



# April 2023 Flood Recovery and Relocation Update

*August 22, 2023*



# Presentation Overview

## Recovery Efforts

1. Emergency Response
2. Vehicle and Equipment
3. Facility Damages
4. Information Technology Services
5. Debris Removal Damages
6. Stormwater Infrastructure
7. City Hall - Life Support
8. City Hall - Damage Assessment

## Relocation Status

## City Hall - Next Steps and Options for Consideration



# Emergency Response

## FEMA

Community Response and Support:	\$884,806
Mutual Aid (Representing 6 Agencies):	\$65,111
Emergency Pumping Operations:	\$1,163,361

**Estimated Cost:**  
**\$2,113,278**





# Vehicle/Equipment Damages

## Insurance

17 vehicles damaged by  
rising flood waters

**Estimated loss of \$163,900**

- *7 Total loss: \$154,615*
- *10 Repaired: \$9,285*

## FEMA

20 vehicles damaged due to  
operating during the flood

**Estimated loss of \$137,530**

- *6 Total loss: \$108,732*
- *14 Repaired: \$28,798*







# Facility Damages



## Combination FEMA and Insurance

Carter Park	\$ 750,000
Croissant Park	\$ 500,000
Riverland Park	\$ 100,000
Mitchell Family Park	\$ 67,922
Lauderdale Memorial Park	\$ 65,287
Admin Building TAM	\$ 43,189
SW and SE District	\$ 15,255
New River Marina	\$ 14,750
Floyd Hull Park	\$ 3,791

**Total**

**\$1,560,194**



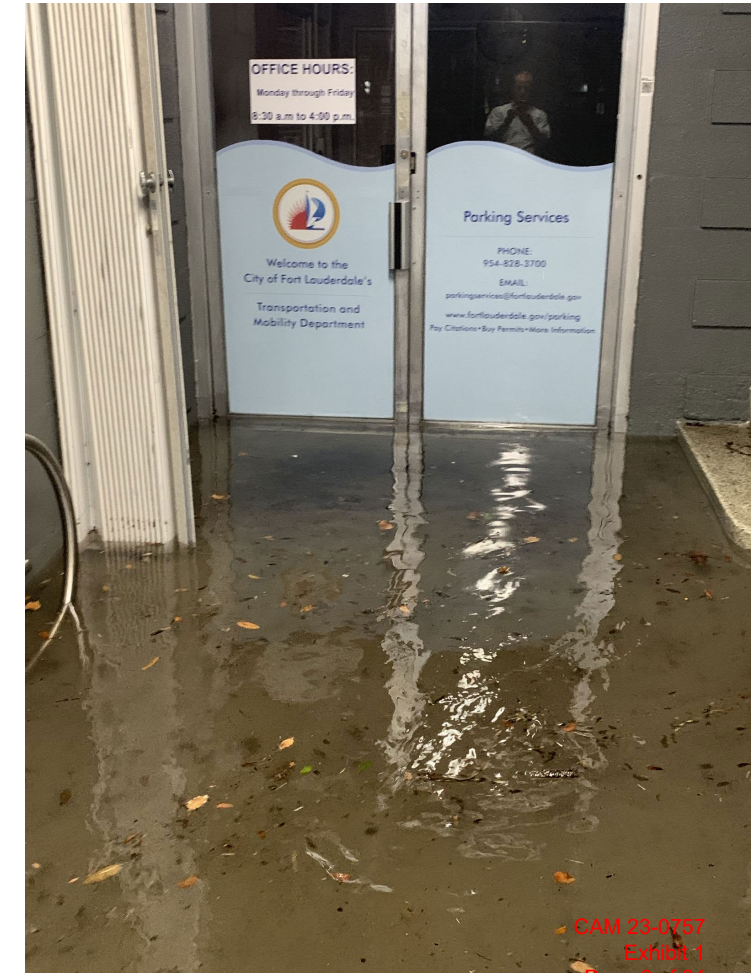
# Facility Damages

## Combination FEMA and Insurance

**Estimated Cost** **\$1,560,194**  
(excludes City Hall)

**The City maintains a combination of:**

- National Flood Insurance Program (NFIP) policies with limits of \$500,000 and \$50,000 deductible per location
- Property policy with flood limits of \$25,000,000 and \$100,000 deductible per occurrence that is excess of NFIP coverage







