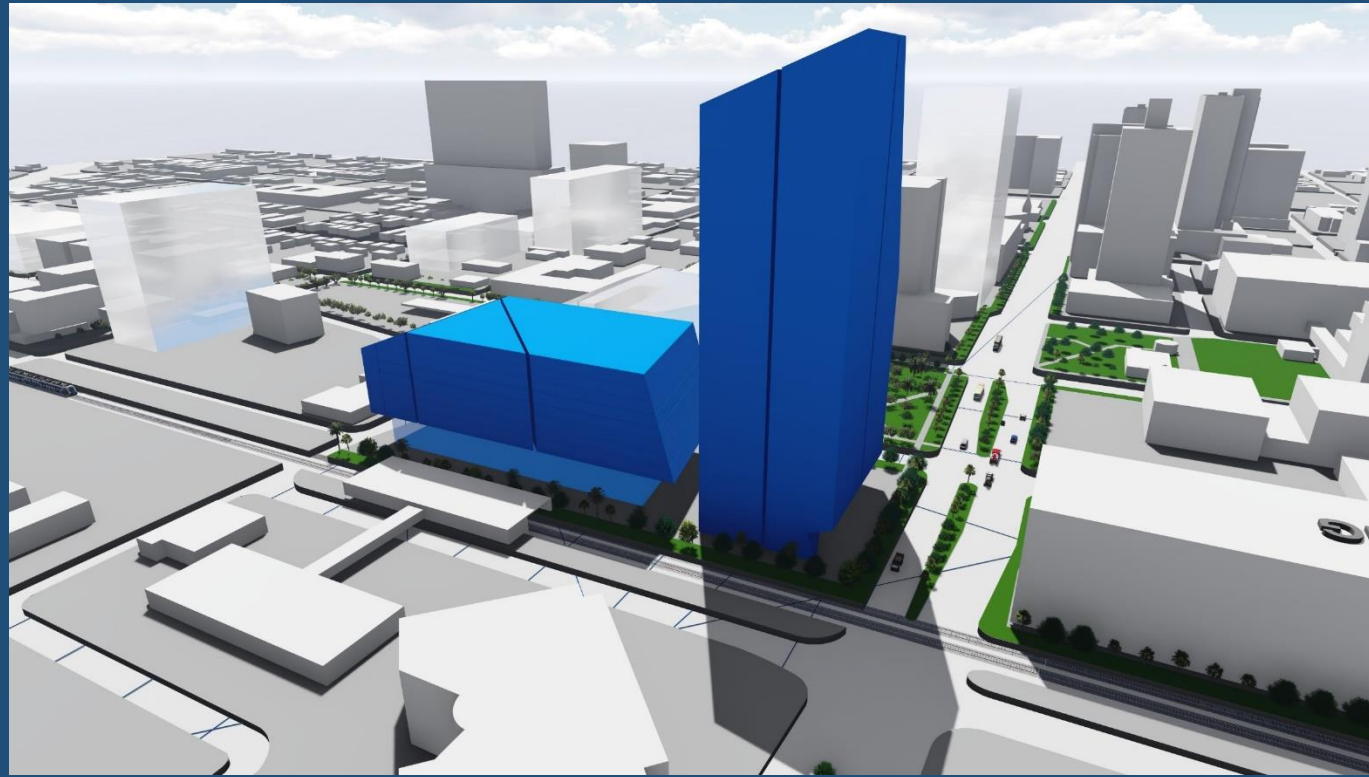


**Item # 83<sub>(3)</sub>**  
Power Point Presentation

**ADDITIONAL MATERIAL**  
**Regular Meeting**  
**OCTOBER 20, 2020**

**SUBMITTED AT THE REQUEST OF**  
**COUNTY**  
**ADMINISTRATION**



# Joint Government Center Campus

Unified Direct Procurement Authority Presentation  
October 20, 2020



CITY OF FORT LAUDERDALE



# Joint Government Center Campus - Agenda

## Project Overview

### Design Criteria Package

- What it is
- Why we need one
- How we developed it
- What is in it

### How project spaces are allocated

### Proposed budget

### Proposed site plan

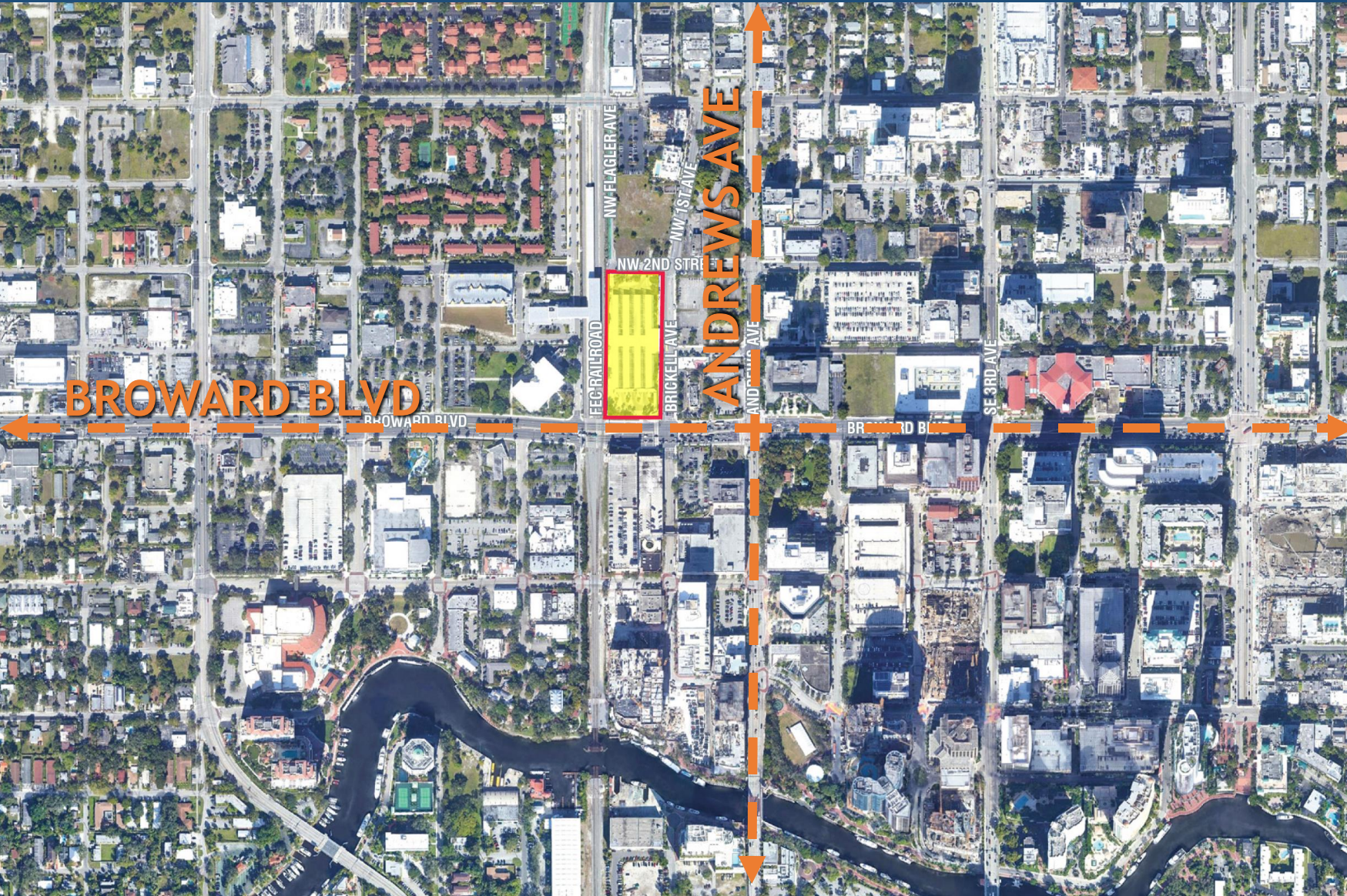
### Next Steps

- Procurement Alternatives

### Q&A



# The Site



NORTH

101 NW 1st Avenue  
Fort Lauderdale,  
FL 33311.



# Project Components

**New joint facility - Cutting edge class “A” office building**

- City and County’s Administrative Offices including Commission Chambers

**Parking Garage**

**BC Transportation Department**

- Bus Terminal
- Administrative Offices



# Project Amenities & Characteristics

- Two commission chambers
- Efficient office layout
- Distinct circulation for public, staff and elected officials
- Childcare center
- Conference center / exhibit areas
- Cafeteria
- Wellness center
- Green roofs



