



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

**#21-0597**

---

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

**FROM:** Chris Lagerbloom, ICMA-CM, City Manager

**DATE:** June 1, 2021

**TITLE:** Motion Approving a Comprehensive Agreement for Design and  
Construction of the Fort Lauderdale Aquatic Center South Building – Hensel  
Phelps Construction Company - **(Commission District 2)**

---

**Recommendation**

Staff recommends the City Commission approve a motion to enter into a Comprehensive Agreement with Hensel Phelps Construction Company, in substantially the form attached, in accordance with Florida Statutes Section 255.065 (7) for Design and Construction of the Fort Lauderdale Aquatic Center South Building in the amount of \$9,850,000.

**Background**

On October 22, 2019 the City received an unsolicited proposal from Hensel Phelps Construction Company (HP) pursuant to Section 255.065, Florida Statutes, to demolish the existing locker room facility and to design and construct a new South Locker Room Building at Fort Lauderdale Aquatic Center. On July 7, 2020 the City Commission approved a \$7 Million Park Bond Funding Allocation to fund the design and construction of the Qualified Project. The proposal for the South Locker Room Building consisted of a two-story, 15,545 square foot building with an outdoor viewing area on the second floor. The public building is designed to house restroom and locker rooms, weight room, administrative support space and meeting rooms, first aid stations, and timing rooms. On August 18, 2020 the City Commission approved an Interim Agreement with HP, pursuant to Section 255.065 (6), Florida Statutes, to begin design, permitting, and cost estimating services.

HP received a notice to proceed on August 24, 2020 to begin design and cost estimating services. In December 2020, HP presented a \$9.85 Million budget to City Staff. The building design square footage had increased to 16,000 square feet and additional site work was required. After reviewing cost estimates, staff presented to Parks, Recreation, and Beaches Advisory Board on February 24, 2021, and received a recommendation for an additional \$3.5 Million of Park Bond Funding. On March 16, 2021 the City Commission amended the Interim Agreement to facilitate abatement, demolition activities, and detailed engineering with technical trades while the budget was approved, and the comprehensive agreement was negotiated. On April 6, 2021 the City Commission approved an additional

\$3.5 Million Park Bond Funding Allocation for the increased South Building costs and to fund City costs to support the South Building construction, which include permit costs and IT integration.

Approval of the Comprehensive Agreement will allow HP to finalize design and construct the South Building.

**Resource Impact**

There will be a fiscal impact to the City in the amount of \$8,388,926 for design and construction activities under the Comprehensive Agreement. The Comprehensive Agreement contract price of \$9,850,000 includes scopes of work that were previously approved on the \$450,000 Interim Agreement and the \$1,011,074 Interim Agreement Amendment. The fiscal impact is the Comprehensive Agreement contract price less the previously approved amounts. Funding approval is subject to City Auditor review and approval of the Comprehensive Agreement audit language.

<i>Funds available as of May 10, 2021</i>					
ACCOUNT NUMBER	INDEX NAME (Program)	CHARACTER CODE/ SUB-OBJECT NAME	AMENDED BUDGET (Character)	AVAILABLE BALANCE (Character)	AMOUNT
353-P12582.353-6599	Aquatic Center South Building Replacement	Capital Outlay/ Construction	\$10,500,000	\$10,042,486	\$8,388,926
<b>TOTAL AMOUNT ►</b>					<b>\$8,388,926</b>

**Strategic Connections**

This item is a Top 2021 Commission Priority, advancing the Parks and Public Places Initiative.

This item is a *Press Play Fort Lauderdale Strategic Plan 2024*, specifically advancing:

- The Public Places Focus Area
- Goal 3: Build a healthy and engaging community
- Objective: Improve access to and enjoyment of our beach, waterways, parks, and open spaces for everyone.

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

**Attachment**

Exhibit 1 – Comprehensive Agreement

Prepared by: Tom Green, Project Manager, Parks and Recreation  
 Department Director: Phil Thornburg, Parks and Recreation