# Information Technology Services

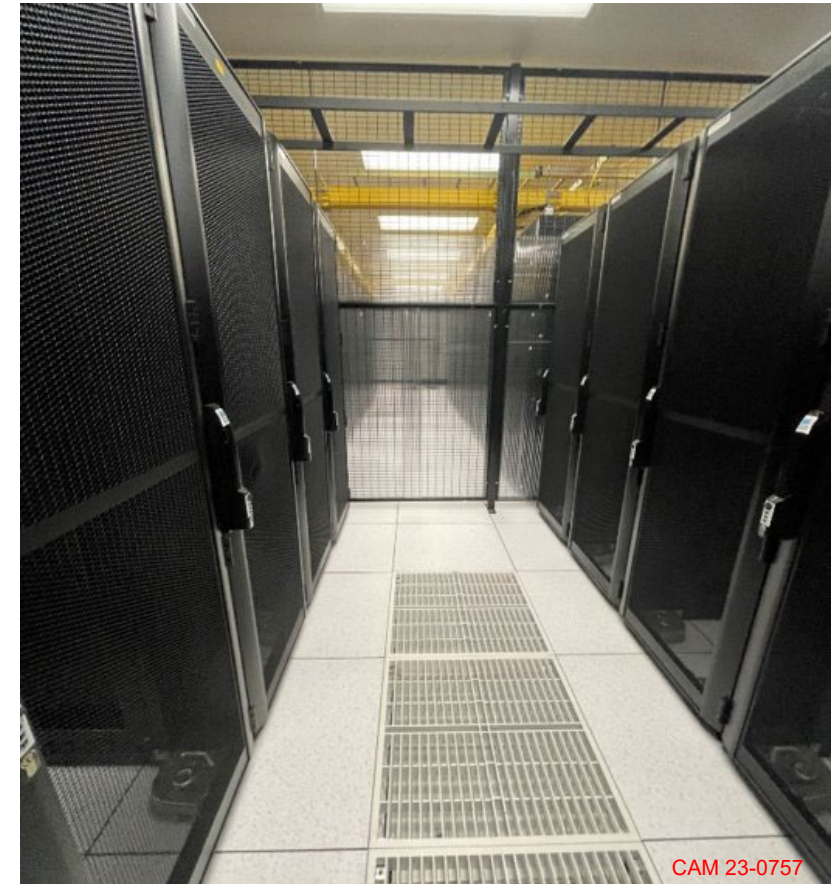
- GIS technology aided in recovery effort
- Network fully restored at 119 sites by May
- 4,508 person hours spent restoring systems
- 279 virtual servers restored
- Full systems and application restoration by June

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**Restoration cost estimate: \$453,473**

*(excludes internal labor)*

*Property policy provides coverage for extra expenses related to flood recovery with limits of \$5,000,000*





# Debris Removal



## FEMA

800+ loads of debris

42,000+ cubic yards

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**Estimated cost:**

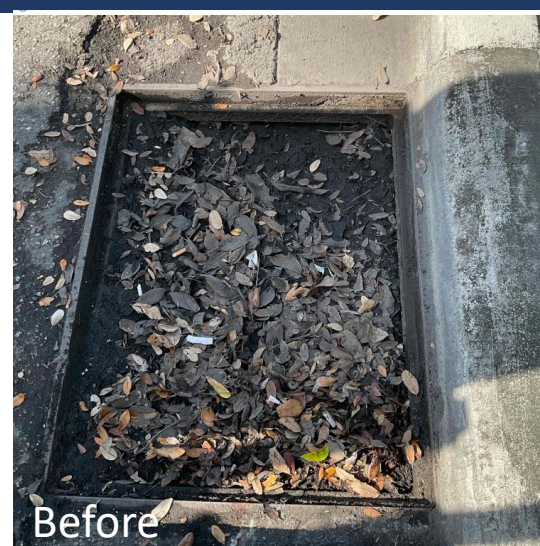
**\$2,340,000**







# Stormwater Infrastructure Restoration



Before



After



Before



After

## FEMA

- 3,113 total inlets targeted for cleaning
- 382,717 total linear feet of pipe

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**Estimated cost:      \$24,000,000**





