

City of Fort Lauderdale City Hall: Initial Review of Unsolicited Proposals



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Background & Approach

- The City received an initial Unsolicited Proposal from **Fort Lauderdale Civic Partners** on May 15, 2025.
- The City accepted the proposal on June 3, 2025, and set a sixty (60) day competition period which ended on August 5, 2025.
- Additional proposals were received by August 5, 2025:
 - **Balfour Beatty Development**
 - **Cypress West**
 - **FTL Beacon Collaborative**
 - **FTL City Hall Partners**
 - **Fort Lauderdale Civic Partners (Revised)**
 - **Industry 1 Development**
- Jacobs was issued Task Order #1 on September 3, 2025, to develop preliminary criteria, conduct initial evaluation, and present findings to the City Commission.



Developer Teams

	Balfour Beatty	Cypress West	FTL Beacon Collaborative	FTL City Hall Partners	Fort Lauderdale Civic Partners	Industry 1 Developments
Developer	Balfour Beatty Development	Cypress West LLC	Gilbane Development	Plenary Americas US Holdings	Meridiam Infrastructure	Industry 1 Developments
General Contractor(s)	Balfour Beatty Construction	Not provided	Gilbane Construction	Core Construction & Stiles Construction	Suffolk Construction	Gemstone Builders
Architect(s)	DLR Group & Kobi Karp Architecture	Not provided	Arquitectonica	PGAL & Jo Palma + Partners	Zyscovich LLC	Xavier Design Build
Engineers	Chen Moore and Associates	Not provided	TLC Engineering Solutions, DDA Engineers, & Flynn Engineering	Cosentini Associates	Keith and Associates & ABM Industries	Feller Engineering & FCPE Consultants

Developer Summaries

Balfour Beatty DLR Kobi Karp CMA Brizaga	Cypress West	FTL Beacon Collaborative Gilbane Arquitectonica EllisDon Flynn DDA TLC	FTL City Hall Partners Plenary Core Stiles Palma PGAL io studio Cosentini	Fort Lauderdale Civic Partners Meridiam Suffolk Zyscovich Keith ABM Dickey	Industry 1 Developments Xavier Design Build Feller Engineering FCPE Gemstone Builders
<p>A very large, publicly-held international infrastructure developer, investor, and contractor group. Developer has delivered 45 P3 projects, many large, complex projects, and has a strong team of local and national partners.</p>	<p>A small, privately held, local development and real estate management company. Developer has very little experience in P3s or large, complex projects. No information on the project team was included.</p>	<p>A large, privately held, family-owned construction and development company. Developer has delivered 40+ P3 projects, many large, complex projects, and has a strong team of local and national partners.</p>	<p>A very large, privately held, international infrastructure development company. Developer has delivered 64 P3 projects in North America, many large, complex projects, and has a strong team of local and national partners.</p>	<p>A very large, privately-held international infrastructure developer, investor, and contractor group. Developer has delivered 25 P3 projects in North America, many large, complex projects, and has a strong team of local and national partners.</p>	<p>A small, privately held, local development entity. Developer has a team of local partners but with little experience in P3s or large, complex projects.</p>

Evaluation Criteria

Key Personnel Experience	Developer City Hall or Gov't Center Experience	Developer Municipal Building Experience	Developer Office Building Experience	Developer P3 Experience	Developer References	Developer Financial Capacity	Developer Litigation History	P3 Statute Compliance
Do the Key Personnel have the professional qualifications and experience that indicate the team can deliver this project?	Has the Developer delivered a City Hall and/or a Government Center project?	Has the Developer delivered a municipal building?	Has the Developer delivered an office building?	Has the Developer served in a lead role and delivered a Public Private Partnership (P3) project?	Did the Developer references confirm that the Developer performed well on its projects?	Did the information available through Dun & Bradstreet and other sources indicate that the Developer has adequate financial resources?	Does the Developer have material on-going litigation that might indicate a cause for concern?	Has the Developer complied with the requirements of FL Statute 255.065?

