

**ITEM #72-C**

**ADDITIONAL MATERIAL  
REGULAR MEETING**

**JUNE 9, 2026**

**SUBMITTED AT THE REQUEST OF  
COUNTY ADMINISTRATION**

**DRAFT**

***NEW BCGC***

***JUNE 9, 2026***

***SPIRIT HQS***

**ZYSCOVICH**  
A Stratus Team Company

# GENERAL NOTES

BCGC - SPIRIT HQS

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1. Preliminary area study is based on available PDF and CAD drawings provided to the project team. All area calculations, space allocations, and planning assumptions are subject to verification of existing conditions and may be adjusted based on field validation and additional information obtained during subsequent phases of the project.
2. Adjacencies in this study are based on floor space availability and Department/Division square footage requirements to efficiently fill the floor plates and are not intended to reflect all required operational adjacencies.
3. Individual departmental breakrooms have been removed from the Reduced Program to avoid duplication, as centrally located shared breakrooms are provided at each building core.
4. The layouts shown on the floor plans do not represent the proposed Broward County Government Center (BCGC) fit-out. They depict existing conditions.
5. The Amenities Building which consists of a cafeteria, kitchen and fitness center, remains in all three options and is anticipated to require minor renovations.
6. The additional 27,646 GSF floor contemplated in the Reduced Programming alternative included in the DCP has not been considered as part of this study. All stacking and space allocation analyses are based on the existing floor inventory under evaluation. The only exceptions are:
  - In Option 1 - All agencies and the Commission Chambers that cannot be accommodated in the office building are located in the Simulation Training Building. An approximately 31,000 SF New Second Floor must be constructed to accommodate portions of the program that could not be otherwise housed within the Office Tower.
  - In Option 2 - A new standalone building of approximately 34,288 SF is introduced to accommodate the Chamber and its associated support functions. Simulation Training Building accommodates most agencies on the First Floor and some on the Second Floor. No additional square footage is required to be added to Level 2.
7. For the expansion area on the 2nd Level of Option 2 - The 39,246 SF area has been identified as a potential future build-out zone to support the consolidation or reorganization of Departments/Divisions as operational requirements change over time.

# MASTER PLAN

## OPTIONS

# DRAFT



### OPTION 1

Use of Current BCGC Reduced Program and Space Standards, including build-out of the second floor of the Simulation Building.

