



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

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

**DATE:** December 17, 2013

**TITLE:** South Side School Update

---

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

**Northeast Area:**

In view of Nova Southeastern University's (NSU) decision to not proceed with the lease of the South Side School structure and land, staff has commenced the initial planning efforts towards using the South Side School building as a Cultural /Community Facility with the necessary support staff from the City of Fort Lauderdale Parks and Recreation Department to plan and implement various community based programs which will serve the community and residents of the City of Fort Lauderdale.

The conceptual layout for the various planned community programs as well as the required office spaces will be designed and required to meet the requirements of all existing covenants/deed restrictions and grants (e.g., State of Florida, Department of State, Division of Cultural Affairs; Broward County; Florida Communities Trust, etc.).

Staff is currently engaged in the planning efforts related to the proposed end use as a Cultural and Community Center and additional details (e.g., detailed project schedule for the planning, design and construction phases, estimated overall budget, etc.) will be provided in the next monthly update to the City Commission in January 2014.

The detailed design and construction costs will be estimated at various stages of the design completion effort (i.e., 30%; 60%; 90% and final bid estimates). It is estimated that the first year operational costs will be approximately \$480,000 (\$235,000 in personnel costs; \$115,000 in operational costs; and \$130,000 in initial startup costs – e.g., furniture, equipment, etc.) along with projected annual revenues of approximately \$70,000. After the first year, the annual operating costs will drop and are estimated to be approximately \$280,000.

### **Southeast Area:**

MBR Construction, Inc., (MBR) has completed the shell for the restroom building, paved walkway, and shade structures. 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.

The electrical lighting upgrades to the site, pavilion and restroom to meet the requirements of the Broward County Parks for People 2014 grant was approved by City Commission on November 19, 2014. This grant was received after the project was awarded to the contractor. The lead time for the fabrication/production of the lighting is approximately six (6) to eight (8) weeks and therefore the estimated completion date of the site lighting is January 31, 2014.

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 challenge. The County agreed to remove the four and a half foot easement along Andrews Avenue by executing a Beautification Agreement that will allow the County unobstructed use of the new ten (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 received permission from Broward County to start the construction of the sidewalk along Andrews Avenue after permits are issued prior to the execution of the Beautification agreement. City staff is working on addressing permit comments from Broward County. The drawings were resubmitted to the County for review on December 9, 2013. Based on the delays surrounding the sidewalk permitting, the contractor has been advised to proceed with the remaining work on the project. The City will need to bid this work out separately at a later date or pay the additional costs to MBR for mobilization/demobilization and general conditions.

### **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

---

Prepared By: Talal Abi-Karam, P.E., Assistant Public Works Director (Engineering)

Department Director: Hardeep Anand, P.E., Public Works