Prioritization of Evaluation Criteria

Jacobs' primary and
secondary evaluation
criteria

Primary Criteria

- Key Personnel
- City Hall/Government Center Experience
- P3 Experience
- Florida Statute Compliance

Secondary Criteria

- Municipal Building Experience
- Office Building Experience
- References
- Financial Capacity*
- Litigation History*

* Initial review completed. Additional analysis will be conducted as the project advances

Key Personnel Experience

Do the key personnel have the professional qualifications and experience that would indicate they can successfully deliver a large, complex project?

Balfour Beatty DLR Kobi Karp CMA Brizaga	Cypress West	FTL Beacon Collaborative Gilbane Arquitectonica EllisDon Flynn DDA TLC	FTL City Hall Partners Plenary Core Stiles Palma PGAL io studio Cosentini	Fort Lauderdale Civic Partners Meridiam Suffolk Zyscovich Keith ABM Dickey	Industry 1 Developments Xavier Design Build Feller Engineering FCPE Gemstone Builders
Meets A strong team of key personnel, all with robust professional qualifications and experience with large, complex projects.	<u>Doesn't Meet</u> Developer did not provide any information regarding key personnel.	Meets A strong team of key personnel, all with robust professional qualifications and experience with large, complex projects.	Meets A strong team of key personnel, with robust professional qualifications and experience with large, complex projects.	Meets A strong team of key personnel, all with robust professional qualifications and experience with large, complex projects.	<u>Doesn't Meet</u> Key personnel have good qualifications and experience, but very limited experience with large, complex projects.

Developer City Hall/ Government Center Experience

Has the Developer delivered a City Hall and/or Government Center project?

Balfour Beatty DLR Kobi Karp CMA Brizaga	Cypress West	FTL Beacon Collaborative Gilbane Arquitectonica EllisDon Flynn DDA TLC	FTL City Hall Partners Plenary Core Stiles Palma PGAL io studio Cosentini	Fort Lauderdale Civic Partners Meridiam Suffolk Zyscovich Keith ABM Dickey	Industry 1 Developments Xavier Design Build Feller Engineering FCPE Gemstone Builders
<u>Doesn't Meet</u> Although Balfour Beatty Construction has delivered city hall/ government center projects, no information was provided for Balfour Beatty Development leading such a project.	<u>Doesn't Meet</u> Developer has no experience developing city hall/ government center projects.	<u>Meets</u> Developer has experience delivering city hall/ government center projects, including in Miami and Aventura.	<u>Meets</u> Developer has experience delivering a large city hall campus in Long Beach, California with several structures and amenities.	<u>Doesn't Meet</u> Developer has experience delivering civic infrastructure space but did not provide specific evidence of developing city hall/ government center project.	<u>Doesn't Meet</u> Developer has no experience delivering city hall/ government center projects.

Developer Municipal Building Experience

Has the Developer
delivered a municipal
building?

Balfour Beatty DLR Kobi Karp CMA Brizaga	Cypress West	FTL Beacon Collaborative Gilbane Arquitectonica EllisDon Flynn DDA TLC	FTL City Hall Partners Plenary Core Stiles Palma PGAL io studio Cosentini	FTL Civic Partners Meridiam Suffolk Zyscovich Keith ABM Dickey	Industry 1 Developments Xavier Design Build Feller Engineering FCPE Gemstone Builders
Meets Developer has extensive experience developing municipal projects.	Meets Developer has experience developing municipal projects.	Meets Developer has extensive experience developing municipal projects.	Meets Developer has experience developing municipal projects.	Meets Developer has experience developing municipal projects.	<u>Doesn't Meet</u> Developer has no experience developing municipal projects.

Developer Office Building Experience

Has the Developer
delivered an office
building?

Balfour Beatty DLR Kobi Karp CMA Brizaga	Cypress West	FTL Beacon Collaborative Gilbane Arquitectonica EllisDon Flynn DDA TLC	FTL City Hall Partners Plenary Core Stiles Palma PGAL io studio Cosentini	Fort Lauderdale Civic Partners Meridiam Suffolk Zyscovich Keith ABM Dickey	Industry 1 Developments Xavier Design Build Feller Engineering FCPE Gemstone Builders
Meets Developer has experience developing office building projects.	Meets Developer has experience developing office building projects.	Meets Developer has experience developing office building projects.	Meets Developer has experience developing office building projects.	Meets Developer has experience developing office building projects.	<u>Doesn't Meet</u> Developer has no experience developing office building projects.

