

**ADDITIONAL MATERIAL
REGULAR MEETING**

AUGUST 25, 2022

**SUBMITTED AT THE REQUEST OF
COUNTY ADMINISTRATION**

August 25, 2022

Broward County Government Center Site Selection Analysis and Options



CBRE



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Section 1

Project Approach

Project Scope

Goal: Identify feasible sites to relocate Broward County Government Center

Site Identification:

- Market survey for available property
- Shortlisted sites with County approval
- Population dispersion map
- 5-year population growth projection map

Site Analysis:

- Site attributes analysis including ownership, size, pricing, parking, zoning, transit options, temporary space relocation requirements, etc.
- Strengths, Challenges, Opportunities, Threats analysis
- Site plan analysis to determine buildable capacity in accordance with County space program and zoning
- Massing plan

Conceptual Cost Analysis:

- Cost estimations including LEED certifications, core and shell, parking, furniture, fixtures and Equipment (FF&E), hard and soft costs, interior buildout, temporary space required, etc.

TODAY'S DISCUSSION:

One location or two locations?

Downtown or Central Broward?

A: If one location ±387,000 GSF

B: If two locations ±322,000 GSF

and ±92,000 GSF

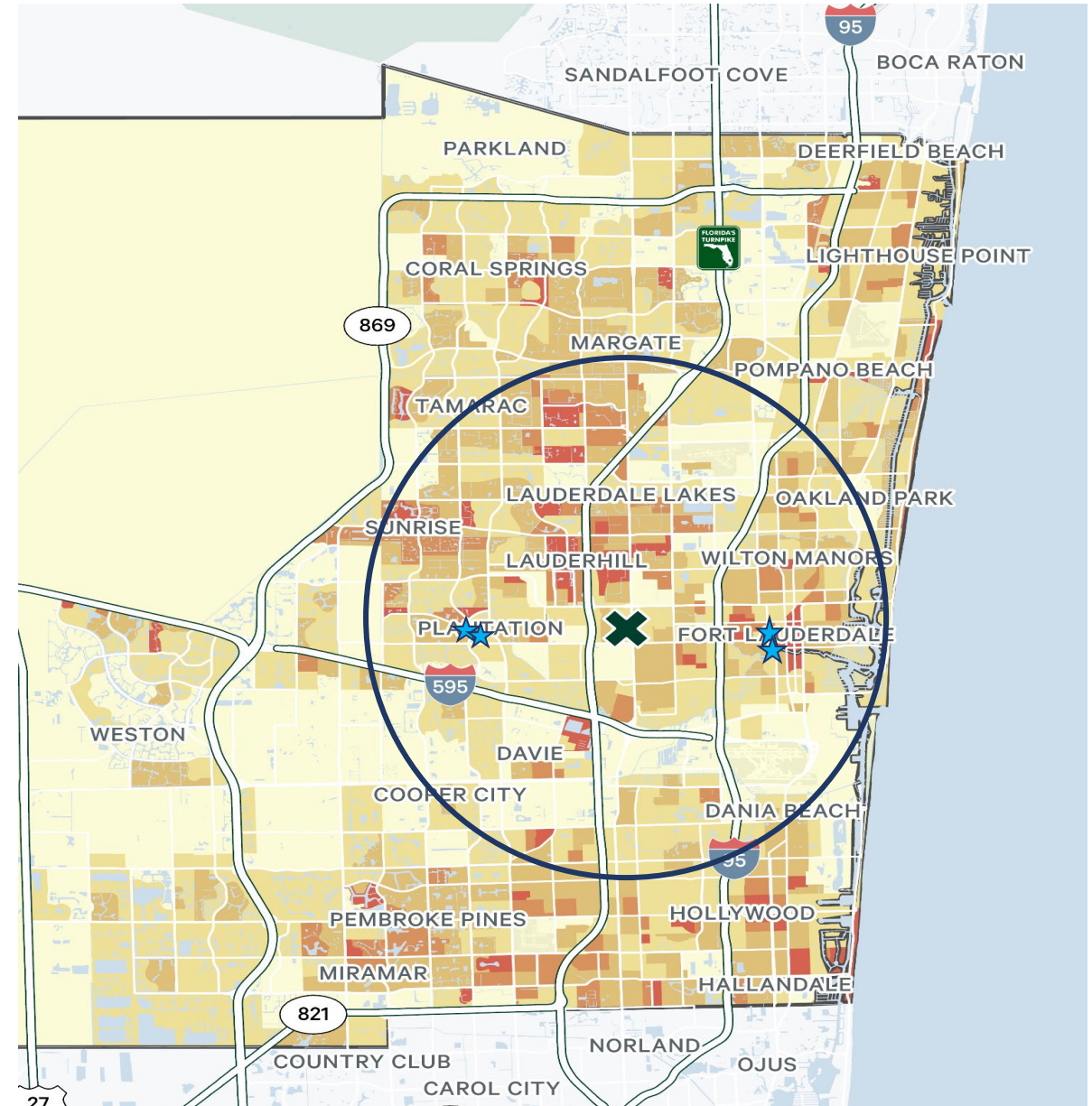
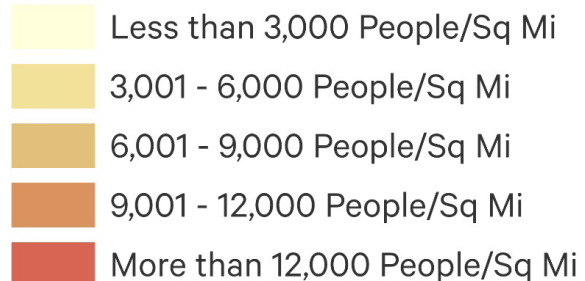
CURRENT BROWARD COUNTY POPULATION

- CBRE reviewed and identified 30 private and public assets throughout the County
- CBRE searched leased properties, but sufficient square footage was not available
- Sites were considered based in part on the County's current population center
- The shortlist is based on site suitability for redevelopment compared to the County's population center

