

City of Fort Lauderdale

<https://fortlauderdale.legistar.com/Calendar.aspx>

www.fortlauderdale.gov/fltv

www.youtube.com/cityoffortlauderdale

Cable Television-Comcast Channel 78 and AT&T U-verse Channel 99

www.fortlauderdale.gov



Meeting Minutes

Federal Courthouse Meeting

Thursday, November 6, 2025

12:00 PM

One East Broward Boulevard, Suite 444
Fort Lauderdale, FL 33301

FORT LAUDERDALE CITY COMMISSION

DEAN J. TRANTALIS - Mayor

JOHN C. HERBST Vice Mayor - Commissioner - District 1

STEVEN GLASSMAN Commissioner - District 2

PAM BEASLEY-PITTMAN Commissioner - District 3

BEN SORENSEN Commissioner - District 4

RICHELLE WILLIAMS, City Manager

DAVID R. SOLOMAN, City Clerk

D'WAYNE M. SPENCE, Interim City Attorney

PATRICK REILLY, City Auditor

CALL TO ORDER:

Mayor Trantalis called the meeting to order at 12:02 p.m.

ATTENDEES:

City Commission:

Mayor Dean J. Trantalis and Commissioner Ben Sorensen

United States District Court, Southern District of Florida:

Chief Judge Cecilia M. Altonaga, Judge William P. Dimitrouleas, Clerk of Court Angela E. Nobel, and District Architecture/Space Planning Manager Lek Jani

United States General Services Administration (GSA):

Michael Greco and David Lee (participated via communications technology)

City Staff:

City Manager Rickelle Williams, Assistant City Manager Ben Rogers, Office of the Mayor Chief of Staff Scott Wyman, Commission District 4 Office Chief of Staff Sabrina Javellana, and City Clerk David R. Soloman

OLD/NEW BUSINESS:

Mayor Trantalis remarked on the purpose of this meeting is to receive updates regarding the new Federal Courthouse parking garage (Parking Garage).

Ben Rogers, Assistant City Manager, narrated a presentation entitled *FEDERAL COURTHOUSE GARAGE UPDATE - November 2025*.

A copy of the presentation has been attached to these meeting minutes.

In response to Mayor Trantalis' question, Mr. Rogers discussed details of the process to construct the Parking Garage with a target date of November 2027. Mr. Rogers noted that the actual construction timeline is expected to be twelve (12) to (13) months.

Michael Greco, GSA Senior Project Manager, discussed the differing aspects of the two (2) GSA timelines. Mr. Greco pointed out related timeframes and details, including hiring a special consultant to address information technology and security needs.

A copy of the GSA schedules have been attached to these meeting minutes.

Judge Dimitrouleas said that district court judges would be phased in at the new Federal Courthouse. Parking for judges and staff is estimated at one hundred fifty (150) vehicle spaces.

In response to Mayor Trantalis' question, Mr. Greco clarified parking details for judges and other critical employees, including security, marshals, and agency staff, who would be housed within the new Federal Courthouse building. Further comment and discussion ensued regarding additional parking needs for attorneys and jurors.

In response to Commissioner Sorensen's question, Ms. Nobel confirmed approximately one hundred

fifty (150) parking spaces are needed for jurors. Mayor Trantalis commented on large amount of parking at the Parking Garage. Further comment and discussion ensued regarding the use of existing parking accommodations and shuttles from the current Federal Courthouse and a nearby City parking facility until the Parking Garage is completed.

In response to Mayor Trantalis' question about using available surface parking near the new Federal Courthouse in the interim until the Parking Garage is built, Mr. Rogers cited examples and discussed limitations. Mr. Rogers requested additional feedback regarding who would be responsible for coordinating related parking needs.

Mr. Greco discussed a vacant lot near the new Federal Courthouse, which could be leased for parking. Further comment and discussion ensued regarding possible surface parking options in the area.

Mr. Greco discussed the City providing a dedicated, all-day circular shuttle service for jurors and attorneys between the current Federal Courthouse and new Federal Courthouse. Chief Judge Altonaga confirmed the need for the shuttle service to run consistently during the day. Further comment and discussion ensued regarding capacity needs. Commissioner Sorensen remarked on existing shuttle service opportunities.

Chief Judge Altonaga noted that jury service creates unique short-term parking and circulation challenges, particularly during lunch hours and can be cumbersome during periods when jury trials are active. Further comment and discussion ensued.

Mayor Trantalis acknowledged that not every scenario can be fully resolved, but the goal is to manage most situations through predictable schedules and accommodations, with a particular emphasis on essential users of the new Federal Courthouse.

Judge Dimitrouleas commented on temporary parking solutions at the current Federal Courthouse and the adjacent City parking lot that would require earlier arrivals times to shuttle individuals to the new Federal Courthouse. Jurors and attorneys would continue parking in the City Parking Garage and use a shuttle service to the new Federal Courthouse.

