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Meeting Minutes

Tuesday, December 2, 2025

12:35 PM

**Broward Center for the Performing Arts - Mary N. Porter Riverview
Ballroom - 201 SW 5th Avenue, Fort Lauderdale, Florida 33312**

CITY COMMISSION - SPECIAL MEETING

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 12:41 p.m.

COMMISSION QUORUM ESTABLISHED

Commission Members Present: Vice Mayor John C. Herbst (arrived at 12:52 p.m.), Commissioner Steven Glassman, Commissioner Pamela Beasley-Pittman, Commissioner Ben Sorensen, and Mayor Dean J. Trantalis

Also Present: City Manager Rickelle Williams, City Clerk David R. Soloman, Interim City Attorney D'Wayne M. Spence, and City Auditor Patrick Reilly

CONFERENCE REPORTS

CF-1 [25-1116](#)

Annual Investment Report for Fiscal Year Ended September 30, 2025 - (Commission Districts 1, 2, 3 and 4)

Mayor Trantalis recognized Linda Short, Finance Department Director. Ms. Short provided details of the Annual Investment Report for Fiscal Year ending September 30, 2025, reporting that the City's pooled investment funds income amounted to approximately \$35,000,000, exceeding the anticipated \$8,000,000 investment income return, and explained details of each investment fund.

In response to Mayor Trantalis' question, Ms. Short confirmed that the surplus investment funds could be used to pay down debt and explained related information. Mayor Trantalis remarked on the ability to reduce debt associated with the new water treatment plant and noted related information.

Ms. Short clarified that pooled investment fund portfolio earnings will be reflected in the Fiscal Year 2025 fund balance. In response to Mayor Trantalis' question, Ms. Short confirmed she would provide the Commission with updated information regarding the Water and Sewer fund balance.

Mayor Trantalis recognized Richard Pengelly, PFM Asset Management LLC Director. Mr. Pengelly provided an overall market update and explained that strong investment returns were largely driven by the Federal Reserve's decision to begin lowering interest rates. Mr. Pengelly cautioned that although returns have been robust in Fiscal Year 2025, earnings are expected to decline somewhat in the

next fiscal year due to anticipated future interest rate reductions. In response to Mayor Trantalis' question regarding interest rates, Mr. Pengelly said the current interest rate is between three percent (3%) and four percent (4%) rate and explained his perspective regarding further reductions. Further comment and discussion ensued.

OLD/NEW BUSINESS

BUS-1 [25-1124](#)

City Hall Update - Presentation of Supplemental Responses and Evaluation Findings from Shortlisted Proposers - (Commission Districts 1, 2, 3 and 4)

Mayor Trantalis provided background information and noted that the purpose of this Agenda item is to receive the presentations from the four (4) shortlisted proposers for a new City Hall (Project). He acknowledged the efforts of the Infrastructure Task Force Advisory Committee and the extensive community engagement that took place, which included multiple outreach events aimed at reimagining City Hall, and noted that feedback received from those events was compiled and presented to the Commission.

Mayor Trantalis recognized City Manager Rickelle Williams, who acknowledged the staff members who contributed to this effort. City Manager Williams discussed the progress regarding the unsolicited proposal path for the Project and provided additional details and information.

Assistant City Manager Ben Rogers provided an overview of the City's evaluation process of the four (4) shortlisted proposals and details of the independent evaluations by external consultants, Jacobs Project Management Co. (Jacobs), and PFM Asset Management, LLC (PFM).

Mr. Rogers noted that supplemental proposal information packages were issued in response to Commission feedback. Those additional materials were incorporated into the staff's recommendation report. Mr. Rogers outlined the presentation process, beginning with presentations from the City's consultants, followed by a litigation overview from Interim City Attorney D'Wayne Spence and presentations from the four (4) shortlisted proposers. Following all four (4) presentations, staff will provide additional analysis, including the City's financial capacity and available resources, followed by public comment and Commission discussion. Mr. Rogers clarified that, pursuant to statute, the Commission would be asked to rank all four (4) proposers, including a primary and an alternate.

Mayor Trantalis recognized Jonathan Jordan, Jacobs Project

Executive. Mr. Jordan narrated a presentation entitled *City of Fort Lauderdale City Hall: Review of Supplemental Information*.

A copy of the presentation is part of the backup to this Agenda item.

In response to Mayor Trantalis' question regarding like-for-like comparisons, Mr. Jordan said that differences in the design complexity of the four (4) proposals directly affects overall Project costs, cited examples, and noted that cost variations are primarily driven by the scope of each proposal. The interior space square footage and programming are a like-to-like comparison. Further comment and discussion ensued.