✕ Weighed Population Center

2021 Population Density

Estimated by Block Group



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Section 2

Shortlisted Properties

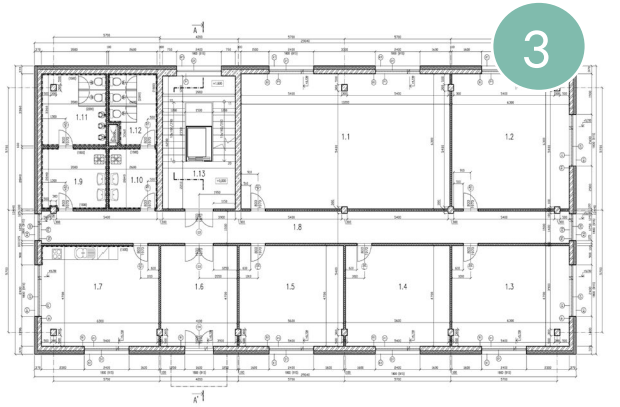
SHORTLISTED DOWNTOWN OPTIONS



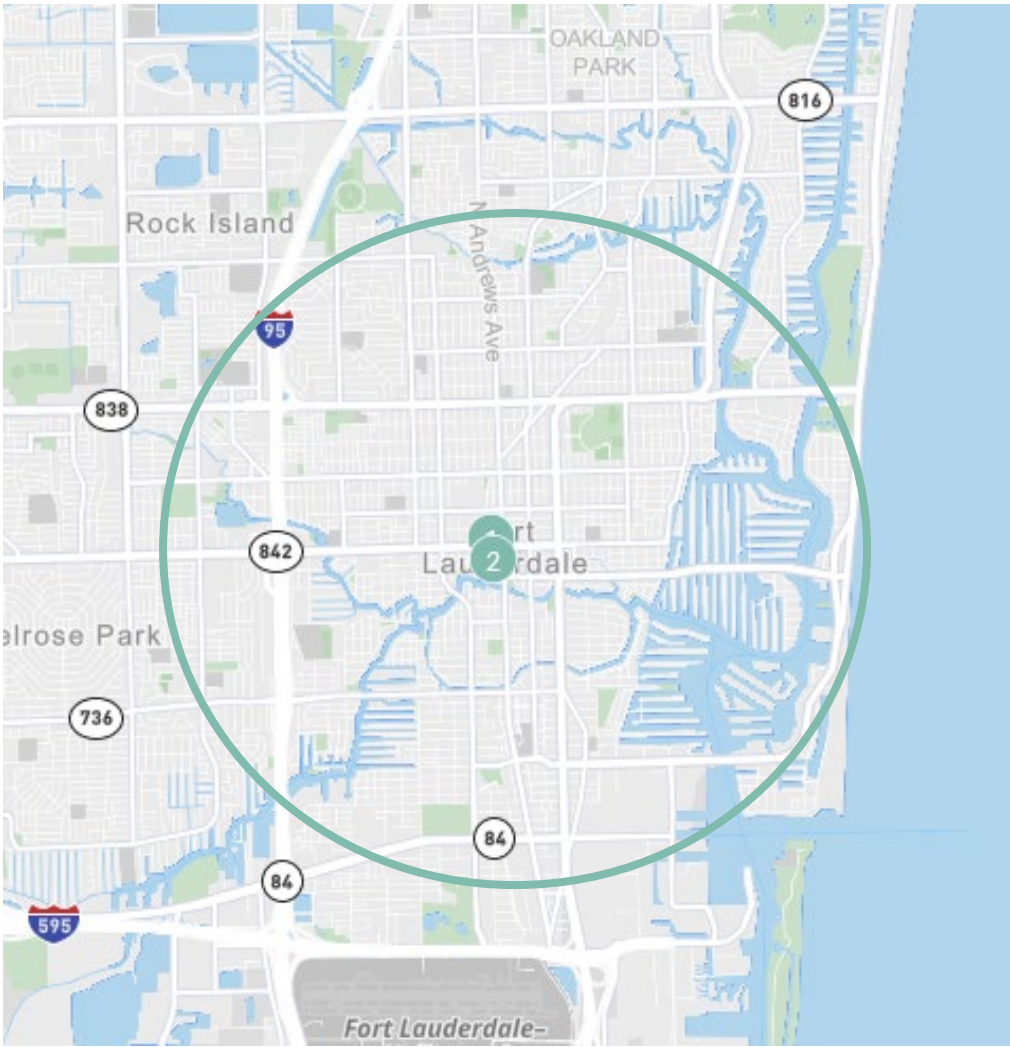
BROWARD CENTRAL BUS TERMINAL
101 NW. 1st Avenue
Fort Lauderdale, FL 33301



GOVERNMENTAL CENTER EAST (ANNEX BUILDING, SURFACE LOTS, AND PARKING GARAGES)
115 S. Andrews Avenue
Fort Lauderdale, FL 33301