Developer P3 Experience

Has the Developer served in a lead role and delivered a P3 project?

Balfour Beatty DLR Kobi Karp CMA Brizaga	Cypress West	FTL Beacon Collaborative Gilbane Arquitectonica EllisDon Flynn DDA TLC	FTL City Hall Partners Plenary Core Stiles Palma PGAL io studio Cosentini	Fort Lauderdale Civic Partners Meridiam Suffolk Zyscovich Keith ABM Dickey	Industry 1 Developments Xavier Design Build Feller Engineering FCPE Gemstone Builders
Meets Developer has extensive experience leading/ delivering large and complex P3 projects.	<u>Doesn't Meet</u> Developer did not provide evidence of leading/ delivering large and complex P3 projects.	Meets Developer has extensive experience leading/ delivering large and complex P3 projects.	Meets Developer has extensive experience leading/ delivering large and complex P3 projects.	Meets Developer has extensive experience leading/ delivering large and complex P3 projects.	<u>Doesn't Meet</u> Developer did not provide evidence of leading/ delivering large and complex P3 projects.

Developer References

Did the feedback from references indicate that the Developer successfully delivered its projects?

Balfour Beatty DLR Kobi Karp CMA Brizaga	Cypress West	FTL Beacon Collaborative Gilbane Arquitectonica EllisDon Flynn DDA TLC	FTL City Hall Partners Plenary Core Stiles Palma PGAL io studio Cosentini	Fort Lauderdale Civic Partners Meridiam Suffolk Zyscovich Keith ABM Dickey	Industry 1 Developments Xavier Design Build Feller Engineering FCPE Gemstone Builders
Meets References for multiple projects were all positive.	Meets The Developer provided one (1) project reference which was positive.	Meets References for multiple projects were all positive.	Meets References for multiple projects were all positive.	Meets References for multiple projects were all positive.	Meets The Developer provided two (2) references for one project which were positive.

Developer Financial Capacity

Did the information available through Dun & Bradstreet and other sources indicate that the Developer has the financial capacity for this project?

Balfour Beatty DLR Kobi Karp CMA Brizaga	Cypress West	FTL Beacon Collaborative Gilbane Arquitectonica EllisDon Flynn DDA TLC	FTL City Hall Partners Plenary Core Stiles Palma PGAL io studio Cosentini	Fort Lauderdale Civic Partners Meridiam Suffolk Zyscovich Keith ABM Dickey	Industry 1 Developments Xavier Design Build Feller Engineering FCPE Gemstone Builders
Meets Developer's financial information indicates that it has the financial capacity for this project.	Meets Developer's financial institution indicated that Developer has the financial capacity for this project.	Meets Developer's financial information indicates that it has the financial capacity for this project.	Meets Developer's financial information indicates that it has the financial capacity for this project.	Meets Developer's financial information indicates that it has the financial capacity for this project.	<u>Doesn't Meet</u> They did not provide D&B information, and other publicly available information was not sufficient to determine its financial capacity.

Developer Litigation History

Does the Developer
have
on-going material
litigation that might
indicate a cause
for concern?

Balfour Beatty DLR Kobi Karp CMA Brizaga	Cypress West	FTL Beacon Collaborative Gilbane Arquitectonica EllisDon Flynn DDA TLC	FTL City Hall Partners Plenary Core Stiles Palma PGAL io studio Cosentini	Fort Lauderdale Civic Partners Meridiam Suffolk Zyscovich Keith ABM Dickey	Industry 1 Developments Xavier Design Build Feller Engineering FCPE Gemstone Builders
Meets Developer indicated it has no litigation.	Meets Developer indicated it has no litigation.	Meets Developer indicated it has no litigation.	Meets Developer indicated it has no litigation.	Meets Developer indicated it has no litigation.	Meets Developer indicated it has no litigation.

Florida Statute Compliance

Did the Developer comply with the requirements of FL Statute 255.065(4)?