Mayor Trantalis recognized Sergio Masvidal, PFM Financial Advisors, LLC, Managing Director. Mr. Masvidal narrated a presentation entitled *City Hall Proposal - Capital Stack and Plan for Finance*.

A copy of the presentation is part of the backup to this Agenda item.

In response to Commissioner Glassman's question regarding the reason that this report did not more strongly recommend alternative financing approaches like those used for the water treatment plant, Mr. Masvidal explained that the report was intentionally structured to reflect the evaluation criteria and assumptions established for the solicitation to ensure consistency and fairness. Commissioner Glassman remarked on his perspective and commented on the City's strong financing record.

In response to Commissioner Sorensen's question regarding City financing, Mr. Masvidal explained that three (3) of the four (4) proposers indicated they would work with the City should it wish to finance the Project directly. Fort Lauderdale Civic Partners was the exception and less flexible regarding alternative financing approaches.

In response to Commissioner Sorensen's question, City Manager Williams recommended that the City participate in Project financing and suggested ten percent (10%) equity in the project. Commissioner Sorensen agreed.

Mayor Trantalis recognized Interim City Attorney Spence. Interim City Attorney Spence explained that Exhibit 2A contains a litigation review of the four (4) proposals and explained related information. Staff summarized their disclosures and supplemented them with independent docket searches and are included in the exhibit for each

proposer.

In response to Mayor Trantalis' question regarding the four (4) proposers having pending litigation matters with any contractors or subcontractors, Interim City Attorney Spence confirmed, reiterated that those disclosures are listed in each proposer's backup information, and recommended that the Commission inquire directly with each proposer during the presentations.

In response to Mayor Trantalis' questions regarding the City being a party to any of those litigation matters, Interim City Attorney Spence discussed two (2) cases. City litigation involving Fire Station 54 and PGAL, the Architect of Record with FTL Beacon Collaborative, which was recently settled. Interim City Attorney Spence also noted litigation involving the exterior lighting on the Las Olas Garage involving Arquitectonica, Lead Architect with FTL Beacon Collaborative.

In response to Commissioner Glassman's questions related to litigation and safety disclosures with some of the proposers, Interim City Attorney Spence advised that these issues are not disqualifying, per se, but are factors for the Commission to consider when evaluating and ranking the proposals. Interim City Attorney Spence reiterated that related concerns could be further explored during proposer presentations, and explained information associated with the proposer's certified litigation disclosures.

In response to Commissioner Glassman's questions regarding potential risk issues identified in Exhibit 1 and whether those issues should affect proposer evaluations and rankings, Interim City Attorney Spence explained that the Commission should decide whether those issues constitute a disqualifying factor and that the Commission could seek further clarification during each presentation. Further comment and discussion ensued.

Commissioner Glassman noted a scrivener's error in Exhibit 1, page 13 of 27, where PGAL was incorrectly listed as the Architect of Record for the FTL Beacon Collaborative Team. Interim City Attorney Spence confirmed and clarified that PGAL is the architect of record for the FTL City Hall Partners Team.

In response to Commissioner Sorensen's question, Interim City Attorney Spence provided an update on the City's litigation involving Arquitectonica for the lighting and mesh on the Las Olas Garage, stating that the matter is ongoing and currently in the discovery and deposition phase.

Mayor Trantalis recognized Mark Jennings, Balfour Beatty Vice President of Finance (BB Team). Mr. Jennings along with Kobi Karp, Kobi Karp Architecture and Interior Design, John Pearch, Balfour Beatty Vice President of Operations; Todd Orr, DLR Group Principal, Peter Moore, Chen Associates President and Chief Executive Officer, and Don White, Johnson Controls narrated portions of their presentation.

Mr. Karp introduced the BB Team design video.

A copy of the presentation is part of the back to this Agenda item.

A copy of the video is available through the Office of the City Clerk.

In response to Commissioner Beasley-Pittman's question regarding how the BB Team would ensure local job generation and local employment on the project, Mr. Pearch explained their approach, which begins with community townhalls, discussed outreach through its trade partners to encourage hiring local workers for construction activities.

In response to Commissioner Beasley-Pittman's question about a specific percentage commitment to hiring local, Mr. Pearch said that direct employment by the prime contractor is limited because much of the workforce is outsourced through subcontractors. Mr. Pearch remarked on prior related efforts that they would be willing to do for this project.

In response to Commissioner Glassman's question regarding whether the four-point twenty-four percent (4.24%) bond interest rate assumption was realistic for debt, Mr. Jennings said this rate reflected pricing at the time of proposal submission in early November 2025, is considered realistic, and expounded on related information.

