

# Joint Government Center Campus Project Update

Board of County Commissioners Workshop  
May 5, 2022

# Agenda

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- ▶ Project History
- ▶ Current Status
- ▶ Next Steps
- ▶ Q&A



# Project History - background

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- ▶ County and City both have aging government centers (County 1947, City 1969)
- ▶ It is generally accepted that building a new building is more cost effective in the long run than renovating an existing building
- ▶ County and City informally discussed developing a joint facility in early 2000s

# Project History - 2017

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- ▶ County/City legislative bodies jointly met and unanimously decided to work together to develop a new Joint Government Center Campus (JGCC)
  - ▶ Shared facilities cost savings (construction)– conference/meeting rooms, cafeteria, back of house, infrastructure, etc.
  - ▶ Shared services cost savings – security, cleaning, maintenance
  - ▶ Improved working relationship - opportunities to share and collaborate
  - ▶ Freeing up government properties for redevelopment and return to tax rolls
  - ▶ Presenting a positive image of efficiency and cooperation to employers and others considering investing in our community
- ▶ County/City Working Group met to discuss project location, procurement issues and ILA

# Project History - 2018

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- ▶ Working Group continued to meet
- ▶ Staff interviewed peer governments across the US that have joint facilities
- ▶ Staff work began on Interlocal Agreement (ILA)



# Project History - 2019

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- ▶ Working Group recommended County's downtown bus terminal site
- ▶ County/City executed ILA, creating Unified Direct Procurement Authority (UDPA); cost share 50/50
- ▶ Consultant hired after competitive solicitation(Zyscovich) to develop a Design Criteria Package (DCP), detailing technical specifications for the project

# Project History - 2020

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- ▶ DCP developed and finalized
- ▶ ILA amended; proportional cost share agreed-  
County 57/City 43
- ▶ UDPA unanimously decided to utilize a Public-  
Private Partnership (P3) solicitation to advance  
the JGCC project

# Project History - 2021

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- ▶ Consultant (KPMG) hired to advise on P3s
- ▶ Conducted Market Sounding exercise
- ▶ UDPA unanimously decided to issue a Progressive P3 solicitation
- ▶ Request for Qualifications (RFQ) issued; Developer shortlist (4) created by UDPA
- ▶ County/City staff started meeting to develop a “Cohabitation Agreement” to determine how decisions will be made and operations will be run



## Project History – 2021 cont.

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- ▶ Outside counsel (Buchanan Ingersoll Rooney) hired to advise on P3s
- ▶ Site contamination discovered; Consultant (WZA/Nutting) hired to develop report and remediation plan
- ▶ FTA equity interest secured for south half of property where office tower will be
- ▶ Draft Request for Proposals (RFP) development started

# Project History - 2022

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- ▶ Draft RFP (for design and financial proposals) completed
- ▶ Outside counsel reviewed RFP, provided initial comments
- ▶ County staff working with City staff to temporarily relocate bus terminal operations
- ▶ County/City staff continue to meet on the Cohabitation Agreement

# Current Status

Conceptual Rendering for Illustrative, Proof-of-Concept Purposes only

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# Anticipated County Occupants

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- ▶ County Commission
- ▶ County Administration
- ▶ County Attorney
- ▶ County Auditor
- ▶ Office of Economic & Small Business Development
- ▶ Office of Management & Budget
- ▶ Resilient Environment
  - ▶ Housing Finance & Community Development
  - ▶ Planning & Development
  - ▶ Environmental Planning & Community Resilience
- ▶ Human Services
  - ▶ Community Partnerships
- ▶ Public Communications
  - ▶ Print Shop
- ▶ Finance & Administrative Services
  - ▶ Risk
  - ▶ Accounting
  - ▶ Purchasing
  - ▶ Enterprise Technology
  - ▶ Human Resources
  - ▶ Records
- ▶ Public Works
  - ▶ Facilities Management
  - ▶ Construction Management
- ▶ Intergovernmental Affairs
- ▶ Transportation (housed in Transportation Tower)

# Anticipated City Occupants

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- ▶ City Commission
- ▶ City Manager
- ▶ City Attorney
- ▶ City Auditor
- ▶ City Clerk
- ▶ Utility Billing
- ▶ Pension & Audit
- ▶ Public Works
  - ▶ Water & Sewer
  - ▶ Stormwater
  - ▶ Sanitation
- ▶ Human Resources
- ▶ Transportation & Mobility
- ▶ Public Finance
  - ▶ Accounting & Treasury
  - ▶ Procurement
- ▶ Budget & Management
- ▶ Housing & Community Development
- ▶ Strategy & Communication
- ▶ Development Services
  - ▶ Urban Design & Planning
  - ▶ Building Services
  - ▶ Community Enhancement & Compliance
  - ▶ Business Tax
- ▶ Neighborhood Support
- ▶ Information Technology (with data center)