Areas of Focus

## Commission District



District 1



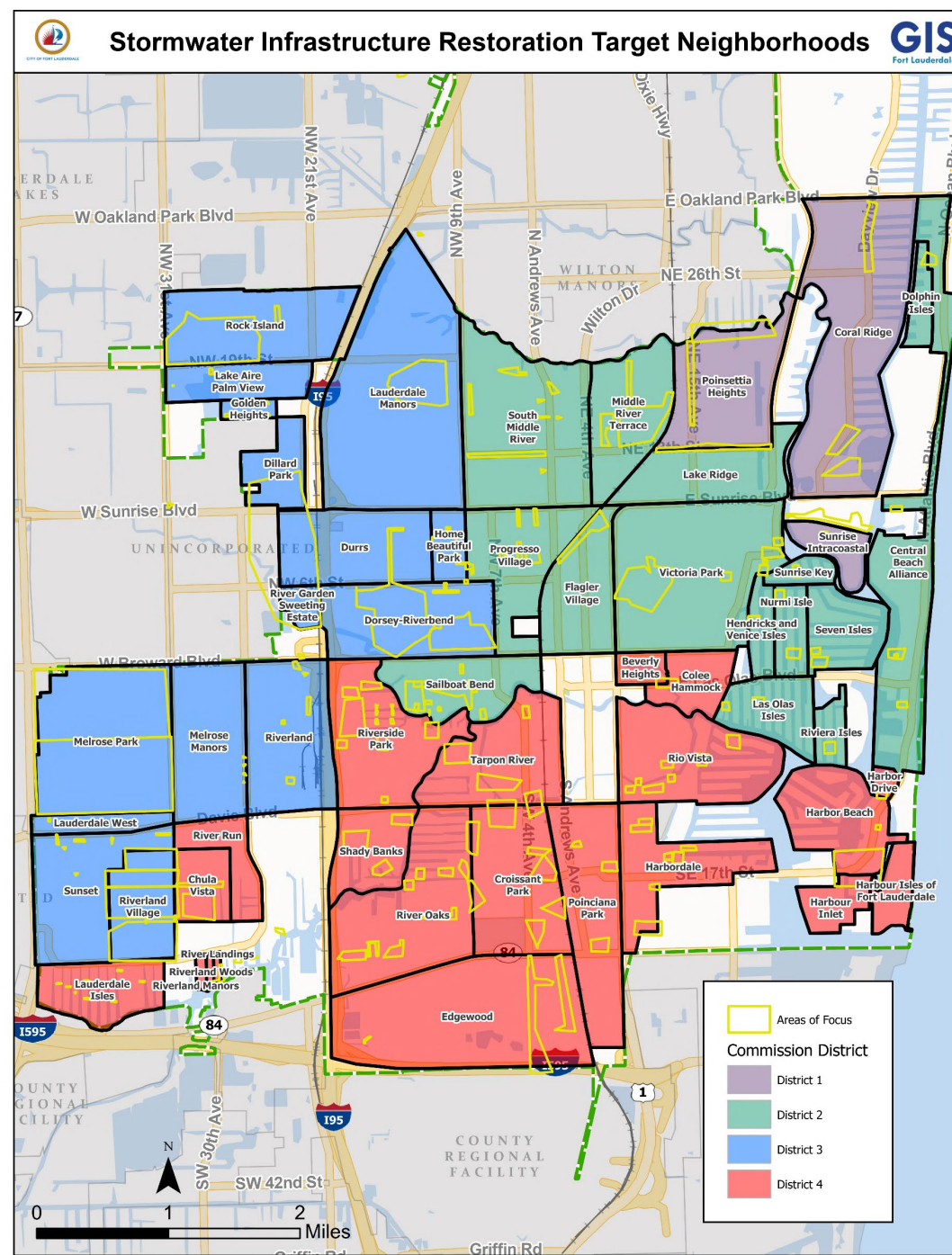
District 2



District 3



District 4



Areas of focus relate to specific stormwater systems targeted for cleaning.