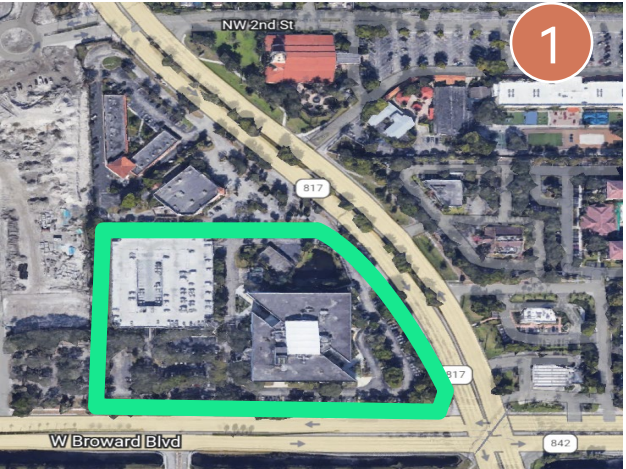


NON-COUNTY OWNED OPTIONS
Fort Lauderdale

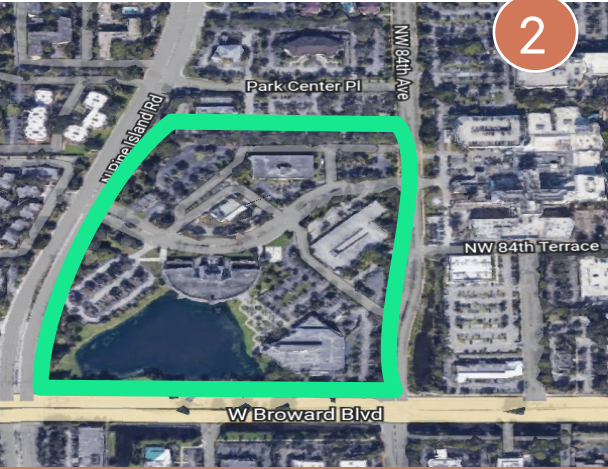


3 Additional sites not currently owned by the County are also considered within this area

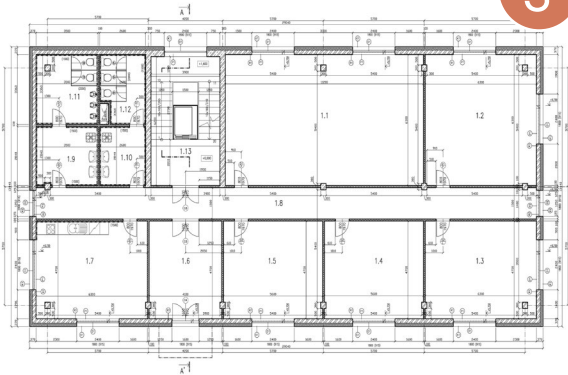
SHORTLISTED CENTRAL OPTIONS



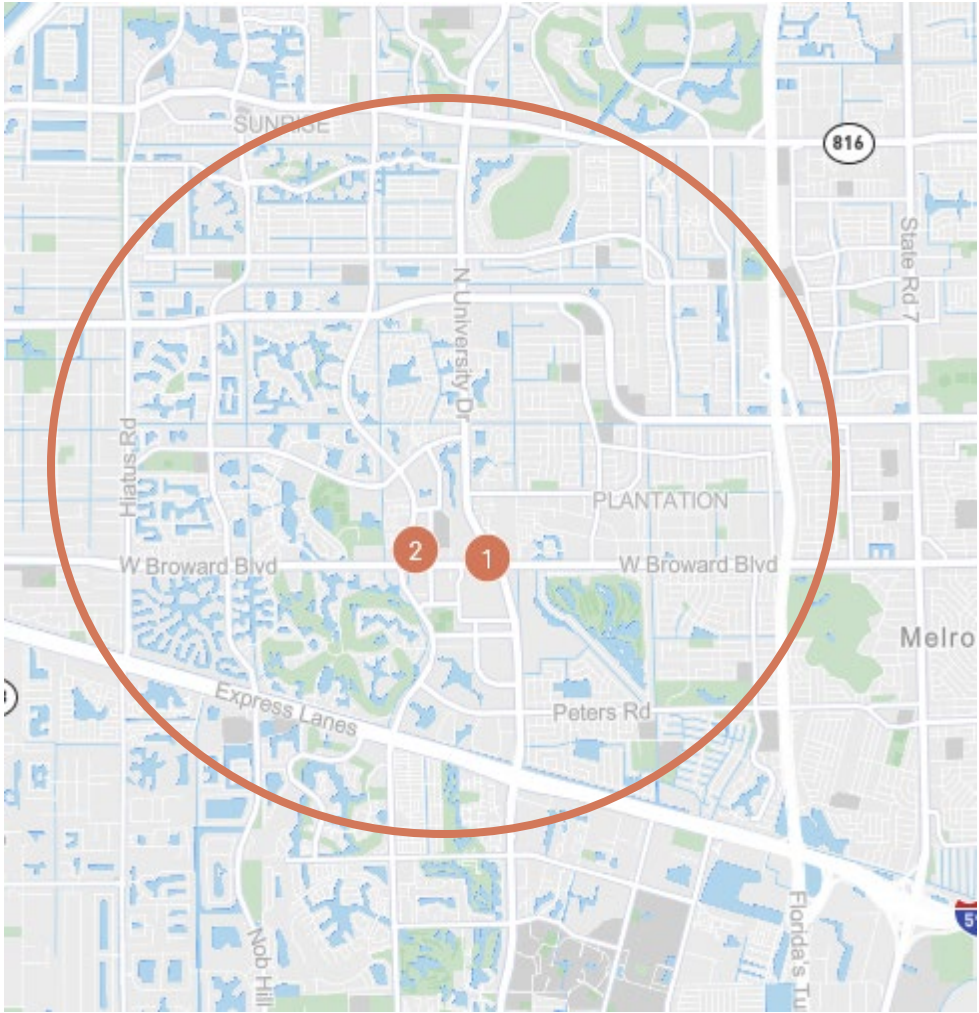
GOVERNMENT CENTER WEST
1 N. University Drive
Plantation, FL 33324



EOC/COUNTY COMPLEX
100 N. Pine Island Drive
Plantation, FL 33324



NON-COUNTY OWNED OPTIONS
Central Broward County



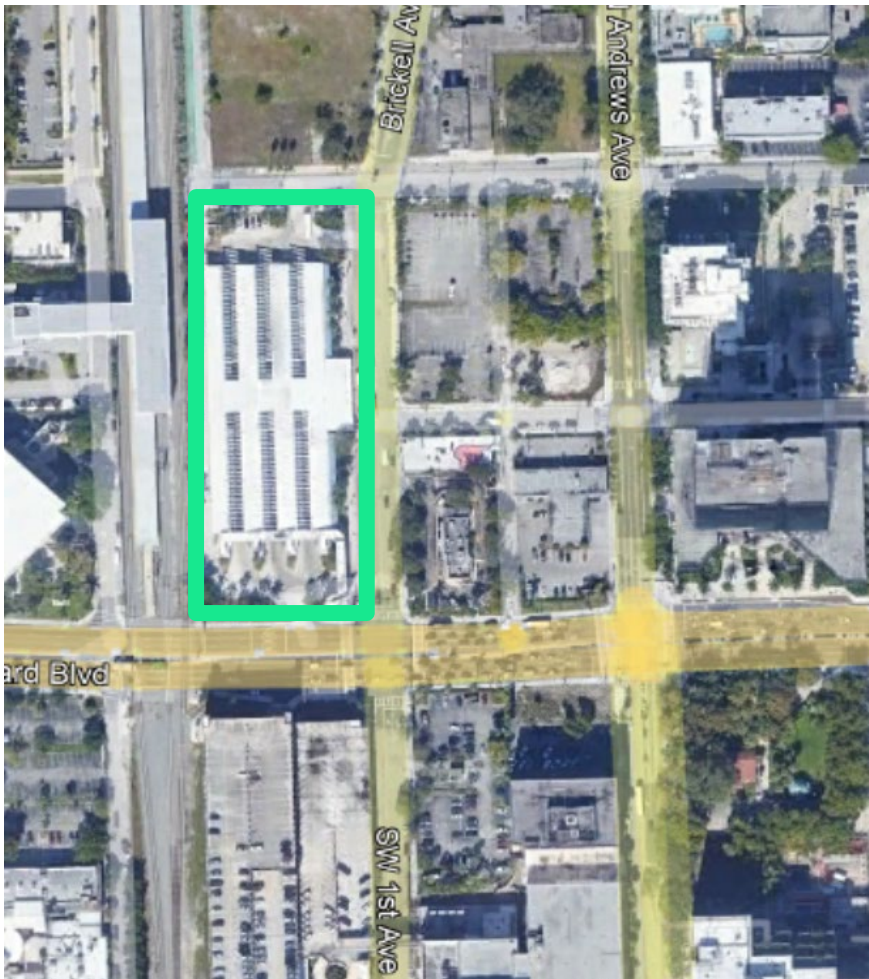
3 Additional sites not currently owned by the County are also considered within this area

