



LETTER TO THE COMMISSION

LTC No: 25-198

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

FROM: Rickelle Williams, City Manager *RW*

DATE: October 7, 2025

SUBJECT: City Hall Proposals – Evaluation & Presentation Modifications

The intent of this Letter to the Commission (LTC) is to inform the City Commission of two updates associated with the Jacobs' Initial Review of Unsolicited Proposals presentation to be discussed at the October 7, 2025, City Commission Conference Meeting (CAM #25-0868). The presentation materials are being modified to address the following:

1. Evaluation Modification –

On October 6, 2025, Jacobs requested that City staff revise the presentation materials to modify the evaluation of the FTL Beacon Collaborative proposal. The original evaluation matrix identified that the developer of the FTL Beacon Collaborative, Gilbane, had direct experience in developing a city hall or government center. Upon further review, Jacobs modified the scoring to "Does Not Meet" as the previous city hall/government center experience was not directly associated with Gilbane in a developer capacity.

2. Cypress West Project Team –

On October 3, 2025, Cypress West notified City staff and Jacobs that it was onboarding Kast Construction to its project team. City staff confirmed the information with Cypress West on October 6, 2025, and updated the presentation materials to reflect this change.

As a result of the Jacobs evaluation modification, City staff recommends that the City Commission consider advancing FTL City Hall Partners (9/9 criteria), Balfour Beatty (8/9 criteria), FTL Beacon Collaborative (8/9 criteria), and Fort Lauderdale Civic Partners (8/9 criteria) to the next phase of the evaluation process.

Attachments:

1. Jacobs Evaluation Modification Email
2. Cypress West - Kast Construction Letter
3. Revised CAM #25-0868
4. Revised Presentation

c: D'Wayne M. Spence, Interim City Attorney
David R. Soloman, City Clerk
Patrick Reilly, City Auditor
City Manager's Office
Department Directors

October 3, 2025

Mr. Sheldon Gross, Managing Partner
Cypress West, LLC
P.O. Box 545
Deerfield Beach, FL 33443

Subject: Fort Lauderdale City Hall P3 - Letter of Support

Dear Mr. Gross,

KAST Construction is excited to partner with Cypress West for the City of Fort Lauderdale's new City Hall. We support your dual-campus approach because it offers greater cost control, schedule certainty, and long-term civic value. Of the six proposals submitted to the City, your proposal is the only one that stands out as substantively different.

While the other teams have employed their vast marketing teams to thoroughly check all the boxes required to garner administrative and consultant recommendation, **Cypress West offers a compellingly unique business proposition with dramatically better fiscal and civic results for the City.**

What this partnership delivers for the City:

- **Lower public cost path.** We have evaluated reusing the existing Class A North Operations Campus at 1515 W. Cypress Creek. This approach represents a viable option that reduces the cost of the downtown building.
- **Faster completion.** Moving back-office functions into a ready facility allows earlier occupancy and reduces disruption to City services while the downtown site is designed and built. Construction of a smaller downtown building will also speed completion of the new public-facing facility.
- **A right-sized downtown City Hall with Civic Character and Substance.** A new public-facing building at 100 N. Andrews keeps the civic heart downtown, with a commission chamber and public counters sized for need. A building of this size represents a substantial edifice that can express strong civic character without oversizing.
- **Choice in design, without schedule delays.** KAST can coordinate concepts from multiple architects, so the City and Cypress West can review options while we maintain budget and schedule. We would bring forward Gensler, Stantec, PBK, and Wannemacher Jensen, all award-winning civic design firms with whom KAST has worked successfully. KAST also has experience working with the other proposed design firms—Arquitectonica, PGAL, Kobi Karp, Zyscovich—we would readily partner with these firms if preferred by the City.
- **Solid engineering.** We would complement the selected architecture firms with premier engineering firms with whom we have worked very successfully on multiple projects such as TLC, BRPH, Thornton Thomasetti, DeSimone, and Kimley-Horn.