### OPTION 2

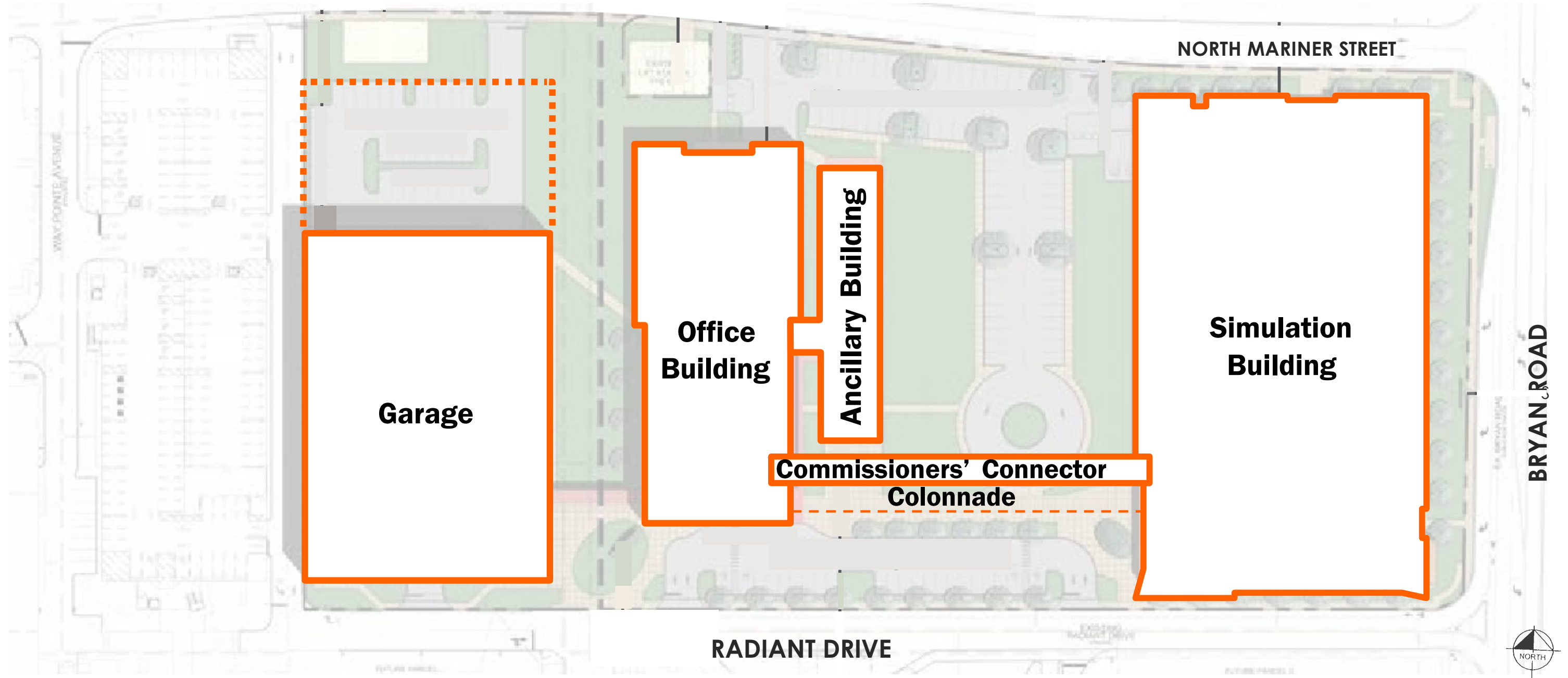
Use of Current BCGC Reduced Program and Space Standards with New Building Expansion to accommodate Commission Chambers and support areas. Simulation Building excludes build-out of the second floor.

### OPTION 3

Reuse of existing office and meeting spaces in the Office Building to conform Broward County requirements to existing Building conditions.

