


3-3-15
WALK-ON



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

#15-0324

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

FROM: Lee Feldman, ICMA-CM, City Manager 

DATE: March 03, 2015

TITLE: WALK-ON Aquatic Center Cost Estimate Review – Atkins - \$10,200.00

Recommendation

It is recommended that the City Commission approve Task Order No. 3 to Atkins North America, Inc. (Atkins) in an amount not to exceed \$10,200.00 to review Recreational Design and Construction, Inc. (RDC) proposed increase to the Aquatic Center guaranteed maximum price (P-10648). Atkins will also review RDC's proposed Aquatic Center value engineering options.

Background

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

On February 25, 2015 RDC presented an Aquatic Center cost analysis with delay and escalation costs at the City Commission Special Meeting (Exhibit 2). The delay and escalation costs were broken out by construction divisions, which resulted in an increase to the GMP in the amount of \$3,594,115. In an effort to offset the delay and escalation costs, RDC presented a variety of value engineering options (Exhibit 3). A cost estimate review is needed to evaluate the delay and escalation costs and the value engineering options.

To complete the cost estimate review and prepare a written report, a task order needs to be issued to Atkins. The purpose of the task order is to review the escalation costs and compare them to historical benchmarks. The other purpose of the task order is to review and better understand the value engineering options and provide an opinion of probable construction costs.

Resource Impact

There will be a fiscal impact to the City in the amount of \$10,200.00.

<i>Funds available as of March 3, 2015</i>					
ACCOUNT NUMBER	INDEX NAME (Program)	OBJECT CODE/ SUB- OBJECT NAME	AMENDED BUDGET (Object Code)	AVAILABLE BALANCE (Object Code)	AMOUNT
106-DSD070601- 3199	Beach Redevelopment	Services & Materials/ Other Professional Services	\$255,027	\$210,099	\$10,200
TOTAL →					\$10,200

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.

This item advances the *Fast Forward Fort Lauderdale 2035 Vision Plan: We Are Here*

Attachments:

Exhibit 1 – Task Order No. 3

Exhibit 2 – Cost Analysis

Exhibit 3 – Value Engineering Options

Prepared by: Thomas Green, P.E., Beach CRA Design Engineer
Pedram Zohrevand, Ph.D., P.E., Assistant City Engineer

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

TASK ORDER No. 3

Dated this _____ day of _____, 2015

FORT LAUDERDALE PUBLIC WORKS DEPARTMENT

COST ESTIMATE REVIEW OF THE PROPOSED FORT LAUDERDALE AQUATIC CENTER

PROFESSIONAL SERVICES

Describing a specific agreement between the City of Fort Lauderdale (CITY) and Atkins North America, Inc., (CONSULTANT) in accordance with the terms of the agreement for Cost Estimating Engineering Consulting Services dated September 3, 2014 between CITY and CONSULTANT ("MASTER AGREEMENT").

PROJECT BACKGROUND

The project is generally described as follows: The City of Fort Lauderdale (CITY) is seeking an independent assessment of cost escalation from the Original Guaranteed Maximum Price (GMP) dated 09/18/12 for the proposed Fort Lauderdale Aquatic Center project as submitted by Recreational Design and Construction, Inc. (RDC). CONSULTANT has been requested to perform an assessment based on the RDC Cost Analysis Submittal presented at the 02/25/15 Special City Commission Meeting.

CITY is also seeking an independent value engineering report/cost estimate of probable construction costs to evaluate current market costs of the value engineering options for the proposed Fort Lauderdale Aquatic Center project as submitted by RDC. Consultant has been requested to perform an assessment based on the RDC Value Engineering Submittal also presented at the 02/25/15 Special City Commission Meeting.

SCOPE OF SERVICES AND DELIVERABLES

The Scope of Services to be provided by CONSULTANT shall be as follows:

Task 1 Cost Escalation Report – CONSULTANT shall perform an assessment and prepare a report on the escalation cost from the Original GMP dated 09/18/12 based on the RDC Cost Analysis Submittal of the subject project. A full list of the report's basis, assumptions and exclusions will be included in the deliverable. CONSULTANT will issue a draft report/estimate intended for the CITY's review and a final report will be issued upon its review and issuance of comments.

The Cost Escalation Report will have an Executive Summary prepared in MS Word with an attached MS Excel sheet adjusting each RDC Original Bid cost based on the RSMeans Historical Cost Index.

