



LETTER TO THE COMMISSION

LTC No: 26-137

TO: Honorable Mayor and Members of the Fort Lauderdale City Commission
FROM: Rickelle Williams, City Manager *RW*
DATE: May 7, 2026
SUBJECT: Update on Assessment of Existing Building Options for City Hall

The purpose of this Letter to the Commission (LTC) is to provide an update on the City's due diligence review of Ivy Tower 101, 1 East Broward, and the existing Federal Courthouse building (299 E Broward Boulevard) as potential adaptive-reuse options for a new City Hall.

Background

At the April 21, 2026, City Commission Regular Meeting, the City Commission directed staff to pause the City Hall project approach for approximately sixty (60) days to evaluate existing building options as potential alternatives to new construction. As part of this direction, the City Commission requested that staff:

- Engage Jacobs Project Management (Jacobs), the City's Owner's Representative, to conduct property condition and structural assessments of Ivy Tower 101, 1 East Broward, and the Federal Courthouse building;
- Prepare near-term and life-cycle cost analyses for each option and develop a data-based comparison to inform the City's build-versus-purchase or adaptive reuse decision; and
- Return to the City Commission with due diligence findings within approximately sixty (60) days, or sooner if the work is completed earlier.

During the discussion, the City Commission was advised that an update would be provided via LTC. At the May 5, 2026, City Commission Conference Meeting, staff affirmed that a preliminary budget to fund City Hall is in development.

Engagement with Property Representatives

On April 27, 2026, City staff had preliminary conversations with the Tower 101 and 1 East Broward building representatives. The discussions focused on the April 21, 2026, City

Commission direction to further evaluate the properties to learn more about the condition of the building, the required investment to reuse the buildings for a City Hall and to better understand the existing leases and timelines for space to become available. Immediately thereafter, City staff introduced representatives from Jacobs to the building representatives.

On April 28, 2026, City staff spoke with a General Services Administration (GSA) representative to request assistance with evaluating the property. The following day, GSA provided contact information for the Southern Florida Field Office Manager, who will serve as a primary point of contact to escort the City, and its consultants, for any building tour or inspection needs. Jacobs was provided with GSA contact information and is coordinating the future logistical details.

Additionally, Jacobs held initial discussions with Anthony DiTomasso, CEO of Ivey Equities, and has begun coordinating site visits to assess building conditions and gather information needed for the evaluation.

Jacobs has advised that the required analysis will take approximately six (6) to eight (8) weeks from issuance of a Notice to Proceed. Based on this timeline, staff is currently targeting the July 2, 2026, City Commission Conference Meeting to present initial findings.

Building Structural Assessment

City staff has requested that Jacobs complete a high-level review of each adaptive-reuse candidate building to support the Commission's initial evaluation. The review will include; non-invasive property condition assessments, structural review, mechanical, electrical, and plumbing (MEP) / fire protection / low-voltage systems evaluation, and an assessment of each building's ability to support City Hall functions, including Commission Chambers.

Jacobs will also prepare rough-order renovation cost estimates for each option and provide per-square-foot benchmarking for comparable recently built City Hall projects to help evaluate the estimated cost of a new City Hall.

Due to the timing of the July 2, 2026, City Commission Conference Meeting, it is anticipated that the Phase 1 deliverable will consist of summary findings rather than full technical backup. The summary-level report will identify the general condition of major building systems, confirm available square footage for offices, departments, and Commission Chambers. This deliverable will provide preliminary rough-order costs to address identified deficiencies and summarize each building's pros and cons in a comparative table. The report will not include detailed narratives, technical backup documentation, detailed estimates, departmental stacking plans, or adjacency analyses.

The report is intended to provide sufficient information for the City Commission to make an initial “advance/do not advance” determination for each building and decide whether more detailed due diligence is warranted.

If the Commission directs one (1) or more buildings to advance following the July 2, 2026 meeting, staff will direct Jacobs to complete a more detailed final report for consideration. Staff is awaiting a formal proposal from Jacobs; however, Jacobs has provided a verbal rough-order estimate of \$375,000 to complete the Phase 1 review.

Building Appraisals

The City has ordered independent appraisals to complete a total of six (6) appraisal reports (two (2) per property) as required pursuant to Florida Statutes Section 166.045 for municipal acquisitions exceeding \$500,000. This requirement ensures an objective determination of fair market value. The total cost for all six (6) appraisal reports is anticipated to be approximately \$100,000. The scope of work for Tower 101 and 1 East Broward will include both a sales comparison approach and an income capitalization approach. The appraisal for the Federal Courthouse will utilize a sales comparison approach to determine value based on its highest and best use. The City anticipates completion of all appraisal reports by the end of May 2026.

For questions or concerns, please contact Quentin Pough, Assistant City Manager, qpough@fortlauderdale.gov or (954) 828-5143.

Attachment:

1. Jacobs Project Management Scope of Work

c: Shari L. McCartney, City Attorney
David R. Soloman, City Clerk
Patrick Reilly, City Auditor
City Manager’s Office
Department Directors

Jacobs Project Management Existing Building Evaluation for City Hall Adaptive Reuse Options

Phase I summary level report will indicate the condition of the building systems (structure/building envelope/mechanical/plumbing/electrical, etc.), confirm the available square footage for offices/departments/chambers and identify the amount of parking available. It will include a preliminary rough order of magnitude cost to address identified deficiencies. It will include a comparison of the buildings' conditions and costs to upgrade them in a table format and include a list of "pros and cons" for each building. It will not contain a detailed narrative, back-up documentation, estimates, stacking or adjacency analysis for the departments.

Work Scope (Phase 1 – July 2, 2026)

1. **Property Condition Assessment** (ASTM E2018, walk-through/non-invasive) for each candidate — evaluating building envelope (roof, facade, windows, waterproofing), hurricane resilience, interior conditions, code/ADA compliance gaps.
2. **Structural Analysis** — Framing, foundations, slab capacity, wind and flood resilience against current Florida Building Code, and reinforcement concepts required to support civic/assembly loads.
3. **MEP, Fire Protection, and Low-Voltage Systems** — Inventory and condition review, remaining useful life, replacement needs, and capacity to support civic use (chambers, IT/server, public assembly).
4. **Spatial Analysis** — Consistent with City's defined space requirements, evaluate overall building size, review space available to accommodate chambers, public lobby and parking availability.
5. **Cost Estimate** — Rough order of magnitude capital cost estimates (renovation) for each site. Real estate acquisition costs are excluded and will be handled separately.
6. **Comparative Valuation Matrix** — Side-by-side evaluation across cost, schedule, resilience, and civic factors, structured as a decision framework to support Commission deliberation.
7. **Costs of other City Halls** – *Costs / square foot for the City of Miami and City of Pompano Beach city halls will be identified for comparison with Fort Lauderdale's city hall.*
8. **Report Preparation** — Executive-summary deliverable.
9. **Presentation to Commission**, as directed.

Work Scope (Phase 2)

If the Commission directs further analysis following the July 2nd meeting, a detailed final report will be prepared for City Commission consideration.

1. **Programmatic Fit** — Evaluation of floor plates against City Hall program requirements; leveraging prior needs-assessment and programming from City/FTL City Hall Partners programming efforts.
2. **Cost Analysis Update** – Update rough estimate to align with program requirements and City feedback from Phase 1 report.
3. **Report Preparation** — executive-summary and detailed-technical deliverables.
4. **Presentation to Commission**, as directed.