In response to Commissioner Glassman's question regarding the wide variations of the proposals related to indirect soft costs, overhead/administrative costs, and the contingency amount, Mr. Jennings explained that their proposal attributes lower costs to operational efficiencies, extended pre-Guaranteed Maximum Price (GMP) design and subcontractor awards, and risk transfer to the developer. Mr. Jennings said that a one point five to two percent (1.5% - 2%) construction contingency for the GMP is reasonable and responsible.

In response to Commissioner Sorensen's question regarding the BB Team's sustainability measures, Mr. Jennings stated that no specific

sustainability thresholds or LEED certification level were priced into the proposal, noted their extensive experience with LEED projects, and confirmed they are willing to explore those options.

In response to Commissioner Sorensen's question regarding BB Team's low square footage price, Mr. Jennings explained that their pricing advantage is driven by a fundamentally simple, cost-efficient design approach focused on functionality and efficiency and remarked on related information.

In response to Commissioner Sorensen's question regarding the BB Team having any design or professional negligence or Occupational Safety and Health Administration (OSHA) violations with municipal projects, Mr. Jennings said there are none to his knowledge.

In response to Commissioner Sorensen's question regarding a longer interim agreement period and whether there is an advantage to moving more quickly to a comprehensive agreement, Mr. Jennings said a longer interim agreement reduces pricing risk and contingency costs by allowing greater design maturity before the GMP is determined. A shorter interim agreement may accelerate timing but typically results in higher contingency and greater cost uncertainty. Mr. Pearch expounded on related risk details.

In response to Mayor Trantalis' question about the term availability payment (AP), Mr. Jennings explained that the City would not make APs during the design and construction phases. The APs begin after the facility is completed and handed over to the City for use. The APs are fixed annual amounts that the City will pay over a period of thirty (30) years and include use, operations, and maintenance. Further comment and discussion ensued.

In response to Mayor Trantalis' question regarding what occurs at the end of the thirty (30) year concession period, Mr. Jennings explained that the agreement would include specific residual life standards for major building components and cited examples. When the concession period ends, ownership, operations, and maintenance fully revert to the City, and the City assumes responsibility going forward.

Mayor Trantalis recessed the meeting at 2:18 p.m.

Mayor Trantalis reconvened the meeting at 2:25 p.m.

Mayor Trantalis recognized Chris Hodgkins, Meridiam Developer & Equity Member, Fort Lauderdale Civic Partners (FLCP) Team. Mr. Hodgkins discussed the FLCP Team's proposal and narrated the first

portion of their presentation and a related video was shown.

A copy of the presentation is part of the back to this Agenda item.

A copy of the video is available from the Office of the City Clerk.

The following FLCP Team members narrated their respective portion of the presentation: Mackenzie Welsh, Meridiam Developer & Equity Member; Bernard Zyscovich, Zyscovich Architecture; Nick Philips, Meridiam Developer & Equity Member; Jeffrey Gouveia, Suffolk Construction; Sheryl Dickey, Dickey Consulting; and Dodie Keith, Keith Engineering.

Ms. Dickey explained the FLCP Team's commitment to local hiring and workforce inclusion as part of the Project delivery and operations.

In response to Commissioner Beasley-Pittman's question regarding percentages associated with local hiring, Mr. Hodgkins confirmed and explained the use of local demographics, zip code-based hiring, inclusive leadership practices, and union partnerships. He discussed similar results from prior public partnerships. Mr. Hodgkins confirmed related documentation from the *Construction and Craft Worker's Local Union No. 1652 of The Laborers International Union of North America* submitted to City Clerk David Soloman.

A copy of the documentation is attached to these Meeting Minutes.

In response to Commissioner Glassman's question regarding the thirteen-point five percent (13.5%) post-tax internal rate of return (IRR), Mr. Philips explained that IRR is not guaranteed. It is a conservative, upper-range planning assumption used in the absence of a finalized contract. The actual return is expected to be negotiated downward as Project risks, responsibilities, and terms are clarified through a Comprehensive Agreement.

In response to Commissioner Glassman's question regarding FLCP's escalating AP, Mr. Philips explained that both fixed and escalating AP structures are commonly used and that the FLCP Team is amenable to either approach. Further comment and discussion ensued.

In response to Commissioner Sorensen's questions regarding delivery structure, financing, sustainability standards, and Project timeline, Mr. Philips confirmed that FLCP Team is open to Design, Build, Finance, Operate and Maintain (DBFOM) delivery, but not Design, Build, Finance (DBF), emphasizing the importance of long-term operational

alignment. The FLCP Team is open to flexible structured financing, including City-funded debt, but developer equity participation and long-term O&M responsibility are non-negotiable success factors. Sustainability costs already include net-zero capability and prioritizes WELL Certification, the global standard from the International WELL Building Institute (IWBI) that certifies buildings and spaces are designed and operated to improve the health and well-being of occupants, over Leadership in Energy and Environmental Design (LEED). Mr. Philips noted that the assumed seven (7) month interim agreement period reflects a conservative timeline and explained related information.