A detailed list of project assumptions and exclusions is shown on Exhibit A.

Task 2 Value Engineering Report/Cost Estimate – CONSULTANT shall perform an assessment and prepare a report/cost estimate analysis of the value engineering options based on the RDC Value Engineering Submittal of the subject project. A full list of the report/estimate's basis, assumptions and exclusions will be included in the cost estimate deliverable. CONSULTANT will issue a draft report/estimate intended for the CITY's review and a final report/estimate will be issued upon its review and issuance of comments. CONSULTANT will prepare for and attend one (1) project meeting with City Staff and RDC. CONSULTANT will prepare for and attend a City Commission Meeting on 3/17/15.

Cost Estimate analysis of Value Engineering to be prepared in single cost parameters with general analysis of scope of work for each Value Engineering Item.

A detailed list of project assumptions and exclusions is shown on Exhibit B.

Deliverables:

Deliverables for this project shall consist of the following:

- Written report identifying assessment of escalation costs of the subject project, assumptions and exclusions, and the estimate's basis in PDF format.
- Written report/cost estimate identifying value engineering probable construction costs of the subject project, assumptions and exclusions, and the estimate's basis in PDF format.
- Cost estimate in Microsoft Excel format.
- Prepare for and attend one (1) project update meeting at CITY week of 3/9/15.
- Prepare for and attend City Commission Meeting day of 3/17/15.

PROJECT ASSUMPTIONS

Specific assumptions for the project:

1. Any work beyond the scope of services will require a separate written authorization and will be considered Additional Services.
2. A complete list of project assumptions and exclusions is shown on Exhibit A.

CITY'S RESPONSIBILITIES

- CITY shall provide RDC Cost Analysis Submittal.
- CITY shall provide RDC Value Engineering Submittal with general scope of work descriptions for each value engineering item.
- CITY shall be available for consultation.

ADDITIONAL SERVICES

If authorized in writing by the CITY as an amendment to this Task Order, the CONSULTANT shall furnish, or obtain from others, Additional Services.

PERFORMANCE SCHEDULE

The Consultant shall provide a draft report as identified in Task 1 within 3 business days from notice to proceed (NTP). The Consultant shall provide a draft report as identified in Task 2 within 5 business days from NTP. Final report deliverable date for Tasks 1 and 2 shall be no later than close of business on 3/12/15. These deliverable dates assume a NTP date when an approved task order is received by Atkins.

PROJECT FUNDING

The project will be funded by the City of Fort Lauderdale Community Redevelopment Agency (CRA).

METHOD OF COMPENSATION

The services performed will be accomplished using the Not-to-Exceed method of compensation. Reimbursable expenses associated with these services are not included in the fees and will be itemized separately, subject to an established Not-to-Exceed limit. The total hourly rates payable by the CITY for each of CONSULTANT's employee categories, reimbursable expenses and sub-consultant fees are shown on Exhibit "A" and Exhibit "B" attached hereto and made a part hereof.

TERMS OF COMPENSATION

Services shall be provided for the following Not-to-Exceed amounts:

Task No	Task Title	Labor Fees		Total
		Consultant		
1	Escalation Report	\$1,680		\$1,680
2	Value Engineer Report	\$8,520		\$8,520
All tasks				\$10,200
Budget for expenses				\$ 0
TOTAL				\$10,200

Expenses are additional and will be invoiced, at cost, with no mark-up per our existing Continuing Services Contract.

CITY CONTACTS

Requests for payments should be directed to City of Fort Lauderdale Accounts Payable via e-mail to AcctsPayable@FortLauderdale.gov. All other correspondence and submittals should be directed to the attention of Don Morris at the address shown below. **Please be sure that all correspondence refers to the City project number and title as stated above.**

City of Fort Lauderdale
 City Hall, 4th Floor – Engineering
 100 North Andrews Avenue
 Fort Lauderdale, FL 33301

CONSULTANT CONTACTS

Adrian Viera, LEED BD+C
 Project Controls Manager
 Atkins North America, Inc.
 2001 NW 107th Avenue
 Miami, Florida 33172
 Phone: 305-514-3580
 Cell: 305-904-6671
 Fax: 305-594-8616
 Email: adrian.viera@atkinsglobal.com

DEPARTMENT SIGNATURES

WITNESSES:

Print Name

Print Name

ATKINS NORTH AMERICA, INC.

