



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

#24-0502

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

FROM: Susan Grant, Acting City Manager

DATE: June 18, 2024

TITLE: Motion Approving Change Order No. 5 for Riverwalk Center Parking Garage
and General Site Improvements – Alen Construction, Inc. - \$63,707.70 -
(Commission District 4)

Recommendation

Staff recommends the City Commission approve Change Order No. 5, in substantially the form attached, in the amount of \$63,707.70, for the repairs and improvements to the Riverwalk Parking Garage Center, with Alen Construction, Inc.

Background

On April 11, 2022, the Procurement Services Division issued Invitation to Bid Event No. 12668-1023. On May 12, 2022, the City opened five (5) bids received in response to the solicitation. After review, Alen Construction, Inc. was deemed the lowest cost, responsive and responsible bidder.

On August 16, 2022, the City Commission approved an agreement with Alen Construction, Inc. for the Riverwalk Center Parking Garage Repairs project (CAM #22-0677). Alen Construction, Inc. received a Notice to Proceed on March 13, 2023, which identified the project would be completed on July 3, 2024.

The project scope is for the restoration of the Riverwalk Center Parking Garage located at 150 SE 2nd Street, Fort Lauderdale, FL 33301. The restoration project includes, but is not limited to, concrete repairs, waterproofing repairs, drainage repairs and limited railing upgrades for safety purposes.

This project has received four (4) previous Change Orders as follows:

Change Order No. 1

Additional time was added to the Agreement to reflect the time delay caused by City Hall's flooding and its impact to Development Services Department (DSD) servers. The LauderBuild platform was unavailable for plan review and permit issuance preventing the Contractor from securing proper permitting within the previously approved Construction Schedule. Eighteen (18) additional calendar days were approved.

Change Order No. 2

Added \$92,617.13 plus an additional twenty-one (21) calendar days to address additional repairs to the 7th floor to ensure the next phase of deck coating is properly warranted. There were other critical repairs to the staircase railings and other newly identified concrete wall spall and columns spall. The Engineer of Record confirmed that these issues needed to be addressed to ensure the project passed inspection.

Change Order No. 3

Added \$85,384.30 to address unforeseen concrete repairs identified as expansion joints were replaced and stormwater pipes were being installed. These conditions were not present at surface level and were only identified during the demolition process. Thirty-five (35) calendar days were added to the contract.

Change Order No. 4

Added \$71,742.47 plus thirty (30) additional calendar days for additional repairs to the 5th and 6th floor that were needed to ensure the next phase of deck coating was properly warranted. The repairs also included an additional horizontal expansion joint, not previously identified during structural assessment.

The purpose of Change Order No. 5 is to increase quantities of existing line items to:

- address concrete spalling that would impact the deck coating warranty.
- relocate electrical conduits on the exit ramp which do not meet Building Code and are conflicting with the deck coating area.

If approved, the Change Order will add forty-two (42) calendar days to the contract period with a project completion date by October 27, 2024.

Resource Impact

There will be a fiscal impact to the City in the amount of \$63,707.70 for this Change Order. Funds for this Change Order are available in the FY 2024 Parking Fund in the account listed below.

<i>Funds available as of June 3, 2024</i>					
ACCOUNT NUMBER	COST CENTER NAME	CHARACTER CODE/ ACCOUNT NAME	AMENDED BUDGET (Character)	AVAILABLE BALANCE (Character)*	AMOUNT
10-461-8999-545-60-6599-P12183	PARKING ADMIN & CITY PARK GARAGE REPAIRS	CAPITAL OUTLAY/ CONSTRUCTION	\$5,169,946	\$872,847	\$63,707.70
TOTAL AMOUNT →					\$63,707.70

Strategic Connections

This item is a *2024 Commission Priority*, advancing the Infrastructure and Resilience initiative.

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

- The Infrastructure and Resilience Focus Area, Goal 4: Facilitate an efficient, multimodal transportation network.

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 Infrastructure Focus Area
- The Transportation & Mobility Element
- Goal 1: Ensure the equitable development of a Complete Network for transportation that prioritizes Safety and emphasizes multimodal mobility and accessibility.

Attachments

Exhibit 1 – Change Order No. 5

Exhibit 2 – CAM #22-0677

Exhibit 3 – Notice to Proceed

Exhibit 4 – Executed Agreement

Exhibit 5 – Change Order No. 1

Exhibit 6 – Change Order No. 2

Exhibit 7 – Change Order No. 3

Exhibit 8 – Change Order No. 4

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