These are areas connected to major conveyance pipes and/or align with neighbor concerns/complaints during the rain event.



# City Hall - Life Support

## Combination of FEMA and Insurance

Estimated costs \$6,431,405

*(through August 31, 2023)*

*Property policy provides coverage for extra expenses related to flood recovery with limits of \$5,000,000*





# City Hall - Damage Assessment

The City engaged WSP to perform a full engineering review of City Hall and provide an estimate of the costs to rehabilitate.

- Establishes realistic timelines for project
- Estimates rehabilitation costs
- Lists all damages including like, kind & quality analysis
  - Analysis used with FEMA and insurers



Catastrophic Floods 12 April 2023  
DR-4709-FL  
Damage Assessments

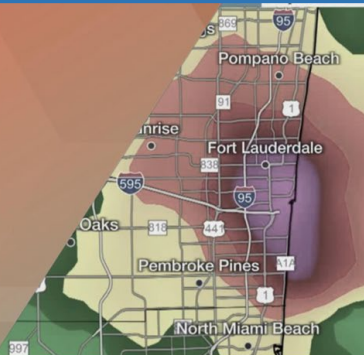
DRAFT

Fort Lauderdale City Hall  
100 North Andrews Avenue

July 18, 2023

Submitted to:  
City of Fort Lauderdale 100 N. Andrews  
Avenue, 6th Floor Fort Lauderdale, FL  
33301

Submitted by:  
CSA Central, Inc 8200 N.W. 41st Street,  
Suite 318 Doral, FL 33166 (305) 461-5484





# City Hall - Damage Assessment

No.	Description:	Prime	Sub Contractor	Total Cost
		Bldg	Bldg	Bldg
1	DIVISION 01 - GENERAL REQUIREMENTS	\$ 745,610	\$ -	\$ 745,610
2	DIVISION 02 - EXISTING CONDITIONS	\$ -	\$ 205,578	\$ 205,578
3	DIVISION 03 - CONCRETE	\$ -	\$ 74,921	\$ 74,921
4	DIVISION 04 - MASONRY	\$ -	\$ -	\$ -
5	DIVISION 05 - METALS	\$ -	\$ 314,471	\$ 314,471
6	DIVISION 06 - WOOD & PLASTIC	\$ -	\$ -	\$ -
7	DIVISION 07 - THERMAL & MOISTURE PROTECTION	\$ -	\$ -	\$ -
8	DIVISION 08 - OPENINGS	\$ -	\$ 3,016	\$ 3,016
9	DIVISION 09 - FINISHES	\$ -	\$ 15,594	\$ 15,594
10	DIVISION 10 - SPECIALTIES	\$ -	\$ -	\$ -
11	DIVISION 11 - EQUIPMENT	\$ -	\$ 41,028	\$ 41,028
12	DIVISION 12 - FURNISHINGS	\$ -	\$ -	\$ -
13	DIVISION 13 - SPECIAL CONSTRUCTION	\$ -	\$ -	\$ -
14	DIVISION 14 - CONVEYING EQUIPMENT	\$ -	\$ -	\$ -
21	DIVISION 21 - FIRE SUPPRESSION	\$ -	\$ 153,086	\$ 153,086
22	DIVISION 22 - PLUMBING	\$ -	\$ 56,384	\$ 56,384
23	DIVISION 23 - HVAC	\$ -	\$ 1,384,202	\$ 1,384,202
26	DIVISION 26 - ELECTRICAL	\$ 1,487,238	\$ -	\$ 1,487,238
27	DIVISION 27 - COMMUNICATIONS	\$ 13,632	\$ -	\$ 13,632
28	DIVISION 28 - ELECTRONIC SAFETY AND SECURITY	\$ 107,366	\$ -	\$ 107,366
31	DIVISION 31 - EARTHWORK	\$ -	\$ -	\$ -
32	DIVISION 32 - EXTERIOR IMPROVEMENTS	\$ -	\$ -	\$ -
33	DIVISION 33 - UTILITIES	\$ -	\$ -	\$ -
<b>BID COST</b>		<b>\$ 2,353,846</b>	<b>\$ 2,248,281</b>	<b>\$ 4,602,127</b>
	DESIGN CONTINGENCY 25.0%	\$ 588,462	\$ 562,070	\$ 1,150,532
	PERMITS 1.5%	\$ 44,135	\$ 42,155	\$ 86,290
	OVERHEAD & PROFIT 21.0%	\$ 627,153	\$ 599,026	\$ 1,226,179
	PRIME CONTRACTOR'S PROFIT ON SUB CONTRACTORS 5.0%	N/A	\$ 172,577	\$ 172,577
	INSURANCE 2.5%	\$ 90,340	\$ 90,603	\$ 180,943
	PERFORMANCE & PAYMENT BONDS 1.5%	\$ 55,559	\$ 55,721	\$ 111,280
	ESCALATION TO MID POINT OF CONSTRUCTION @ 5 % PER YR 10.4%	\$ 391,363	\$ 392,502	\$ 783,865
	ARCHITECT/ENGINEER DESIGN FEE 10.0%	\$ 415,086	\$ 416,293	\$ 831,379
	<b>MARKUP - SUBTOTAL</b>	<b>\$ 2,212,097</b>	<b>\$ 2,330,947</b>	<b>\$ 4,543,044</b>
	<b>CONTRACT BID AMOUNT:</b>	<b>\$ 4,565,943</b>	<b>\$ 4,579,228</b>	<b>\$ 9,145,171</b>