3

Section 3

Shortlisted Downtown Options

Broward Central Bus Terminal



Size: 3.01 Acres

STRENGTHS

- Mostly County owned: site control
- Highly visible on Broward Blvd
- No temporary employee space required
- Fully integrated intermodal site
- Prime location for future transit corridor options

CHALLENGES

- Resolution of federal funding and ownership requirements
- Relocation of bus terminal during construction
- Ingress/egress for traffic volume
- Environmental remediation is required (regardless of County facility relocation)
- Integration of bus terminal into multi-purpose site
- Cost and time required to demolish existing bus terminal
- Proximity to rail (noise, potential hazards from crashes or spills)
- Construction logistics
- Narrow site layout

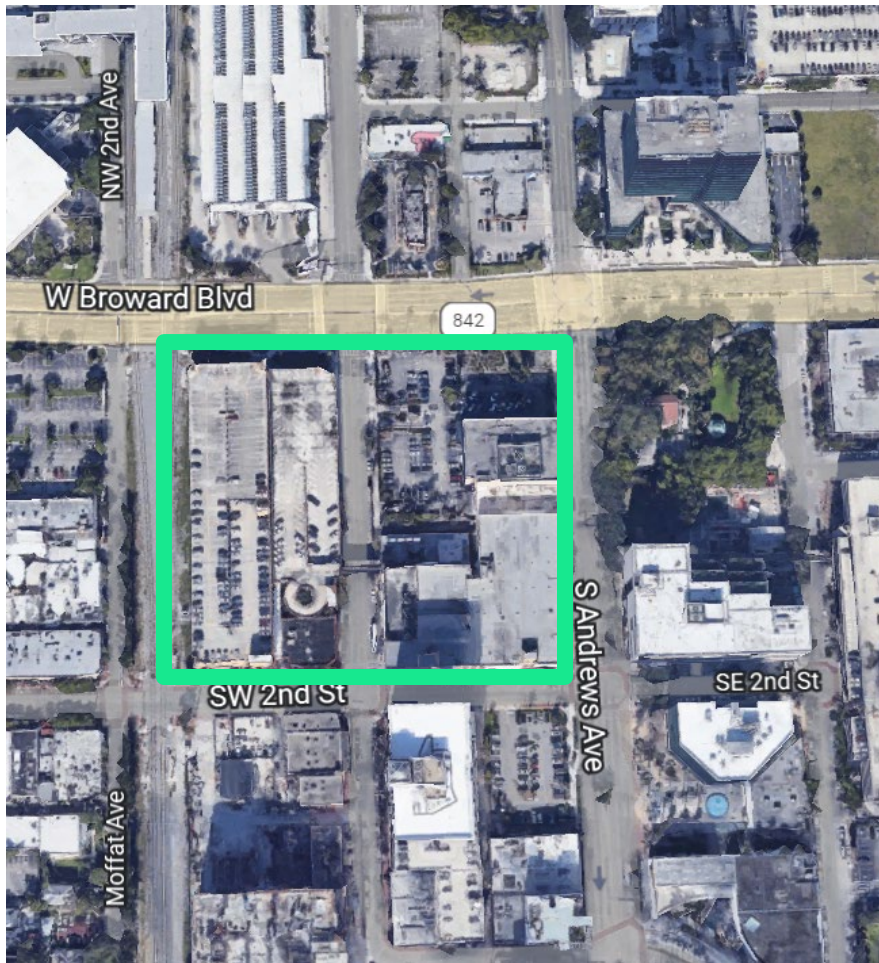
PROPOSED SITE PLAN / ONE LOCATION

Total Number of Stories	25
Parking Structure Stories	11
Parking Spaces	1,623
Gross Square Footage	±387,000 SF

PROPOSED SITE PLAN / TWO LOCATIONS

Total Number of Stories	6
Parking Structure Stories	3
Parking Spaces	416
Net Usable Area	±92,000 SF

Governmental Center East (Annex Building, Surface Lots, and Parking Garages)



Size: 6.41 Acres

STRENGTHS

- County owned: site control and no land cost
- Existing western parking structure can be retained and will reduce costs
- Capitalize on existing parking structure
- Highly visible on Broward Blvd
- Acreage will support redevelopment for multiple purposes
- Development phasing allows for minimal employee temporary relocation space
- Adjacent to fully integrated intermodal site
- Prime location for future transit corridor options

CHALLENGES

- Tower location may require temporary relocation of Commission chambers
- Cost and time required to demolish existing structure