Commissioner Sorensen remarked on his understanding of risk and compliance issues associated with a municipal project. In response to Commissioner Sorensen's questions regarding concerns related to design or professional negligence, OSHA violations, or similar issues, Mr. Philips said that from the development side, there is none he is aware of.

In response to Commissioner Sorensen's questions regarding advantages and disadvantages related to interim agreement timelines, Mr. Philips explained the GMP is impacted by compressing the interim agreement phase because it reduces the level of design completion. With a less advanced design, the Project team must include a higher contingency to account for uncertainty. A longer interim period allows more design maturity and reduces pricing uncertainty. Further comment and discussion ensued.

In response to Commissioner Sorensen's question, Mr. Philips said the FLCP Team is confident the proposed price is achievable, can be carried into the comprehensive agreement and noted the primary uncertainty is tied to external market rate fluctuations, not the Project's design, scope, or construction approach. Further comment and discussion ensued.

In response to Commissioner Beasley-Pittman's question regarding how the FLCP Team plans to generate jobs and ensure local employment, Mr. Gouveia explained that local job generation would be driven by early community engagement and local subcontractor hiring. He confirmed their willingness to include local employment targets into the comprehensive agreement.

In response to Commissioner Glassman's questions regarding the wide variation among proposer's indirect soft costs,

overhead/administrative costs, and contingency, Mr. Philips responded that the FLCP Team's proposed interest rate is considered realistic and deliverable, and the lower contingency and overhead costs are intentional, driven by greater design development, early subcontractor awards, and operational efficiencies. Mr. Gouveia noted that additional information regarding the contingency percentage will be based on the negotiated GMP.

Mayor Trantalis noted his understanding that the AP is the City's annual payment over thirty (30) years. Mr. Philips confirmed and explained that throughout the thirty (30) year AP period, the City retains ownership of both the land and the building. As that concession term concludes, the asset is handed back to the City, subject to contractual requirements. These requirements ensure the facility is returned in usable condition, with specified residual life standards for major building systems and components.

In response to Mayor Trantalis' question regarding responsibility for building maintenance and operation after thirty (30) years, Mr. Philips said those would be the responsibility of the City.

In response to Mayor Trantalis' question regarding a clear explanation of the milestone payment program and how it interacts with the APs, Mr. Philips explained that milestone payments are intended to cover design fees and preparatory work during the interim agreement. Those costs are rolled into the AP, and the City has the option to separate them as an interim, one-time payment.

In response to Mayor Trantalis' question regarding whether the AP is fixed over the thirty (30) year term, Mr. Philips clarified that while the payment structure is fixed, the AP amount is subject to a defined escalation mechanism (approximately two-point five percent (2.5%) annually) and remarked on related information. Further comment and discussion ensued.

Mayor Trantalis recessed the meeting at 3:07 p.m.

Mayor Trantalis reconvened the meeting at 3:16 p.m.

Mayor Trantalis recognized John Keegan, Gilbane Development Senior Vice President and lead developer for the FTL Beacon Collaborative Team (FTL BC Team). Mr. Keegan and members of the FTL BC Team narrated their respective portions of their presentation.

A copy of the presentation is part of the backup to this Agenda item.

In response to Commissioner Beasley-Pittman's question regarding the FTL BC Team's P3 experience in South Florida, Zach Tronti, Gilbane Development Company, noted one (1) project is currently under construction and there are no completed local P3s to date. In response to Commissioner Beasley-Pittman's question regarding FTL BC Team's commitment to local hiring, Mr. Tronti confirmed their strong local hiring goal of approximately eighty percent (80%).

In response to Commissioner Glassman's question regarding why the FTL BC Team's indirect soft costs are significantly higher than those of other presenters, Mr. Tronti said that the higher indirect soft costs are primarily driven by how contingencies are categorized and allocated and remarked on aspects of contingency components. Mr. Tronti noted that the variance reflects a risk-buffering approach with a front-loaded risk and contingency structure embedded within the indirect cost category and explained related information.

Mayor Trantalis' noted that soft costs such as design fees and permitting costs are largely fixed and predictable, unlike construction materials or labor that fluctuate with market conditions.

In response to Mayor Trantalis' question regarding FTL BC Team's soft costs appearing significantly higher than the other proposals, Mr. Tronti explained that FTL BC Team's proposal at the conceptual stage calculated soft costs as percentages of hard construction costs, rather than fixed dollar amounts, and expounded on related information.