# OPTION 1

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# PROGRAM

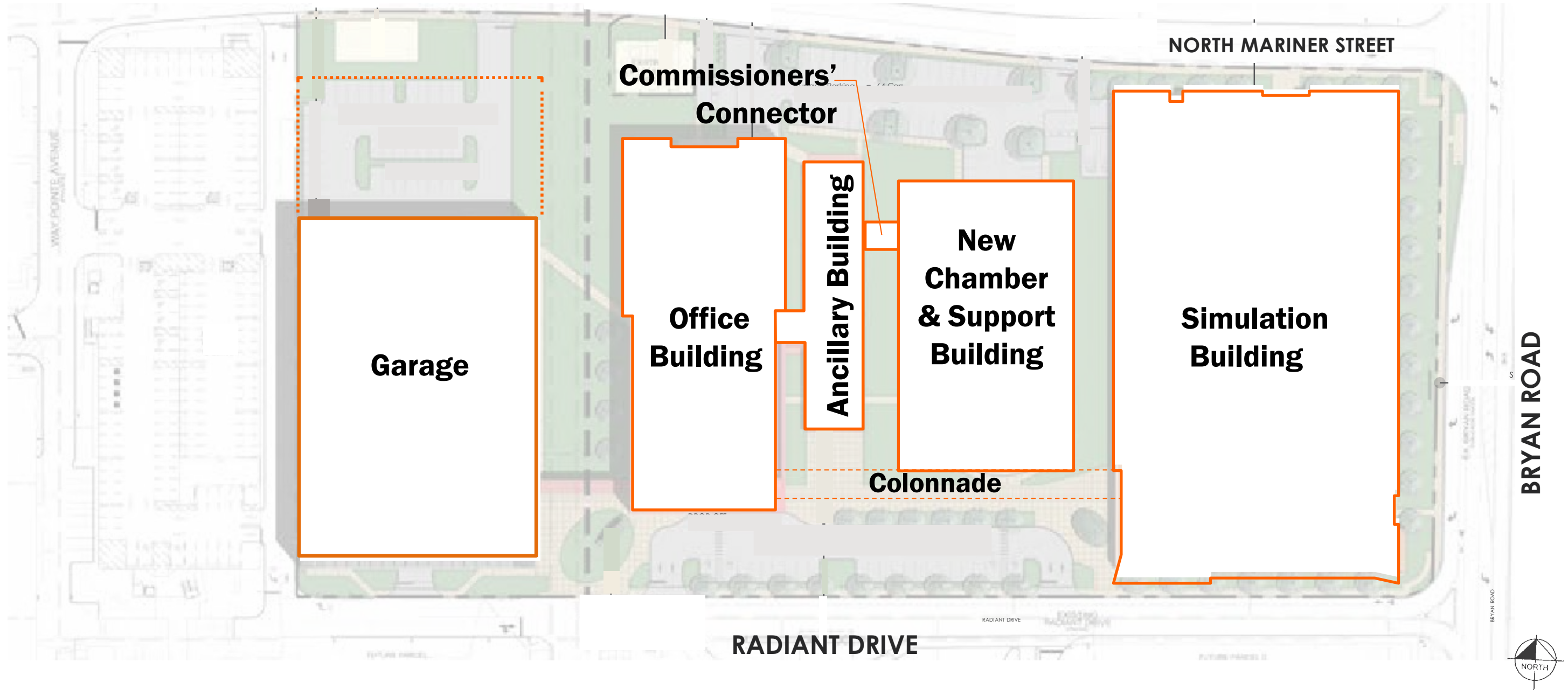
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OFFICE BUILDING	
COUNTY COMMISSION	9,435 SF
COUNTY ADMINISTRATION	7,031 SF
COUNTY ATTORNEY	21,008 SF
COUNTY AUDITOR	7,949 SF
OFFICE OF MANAGEMENT AND BUDGET ADMINISTRATION	5,718 SF
OFFICE OF INTERGOVERNMENTAL AFFAIRS	2,891 SF
REAL PROPERTY & REAL ESTATE DEVELOPMENT	4,396 SF
FINANCE & ADMINISTRATIVE SERVICES DEPARTMENT (FASD)	4,508 SF
OFFICE OF ECONOMIC & SMALL BUSINESS DEVELOPMENT (OESBD)	8,756 SF
OFFICE OF PUBLIC COMMUNICATIONS	5,810 SF
LEAGUE OF CITIES AND LEGISLATIVE DELEGATION	3,324 SF
RECORDS, TAXES & TREASURY DIVISION (RTT)	8,690 SF
HUMAN RESOURCES DIVISION (HR)	10,548 SF
ETS - SUPPORT	1,232 SF
PUBLIC WORKS AND ENVIRONMENTAL SERVICES DEPARTMENT	5,488 SF
MULTIPURPOSE COMMON USE AREA	3,784 SF
TOTAL AGENCY AREA	110,568 SF
TOTAL BUILDING AREA	174,355 SF
(including circulation, core, and support spaces)	

SIMULATION BUILDING	
PURCHASING DIVISION	18,399 SF
RISK MANAGEMENT DIVISION	10,115 SF
CONSTRUCTION MANAGEMENT DIVISION (CMD)	12,677 SF
FACILITIES MANAGEMENT DIVISION (FMD)	12,453 SF
ACCOUNTING DIVISION	10,025 SF
CONFERENCE SPACES	10,363 SF
PRINT SHOP	5,901 SF
COMMISSION CHAMBER	7,315 SF
COMMISSION LOUNGE	3,453 SF
FLEX SPACE (SOE)	1,701 SF
MINI AUDITORIUM / COMMISSION BOARD ROOM	2,099 SF
TOTAL AGENCY AREA	94,501 SF
TOTAL BUILDING AREA	141,221 SF
(including circulation, core, and support spaces)	