Mr. Greco remarked on pursuing lots adjacent to the new Federal Courthouse. Mr. Greco discussed shuttle service schedules and costs. Further comment and discussion ensued regarding needs, costs, and variables of shuttle services. Mayor Trantalis remarked on the existing Circuit Shuttle service.

In response to Mr. Rogers' questions about jury estimates for shuttle service, Ms. Nobel explained that jury estimates vary and cited examples. Chief Judge Altonaga concurred and remarked on related details. Mr. Rogers acknowledged that the shuttle service would need to consistently accommodate the maximum number of jurors. Further comment and discussion ensued. Ms. Nobel noted the existing capacity in the City parking garage is one hundred and fifty (150). Mr. Greco confirmed details of shuttle service requirements to be incorporated into the overall agreement with the City.

In response to Chief Judge Altonaga's question regarding possible opportunities for a shortened construction timeline, Mr. Rogers remarked on the possibility of a shortened construction timeline and explained details of the procurement process.

In response to Mayor Trantalis' question regarding the process, Mr. Rogers said it is a solicited design/build proposal and explained related information and details.

In response to Judge Dimitrouleas' question about other considerations during the evaluation process,

Mr. Rogers explained the multiple criteria used for ranking, cited examples, and said that parking garages are relatively common and standardized projects. The City typically receives strong, competitive responses for this type of project.

In response to Chief Judge Altonaga's question, Mr. Rogers confirmed that bid documents are available on the City's website.

Judge Dimitrouleas commented on his understanding regarding the ability to utilize the new Federal Courthouse contractor (Contractor) to shorten the timeline for construction of the Parking Garage. Mr. Rogers confirmed that City staff met with the Contractor and discussed related information and noted the ability to provide a solicitation addendum to clarify details and possibly reengage the Contractor's interest in constructing the Parking Garage.

Mr. Greco confirmed his team has engaged with the Contractor. Judge Dimitrouleas noted the positive experience with the Contractor. Mr. Rogers agreed and noted the City's positive interaction with the Contractor. Further comment and discussion ensued. Mayor Trantalis remarked on his perspective. Mr. Greco confirmed that the Contractor provided complete information to GSA.

In response to Judge Dimitrouleas' question regarding GSA and City timelines, Mr. Greco explained that the timelines were generally similar, noted a different award date, and provided related details.

Mayor Trantalis remarked on the differing processes and noted that Mr. Rogers would be more involved in the City's process and would seek to accelerate the process. Mr. Greco noted an earlier meeting with Mr. Rogers and explained that the GSA and City timelines illustrate worst-case and best-case scenarios for the Parking Garage.

Commissioner Sorensen confirmed a positive working relationship with GSA during procurement of the new Federal Courthouse site. Judge Dimitrouleas concurred. Further comment and discussion ensued.

In response to Commissioner Sorensen's request for an update regarding the GSA's plans for the current Federal Courthouse, Mr. Rogers explained that initial outreach had been conducted by GSA to determine whether the City, County, or State had an interest in the building once its current use concludes. Mr. Rogers discussed related information.

In response to Judge Dimitrouleas' question regarding the historic designation of the current Federal Courthouse, Mr. Rogers noted this has not been determined, and related documents will be drafted based on the building's planned use. Mr. Greco commented on current limitations of GSA staff. Further comment and discussion ensued.

~~Commissioner Sorensen~~ [Mayor Trantalis](#) suggested using the old Federal Courthouse as a kindergarten through 12th grade charter school and expounded on his viewpoint. Further comment and discussion ensued.

In response to Chief Judge Altonaga's questions, Mr. Greco pointed out possible temporary parking locations near the new Federal Courthouse and remarked on walking distances, sidewalk and lighting aspects.

City Manager Williams commented on transportation to the new Federal Courthouse. Mr. Greco confirmed that the shuttle service must be Americans with Disabilities Act (ADA) compliant.

Sabrina Javellana, District 4 Commission Office Chief of Staff, noted the City's Urban Tree Master Plan goals for improved tree canopies. Chief Judge Altonaga agreed on the need to include canopy trees

along Federal Courthouse streets.

Commissioner Sorensen recapped two (2) primary concepts for juror and attorney parking during construction of the Parking Garage. Further comment and discussion ensued. Mayor Trantalis noted the need to accommodate one hundred twenty (120) vehicle parking spaces for jury pools. Judge Dimitrouleas remarked on the possibility of a short-term mitigation strategy over an eight (8) to ten (10) month period, in which district judges would coordinate jury scheduling to reduce operational and parking impacts.

In response to Mayor Trantalis' question regarding the date a parking solution needs to be in place, Chief Judge Altonaga confirmed it would be for the planned January 2027 Federal Courthouse grand opening and noted related details. Further comment and discussion ensued.