Estimated repair costs **\$9,145,171** CAM 23-0757  
Exhibit 1  
Page 13 of 24



# Relocation Status



The following have been relocated to 1 E Broward Suite 444

1. Mayor's Office
2. Commission Offices Districts 2, 3, and 4
3. City Clerk's Office
4. City Manager's Office (to be finalized week of Aug 28<sup>th</sup>)







# Relocation Status

## **Riverwalk Suites 128 and 136**

- Risk Management  
(to be finalized week of Aug 28<sup>th</sup>)



## **Working Remotely**

- Finance (Partial)
- Human Resources (Partial)
- Office of Management and Budget
- Structural Innovation
- Strategic Communications





# Relocation Status

## Combination FEMA and Insurance

ITS	\$ 286,858
Moving	\$ 38,480
Build out (Risk)	\$ 10,000
Rent 1 East	\$ 473,662 (1 <sup>st</sup> Year)
Rent West Marine	\$1,323,983 (1 <sup>st</sup> Year - if approved)

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<b>Estimated Cost</b>	<b>\$2,132,983</b>
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*Property policy provides coverage for extra expenses related to flood recovery with limits of \$5,000,000*



# City Hall – Potential Next Steps

Short Term: Immediate placement of employees into temporary office space and/or work from home; removal of personal items from City Hall; occupy currently owned or leased space; IT relocation of servers offsite



Medium Term: Develop lease agreements to house City employees displaced while City Hall is being rehabilitated or abandoned in favor of rebuilding a new facility; Store and liquidate equipment, furniture and fixtures as appropriate



**Long Term: ?**





# City Hall - Option 1

*Abandon and demolish City Hall and build a new City Hall on current site.*

## **Insurance Recovery Estimate of \$2,957,832**

- City's insurers provided an initial Actual Cash Value (ACV) of \$2,957,832 based upon Replacement Cost Value (RCV) of \$4,860,699
- WSP provided an RCV of \$9,145,171, including policy excluded required building code upgrades for ACV
- Negotiate with insurers for agreed upon RCV within \$4,860,699 - \$9,145,171 range for an updated ACV amount

## **FEMA Alternative Project**



# City Hall - Option 2

*List City Hall property and building “as is” for sale and use proceeds to build or purchase a new City Hall on another site.*