# OPTION 2

# DRAFT



# PROGRAM

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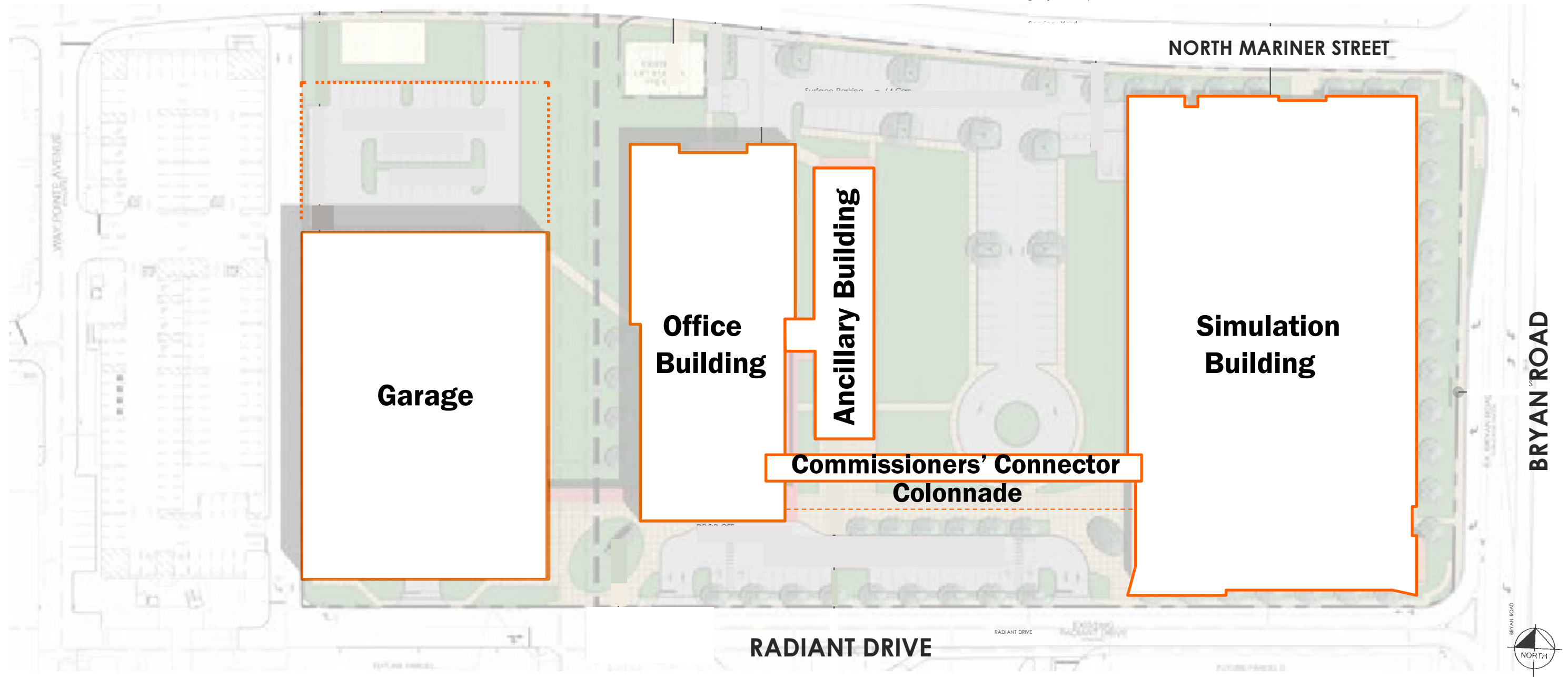
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CONFERENCE SPACES	10,363 SF
PRINT SHOP	5,901 SF
TOTAL AGENCY AREA	79,933 SF
TOTAL BUILDING AREA	110,290 SF
(including circulation, core, and support spaces)	

