



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

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

DATE: November 19, 2013

TITLE: South Side School Update

The purpose of this memorandum is to provide an update on the South Side School project.

Northeast Area:

- No work has been done to the South Side building. Should the City not reach an acceptable agreement with Nova Southeastern University (NSU) regarding a lease, there will be additional costs that the City will incur to complete the building for the ultimate tenant/end user. These costs cannot be accurately estimated until an end user and operator is determined. The City will also have to modify and permit the drawings for the proposed use. If the City is the ultimate end user, the operating costs are estimated at \$400,000 per year. If NSU leases the building and adjacent site, they will pay all operational and maintenance costs. **The City Manager will provide a verbal update on the status of lease discussions with NSU at the City Commission Conference Meeting.**
- The City has initiated work with Florida Power and Light (FPL) to provide necessary power to the site. The transformer slab and underground conduit have been installed utilizing City construction crews. FPL installed the transformer on October 19th, 2013 to supply power at Southwest 7th Street for the future building hook-up.
- As of October 21, 2013, current available funding is \$2,199,182.

Southeast Area:

- MBR Construction, Inc., (MBR) has completed the shell for the restroom building. MBR also has completed the foundation, concrete columns, and the slab for the pavilion. The water and sewer services have been provided to the restroom building.
- Plumbing for the restroom building has been upgraded to low-flow plumbing fixtures at no cost to the City as per negotiations with the contractor. The plumbing fixture and fitting costs are now eligible for reimbursement under the Broward County Parks for People 2013 grant.

- The City has received a proposal from MBR to upgrade the site, the pavilion, and the restroom lighting to light-emitting diode (LED). This change is needed to comply with the Broward County Parks for People 2014 grant which was received after the project has awarded. The proposed cost for this upgrade was negotiated from \$47,037.30 to \$35,204.30 and the item has been placed on November 19th Commission agenda. This upgrade is eligible for reimbursement under the Broward County Parks for People 2014 grant for the direct cost of the improvements, excluding the contractor's overhead, profit, and engineering fees. This upgrade affects the completion date of the site lighting since the fabrication period for the lighting is six (6) to eight (8) weeks from the release to the production date.
- The Broward County Engineering permit for the sidewalk along Andrews Avenue required dedication of an additional right-of-way. Florida Communities Trust (FCT) has indicated that if the dedication is approved and granted, they will request payment based on the market value of the property subject to the easement. Therefore, the City requested Broward County to eliminate the requirements for the easement as the simplest solution to this issue. The County agreed to remove the 4.5 foot easement along Andrews Avenue by executing a Beautification Agreement that will allow the County unobstructed use of the new 10 foot sidewalk within the Hardy Park property. City staff is working with the County on the language for this agreement. The County has committed in writing to complete this process by the end of December, 2013.
- City staff is also working with Broward County to see if the permit can be issued prior to the execution of the Beautification Agreement so that construction can start on the sidewalk along Andrews Avenue.
- Based on the delays surrounding the sidewalk permitting, the contractor has been advised to proceed with the remaining work on the project. The City continues to have the option deleting the sidewalk portion of the work from the contract.

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 3:** Be a community that finds opportunities and leverages partnerships to create unique, inviting, and connected gathering places that highlight our beaches, waterways, urban areas, and parks.

This item advances the *Fast Forward Fort Lauderdale 2035 Vision Plan: We Are Here*
 Related CAM: #13-0951

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