By: _____

Name: _____

Title: _____

(CORPORATE SEAL)

ATTEST:

By: _____

Name: _____

Title: _____

STATE OF FLORIDA:
COUNTY OF BROWARD:

The foregoing instrument was acknowledged before me this _____ day of _____, 2015
by _____ and _____ as _____ and
_____ respectively, of Atkins North America, Inc., on behalf of the corporation.
They are personally known to me and did not take an oath.

(SEAL)

Notary Public, State of Florida
(Signature of Notary taking Acknowledgement)

Name of Notary Typed, Printed or Stamped

My Commission Expires

Commission No.

EXHIBIT A
FEE SCHEDULE

A. Fee Schedule

EXHIBIT A



City of Fort Lauderdale - Redevelopment of the Fort Lauderdale Aquatic Center
Task 1: RDC Cost Analysis Submittal – Assessment for Cost Escalation

Cost Estimating Services - FEE PROPOSAL

3/2/2015

Task 1	Team:	COST ESTIMATING		Total Budget
	Category:	Project Manager	Sr. Estimator	
	Hourly Rate:	\$140.00	\$140.00	
Cost Estimating Services				
Escalation Review Report				
Initial Review of RDC Escalation Report		2	1	3
Research RSMMeans Historical Cost Index from 2012 to 2015			2	2
Adjust RDC Original Bid Budget dated 09/18/2012 for RSMMeans Historical Cost Index			2	2
Prepare DRAFT Escalation Report			2	2
QA/QC (Issue) DRAFT Report		1		1
Incorporate DRAFT Report Review Comments			1	1
QA/QC (Issue) Final Report		1		1
	Subtotal Hours:	4	8	12
	Subtotal Labor:	\$560.00	\$1,120.00	\$1,680.00
	Total Hours:	4	8	12
	Total Labor ATKINS:	\$560	\$1,120	\$1,680
COST ESTIMATING SERVICES				\$1,680
SCHEDULE OF DELIVERABLES:				
Notice to Proceed: Approved Task Order				
DRAFT Report Deliverable: 3 Business Days (Close of ATKINS Business Day)				
ESTIMATE BASIS, ASSUMPTIONS AND EXCLUSIONS:				
<ul style="list-style-type: none"> - Escalation Report will be based on the construction industry accepted RSMMeans Historical Cost Index for comparison in escalation between 2012 and 2015. - Escalation Report will have an Executive Summary prepared in MS Word with an attached MS Excel sheet adjusting each RDC Original Bid Budget dated 09/18/12 based on the RSMMeans Historical Cost Index. - Refer to separate proposal for Analysis of Value Engineering. - Proposal assumes submittal of one (1) Draft and one (1) Final Deliverable Report. - Proposal assumes for only one (1) contract delivery method for the project. - Proposal excludes any analysis/review outside of the Escalation Analysis. - Proposal excludes any scheduling analysis. - Proposal excludes any pricing/analysis of alternates. - Proposal excludes analysis or cost of construction engineering & inspection (CEI) fees. - Proposal excludes analysis or cost of environmental remediation & mitigation issues. - Proposal excludes any negotiation/bid support with GC/CM or other contractors. 				

EXHIBIT B
FEE SCHEDULE

B. Fee Schedule

EXHIBIT B

City of Fort Lauderdale - Redevelopment of the Fort Lauderdale Aquatic Center
Task 2: RDC VE Submittal – Analysis of Value Engineering



