



CITY OF FORT LAUDERDALE
City Commission Agenda Memo
REGULAR MEETING

#26-0233

TO: Honorable Mayor & Members of the
Fort Lauderdale City Commission

FROM: Rickelle Williams, City Manager *Rickelle Williams*

DATE: March 19, 2026

TITLE: **REVISED M-1** - Motion Approving a Design-Build Agreement for Request for Proposals (RFP) No. 541-5, Federal Courthouse Parking Garage - Finrock Enterprises, LLC - \$11,869,598.32 - (**Commission District 4**)

Recommendation

Staff recommends the City Commission approve an agreement, in substantially the form attached, for Request for Proposals (RFP) No. 541-5, for the design and construction of the Federal Courthouse Parking Garage, with Finrock Enterprises, LLC, in the amount of \$11,869,59.32, which includes allowances of \$40,000 for maintenance of traffic (\$30,000) and permit fees (\$10,000).

Background

The City has issued the RFP Event No. 541-5 to solicit competitive proposals from design-build firms (DBFs) to provide design, permitting, construction, testing and start-up of the new Federal Courthouse Parking Garage for the City's Capital Projects and Transportation and Mobility Departments, in accordance with the terms, conditions, and specifications contained in the RFP.

This Project is located at 1000 SE 3 Avenue. The work to be completed under this Agreement, includes, but is not limited to, the design and construction of a five (5)-story pre-cast parking garage with a parking capacity of no less than 284 spaces.

On October 10, 2025, the Procurement Services Department issued RFP No. 541-5 to solicit competitive proposals for a highly qualified, experienced, and licensed DBF. Five (5) addendums were issued:

1. October 16, 2025 - To provide additional documents (written design narratives; geotechnical [soils] reports, exterior façade information) requested during the Pre-Bid Conference held on October 16, 2025, at 10:00 a.m;
2. October 29, 2025 - To extend the Q&A Period to November 19, 2025, and opening date to November 26, 2025;

3. November 6, 2025 – To add as an attachment an Excel version of the Price Proposal Form for proposer’s easy use and convenience;
4. November 19, 2025 – To revise various sections in the Solicitation; and
5. November 25, 2025 - To extend the opening date to December 2, 2025.

On December 2, 2025, the RFP closed with a total of three (3) firms submitting proposals:

1. Finrock Enterprises, LLC
2. Gulf Building, LLC
3. WB Construction, LLC.

On January 12, 2026, these firms were invited to conduct presentations to the Evaluation Committee (EC). The firms’ proposals and their presentations were ranked based on the evaluation criteria shown in the table below.

Evaluation Criteria	Percentage
Qualifications of the Firm & the Team	30%
Project Methodology & Approach	30%
Price Proposal	30%
References	10%
TOTAL	100%

As a result of the presentations and evaluation process, the EC determined that Finrock Enterprises, LLC is the highest ranked, responsive, and responsible firm.

Negotiations have been successfully completed and staff recommends Finrock Enterprises, LLC. for award.

Within fifteen (15) days of execution of the Agreement, Finrock will submit a detailed project schedule and construction sequencing plan for the City’s review and approval. Following issuance of the Notice to Proceed and purchase order, the contractor will have 370 calendar days to achieve project completion.

Construction of the new Federal Courthouse Parking Garage is anticipated to begin in fall 2026. The new Federal Courthouse is expected to be completed and occupied by January 2027, with the parking garage anticipated to reach substantial completion in summer 2027.

Project History

In 2021, the City of Fort Lauderdale and the General Services Administration (GSA) contemplated entering into an agreement for the City of Fort Lauderdale to construct, operate, and maintain a public parking garage adjacent to the new Federal Courthouse Building, located at 1000 SE 3 Avenue. The City conducted a parking study (Exhibit 5) to determine the feasibility and financial viability.

On July 5, 2022, the City Commission approved Resolution No. 22-154 (Exhibit 6) authorizing the City Manager to execute a Letter of Intent (Exhibit 7) and engage in negotiations for a proposed Exchange Agreement with the United States Government General Services Administration (CAM #22-0410). The Letter of Intent memorialized the terms and conditions for the proposed Exchange Agreement which would provide the City with a no-cost ground lease in exchange for City services. The City services included the relocation of a thirty-inch (30”) water main, a new A-16 lift station which would be relocated to another portion of the site and include sanitary sewer line installation/relocation, and the vacation of SE 4 Avenue and SE 10 Court.