Mayor Trantalis noted the challenge of that approach when making a comparative evaluation of costs with the other proposals. Mr. Keegan discussed drivers of contingencies and cited examples, noted all four teams present conceptual designs, and remarked on related information.

In response to Commissioner Glassman's question regarding contingencies and insurance costs that inflated indirect soft costs and why the proposer's overhead and administrative costs are higher than other proposers, Mr. Keegan explained that those components are influenced by market-rate development and construction management fees. Further comment and discussion ensued.

In response to Commissioner Sorensen's question regarding the AP structure, Mr. Tronti confirmed that the AP escalates modestly over time, driven by Consumer Price Index adjustments to operations and maintenance (O&M), while the capital repayment remains fixed.

In response to Commissioner Sorensen's questions regarding the FTL BC Team's professional design negligence issues involving its team or its partners, Sherri Gutierrez, Arquitectonica, provided an update and clarified Arquitectonica's position that its scope of work did not include specifying, installing, or maintaining lighting on the Las Olas Garage and explained related information.

In response to Commissioner Sorensen's question regarding the FTL BC Team having outstanding OSHA violations, Mr. Tronti said there were none. In response to Commissioner Sorensen's question regarding whether environmental sustainability requirements are built into the proposal, Mr. Tronti confirmed that the budget assumes LEED Silver certification.

In response to Commissioner Sorensen's question regarding how contingency levels would change upon execution of a comprehensive agreement, Mr. Tronti explained that the current contingency levels are expected to decrease as the Comprehensive Agreement is developed, reflecting increased design certainty and cost definition.

In response to Commissioner Beasley-Pittman's question regarding whether a local employment hiring percentage commitment would be formally included in the Comprehensive Agreement, Mr. Tronti confirmed that the team is willing to commit to a specific local employment percentage as part of the negotiated terms of the comprehensive agreement.

Mayor Trantalis recessed the meeting at 3:57 p.m.

Mayor Trantalis reconvened the meeting at 4:06 p.m.

Mayor Trantalis recognized Cody Kiess, President of Core Construction Florida and on behalf of FTL City Hall Partners, introduced members of the FTL City Hall Partners (FTL CHP) Team. A video presentation was shown.

A copy of the video is available through the Office of the City Clerk.

Mr. Kiess and members of the FTL CHP Team presented respective portions of their presentation.

A copy of the presentation is part of the backup to this Agenda item.

In response to Commissioner Beasley-Pittman's questions regarding local employment and whether that commitment would be included in

Project agreements, Greg Kimmelman, Styles Construction and CORE P3 Advisor, confirmed FTL CHP Team's strong track record of exceeding local employment goals on recent Broward County projects, cited examples, and confirmed their willingness to incorporate specific local employment goals into the Project agreements.

In response to Commissioner Glassman's question regarding construction costs being more expensive than other proposals, Alex Barrett, Plenary Americas Vice President, explained that construction costs are driven by how indirect and direct expenses are categorized. When the City budget is determined and the Project design is collaboratively refined, the combination of market-driven construction pricing and lower controllable costs will yield the lowest overall Project cost.

In response to Commissioner Glassman's question regarding their significantly lower indirect soft costs compared to other proposers, the FTL CHP Team clarified that their estimates for indirect and soft costs are grounded in extensive experience and align with those of similar projects. Further comment and discussion ensued.

In response to Commissioner Glassman's questions regarding whether the Project could be delivered at an all-in cost of approximately \$250,000,000, Mr. Kiess said that the building could be scaled to meet a City-established budget and noted that the original proposal contemplated approximately one hundred ninety-five thousand square feet (195,000') and any reductions would likely involve removing several floors and adjusting internal programming and finishes, without compromising the design. Mr. Kiess noted that the cost estimates presented were conservatively developed at the conceptual stage, and that as the design advances and programming is refined, costs could be reduced while still delivering a functional and high-quality facility. Further comment and discussion ensued.

In response to Commissioner Glassman's question regarding PFM's evaluation of their proposal, which concluded that while the proposed financing structure was robust, its long-term affordability ranked least favorable due to an AP, Mr. Barrett explained that the finding was driven by the higher direct construction costs, resulting in a higher overall payment, rather than the financing structure itself. Mr. Barrett noted that their financial structure ranked lowest among the proposers, citing an internal rate of return (IRR) of eleven-point five percent (11.5%), and confirmed their willingness to commit to that rate.

