



**CITY OF FORT LAUDERDALE**  
**City Commission Agenda Memo**  
**CRA BOARD MEETING**

**# 18-0856**

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

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

**DATE:** August 21, 2018

**TITLE:** Motion to Approve the Fort Lauderdale Aquatic Center Renovation Design-Build Contract in the Amount of \$26,995,368

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**Recommendation**

It is recommended that the Community Redevelopment Agency (CRA) Board of Commissioners approve the Fort Lauderdale Aquatic Center Renovation Design-Build Contract in the amount of \$26,995,368.

**Background**

On July 10, 2018 the City Commission authorized staff to negotiate a design/build contract for the renovation of the Fort Lauderdale Aquatic Center with Hensel Phillips Construction Company in the not-to-exceed amount of \$27,000,000. The negotiated contract is \$26,995,368. The sources of funding for this contract include \$695,368 from the General Fund, \$500,000 from the Parking Fund and \$25,800,000 from the CRA.

Hensel Phelps Construction Company (Hensel Phelps) has provided a Guaranteed Maximum Price (GMP) of \$26,995,368 based upon their own due diligence and the design criteria package in City's Request for Proposals (RFP) which provides specifications, requirements and 30% schematic designs. Major elements of the design include:

- Remove existing 50m (meter) main competition pool and provide new expanded fully Federation Internationale De Natation (FINA) compliant standard pool with (2) moveable stainless bulkheads.
- Remove existing diving pool and underground observation room and provide new fully FINA compliant diving pool with dive tower including five (5) platform levels (1m, 3m, 5m, 7.5m, 10m), and 1m and 3m springboard.
- Remove existing spa for divers and provide new spa.
- Repair existing 50m training pool with new surfacing and gutters.
- Relocate and expand the instructional pool to the southwest corner of the peninsula.
- Provide new filtration system, pumps, and chlorination system for all pools.
- Resurface and raise pool deck to allow for increased pool depths for competition level-use.

- Remove existing grandstand building and bleachers on north side of facility and provide new grandstand with spectator restrooms, concessions, ticket office, and metal bleachers for +/- 1500 spectator capacity.
- Provide site improvements that include parking and drainage improvements, new stadium lighting, landscaping, sidewalks, and new main entry plaza.

The renovation of the men's and women's locker rooms is not included in the scope of work in this contract. Staff has created a separate project for the locker rooms and will be preparing a separate task order for design services using a design firm from the City's continuing services contract.

The facility does not conform to current Unified Land Development Regulations (ULDR) developmental requirements. However, since the proposed improvements are not increasing the nonconformity of the facility and will in fact decrease a portion of the facility's nonconformity (by adding new landscaping, improving site drainage and improving pedestrian circulation), the site plan will be reviewed under the Site Plan Level I Administrative Review process.

The design/build contract with Hensel Phelps includes a Contractor Fee of 3% or \$775,633, a Contractor Contingency of \$1,563,409 and an Owner's Contingency of \$390,138. In addition, a Contractor Fee of 6% will be assessed to any owner-directed change orders. After the completion of the project, the remaining funds in the Owner's Contingency and Contractor's Contingency will be combined into one final contingency account. Hensel Phelps will retain from the combined final contingency account as additional fee an amount equal to the Contractor's Fee value (\$775,633) negotiated in the contract. Any remaining funds in the final combined contingency account will then be split equally between Hensel Phelps and the City.

To fully fund the project, the CRA will need to transfer \$2.5 million from the Las Olas Boulevard Corridor Improvement Project to the Aquatic Center Renovation Project and secure a line of credit from the General Fund through an agreement in the amount of \$1,921,684. The CRA funding transfer from the Las Olas Boulevard Corridor Improvement Project will be replaced by Park Impact Fees.

An associated budget amendment (CAM #18-0743), and agreement (CAM #18-0883) are also scheduled for this meeting. An associated City budget amendment (CAM #18-0844) to transfer the required funds into the project, approval of a design/build contract approval (CAM #18-0858) and City approval of the agreement (CAM #18-0891) are all scheduled for the August 21, 2018 City Commission Regular meeting. CRA and City approval of the contract is contingent upon the approval of the budget transfers and agreement.

The Aquatic Center Renovation Project is listed as one of four major public improvement projects in the Fort Lauderdale Beach Community Redevelopment Plan's Redevelopment Plan Concept. The proposal is also consistent with the Redevelopment Goal of providing for 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,

and achieves the Redevelopment Objective of making Fort Lauderdale Beach an integral part of the City for use by local residents.

### **Resource Impact**

Available Funds in the Aquatics Complex Renovations are contingent upon Budget Amendment of \$2,500,000 from the Las Olas Corridor Project and \$1,921,684 from the City General Fund to the Aquatic Complex Renovations Project. Total CRA contribution is \$25,800,000.

Funds available as of August 14, 2018					
ACCOUNT NUMBER	INDEX NAME (Program)	CHARACTER CODE/ SUBJECT NAME	AMENDED BUDGET (Character)	AVAILABLE BALANCE (Character)	PAYMENT AMOUNT
346-P12315.346-6599	AQUATICS COMPLEX RENOVATIONS	Capital Outlay/ Construction	\$21,378,316	\$21,378,316	\$25,800,000
461-P12315.461-6564	AQUATICS COMPLEX RENOVATIONS	Capital Outlay/ Equipment Purchase/ Construction	\$500,000	\$500,000	\$500,000
331-P12315.331-6564	AQUATICS COMPLEX RENOVATIONS	Capital Outlay/ Equipment Purchase/ Construction	\$1,200,000	\$1,200,000	\$695,368
PURCHASE TOTAL ►					\$26,995,368

### **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*

### **Related CAM**

#18-0743 – CRA Budget Amendment  
#18-0883 – CRA Agreement  
#18-0844 – City Budget Amendment  
#18-0891 – City Agreement  
#18-0858 – City Contract Approval

### **Attachment**

Exhibit 1 – Construction Contract

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Prepared by: Tom Green, PE, Senior Project Manager

CRA Manager: Donald Morris, AICP