



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

#25-0647

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

FROM: Rickelle Williams, City Manager

DATE: June 30, 2025

TITLE: Motion Approving Change Order No. 27 for Construction Management at Risk Services for New Police Headquarters – Moss & Associates, LLC – \$859,919.29 – **(Commission Districts 1, 2, 3 and 4)**

Recommendation

Staff recommends the City Commission approve Change Order No. 27, in substantially the form attached, in the amount of \$859,919.29 for the Construction Management at Risk Services for the New Police Headquarters with Moss & Associates, LLC.

Background

On January 5, 2021, the City Commission approved the final ranking of firms, negotiated fee schedule, and an agreement with Moss & Associates, LLC (Moss) for Construction Management at Risk (CMAR) Phase I Preconstruction Services Agreement for the New Police Headquarters Project (Project) in the amount of \$205,408 (Exhibit 1). On March 8, 2023, the City Commission approved a Guaranteed Maximum Price (GMP) of \$118,998,391 for the Project to accommodate the cost of the overall Project (Exhibit 2). The Notice to Proceed for construction was issued on July 14, 2023.

To date, Change Orders Numbers 1 through 26 (Exhibit 3) 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. 27 (Exhibit 4) is to add three (3) months to the substantial completion date and increase the contract line items for general conditions and general requirements (GC's & GR's) in the amount of \$859,919.29.

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". Moss has

submitted a Potential Change Item Notification (PCI) for additional GC's & GR's for a total cost of \$2,775,128.51.

While the Project has been delayed for various reasons including the deflection, and Moss is contractually entitled to additional time and an increase in GC's & GR's, City staff is not currently in agreement with its total proposed costs in the PCI.

The schedule dated April 30, 2025 adds three (3) months to the current substantial completion date, resulting in an increased Project duration from thirty-two (32) months to thirty-five (35) months. The original substantial completion date was December 8, 2025; the new projected date is March 9, 2026. At this time, the Moss proposed costs are projections, and not actual. While the proposed recovery schedule is currently realistic, there are still several items outside of Moss' control that could change the timeline of the Project.

Staff is working with the construction auditing firm, Fort Hill Associates, LLC (Fort Hill), to obtain a detailed audit of the Project schedule, delays, and the associated costs. The audit will include their estimation of the amount of time associated with the deflection issue and associated costs. This audit will not be available for several months.

Once Fort Hill's audit is complete, staff will update the City Commission and make a recommendation based on the audit findings regarding the GC's & GR's. To address this in the interim, staff concurs with the amount indicated in Change Order No. 27 as it reflects the average monthly cost associated with GC's & GR's for the three (3)-month period indicated by Moss for the addition of time.

Resource Impact

There will be a fiscal impact on the City in the amount of \$859,919.29 for this Change Order. Funds for this Change Order are available in the account listed below:

<i>Funds available as of June 19, 2025</i>					
ACCOUNT NUMBER	COST CENTER NAME	CHARACTER / ACCOUNT NAME	AMENDED BUDGET (Character)	AVAILABLE BALANCE (Character)	AMOUNT
10-352-5999-521-60-6599-P12573	POLICE HEADQUARTERS	CAPITAL OUTLAY/ CONSTRUCTION	\$153,865,576	\$2,341,129	\$859,919.29
TOTAL AMOUNT →					\$859,919.29

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 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 – Construction Management at Risk Phase I
Preconstruction Services Agreement

Exhibit 2 – Construction Management at Risk Agreement

Exhibit 3 – Change Order Summary Nos. 1-26

Exhibit 4 – Change Order No. 27 with Moss Potential Change Item Notification

Prepared by: Anthony Fajardo, Assistant City Manager, City Manager's Office
Glenn Marcos, Chief Procurement Officer, Finance
Kristin Thompson, Acting Deputy Director, Transportation and Mobility
Ronald Stein, Senior Project Manager, City Manager's Office
Caroline Yeakel, Project Manager II, Transportation and Mobility
Michelle Lemire, Procurement Administrator, Finance
Shamori Aldridge, Senior Administrative Assistant, Finance

Department Director: Linda Short, Finance