In response to Commissioner Glassman's question regarding the FTL

CHP Team's proposed lowest IRR, Mr. Barrett said that the IRR rate reflects its experience in the local market, expounded on related information, and confirmed that the IRR is a firm commitment, and they would not seek an increase above the stated rate. Further comment and discussion ensued.

In response to Commissioner Glassman's question regarding escalating versus flat APs, Mr. Barrett said that the preferred AP structure is a policy decision for the Commission and explained that escalating APs result in a lower initial payment that increases over time, while a flat payment provides a consistent AP obligation. Mr. Barrett discussed related information and said that alternative AP scenarios could be modeled based on the City's preference.

In response to Commissioner Glassman's questions regarding PFM's characterization that other proposers had stronger approaches, Mr. Barrett said that he did not agree, explaining that the conclusion was likely driven by AP comparisons rather than life-cycle planning and stated that the FTL CHP Team has extensive experience in life-cycle management and hand back requirements, including coordination with experienced property management. Service levels and hand back conditions would be defined through transparent decision points with the City during the next Project phase.

In response to Commissioner Glassman's questions regarding Project affordability and budget flexibility, Mr. Barrett said that they could design the Project to any City-established budget, including amounts below \$250 million. Project cost reductions and corresponding APs would be driven primarily by lower indirect, overhead, administrative, and contingency cost percentages compared to other proposers, which would result in a lower overall Project cost.

In response to Commissioner Sorensen's question regarding the FTL CHP Team's higher direct construction costs, Joe Palma, Palma Architecture Founder and Creative Director, explained that the variance reflected differences in design concepts. Mr. Palma said that the design could be modified to align with City preferences and that the Project could be developed and constructed at a lower total cost and explained related information.

Commissioner Sorensen remarked that the project design is the delta for comparison to other proposal construction costs. Further comment and discussion ensued. Mr. Barrett discussed the importance of providing a realistic Project cost estimate. Commissioner Sorensen remarked on the importance of the building being functional, efficient, and expounded on his perspective.

In response to Commissioner Sorensen's questions regarding higher proposed O&M costs, Mr. Barrett said their O&M figures include not only routine annual operations and maintenance, but also full life-cycle costs for major building systems, including mechanical systems, elevators, and other long-term components. Mr. Barrett emphasized that FTL CHP Team's approach was intentionally conservative at this stage, with opportunities to refine costs as the Project advances. Further comment and discussion ensued.

In response to Commissioner Sorensen's question, Mr. Kiess said that under the proposed financing structure, a lower overall Project cost would result in lower APs. The FTL CHP Team identified its financing approach and lower indirect and overhead costs as its strategic advantages in achieving reduced APs.

In response to Commissioner Sorensen's question, Ms. Kiess confirmed their strategic advantage is the financing mechanism, lower indirect costs, and expounded on additional factors.

In response to Commissioner Sorensen's question whether design or professional negligence issues occurred in other projects, the FTL CHP Team indicated that there were none. Mr. Kiess noted that the Project was targeting LEED Gold certification, citing recent related experience, and remarked on sustainability features that were incorporated into the conceptual design. Further comment and discussion ensued.

Mayor Trantalis recognized Ted Inserra, 912 SW 19th Street, River Oaks Civic Association President. Mr. Inserra discussed his opposition to using Federal Emergency Management Agency (FEMA) funding associated with the April 2023 flooding event to fund a new City Hall.

Mayor Trantalis recognized Marilyn Mammano, 1819 SE 17th Street. Ms. Mammano discussed her viewpoint, and recommendation for further education and public involvement and additional time to consider the proposals.

Mayor Trantalis recognized Mary Fertig, 511 Poinciana Drive. Ms. Fertig discussed her viewpoint and remarked on the need for a fully engaged community process. Commissioner Glassman remarked on his understanding of the community engagement process and cited examples. Ms. Fertig clarified her comments relate to the last *Reimagining City Hall Workshop* in April 2025. Further comment and discussion ensued.

In response to Mayor Trantalis' question regarding published information available to the public on this topic, City Manager Williams confirmed ongoing efforts to provide Project information and cited examples of previous Commission Meeting Agenda items. Further comment and discussion ensued.

In response to Vice Mayor Herbst's questions, City Manager Williams explained that presentations today were not entirely new. The presentations combined new attachments with previously reviewed information.

In response to Commissioner Glassman's question, Ben Rogers, Assistant City Manager, confirmed he presented at the last Council of Fort Lauderdale Civic Associations Meeting in November 2025. Mr. Rogers said that all information presented today was presented at that meeting, noting attendance was high.

City Manager Williams provided her report on the four (4) proposals and noted that the teams that are considered qualified and capable. She noted that nothing presented today is final, and key elements, including cost, design, risk, and financing, will be shaped through negotiation after the Commission ranks the proposals.

