



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

15-0341

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

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

DATE: April 7, 2015

TITLE: South Side School Update

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

Northeast Area:

The project is on schedule for bidding to start in April of 2015 (Exhibit 1). The City's consultant, Synalovski Romanick and Saye (SRS) has completed the 100% design and construction documents. The design drawings require the review and approval from three (3) agencies: 1) City of Fort Lauderdale Historical Preservation Board, 2) State of Florida, Department of State Division of Historical Resources (FDHR), and 3) Broward County Historical Preservation Board, in addition to other standard construction drawing reviews (e.g., permitting related reviews).

The drawings were approved by the City's Historical Preservation Board on January 5, 2015 and by the Broward County Historical Preservation Board on March 18, 2015 (Exhibit 2). However, FDHR is not in agreement with Broward County and the City's Historical Preservation Board approvals and recommendations, and comments were provided from FDHR to the City on March 16, 2015 (Exhibit 3).

Specifically, FDHR objects to the exterior options selected by the City and County Historical Preservation Board, and recommends proceeding with the alternates which were rejected by the City's Historical Preservation Board. Staff has submitted a response to FDHR in its submittal dated April 6, 2015 explaining the City's Historical Preservation Board and Broward County's recommendations, and is awaiting a response.

FDHR asserts that the terms of the grant obtained by the City of Fort Lauderdale from the Department of State, Division of Cultural Affairs for the rehabilitation of the historic school and the grant provided through the Florida Communities Trust (FCT) program for the purchase of the adjacent property known as Hardy Park, require FDHR oversight to ensure that historic resources are identified and not adversely affected. The City Attorney's Office is reviewing the terms of these agreements in order to determine the scope of FDHR authority with regards to South Side School.

If FDHR approves the recommendations of the City and County Historical Board based on staff's response by the end of April the planned project construction commencement date of June 12, 2015 will not be impacted. However, if FDHR rejects the recommendations, then the construction drawings will need to be modified to incorporate FDHR's comments. These modified drawings will need to be resubmitted and approved by both the City and County Historical Boards. This will in turn result in potential delays in commencement of construction activities.

In view of the above, the following steps are being taken:

- a) Staff is requesting a meeting with FDHR to discuss the comments and responses in an effort to expedite the approval, consistent with the City and County Historical Boards recommendations.
- b) In an effort to keep the project progress moving forward, staff is proceeding with the bidding process with the current set of documents. Should there be any modifications required as a result of our meetings with FDHR and/or the City and County Historical Boards, a bid addendum will be prepared and issued.

Regarding the Cultural Resource Assessment Survey (CRAS), the survey has been completed and submitted to Broward County and the Florida Division of Historical Resources. Broward County completed the review and provided their recommendations (Exhibit 2). Broward County has no objections to the proposed rehabilitation of South Side School and both parking alternates (37 spaces) have been approved with the requirement that a need for additional parking be demonstrated. However, it was recommended that the green space be preserved and that staff work to identify an alternative solution for ten parking spaces located near the school.

Additionally, the Hardy Park Clubhouse and Hardy Park Pump House structures, located on the project site, have been identified as historic resources. Broward County recommended stabilizing and rehabilitating the structures for future adaptive reuse. However, these two structures are currently outside of the project scope. It has also been required that the monitoring of all ground disturbance activities by a professional archeologist continue.

SRS prepared the final cost estimate (with a 5% margin of error) based on the construction documents (Exhibit 4). The current estimate includes the following:

- a. South Side Building Renovation is estimated at approximately \$1,653,500.
- b. Parking Lot Option 1, including all site structures to support the building operations (10 parking spaces) is estimated at approximately \$295,000.
- c. Parking Lot Option 2 (27 additional parking spaces) is estimated at approximately \$145,000. This item is being advertised and bid as an alternate.
- d. Remediation Costs are estimated at \$91,000.00.
- e. Project Management will be done using in-house resources.

The final cost estimate for the project is estimated at \$2,039,500 for Items (a, b, d and e) and \$145,000 should it be decided to implement Option 2 which includes the

construction of 27 additional parking spaces. The current available budget is \$1,939,180. If there is in fact a funding gap at the time the City receive bids staff will explore funding sources or reduced scope to meet available funding. Those decisions do not need to be made at this time.

Lastly, staff has been working with Brian Wishneff and Associates and SRS to make sure that the requirements by the Department of Interior are being met for the federal Historic New Market Tax Credit program.

Southeast Area:

Staff is continuing to work with the City's lobbyist in an attempt to get FCT to waive or reduce the current payment requirement of \$123,360 associated with the Restrictive Covenants that accompany the property. This work is currently on hold and it is not part of the current bid package.

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 – Project Schedule
Exhibit 2 – Project Compliance Review and Recommendations from Broward County Planning and Redevelopment Division
Exhibit 3 – Project Compliance Review and Recommendations from Florida Department of State
Exhibit 4 – Final Cost Estimate

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