



CITY OF FORT LAUDERDALE
City Commission Agenda Memo
SPECIAL REGULAR MEETING

#15-0274

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

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

DATE: February 25, 2015

TITLE: Aquatic Complex Developer's Agreement - Change Order No. 1 and
Resolution to amend the FY 2015 Community Investment Plan (CIP) and
Budget.

Recommendation

It is recommended that the City Commission approve Change Order No.1 for scope revisions and adjustment of the guaranteed maximum price (GMP) to the Aquatic Complex Developer's Agreement with Recreational Design and Construction, Inc. (RDC) in the amount of \$1,238,068 and to amend the Community Investment Plan (CIP) and Budget by amending the appropriate accounts in the Central Beach Redevelopment CRA CIP Fund.

Background

On September 18, 2012 the City Commission approved a Developer's Agreement with RDC for design and construction of the renovation of the Aquatic Complex with a GMP in the amount of \$32,437,434 (\$24,864,950 for the aquatic facility and \$7,572,484 for the parking garage).

On June 17, 2014 the City Commission was presented the Aquatic Complex update identifying the proposed scope revisions for the Aquatic Complex (CAM #14-0806). The estimated costs and summary of these proposed revisions are as follows:

- **Inclusion of Indoor Dry Land Training Facility:**
The inclusion of an approximately 4,400 square foot dry land indoor training facility in the existing shell space (originally intended for the International Swimming Hall of Fame) requires structural modifications to accommodate the required ceiling clearance for the athletes. The original design calls for a ceiling height of 19-feet and 1-inch, while the indoor dry land training facility's height clearance minimum is 20-feet and 5-inches. The window fittings (glazing) component of the east facade is a part of the indoor dry land training facility design as well. The financial impact for incorporating the indoor dry land training facility, making the structural alterations, and including window fittings (glazing) is \$1,066,870.

- **Relocation of City Offices:**
The current design calls for City offices to be located on the 5th floor. By constructing a 2,400 square foot 3rd floor mezzanine level for the offices, it will be possible to increase the 5th floor banquet facility usable floor space from 3,482 square feet, to approximately 5,400 square feet. The financial impact of constructing a new mezzanine level to accommodate the Aquatic Complex operational offices is \$452,890.
- **Provide Heating Ventilation and Air Conditioning (HVAC) in Locker Rooms:**
Revision of current specifications from mechanical ventilation (no air conditioning) to installation of full HVAC system in the locker rooms, pool-level restrooms, pool equipment room, and concession area has been requested. The financial impact of incorporating air conditioning is \$583,045.
- **Removal of Movable Floor System from Scope of Work:**
By removing the movable floor from the scope of work and GMP, there will be an offset of cost. The financial impact of eliminating the removable floor from the scope of work is a credit of \$864,737.

The aggregate cost for all changes described above is estimated to cost an additional \$1,238,068. This will increase the GMP to \$33,675,502 (\$26,103,018 for the aquatic facility and \$7,572,484 for the parking garage).

Resource Impact

There will be a fiscal impact to the City in the amount of \$1,238,068 for this change order. Funding for this item is contingent upon the Community Redevelopment Board of Directors funding approval for these modifications (CAM 15-0273).

Staff recommends that the City Commission amend the FY 2015 Community Investment Plan (CIP) and Budget by amending the appropriate accounts in Central Beach Redevelopment CRA CIP Fund in the amount of the \$1,238,068.

Transfer From:

Funds available as of February 20, 2015					
ACCOUNT NUMBER	INDEX NAME (Program)	OBJECT CODE/ SUB-OBJECT NAME	AMENDED BUDGET (Object Code)	AVAILABLE BALANCE (Object Code)	AMOUNT
346-P11679.346- 6599	Sebastian Street/Alhambra Street Parking Garage	Capital Outlay/ Construction	\$2,312,759	\$2,091,030	\$1,238,068
TOTAL →					\$1,238,068

Transfer To:

ACCOUNT NUMBER	INDEX NAME (Program)	OBJECT CODE/ SUB-OBJECT NAME	AMENDED BUDGET (Object Code)	AVAILABLE BALANCE (Object Code)	AMOUNT
346-P10648.346- 6599	New Aquatics Center/Parking Garage	Capital Outlay/ Construction	\$24,864,950	\$0	\$1,238,068
TOTAL →					\$1,238,068

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 4: Be a healthy community with fun and stimulating recreational activities for our neighbors.
- Objective 1: Offer a diverse range of youth, adult, and senior recreational programming.

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

Attachments

Exhibit 1 – Change Order No. 1
 Exhibit 2 – Potential Scope Revisions – RDC
 Exhibit 3 – Potential Scope Revision 035
 Exhibit 4 – Cost Estimates for Revisions
 Exhibit 5 – East Elevation
 Exhibit 6 – Floor Plan Mezzanine Level
 Exhibit 7 – Resolution

Prepared by: Thomas Green, P.E., Beach CRA Design Engineer
 Pedram Zohrevand, Ph.D., P.E., Assistant City Engineer

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