



**CITY OF FORT LAUDERDALE
City Commission Agenda Memo
CONFERENCE MEETING**

#25-0623

TO: Honorable Mayor & Members of the
Fort Lauderdale City Commission

FROM: Rickelle Williams, City Manager

DATE: June 3, 2025

TITLE: City Hall Update - **(Commission Districts 1, 2, 3, and 4)**

In April 2023, the City of Fort Lauderdale experienced a significant rain event that damaged the City Hall building, which was originally constructed in 1969. As vital building components were destroyed and given the age and condition of the City Hall building, a decision was made to temporarily relocate City services in order to demolish the City Hall building.

Since that time, City staff conducted public outreach, explored various options for a new City Hall, and provided the City Commission with updates. In addition to various Commission communications, the City Commission received formal updates on:

- June 4, 2024 Infrastructure Task Force Workshop
- July 2, 2024 Urban Land Institute Presentation
- August 20, 2024 City Staff Conference Presentation
- January 7, 2025 City Staff Conference Presentation
- January 21, 2025 City Commission Goal Setting Meeting

Reimaging City Hall

A series of five (5) public workshops were conducted between December 2023 and April 2024 to obtain community input on the future of City Hall. These sessions were organized with support from the Infrastructure Task Force, Dickey Consulting Services, Inc., and the American Institute of Architects student chapter at Florida Atlantic University. The City distributed surveys during this period to collect feedback from stakeholders who were unable to attend in person.

Each workshop focused on a specific topic associated with the delivery of a new City Hall:

- December 2, 2023: Project Introduction
- January 13, 2024: Space Allocation
- February 17, 2024: Amenities
- March 23, 2024: Finance and Procurement

- April 20, 2024: Review and Next Steps

City Owner's Representative

The City issued a Request for Qualifications on November 1, 2024, seeking qualifications for an Owner's Representative to assist with planning, design, and construction of a new City Hall. The solicitation closed on January 15, 2025, with seven (7) proposals received. Jacobs Project Management Co. was ranked highest by the Evaluation Committee.

The proposed Owner's Representative agreement is currently being negotiated by the City's Procurement Services Division. The agreement will be task order-based to allow for flexibility in navigating and managing project needs. Staff anticipates presenting the item for City Commission consideration by August 2025.

City Design Criteria Package

City staff prepared a Design Criteria Package (DCP) solicitation and anticipate releasing it in June 2025. The DCP scope includes survey work, development of three (3) design concepts, technical specifications, cost estimates, and delivery of a 30% design package. The DCP will serve as the basis for a future construction solicitation.

The DCP emphasizes a civic-centered and functional facility. The DCP key elements include accessible Commission chambers, customer service areas for efficient public interaction, and public meeting spaces to encourage community dialogue. The design also incorporates support service amenities such as a daycare center, wellness center, and cafeteria. Additional parking, ample conference rooms, and a dedicated media room ensure operational efficiency for public engagement. To reflect the City's vibrant identity, the DCP includes arts and cultural spaces, leasable areas for revenue generation or partnerships, and green spaces that promote sustainability and community use.

Unsolicited Proposal

On May 15, 2025, the City received an unsolicited proposal from Meridiam Infrastructure North America for the redevelopment of City Hall under Section 255.065, Florida Statutes. The proposal was submitted with the required \$25,000 fee and outlines a phased approach beginning with a Co-Development Agreement, followed by a long-term Design-Build-Finance-Operate-Maintain agreement.

Strategic Connections

This item is a FY 2025 Commission Priority, advancing the Economic Development initiative.

Attachments

Exhibit 1 – Presentation

Exhibit 2 – Commission Memo 25-064 Fort Lauderdale City Hall Project – Unsolicited Proposal – Meridiam Infrastructure North America

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