



Memorandum

Memorandum No: 22-013

Date: February 2, 2022

To: Honorable Mayor and Commissioners

From: Chris Lagerbloom, ICMA-CM, City Manager

Re: **Joint Government Center Campus (JGCC)**

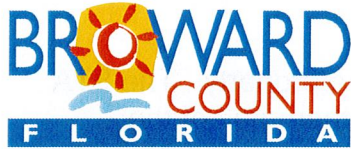
A handwritten signature in blue ink, appearing to read "Chris Lagerbloom".

Attached please find a memorandum from Alan Cohen, the Broward County Assistant Administrator, regarding an update to the JGCC Project.

If you have any questions, please contact me at: 954-828-5959 or clagerbloom@fortlauderdale.gov.

Attachment – Broward County Memorandum on JGCC Project Update

c: Tarlesha W. Smith, Esq., Assistant City Manager
Greg Chavarria, Assistant City Manager
Alain E. Boileau, City Attorney
David Soloman, City Clerk
John C. Herbst, City Auditor
Department Directors
CMO Managers




BERTHA W. HENRY, County Administrator

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MEMORANDUM

DATE: February 2, 2022

TO: Board of County Commissioners

FROM: Alan Cohen, Assistant County Administrator 

SUBJECT: JGCC Project Update

At the June 10, 2021, Unified Direct Procurement Authority (UDPA) meeting, the UDPA approved the shortlisting of four (4) Developer teams that submitted responses to a Request for Qualifications (RFQ) for the Joint Government Center Campus (JGCC) Public-Private Partnership (P3) project. The four shortlisted teams were Civic Unity, Joint Partnership, Sonnenblick-Suffolk and United Campus.

In the same motion approving the shortlist, the UDPA also directed County and City staff to develop and bring back to the UDPA for its review and approval a second step Request for Proposals (RFP) for the JGCC. An RFP would solicit specific design and financial proposals that each Developer team has for the JGCC. Staff has since been working with our consultants KPMG and the Zyscovich Team to develop and refine the RFP documents. Updated versions have been shared with City staff for their review and comment.

Internal work on the RFP will be completed this week, after which the document will be shared with outside P3 counsel for their review and edits. As this solicitation is for a very large and complex project that is also a P3, the RFP contains provisions not normally included in a County RFP that staff is working out with our consultants. Once outside counsel completes their review, staff will work with their respective Mayors to schedule the next UDPA meeting to review and potentially approve the issuance of the RFP.

Staff has had minimal but important communications with the Developer teams to assure them that we are still working on the solicitation.

Staff has concluded discussions with the Federal Transit Administration (FTA). As previously shared with the Board, the bus terminal property that is to be the future home of the JGCC was purchased in large part (80%) with federal monies. The County approached the FTA to buy out their equity interest in the southern half of the property where the new Administrative (office) Tower will be. The FTA would still maintain an equity interest in the northern half of the property where the new bus terminal and other FTA funded activities would reside. The

County followed the federal guidelines and submitted appraisals for the property. The FTA determined that based on the appraisals, it's equity interest in the southern half of the property was valued at \$7,392,000.

Work continues to address the site contamination that was discovered last year. We are committed to turning over a clean, developable site to the selected Developer team. Our consultants are working on producing a statutorily required Site Assessment Report for the Florida Department of Environmental Protection (DEP), which will further delineate the site conditions and provide a recommended remediation plan. Once we submit the report and receive concurrence from the DEP, we will initiate site remediation.

Transportation Department staff are currently working on plans to temporarily relocate bus terminal operations to allow for terminal demolition, site remediation and construction of a new bus terminal in the new Transportation Tower.

County and City staff have been meeting on an agreement between our two entities. The agreement will cover issues related to the co-development and co-habitation of the new JGCC. A working group continues to discuss the many issues identified to date, and specific issues (e.g., security, risk, IT) will be handled by subject matter expert teams.

If you have any questions, please contact me at 954-357-7364 or alcohen@broward.org.

cc: Bertha Henry, County Administrator
Monica Cepero, Deputy County Administrator
Chris Lagerbloom, City Manager
George Tablack, CFO
Mike Kerr, Deputy County Attorney
Jeff Siniawsky, Senior Assistant County Attorney
Trevor Fisher, Acting Director Public Works
Ariadna Musarra, Director Construction Management Division
Rob Dennis, Capital Program Administrator
Mike Ritus, Construction Project Management Supervisor