



## Hallandale Beach City Commission Agenda Cover Memo

<b>Meeting Date:</b>	November 28, 2018		<b>Item Type:</b>	<b>Resolution</b>	<b>Ordinance</b>	<b>Other</b>		
			<i>(Enter X in box)</i>	<b>X</b>				
<b>Fiscal Impact:</b> <i>(Enter X in box)</i>	<b>Yes</b>	<b>No</b>	<b>Ordinance Reading:</b> <i>(Enter X in box)</i>		<b>1<sup>st</sup> Reading</b>		<b>2<sup>nd</sup> Reading</b>	
					<b>N/A</b>		<b>N/A</b>	
	<b>X</b>		<b>Public Hearing:</b> <i>(Enter X in box)</i>		<b>Yes</b>	<b>No</b>	<b>Yes</b>	<b>No</b>
					<b>X</b>		<b>X</b>	
<b>Funding Source:</b>	GO Bond Working Reserves #7290-549990		<b>Advertising Requirement:</b> <i>(Enter X in box)</i>		<b>Yes</b>		<b>No</b>	
							<b>X</b>	
<b>Account Balance:</b>	\$4,000,000		<b>Quasi Judicial:</b> <i>(Enter X in box)</i>		<b>Yes</b>		<b>No</b>	
							<b>X</b>	
<b>Project Number:</b>	Ingalls Park PA153		<b>RFP/RFQ/Bid Number:</b>		Bid# FY2017-2018-003			
<b>Contract/P.O. Required:</b> <i>(Enter X in box)</i>	<b>Yes</b>	<b>No</b>	<b>Strategic Plan Priority Area:</b> <i>(Enter X in box)</i>					
			<b>Safety</b> <input checked="" type="checkbox"/>					
	<b>X</b>		<b>Quality</b> <input checked="" type="checkbox"/>					
			<b>Vibrant Appeal</b> <input checked="" type="checkbox"/>					
<b>Sponsor Name:</b>	Interim City Manager, Nydia Rafols Sallaberry		<b>Department:</b> Office of Capital Improvements			Steven Parkinson, Director, Assistant City Manager		

### Short Title:

**A RESOLUTION OF THE MAYOR AND CITY COMMISSION OF THE CITY OF HALLANDALE BEACH, FLORIDA, AUTHORIZING THE CITY MANAGER TO EXECUTE A CHANGE ORDER TO WEST CONSTRUCTION, INC. FOR INGALLS PARK CONSTRUCTION IN AN AMOUNT NOT TO EXCEED FIVE HUNDRED TWENTY NINE THOUSAND SIX HUNDRED FIFTY THREE DOLLARS (\$529,653); AND PROVIDING FOR AN EFFECTIVE DATE.**

## Staff Summary:

### **BACKGROUND:**

This agenda item requests City Commission approval to execute a change order to West Construction, Inc. for Ingalls Park in an amount not to exceed \$529,653 from the GO Bonds proceeds Working Reserves Account to cover additional costs related to construction changes for Ingalls Park.

On August 17, 2016, the City Commission authorized the City Manager to issue a work authorization to Synalovski Romanik Saye, LLC (SRS), to design, permit and produce plans for the Ingalls Park Project, per Resolution #2016-117 (Exhibit 2). On August 25, 2016, the City entered into a contract with SRS (Exhibit 3), and on August 29, 2016, the City issued a Notice to Proceed to begin the design of Ingalls Park redevelopment.

On November 9, 2017, the City released Bid # FY 2017-2018-003 (Exhibit 4), Ingalls Park Construction, for qualified general contracting firms to provide construction services utilizing the specification, drawings and plans for Ingalls Park, located in the Southwest Quadrant at 735 SW 1<sup>st</sup> Street. The project is funded through the Parks General Obligation Bond approved by voters in November of 2014.

On December 19, 2017, five (5) bids were received from the following contractors: K2 Builders; Eric Construction Solutions, LLC; E.L.C.I. Construction Group, Inc.; Alexander & Johnson Project Management and Development, Inc.; and West Construction, Inc. All but West Construction, Inc. were disqualified as either non-responsive or not responsible pursuant to the City's Procurement Code.