- **P3 development experience, and flexibility.** We would bring multiple experienced P3 developer relationships to the team, so that Cypress West and the City would have the flexibility to utilize your unique business approach while assembling a dream team to execute the project.
- **Large, complex project experience.** Our team has completed some of the largest and most complex projects in the region, including the tallest building in Fort Lauderdale. We believe that our attached sample portfolio speaks for itself when it comes to experience with large, complex projects and the capability of our personnel.
- **Clear budgeting and milestones.** We will present an early conceptual budget, a milestone schedule, and market checks from key trades. This gives the City a transparent basis for decisions before design progresses.
- **Straightforward commercial terms.** We will outline preconstruction scope, fee basis, insurance, bonding, and GMP timing so that both Cypress West and the City can understand commitments up front.

Cypress West's structure offers a practical route to a high-quality City Hall with strong civic character, delivered on a reliable and accelerated timeline at a cost the City can defend. KAST is ready to support the City's process and to coordinate closely with your team to keep the work on budget and on time.

Respectfully,

KAST Construction



Jim Rhinehart
Vice President | Principal



20
YEARS

KAST
CONSTRUCTION

CELEBRATING
20 YEARS OF
EXCELLENCE

OUR CLIENTS & OUR PEOPLE ARE THE HEROS OF OUR STORY

At KAST Construction we build life into the dreams of our employees, our clients vision, and our communities future. We create a powerful ecosystem that unleashes the potential of our people and makes them feel fulfilled, challenged and supported in their roles. As a strategic partner and trusted advisor, we provide economic value to our clients. We have an irrational commitment to the pursuit of quality.



OUR APPROACH HINGES ON TRUST, ACCURACY, TRANSPARENCY, AND COLLABORATION

The strongest relationships are based on shared values and trust, which we have proven time and again converting virtually all of our clients into repeat clients. Anything is possible when all stakeholders come together to form a world-class team where organizational lines are blurred and the entire team owns the outcome, regardless of the circumstances or any challenges that may arise. It is this culture of shared ownership and our ability to act as a trusted advisor to our clients that has allowed us to build long term strategic relationships that focus on our client's success and the execution of their vision.

GOAL 1



Align Client Needs with the whole team and develop a coordinated plan; Work together outside the vacuum.

GOAL 2



Shape the Design, Program and Budget to fit the needs.

GOAL 3



Provide constant feedback for informed decisions; Team can react before we go too far and result in redesign and re-work.

TO WIN IN THE MARKETPLACE, YOU MUST FIRST WIN IN THE WORKPLACE



DECENTRALIZED COMMAND

Simply put, everyone leads. Leaders at all levels are empowered to make decisions in key tasks necessary to accomplish the mission in the most effective and efficient manner possible. Information is shared freely up & down the chain of command so that everyone understands not just what they're doing, but WHY they're doing it.



TRAINING & DEVELOPMENT

Opportunity and growth emerge from big challenges, great teammates, and impactful training. We help our people grow – personally and professionally.



HIGH PERFORMANCE

Our version of a great workplace is a dream team of extremely impressive colleagues in pursuit of ambitious common goals. It is on such a team that you learn the most, perform your best work, improve the fastest, and have the most fun. We are constantly seeking to improve, add capability, and push the standards higher.



HIGHLY ALIGNED DEPARTMENTS

All departments work seamlessly together in order for the company to be fast and versatile. Strategy and goals are clear, specific, and broadly understood across all departments. There is tremendous collaboration between sales, preconstruction, operations, accounting, warranty, quality, and safety.

PRIORITIZING QUALITY MANAGEMENT



The larger the construction project, the more critical the need for precise and immediate quality assurance and quality control services. KAST specializes in meeting the challenges of large scale construction efforts by providing dedicated preconstruction planning, construction phase services, virtual design construction, post-construction services, safety implementation, and sustainability.

