

UPDATE: Temporary City Hall Relocation



July
2023



Total Square Feet Utilized before Flooding Event

Square Feet

Location	SF	Notes
City Hall	61,800	100,000 ±, but only 61,800 is usable office space
Tower101	19,320	11 th and 14 th floors
1 E Broward	3,575	16 th floor
TOTAL	84,695	

Employees: 300 ±

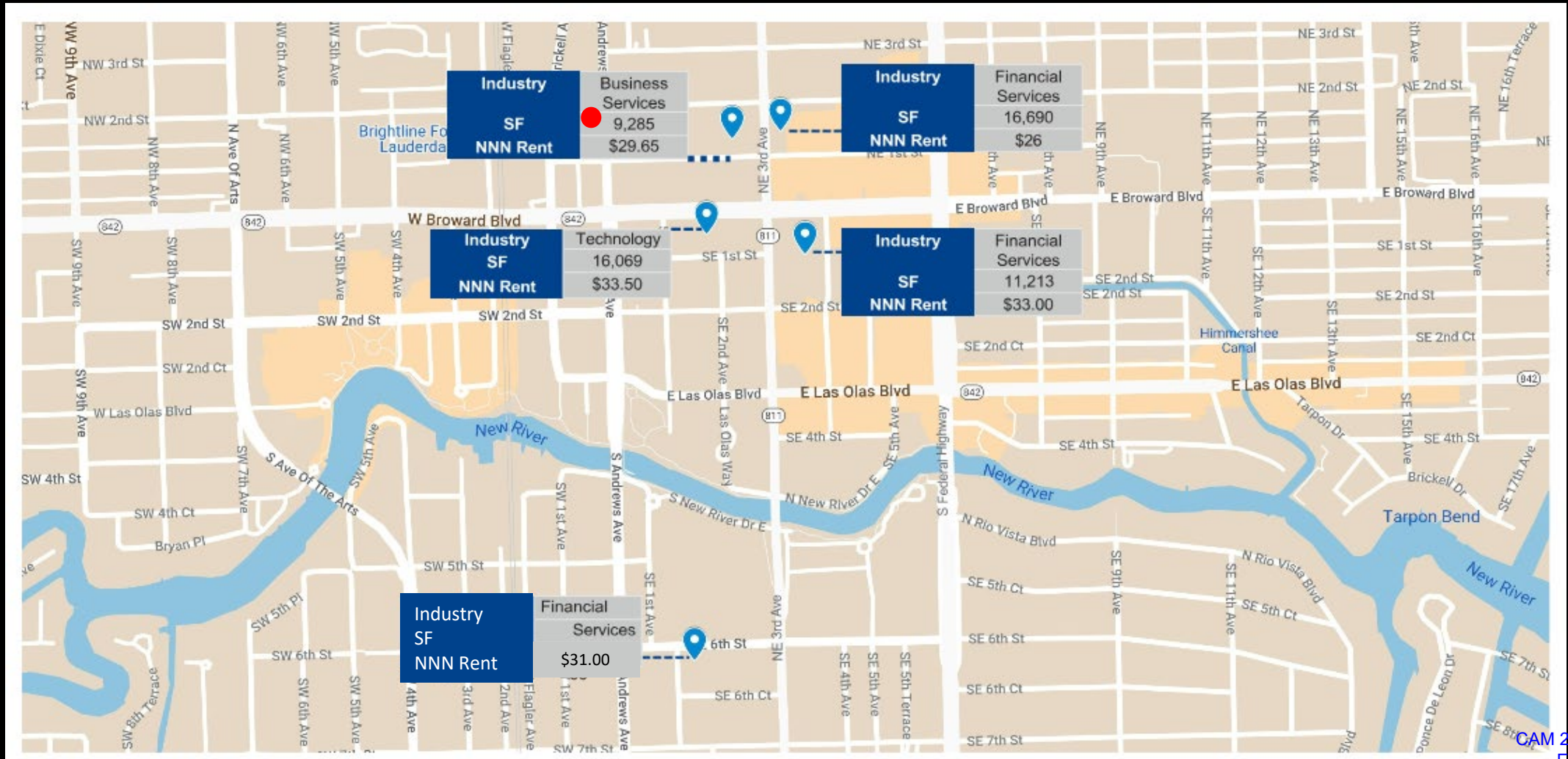
Tower101 & 1 E Broward: 22,895 SF

Current City Hall Expenditures/Projected

2022 Annual Costs		City Hall Capital Improvement Projects ("CIP")		Complete
UTILITIES		PLANNED CIP		
Water	\$49,169.64	Turnkey Elevator Modernizations	\$1,211,900.00	
Electric	\$178,535.87	Construction Contingency - Turnkey Elevator Modernization	\$242,380.00	
Subtotal- Utilities	\$227,705.51	Structural Improvements- On going- 40 yr inspection	\$347,454.00	
SECURITY		Subtotal - Planned CIP Projects	\$1,801,734.00	
2 FTEs and 2 PTEs	\$179,840	COMPLETED CIP		
1 Armed Guard	\$42,000	Cooling Tower Structural Reinforcement- Roof Renovations	\$161,470.61	C
Subtotal- Security	\$221,840	Security Improvements	\$65,983.00	C
INSURANCE		IT Data Center A/C & Fire Improvements	\$183,053.00	C
Property Insurance	\$64,500	Elevator Repairs (Motors)	\$321,744.00	C
Flood Insurance	\$4,988	Subtotal - Completed CIP Projects	\$875,040.61	
Subtotal- Insurance	\$69,488			
COMMON AREA MAINTENANCE		2022 Annual Cost Total	\$ 954,187.51	
1 FTE	\$111,701	City Hall CIP Total	\$ 2,676,774.61	
Cleaning/Janitorial Services	\$91,940	TOTAL	\$ 3,630,962.12	
Landscaping/Irrigation	\$38,400			
Building Maintenance (Elevator contract; HVAC maintenance; Fire system maintenance; Backflow)	\$154,613			
Supplies (Lights, Janitorial Supplies, Tools)	\$26,000			
Building Sidewalk Repair and Maintenance	\$ 12,500.00			
Subtotal- Maintenance	\$435,154			

Current Market Office Lease Comparables - Downtown

*Data from Colliers International ● Approximate City Hall location



Relocation Consideration

1 E Broward Option

Direct Lease with Landlord

- Floors 1 – 4, 53,137 SF
- Annex floors 4 & 16 – 16,178 SF
- Total: 69,315
- \$25 NNN and \$16.75 OPEX

- Floors 1 – 4

- Annex floors 4 & 16
1st Year Annual Rent: \$622,919
Total Obligation (Over 3-Yrs):
\$2,158,189

NOTES FOR CONSIDERATION:

- *Only option with plug and play chamber space within Downtown for centralized accessibility*
- *Contiguous workspace*
- *4th floor of direct lease space will have new carpet and paint provided by the landlord*
- *4th and 16th floor price per square foot (“psf”) was negotiated to \$25 psf, compared to the market of \$29-\$33 psf*
- *On-going negotiations continue for West Marine section*





Next Steps

- Upon Commission Approval: Floor 4 becomes available August 1, 2023 and move-in can take place shortly after
- Staff will work with City Commission to define space locations

QUESTIONS