third and final time after the two (2) prior Evaluation Committee meetings to score Roth IAMS LLC’s proposal based on the following weighted criteria:

CRITERIA	PERCENTAGE
Government Experience	50%
Qualifications	30%
Cost to the City	20%
TOTAL	100%

Staff satisfactorily provided the Evaluation Committee the requested information on the pending issues. As a result, the Evaluation Committee proceeded with recommending award to the responsive and responsible firm, Roth IAMS LLC. and to negotiate reasonable prices pursuant to the Procurement Ordinance, Section 2-178 (c) (9). Exhibit 3 is the best and final offer (BAFO) received from Roth IAMS LLC, which was \$20,708 less than the original \$468,378 proposal.

Staff recommends the City Commission award and approve an agreement for Facilities Condition Assessment with Roth IAMS LLC.

After negotiations concluded, the project was placed on hold to allow adequate time for recruiting and onboarding the Facilities Manager who will be responsible for overseeing this contract. The vendor has confirmed that they will honor the negotiated rate and are prepared to begin work.

Resource Impact

Funds for this agreement in the amount of \$447,670 are available in the FY 2026 Budget/CIP in the accounts listed below.

<i>Funds available as of October 1, 2025</i>					
ACCOUNT NUMBER	COST CENTER NAME (Program)	CHARACTER/ ACCOUNT NAME	AMENDED BUDGET (Character)	AVAILABLE BALANCE (Character)	AMOUNT

10-331-9100-519-60-6599-P12163	Facilities Assessmnt – Ext Repair/Constr	Capital Outlay / Construction	\$759,497	\$265,996	\$223,835
10-331-9100-519-60-6599-P12164	Facilities Assessmnt – Int Repair/Constr	Capital Outlay / Construction	\$744,894	\$403,750	\$223,835
				TOTAL AMOUNT ►	\$447,670

Strategic Connections

This item is a FY 2026 Commission Priority, advancing the Infrastructure and Resilience Initiative.

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

- The Infrastructure and Resilience Focus Area, Goal 3: Be a beautiful and welcoming community.

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 1: The City will strive to provide infrastructure as appropriate to meet the standards set forth within the comprehensive plan elements, by preserving, modifying and replacing existing infrastructure and providing new infrastructure related to growth and resiliency.
- Goal 2: Ensure adequate funding for infrastructure and capacity exist concurrent with development or redevelopment.

Attachments

Exhibit 1 - Solicitation

Exhibit 2 - Bid Tabulation

Exhibit 3 - Best and Final Offer (BAFO)

Exhibit 4 - Payment Schedule (Percentage Breakdown) By Milestone

Exhibit 5 - Roth IAMS LLC Proposal

Exhibit 6 - Roth IAMS LLC Agreement

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