Cost Estimating Services - FEE PROPOSAL

3/2/2015

Task 2	Team:	COST ESTIMATING			Total Budget
	Category:	Principal	Project Manager	Sr. Estimator	
	Hourly Rate	\$190.00	\$140.00	\$140.00	
Cost Estimating Services					
Analysis of Value Engineering					
Initial Review of RDC VE Submittal		2	2		4
Scope of Work Verification/Development for VE		10			10
Scope of Work Quantity Take-offs, As Needed			8		8
Cost Estimate Development (Estimate Input and Pricing)			4		4
Prepare DRAFT VE Report			4		4
QA/QC (Issue) DRAFT VE Report		2			2
One (1) Meeting To Discuss VE Report		4			4
Incorporate DRAFT VE Report Review Comments		2	2		4
QA/QC (Issue) Final VE Report		2			2
Board Commission Meeting		8	8		16
Subtotal Hours:		8	30	20	58
Subtotal Labor:		\$1,520.00	\$4,200.00	\$2,800.00	\$8,520.00
Total Hours:					
		8	30	20	58
Total Labor ATKINS:					
		\$1,520	\$4,200	\$2,800	\$8,520
COST ESTIMATING SERVICES					\$8,520
SCHEDULE OF DELIVERABLES:					
Notice to Proceed: Approved Task Order					
DRAFT Design Development Deliverable: 5 Business Days (Close of ATKINS Business Day)					
ESTIMATE BASIS, ASSUMPTIONS AND EXCLUSIONS:					
<ul style="list-style-type: none"> - Analysis of Value Engineering will be cursory and based on assembly pricing and will not include a detailed breakdown of CSI divisions for each scope item. - Analysis of Value Engineering will be developed in MS Excel with a single unit price for each line item inclusive of material, labor, equipment and sub markups. - Intent of Value Engineering Analysis cost estimate is to establish an order of magnitude cost for each VE item for budget decision making purposes. - Atkins recommends that a detailed cost estimate be developed/updated pursuant to the selection and incorporation of VE items into the design documents. - Refer to separate proposal for Assessment of Cost Escalation. - Proposal assumes submittal of one (1) Draft and one (1) Final Deliverable. - Proposal assumes for only one (1) contract delivery method for the project. - Proposal assumes development of probable construction costs only and does not include development of pre-construction costs. - Proposal assumes analysis of only the Value Engineering items presented in the RDC VE Submittal. - Proposal excludes any scheduling analysis. - Proposal excludes any pricing/analysis of alternates within each Value Engineering Item. - Proposal excludes analysis or cost of construction engineering & inspection (CEI) fees. - Proposal excludes analysis or cost of environmental remediation & mitigation issues. - Proposal excludes any negotiation/bid support with GC/CM or other contractors. - Proposal excludes analysis of other independent estimates or schedules issued. - Proposal excludes pricing of FF&E and owner soft costs. 					

