



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

#16-0210

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

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

DATE: February 16, 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 was 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 City Consultant, Synalovski Romanik Saye, and Contractor, has explored several options to lower the construction cost, including the 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. The City Attorney's Office has previously raised concerns that while the City Code allows negotiation with the lowest responsible bidder to reduce the contract price, that authority does not include reducing scope to get to that lower price.

The Contractor submitted the request for Change Order Number One in the amount of \$366,883 on January 20, 2016, based on its review of the revised drawings provided on December 16, 2015 (Exhibit 1). The proposed credit was reduced from \$396,500 as originally submitted, which was based on the preliminary specifications. The Contractor also included a number of qualifications and assumptions that are not related to the value engineering items proposed, in an attempt to modify the conditions of the original contract.

The Consultant reviewed the Request for Change Order Number One and provided a recommendation on the proposed cost reduction as well as the other additional conditions (Exhibit 2).

Overall, staff agrees with the Consultant's review comments and is waiting on the response from the Contractor. If the Contractor disagrees and refuses to remove the additional conditions from its proposal and adjust the pricing, staff recommends the project should be re-bid.

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 the required modifications as described above, which were submitted to governing agencies for review on December 14, 2015. The State Division of Historical Resources and Broward County approved the revisions. The plans are currently going through the approval process with the City's Building Division. 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 pending.

Southeast Area

City staff is working with the City's lobbyists 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 – Request for Change Order Number One dated January 29, 2016.

Exhibit 2 – Consultant Review Comments of Change Order Number One dated February 5, 2016.

Prepared by: Irina Tokar, RA, LEED AP, Senior Project Manager
Alan Dodd, Assistant Public Works Director

Department Director: Paul Berg, ICMA-CM, Acting Public Works Director