



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

#25-0496

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

FROM: Rickelle Williams, City Manager

DATE: June 17, 2025

TITLE: Motion Approving the First Amendment and Change Order No. 1 to
Construction Agreement for Cooley's Landing Marina Park Administration
Building Improvements to Correct Substantial Completion and Final
Completion Date and Increase Contract Amount – ENCOP, Inc. – \$158,694
– **(Commission District 2)**

Recommendation

Staff recommends the City Commission approve the First Amendment and Change Order No. 1 to Construction Agreement for Cooley's Landing Marina Park Administration Building Improvements with ENCOP, Inc. (Agreement), in substantially the forms attached, to correct the substantial completion and final completion dates in the agreement to 150 days and 180 days, respectively; and to increase the contract amount by \$158,694, from \$376,341 to \$535,035.

Background

On August 29, 2023, the Procurement Services Division issued Invitation to Bid (ITB) Event No.178-1 for Cooley's Landing Marina Park Administration Building Improvements. The City received three (3) bids in response to the solicitation. After review, ENCOP, Inc. was deemed the low, responsive, and responsible bidder.

On December 19, 2023, the City Commission approved the Agreement with ENCOP, Inc., in the amount of \$376,341. for Cooley's Landing Marina Park Administration Building Improvements (CAM #23-1060, Exhibit 1).

During the execution of the Agreement on January 26, 2024 (Exhibit 2), and upon the permit process being transferred to ENCOP, Inc., the City's Building Division directed the City, as project owner, to adhere to the Federal Emergency Management Administration (FEMA) requirements to mitigate flood damage, which included waterproofing the existing historic administrative building. As a result, plans were revised for structural reinforcement of the existing concrete slab and door openings as well as additional improvements not considered at the time of bid award. After multiple revisions to the original scope of work, the permit was obtained on January 15, 2025, and the Notice to Proceed was issued on January 17, 2025, for construction to commence on February 3, 2025 (Exhibit 3).

It was later ascertained that Sections 5.2 and 5.3 of the executed Agreement incorrectly defined the contract time for substantial completion and final completion.

The First Amendment to the Construction Agreement (Exhibit 4) will revise Sections 5.2 and 5.3 to correct the calendar days required for substantial completion (150 days) and final completion (180 days), respectively, from the Notice To Proceed issuance and consistent with ITB No. 178-1. As such, the required substantial completion date is July 2, 2025, and the completion date is August 1, 2025.

The initial scope of work for the Cooley's Landing Marina Park Administration Building has been completed. The work included, but was not limited to, the complete renovation of the building's interior including demolition, and the installation of walls, doors, luxury vinyl tile, wall tile, restroom fixtures and accessories, toilet partitions, counters, acoustic ceilings, gypsum board ceiling, kitchen casework, plumbing, HVAC, and electrical upgrades.

During the initial demolition phase of the construction project, roof and window leaks were detected. In addition, mold was discovered behind the drywall and insulation, which required demolition, replacement of the wall, installation of a new drywall, and further repairs. After a site test, it was found that the bathrooms exhaust fans were not working properly. City staff requested the contractor provide a change order proposal to include the additional work required to waterproof the building, the areas to be renovated due to the water intrusion, and ancillary items, as part of the permit requirements. To account for the additional scope of work, the negotiated Change Order No. 1 (Exhibit 5) is proposed, at a cost of \$158,694.

Resource Impact

There will be a fiscal impact in the amount of \$158,694 for this change order. Funds are available in the FY2025 - FY2029 Community Investment Plan (CIP) in the account listed below.

<i>Funds available as of May 30, 2025</i>					
ACCOUNT NUMBER	INDEX NAME (Program)	CHARACTER CODE/ SUB- OBJECT NAME	AMENDED BUDGET (Character)	AVAILABLE BALANCE (Character)	AMOUNT
10-129-9300-60-6599- P12753A	Cooley's Landing Marina Project	Capital Outlay / Construction	\$1,100,000	\$368,008	\$158,694
TOTAL AMOUNT ►					\$158,694

Strategic Connections

This item is a FY 2025 *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 sustainable and resilient community
- The Public Places Focus Area, Goal 5: Build 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 Public Places Focus Area
- The Parks, Recreation, and Open Space Element
- Goal 2: Be a community with high quality parks and recreational facilities that highlight the character of our City.

Attachments

Exhibit 1 – CAM #23-1060

Exhibit 2 – Executed Agreement

Exhibit 3 – Notice to Proceed for Construction - Correction

Exhibit 4 – First Amendment and Change Order No. 1

Exhibit 5 – Change Order No. 1

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