PRECONSTRUCTION PLANNING

Without exception, pre-construction services set the stage for a successful project. KAST clients find that by engaging our team during the design phase they benefit in the following ways:

- A seamless team approach among all project team members
- Lower initial costs and budget attainment
- Coordinated construction documents
- Subcontractor input and buy in to project objectives
- Value-added project planning and scheduling
- Predictable results



VIRTUAL DESIGN CONSTRUCTION

KAST's technical services group is on the leading edge of VDC and BIM technology. VDC is a powerful tool that allows KAST to collaborate with our clients, design team members and subcontractors throughout the design and construction phases. VDC is implemented on nearly all KAST projects to assure that issues such as design conflicts, space constraints and coordination among trade contractors are resolved prior to the start of work. Other benefits of KAST's use of this technology include:

- Communicating at a higher level with our clients, design team members and subcontractors when documents are at a conceptual stage of development
- Performing document coordination
- Performing clash detection on MEP systems
- Resolving complex issues in 3 dimensions which are difficult to identify from simple plans
- Performing detailed estimates and take-offs with greater accuracy

CONSTRUCTION PHASE SERVICES

Seamless transition from the pre-construction phase into the construction phase assures that KAST's on-site construction team (including all subcontractors) fully understand the plans, specs and the overall expectations of the client.

Setting the stage for good communication among the project stakeholders is a vital role we play on each project. To accomplish this, we listen, we ask the right questions, we understand expectations. Good communication enables the entire project team to work more effectively, to solve problems when they are small and to be very proactive in dealing with the myriad of issues on a project both short term and long term. It is this passion, comprehensive planning, and resource management that ensures field operations run smoothly and the owner's objectives are met in the following ways:

- Excellent communication and teamwork
- Documents are well coordinated
- Improved quality
- Efficient scheduling
- Improved coordination and cooperation from subcontractors
- Cost savings
- Meeting deadlines and schedules
- Predictable project outcomes



POST CONSTRUCTION

Obtaining the Certificate of Occupancy doesn't mean the end of the job for KAST. That's just the beginning of our post-construction phase to familiarize and train the owner(s) with all the major components of the building from the mechanical and electrical systems to the fire/life safety systems. KAST's Warranty Services Director, Kelli Osborne will make sure that our clients' building managers and engineers have a clear understanding on how to properly operate and maintain the many complex systems within the facility and test each one for quality assurance. Our post-construction phase includes:

- Conduct filmed training on all mechanical, electrical, plumbing and fire systems
- Provide instruction on proper care and maintenance of all building systems
- Schedule and conduct warranty walkthroughs with building owners and managers, subcontractors and manufacturers at the scheduled date prior to warranty expiration
- Provide owners and building managers with KAST and subcontractor emergency contact information
- Provide owners and building managers with detailed operations and maintenance manuals and as-built documents along with filmed manufacturer training on all equipment
- Organize and complete any final punch list items at times convenient to owner and building occupants