NEW CHAMBER & SUPPORT BUILDING	
COMMISSION CHAMBER	7,315 SF
COMMISSION LOUNGE	3,453 SF
FLEX SPACE (SOE)	1,701 SF
MINI AUDITORIUM / COMMISSION BOARD ROOM	2,099 SF
TOTAL AGENCY AREA	14,568 SF
TOTAL BUILDING AREA	34,288 SF
(including circulation, core, and support spaces)	

# OPTION 3

# DRAFT



# PROGRAM

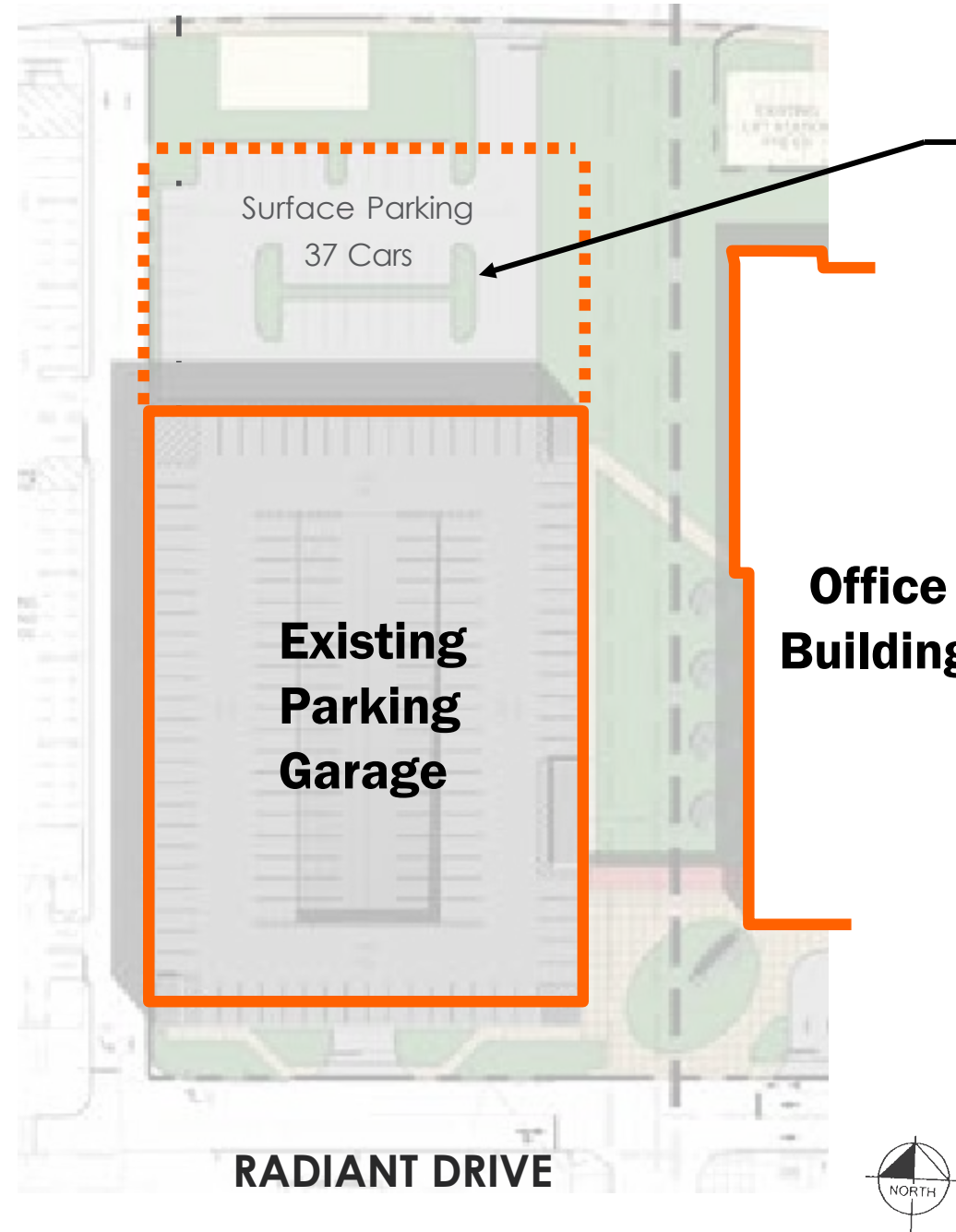
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# | GARAGE