On July 24, 2023, City staff received an updated parking study (Exhibit 8) to include inflationary considerations and confirm financial viability.

On October 3, 2023, the City Commission approved Resolution No. 23-225 (Exhibit 9) approving the Exchange Agreement (Exhibit 10) with GSA associated with the Fort Lauderdale Federal Courthouse project (CAM #23-0461). The Exchange Agreement further defined the Letter of Intent and provided that once the City services are performed that the parties would enter into an agreement for City use of the leasehold interest for the parking garage site.

On May 6, 2025, the City Commission approved Resolution No. 25-76 (Exhibit 11) which approved the Ground Lease (Exhibit 12) with the United States of America, through the General Services Administration, for the purpose of constructing, operating, and maintaining a multi-story public parking garage for the Fort Lauderdale Federal Courthouse located at 1000 SE 3 Avenue and delegated authority to the City Manager to execute the Ground Lease (CAM #25-0489). The resolution also amended Resolution No. 23-225 to reflect modifications in the site plan and parking garage requirements.

The Lease Agreement defines that the City shall construct a parking garage for no less than 275 vehicles and provides the City with a thirty (30)-year term to operate and maintain the parking garage. The City is responsible for funding the cost of the garage improvements and will retain the parking revenue generated by the garage use. The Federal Courthouse Parking Garage project (P12687) has over \$13 million allocated in the adopted Fiscal Year (FY) 2026 – 2030 Community Investment Plan. The City has control of establishing the fee structures, operating hours, and operating requirements of the garage. City staff plan to update the parking study, pending approval of this agenda item, to reflect the actual construction cost and include miscellaneous inflationary impacts, the garage staffing plan, and other operational considerations to determine the hourly, juror, and monthly permit parking rates.

Resource Impact

There is a fiscal impact of \$11,869,598.32 for this Agreement and funds are available in the Fiscal Year (FY) 2026 Budget/Community Investment Plan in the account listed below:

<i>Funds available as of February 18, 2026</i>					
ACCOUNT NUMBER	COST CENTER NAME(Program)	CHARACTER/ ACCOUNT NAME	AMENDED BUDGET (Character)	AVAILABLE BALANCE (Character)	AMOUNT
10-463-8999-545-60-6599-P12687	Federal Courthouse Parking Garage	Capital Outlay/ Construction	\$13,832,430	\$13,732,957	\$11,869,598.32
TOTAL AMOUNT ►					\$11,869,598.32

Strategic Connections

This item is a FY 2026 Commission Priority, advancing the Infrastructure and Resiliency initiative.

This item supports the *Press Play Fort Lauderdale 2029* Strategic Plan, specifically advancing:

- The Infrastructure and Resilience Focus Area, Goal 3: Be a sustainable and resilient community

This item advances the *Fast Forward Fort Lauderdale 2035* Vision Plan: We Are Ready

This item supports the *Advance Fort Lauderdale 2040* Comprehensive Plan specifically advancing:

- The Infrastructure Focus Area
- The Transportation & Mobility Element
- Goal 1: Ensure the equitable development of a Complete Network for transportation that prioritizes Safety and emphasizes multimodal mobility and accessibility.

Attachments

- Exhibit 1A - Solicitation
- Exhibit 1B - Solicitation
- Exhibit 1C - Solicitation
- Exhibit 2 - Final Ranking
- Exhibit 3A - Finfrock Enterprises, LLC Proposal
- Exhibit 3B - Finfrock Enterprises, LLC Proposal
- Exhibit 3C - Finfrock Enterprises, LLC Proposal
- Exhibit 4 - Agreement
- [Exhibit 5 – 2021 Walker Parking Study](#)
- [Exhibit 6 – Resolution No. 22-154](#)
- [Exhibit 7 – Letter of Intent](#)
- [Exhibit 8 – 2023 Walker Parking Study](#)
- [Exhibit 9 – Resolution No. 23-225](#)
- [Exhibit 10 – Exchange Agreement](#)
- [Exhibit 11 – Resolution No. 25-76](#)
- [Exhibit 12 – Ground Lease Agreement](#)

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