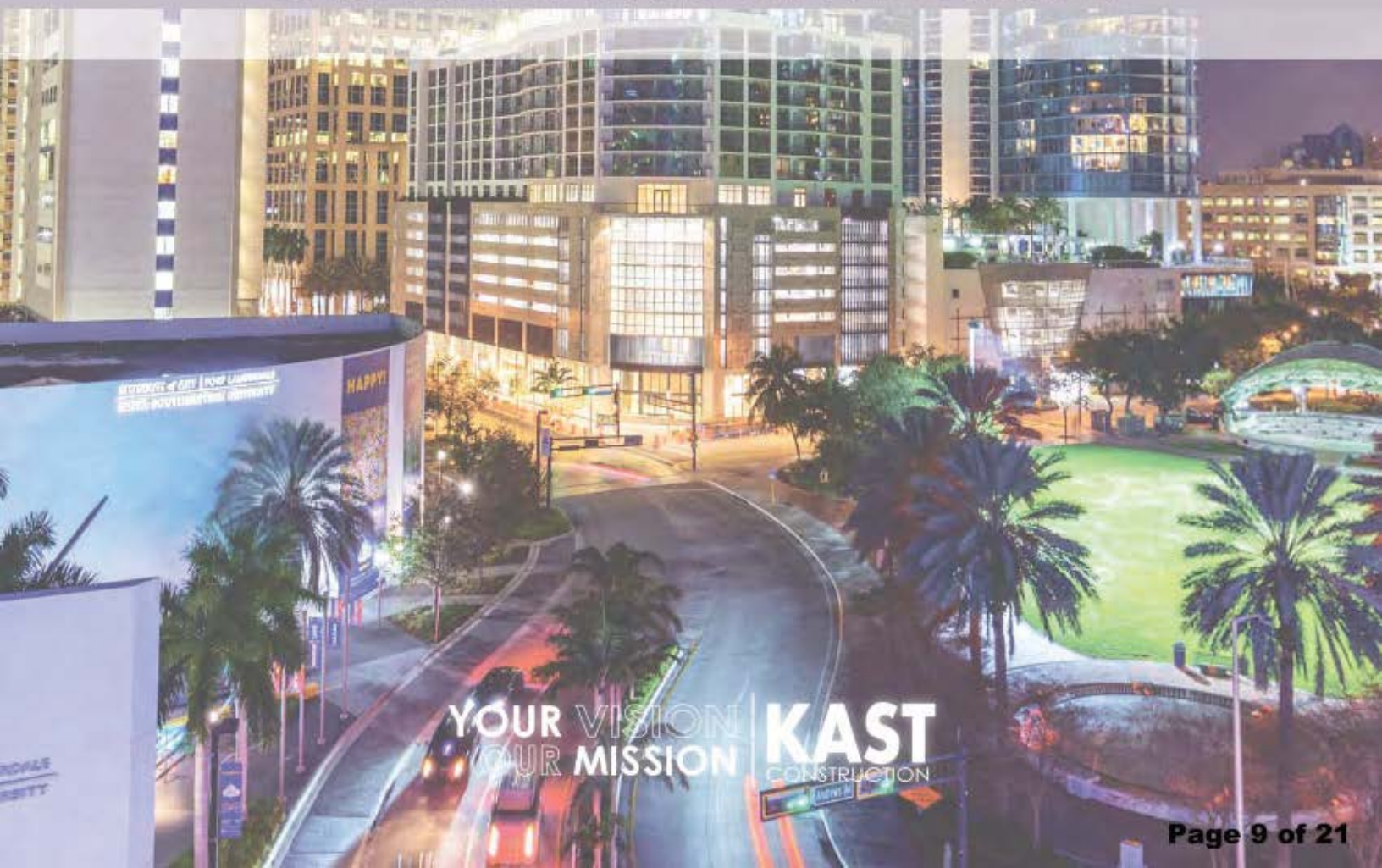
SAFETY

KAST is relentless in its mission to send every worker home every day to their families and loved ones. This is a responsibility that we don't take lightly. KAST is deeply committed to having the safest jobsites in the industry. This happens by paying attention to the little things like keeping our jobsites clean and organized, training 100% of our Project Managers and Superintendents in OSHA 30-Hour Safety Courses and CPR Certifications. We partner with our subcontractors to assure they are in complete alignment with KAST's requirements for maintaining a safe work environment at each of our projects sites. KAST is proud of the low EMR of 0.65 that we have worked so hard to earn.





SAMPLING OF PROJECT EXPERIENCE



YOUR VISION
OUR MISSION

KAST
CONSTRUCTION



100 Las Olas Ft. Lauderdale, FL

46-story, 121 unit luxury condominium units, 238 Hyatt centric hotel units along with retail space on the ground floor. Resort-style amenities include a state-of-the-art fitness center, roof top pool and a outdoor plaza with a club bar and abundant seating



- Project Value: \$148 Million
- Architect: SB Architects



Nativo
Miami, FL

Nativo Miami is a 52-story high rise that incorporates 448 condominium residences, a 240 unit hotel and with 70,000 plus square feet of amenities.



- **Project Value: \$197 Million**
- **Architect: Arquitectonica**



Riverwalk Residences
Ft. Lauderdale, FL

43-story 295 unit luxury residential tower Amenities include retail, rooftop bar, spa, gym, pool, ground level indoor/outdoor plaza, sky garden.



- **Project Value: \$118 Million**
- **Architect: CFE Architects**



One West Palm

West Palm Beach, FL

200,000 SF of Class A office space, 200 hotel rooms and 325 apartment units. Amenities include swimming pool, gym, ballroom, conference space and tennis courts.



- **Project Value: \$380 Million**
- **Architect: Arquitectonica**



Ocean Harbor
Ft. Lauderdale, FL

26-story 36-unit luxury ocean view condominium tower. Amenities a pool deck with a kids' pool and spa, and a family lounge.



