



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

#14-1597

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

FROM: Lee R. Feldman, ICMA-CM, City Manager

DATE: January 6, 2015

TITLE: South Side School Update

The purpose of this memorandum is to provide an update regarding the South Side School project.

Northeast Area:

Our consultant, Synalovski Romanick and Saye (SRS), is working on further development of the design drawings which are estimated to be finalized by the end of January 2015. Tarpon River Association comments have been incorporated into design. The drawings also have been submitted to the Historical Preservation Board for review and are on January 5th, 2015 agenda for approval.

Broward County is in the process of updating the 2013 management plan as it relates to the historical and archeological monitoring requirements for South Side School and Florence C. Hardy Park. This will indicate that Nova Southeastern University is no longer involved. This update will also indicate the need to hire a professional historian as required by the State's Division of Historical Resources. Staff is in the process of hiring this historian to conduct a Cultural Resource Assessment Survey.

The Broward County Bar Association has expressed interest in the potential use of Southside School. Staff has advised the Association of the restrictive covenants associated with the site. Additionally, staff provided a site visit to representatives from the association on November 24, 2014. The City Manager has also met with representatives of the Bar Association and awaits a formal proposal from them.

The project is on schedule for construction to start in June of 2015. The current and baseline schedule date to complete the bid documents is the end of March 2015 (Exhibit 1).

SRS prepared the cost estimate based on the schematic design developed (Exhibit 2). The current estimate includes the following:

- South Side building renovation \$1,709,010;

- Parking lot Option 1 including all site structures to support the building operations (10 parking spaces) \$291,857;
- Parking lot Option 2 (27 additional parking spaces) \$117,062.

The current conceptual construction estimate (\$2,117,929 for both parking options) represents forecasting of costs based on the preliminary drawings developed with a 30% margin of error. The consultant will update the estimate when the drawings are developed further for more accurate forecast of costs. The current available budget is \$1,939,180 for both design and construction.

Southeast Area:

Staff prepared the list of benefits and burdens (Exhibit 3 and 4) associated with the Florida Communities Trust (FCT) alternative mechanism of spreading the Restrictive Covenants that accompany the South Side South property and impose them additionally on the Florence C. Hardy Park property Parcel "C" (Exhibit 5) in lieu of the payment \$123,360.00. If the Commission desires to pursue moving forward with this effort, the Commission should consider the following:

- Payment to FCT of \$123,360.00 (not a budgeted expense);
- Proceed with the spreading of Restrictive Covenants to Parcel "C";
- Continue working with a lobbyist in an attempt to waive or reduce FCT payment requirement.

Upon Commission discussion and deliberation, a Commission Agenda Memorandum will be prepared and placed on an upcoming regular agenda.

Strategic Connections:

This item is a *Press Play Fort Lauderdale Strategic Plan 2018* initiative, included within the Public Places Cylinder of Excellence, specifically advancing:

- **Goal 3:** Be a community that finds opportunities and leverages partnerships to create unique, inviting, and connected gathering places that highlight our beaches, waterways, urban areas, and parks.

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

Attachments: Exhibit 1 – Schedule
Exhibit 2 – Schematic Cost Estimate
Exhibit 3 – Benefits
Exhibit 4 – Burdens
Exhibit 5 – Sketch and Description for Parcel "C"

Prepared by: Pedram Zohrevand, Ph.D., P.E., Assistant City Engineer
Talal Abi-Karam, P.E., Assistant Public Works Director-Engineering

Department Director: Hardeep Anand, P.E., Public Works