

**CITY OF FORT LAUDERDALE
BEACH REDEVELOPMENT BOARD (BRB)**

January 04, 2019

2:30 p.m.

City Hall

**8th Floor Conference Room
100 N Andrews Ave.
FORT LAUDERDALE, FLORIDA 33301**

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| I. | Call to Order & Determination of Quorum | Thomas McManus
Vice-Chair |
| II. | Funding Request for Temporary Restrooms Facilities | Enrique Sanchez
Parks & Recreation |
| III. | Request Funding of Change Order for the Las Olas Boulevard Corridor Improvement Project | Thomas Green
Beach CRA |
| IV. | Communication to City Commission | BRB Members |
| V. | Old/New Business | Donald Morris, AICP
Beach CRA Manager |

Our next regular meeting will be on January 23, 2018

Purpose:

To implement a revitalization plan and to cause to be prepared a community redevelopment plan for the Central Beach Redevelopment Area subject to the approval of the City Commission and to recommend actions to be taken by the City Commission to implement the community redevelopment plan.

Note:

Two or more City Commissioners and/or Advisory Board members may be present at this meeting. If any person decides to appeal any decision made with respect to any matter considered at this public meeting or hearing, he/she will need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based. If you desire auxiliary services to assist in viewing or hearing the meetings, or reading meeting agendas and minutes, please contact the City Clerk's Office at 954-828-5002 and arrangements will be made to provide these services for you. Thank you.

Central Beach Area Redevelopment Plan Goals:

- Eliminate the conditions of blight that are currently found in the area.
- Provide 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.
- Stimulate the redevelopment of the core area as a catalyst for the revitalization of the entire Central Beach area.
- Maintain public access to the beach and Intracoastal Waterway.
- Provide for resiliency of the public infrastructure in response to impacts of climate change and sea-level rise.

Central beach Redevelopment Plan Objectives:

- Enhance the resort image of Fort Lauderdale Beach as a place for tourists and conference groups.
- Make Fort Lauderdale Beach an integral part of the City for use by local residents.
- Improve the transportation and mobility options within and through the Central Beach area to include bicycles, pedestrians, transit, micro-transit, water-taxi, automobiles and other alternatives.
- Create and enhance a positive visual and physical environment of the Central Beach.
- Provide for an active pedestrian environment throughout the Central Beach area, particularly between the Intracoastal Waterway and the Beach.
- Improve inadequate public infrastructure for resiliency in response to the anticipated impacts of climate change and sea-level rise.

City of Fort Lauderdale, Florida. 2017. *Beach Redevelopment Plan – Modified and Restated May 16, 2017*. Section 1.1.4 Redevelopment Goals, Objectives and Policies, pg.9-11.

City of Fort Lauderdale Community Redevelopment Agency Webpage:
<http://www.fortlauderdale.gov/home/showdocument?id=25303>

Item 1 - Temporarily Restrooms Facilities

The quote for the purchase of the trailers\$ 90,376.00 (\$45,188.00 each)

SUMMARY OF COST

Wrapping for 2 trailers	\$ 10,370.00
Pump out services	74,000.00
Attendants (7 days/week)	87,600.00
Purchase 2 trailers	90,376.00
TOTAL (first year)	\$ 262,346.00

Note: The only known cost is for the trailers, the other costs are strictly an estimate.



To: Beach Redevelopment Board (BRB)

From: Donald Morris, AICP, CRA Manager

Date: January 4, 2019

Subject: Las Olas Boulevard Corridor Improvement Project Change Order in the Amount of \$1,517,486

At the last BRB meeting there were some questions concerning the change order for the Las Olas Boulevard Corridor Improvement Project that we plan to take to the CRA Board of Commissioners and the City Commission. To clarify any confusion and answer any questions, the following background is provided:

Background

On January 18, 2017 the City Commission approved a Construction Manager-At-Risk contract with Skanska with a guaranteed maximum price (GMP) in the amount of \$49,379,324 for construction of the Las Olas Boulevard Corridor Improvement Project (P11900). On May 2, 2017 the City Commission approved a two month extension to the Skanska contract increasing the duration from 24 months to 26 months. On June 8, 2017 the City issued a notice to proceed to Skanska to begin construction.

The City awarded a contract to Skanska based on its proposal and GMP estimate of 90% construction documents. Any changes to the construction documents or any unforeseen conditions are identified by Skanska as a Cost Event (CE) and documented. After the cost event is documented, Skanska creates an Authorization Request (AR) which consists of a narrative, a dollar value, and backup information associated with the change from the 90% construction documents. EDSA, Inc. (the architect of record), City of Fort Lauderdale staff, and Skanska meet and review the AR's and sign off once all parties agree on the dollar value. The approved AR's are then funded through either contingency funds within the construction contract budget or through an executed change order which adds additional funds to the construction

contract budget and increases the GMP value.

On September 6, 2018 and September 12, 2018 the City Commission and the CRA Board of Commissioners approved a budget transfer of \$1,500,000 into the Las Olas Corridor Improvement Project in anticipation to fund this proposed change order. The change order is broken out into the following categories:

- **Life Safety Enhancements and Operational Enhancements:**
The City of Fort Lauderdale Police Department requested security enhancements to the project which include security cameras, license plate readers, and Code Blue Emergency Phone systems. The drawings were revised to add these items along with uninterruptable power sources and the necessary power, conduit, cabling, and electrical panels to make them function. The City also requested additional traffic rated bollards along the sidewalk and roadway for pedestrian protection. The parking garage fire alarm system was enhanced with additional horns and strobes to make the system comply with the construction drawings. Finally, the City requested garage operational enhancements which include additional vehicle counters within the garage and digital signage that displays available parking by level. The financial impact of incorporating these enhancements is \$1,079,195.
- **Hurricane and Franchise Utility Delays:**
Hurricane Irma impacted the project in September 2017. The hurricane delayed Skanska because the construction site shut down to prepare for the storm. After the storm passed, all franchise utilities were focused on repairing utilities in heavily damaged parts of the state and the project was unable to disconnect utilities, demolish the existing Las Olas Marina building and finally, relocate the associated underground primary electrical power, all of which were on the critical path of the construction schedule. The project suffered delays waiting for the franchise utility to relocate the primary power, which was out of the City and Skanska's control. The financial impact of these delays is \$207,009, with a time impact of an additional 89 calendar days on the construction schedule.
- **Unforeseen Conditions:**
The existing conditions, especially the utilities in the field, have differed greatly from what was shown on the construction documents. The drawings have been revised to accommodate proposed improvements to the unforeseen existing conditions. In some cases, Skanska demolished unforeseen conflicts to install the proposed improvements. The financial impact of these unforeseen items is \$231,282.

The aggregate cost for all the changes described above is estimated to cost an additional \$1,517,486 and will increase the GMP to \$50,896,810.

Compliance to the Beach Community Redevelopment Plan

The Las Olas Boulevard Corridor Project is listed as one of the four major public improvement projects in the Beach Community Redevelopment Plan's Redevelopment Plan Concept and incorporates many of the planned public improvements that the CRA considers important to the successful redevelopment of Fort Lauderdale's central beach area.