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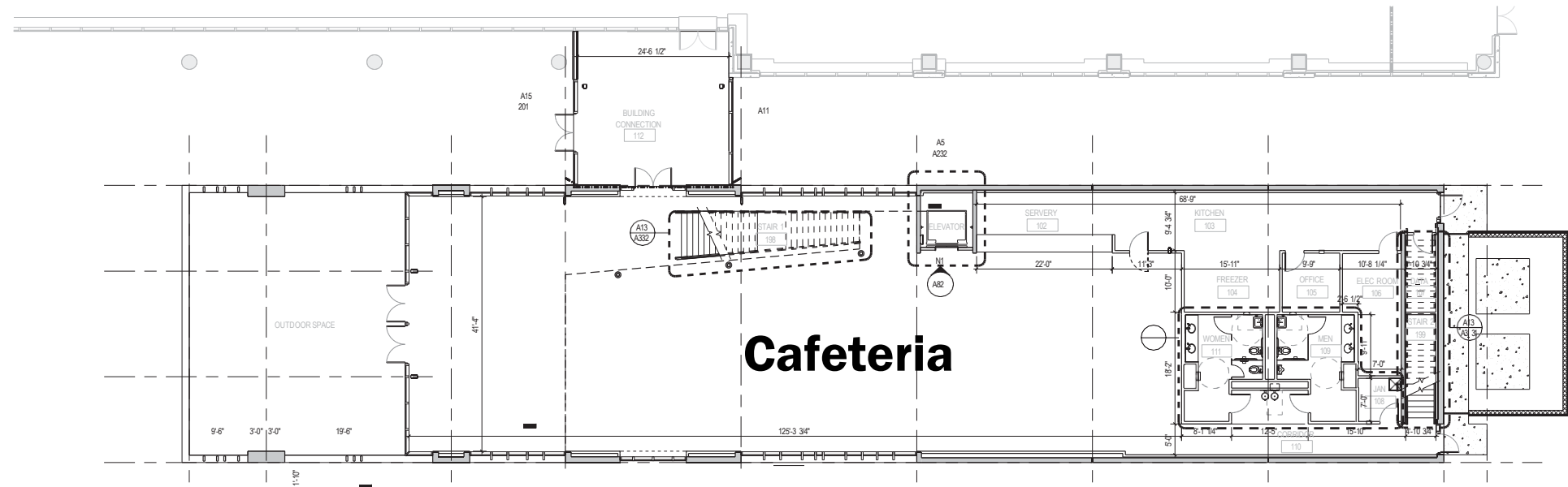