Balfour Beatty DLR Kobi Karp CMA Brizaga	Cypress West	FTL Beacon Collaborative Gilbane Arquitectonica EllisDon Flynn DDA TLC	FTL City Hall Partners Plenary Core Stiles Palma PGAL io studio Cosentini	Fort Lauderdale Civic Partners Meridiam Suffolk Zyscovich Keith ABM Dickey	Industry 1 Developments Xavier Design Build Feller Engineering FCPE Gemstone Builders
Meets Developer met all requirements of FL Statute 255.065(4).	<u>Doesn't Meet</u> Developer did not meet all the requirements of FL Statute 255.065(4).	Meets Developer met all requirements of FL Statute 255.065(4).	Meets Developer met all requirements of FL Statute 255.065(4).	Meets Developer met all requirements of FL Statute 255.065(4).	Meets Developer met all requirements of FL Statute 255.065(4).

	Balfour Beatty DLR Kobi Karp CMA Brizaga	Cypress West	FTL Beacon Collaborative Gilbane Arquitectonica EllisDon Flynn DDA TLC	FTL City Hall Partners Plenary Core Stiles Palma PGAL io studio Cosentini	Fort Lauderdale Civic Partners Meridiam Suffolk Zyscovich Keith ABM Dickey	Industry 1 Developments Xavier Design Build Feller Engineering FCPE Gemstone Builders
Criteria/Experience						
Key Personnel Experience	Meets		Meets	Meets	Meets	
Developer City Hall/ Government Center Experience			Meets	Meets		
Developer Municipal Building Experience	Meets	Meets	Meets	Meets	Meets	
Developer Office Building Experience	Meets	Meets	Meets	Meets	Meets	
Developer P3 Experience	Meets		Meets	Meets	Meets	
Developer References	Meets	Meets	Meets	Meets	Meets	Meets
Developer Financial Standing	Meets	Meets	Meets	Meets	Meets	
Developer Litigation History	Meets	Meets	Meets	Meets	Meets	Meets
Florida Statute Compliance	Meets		Meets	Meets	Meets	Meets
Total	8 / 9	5 / 9	9 / 9	9 / 9	8 / 9	3 / 9

Proposer Information

Balfour Beatty

DLR/Kobi Karp/CMA/Brizaga

- A vertically integrated company combining development and construction.
- Balfour Beatty Construction is currently completing the \$1.3B Broward County Convention Center and Hotel expansion in Fort Lauderdale.
- Recently completed the Veneto Las Olas project in Fort Lauderdale.
- Participated in delivering the Kissimmee City Hall Expansion project.
- Balfour Beatty Investments operates a significant portfolio of P3 concessions, mainly in healthcare facilities, highways, energy and transmission, student housing, residential regeneration, and private housing.

Number of Criteria Met

Meets: 8/9

Proposer Information

Cypress West

- Owner and operator of numerous office facilities in Florida and several northeastern states.
- Facilities include the Fort Lauderdale Landings campus, which currently hosts government tenants including the Fort Lauderdale Police Department.
- Partnered with Broward County to create a new headquarters for the Supervisor of Elections.
- Developer proposes to utilize an existing facility on West Cypress Creek Road for most city departments and to develop a smaller City Hall in downtown Fort Lauderdale.

Number of Criteria Met

Meets: 5/9

Proposer Information

FTL Beacon Collaborative

Gilbane/Arquitectonica/EllisDon/DDA/TLC/Flynn

- A vertically integrated company combining development and construction.
- Partnering with Fengate Asset Management, a major equity investor on this project.
- Gilbane Development provides project management and develops projects, mostly in the real estate sector (office, commercial).
- Completed projects incorporate multifamily (mixed-income/affordable, student housing, market rate), residential communities, mixed-use developments, parking, and corporate headquarters.
- Founded in 1870 and has operated in Florida for 53 years.

Number of Criteria Met

Meets: 9/9

Proposer Information

FTL City Hall Partners

Plenary/Core/Stiles/Palma/PGAL/IO Studio/Cosentini

- Plenary developed the Miami-Dade County Courthouse which is near completion.
- Plenary Americas is a leading long-term investor, developer and operator of public and private infrastructure, specializing in public-private partnerships (P3), local development and asset management.
- Developed the Long Beach Civic Center, a Design, Build, Finance, Operate, and Maintain (DBFOM) P3 social infrastructure project.
- Stiles, one of its team members, has developed numerous class A high rise office buildings in downtown Fort Lauderdale.