- **Project Value: \$119 Million**
- **Architect: Arquitectonica**



320 Lakeview

West Palm Beach, FL

A 26-story, 256 unit mixed use project. Amenities include a bar, spa, gym, pool, ground level restaurants and retail space, along with a 350 space parking garage.

- **Project Value: \$212 Million**
- **Architect: Arquitectonica**



The Row
Gainesville, FL

The 48-unit, 182-bed student housing project is adjacent to the University of Florida.

- **Project Value: \$21 Million**
- **Architect: Charlan Brock Architects**



Curv

Ft. Lauderdale, FL

8-story, 243-unit apartment building along with a 49,071 SF Whole Foods grocery store and a 668 space parking garage.

- Project Value: \$73 Million
- Architect: Roger Fry & Associates



3rd & 3rd Apartments St. Petersburg, FL

34-story apartment building with 262 units along with over 15,000 square feet of ground floor retail space. The project features a parking garage base with 323 spaces.



- **Project Value: \$137 Million**
- **Architect: Baker Barrios Architects**



Delray Beach Market

Delray Beach, FL

The project consists of a 150,000 SF, 4-story building with a 220 space, 4-level enclosed parking garage. The food hall will be the largest in the state and will feature 35 vendors offering specialized foods.

- Project Value: \$31 Million
- Architect: González Architects



AKA West Palm
West Palm Beach, FL

8-story, development totaling 212,120 SF with 217 micro-units, 6,400 SF of retail/restaurant space and a 200 space parking garage

- **Project Value: \$33.5 Million**
- **Architect: The Preston Partnership, LLC**



Cocoa Beach Convention Center & Resort

Cocoa Beach, FL

6-story, resort hotel with 502 keys. The largest conference center in Brevard County, tennis, bocce ball, shuffleboard, basketball and pickleball courts, a deep-water wave pool for surfers, as well as Topgolf Swing Suites.

- **Project Value: \$233 Million**
- **Architect: Gensler**

From: [Jordan, Jonathan](#)
To: [Ben Rogers](#)
Cc: [Angela Salmon](#); [Alan Cohen \(ajcohen@sageconsultllc.com\)](#)
Subject: [EXTERNAL:CAUTION!]- City of FTL - Owner"s Representative Services - P3 Power Point for Evaluation of Unsolicited Offers
Date: Monday, October 6, 2025 3:07:36 PM

[::CAUTION!:] This email originated from *outside* The City of Fort Lauderdale. Do Not Reply, click links, or open attachments from an unknown or suspicious origin. Confirm the email address is from an expected source before taking action. Report any suspicious emails to spamadmin@fortlauderdale.gov

Ben/Angela,

Alan and I just discovered an error on slide 9 which affects slides 17 and 24. The City Hall / Government center experience listed on Gilbane's page 5-15 (Miami and Aventura) actually belonged to Gilbane's architect, Arquitectonica and not Gilbane itself. Therefore, Gilbane will meet 8 out 9 criteria.

Can you kindly revise the City staff's memo to the City Commission reflecting these changes.

Please send us the Power Point file that the City revised so that we can update it accordingly.

Jonathan E Jordan | Jacobs | Florida Business Leader – PM/CM
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**CITY OF FORT LAUDERDALE
City Commission Agenda Memo
CONFERENCE MEETING**

#25-0868

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

FROM: Rickelle Williams, City Manager

DATE: October 7, 2025

TITLE: **REVISED BUS-1** - City Hall Update - Initial Review of Six (6) Unsolicited Proposals – **(Commission Districts 1, 2, 3 and 4)**

On November 1, 2024, the City issued RFQ No. 398 seeking qualifications for an Owner’s Representative to assist with planning, design, and construction of the new City Hall. Seven (7) firms responded, and Jacobs Project Management Co. (Jacobs) was ranked highest by the Evaluation Committee.

On June 30, 2025, the City Commission authorized execution of a contract with Jacobs for City Hall Owner’s Representative services on a task order basis (CAM #25-0400). The agreement has a not-to-exceed amount of \$3,500,000 which can provide project management support, procurement compliance review, and technical oversight throughout the City Hall redevelopment process.