Fort Lauderdale Aquatic Center - Cost Analysis

Cost Description	Original Budget (09/18/2012)	Aquatic Facility (09/18/2012)	Parking Garage (09/18/2012)	Delay & Escalation in Aquatic Facility	Delay & Escalation in Parking Garage	Total Delay & Escalation	C.O. 1	Proposed Adjusted Budget	ATKINS Estimate
Division 1: Contractor General Conditions	\$5,124,695	\$3,292,985	\$1,831,710	\$70,088	\$131,617	\$201,705	\$104,325	\$5,430,725	\$2,571,515
Division 2: Sitework & Demolition, Special Foundations & Sitework Improvements	\$2,104,977	\$1,862,330	\$242,647	\$297,455	\$710,885	\$1,008,340	\$0	\$3,113,317	\$3,642,527
Division 3: Concrete	\$5,311,784	\$2,068,609	\$3,243,175	\$812,717	\$1,582,249	\$2,394,966	\$642,271	\$8,349,021	\$8,843,603
Division 4: Masonry	\$565,477	\$565,477	\$0	\$59,523	\$0	\$59,523	-\$10,990	\$614,010	\$515,820
Division 5: Metals	\$367,900	\$235,900	\$132,000	\$556,920	-\$4,820	\$552,100	\$9,565	\$929,565	\$1,233,619
Division 6: Wood, Plastics & Composites	\$0	\$0	\$0	\$36,110	\$0	\$36,110	\$0	\$36,110	\$82,096
Division 7: Thermal & Moisture Protection	\$265,769	\$265,769	\$0	\$228,231	\$0	\$228,231	\$0	\$494,000	\$886,668
Division 8: Openings	\$345,300	\$345,300	\$0	\$292,200	\$0	\$292,200	\$141,400	\$778,900	\$503,530
Division 9: Finishes	\$1,064,836	\$1,064,836	\$0	\$0	\$0	\$0	\$299,349	\$1,364,185	\$1,774,907
Division 10: Specialties	\$1,006,699	\$1,006,699	\$0	-\$336,000	\$0	-\$336,000	\$3,750	\$674,449	\$257,735
Division 11: Equipment	\$1,626,873	\$1,626,873	\$0	-\$228,750	\$0	-\$228,750	\$0	\$1,398,123	\$320,000
Division 12: Furnishings	\$940,840	\$940,840	\$0	-\$158,340	\$0	-\$158,340	\$0	\$782,500	\$448,800
Division 13: Special Construction	\$3,716,580	\$3,716,580	\$0	-\$418,357	\$0	-\$418,357	-\$719,748	\$2,578,475	\$6,800,893
Division 14: Conveying Systems	\$544,700	\$319,700	\$225,000	-\$103,140	-\$61,360	-\$164,500	\$0	\$380,200	\$375,000
Division 15: Mechanical	\$974,676	\$882,576	\$92,100	\$513,554	\$139,220	\$652,774	\$335,266	\$1,962,716	\$1,577,927
Division 16: Electrical	\$2,397,887	\$2,137,212	\$260,675	-\$442,046	-\$83,841	-\$525,887	\$228,874	\$2,100,874	\$1,790,234
Subtotal # 1	\$26,358,992	\$20,331,685	\$6,027,307	\$1,180,165	\$2,413,950	\$3,594,115	\$1,034,062	\$30,987,169	\$31,624,874
Permits (Allowance)	\$142,545	\$92,545	\$50,000	\$0	\$0	\$0	\$0	\$142,545	\$190,109
Bonds & Insurance	\$519,550	\$419,550	\$100,000	\$0	\$0	\$0	\$18,057	\$537,607	\$632,497
Developers Contingency	\$455,769	\$237,898	\$217,871	\$0	\$0	\$0	\$0	\$455,769	\$455,769
Project Contingency	\$250,000	\$150,000	\$100,000	\$0	\$0	\$0	\$0	\$250,000	\$250,000
Developer's Fee	\$4,710,578	\$3,633,272	\$1,077,306	\$0	\$0	\$0	\$185,949	\$4,896,527	\$5,764,392
ATKINS Contingency & Escalation (1 Qtr. 2016)	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$2,713,043
Subtotal # 2	\$6,078,442	\$4,533,265	\$1,545,177	\$0	\$0	\$0	\$204,006	\$6,282,448	\$10,005,810
Grand Total	\$32,437,434	\$24,864,950	\$7,572,484	\$1,180,165	\$2,413,950	\$3,594,115	\$1,238,068	\$37,269,617	\$41,630,684



Jim Blosser <jamesjblosser@gmail.com>

FW: FLAC value engineering

1 message

Joe <Joe@recreationaldesign.com> Tue, Feb 24, 2015 at 9:49 AM
To: "James Blosser (jamesjblosser@gmail.com)"
<jamesjblosser@gmail.com>, "sterling39@aol.com"
<sterling39@aol.com>

Jim and Neil,

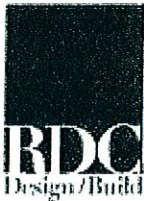
Ive added ball park numbers to the list

- Omit the entire 5th floor of the main building, consisting of the meeting room / banquet facility. Relocate it to the 5,000 sqft space presently vacant due to the hall of fame. Deduct \$1,400,000.
- Reduce the parking by omitting an entire floor, approximately 215 spaces. Deduct \$1,900,000.
- Re-use the existing Geo-thermal heaters, Deduct \$200,000
- Omit the bleacher cover over the main pool bleachers, Design it in such a way so that it can be installed at a later date. Deduct \$500,000
- Omit one of the three elevators including the shaft. Deduct \$200,000

- Keep the existing 50m pool in as is condition, only replace the filtration equipment Deduct \$500,000.

If part or all of the items are omitted we can bring the project back into budget.

Thanks,



Joseph Cerrone, President
Recreational Design & Construction, Inc.
3990 North Powerline Road | Fort Lauderdale, FL 33309
T: 954-566-3885 x 208 | F: 954-566-3335
E: Joe@RecreationalDesign.com
W: RecreationalDesign.com

THIS COMMUNICATION IS PRIVILEGED AND SHOULD BE TREATED IN A CONFIDENTIAL MANNER.



Please consider the environment before printing this e-mail or attachments.

From: Joe

Sent: Tuesday, February 24, 2015 8:55 AM

To: sterling39@aol.com; James Blosser (jamesjblosser@gmail.com)

Subject: FLAC value engineering