# Design Criteria Package - What & Why

- A DCP is in large part a proof of concept to determine if what we want to develop is achievable -
  - It is not an architectural design exercise
- The consultants looked at what we do and how we do it to determine what kind spaces and how much space we need
- Findings are integrated with technical specifications and conceptual layouts and drawings to provide clear expectations for what the City and County want in the JGCC



# Design Criteria Package - What & Why

- The DCP provides a baseline for whomever develops the JGCC
- Developer has flexibility to innovate but must meet or exceed the specifications of the DCP
- The DCP provides the basis for an ‘apples to apples’ comparison of competing development proposals
- The DCP provides a clear foundation for negotiating a development agreement





# DCP Process

## Unified Direct Procurement Authority (UDPA)

### Development of DCP

- County and City Administrations
- Executive Committee
- Steering Committee
- Focus Groups - Leadership, Department Heads, Division Directors, New Leaders and Individual Contributors

### Program

- Human Capital Survey
- Program Survey

### Planning

- Massing Concept Studies

### Technical Requirements

- Design Baseline



# Consulting Team + City/County Staff

## **ZYSCOVICH ARCHITECTS**

Prime Consultant. Program Management, Master Planning, Programming, Facilities Needs Assessment and Space Needs Analysis, Strategic Campus Planning, Urban Design, Architecture and Interior Design. Stakeholder / Public Outreach.

## **COLLIERS INTERNATIONAL**

Programming, Needs Assessment, Workplace Strategy, P-3 Assist, Development Services

## **CMTA, INC.**

Energy Efficiency, Net-Zero Consulting and Life Cycle Costs

## **UL (HEALTHY BUILDINGS)**

LEED and IEQ (WELL)

## **WSP COMPANY**

Life Safety, Bus Terminal and Parking Flow Analysis, Traffic Analysis

## **LOUIS BERGER U.S. INC., A WSP COMPANY**

Structural and BLAST Construction

## **HAMMOND & ASSOCIATES (CBE)\***

Mechanical, Electrical, Plumbing & Fire Protection

## **CHEN MOORE**

Landscape Architecture, Civil Engineering

## **CORDOVA RODRIGUEZ & ASSOCIATES (CBE)\***

Civil Engineering

## **ROSS & BARUZZINI, INC.**

Security, Low Voltage, and Risk Management Technology

## **BRIZAGA, INC. (CBE)\***

Resiliency - Sea Level Rise

## **ED+A ACOUSTICS**

Acoustics Consulting

## **CMS CONSTRUCTION CO. (CBE)\***

Cost Estimating

## **PANGEO CONSULTANTS, LLC (CBE)\***



# Design Criteria Package (DCP) Elements

- Site engineering & landscape
- Mechanical, electrical, plumbing
- Sustainability & resiliency
- Technology & security/safety
- Acoustics
- Building information modeling (BIM)
- Architectural massing & typology