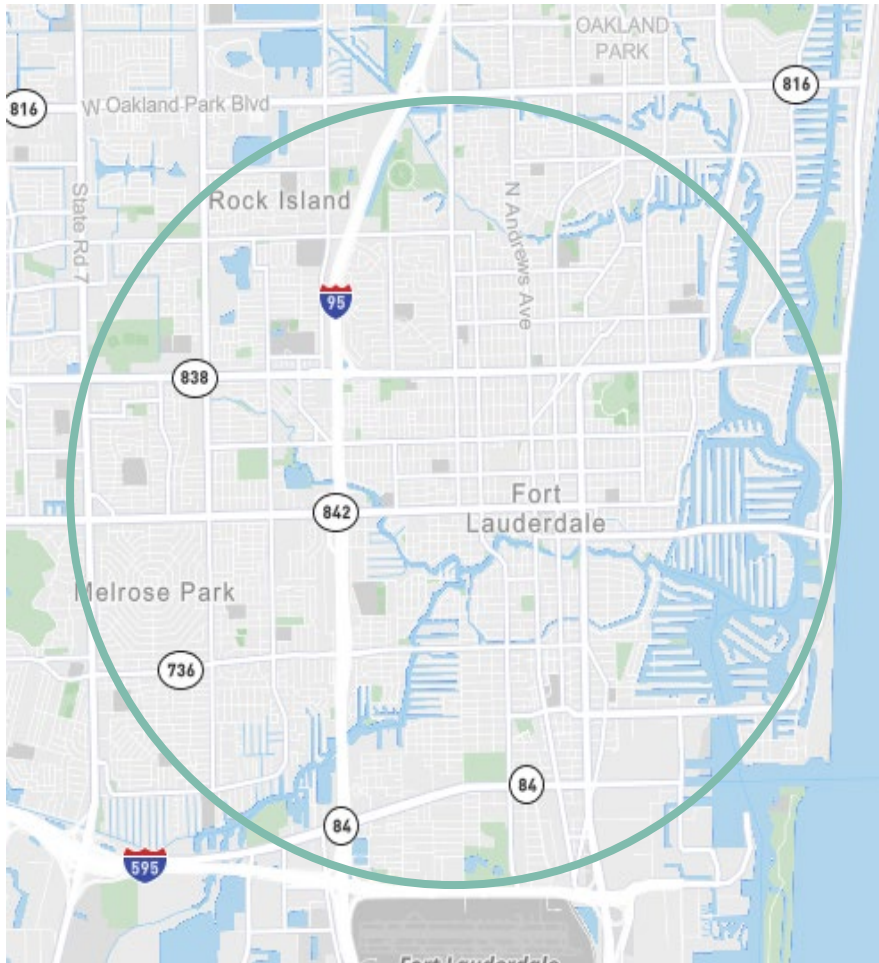
PROPOSED SITE PLAN / ONE LOCATION

Total Number of Stories	15
Parking Structure Stories	*Existing 7 story parking structure across the street with new 5 story replacement of the “east” parking structure
Parking Spaces	1,623 *This includes the current 1,200 spaces on the “west” garage and only requires 423 additional spaces
Gross Square Footage	±387,000 SF

PROPOSED SITE PLAN / TWO LOCATIONS

Total Number of Stories	4
Parking Structure Stories	*Existing 7 story parking structure across the street
Parking Spaces	1,200 *This includes the current 1,200 spaces in the “west” garage and does not include additional spaces
Gross Square Footage	±92,000 SF

NON-COUNTY OWNED DOWNTOWN OPTIONS



STRENGTHS

- Multiple points of access
- Acreage will support redevelopment for multiple purposes
- Eliminates / reduces cost and need for temporary facilities

CHALLENGES

- Acquisition cost
- Acquisition timing
- County may be outbid by another Buyer

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Section 4

Shortlisted Central Options



Size: 9.17 Acres

STRENGTHS

- County owned: site control and no land cost
- High visibility location with 800 feet frontage on Broward Blvd and multiple points of access; major County intersection
- Commercial amenities nearby
- Acreage will support redevelopment for multiple purposes
- No temporary employee space required

CHALLENGES

- Temporary parking relocation during redevelopment of new facility
- Parking demolition cost

PROPOSED SITE PLAN / ONE LOCATION

Total Number of Stories	12
Parking Structure Stories	7
Parking Spaces	2,000
Gross Square Footage	±387,000 SF

PROPOSED SITE PLAN / TWO LOCATIONS

Total Number of Stories	10
Parking Structure Stories	6
Parking Spaces	1,750
Gross Square Footage	±322,000 SF



Size: 16 Acres

*County Courthouse and Library are to remain as-is

STRENGTHS

- County owned: site control and no land cost
- High visibility location with 1,000 SF frontage on Broward Blvd
- Commercial amenities nearby
- Acreage will support redevelopment including a Governmental Center, EOC, bus terminal, and green space
- No temporary employee space required

CHALLENGES

- Temporary parking relocation during development of new facility

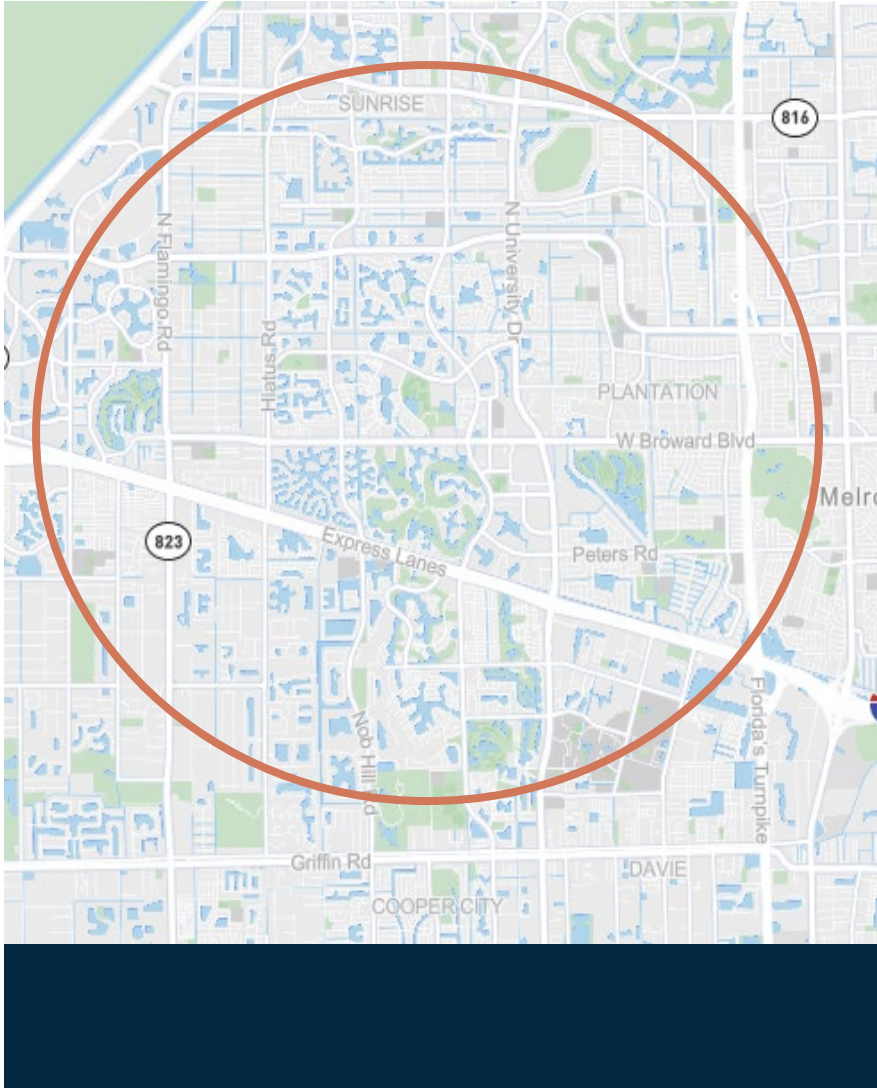
PROPOSED SITE PLAN / ONE LOCATION

Total Number of Stories	11
Parking Structure Stories	10
Parking Spaces	1,920
Gross Square Footage	±387,000 SF

PROPOSED SITE PLAN / TWO LOCATIONS

Total Number of Stories	9
Parking Structure Stories	8
Parking Spaces	1,600
Gross Square Footage	±322,000 SF

NON-COUNTY OWNED CENTRAL OPTIONS



STRENGTHS

- Multiple points of access
- Acreage will support redevelopment for multiple purposes
- Eliminates / reduces cost and need for temporary facilities

