



CITY OF
FORT LAUDERDALE

CITY HALL
INTERIM AGREEMENT PRESENTATION

April 21, 2026

Recent Timeline

Date	Action
October 7, 2025	Outside Counsel Award (CAM #25-0897)
December 2, 2025	City Commission Ranking (CAM #25-1125)
January 8, 2026	Kick-off Meeting
February 17, 2026	Term Sheet Overview (CAM # 26-0166)
March 5, 2026	Site Access Agreement
April 2, 2026	Letter to the Commission No. 26-097
April 7, 2026	Space Program/Cost Feedback
April 21, 2026	Interim Agreement (CAM #26-0406)

Interim Agreement Proposed Timeline

Twelve (12)-month term with extension options not to exceed twenty-four (24) total months.

Date	Milestone
April 24, 2026	Interim Agreement Execution
June 15, 2026	DRC Submission
August 3, 2026	Deliverable #1 – Schematic Design
October 6, 2026	Deliverable #2 – Design Development
December 9, 2026	Site Plan Approval
February 17, 2027	Deliverable #3 – Committed Project Proposal
March 16, 2027	Comprehensive Agreement Execution

Anticipated Future Timelines

Permit Issuance Dates

Date	Milestone
January 5, 2027	Commission Chambers & City Hall Tower Foundation Permit
May 27, 2027	Commission Chambers Core and Shell Permit
July 2, 2027	City Hall Tower Core and Shell Permit
July 16, 2027	Commission Chambers Interior Permit
September 27, 2027	City Hall Tower Interior Permit

Construction Key Dates

Date	Milestone
March 16, 2027	Construction Starts
October 28, 2027	City Commission Chambers Dry-In
March 13, 2028	City Hall Tower Top-Out
September 29, 2028	City Commission Chamber Complete
September 28, 2029	City Hall Tower Complete

Space Program & Budget

Project Delivery Cost	
Program Square Gross Footage Target	200,000
Cost Per Square Foot Estimate	\$1,200
Design and Construction Cost	\$240,000,000
Developer Fee (5%)	\$12,000,000
Project Administration – Construction Period*	\$5,698,000
Furniture, Fixtures, and Equipment*	\$10,000,000
Approved Budget - Project Cost	\$267,698,000

Annual Obligation Estimate	
Annual Debt Service Estimate	\$15,000,000
Annual Availability Payment Estimate	\$3,000,000
Annual O&M Estimate*	\$6,160,000
Annual Estimated Cost	\$24,160,000
<u>Thirty (30)-Year Estimated Impact</u>	
\$724,800,000	

Developer Financial Considerations

Developer Equity Participation

10% of the Approved Project Budget

Maximum equity threshold is \$24,000,000

Developer's equity rate of return is 11.0% post-tax

Availability Payment associated with Developer equity is capped at \$3 million per year

City Reimbursement

Developer to pay City \$350,000 at Financial Close

City Reimbursement is not a "Developer Allowable Pre-Development Expense"

Letter of Credit issued at Interim Agreement execution

Baseline Space Programming*

- City Commission Chambers
 - Stand-alone building
 - 12,500 gross square feet
 - 300-person seating capacity
- City Hall Tower Building
 - Fourteen (14) Stories
 - 203,250 gross square feet
 - Accommodates 575 City staff
- Not included in City Hall programming:
 - Community Redevelopment Agency
 - Development Service Department
 - Fire Department
 - Fort Lauderdale Executive Airport
 - Parking Services Division (TAM)
 - Parks and Recreation Department
 - Police Department & Substation
 - Utility Billing Division (Finance)
 - Utility Services Department



Developer Allowable Pre-Development Expenses

Design Services	Developer Services	Not-to-exceed Total
\$15,805,283	\$2,778,602	\$18,883,885

February 2026	March	April	May	June	July	August
\$973,518	\$1,244,768	\$1,747,970	\$1,806,519	\$1,786,352	\$1,983,565	\$1,956,065

September	October	November	December	January 2027	February	Total
\$1,633,065	\$1,610,315	\$1,704,315	\$1,073,049	\$937,936	\$426,444	\$18,883,885

Deferred Developer Overhead & Expenses

Developer Total Hourly Rate	Allowable Predevelopment Expense Hourly Rate	Deferred Developer Overhead and Expenses
100% = \$2,148,814	50% = \$1,074,407	50% = \$1,074,407

February 2026	March	April	May	June	July	August
\$25,000	\$25,000	\$93,128	\$93,128	\$93,128	\$93,128	\$93,128

September	October	November	December	January 2027	February	Total
\$93,128	\$93,128	\$93,128	\$93,128	\$93,128	\$93,128	\$1,074,407

Termination Payment & Step-In Rights

City Convenience, City Default, End of Interim Agreement

100% of incurred Developer Allowable Predevelopment Expenses

100% of incurred Deferred Developer Overhead

Impasse

100% of incurred Developer Allowable Predevelopment Expenses

Developer Default (Milestone Delay)

Milestone Delay - 50% of incurred Developer Allowable Design Expenses

Other Reason – No Payment

Step-In Rights	Fee
Developer Default (Anytime)	None
Before July 10, 2026	\$1,000,000
July 11, 2026 - Step-In Rights Deadline*	\$2,000,000
After Step-In Rights Deadline	Not Available

Termination Examples

This example scenario terminates the Interim Agreement for City convenience fifty-six (56) days after the Effective Date. City retains design ownership and step-in rights to the agreements that the Developer has with subcontractors. The project may continue advancing without substantial project delays.

This example scenario terminates that Interim Agreement due to Impasse eight (8) months after the Effective Date. City retains design ownership but can not step into the existing agreements between the Developer and the subcontractors. The City would likely need to go through a procurement process to restart the project efforts.

This example scenario terminates the Interim Agreement for Developer Default for failing to meet a Major Milestone five (5) months after the Effective Date. The City retains design ownership and retains step-in rights to the agreements that the Developer has with subcontractors. The project may continue advancing without substantial project delays.

This example scenario terminates the Interim Agreement due to Developer Default for any scenario other than missing a Major Milestone. The City retains ownership and step-in rights to the agreements that the Developer has with subcontractors. The project may continue advancing without substantial project delays.

Category	Amount
Allowed Predevelopment Expenses	\$7,559,127
Deferred Developer Overhead/Expense	\$329,383
Step-In Rights Fee	\$1,000,000
Total	\$8,888,510

Category	Amount
Allowed Predevelopment Expenses	\$17,519,501
Deferred Developer Overhead/Expense	N/A
Step-In Rights Fee	N/A
Total	\$17,519,501

Not utilizing Step-In Rights	
Category	Amount
50% of Allowed Predevelopment Design Expenses	\$5,755,228
Total	\$5,755,228

Utilizing Step-In Rights	
Category	Amount
100% of Allowed Predevelopment Design Expenses	\$11,510,456
Total	\$11,510,456

Category	Amount
Allowed Predevelopment Expenses	\$0
Deferred Developer Overhead/Expense	N/A
Step-In Rights Fee	\$0
Total	\$0

Comprehensive Agreement Terms Included in the Interim Agreement

- Agreement Term
 - Thirty (30)-years from Substantial Completion
- Design & Construction
 - Fixed lump-sum price
 - Developer bears all cost overruns
 - Payment & performance bond required at financial close
- Payment Structure
 - Mobilization fees at financial close
 - Progress payments during construction
 - Monthly charges (O&M + equity return)
- Consumer Price Index (CPI)
 - Applies to O&M charge only
 - Does not apply to debt service or availability payments