# Sustainability & Resiliency

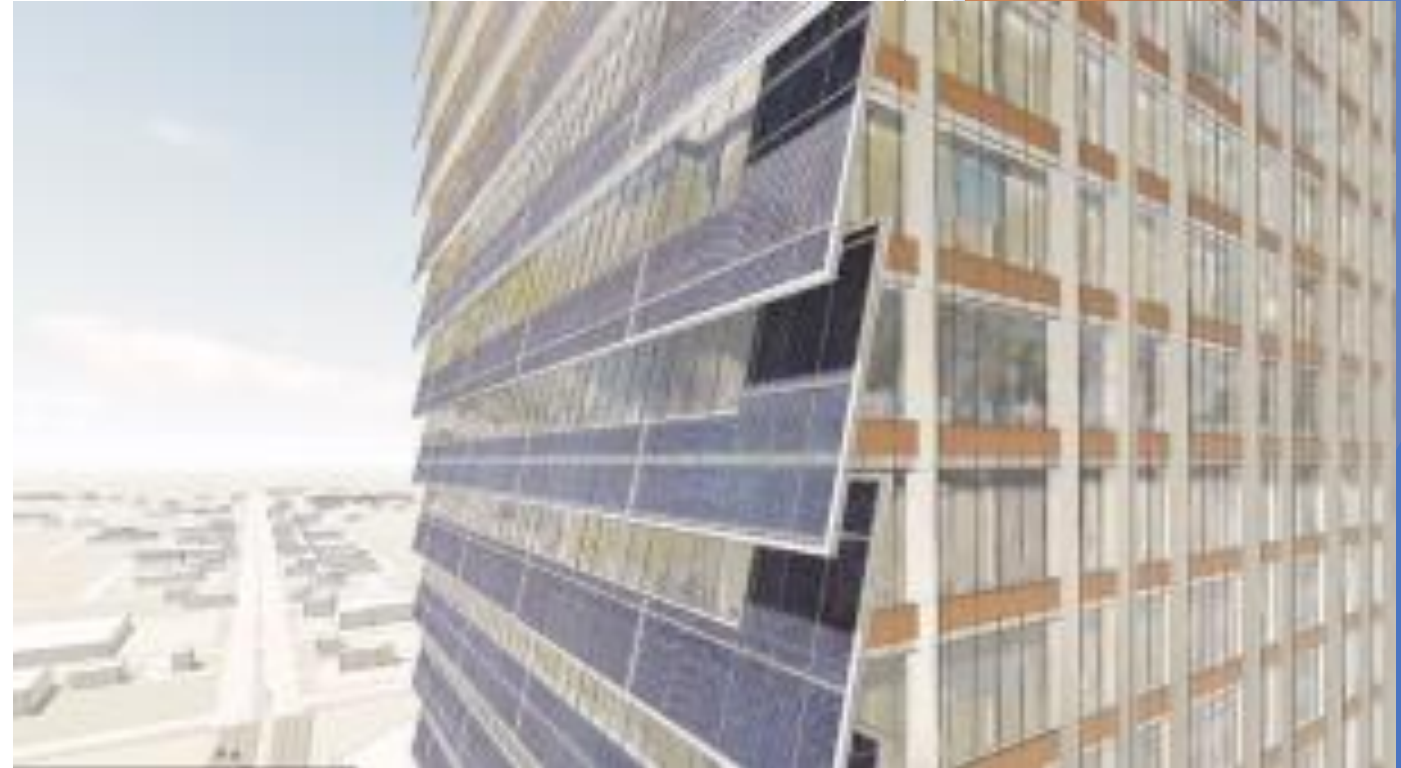
## Net Zero energy

## Well Building & LEED platinum certification

- Electric Vehicle Charging Stations
- Rainwater Management

## Resiliency

- Sea Level Rise
- Elevated Finish Floor Level



# Building Services - MEP

## Specialized ventilation systems

- Chambers
- Office Areas
- Cafeteria / Kitchen
- Training Rooms

## Building Management System

- Fire Alarm System
- Lighting System
- UPS System
- PV / Solar System

## Plumbing - Water efficient fixtures



# Technology & Security

- Telecommunication systems
- Security operations command center
- Access control
- CCTV systems
- Way finding / electronic directories
- Audio visual systems throughout
- City EOC
- City data center



