



# Joint Government Center Campus

Developer for Joint Government Center Campus  
Request for Qualifications (RFQ) Responses

UDPA Presentation June 10, 2021



CITY OF FORT LAUDERDALE



# Agenda

- ▶ Project History
- ▶ Key Market Sounding Findings
- ▶ Request for Qualifications (RFQ)
- ▶ Request for Proposals (RFP)
- ▶ Project cost analysis
- ▶ Next Steps
- ▶ Summary of Public-Private Partnership (P3) Developer Team

RFQ responses

- ▶ Q&A



# Project History - Goals

To build an iconic and transformative Joint Government Center Campus that meets the needs of the City and County governments/organizations, serves to share costs and foster intergovernmental cooperation, creates better connections of all kinds throughout the community and provides a variety of economic development benefits.



# Project History

- ▶ First discussed decades ago
- ▶ City-County meeting 2017
- ▶ JGCC Working Group 2018 - location, initial process
- ▶ Interlocal Agreement + Unified Direct Procurement Authority (UDPA) formed 2019
- ▶ Design Criteria Package (DCP) solicitation 2019



# Project History

- ▶ DCP completed + decision to pursue P3 2020
- ▶ KPMG hired January 2021
- ▶ Market Sounding February 2021
- ▶ RFQ Issued March 2021
- ▶ UDPA to qualify Developer Teams June 2021



# Key Market Sounding Findings

- ▶ Use of a progressive, Pre-Development Agreement (PDA) process, rather than a hard bid process, would better meet City/County design and financial planning needs
- ▶ The market would support a variety of financial deal structures, including different arrangements for the City and the County
- ▶ Number of shortlisted Developer teams should be no more than 3-4



# Request for Qualifications (RFQ)

- ▶ Used to qualify Developer teams - look at financial capabilities, previous experience and expertise (CCNA)
- ▶ Information provided by Developers/Financial Partners, General Contractors, Architects and Engineers
- ▶ Experience with P3s, Social Infrastructure projects, Project approach and management
- ▶ Operations and Maintenance (O&M) team member's information deferred to RFP to maintain competition



# Request for Proposals (RFP)

- ▶ Requires submission of a 10% conceptual design package and a companion financial proposal for design/construction and 30-year O&M
- ▶ Will also include a draft PDA (Interim Agreement)
- ▶ Should later include a draft Comprehensive Development Agreement (CDA)
- ▶ Developer teams will have 16 weeks to respond





# Project Cost Analysis

- ▶ City and County officials concerned about costs
- ▶ Staff developed new costs based on more current information
- ▶ Vacant floors removed - 811,000 sq. ft.
- ▶ Additional cost reductions possible; Revisit workspace allocation and size, adjacencies/configuration of floors, project goals and amenities



# Project Cost Analysis

▶ Office tower and parking garage	\$625M	Shared*
▶ Land acquisition	\$9M	County
▶ Bus Terminal	\$21M	FTA/Surtax
▶ BC Transportation offices	\$60M	FTA/Surtax
Project Total	\$715M	

\*City share \$269M / County share \$356M



# Project Cost Analysis - City space, garage costs

- ▶ City Gross Square Footage (GSF) is ~ 253,000 sq. ft.
- ▶ City Usable Square Footage (USF) is ~150,000 sq. ft.
- ▶ Additional space is comprised of ‘Core’ areas (e.g. elevators, stairwells, mechanicals, restrooms), ‘Commons’ areas (e.g. lobby, kitchen, multi-function space) and ‘stranded’ space
- ▶ Parking garage costs still seem generally high and could also be lowered by allocating some foundation and structural costs to transportation



# Project Cost Analysis - comparisons

▶ Gov't pays prevailing wages	~11%	↑
▶ Iconic architecture	~10%	↑
▶ Resiliency (exceed wind and flood)	~3%	↑
▶ LEED Gold	~8%	↑
▶ Net Zero building	~8%	↑
▶ Enhanced HVAC	~12%	↑
▶ Building height (vs short structures)	~18%	↑
▶ Accessibility issues (e.g. bathrooms)	~1%	↑
Total	~71%	↑



# Summary of Developer Team RFQ responses

- ▶ 5 full responses, 1 partial (financing only)
- ▶ Partial response not evaluated
- ▶ 1 team withdrew due to transparency concerns
- ▶ 4 remaining teams
- ▶ Developer teams' information submitted included org charts, team member experience/expertise, confidential financial information, litigation information, references
- ▶ Full non-financial binders from each team provided to UDPA +  
summary binder including financial information



# Summary of Developer Team RFQ responses

- ▶ Staff and consultants believe that all Developer teams are qualified to deliver the project
- ▶ No significant red flags that warranted consideration of rejecting any team
- ▶ Teams are composed of high-quality individuals and firms that are renowned in their industries
- ▶ City and County will benefit from a variety of project design and financial approaches



# Next Steps

- ▶ Secure outside counsel
- ▶ Resolving additional land acquisition
- ▶ Resolve temporary bus station and heliport issues
- ▶ Finish and issue RFP, including PDA
- ▶ Develop O&M performance standards/metrics



# Next Steps

- ▶ Develop CDA
- ▶ Develop a City/County project agreement
- ▶ Review submissions and select P3 Developer
- ▶ Execute PDA, begin project design
- ▶ Execute CDA, finish design, build JGCC!





# Next Steps - Timeline

- ▶ Finish and initiate RFP process August 2021
- ▶ Submittal bond due September 2021
- ▶ RFP responses due back December 2021
- ▶ UDPA final selection meeting March 2022
- ▶ Execute PDA May 2022
- ▶ Conceptual design reconciliation start May 2022
- ▶ Design Development start August 2022
- ▶ Commercial Close (CDA) February 2023
- ▶ Financial Close March 2023





# Q & A