CHALLENGES

- Acquisition cost
- Acquisition timing
- County may be outbid by another Buyer

Cost elements included in each conceptual scenario:

- core & shell cost (LEED Silver and above)
- interior fit out cost: including Furniture, Fixtures and Equipment (FF&E)
- parking structure
- other development costs: including land costs, soft costs, permits, contingencies etc.
- temporary relocation allowances (where applicable)
- 120+ additional line items

± 322,000 SF

In either Downtown or Central Broward
\$455.7M - \$538M @ LEED Silver
\$460M - \$542.4M @ LEED Gold
\$477.4M - \$560M @ LEED Platinum/Net Zero

+

± 92,000 SF

In either Downtown or Central Broward
\$134.3M - \$164.7M @ LEED Silver
\$135.4M - \$165.8M @ LEED Gold
\$139.9M - \$170.3M @ LEED Platinum/Net Zero

=

If One Location:

±387,000 SF

Downtown or Central Broward County
\$511.9M - \$619.1M @ LEED Silver
\$516.8M - \$624M @ LEED Gold
\$536.2M - \$643.8M @ LEED Platinum/Net Zero

If Two Locations:

± 414,000 SF (total for two locations)

Split between Downtown or Central Broward
\$590M - \$702.7M @ LEED Silver
\$595.4M - \$708.2M @ LEED Gold
\$617.3M - \$730.3M @ LEED Platinum/Net Zero

*Range variation based on site selection

CONCEPTUAL CONSTRUCTION COST SUMMARY – ONE LOCATION

PROPERTY	BROWARD CENTRAL BUS TERMINAL		GOVERNMENTAL CENTER EAST		OTHER OPTIONS DOWNTOWN		GOVERNMENT CENTER WEST		EOC/COUNTY COMPLEX		OTHER OPTIONS CENTRAL	
CONCEPTUAL COST FOR ONE LOCATION OPTION (±387,000 SF)												
	\$/SF	Total	\$/SF	Total	\$/SF	Total	\$/SF	Total	\$/SF	Total	\$/SF	Total
All-in Summary (LEED Silver)	\$1,531	\$592.7M	\$1,322	\$511.9M	\$1,600	\$619.1M	\$1,490	\$576.8M	\$1,495	\$578.8M	\$1,488	\$576.1M
Sustainability												
+ LEED Gold	\$4.9M		\$4.9M		\$4.9M		\$4.8M		\$4.9M		\$4.8M	
+ LEED Platinum/ Net Zero	\$24.7M		\$24.3M		\$24.7M		\$23.9M		\$24.3M		\$23.9M	
Escalation	\$139.8M		\$121M		\$146.8M		\$136.6M		\$136.9M		\$136.2M	
Assumed pre-construction start date of Q1, 2024; 2-year pre-construction period; 3-year construction period. Mid point of construction taken for escalation allowance = Q3 2027												

High

Low

CONCEPTUAL CONSTRUCTION COST SUMMARY – TWO LOCATIONS

PROPERTY	BROWARD CENTRAL BUS TERMINAL		GOVERNMENTAL CENTER EAST		OTHER OPTIONS DOWNTOWN		GOVERNMENT CENTER WEST		EOC/COUNTY COMPLEX		OTHER OPTIONS CENTRAL	
CONCEPTUAL COST FOR TWO LOCATIONS OPTION (±322,000 SF)												
	\$/SF	Total	\$/SF	Total	\$/SF	Total	\$/SF	Total	\$/SF	Total	\$/SF	Total
All-in Summary (LEED Silver)	\$1,593	\$512.8M	\$1,416	\$455.7M	\$1,671	\$538M	\$1,571	\$505.6M	\$1,561	\$502.4M	\$1,578	\$508.1M
Sustainability												
+ LEED Gold	\$4.4M		\$4.3M		\$4.4M		\$4.3M		\$4.3M		\$4.3M	
+ LEED Platinum/ Net Zero	\$22M		\$21.7M		\$22M		\$21.4M		\$21.7M		\$21.4M	
Escalation	\$120.7M		\$107.2M		\$127.4M		\$119.6M		\$119.3M		\$120.5M	
CONCEPTUAL COST FOR TWO LOCATIONS OPTION (±92,000 SF)												
	\$/SF	Total	\$/SF	Total	\$/SF	Total	\$/SF	Total	\$/SF	Total	\$/SF	Total
All-in Summary (LEED Silver)	\$1,552	\$142.7M	\$1,631	\$150M	\$1,733	\$159.4M	\$1,460	\$134.3M	\$1,610	\$148.1M	\$1,557	\$143.2M
Sustainability												
+ LEED Gold	\$1.1M		\$1.1M		\$1.1M		\$1.1M		\$1.1M		\$1.1M	
+ LEED Platinum/ Net Zero	\$5.6M		\$5.6M		\$5.6M		\$5.6M		\$5.6M		\$5.6M	
Escalation	\$38.9M		\$35.5M		\$37.7M		\$31.8M		\$35M		\$33.8M	
Assumed pre-construction start date of Q1, 2024; 2-year pre-construction period; 3-year construction period. Mid point of construction taken for escalation allowance = Q3 2027												

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Section 5

Critical Path Decisions and Next Steps

Critical Path Decisions and Next Steps



Critical Path Decisions:

- One location or two locations
- If one location:
 - Downtown or Central Broward location
- If two locations:
 - Larger square footage Downtown or
 - Larger square footage in Central Broward



BOCC direction
to County
Administrator



Next steps:

- Further refine site analysis and options
- Finalize space program
 - Based upon one versus two location scenario
 - Determine department locations
- Identify funding options
- Establish project timeline
 - Site acquisition (if required)
 - Procurement

Thank you

CBRE



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Section 6

Your Team

The global leader

Scale and Diversity

- 7.1 billion square feet under management¹
- Approx. 500 offices worldwide¹
- Serves clients in over 100 countries
- Serves over 90% of the Fortune 100
- Over 89,000 transactions in 2021

Market Leadership

- #1 Leasing
- #1 Property Sales
- #1 Outsourcing
- #1 Appraisal & Valuation
- #1 Property Management
- \$146.9 billion AUM²
- \$19.3 billion development in process²

Leading Global Brand

- Lipsey's #1 CRE brand for 21 consecutive years
- One of the World's Most Ethical Companies awarded by Ethisphere Institute for nine straight years
- S&P 500 company since 2006
- One of FORTUNE's Most Admired Real Estate Companies for 12 consecutive years



1. As of December 31, 2021
2. As of July 31, 2022

CBRE organization

Advisory Services

- Advisory & Transaction Services
- Property Management
- Capital Markets
- Valuations