Mayor Trantalis expressed his view that the best solution is a dedicated, covered shuttle service from the old Federal Courthouse and the City's parking lot, noting it is the least expensive.

In response to Mayor Trantalis' question, Mr. Rogers explained a major AT&T utility line constraint that significantly reduced the site's usable area and altered the building's placement, preventing construction over parts of the parcel. Mr. Rogers confirmed that the utilities had been successfully rerouted and discussed related information. Further comment and discussion ensued. Chief Judge Altonaga said that despite that previous constraint, the project schedule remains on track. Mr. Greco noted the current challenge relates to security contract negotiations with the U.S. Marshals Service.

In response to Commissioner Sorensen's question, Mayor Trantalis confirmed he will rely on City Manager Williams to schedule a subsequent meeting for updates on this topic.

Mayor Trantalis adjourned the Townhall Meeting at 12:50 p.m.

Primary Column	Assigned To	Status	Duration	Start	Finish	2025				2026				2027			
						Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4
New Courthouse Completion	B&G	In Progress	0	01/04/27	01/04/27	◆ B&G											
Administration	City of Fort Lauderdale	In Progress	131d	10/10/25	04/11/26	City of Fort Lauderdale											
City of Fort Lauderdale Issues RFP	City of Fort Lauderdale	Complete	0	10/10/25	10/10/25	◆ City of Fort Lauderdale											
Proposal Prep & Submission	City of Fort Lauderdale	In Progress	24d	10/10/25	11/12/25	City of Fort Lauderdale											
Proposal Eval & Selection	City of Fort Lauderdale	Not Started	e120d	11/12/25	03/12/26	City of Fort Lauderdale											
Vendor Submit Bonds	City of Fort Lauderdale	Not Started	e10d	03/12/26	03/22/26	City of Fort Lauderdale											
Contract Award	City of Fort Lauderdale	Not Started	0	03/22/26	03/22/26	◆ City of Fort Lauderdale											
Project Kickoff / Initial Design Conference Preceding Design NTP	City of Fort Lauderdale	Not Started	e10d	03/22/26	04/01/26	City of Fort Lauderdale											
City of Fort Lauderdale Issues Design NTP	City of Fort Lauderdale	Not Started	e10d	04/01/26	04/11/26	City of Fort Lauderdale											
Design & Procurement	Vendor (TBD)	Not Started	249d	04/11/26	03/25/27	Vendor (TBD)											
Design	Vendor (TBD)	Not Started	e185d	04/11/26	10/13/26	Vendor (TBD)											
PERMITTING	Vendor (TBD)	Not Started	90d	06/12/26	10/15/26	Vendor (TBD)											
Procure Precast Parking Garage	Vendor (TBD)	Not Started	e161d	10/15/26	03/25/27	Vendor (TBD)											
Procure Electrical Gear	Vendor (TBD)	Not Started	e120d	10/15/26	02/12/27	Vendor (TBD)											
Procure Elevators	Vendor (TBD)	Not Started	e120d	10/15/26	02/12/27	Vendor (TBD)											
Construction	Vendor (TBD)	Not Started	274d	10/16/26	11/03/27	Vendor (TBD)											
Site Preparation	Vendor (TBD)	Not Started	21d	10/16/26	11/13/26	Vendor (TBD)											
Foundations & Stem Wall	Vendor (TBD)	Not Started	64d	11/16/26	02/11/27	Vendor (TBD)											
Erect Precast Parking Garage	Vendor (TBD)	Not Started	21d	03/26/27	04/23/27	Vendor (TBD)											
Complete Slab on Grade Tie-ins & Topping Slab	Vendor (TBD)	Not Started	30d	04/26/27	06/04/27	Vendor (TBD)											
Buildout - Above Ground Rough-Ins & Finishes	Vendor (TBD)	Not Started	87d	06/07/27	10/05/27	Vendor (TBD)											
Commissioning / Punchlist / Closeout	Vendor (TBD)	Not Started	21d	10/06/27	11/03/27	Vendor (TBD)											
Parking Garage Substantial Completion	Vendor (TBD)	Not Started	0	11/03/27	11/03/27	◆ Vendor (TBD)											

