



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

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

DATE: January 7, 2014

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. The facility shall accommodate support staff from the City's Parks and Recreation Department who will coordinate and implement a wide variety of community programs. The conceptual plan for the programs, as well as the required office space will be designed to meet the tenets of existing restrictive covenants (Exhibit 1).

A schematic design, by City staff, is expected to be completed at the end of February 2014. It is estimated to take three months for document review by all agencies. Staff is recommending proceeding concurrently with hiring a consultant to develop the full set of construction documents through a Consultant Competitive Negotiation Act (CCNA) process. The goal is to deliver the complete construction documents for bidding by December 2014.

The detailed design and construction costs will be estimated at various stages of the design completion effort (30%, 60%, 90%, and final bid estimates). It is estimated that the first year operational costs will be \$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 from Park and Recreation's Department of \$70,000. After the first year, the annual operating costs will drop and are estimated to be \$280,000.

Southeast Area:

MBR Construction, Inc., (MBR) has completed all major items associated with their scope. There is interior work remaining in the restroom building that includes painting, site lighting, and service connection of Florida Power and Light (FPL) to the project.

The electrical lighting upgrades to the site, pavilion, and restroom must meet the
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requirements of the Broward County Parks for People 2014 grant, and were approved by the City Commission on November 19, 2013. This grant was received after the project was awarded to the contractor. LED lights and fixtures will be delivered to the site by Friday, January 3, 2014 and will be installed by Thursday, January 9, 2014. Final lighting is dependent upon Florida Power and Light's (FPL) service connection to the project.

The Broward County Engineering permit for the sidewalk along South Andrews Avenue required dedication of an additional right-of-way. Florida Communities Trust (FCT) has indicated that if the dedication is approved and granted, FCT will request payment for the easement 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 South Andrews Avenue by executing a Beautification Agreement that will allow the County unobstructed use of the new ten foot sidewalk within the Hardy Park property. City staff is working with the County on the language for this agreement and the agreement should be finalized by the end of January 2014.

City staff received approval from Broward County to start the construction of the sidewalk along South Andrews Avenue after permits are issued and 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. The City has not received any comments back as of the date of this memorandum.

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*

Attachments: Exhibit 1 - Commission Memo 12-359 South Side School - Restrictions on Use

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