



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

**#18-0726**

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

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

**DATE:** July 10, 2018

**TITLE:** Motion to Approve Negotiation of Guaranteed Maximum Price Contract for  
Fort Lauderdale Aquatic Center Renovations – Hensel Phelps Construction  
Co. – \$27,000,000

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**Recommendation**

It is recommended that the City Commission authorize staff to negotiate a design-build contract for the renovation of the Fort Lauderdale Aquatic Center in the amount not-to-exceed of \$27,000,000.

**Background**

On November 17, 2017 the Procurement Services Division released a Request for Proposal (RFP) for a design-build firm to complete the Aquatic Center Renovations. BidSync notification report shows 243 firms in various locations throughout the US were notified, including firms that pass along bid information. Additionally, 40 firms actually downloaded the solicitation, resulting in over 23 attendees at the pre-proposal conference.

The due date of the proposals was February 16, 2018, after two addendums were issued extending the due date. The proposals received were submitted from Gulf Building, Inc., and Hensel Phelps Construction Co. (Hensel Phelps), and the proposals far exceeded the RFP budget amount of \$20,000,000. The proposals also contained additional information for the City to consider concerning the scope.

The RFP evaluation committee met on May 16, 2018 and selected Hensel Phelps as the top ranked firm. Staff has begun negotiations with Hensel-Phelps for professional services to construct the Aquatic Center Renovations via the design-build project delivery method.

Staff was requested to renovate the existing Aquatic Center facility and provide pools that meet international competition standards, provide adequate spectator seating for competition events, and increase programming opportunities for the facility. Staff was also tasked with improving the parking lot drainage and landscaping, exterior of the facility, and improving the entryway to the facility. Staff and Hensel Phelps believe that the Aquatic Center Renovations can be designed and constructed for up to \$27,000,000 to meet or exceed City Commission requirements. Staff is requesting approval to continue contract negotiations with Hensel

Phelps for a contract value that will not exceed \$27,000,000. Staff will bring a contract for award at the August 21, 2018 CRA Board and Regular Commission Meetings.

### **Resource Impact**

There is no resource impact associated with this action. Commission is authorizing staff to negotiate a design-build contract value up to a cap of \$27,000,000. Anticipated sources of funding include \$23.3 million from the CRA, \$1.7 million from the General Fund, \$1.5 million from Park Impact Fees and \$500,000 from the Parking Fund.

### **Strategic Connections**

This item is a *Press Play Fort Lauderdale Strategic Plan 2018* initiative, included within the Neighborhood Enhancement Cylinder of Public Places, specifically advancing:

- Goal 4: Be a community with fun and stimulating recreational activities for our neighbors.
- Objective 2: Celebrate our community through special events and sports.
- Initiative 2: Incorporate sustainability at events through low and renewable energy use, and easy transit and recycling programs.

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

### **Attachments**

Exhibit 1 – Solicitation

Exhibit 2 – Final Ranking

Exhibit 3 – Hensel Phelps Construction Co. Proposal Volume 1

Exhibit 4 – Hensel Phelps Construction Co. Proposal Volume 2

Exhibit 5 – Gulf Building, Inc. Proposal

Exhibit 6 – 30% Design Renderings from Solicitation

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Prepared by: Thomas Green, Community Redevelopment Agency  
Tanzania Johnson, Finance  
Linda Blanco, Finance

Department Director: Donald Morris, Community Redevelopment Agency  
Kirk Buffington, Finance