



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

#25-0959

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

FROM: Rickelle Williams, City Manager

DATE: October 23, 2025

TITLE: Motion Approving Change Order No. 30 for Construction Management at Risk Services for the New Police Headquarters – Moss & Associates, LLC – \$1,160,598.81 – **(Commission Districts 1, 2, 3 and 4)**

Recommendation

Staff recommends the City Commission approve Change Order No. 30, in substantially the form attached, in the amount of \$1,160,598.81 for Construction Management at Risk Services for the New Police Headquarters with Moss & Associates, LLC.

Background

On January 5, 2021, the City Commission approved an agreement with Moss & Associates, LLC (Moss), for Construction Management at Risk (CMAR) Phase I Preconstruction Services for the new Fort Lauderdale Police Headquarters Project (CAM #21-0012). On March 8, 2023, the City Commission approved a Guaranteed Maximum Price (GMP) of \$118,998,391 to accommodate the cost of the overall project (CAM #23-0164). A Notice to Proceed for construction was issued on July 14, 2023.

To date, Change Order Numbers 1 – 29 (Exhibit 1) have been issued for owner direct purchases, plan revisions required by permitting agencies, design deficiencies, and requests from the City.

The purpose of Change Order No. 30 (Exhibit 2) includes an increase in the contract line items for General Requirements and General Conditions in the amount of \$1,160,598.81.

As indicated in Article 7.2.2 of the CMAR Agreement, “should the Contract time set forth in the GMP Amendment be contractually extended for an Excusable Delay or for a Project Change resulting in an extension of time or for additional work due to no fault of the Construction Manager or its Subcontractors, the Construction Manager's additional General Conditions will be negotiated and set forth in a Change Order, estimated initially on the General Conditions Schedule of Values as provided as back-up to the GMP contract and subsequently billed to the City based on actual costs expended.”

On May 29, 2025, Moss submitted Potential Change Item (PCI) No. 275 requesting

\$2,775,128.51 for additional general requirements (GR) and general conditions (GC). While the Project has been delayed for various reasons including the deflection items, and Moss is contractually entitled to additional time and an increase in GC and GR, City staff was not in agreement with its total proposed costs.

Moss' proposed project recovery schedule included several items that could change the timeline of the Project. The schedule dated April 30, 2025, added three (3) months to the approved timeline, resulting in an increased project duration from 32 months to 35 months. The original contract substantial completion date was December 8, 2025; the current projected date is March 26, 2026.

Moss' proposed costs are projections. Based on these projections, staff decided to work with the Project's auditing firm, Fort Hill Associates, LLC (Fort Hill), and obtain a detailed audit of Moss' proposed project recovery schedule, the project delays, and the associated GR and GC costs.

To address PCI No. 275 in the interim, staff concurred with the amount indicated in Change Order No. 27 as it reflected the average monthly cost associated with GC & GR for the three (3) month period indicated by Moss for the addition of time. On June 30, 2025, the City Commission approved Change Order No. 27, in the amount of \$859,919.29, to cover costs associated with GC and GR and to add three (3) months to the substantial completion date (CAM #25-0647).

Fort Hill's audit of PCI No. 275 was completed on September 2, 2025 (Exhibit 2). The analysis confirmed the deflection issue did result in schedule and cost impacts, but the magnitude of the delay and costs was less than Moss' proposed costs. Fort Hill determined that Moss is due a total amount of \$2,020,518.10. Moss has agreed to accept that amount for delays to date.

Resource Impact

There will be a fiscal impact to the City in the amount of \$1,160,598.81 for this Change Order. Funds for this Change Order are available in the account listed below:

<i>Funds available as of September 15, 2025</i>					
ACCOUNT NUMBER	COST CENTER NAME	CHARACTER / ACCOUNT NAME	AMENDED BUDGET (Character)	AVAILABLE BALANCE (Character)	AMOUNT
10-331-5999-521-60-6599-P12573	POLICE HEADQUARTERS	CAPITAL OUTLAY/ CONSTRUCTION	\$6,700,000	\$5,378,925	\$1,160,598.81
TOTAL AMOUNT →					\$1,160,598.81

Strategic Connections

This item is a FY 2026 *Commission Priority*, advancing the Infrastructure and Resilience

10/23/2025

CAM #25-0959

Page 2 of 3

initiative.

This item supports the *Press Play Fort Lauderdale 2029* Strategic Plan, specifically advancing:

- The Public Safety Focus Area, Goal 1: Be a safe community that is proactive and responsive to risks.

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 Internal Support Focus Area
- The Capital Improvements Element
- Goal 2: Ensure adequate funding for infrastructure and capacity exists concurrent with development or redevelopment.

Attachments

Exhibit 1 – Change Order Nos. 1 – 29 Summary

Exhibit 2 – Change Order No. 30 with Backup

Exhibit 3 – Fort Hill PCI No. 275 Review

Prepared by: Kristin Thompson, Division Manager, Capital Projects Department
Ronald Stein, Senior Project Manager, City Manager's Office
Caroline Yeakel, Project Manager II, Capital Projects Department
Michelle Lemire, Procurement Administrator, Procurement Services
Shamori Aldridge, Senior Administrative Assistant, Procurement Services

Department Directors: Anthony Fajardo, Development Services
Glenn Marcos, Procurement Services