



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

#25-1072

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

FROM: Rickelle Williams, City Manager

DATE: December 16, 2025

TITLE: Motion Approving Change Order No. 3 for Construction Audit Services (New Police Headquarters) – Fort Hill Associates, LLC – \$35,100 – (**Commission District 2**)

Recommendation

Staff recommends the City Commission approve Change Order No. 3, in substantially the form attached, for additional services needed from Fort Hill Associates, LLC, to expand the scope of construction audit services for the new police headquarters project, increasing the total contract amount by \$35,100, from \$170,120 to \$205,220.

Background

On February 16, 2021, the City, via the Procurement Services Division, issued Invitation to Bid (ITB) No. 12468-216 for Construction Audit Services related to the new police headquarters project. The agreement with Fort Hill Associates, LLC (Fort Hill) was executed on May 7, 2021.

The original scope of services required the auditor's presence throughout the construction process to ensure compliance with contract terms, provide accurate and timely audit reporting, and help mitigate cost overruns, unidentified risks, and potential fraud. The scope did not include evaluating the quality of materials or the design of the Project.

Following further evaluation, it was determined that the initial scope of work did not include sufficient audit service hours to complete the full period of performance for the Project.

On June 30, 2025, the City Commission approved CAM #25-0414, authorizing Change Order Nos. 1 and 2, which expanded the scope of services provided by Fort Hill.

Change Order No. 1 included reviewing and analyzing AECOM's (the Architect of Record) submitted change orders for contract compliance, determining responsibility for incurred costs, evaluating errors and omissions against the defined threshold target, reviewing AECOM's change order log as it pertains to the 15% cost threshold for omissions, verifying the status of the 2% construction cost benchmark, and conducting schedule reviews related to project delay requests.

Change Order No. 2 focused on the review of Moss' (the Construction Manager) Potential Change Item (PCI) No. 275 and included an initial review to identify impacted activities, mapping the PCI to the project schedule, analysis of the schedule float and critical path, performing a cost analysis through review of invoices and timesheets, and preparation of a recommendations report addressing concurrency impacts, costs of delays, and the number of days related to deflection.

The City is requesting approval of Change Order No. 3, totaling \$35,100, for additional construction audit services. Project delays, the extension of the project schedule, and unforeseen challenges such as roof deflection have increased the number of required payment application reviews. The original scope assumed there would be twenty-four (24) payment application reviews; however, it did not account for the extended project timeline, which has now been revised to thirty-six (36) months.

The project is expected to continue through Spring 2026. The additional construction audit services will include conducting payment application reviews to ensure accuracy and compliance with contract terms.

Therefore, City staff recommends the approval of Change Order No. 3.

Resource Impact

There will be a fiscal impact on the City in the amount of \$35,100 for this Change Order. Funds for this Change Order are available in the account listed below:

<i>Funds available as of November 20, 2025</i>					
ACCOUNT NUMBER	PROJECT NAME (Program)	CHARACTER/ ACCOUNT NAME	AMENDED BUDGET (Character)	AVAILABLE BALANCE (Character)	PURCHASE AMOUNT
10-352-5999-521-60- 6535-P12573	New Police Headquarters	Capital Outlay Construction Auditing Fees	\$161,056,576	\$7,318,899	\$35,100.00
PURCHASE TOTAL ►					\$35,100.00

Strategic Connections

This item is a FY 2026 *Commission Priority*, advancing the Public Safety 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 No. 3 with Supporting Documents

Exhibit 2 – CAM #25-0414

Exhibit 3 – Executed Original Agreement

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