

RESOLUTION NO. _____

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF HOLLYWOOD, FLORIDA, APPROVING AND AUTHORIZING THE APPROPRIATE CITY OFFICIALS TO EXECUTE A CONSTRUCTION MANAGEMENT AT RISK PHASE II CONSTRUCTION SERVICES AGREEMENT WITH LEBOLO CONSTRUCTION MANAGEMENT, INC. FOR THE FIRE STATION 74 HVAC SYSTEM REPLACEMENT PROJECT, PHASE A, FOR A TOTAL GUARANTEED MAXIMUM PRICE IN AN AMOUNT UP TO \$1,900,000.00.

WHEREAS, Fire Station 74, which also serves as the City's Emergency Operations Center ("EOC") and Fire Rescue administrative headquarters, relies on a fully functional HVAC system to maintain continuous operations and provide an adequate working environment; and

WHEREAS, the HVAC system at Fire Station 74 includes air handling units and associated mechanical equipment that are at or beyond the end of their useful life and are operating in a deteriorated condition; and

WHEREAS, on February 28, 2026, one of the air handling units became fully inoperable, impacting critical operational areas and living quarters within the facility; and

WHEREAS, additional units and associated components are operating with significant deficiencies and are no longer effectively conditioning the building; and

WHEREAS, temporary stabilization efforts have been implemented to maintain limited operation; however, these measures are short-term and the system remains at risk of additional failures; and

WHEREAS, the City recently completed substantial work on the Fire Station 74 chiller replacement project, which is now in the closeout phase, and the new system is capable of operating at peak performance; however, the existing air handling units and associated components are unable to reliably meet system demand; and

WHEREAS, the full scope of work necessary to restore reliable HVAC service includes replacement of air handling units along with associated components including, but not limited to, Variable Air Volume ("VAV") boxes, Variable Frequency Drives ("VFDs"), duct heaters, dampers, airflow measuring stations, louvers, fans, pumps, and full controls integration; and

WHEREAS, on September 21, 2022, the City Commission passed and adopted Resolution No. R-2022-271, authorizing City officials to execute Continuing Service Agreements with the highest-ranked firms in each tier level to provide Construction Management at Risk (“CMAR”) services, with Lebolo Construction Management, Inc. (“Lebolo”) being one of the firms; and

WHEREAS, on July 2, 2025, the City Commission passed and adopted Resolution No. R-2025-263, approving the execution of a CMAR contract with Lebolo for the Fire Station 74 Chiller Replacement Project; and

WHEREAS, Lebolo has provided the Department of Design and Construction Management (“DCM”) with a Guaranteed Maximum Price (“GMP”) Phase II proposal for the Fire Station 74 HVAC System Replacement project, Phase A, in an amount up to \$1,900,000.00, which staff has determined to be fair and reasonable and in accordance with current industry standards; and

WHEREAS, the GMP includes an Owner’s Contingency of 18% of the cost of work to address unforeseen conditions that may arise during the execution of the work, and shall only be used as requested by staff and approved by staff and any remaining value of this contingency and allowances to be returned to the City; and

WHEREAS, due to Lebolo’s active involvement at the site, familiarity with the facility’s mechanical systems, and coordination with the chiller replacement, staff has determined that proceeding with Lebolo for this Phase II work is in the best interest of the City; and

WHEREAS, utilizing Lebolo will ensure continuity of construction services, minimize coordination risks, and expedite project delivery at a critical public safety facility; and

WHEREAS, funding for Phase A of this project was included in the amended FY 2026 Capital Improvement Plan, and is available in account number 334.519901.52200.564531.001586.000.000; and

WHEREAS, the Director of the Department of Design and Construction Management recommends that the City Commission approve and authorize the execution of a CMAR Phase II Construction Services Agreement for the Fire Station 74 HVAC System Replacement project, Phase A.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COMMISSION OF THE CITY OF HOLLYWOOD, FLORIDA:

Section 1: That the foregoing “WHEREAS” clauses are ratified and confirmed as being true and correct and are incorporated in this Resolution.

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF HOLLYWOOD, FLORIDA, APPROVING AND AUTHORIZING THE APPROPRIATE CITY OFFICIALS TO EXECUTE A CONSTRUCTION MANAGEMENT AT RISK PHASE II CONSTRUCTION SERVICES AGREEMENT WITH LEBOLO CONSTRUCTION MANAGEMENT, INC. FOR THE FIRE STATION 74 HVAC SYSTEM REPLACEMENT PROJECT, PHASE A, FOR A TOTAL GUARANTEED MAXIMUM PRICE IN AN AMOUNT UP TO \$1,900,000.00.

Section 2: That it authorizes the appropriate City officials to execute a Construction Management at Risk Phase II Construction Services Agreement with Lebolo Construction Management, Inc., for a total Guaranteed Maximum Price in an amount up to \$1,900,000.00 for Phase A of the project, together with such non-material changes as may be subsequently agreed to by the City Manager and approved as to form and legal sufficiency by the City Attorney.

Section 3: That this Resolution shall be in full force and effect immediately upon its passage and adoption.

PASSED AND ADOPTED this _____ day of _____, 2026.

JOSH LEVY, MAYOR

ATTEST:

PATRICIA A. CERNY, MMC
CITY CLERK

APPROVED AS TO FORM
AND LEGAL SUFFICIENCY:

DAMARIS HENLON
CITY ATTORNEY