



City of Hollywood

Hollywood City Hall
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Hollywood, FL 33020
<http://www.hollywoodfl.org>

Legislation Text

File #: R-2023-148, **Version:** 1

A Resolution Of The City Commission Of The City Of Hollywood, Florida, Approving And Authorizing The Appropriate City Officials To Execute Change Order Numbers 13, 14, 15 And 16 With O'Donnell Dannwolf And Partners Architects, Inc. For Additional Design And Environmental Services Related To The New Police Headquarters Project, A General Obligation Bond Project, In An Amount Not To Exceed \$247,973.50.

Infrastructure & Facilities

Staff Recommends: Approval of the attached Resolution.

Explanation:

In a Special Election held on March 12, 2019, voters of the City approved a variety of projects to be funded by a General Obligation Bond, including the Hollywood New Police Headquarters.

On February 19, 2020, the City Commission passed and adopted Resolution No. R-2020-047, approving the proposal with O'Donnell Dannwolf and Partners Architects, Inc. ("ODP") to provide Architectural/Engineering Services for the New Police Headquarters project based upon the professional services agreement approved by Resolution No. R-2019-222.

The New Police Headquarters Concept, Schematic and Design Development Phases have been completed by ODP and the project has proceeded to the Construction Documents Phase.

Throughout the course of the project, a number of change orders have been approved in accordance with Section 38.48 of the Procurement Code. The City Manager has previously approved Change Order Numbers 1 through 6 for a total amount of \$98,420.00, and the City Commission previously approved Change Order Number 7 for an amount of \$367,320.00. The Design team submitted Change Orders 8, 9, and 10, which were reviewed by the Department of Design and Construction Management ("DCM"), but were not approved. The Design team also submitted Change Order Numbers 11 and 12 for a total amount of \$0.00, which were approved.

During the course of the project design, additional items have now been identified that are required for the successful completion of the project and were not included in the original scope of the project. As a result, the City has requested Change Orders for these additional

services, which are described in detail below.

Change Order Number 13: Since the project's inception, the City's increasing focus on environmental impacts due to infrastructure projects prompted a request for additional design services to evaluate and reduce the carbon footprint of the New Police Headquarters project. This led to the Design Team submitting Change Order Number 13 to provide a total building lifecycle carbon footprint baseline and additional design services to achieve a targeted lifecycle carbon footprint reduction of 5-10% for the project for a fee of \$40,010.00. We have reviewed the scope of work in detail with the design team, and believe that this is a valuable analysis tool that will allow us to understand the lifecycle carbon footprint of the building and allow us to make measurable reductions. This aligns with the City's sustainability goals and will provide valuable insights for this project and for future projects.

Change Order Number 14: During the environmental Site Assessment Report review by Broward County, the County has required additional groundwater monitoring wells and an additional year of groundwater monitoring, as well as construction phase reporting on implementation of the soil management plan, engineering control plan and related work. As a result, the City must address these requirements in accordance with the terms of the project's Environmental Assessment and Remediation License with Broward County's Resilient Environment Department. These monitoring and reporting activities were not included in either the base services or earlier change orders, because until the previous round of testing was completed and the findings reported to the County, the City did not know what additional and ongoing monitoring and reporting the County would require. This led to the design team submitting Change Order Number 14 to provide these required services through both the design and construction phases for a total fee not to exceed \$156,036.00.

Change Order Number 15: During the course of the project it has become necessary to revise the existing non-vehicular access line bordering the project along South Park Road, to add a plat note on the plat for the project, and to prepare future utility easements. These actions each require a separate sketch and legal description that was not part of the base surveying services for the project. This led to the design team submitting Change Order Number 15 to provide these services for a total fee not to exceed \$15,567.50.

Change Order Number 16: The unprecedented material and labor escalation that has occurred over the four years since the original project budget was prepared and the requirement to maintain the overall construction budget for the project has resulted in the need for ongoing Value Engineering ("VE") services throughout the Construction Documents phase of the project. This ongoing VE involves regular meeting with industry trade partners through a process known as target value design. This process consistently leads to reduced construction costs for the project, but it does require a significant time commitment for the design team beyond what was included in the base services for the project. This led to the Design Team submitting Change Order Number 16 to cover the cost of this for a fee of \$36,360.00. DCM feels confident that the cost reductions that can be realized through the VE process will exceed this initial investment by at least a factor of 10.

DCM has evaluated the scope of services and negotiated the fee for Change Order Numbers 13, 14, 15 and 16 for Additional Services as more specifically described in the attached proposals and have determined such fees to be fair and reasonable and in accordance with industry standards.

Section 2.02A. of the Professional Services Agreement provides for additional services such as the aforementioned design services and environmental assessments that are beyond the basic services being provided for under the project.

The Director of DCM and the Director of the Office of Procurement and Contract Compliance recommend that the City Commission approve and authorize the execution of the attached Change Order Numbers 13, 14, 15 and 16 for the additional design and environmental services described above in an amount not to exceed \$247,973.50.

ODP and the design team will complete the proposed professional engineering design services in approximately 12 months; concurrently with the Construction Documents and Permitting Phases. The Construction Phase environmental reporting will be completed concurrently with the anticipated 24-month construction schedule. These additional services will not impact the overall project schedule.

Fiscal Impact:

Funding for this project is included in the amended FY2023 Capital Improvement Plan and is available in account number 333.209901.52100.531210.001190.000.000.

Recommended for inclusion on the agenda by:

Steve Stewart, Director, Office of Procurement and Contract Compliance

Jose Cortes, Director, Design and Construction Management

Gus Zambrano, AICP, Assistant City Manager/Sustainable Development