



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

**#16-0778**

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

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

**DATE:** June 21, 2016

**TITLE:** South Side School Update

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

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. The City Commission approved Change Order No. 1 in the credit amount of (\$266,883) on March 15, 2016, CAM 16-0315. Subsequently City staff issued Change Order No. 2 to the Contractor, dated March 29, 2016, incorporating back-up documentation for Change Order No. 1 with no associated cost change. On April 5, 2016 the Contractor provided a signed contract with change orders 1 & 2 and received Notice To Proceed (NTP) on April 29, 2016.

Since mobilizing in May, the contractor has completed mold mitigation per the attached current construction schedule (Exhibit A). While this schedule identifies a completion date of December 9, 2016, several issues have been identified requiring additional work beyond the scope contained in the contract. These items are currently being negotiated for inclusion in a future change order.

1. The building has severe water infiltration issues caused by roof leaks, stucco failures on the roof parapet walls leading to water infiltration in the exterior walls, windows leaks, and leaks under the exterior stair on south elevation of the building. These must be addressed in order to get the building water tight so interior work can commence. The roof repairs are not covered under warranty and staff is exploring the option of installing a new cap sheet over the entire roof as well as a new parapet coping cap on roof parapet walls.
2. A new fire line tap for building sprinkler system is required.
3. A new domestic water service tap is required, the connection currently shown on bid set was determined to be not workable.
4. The wood flooring material provided by the City for re-use on this project was determined to be not usable, requiring purchase 6,000sf of new wood flooring.

Wood flooring installation requires a change in subflooring to tongue and groove in lieu of square edge, glue and nail.

5. Permit costs and elevator expenses exceeded allowances in the original contract.

### **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*.

### **Attachment**

Exhibit 1 – South Side School Restoration Baseline Schedule

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