Global Workplace Solutions

- Facilities Management
- Project Management
- Management Consulting
- Turner & Townsend (60% ownership)

Real Estate Investments

- CBRE Investment Management
- Trammell Crow Company

\$27.7B

2021 Revenue

#126

2022 F500 Ranking

105,000+

Employees Globally¹

~500

Offices Globally

100+

Countries Where
Clients Are Served

1. Excluding Turner & Townsend employees

2022 Accolades



General

- **FORTUNE 500** #126
- **A FORTUNE's Most Admired Real Estate Company** Twelve years in a row
- **Forbes** Named one of the best large employers in America
- **Lipsey** #1 brand for 21 consecutive years
- **IAOP** Among top few outsourcing service providers for 16 consecutive years
- **Realcomm's Digie** award for Best Use of Automation in Commercial Services



People / Workplace

- **Ethisphere** World's Most Ethical Companies nine years in a row
- **Forbes** A top company for diversity and women in 2022
- **Bloomberg** Named to Gender-Equality Index three years in a row
- **Human Rights Campaign** Best place to work for LGBTQ Equality and received a perfect score for the ninth straight year on the Corporate Equality Index
- **Dallas Business Journal** Outstanding Diversity & Inclusion Organization
- **JUST Capital's** 2022 list of America's Most Just Companies and #1 real estate company supporting communities
- **Bisnow** Rise award 2022 honoree for impactful DEI programs
- **Disability Equality Index** Recognized as a Best Place to Work for Disability Inclusion and earned a top score



Sustainability

- **BARRON'S** #11 sustainable company
- **FTSE4GOOD** Eight consecutive years
- **Dow Jones Sustainability Index** World Index for 3rd consecutive year; North America Index eight years in a row
- **3BL Media** 2022 Best Corporate Citizens list; 4th consecutive year on list
- **U.S. Environmental Protection Agency's** 2022 ENERGY STAR Sustained Excellence Award; 15th consecutive year of "Partner of the Year" recognition
- **Kiplinger ESG 20** A top 20 company for meeting ESG challenges
- **MSCI ESG Rating** Received AAA rating; highest score possible