On September 3, 2025, Task Order No. 1 was executed with Jacobs to develop preliminary evaluation criteria focused on proposer qualifications, application of the criteria to the six (6) unsolicited proposals, preparation of a report, and a presentation of the findings to the City Commission. Jacobs defined the key evaluation criteria as key personnel experience, city hall/government center experience, municipal building experience, office building experience, public-private partnership (P3) experience, financial capacity, litigation history, references, and statutory compliance.

Based on the Jacobs modified evaluation outcomes, City staff recommends advancing shortlisting ~~FTL Beacon Collaborative and FTL City Hall Partners~~, ~~Should the City Commission have an interest in advancing a larger competitive pool, City staff recommend that the City Commission~~ Balfour Beatty, FTL Beacon Collaborative, and Fort Lauderdale Civic Partners. The remaining two proposers did not meet minimum evaluation thresholds and are not recommended for further consideration.

Recommends		Reject
FTL Beacon Collaborative	Balfour Beatty	Cypress West
FTL City Hall Partners	Fort Lauderdale Civic Partners	Industry 1 Developments

Strategic Connections

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

Attachments

[Exhibit 1 – Presentation](#)

[Exhibit 2 – Next Step Recommendations](#)

Prepared by: Ben Rogers, Assistant City Manager, City Manager's Office

Charter Officer: Rickelle Williams, City Manager

City of Fort Lauderdale City Hall: Initial Review of Unsolicited Proposals



Jacobs

Agenda

Background and Approach

Developer Teams

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Evaluation Matrix

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Proposer Information

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Background & Approach

- The City received an initial Unsolicited Proposal from **Fort Lauderdale Civic Partners** on May 15, 2025.
- The City accepted the proposal on June 3, 2025, and set a sixty (60) day competition period which ended on August 5, 2025.
- Additional proposals were received by August 5, 2025:
 - **Balfour Beatty Development**
 - **Cypress West**
 - **FTL Beacon Collaborative**
 - **FTL City Hall Partners**
 - **Fort Lauderdale Civic Partners (Revised)**
 - **Industry 1 Development**
- Jacobs was issued Task Order #1 on September 3, 2025, to develop preliminary criteria, conduct initial evaluation, and present findings to the City Commission.



Developer Teams

Balfour Beatty	Cypress West	FTL Beacon Collaborative	FTL City Hall Partners	Fort Lauderdale Civic Partners	Industry 1 Developments
Balfour Beatty Development	Cypress West LLC	Gilbane Development	Plenary Americas US Holdings	Meridiam Infrastructure	Industry 1 Developments
Balfour Beatty Construction	Kast Construction*	Gilbane Construction	Core Construction & Stiles Construction	Suffolk Construction	Gemstone Builders
DLR Group & Kobi Karp Architecture	Not provided	Arquitectonica	PGAL & Jo Palma + Partners	Zyscovich LLC	Xavier Design Build
Chen Moore and Associates Brizaga	Not provided	TLC Engineering Solutions, DDA Engineers, & Flynn Engineering	Cosentini Associates	Keith and Associates & ABM Industries	Feller Engineering & FCPE Consultants

Kast Construction was added to the project team on October 3, 2025.

Developer Summaries

Balfour Beatty DLR Kobi Karp CMA Brizaga	Cypress West	FTL Beacon Collaborative Gilbane Arquitectonica EllisDon Flynn DDA TLC	FTL City Hall Partners Plenary Core Stiles Palma PGAL io studio Cosentini	Fort Lauderdale Civic Partners Meridiam Suffolk Zyscovich Keith ABM Dickey	Industry 1 Developments Xavier Design Build Feller Engineering FCPE Gemstone Builders	<p>A very large, publicly-held international infrastructure developer, investor, and contractor group. Developer has delivered 45 P3 projects, many large, complex projects, and has a strong team of local and national partners.</p>	<p>A small, privately held, local development and real estate management company. Developer has very little experience in P3s or large, complex projects. No information on the project team was included.</p>	<p>A large, privately held, family-owned construction and development company. Developer has delivered 40+ P3 projects, many large, complex projects, and has a strong team of local and national partners.</p>	<p>A very large, privately held, international infrastructure development company. Developer has delivered 64 P3 projects in North America, many large, complex projects, and has a strong team of local and national partners.</p>	<p>A very large, privately-held international infrastructure developer, investor, and contractor group. Developer has delivered 25 P3 projects in North America, many large, complex projects, and has a strong team of local and national partners.</p>	<p>A small, privately held, local development entity. Developer has a team of local partners but with little experience in P3s or large, complex projects.</p>
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Evaluation Criteria