# Workplace Safety

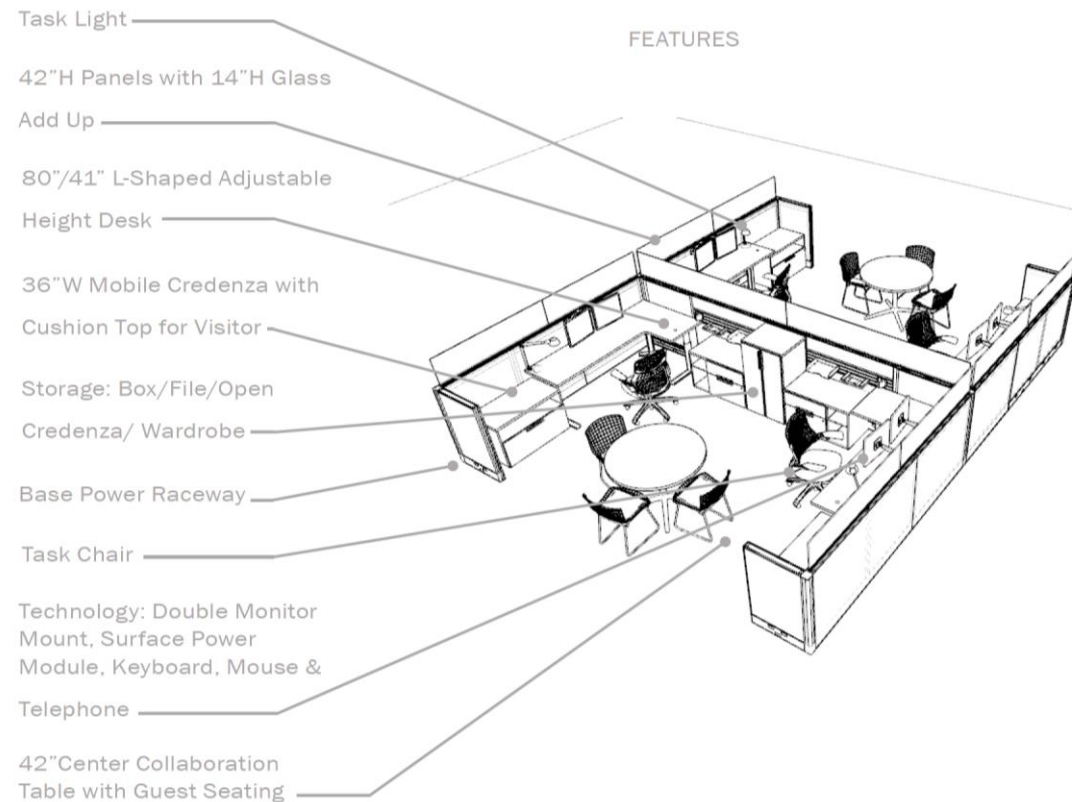
## COVID CONSIDERATIONS

6' between seats

Partitions to be wipable laminate outer with acoustical antimicrobial fabric interior






14"H Glass Add Up for Subtype A

Task & Guest seating upholstery to be antimicrobial/bleach cleanable



# Project - Key Program Elements

- **JOINT ADMINISTRATIVE OFFICES**      **901,873 GSF**
- **PARKING GARAGE - 1355 SPACES**      **670,632 GSF**
- **BC TRANIST TERMINAL**      **70,912 GSF**
- **BC TRANSPORTATION OFFICES**      **90,967 GSF**

	Main Building Office Floors Levels 5 thru 8 and Levels 10 thru 27
	Main Building Common Areas and Amenities Levels 1 thru 4, Level 9, Level 28
	BCT Administrative Offices Levels 9 thru 13
	Parking Garage - (9) Levels
	BCT Transit Terminal Ground Floor and Mezzanine Level








# Office Building Elements

• COUNTY OFFICES	337,467 GSF*	37.4%
• CITY OFFICES	253,457 GSF*	28.1%
• COMMON AREAS & AMENITIES	220,349 GSF	24.4%
• <u>VACANT OFFICE FLOORS</u>	<u>90,600 GSF</u>	<u>10.1%</u>
<b>TOTAL OFFICE BUILDING</b>	<b>901,873 GSF</b>	<b>100%</b>

\* CITY OFFICE SPACE 43% / COUNTY OFFICE SPACE 57%

	Main Building - County Office Floors (11 levels) Levels 16 thru 25, Level 27
	Main Building - City Office Floors (8 levels) Levels 5 thru 8, 10 thru 12, Level 26
	Main Building - Common Areas and Amenities Levels 1 thru 4, Level 9, Level 28

Note:  
Levels 13 thru 15 are planned for  
Future JGCC Growth requirements and needs



# Proposed Development Budget \*

County & City

Joint Administrative Offices-proportional share	\$751,367,641	
1355 Space Parking Garage-share TBD**	<u>\$ 95,600,000</u>	
<b>Subtotal</b>		<b>\$846,967,641</b>