Number of Criteria Met

Meets: 9/9

Proposer Information

Fort Lauderdale Civic Partners

Meridiam/Suffolk/Zyscovich/Keith/ABM/Dickey

- Meridiam developed the Port Miami tunnel, a very successful \$1B+ P3 project.
- A developer and long-term investor in public-private partnership (P3) infrastructure projects including courthouses, tunnels, airports, and research centers.
- Zyscovich, team member developed the 2020 Design Criteria Package for the Joint Government Center.
- Meridiam's projects range in capital cost from \$250M to \$3.2B.
- Developed the \$3.9B full replacement of La Guardia Airport Terminal B and the Long Beach Courthouse, a performance based social infrastructure project.

Number of Criteria Met

Meets: 8/9

Proposer Information

Industry 1 Developments

Xavier Design Build/Feller Engineering/FCPE/Gemstone Builders

- Industry 1 Developments is a "locally embedded" civic infrastructure developer, offering a Design, Build, Finance, Operate, and Maintain (DBFOM) model for the new City Hall.
- The team highlights its proximity to the project site, long-standing community ties, and a portfolio of civic and global infrastructure projects.
- Industry 1's chairperson served as multi-trade liaison and contractor of record for Prosperity Village, a West Palm Beach Housing project.

Number of Criteria Met

Meets: 3/9

Evaluation Results

Of the six proposals evaluated, it was found that:

→ Two (2) firms met all the criteria (100%)

- FTL Beacon Collaborative
- FTL City Hall Partners

→ Two (2) firms met all but one (1) of the criteria (89%)

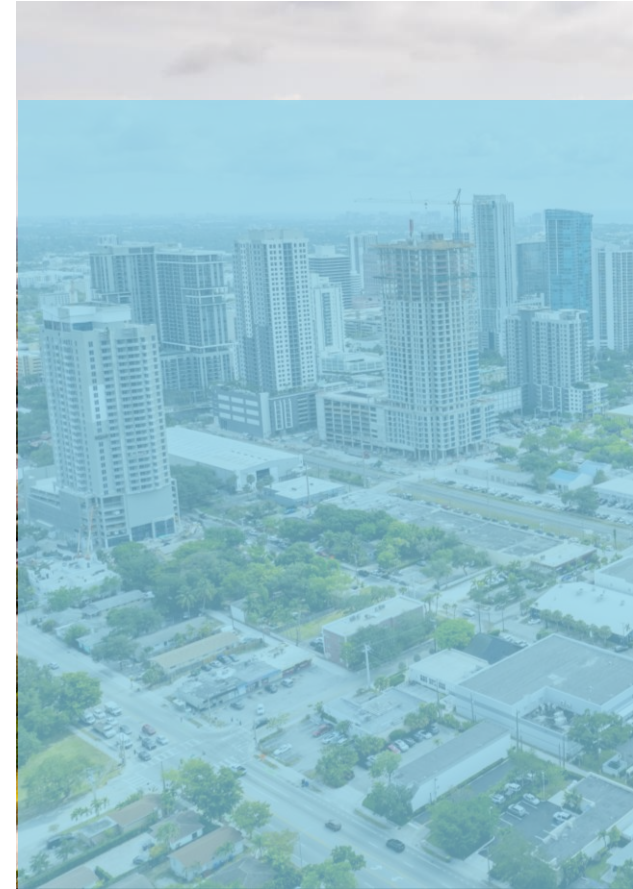
- Balfour Beatty Development
- Fort Lauderdale Civic Partners

→ One (1) firm met five (5) out of nine (9) of the criteria (56%)

- Cypress West

→ One (1) firm met three (3) out of nine (9) of the criteria (33%)

- Industry 1 Developments



Next Steps

1 Shortlisting & Proposal Refinement

- Identify shortlist of firms
- Refine project scope:
 - Program square footage (SF)
 - Number of building occupants
 - Future growth space requirements
 - Amenities
 - Required parking spaces

2 Request Additional Information

- Design & Construction Cost Estimate
- Project Schedule
- Financial Statements & Plan

3 Final Evaluation & Selection

- Evaluate responses from shortlisted firms
- Select preferred firm

4 Negotiate agreements with selected firm

- Interim agreement
- Comprehensive agreement

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