



# Broward County

## Legislation Text

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File #: 21-1082, Version: 1

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### **Broward County Commission Regular Meeting**

**Director's Name:** Bertha Henry

**Department:** County Administration

### **Information**

#### **Requested Action**

A. MOTION TO AUTHORIZE County Administrator to approve and execute a change order in an amount not-to-exceed \$5,560,364 to GMP No. 2 for the Convention Center Expansion and Headquarters Hotel Project (RFP No. N1337414R3) for the re-roofing of the flat roof areas on the existing Convention Center facility.

*(Item Numbers 44 and 92 were heard and voted on concurrently so as to facilitate Vice-Mayor Udine's abstention on both Item Numbers 44 and 92.)*

***ACTION: (T-11:24 AM) Approved. (Refer to minutes for full discussion.)***

***VOTE: 8-0. Vice-Mayor Udine abstained from voting and was out of the room during the vote.***

B. MOTION TO AUTHORIZE County Administrator to approve and execute a change order in an amount not-to-exceed \$2,941,814 to GMP No. 2 for the Convention Center Expansion and Headquarters Hotel Project (RFP No. N1337414R3) for the removal of mold and water damaged finishes in the existing Convention Center, replacement with new materials, environmental surveys, and air monitoring.

*(Item Numbers 44 and 92 were heard and voted on concurrently so as to facilitate Vice-Mayor Udine's abstention on both Item Numbers 44 and 92.)*

***ACTION: (T-11:24 AM) Approved. (Refer to minutes for full discussion.)***

***VOTE: 8-0. Vice-Mayor Udine abstained from voting and was out of the room during the vote.***

C. MOTION TO AUTHORIZE County Administrator to approve and execute a change order in an amount not-to-exceed \$1,042,944 to GMP No. 2 for the Convention Center Expansion and Headquarters Hotel Project (RFP No. N1337414R3) for the replacement of all receptacles, cover plates and low voltage wire supports within the 258 electrical floor boxes located in the existing Exhibit Halls.

*(Item Numbers 44 and 92 were heard and voted on concurrently so as to facilitate Vice-Mayor Udine's abstention on both Item Numbers 44 and 92.)*

***ACTION: (T-11:24 AM) Approved. (Refer to minutes for full discussion.)***

***VOTE: 8-0. Vice-Mayor Udine abstained from voting and was out of the room during the vote.***

**Why Action is Necessary**

In accordance with the Broward County Procurement Code, Section 21.47, change orders to agreements exceeding the award authority of the Director of Purchasing must be approved by the Board.

**What Action Accomplishes**

Approves funding for items necessary for the completion of the West Expansion phase of the Convention Center Expansion and Headquarters Hotel project.

**Is this Action Goal Related**

Yes

**Previous Action Taken**

April 26, 2016 Regular Meeting (Item No. 35), May 10, 2016 Regular Meeting (Item No. 35), August 16, 2016 Regular Meeting (Item No. 95), November 1, 2016 Regular Meeting (Item No. 34), April 4, 2017 Regular Meeting (Item No. 43), October 3, 2017 Regular Meeting (Item No. 32), February 27, 2018 Regular Meeting (Item No. 61), August 14, 2018 Regular Meeting (Item No. 102), January 8, 2019 Regular Meeting (Item No. 56), April 16, 2019 Regular Meeting (Item No. 36), June 11, 2019 Regular Meeting (Item No. 78), August 27, 2019 Regular Meeting (Item No. 44), November 5, 2019 Regular Meeting (Item No. 77), June 16, 2020 Regular Meeting (Item No. 80), October 20, 2020 Regular Meeting (Item No. 58), November 10, 2020 (Item No. 89), April 6, 2021 Regular Meeting (Items, 58 and 59).

**Summary Explanation/Background**

This agenda item supports the Board's goal of increased economic strength and impact of revenue generating County enterprises balancing economic, environmental, and community needs.

The work included in this agenda item (Exhibit 1) is needed due to unforeseen conditions related to the existing Convention Center facility, including on the Convention Center roof, resulting in water damage on the second and third floors of the existing Convention Center and for work in the electrical floor boxes in the Exhibition Halls necessitated by a determination of the Fort Lauderdale Building Department.

While construction teams were working on the Western Expansion of the Convention Center, they observed abnormalities in the existing roof. A thorough investigation was conducted, which uncovered a significant amount of moisture and in some places mold. These impacts were observed in various areas of not only the roof, but in rooms on the second and third floors of the facility.

The existing flat roof areas are under a manufacturer's warranty for approximately five more years. The County and ASM Global dba SMG will pursue compensation from the roof manufacturer Fibertite for the apparent premature failure of the roof. However, as this effort will likely take some time and a new roof is needed now while expansion construction is ongoing and before re-occupancy of the facility, it is prudent to proceed with these change orders now.

Separate from the water intrusion issues, while electrical inspectors were conducting an inspection of the new electrical floor boxes in the expanded exhibition hall, they inspected and failed the electrical floor boxes in the existing part of the facility. The replacement of various components in these electrical floor boxes is necessary to ensure the safe operation of the facility.

The work authorized in the Master Development Agreement with Matthews Holdings Southwest, Inc. for the Convention Center Expansion and Headquarters Hotel project is phased with different project components, each with its own Guaranteed Maximum Price ("GMP"). The Board approved GMP No. 1 at the August 27, 2019 Regular Meeting (Item No. 44), and GMP No. 2 at the November 5, 2019 Regular Meeting (Item No. 77).

#### **Source of Additional Information**

Alan Cohen, Assistant County Administrator, (954) 357-7364

#### **Fiscal Impact**

##### **Fiscal Impact/Cost Summary**

Motion A: In the Fiscal Year 2021 2<sup>nd</sup> Supplemental Budget, the Board authorized a transfer of \$4,500,000 within the Tourist Development Tax Capital Program and added funding to a standalone roof replacement project that already had \$1,500,000 allocated to it, to cover the cost (now projected to be \$5,560,364) of a change order to GMP #2 for re-roofing the flat roof areas of the existing Convention Center Facility. This transfer does not impact the existing project budget of the Convention Center West Expansion.

Motions B & C: Funds for the change orders in these two motions (totaling \$3,984,758) will be funded from the Convention Center Expansion and Headquarters Hotel project due to Fiscal Year 20 revenues exceeding the forecast. This amount includes the \$2,941,814 change order to GMP No. 2 for the removal of mold and water damaged finishes on the second and third floors of the existing Convention Center, and the \$1,042,944 change order to GMP No. 2 for the replacement of receptacles, cover plates and low voltage wire supports (aka wire management) in the electrical floor boxes located in the existing Exhibition Halls.