



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

#16-0008

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

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

DATE: January 20, 2016

TITLE: South Side School Update

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

Northeast Area

The City Commission awarded a contract for South Side School Restoration Project on November 3, 2015. The lowest bidder is Di Pompeo Construction with a total bid of \$3,114,000, including allowance and \$103,000 for additional parking as a bid alternate.

City staff, along with Consultant and Contractor, has explored several options to lower the construction cost, to include evaluation of the bid scope to identify items that can be eliminated without impacting the functionality and the quality of the historical renovation of the building. Staff recommends proceeding with deduction of specific items from the interior renovation scope (kitchen equipment, folding walls, lockers, window treatments); redesigning the heating, ventilation, and air conditioning (HVAC) system, and changes to the lighting package. The proposed interior items to be deducted from the Contractor's scope can be purchased by the City directly. Staff also recommends deducting specific items from the site improvement package including construction of dumpster enclosure, perimeter fencing, and chiller enclosure. The chiller enclosure is not required for the proposed HVAC system and the dumpster enclosure can be constructed using the City's resources.

Estimated credits, including allowance reduction, from these modifications are approximately \$396,500 (Exhibit 1). The proposed reduction identifies cost increases to extend the construction contract due to the delay in contract execution.

Final construction drawings for South Side School were approved by the City's Historical Preservation Board on August 3, 2015, by Broward County on March 18, 2015, and by State Division of Historical Resources on May 26, 2015. The initial permit reviews (by the City's Building Division) were also completed. The consultant revised all construction drawings to incorporate modifications as described above, which were submitted to governing agencies for review on December 14, 2015. We have not received any responses to date. The revisions were also provided to the Contractor on December 16,

2015 to finalize the proposed deductive change order.

Regarding the use of the second floor of the building as Parks and Recreation Offices, the City Manager has sent a letter to the County Administrator (Exhibit 1) justifying the use in accordance with the County's requirements. A reply is forthcoming.

Southeast Area

City staff is working with the City's lobbyist in an attempt to get Florida Communities Trust (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.

As the result of City's lobbyist efforts, FCT tentatively agreed to waive the payment requirements if City proceeds with the sidewalk construction along Andrews Avenue. The City Attorney's office is working with Broward County and FCT on finalizing the agreement.

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 – Letter to County Administrator dated December 22, 2015.

Prepared by: Irina Tokar, RA, LEED AP, Senior Project Manager
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Department Director: Paul Berg, ICMA-CM, Acting Public Works Director