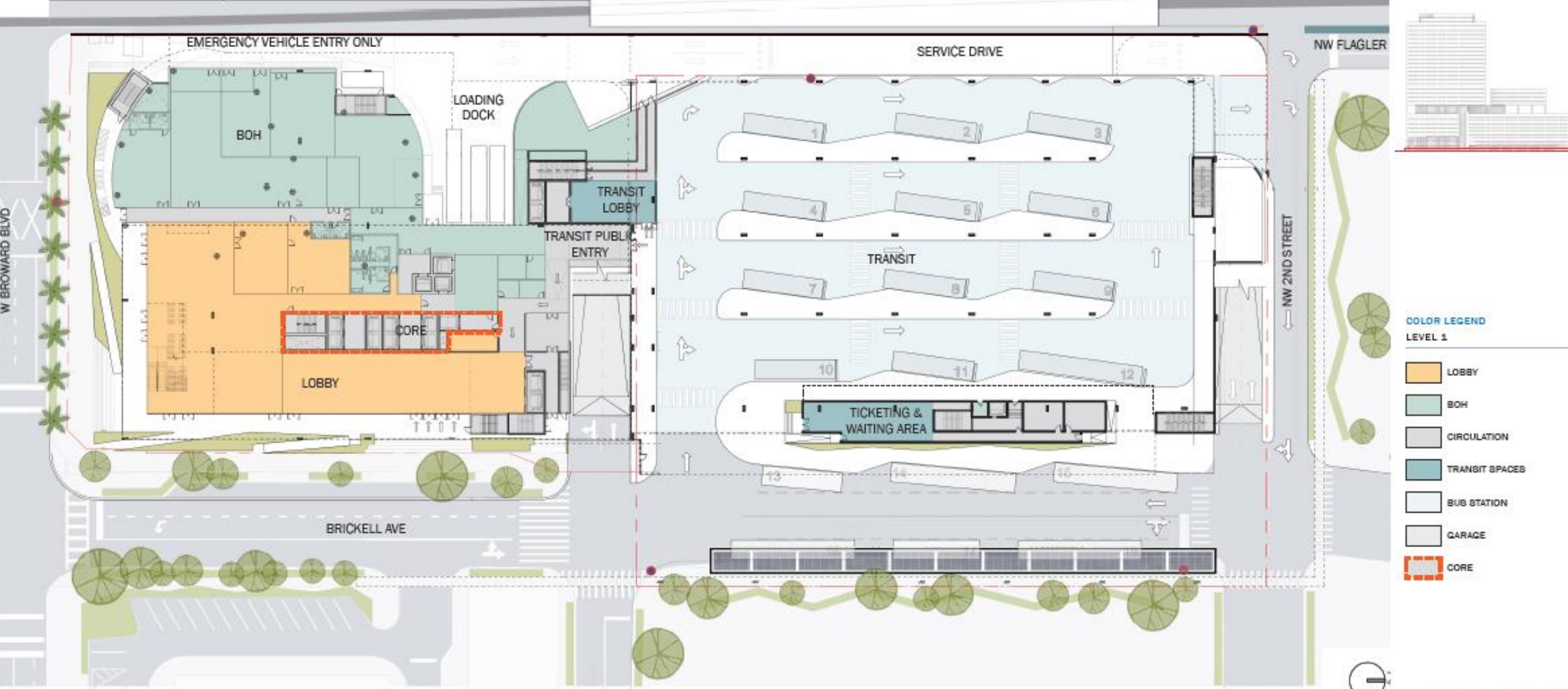
County only

Transit Terminal-including temporary**	\$ 40,000,000	
BC Transportation Offices**	<u>\$ 75,775,511</u>	
<b>Subtotal</b>		<b>\$115,775,511</b>
<b>Project Total</b>		<b>\$962,743,152</b>

\* Based on consultant estimates including all related costs  
 \*\*Federal and State funding will be sought for these components

