



CITY OF FORT LAUDERDALE
City Commission Agenda Memo
CRA BOARD MEETING

17-0078

TO: CRA Chairman & Board of Commissioners
Fort Lauderdale Community Redevelopment Agency

FROM: Lee R. Feldman, ICMA-CM, Executive Director

DATE: January 18, 2017

TITLE: Motion to Approve the Las Olas Boulevard Corridor Improvement Project Construction Contract with Skanska USA Building Inc. for a Guaranteed Maximum Price (GMP) in the amount of \$49,379,324

Recommendation

It is recommended that the CRA Board of Commissioners approve the construction contract with Skanska USA Building Inc. and the GMP in the amount of \$49,379,324 for the Las Olas Boulevard Corridor Improvement Project, contingent upon approval of a budget transfer, budget amendment and parking bond resolution.

Background

At the January 11, 2017 CRA Board and Beach Redevelopment Advisory Board (BRAB) joint workshop the consensus of the CRA Board and BRAB was to move forward with Skanska USA Building Inc.'s guaranteed maximum price (GMP) of \$49,379,324 to construct the Las Olas Boulevard Corridor Improvement Project.

Skanska USA Building Inc. has provided a GMP based upon 90% construction documents for construction of the Las Olas Boulevard Corridor Improvement Project. Staff and EDSA, Inc. (the City's Design Consultant) have reviewed the final GMP and recommends approval.

The Las Olas Corridor Improvement Project's 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 will include the Oceanside Plaza, Las Olas Boulevard Streetscape, the Intracoastal Promenade and the Intracoastal Park. The draft construction contract is attached as Exhibit 1.

A budget transfer (CAM #17-0058) is also scheduled for this agenda. At the January 18, 2017 City Commission Regular Meeting, there are three associated items, which include a budget amendment (CAM #17-0039), parking bond resolution (CAM #17-048) and contract approval (CAM #17-0106).

The project complies with the following Fort Lauderdale Beach Community Redevelopment Plan goals and objectives:

Goals

- Providing a mix of land uses that will foster family activity and recreation in the Central Beach area, and provide opportunities for the expansion of tourist-related facilities and activities.
- Maintain public access to the beach and Intracoastal Waterway.

Objectives

- Improve the circulation for autos, bicycles and pedestrians within and through the Central Beach.
- Create and enhance a positive visual and physical image of the Central Beach.
- Provide for an active pedestrian environment throughout the Central Beach Area, particularly between the Intracoastal Waterway and the Beach.

The project also complies with the Community Redevelopment Plan's stated proposed public improvements which include the following:

- A centrally located parking structure to accommodate parking spaces removed from SR A1A (Seabreeze to Castillo) and the Birch Lot.
- Streetscape improvements to Las Olas Boulevard, including roadway resurfacing, improved sidewalks, special intersection paving treatments.
- An Intracoastal waterfront promenade to be included in the Birch Lot development.
- An oceanfront pavilion and restroom facilities at SR A1A and Las Olas Boulevard.

Resource Impact

There will be a fiscal impact to the CRA for Fiscal Year 2017 in the amount of \$36,379,324 for the contract and \$1,989,483 for estimated finance costs, permitting fees, City engineering fees, material testing costs, and inspection services. The total fiscal impact to the CRA is \$38,368,807. A parking revenue bond of \$13,000,000 will fund the remaining construction cost of the project.

Funds available as of January 3, 2017					
ACCOUNT NUMBER	INDEX NAME (Program)	CHARACTER CODE/ SUBJECT NAME	AMENDED BUDGET (Character)	AVAILABLE BALANCE (Character)	PAYMENT AMOUNT
346-P11900.346-6599	LAS OLAS BLVD CORRIDOR IMPROVEMENT	Capital Outlay/Construction	\$38,966,384.00	\$33,739,483.00	\$38,368,807.00
PURCHASE TOTAL ►					\$38,368,807.00

Strategic Connections:

This item is a Commission Annual Action Plan top priority, advancing the Beach Community Redevelopment Agency.

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*

Related CAM

#17-0058 – Budget Transfer

Attachments

Exhibit 1 – Construction Contract

Exhibit 2 – General Conditions

Prepared by: Thomas Green, Project Manager

Beach CRA Manager: Donald Morris, AICP