**Required Parking Garage Expansion  
494 Spaces**

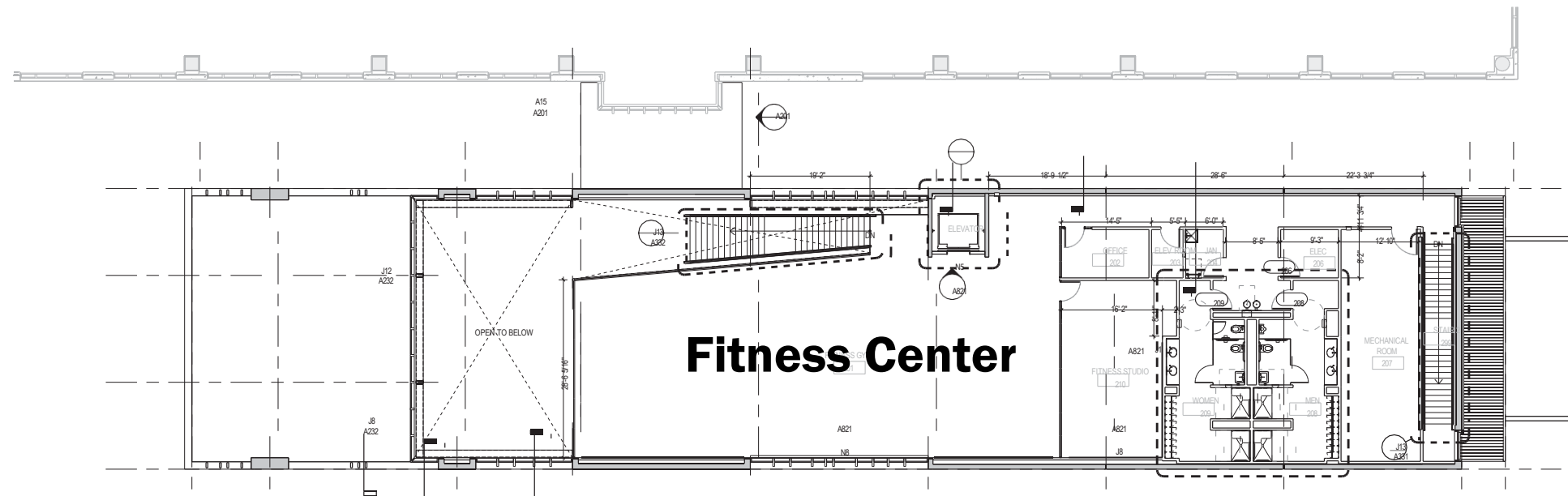
**Per the City of Dania Beach Code,  
additional parking will be required  
due to a change of use from office to  
assembly and government use**

# AMENITIES BUILDING

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**1ST FLOOR PLAN**



**2ND FLOOR PLAN**

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# NEW BROWARD COUNTY GOVERNMENT CENTER

## Estimated Comparative Budgets – Rough Order of Magnitude

Activity ID	201 W. Broward Blvd Fort Lauderdale FL (Gore Site)	1731 Radiant Dr, Dania Beach, FL (Spirit Airlines Site)		
	Amount	Option #1 Amount	Option #2 Amount	Option #3 Amount
Design	\$58,149,408	\$28,680,157	\$26,876,041	\$28,383,827
Construction	\$458,766,620	\$319,656,224	\$293,422,106	\$315,347,207
Miscellaneous*	\$55,290,587	\$23,095,285	\$21,586,432	\$29,151,687
Contingency**	\$91,393,385	\$79,295,434	\$72,630,757	\$71,660,781
<b>Total</b>	<b>\$663,600,000</b>	<b>\$450,727,100</b>	<b>\$414,515,336</b>	<b>\$444,543,502</b>
Loaded Area Cost	\$1,077 SF	\$875 SF	\$816 SF	\$863 SF

Notes:

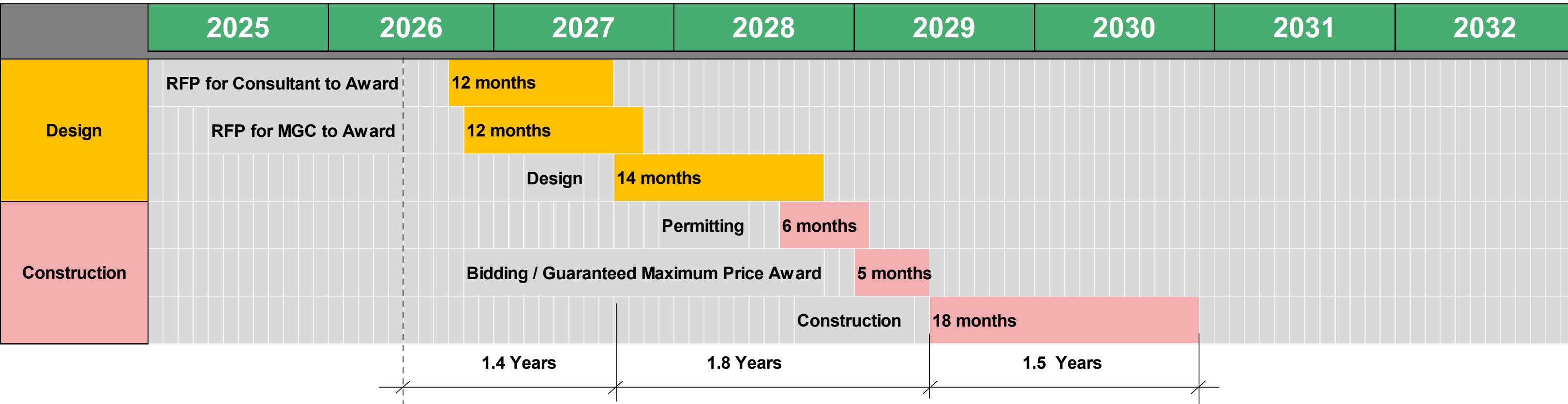
1. Project Budget includes all expenditures to date (dating back to the Joint Government Center effort) plus estimated future costs.
2. Project Budget excludes land costs (i.e., Gore Site, Spirit Site) as applicable.