Yvette Matthews, Assistant City Manager, provided an overview of the City's financial assumptions for the proposed City Hall Project. The City has planned for approximately \$200,000,000 in debt, which has been incorporated into the City's long-range financial model. Approximately \$9,000,000 is currently programmed in the Community Investment Program (CIP) to advance the Project. The City's anticipated long-term debt service capacity is \$10,000,000 to \$12,000,000 annually. The four (4) proposers' annual APs exceed this amount, ranging from \$16,000,000 to \$36,000,000.

Ms. Matthews outlined potential approaches to addressing the funding gap through future financial modeling, noting that moving forward would require policy and budget tradeoffs, including reallocating future revenues, adjusting programs, and reprioritizing capital spending, subject to Commission direction during upcoming budget cycles.

In response to Commissioner Glassman's question regarding concerns that PFM had not met individually with each proposer to discuss development costs and timelines, Ms. Matthews said that PFM's analysis was intentionally based on the written proposals and follow-up information, not on one-on-one meetings. During review of the proposals, City staff and Jacobs identified inconsistencies in how proposals presented financial data. Jacobs issued follow-up questions

to all proposers to obtain additional details, and those responses were shared with PFM. As a result, PFM conducted its financial review using the submitted materials and standardized clarifications, rather than proposer interviews.

Commissioner Glassman noted that projected costs appear to be higher than originally anticipated. In response to Commissioner Glassman's question regarding whether staff was confident in the proposals presented, Ms. Matthews said that Commission policy guidance during Project contract negotiations would be critical, remarked on related information and reiterated that achieving certain Project goals may require difficult tradeoffs elsewhere in the City's budget.

Commissioner Sorensen discussed the need to focus on design-to-budget expectations and the flexibility of the proposers. He emphasized the City's annual budget, and it should be clearly communicated to the selected proposer during the interim agreement period with the expectation that the proposer would value-engineer the Project to meet that budget. City Manager Williams confirmed this approach is feasible and emphasized that none of the current designs should be assumed to be final if the City establishes a firm budget and program requirement.

Mayor Trantalis contextualized the cost figures by comparing them to the recently completed Police Department Headquarters and discussed related details. He commented on his strong belief that the overall square footage of City Hall could be reduced, potentially from 300,000 to 250,000 square feet, by scaling back oversized elements, such as lobby and common areas, without compromising safety, functionality, sustainability, or LEED goals.

Mayor Trantalis said that the Commission would move forward by selecting a proposer based on the core qualitative factors outlined by City Manager Williams, including the financial credibility and capacity of the team, the level of trust and reliability the City can expect in a long-term partnership, the team's experience with P3 Projects and other civic projects, and their willingness and ability to collaborate closely with the City. He expounded on his perspective and remarked that the cost and design will continue to evolve and be refined later as part of the negotiation and public engagement process. Further comment and discussion ensued.

Commissioner Sorensen concurred and expounded on his perspective regarding the ability to determine a cost-effective structure with continued public engagement and remarked on the ability to go in

another direction during the interim period if necessary.

In response to Commissioner Sorensen's question regarding the proposals, Mr. Masvidal explained that each proposer expressed flexibility in the financing structure. Mr. Masvidal said that significant negotiations remain regarding the final financing structure and emphasized that many key terms, including the proposed equity return, are negotiable. Each team appears capable of delivering the Project from a financing standpoint. Further comment and discussion ensued.

In response to Commissioner Glassman's question regarding each proposer meeting the financial evaluation criteria, Mr. Masvidal confirmed that each met the evaluation criteria.

In response to Commissioner Sorensen's questions regarding evaluation of the proposals, Mr. Jordan said each proposer team performed well, noting they were more similar than different, with the primary distinction being design, not cost. Differences in costs were primarily attributed to how each team categorized expenses, direct versus indirect, rather than meaningful variations in total cost or approach. Design aesthetics were not part of Jacobs' evaluation scope, as they were tasked only with confirming that each proposal met the functional space and square footage requirements and remarked on related details. Further comment and discussion ensued.

In response to Commissioner Glassman's question regarding whether design aesthetics should have been part of the evaluation criteria, City Manager Williams explained that, due to the nature of an unsolicited proposal process, the City did not establish design aesthetic guidelines upfront, which intentionally allowed proposers broad creative freedom and commented on related details and information. Further comment and discussion ensued.

In response to Commissioner Sorensen's question, Mr. Jordan and Mr. Masvidal confirmed that no further time or review is necessary and that they were comfortable proceeding based on the information presented.