Courthouse Construction Complete

Primary Column	Assigned To	Status	Duration	Start	Finish	2025				2026				2027				2028			
						Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4
New Courthouse Completion	B&G	In Progress	0	01/04/27	01/04/27	◆ B&G															
Administration	City of Fort Lauderdale	In Progress	131d	10/10/25	04/11/26	City of Fort Lauderdale															
City of Fort Lauderdale Issues RFP	City of Fort Lauderdale	Complete	0	10/10/25	10/10/25	◆ City of Fort Lauderdale															
Proposal Prep & Submission	City of Fort Lauderdale	In Progress	24d	10/10/25	11/12/25	□ City of Fort Lauderdale															
Proposal Eval & Selection	City of Fort Lauderdale	Not Started	e120d	11/12/25	03/12/26	□ City of Fort Lauderdale															
Vendor Submit Bonds	City of Fort Lauderdale	Not Started	e10d	03/12/26	03/22/26	□ City of Fort Lauderdale															
Contract Award	City of Fort Lauderdale	Not Started	0	03/22/26	03/22/26	◆ City of Fort Lauderdale															
Project Kickoff / Initial Design Conference Preceding Design	City of Fort Lauderdale	Not Started	e10d	03/22/26	04/01/26	□ City of Fort Lauderdale															
City of Fort Lauderdale Issues Design NTP	City of Fort Lauderdale	Not Started	e10d	04/01/26	04/11/26	□ City of Fort Lauderdale															
Design & Procurement	Vendor (TBD)	Not Started	438d	04/11/26	12/15/27	Vendor (TBD)															
Design	Vendor (TBD)	Not Started	e185d	04/11/26	10/13/26	□ Vendor (TBD)															
PERMITTING	Vendor (TBD)	Not Started	120d	10/14/26	03/30/27	Vendor (TBD)															
Procure Precast Parking Garage	Vendor (TBD)	Not Started	e161d	03/30/27	09/07/27	□ Vendor (TBD)															
Procure Electrical Gear	Vendor (TBD)	Not Started	e260d	03/30/27	12/15/27	□ Vendor (TBD)															
Procure Elevators	Vendor (TBD)	Not Started	e141d	03/30/27	08/18/27	□ Vendor (TBD)															
Construction	Vendor (TBD)	Not Started	345d	03/31/27	07/25/28	Vendor (TBD)															
Site Preparation	Vendor (TBD)	Not Started	21d	03/31/27	04/28/27	□ Vendor (TBD)															
Foundations & Stem Wall	Vendor (TBD)	Not Started	64d	04/29/27	07/27/27	□ Vendor (TBD)															
Erect Precast Parking Garage	Vendor (TBD)	Not Started	21d	12/16/27	01/13/28	□ Vendor (TBD)															
Complete Slab on Grade Tie-ins & Topping Slab	Vendor (TBD)	Not Started	30d	01/14/28	02/24/28	□ Vendor (TBD)															
Buildout - Above Ground Rough-Ins & Finishes	Vendor (TBD)	Not Started	87d	02/25/28	06/26/28	□ Vendor (TBD)															
Commissioning / Punchlist / Closeout	Vendor (TBD)	Not Started	21d	06/27/28	07/25/28	□ Vendor (TBD)															
Parking Garage Substantial Completion	Vendor (TBD)	Not Started	0	07/25/28	07/25/28	◆ Vendor (TBD)															

New Fort Lauderdale Courthouse Parking Garage - DRAFT Schedule

Courthouse Construction Complete

Date: 10/21/2025
 By: Mike Greco
 APSI Construction Management Inc.
 Cell: (754) 223-0959
 Email: michael.greco@gsa.gov



CITY OF
FORT LAUDERDALE

FEDERAL COURTHOUSE GARAGE UPDATE

November 2025

Background

2021

- GSA/City New Site Coordination
- Parking Study (Updated in 2023)

2023

Letter of Intent / Exchange Agreement (October 2023)

- City committed to vacate existing rights-of-way, relocate and replace the A-16 pump station, and relocate a 30" water main
- GSA to provide a ground lease (22-years) with rent credit for City improvements for a **1.25 acre** parcel
- City to construct 350 parking spaces

Design Criteria Package (DCP) Awarded (December 2023)

- Initial DCP based on 1.25 acre parcel
- Redesigned DCP to meet .6225 acre parcel requirements
- Nine (9) month delay

2025

Ground Lease (May 2025)

- Memorialized the terms and conditions for a long-term agreement (30-years)
- Defined the parcel size (**.6225 acre**)
- City to construct, operate, and maintain a parking garage of no less than 275 parking spaces

Finalized the DCP Package (July 2025)

Solicitation Package for Design-Build (October 2025):

- Bid Date: October 12, 2025
- Bid Closure: November 12, 2025 → November 26, 2025
- Tentative City Commission Award: February 2026

Current Status

PROGRESS REPORT (LAST 30 DAYS)

- Development Review Committee (DRC) Pre-Application submittal for Re-zoning and Level IV Design Review
- Design Build Invitation to Bid Submittal (Pre-Bid conference completed)

NEXT STEPS/ACTION ITEMS:

- Construction Site Fence Order – Coordination w/GSA
- Construction Sign Order – Coordination w/Consultant
- DRC Application
- Solicitation Evaluation Committee – Review and Recommendation



Best Case Anticipated Timeline

