



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

**#25-0318**

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

**FROM:** Susan Grant, Acting City Manager

**DATE:** March 18, 2025

**TITLE:** Motion Approving a Construction Agreement for Mills Pond Park Restroom  
and Concession Improvements – Sky Living Co. Inc – \$2,521,976.90 –  
**(Commission District 3)**

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**Recommendation**

Staff recommends the City Commission approve a construction agreement, in substantially the form attached, for the Mills Pond Park Restroom and Concession Improvements, with Sky Living Co. Inc, in the amount of \$2,521,976.90, which includes an allowance of \$40,000 for permit fees and testing.

**Background**

In January and February of 2021, the City and its engineering consultant, AECOM, conducted virtual public engagement sessions to gain public input on potential park improvement projects for the Parks Bond Program. AECOM presented a summary of the public engagement efforts and recommendations for park improvement projects to be completed in four (4) phases to the Parks, Recreation, and Beaches Advisory Board on March 24, 2021. The Phase 1 list of parks, which included Mills Pond Park, and proposed park improvements were approved by the Board for recommendation to the City Commission. The City Commission approved the Parks, Recreation, and Beaches Advisory Board's recommendation by resolution (Resolution No. 21-85) on May 4, 2021. The Scope of Work for Mills Pond Park was developed based on the prioritized improvements identified through the Parks Bond Program public engagement process. The first design and construction plans were completed on March 7, 2024.

On May 10, 2024, the Procurement Services Division issued Invitation to Bid (ITB) Event No. 281 - Mills Pond Park Improvements. The City received two (2) bids in response to the solicitation, which was opened on June 24, 2024. The bids received exceeded the budget allocated for the project. The low base bid exceeded the engineer's estimate by \$1,704,522. The bids were rejected on September 17, 2024 (CAM #24-0775) allowing staff the opportunity to revise the approach to the project.

City staff split the construction project into two phases. Phase 1 includes the bathrooms and concessions, for which additional design efforts were needed to comply with updated

Broward County requirements. The re-design and construction documents were completed on October 11, 2024. The phase 1 construction work to be accomplished under this agreement includes, but is not limited to:

- Concessions and restrooms improvements such as: excavation, foundations, slabs on grade, CMU installation, stone veneer, steel columns and beams, metal roof, roof decking, gutter, downspouts, ridge vents, counter, overhead and TV roll-up and exterior doors, windows, flooring, fiber cement board ceiling, paint, plumbing, HVAC and electrical.
- Site improvements include but are not limited to demolition, new water, sanitary, irrigation, electrical, concrete steps, paving and landscaping.

On November 26, 2024, the Procurement Services Division issued Invitation to Bid (ITB) Event No. 391 – Mills Pond Park Restroom and Concession Improvements. Bids were originally due on December 27, 2024. However, the City extended the bid solicitation period twice, to address questions received from potential Bidders through the Question & Answer (Q&A) process which led to revisions being made to the drawings, with bids ultimately due on January 27, 2025. Responses were received from the following five (5) firms:

1. Sky Living Co. Inc
2. Waypoint Contracting, Inc.
3. West Construction, Inc.
4. Vercetti Enterprises, LLC
5. Emerald Construction Corp.

Disadvantaged Business Enterprises was not a preference for this solicitation.

Staff reviewed all five (5) bids for compliance with the solicitation requirements and all were deemed responsive and responsible. Sky Living met all solicitation requirements and was deemed the lowest responsive and responsible bidder and is recommended for award.

**Resource Impact**

There is a fiscal impact to the City in the amount of \$2,521,976.90, which includes a permit fee and testing allowance of \$40,000. Funds for this agreement are available in the FY2025 – 2029 Community Investment Plan in the account listed below.

<i>Funds available as of March 5, 2025</i>					
ACCOUNT NUMBER	PROJECT NAME (Program)	CHARACTER/ ACCOUNT NAME	AMENDED BUDGET (Character)	AVAILABLE BALANCE (Character)*	PURCHASE AMOUNT
10-353-6999-572-60-6599-P12663	Mills Pond Park Improvements	Capital Outlay /Construction	\$5,334,500	\$4,305,134	\$2,521,976.90

\* Includes funds in the amount of \$2,636,535.10 committed/available in requisition 16300

### **Strategic Connections**

This item is a FY 2025 *Commission Priority*, advancing the Public Places and Community initiative.

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

- The Public Places Focus Area, Goal 5: Build a beautiful and welcoming community.

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

This item supports the *Advance Fort Lauderdale 2040* Comprehensive Plan specifically advancing:

- The Public Places Area
- Parks, Recreation, and Open Space Element
- Goal 2: Be a community with high quality parks and recreational facilities that highlight the character of our City.

### **Attachments**

Exhibit 1 – CAM #24-0775

Exhibit 2A – Solicitation

Exhibit 2B – Solicitation

Exhibit 2C – Solicitation

Exhibit 2D – Solicitation

Exhibit 2E – Solicitation

Exhibit 3 – Bid Tabulation

Exhibit 4 – Agreement

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