

# CITY HALL UPDATE

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CITY COMMISSION CONFERENCE MEETING  
JUNE 3, 2025



# DEMOLITION OVERVIEW

- City Hall ceremony & time capsule unveiling
- Relocated equipment & assets
- Demolition completed in less than 12 months
- Current site conditions
  - Grass planted
  - Irrigation system installed
  - Fenced perimeter
  - Project information boards with QR Code
    - QR Code: [Spotlightftl.com/reimagining-city-hall](https://spotlightftl.com/reimagining-city-hall)



# OWNER'S REPRESENTATIVE TIMELINE

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Solicitation  
Issued:

November 1, 2024

Solicitation  
Closed:

January 15, 2025

Evaluation Committee  
Review:

February 21, 2025

Proposer  
Presentations:

March 10, 2025

Contract  
Negotiations:

March 2025 – Current

Tentative  
Award:

Summer 2025



# OWNER'S REPRESENTATIVE SCOPE

Pre-Development	Design	Pre-Construction	Construction	Post-Construction
<ul style="list-style-type: none"><li>• Project Vision</li><li>• Objectives &amp; Goals</li><li>• Budget Development</li><li>• Site Evaluation</li><li>• Space Planning</li><li>• Stakeholder Engagement</li><li>• Consultant Selection</li></ul>	<ul style="list-style-type: none"><li>• Design Coordination</li><li>• Design Review</li><li>• Value Engineering</li><li>• Stakeholder Outreach</li><li>• Compliance</li><li>• Regulations</li></ul>	<ul style="list-style-type: none"><li>• Construction Manager Selection</li><li>• Risk Management</li><li>• Permitting</li><li>• Schedule Oversight</li><li>• Budget Management</li></ul>	<ul style="list-style-type: none"><li>• Construction Oversight</li><li>• Construction Coordination</li><li>• Charge Order Management</li><li>• Quality Assurance</li><li>• Documenting, Reporting, and Communications</li></ul>	<ul style="list-style-type: none"><li>• Final Inspections &amp; Punch List</li><li>• Commissioning &amp; Occupancy</li><li>• Project Closeout</li><li>• Warranty &amp; Post-Occupancy Support</li></ul>

# DESIGN CRITERIA PACKAGE (DCP) TASKS

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## Task One

### Project Definition

- Data Collection
- Define Permitting Requirements
- Staff Engagement
- Criteria Documentation
- Conceptual 3D renderings

## Task Two

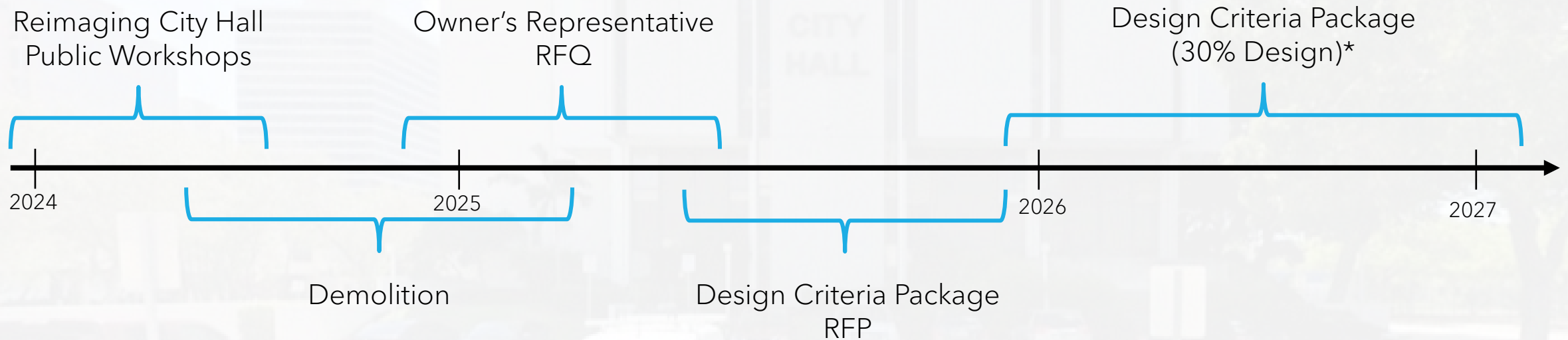
### Design Criteria

- Project Goals & Standards
- Design Renderings
- Design Criteria
- Engineer's Opinion of Probably Cost
- Preliminary Drawings (30%)

# DESIGN CRITERIA PACKAGE ELEMENTS



# ANTICIPATED TIMELINE



# FUNDING OVERVIEW

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- Community Investment Plan – City Hall Replacement (P12864)
  - Balance: \$8,800,000
  - Site Improvements: -\$75,000
  - FY26 Planned CIP Contribution: \$1,000,000
  - Projected Balance: \$9,725,000
  - City staff anticipate using the existing project balance to fund the Owner’s Representative and Design Criteria Package efforts. The total cost of the City Hall project has not been determined as the work program needs to be further defined.
- Community Development Block Grant – Disaster Recovery
  - City Hall funding allocation has not been determined
    - Currently developing potential action plan for the funding utilization (estimated to be completed in Fall 2025)
  - \$88,000,000 Federal Grant Awarded
    - Subject to federal grant terms, conditions, and reporting requirements
    - Funds may be utilized for publicly accessible areas
    - Can serve as a non-federal match for grant opportunities
- City staff are identifying preliminary financing options



# UNSOLICITED PROPOSAL - MERIDIAM

- Received Unsolicited Proposal on May 15, 2025
- Meridiam is a global investor, developer, and asset manager of sustainable infrastructure with a 20-year track record of delivering and operating complex capital projects.
- Meridiam specializes in greenfield infrastructure development, with expertise in managing development and construction risk.
- Ten offices with 394 employees globally. Meridiam has delivered over \$90 billion in total infrastructure investments in more than 130 projects across 58 countries.
- In the United States, Meridiam has developed and managed 24 projects to-date.



# THREE POTENTIAL NEXT STEPS

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## Advance as a City Project

- Award Owner's Representative Contract
- Issue Design Criteria Package RFQ



## Explore Unsolicited Proposal Opportunity

- Schedule a conference meeting presentation with Meridiam
- Determine if there is intent to accept and create competition period



## Hybrid Approach

- Continue to advance as a City Project (Option A) and
- Explore Unsolicited Proposals (P3) Opportunities (Option B)