On January 31, 2018, the City Commission adopted Resolution #2018-006 (Exhibit 5) awarding Bid# FY2017-2018-003 and authorizing the City Manager to negotiate and execute an agreement with West Construction, Inc. in an amount not to exceed \$2,971,537. On March 26, 2018, the City entered into a contract with West Construction, Inc. for \$2,903,902 (Exhibit 6), and on April 10, 2018, the City issued a Notice to Proceed, with May 18, 2018, as the actual date to start construction.

## **CURRENT SITUATION:**

As the construction started, a number of issues became apparent and changes were required to address them. These issues are as follows:

1. During the awarding of the bid to West Construction a Value Engineering (VE) task was conducted to reduce construction costs. The items re-evaluated were the Playground, Fitness and Shade Structures, the Lighting and Electrical components and site amenities, such as benches and trash and recycling receptacles. The valued engineered Playground and Fitness equipment were found to be inadequate by City Administration as they did not meet original plans approved by the community. Therefore, modifications have been made to increase the quantity and variety of play and fitness equipment for all ages. As a result the Rubberized Safety Surface was also affected due to the larger size of the expanded playground area. Similarly, site amenities such as benches and trash and recycling receptacles were found to be of inferior quality to sustain the harsh saline environment in this area. For that reason these site amenities were changed as well. The cost increases below are the difference of what was agreed by the VE task minus the cost of the new proposed items selected by City Administration.

### **I. Playground Equipment:**

Funds Allocated per VE Plans:

Playground, Fitness and Shade:	\$ 92,476
Rubberized Surface:	<u>\$ 75,000</u>
Total	\$167,476

Additional Funds Needed: **\$120,208**

1. \$74,400 for Playground, Fitness and Shade Structure.
2. \$45,808 for Rubberized Surface. Includes additional sub-base and curbing.

### **II. Irrigation System:**

The Irrigation system was found to be inadequate and the source of water, pump and well, not suitable for use. At the time construction started, the pump and the well were not in working condition and their location on site undesirable. Therefore, the irrigation system was re-designed and the source of water changed to a new dedicated irrigation water meter. Because of this change, the pump, well and

associated electrical and irrigation panels, all within a chain link fence enclosure, will be slated for removal.

Funds Allocated per Plans: \$19,000.

Additional Funds Needed: **\$113,641**

Cost increase:

1. \$113,641 Revised Irrigation system, including a new irrigation water meter and removal of old well and pump irrigation system.

### III. Picnic Tables:

Incorrect picnic tables were specified in the redevelopment plan and do not allow for easy relocation within the pavilion as might be needed. The specified Doty & Sons picnic tables are concrete and must be moved with a forklift.

Funds Allocated VE Plans: \$22,165.

Additional Funds Needed: **\$57,091** for picnic tables and benches.

### IV. Surveillance Cameras:

During the bidding process, the surveillance cameras for the Park were deleted as it was thought that they would have been provided and installed by the City's vendor, per Addendum #6 answer #12 of the Bid. Because the City does not have a separate funding source available for the cameras, this additional funding is being requested since the cameras are needed for security reasons.

Funds Needed: **\$71,378**

### V. Other Change Orders were:

1. The removal of a large Rubber tree, which is an invasive species and unstable during heavy storms. The tree removal was also required in order to build the new pre-cast concrete wall, since the tree was located between two properties, the Park and adjacent residence, and to avoid future liability to the City, if the tree was to collapse during a heavy storm. An independent arborist was hired to evaluate and provide an assessment report. The fees for the Arborist were included in the re-design for the irrigation system.

Cost: \$9,080

2. The removal of existing private concrete block walls from three southernmost properties adjacent to the Park, backfill, and re-sod, as required.

Cost: \$12,428

3. Electrical work to remove and re-install two yard light poles and electrical outlets at one of the residences.

Cost: \$1,255

4. Change from ground light fixture directed at park logo to build in lights within the logo and signs for the monument sign and SW entrance to the park.

Cost: \$5,876

5. Repair of the existing lake water fountain. This is a main feature for the park. In addition to providing a water feature it also provides the required aeration of the stagnant water body.

Cost: \$3,699

6. Replacement of deteriorated conduit and 3 phase line for the main electrical service to the building.

Cost: \$9,262

7. Miscellaneous change orders including the addition of hose bibs, electrical outlets for the community center, and the refurbishing and finishing of the of the existing lake light pole.