# Planned Amenities

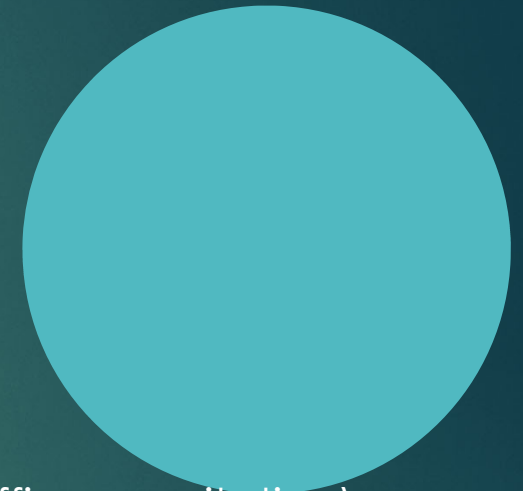
14

## Individual

- ▶ Work offices
- ▶ Legislative chambers

## Shared

- ▶ Conference room/meeting center
- ▶ Lobby/security screening
- ▶ Cafeteria
- ▶ Wellness center
- ▶ Back of house (loading dock, mailroom, storage, mgmt. offices, sanitation)
- ▶ Daycare facility
- ▶ Outdoor decks
- ▶ County/City Ceremonial Suite



# Updated Projected Costs

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Office tower/parking garage      \$828M      Shared\*

\*City share \$356M / County share \$472M

Land acquisition      \$ 9M County

Bus Terminal      \$ 11M FTA/Surtax

BC Transportation offices      \$115M FTA/Surtax

Project Total      \$963M

Total County cost      \$481M

# Next Steps

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- ▶ RFP
- ▶ Cohabitation Agreement
- ▶ Consultants
- ▶ Site Contamination
- ▶ Temporary Bus Terminal



# Next Steps - RFP

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- ▶ Three financial scenarios requested
  - ▶ Traditional P3 – Design, Build, Finance, Operate, Maintain (DBFOM)
  - ▶ Design, Build, Operate, Maintain (DBOM)
  - ▶ Hybrid – half DBFOM, half DBOM
  
- ▶ Page turn meeting set for May 20, 2022, (with outside counsel, County/City staff/consultants) to review and complete draft RFP

# Next Steps - RFP

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- ▶ Publish first draft RFP (three phases)
- ▶ Publish drafts of Interim Agreement, Heads of Terms and Term Sheet
- ▶ Collaborative/One-on-One Discussions(two rounds)  
(Legal, Design/Technical, Finance, Other Business issues)
- ▶ Included will be Alternative Technical Concepts (ATCs)
- ▶ Proposals submitted and reviewed by staff/consultants
- ▶ UDPA Presentation/Selection Meeting
- ▶ Interim Agreement Final Negotiations



# Next Steps – RFP cont.

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- ▶ Conceptual Design Reconciliation
- ▶ Negotiate Comprehensive Agreement (CA)
- ▶ Financing Decision: Public or Private Financing
- ▶ Finalize Conceptual Design/Begin Design Development
- ▶ Finalize Design & Development Pricing for CA
- ▶ Formal Financing and Due Diligence Processes Begin
- ▶ Commercial and Financial Close

# Next Steps - Cohabitation Agreement

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- ▶ County and City staff have been meeting
- ▶ Staff will develop and finalize agreement for respective legislative approvals
- ▶ Governance issues to be resolved first
  - ▶ Dispute resolution terms being discussed
- ▶ Subject matter expert (SME) teams will continue meeting

# Next Steps - Consultants

(pending Board approval)

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- ▶ Zyscovich to develop Operations and Maintenance (O&M) standards for final contract negotiations
- ▶ KPMG to produce a 'Value for Money' analysis required by FL P3 statute
- ▶ KPMG scope to change to include:
  - ▶ Collaborative meetings support (not in original scope)
  - ▶ Increase for developer proposal reviews from 3 to 4
  - ▶ Increase for extension of procurement schedule

# Next Steps - Site Remediation

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- ▶ WZA/Nutting to develop draft Site Assessment Report (SAR)
- ▶ Draft SAR will go to the FL Department of Environmental Protection in summer 2022 – the final SAR will include remediation strategies
- ▶ Site remediation to start after DEP approves plan



# Next Steps – Temporary Bus Terminal

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- ▶ Finalize temporary bus terminal site with City
- ▶ County to improve temporary bus terminal site
- ▶ Agreement with City to be developed
- ▶ Current downtown bus station to be demolished after relocation of bus operations to facilitate remediation



# Projected Major Milestones

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- ▶ Issue RFP June 2022
- ▶ Developer selection Feb 2023
- ▶ Interim Agreement executed April 2023
- ▶ Design reconciliation complete August 2023
- ▶ Commercial/financial close April 2024
- ▶ Project design/permitting complete August 2024
- ▶ Construction begins Sept 2024
- ▶ County/City occupy JGCC July 2027

# Q&A