#1 commercial real estate services firm in the State of Florida

\$15.6B

total transaction
value in Florida

In 2021

\$9.32B

total sold in
Florida

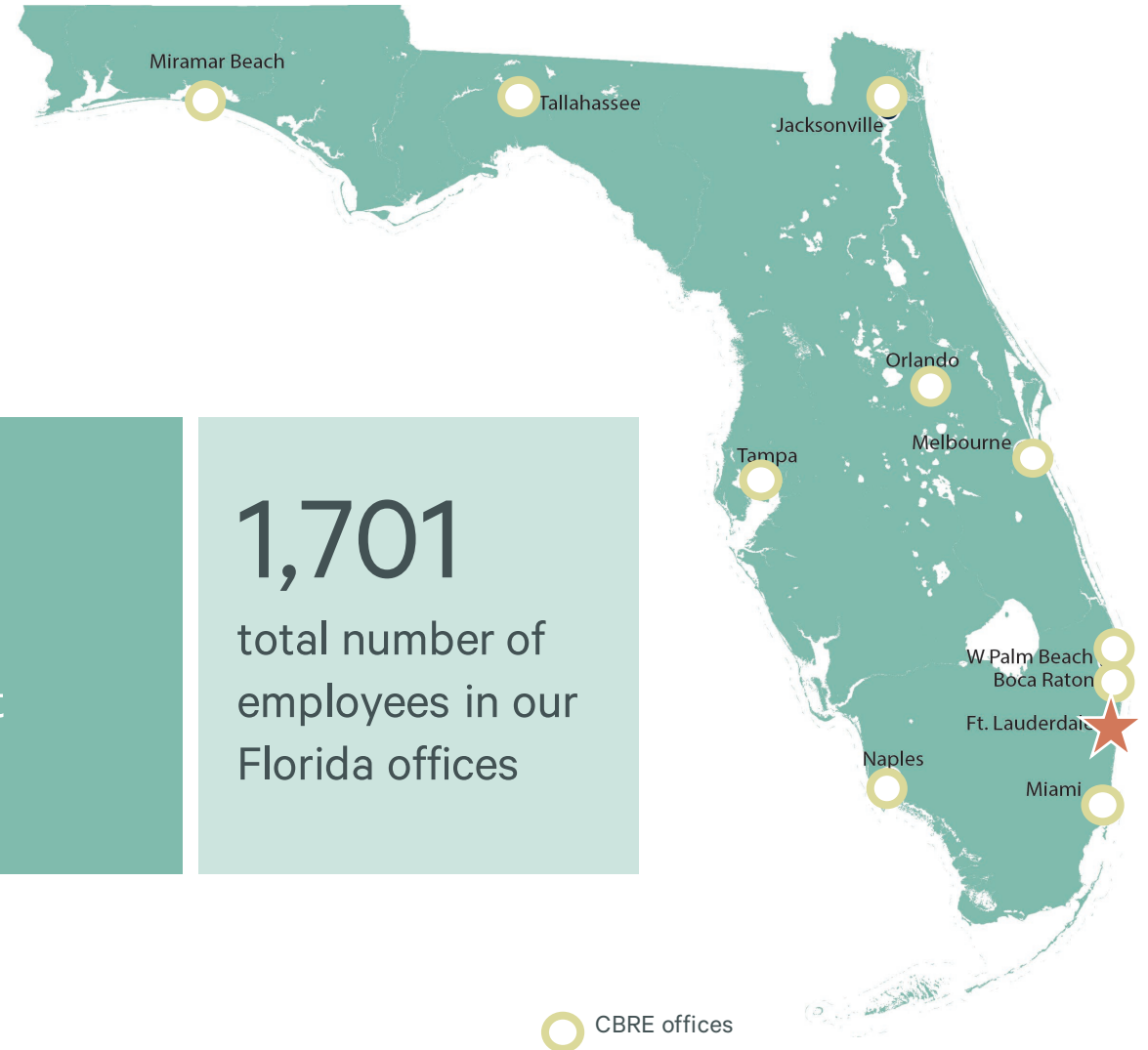
In 2021

11

offices
throughout
Florida

1,701

total number of
employees in our
Florida offices

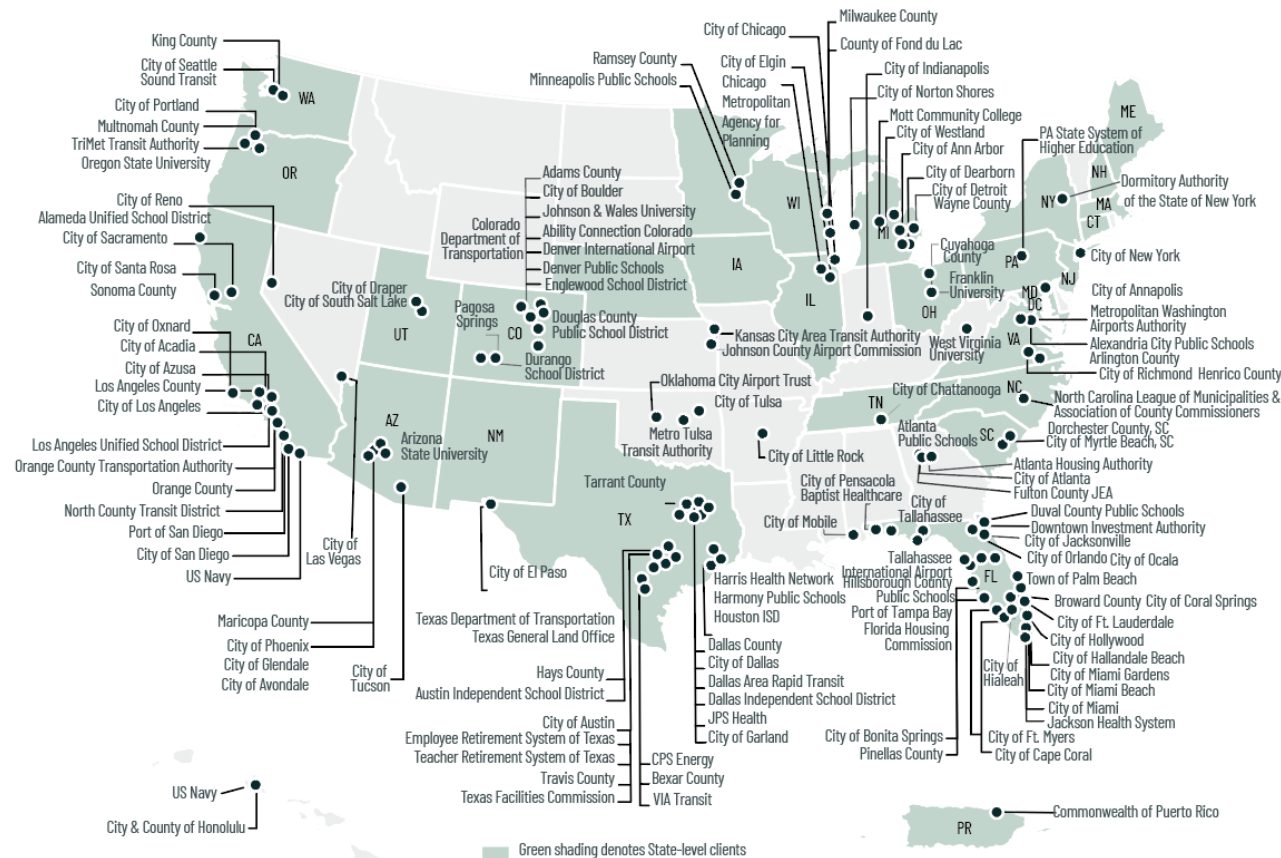


CBRE Public Institutions & Education Solutions

We are a national team that works exclusively with state, county, city and educational institutions to develop and implement cutting-edge real estate strategies.

With over 100 public sector clients, we understand the priorities of public institutions and are adept at identifying actionable solutions for complex municipal challenges.

CBRE's public sector experience goes far beyond typical office and industrial transactions. Our specialists are selling ports, redeveloping convention and civic centers, identifying affordable housing opportunities, delivering solutions for generational transactions, and leading public private partnerships across the country.



25
states

50+
cities & counties

20+
redevelopment projects

20+
team members

150+
combined years of
experience

Our Strategic Partnership

Together, this strategic partnership has created the premier, differentiated **program, project and cost management** capability globally.

CBRE

CBRE is the world's largest commercial real estate services and investment firm, ranking #122 in the Fortune 500. 90% of the Fortune 100 trusts CBRE with the management of their real estate portfolios. Its Project Management business maintains a global delivery footprint, enterprise client relationships, unique Principal Delivery capabilities and attachment to the broader CBRE business, including GWS | Enterprise, Local and Data Center Solutions, as well as Transactions and Property Management.

Turner & Townsend

Turner & Townsend specializes in program, project, cost and commercial management and advisory services across the real estate, infrastructure and natural resources sectors. With more than 7,000 professionals and 112 offices in 46 countries, Turner & Townsend transforms performance on the world's most impactful programs, managing risk while maximizing value and performance for clients across the built environment.

BENEFITS OF OUR
PARTNERSHIP

200+ Years
of combined
experience,
heritage and
track record



Global **End-to-End Capabilities** and
sector-focused
specialization



Unrivalled **Data-Driven Insights** and services
enabled by best-in-
class technology



17,000+
Industry-leading
talent



Market-Leading
**Cost Management
& Controls**



Net Zero Strategies
and sustainability
solutions



**On Time &
On Budget**
commitment
to efficiency
and value



Strategic Procurement
programs



Rigorous focus on
Quality & Safety

The premier, differentiated capability globally

CBRE and Turner & Townsend can now deliver differentiated, integrated services our clients can't get anywhere else

Complete End-to-End Capabilities

The capabilities and processes to optimize Total Cost of Ownership, transform the built environment, and achieve ESG outcomes across your portfolio.

- Tightly integrated with Strategy, Real Estate and Facilities Management teams
- Capital strategies aligned to business strategies
- Programmatic approach to optimize capital investments as part of a Total Cost of Ownership strategy
- Transform the workplace experience and achieve Sustainability/Net Zero objectives in your portfolio

Outcomes



Speed-to-Market



Efficient Delivery



Strategic Alignment

Unrivalled Data-Driven Insights

The insights that drive decisions, optimizing the impact of your capital spend.

- Integrated cross-functional business insights across the property lifecycle
- The world's most robust repository of program and project performance data
- Integrated approach to project budget development
- Organized and prioritized CAPEX plans to control the budget and manage the project execution



Budget Precision



Process Transparency



Assured Governance

Industry-Leading Talent

The people and expertise to deliver great service and ensure desired outcomes are met.

- 200 years combined experience, heritage and track records
- 16,000+ combined industry-leading professionals
- Ability to deploy professionals from CBRE or Turner & Townsend based on scope and required expertise
- Diversity, Equity and Inclusion strategic priorities
- Sector's highest Net Promoter Score (NPS)



Diverse Teams



Specialized Expertise



Global Coverage