Mayor Trantalis discussed his perspective regarding the four (4) presentations and noted that the primary policy question is whether the intangible civic and architectural benefits of an iconic design are worth the additional costs. Further comment and discussion ensued. Mayor Trantalis said that the Commission's final ranking would be made during tonight's Regular Meeting, and Interim City Attorney Spence confirmed.

Mayor Trantalis recessed the meeting at 5:47 p.m.

Mayor Trantalis reconvened the meeting at 7:24 p.m.

CITY COMMISSIONERS' REPORTS

Commission Members announced recent and upcoming community events and expounded on related information.

Commissioner Beasley-Pittman reported on her recent attendance at the National League of Cities Conference in Salt Lake City (Event), noting that she gained several ideas and best practices and will share with City Manager Williams. Commissioner Beasley-Pittman recognized Police Department Major Steven Scelfo for his presentation at the Event illustrating the City's efforts to prevent violence in the City.

Commissioner Beasley-Pittman expressed appreciation to nonprofit organizations that organized and supported Thanksgiving Holiday turkey giveaways to District 3 residents.

Commissioner Glassman announced the Victoria Park's 100th anniversary celebration at their upcoming Association Meeting. Commissioner Glassman remarked on the upcoming reopening of the Jimmy Evert Tennis Center and the groundbreaking for the Holiday Park YMCA, in partnership with Broward Health. Commissioner Glassman suggested formal recognition of Inter Miami CF to acknowledge the team's impact and success during its time in Fort Lauderdale.

Commissioner Glassman discussed Code Enforcement concerns related to ongoing issues with short-term vacation rentals in Victoria Park. He said that while Police Department response has been strong, the current Ordinance lacks sufficient enforcement tools and requires strengthening. He also discussed reports of problematic e-bike activity in and around Holiday Park and requested that staff address. Further comment and discussion ensued.

City Manager Williams confirmed staff would coordinate directly with the Police Department to identify specific gaps or ambiguities in current Ordinances. In response to Commissioner Beasley-Pittman's question, Interim City Attorney Spence explained details of current policy regarding pursuing e-bikes, dirt bikes, and similar off-road vehicles. Mayor Trantalis discussed his concerns and perspective. Further comment and discussion ensued regarding the need to

address this issue.

Commissioner Sorensen acknowledged Parks and Recreation Department Staff for their related efforts at Holiday Park. In response to Mayor Trantalis' question regarding when the children's playground at Holiday Park will be completed, Ben Rogers, Assistant City Manager, provided an update and explained that the related solicitation closed in November, is currently in the evaluation phase, and is expected to return to the Commission in February for award. Following award, there will be lead times for manufacturing and delivery of the playground equipment.

MAYOR'S REPORT

Mayor Trantalis announced recent and upcoming community events and expounded on related information.

In response to Mayor Trantalis' question regarding attendance at the City-sponsored Winterfest Boat Parade event, Ashley Doussard Strategic Communications Office Director, provided an update of those currently planning to attend. Further comment and discussion ensued.

CITY MANAGER'S REPORT

MGR-1 [25-1180](#)

City Commission Follow-up Action Items - (Commission Districts 1, 2, 3 and 4)

City Manager Williams announced the appointment of Chris Cooper to Deputy City Manager.

City Manager Williams discussed efforts to coordinate the Commission's Annual Goal-Setting Workshop at *The Fort* in Snyder Park and confirmed staff will reassess dates and return with alternatives.

City Manager Williams advised that the City has received informal communication from Inter Miami CF indicating interest in potentially holding a future celebratory event and will keep the Commission informed.

City Manager Williams acknowledged staff, emergency management, and response teams for their efforts throughout the hurricane season. Further comment and discussion ensued.

CITY ATTORNEY'S REPORT

Interim City Attorney Spence requested an Executive Closed-Door Session at the December 16, 2025, Commission Meeting at 4:30 p.m. or as soon thereafter as possible to discuss pending litigation, pursuant to Section 286.011(8), Florida Statutes, concerning the following matter(s):

Paula Wren v. City of Fort Lauderdale Case No.: CACE 25-004231
(03)

Present at the attorney-client session will be:

Mayor Dean J. Trantalis
Vice Mayor/Commissioner John C. Herbst
Commissioner Steven Glassman
Commissioner Pamela Beasley-Pittman
Commissioner Ben Sorensen
City Manager Rickelle Williams
City Attorney Shari L. McCartney
Deputy City Attorney D'Wayne M. Spence
Assistant City Attorney Robert M. Oldershaw, and
Certified Court Reporter from Bailey-Entin Court Reporting

The estimated length of this session will be approximately 15 minutes.

ADJOURNMENT

Mayor Trantalis adjourned the meeting at 7:53 p.m.