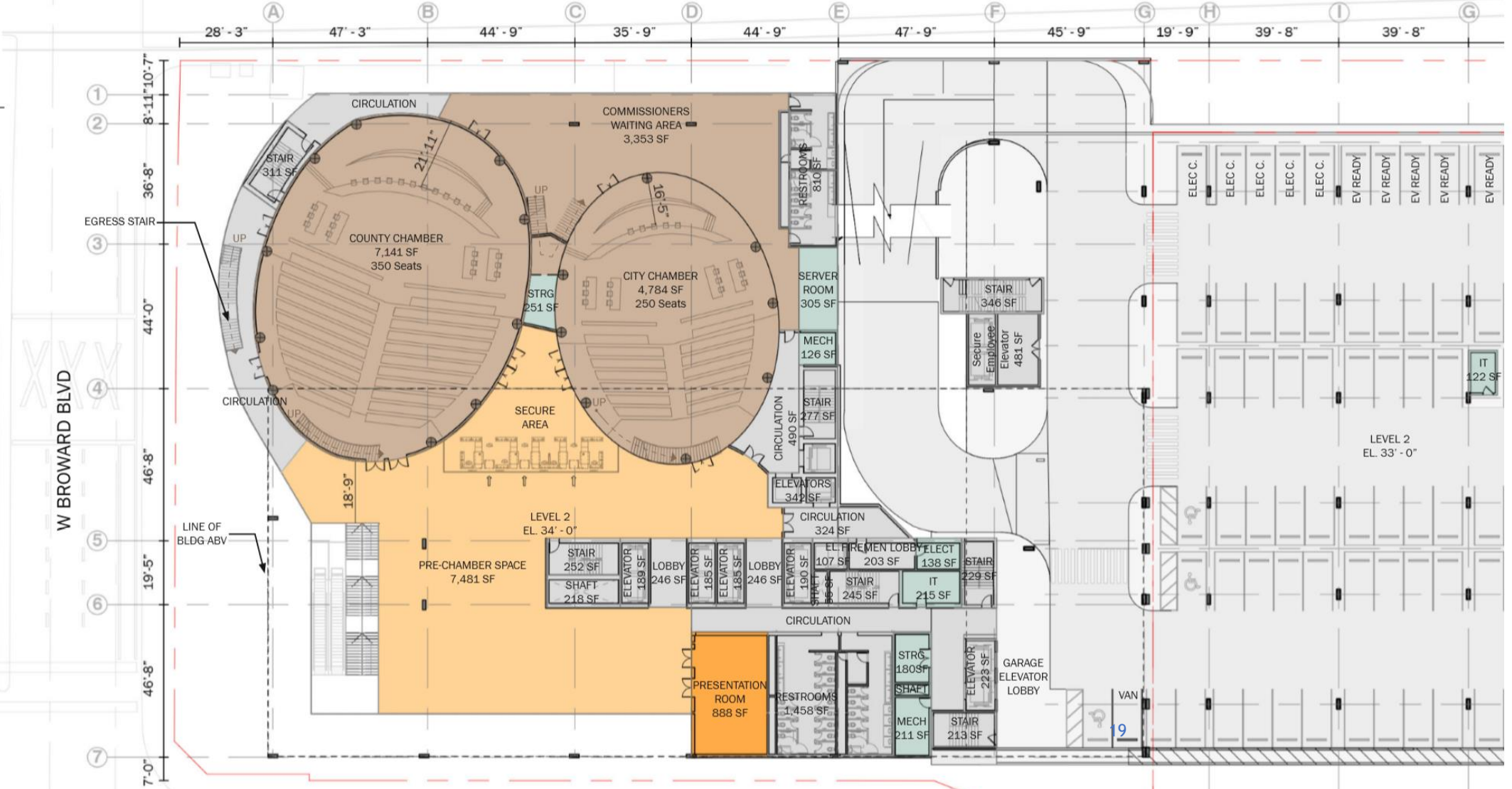


# Proposed Concept Site Plan



- COLOR LEGEND**  
LEVEL 1
- LOBBY
  - BOH
  - CIRCULATION
  - TRANSIT SPACES
  - BUS STATION
  - GARAGE
  - CORE

# Proposed Chambers Floor Plan













# Next Steps

## Acceptance of DCP

## Amend the City/County Interlocal Agreement

## Development of Solicitation

- Scoping document - DCP+
- Legal/contractual requirements (CBE, prevailing wage etc.)
- Risk management (insurance, risk transfer etc.)
- Design process, including input from City/County
- Operations and maintenance standards
- Financial parameters (interest rates, bonding, lease payments etc.)
- Communications & reporting (government and public)