PRICING GUIDANCE			
	High	Target	Low
Price (2.02 AC)	\$30,300,000	\$27,270,000	\$24,240,000
Price per AC	\$15,000,000	\$13,500,000	\$12,000,000



This Broker Opinion of value is intended for the sole and exclusive use of the City of Fort Lauderdale and may not be relied upon person or entity other than the Client for any purpose whatsoever. This Broker Opinion of Value represents only the opinion of Colliers International as to the value of the Subject Property, subject to the assumptions and qualifications set forth herein. Colliers International is not licensed to perform real property appraisals. Accordingly, this Broker Opinion of Value does not constitute an appraisal of the Subject Property and has not been prepared in accordance with the Uniform Standards of Professional Appraisal Practice. The Broker Opinion of Value set forth herein is specifically qualified by, and based solely upon, the relevant facts, circumstances, and market conditions that exist as the date of this Broker Opinion of Value and we undertake no obligation to update, modify, or supplement this assessment to the extent that such facts, circumstances, or market conditions subsequently change.



# City Hall - Option 2

#	Sale Date	Address	City	Land AC	Zoning	SALES COMPS		Notes
						Sales Price	Price/AC	
*	TBD	100 N Andrews Avenue	Fort Lauderdale	2.02	RAC-CC	TBD	TBD	Subject property.
1	Feb-23	203-215 NE 3rd Street	Fort Lauderdale	0.49	RAC-CC	\$9,250,000	\$18,877,551	Purchased by National Realty Investment Advisors with plans to develop a large scale Class A multifamily project.
2	Jun-22	409 SE 8th Street	Fort Lauderdale	1.34	RAC-CC	\$15,500,000	\$11,567,164	JV between Related Group and Alta Development for 30-story mixed use building with 328 units, ground floor retail, and structured parking.
3	Apr-22	121 E Broward Boulevard	Fort Lauderdale	1.24	RAC-CC	\$20,000,000	\$16,129,032	Vacant land sold for redevelopment potential - no plans yet.
4	Mar-22	SW Flagler & 5th Street	Fort Lauderdale	1.54	RAC-CC	\$20,000,000	\$12,987,013	Land site purchased by Hanover Company with plans for 380-unit apartment tower.
5	Dec-21	300-401 NE 3rd Street	Fort Lauderdale	1.90	RAC-CC	\$27,000,000	\$14,210,526	Purchased by Dependable Equities with plans for mixed-use complex: 1,100 units in two 43-story towers and ground floor commercial space.
6	Jul-21	117 NW 2nd Street	Fort Lauderdale	3.61	RAC-CC	\$37,200,000	\$10,304,709	Land parcels sold by Flagler, no plans announced by buyer.

Average:  
**\$14,012,666**

**Colliers**





# City Hall - Option 2

## Potential Timeline

Order Appraisal	30-60 days
Market for sale	60 days
Select Winner	30 days
Negotiate Contract/City Approval	60 days
Due Diligence	90-120 days
Closing	30-45 days

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Estimated Timeline	300-375 days
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# City Hall - Option 3

*Rehabilitate City Hall and make needed improvements to reoccupy existing building.*

## **Insurance Recovery Estimate of \$4,860,699**

- City's insurers provided an initial Replacement Cost Value (RCV) of \$4,860,699, not including required building code upgrades
- WSP provided an RCV of \$9,145,171, including code upgrades
- Negotiate with insurers for agreed upon RCV within \$4,860,699 - \$9,145,171 range
- Insurers will cover actual cost to repair to pre-flood condition, not for any mitigation/improvements

## **FEMA Mitigation Project**



# City Hall - Option 3

*Rehabilitate City Hall and make needed improvements to reoccupy existing building.*

12-month timeline (minimum) to:

- Source equipment
- Procure contractor
- Secure required permits

24-month timeline (minimum) for construction







# Conclusion - City Hall

- Many challenges to restore impacted systems in City Hall
- Timeline could be 3 years or more to re-occupy (Option 1 and 2)
- Rehabilitation won't address elevators
- Option 3 may result in loss of office space to relocate mechanical and electrical systems to a higher floor