Cost: \$2,185

8. Permits from City of Hallandale and Broward County.

Cost: \$67,230

9. Police detail provided during the construction of the pre-cast concrete wall. Police detail was provided for a total of four (4) days.

Cost: \$2,462

Additional Funds Needed for items 1-9: **\$113,477**

- VI. Compensatory time extension of 90 calendar days due to delays caused by change of playground equipment, rubberized surface and curbing layout.

Additional Funds Needed: **\$82,503**

- VII. Anticipated potential credits due to changes in the plans as of November 2018. These changes include keeping trees that were originally indicated to be removed or transplanted; deletion of one drinking fountain and change of the type of site drinking fountain from chilled water to non-chilled; keeping the existing exhaust fan ducts in the restroom building; keeping stucco ceiling in the breezeway between the community center and the restroom building; deletion of kitchen cabinet glass doors; deletion of cabinet and counter top in Janitor room; deletion of one monument sign; deleted relocation of light pole next to pond (pole was kept in the same location); deletion of a bat box; deletion of poles for the lighting prediction system (system to be installed on roof of the community center); deletion of community center back door canopy; and benches at gazebo. Cost decrease: **(\$28,645).**

Total Additional Funds Needed:

I. Playground Equipment	\$120,208
II. Irrigation System	\$113,641
III. Picnic Tables	\$ 57,091
IV. Surveillance Cameras	\$ 71,378
V. Other Change Orders	\$113,477
VI. Compensatory Time	<u>\$ 82,503</u>
Total:	\$558,298

Credits:

1. Trees; drinking fountains; exhaust fan ducts; stucco; kitchen cabinet doors; cabinets in janitor room; monument sign; pond light pole; bat box; lightning prediction poles; back door canopies; and gazebo benches.	<u>-\$ 28,645</u>
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Total Additional Funds: **\$529,653**

**WHY ACTION IS NECESSARY:**

Pursuant to Code of Ordinances, Chapter 23, Section 23-12 Procedures for purchases in excess of \$50,000, item (7) Change Orders, any change in the contract price, scope of work or time for completion of any project following the award of a contract shall be by a written change order, approved by the City Manager and executed with the same formalities as the contract. Pursuant to Section 23-12 (7)(a) The City Manager may approve any change orders so long as the total sum of all change orders does not exceed the total amount awarded by the City Commission by more than either ten percent of the contract cost or \$50,000, whichever is less. The scope of any project may not be changed without prior approval of the City Commission. The funding source is the general obligation bond reserve fund.

As the request amount is above the City Manager's authority, City Commission approval is required.

**FISCAL IMPACT:**

Total amount requested **\$529,653.**

<b>Proposed Action:</b>
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**STAFF RECOMMENDS APPROVAL OF THE ATTACHED RESOLUTION AUTHORIZING THE CITY MANAGER TO EXECUTE A CHANGE ORDER TO WEST CONSTRUCTION, INC. FOR INGALLS PARK CONSTRUCTION IN AN AMOUNT NOT TO EXCEED FIVE HUNDRED AND TWENTY NINE THOUSAND SIX HUNDRED AND FIFTY THREE DOLLARS (\$529,653), AND AUTHORIZING THE CITY MANAGER TO EXECUTE THE CHANGE ORDERS AS DESCRIBED IN THE STAFF REPORT.**

<b>Attachment(s):</b>
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Exhibit 1 – Resolution  
Exhibit 2 - Resolution #2016-117 (SRS for Design Services).  
Exhibit 3 - Contract with Synalovsky Romanik Saye (SRS) for Design Services.  
Exhibit 4 - Bid # FY 2017-2018-003  
Exhibit 5 – Resolution #2018-006 (West Construction for Project Construction).  
Exhibit 6 - Construction Contract with West Construction.


Prepared by:

*Fernando Paiva*

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Fernando Paiva Jr., CIP PM  
Capital Improvement Department

Reviewed by:



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Steven Parkinson, Assistant City Manager  
Public Works Department

Reviewed by:

*Matthew Cohen*

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Matthew Cohen, Assistant Director  
Capital Improvements Department

Reviewed by:



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Andrea Lues, Director  
Procurement Department

Reviewed by:

*Cathie Schanz*

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Cathie Schanz, Director  
Parks & Recreation Department