## Procurement method decision



# Procurement Alternatives

**Design - Bid - Build**

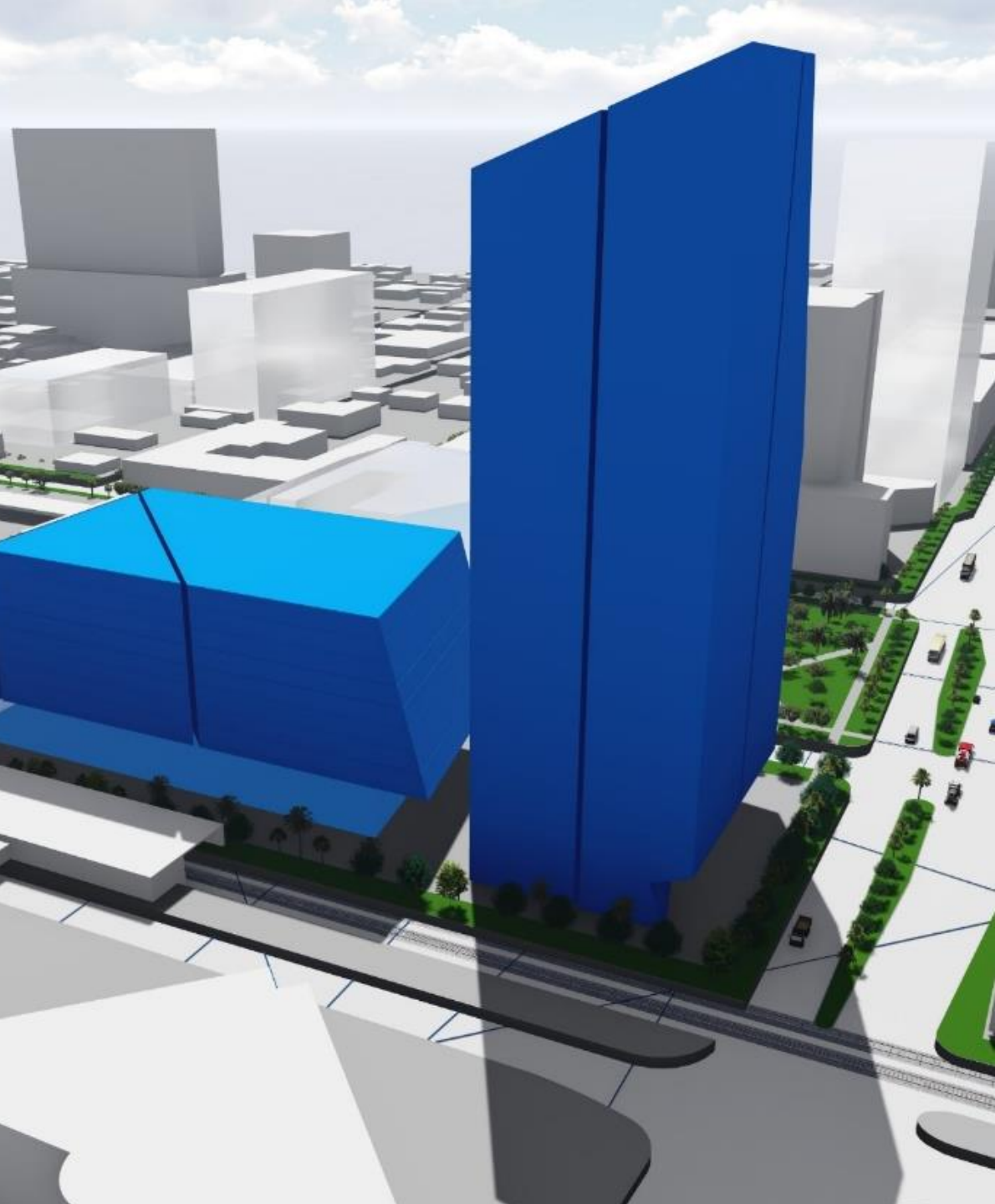
**Design Build**

**P3 Hybrid**

**Public Private Partnership (P3)**

- **Solicited**
- **Unsolicited**





# Q & A