\* Includes without limitation: Relocation expenses, Telecommunications, Utilities, Permits, and Public Art.

\*\* Includes Project contingency of 5% and escalation costs through FY29 at 15%.

# NEW BROWARD COUNTY GOVERNMENT CENTER

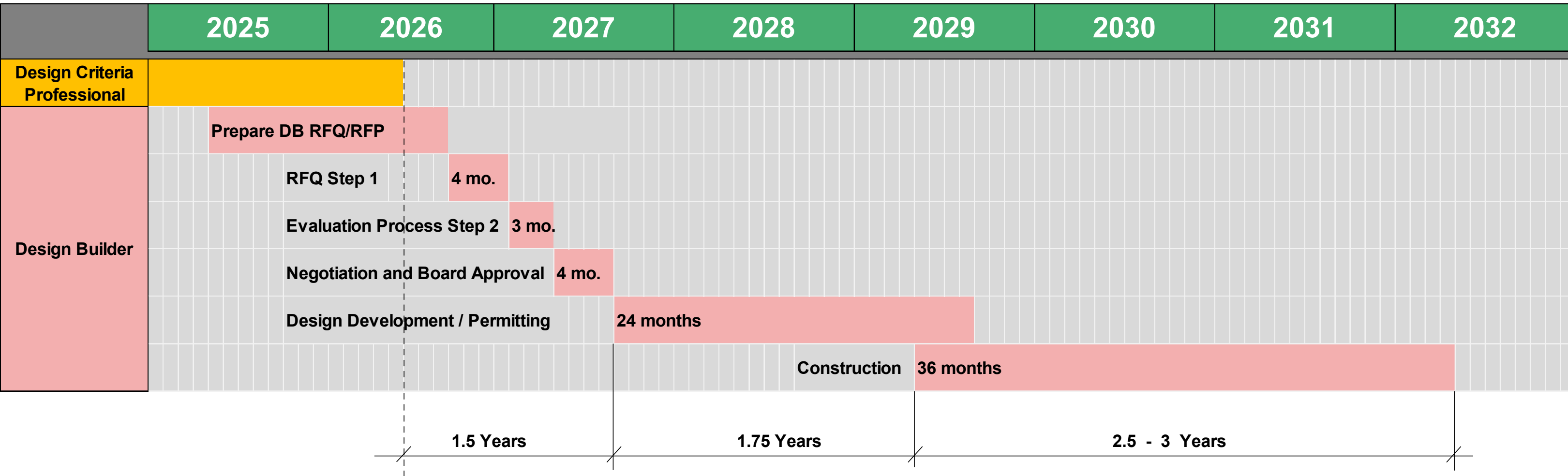
## Estimated Project Schedule - Spirit Airlines Property (1731 Radiant Drive, Dania Beach)



### Managing General Contractor Model

# NEW BROWARD COUNTY GOVERNMENT CENTER

## Estimated Project Schedule – Former Gore Property (201 W. Broward Blvd, Ft. Lauderdale)



### Progressive Design - Build Model