



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

#16-1278

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

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

DATE: October 18, 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 cost of \$3,114,000 (including allowances) and \$103,000 added as a bid alternate for additional parking.

The City Commission approved Change Order One in the credit amount of \$266,883 on March 15, 2016 (CAM #16-0315).

Staff issued Change Order Two to the contractor on March 29, 2016. This change order simply incorporated back-up documentation for Change Order One and had no associated cost change. On April 5, 2016, the Contractor provided a signed contract along with change orders one and two and received a notice to proceed on April 29, 2016.

Change Order Three was issued to the contractor on June 28, 2016. This change order was to repair roof leaks and replace rotted roof sheathing and framing members. This change also added eleven calendar days to the contract time. The work authorized by this change order has been completed. Also completed is contract work relating to the parking lots, site demolition, tree removal, grease trap installation and sewer connections.

Change Order Four was approved by the Commission on October 5, 2016. It increased the contract time by 68 calendar days and increased the cost of the contract by \$207,097.43. This change order provided for additional permit fees and additional work. That work includes the cost of elevator work in excess of contract allowance amounts, providing for the installation of a new fire line and domestic water line taps, installation of a new coping cap on roof parapet walls, addition of a plywood subfloor using adhesive

and ring shank nails, installing new electrical conduit feeders for electrical service to the building, a new roofing cap sheet and associated flashings with a 20 year no dollar limit warranty from the manufacturer and the application of a termiticide soil treatment at the crawlspace floor. Based upon the execution of this change order, the revised completion date as of the writing of this memorandum is February 22, 2017.

Staff has prepared Change Order Five and anticipates presenting it to the Commission in November. This change order (if approved) would increase the contract time by 80 calendar days and would have a fiscal impact of \$232,071.15. This change order includes modifications to existing fire sprinkler heads, provides termite screen and hardware cloth at existing crawlspace vents, performs remedial work at existing windows and an exterior stair to correct leaks, would authorize additional tree removal, and adds a new concrete sidewalk at the west end of parking lot. There are also additional permit fees in excess of the contract allowance amount included in this proposed change order.

In addition to the change orders outlined above, additional cost and time delays are anticipated before the project completion to resolve other issues. It was expected the City would reuse approximately 2,000 SF of salvaged Dade County Pine wood flooring. Staff and the contractor have contacted all known wood refurbishing contractors in south Florida to re-mill the flooring. Upon evaluation of the wood condition, no contractor was willing to submit a quote to perform the work. Staff is now evaluating options to substitute this flooring. Staff is also evaluating requests to change flooring material in the kitchen and multi-purpose rooms to better support future activities and changes to the current Information Technology (IT) programming. There are no other known issues that we anticipate causing further delays.

Upon completion of Change Order Five and a change order for flooring and IT programming, staff is projecting a completion date of June 2017. In addition to the identified project funding, we estimate approximately \$386,000 of additional funding will be needed to complete the project without making substantial program modifications.

Staff is working with Florida Communities Trust (FCT) to waive the current payment requirement of \$123,360 associated with restrictive covenants that were identified and accompanied the Southside property. Working through the Florida Department of Environmental Protection (FDEP), FCT has agreed to waive the payment requirements if the City proceeds with the sidewalk construction along Andrews Avenue. The City Attorney's Office is working with Broward County and FCT to finalize a Memorandum of Understanding with the State for a pedestrian easement.

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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