



CITY OF FORT LAUDERDALE
City Commission Agenda Memo
CONFERENCE MEETING

#16-1138

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

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

DATE: September 20, 2016

TITLE: South Side School Update

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

The City Commission awarded a contract for the 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 allowances, and \$103,000 for additional parking as a bid alternate. The City Commission approved Change Order One in the credit amount of (\$266,883) on March 15, 2016, CAM 16-0315. Subsequently City staff issued Change Order Two to the Contractor, dated March 29, 2016, incorporating back-up documentation for Change Order One with no associated cost change. On April 5, 2016 the Contractor provided a signed contract with change orders one and two and received a Notice to Proceed (NTP) on April 29, 2016.

Since mobilizing in May, the Contractor has completed mold mitigation and tent fumigation termite treatment. A majority of the site demolition has been completed, and sub-base for the parking lots has been placed, compacted, tested, and inspected. The catch basins and exfiltration trench have been installed and inspected at the north parking lot along Southwest 7th Street. City Staff issued Change Order Three to the Contractor on June 28, 2016 to repair roof leaks and replace rotted roof sheathing and framing members, adding eleven calendar days to the contract time. This change order also required the removal of three existing windows for inspection purposes relating to the existing window leaks. This change order was funded from existing allowances in the contract resulting in no fiscal impact to the City.

City Staff has prepared Change Order Four, which increases the contract time by 68 calendar days and has a fiscal impact to the City of \$207,097.43. This change order is scheduled to go before the Commission for approval at the October 5, 2016 regular meeting. This change order provides for additional permit fees, the cost of elevator work in excess of the contract allowance amounts, provides for the installation of a new fire line and domestic water line taps, new coping cap on roof parapet walls, plywood

subfloor using adhesive and ring shank nails, new electrical conduit feeders for electrical service to the building, new roofing cap sheet and associated flashings with a 20 year no dollar limit (NDL) warranty from the manufacturer (Johns Manville), and the application of termiticide soil treatment at the crawlspace floor.

In addition to the four change orders outlined above, city staff continues to anticipate additional cost and time delays being incurred on this project before it is completed. City staff has issued Proposal Request Nine, dated August 18, 2016, to the Contractor to mill and restore the salvaged Dade County Pine flooring, and Proposal Request Ten, dated August 19, 2016, for the remedial work required to address the window leaks and the leak at the exterior staircase.

City staff examined the Settlement Agreement with the previous Contractor West Construction. As expected, the April 2013 agreement contained full mutual releases of any and all claims that were raised or could have been raised in the litigation. While the settlement with the Architect did not contain similar language, the parties agreed that the final payment resolved the matters between the parties. In addition, the proper method of storage was dictated by the architect in July 2013 in a change order to Trintec.

Upon execution of Change Order Four the contract completion date will be February 22, 2017. With the additional cost and time associated with the window repairs and wood flooring, Staff is projecting a completion date of June 2017, with approximately \$386,000 of additional funding needed to complete the project. Staff will continue to identify possible funding alternatives to complete the project by June 2017.

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(s)

None

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