



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

FROM: Greg Chavarria, City Manager

DATE: March 8, 2023

TITLE: Motion Approving a Construction Manager at Risk Agreement for the Construction of the City of Fort Lauderdale Police Department Headquarters – Guaranteed Maximum Price of \$118,998,391 – Moss & Associates, LLC. - **(Commission District 2)**

Recommendation

Staff recommends the City Commission award a Construction Manager at Risk Agreement (CMAR), in substantially the form attached, with Moss & Associates, LLC. for construction of the City of Fort Lauderdale Police Headquarters, for the Guaranteed Maximum Price (GMP) of \$118,998.391.

Background

On March 12, 2019, City of Fort Lauderdale residents voted to approve a bond proposal enabling the City to design and construct a new Police Headquarters building and parking structure (location map attached as Exhibit 1). The City released a solicitation (RFQ 12335-206) in October 2019 seeking the services of a qualified consulting firm to provide professional services for the implementation of the 2019 Police Facility Bond in accordance with the 2018 Space Needs Assessment Study.

On August 18, 2020 (CAM #20-0589), the City Commission approved the execution of an Agreement with AECOM for the Engineering Design Services of the new Police Headquarters. To complete a successful, timely, and cost-efficient project, City staff engaged in the solicitation for a CMAR firm capable of providing pre-construction services during the development of the detail design of the Project.

On January 5, 2021 (CAM 21-0012), the City Commission approved the final ranking of firms, negotiated fee schedule, and execution of an agreement for CMAR services and entered into an Agreement with Moss & Associates, LLC (Moss) to provide services such as constructability review of the design documents, construction scheduling and phasing, cost estimating and value engineering analysis, sustainable recommendations, and development of a GMP package and a construction agreement.

On August 16, 2022 (CAM 22-0702), the City Commission approved the site plan for the Police Headquarters, which includes a 3-story (48-foot high) 191,000 square foot police facility and parking garage along with an indoor firearms range. Please see site plan attached as Exhibit 2.

Moss has presented the City with a GMP of \$118,998,391. This represents a delta of \$18,998,391 as compared to the \$100,000,000 approved by voters on March 12, 2019, for the Police Headquarters facility. Moss has indicated this increase is due to supply chain shortages, increased labor and materials costs, and inflation. To review the contract and a breakdown of construction costs, please refer to Exhibits 4 and 5 respectively.

To accommodate the increased cost of the overall project, inclusive of Furniture, Fixtures, and Equipment (FFE) and soft costs, the City Commission approved funding for a line of credit in the amount of \$45,000,000 through the consolidated budget amendment (CAM 23-0085) on the February 7, 2023, City Commission agenda. This amount is intended to accommodate the overall delta of \$41,572,771, which includes the total FFE and soft costs of \$22,574,380. Staff included additional funds, based on these numbers, of \$3,427,229 that can be made available in case additional contingencies are needed. Please see Exhibit 5 for more information on anticipated soft costs. The Project would draw down on the bond amount first and only utilize the line of credit as needed.

To review the draft construction schedule, please refer to Exhibit 6.

Resource Impact

Funds for this agreement in the amount of \$118,998,391 are available in the FY 2023 – 2027 Community Investment Plan in the account listed below:

<i>Funds available as of February 9, 2023</i>					
ACCOUNT NUMBER	COST CENTER NAME	CHARACTER CODE/ ACCOUNT NAME	AMENDED BUDGET (Character)	AVAILABLE BALANCE (Character)	AMOUNT
352-5999-521-60-6599- P12573	Police Headquarters	Capital Outlay/ Construction	\$144,875,000	\$136,879,649	\$118,998,391
TOTAL AMOUNT →					\$118,998,391

Strategic Connections

This item is a 2022 Top Commission Priority, advancing the Community Response and Safety initiative.

This item supports the *Press Play Fort Lauderdale 2024* Strategic Plan, specifically advancing:

- Public Safety
- Goal 6: Build a Safe and Well-Prepared Community
- Objective: Prevent and Solve Crime in All Neighborhoods

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 Safety Focus Area
- The Coastal Management, Community Health and Safety Element
- Goal 4: The City shall coordinate with related partners and agencies (at city, local, county, regional, state, and federal levels) to plan for disaster and emergency management, further the resiliency of coastal area, and ensure city-wide community health and public safety.

Attachments

Exhibit 1 – Location Map

Exhibit 2 – Approved Site Plan

Exhibit 3 – CMAR Agreement

Exhibit 4 – GMP Cost Summary

Exhibit 5 – Soft Cost Summary

Exhibit 6 – Construction Schedule

Prepared by: Anthony G. Fajardo, Assistant City Manager

Charter Officer: Greg Chavarria, City Manager