



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

#16-1243

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

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

DATE: October 18, 2016

TITLE: Central Beach Master Plan Public Improvement Projects Update

The purpose of this memorandum is to provide updates on the Las Olas Boulevard Corridor Improvement Project, Beach Streetscape Improvement Project, the Las Olas Marina expansion and the Aquatics Center renovation. There are 47 months remaining before the Beach Community Redevelopment Agency (CRA) sunsets on September 30, 2020.

Las Olas Boulevard Corridor Improvement Project

On Tuesday, August 16, 2016 the City Commission approved the second reading of the final site plan for the Las Olas Boulevard Corridor Improvement Project. The design plans and construction documents have advanced from 60% to 90%. However, new security and information technology infrastructure design has delayed the 90% construction documents. The 90% construction documents were submitted to the Construction Manager at Risk, Skanska USA Building Inc., on Monday, October 17, 2016 to begin their subcontractor selection and to develop the Guaranteed Maximum Price (GMP) for construction. Due to the aforementioned delay in design, staff now anticipates bringing a recommendation to award a construction contract at the January 17, 2017 City Commission Meeting. The construction will be broken out into two phases over the course of two years. The first phase of construction will be the proposed parking garage which is expected to last approximately one year.

The second phase of construction includes the new Oceanside Park, South Intracoastal Park, Intracoastal Promenade and the Las Olas Boulevard Streetscape improvements east of Birch Road. Las Olas Boulevard is a Florida Department of Transportation (FDOT) Right-of-Way. FDOT policies and design standards does not permit the City to make some of the desired improvements on Las Olas Boulevard as shown on the 60% design plans. FDOT and City have discussed the option of the City taking jurisdictional ownership of the segment of Las Olas Boulevard between Birch Road and SR A1A. The process for the City to take jurisdictional control of a segment of Las Olas Boulevard is through an approved FDOT Roadway Transfer Agreement and an approved City Resolution.

City staff does not have a timeline for how long the roadway transfer process will take. However, it is not anticipated to impact the phase 2 construction schedule.

State Road A1A Beach Streetscape Improvement Project

The State Road (SR) A1A Beach Streetscape Improvement design is on schedule and construction for the project is expected to begin first quarter 2019. The project includes new turtle-compliant lights on the west side of SR A1A, from the Fort Lauderdale Beach Park entrance north to Sunrise Boulevard. The streetscape improvements, including the lights within the CRA boundaries will be funded by the CRA. Those lights that are north of Alhambra Street and outside of the CRA are proposed to be funded through the remaining \$1.57 million FDOT Joint Partnership Agreement (JPA) grant that funded the City-owned turtle-compliant lights on the east side of SR A1A. The City will be responsible for any construction costs that exceed \$1.57 million. Since the JPA grant can only pay for construction costs, the Beach Business Improvement District (BID) has recommended that the City Commission approve the design of turtle-compliant lights on the west side of SR A1A, north of the CRA boundaries using BID funds.

The FDOT JPA funds will not be available until Fiscal Year 2022. Staff will recommend adding this work to the CRA-funded Beach Streetscape Improvement project beginning in 2019 to potentially reduce construction costs and finish construction earlier. FDOT and the City have discussed the option of a local government advancement that could accelerate construction. However, this would be subject to approval from FDOT and the City Commission. The City would need to provide FDOT construction plans, permits, and a construction schedule before FDOT will consider this option. Staff will bring a design change order to City Commission to fund the light pole design using BID funds.

Finally, it was discovered that a water main is located under the sidewalk on the west side of SR A1A within the CRA boundaries. This water main poses a design conflict with the proposed streetscape improvements. In order to maintain the current design, a portion of the water main would need to be relocated under SR A1A. CRA staff discussed the potential water main relocation with the Beach Redevelopment Advisory Board (BRAB) at their September 19, 2016 meeting. The BRAB recommended to keep the current design – which means relocating the water main, but requested more information on other sources of funding that could be used to fund the relocation. The next steps are to meet with FDOT to discuss relocating the water main underneath SR A1A, bring the proposal back to the BRAB with a discussion of funding sources, and request that the BRAB make a recommendation to the City Commission regarding the water main relocation. If the City Commission elects to move forward with the relocation, staff will request funding from the CRA Board of Commissioners and approval of the design change order from the City Commission, as the water main relocation design is in addition to the scope of design services for this contract.

Las Olas Marina Expansion

On October 5, 2016 the City Commission approved an award of the Las Olas Marina Lease, Management, & Development to Suntex Marina Investors LLC in partnership with Edgewater Resources, LLC (Suntex) and authorized commencement of negotiations of a lease agreement. There were four options to the Suntex proposal – the base proposal, Alternate A, Alternate B, and Alternate C. The Selection Committee made the recommendation to award Alternate C., which includes a restaurant component. City Commission did not select an option from the Suntex proposal because a restaurant has not been discussed with surrounding neighbors. City Commission will select an option at the October 18, 2016 City Commission meeting, after Suntex has met with the surrounding neighbors. The final lease agreement is expected to be taken to City Commission in February 2017.

Aquatics Center

On Wednesday, October 5, 2016 the City Commission approved a task order to Synalovski Romanik Saye, LLC (SRS) to prepare a design criteria package for the Aquatic Center Improvement project. The City will select a design-build team to provide all necessary professional design services, labor, materials, and equipment for the Aquatic Center improvements. The design-build team will be selected through a request for proposal (RFP) and the design criteria package is needed as part of the RFP document.

Staff has sent SRS survey information and as-built plans so they can begin their due diligence. An onsite kick-off meeting is scheduled for the week of October 24, 2016.

Strategic Connections

This item is a *Press Play Fort Lauderdale Strategic Plan 2018* initiative, included in 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.
- **Objective 1:** Improve access to and enjoyment of our beach, Riverwalk, waterways, parks, and open spaces for everyone.

This item advances the *Fast Forward Fort Lauderdale 2035 Vision Plan: We Are Here*.

Prepared by: Thomas Green, Beach CRA

Department Director: Donald Morris, AICP, Beach CRA