Key Personnel Experience	Developer City Hall or Gov't Center Experience	Developer Municipal Building Experience	Developer Office Building Experience	Developer P3 Experience	Developer References	Developer Financial Capacity	Developer Litigation History	P3 Statute Compliance
Do the Key Personnel have the professional qualifications and experience that indicate the team can deliver this project?	Has the Developer delivered a City Hall and/or a Government Center project?	Has the Developer delivered a municipal building?	Has the Developer delivered an office building?	Has the Developer served in a lead role and delivered a Public Private Partnership (P3) project?	Did the Developer references confirm that the Developer performed well on its projects?	Did the information available through Dun & Bradstreet and other sources indicate that the Developer has adequate financial resources?	Does the Developer have material on-going litigation that might indicate a cause for concern?	Has the Developer complied with the requirements of FL Statute 255.065(4)?

Prioritization of Evaluation Criteria

Jacobs' primary and
secondary evaluation
criteria

Primary Criteria

- Key Personnel
- City Hall/Government Center Experience
- P3 Experience
- Florida Statute Compliance

Secondary Criteria

- Municipal Building Experience
- Office Building Experience
- References
- Financial Capacity*
- Litigation History*

* Initial review completed. Additional analysis will be conducted as the project advances.

Key Personnel Experience

Do the key personnel have the professional qualifications and experience that would indicate they can successfully deliver a large, complex project?

Balfour Beatty DLR Kobi Karp CMA Brizaga	Cypress West	FTL Beacon Collaborative Gilbane Arquitectonica EllisDon Flynn DDA TLC	FTL City Hall Partners Plenary Core Stiles Palma PGAL io studio Cosentini	Fort Lauderdale Civic Partners Meridiam Suffolk Zyscovich Keith ABM Dickey	Industry 1 Developments Xavier Design Build Feller Engineering FCPE Gemstone Builders
Meets A strong team of key personnel, all with robust professional qualifications and experience with large, complex projects.	Doesn't Meet Developer did not provide any information regarding key personnel.	Meets A strong team of key personnel, all with robust professional qualifications and experience with large, complex projects.	Meets A strong team of key personnel, all with robust professional qualifications and experience with large, complex projects.	Meets A strong team of key personnel, all with robust professional qualifications and experience with large, complex projects.	Doesn't Meet Key personnel have good qualifications and experience, but very limited experience with large, complex projects.

Developer City Hall/ Government Center Experience

Has the Developer delivered a City Hall and/or Government Center project?

<p>Balfour Beatty DLR Kobi Karp CMA Brizaga</p>	<p>Cypress West</p>	<p>FTL Beacon Collaborative Gilbane Arquitectonica ElisDon Flynn DDA TLC</p>	<p>FTL City Hall Partners Plenary Core Stiles Palma PGAL io studio Cosentini</p>	<p>Fort Lauderdale Civic Partners Meridiam Suffolk Zyscovich Keith ABM Dickey</p>	<p>Industry 1 Developments Xavier Design Build Feller Engineering FCPE Gemstone Builders</p>
<p>Doesn't Meet Although Balfour Beatty Construction has delivered city hall/ government center projects, no information was provided for Balfour Beatty Development leading such a project.</p>	<p>Doesn't Meet Developer has no experience developing city hall/ government center projects.</p>	<p>Doesn't Meet Developer has no experience developing city hall/government center projects.</p>	<p>Meets Developer has experience delivering a large city hall campus in Long Beach, California with several structures and amenities.</p>	<p>Doesn't Meet Developer has experience delivering civic infrastructure space but did not provide specific evidence of developing city hall/ government center project.</p>	<p>Doesn't Meet Developer has no experience delivering city hall/ government center projects.</p>

Developer Municipal Building Experience

Has the Developer
delivered a municipal
building?

<p>Balfour Beatty DLR Kobi Karp CMA Brizaga</p>	<p>Cypress West</p>	<p>FTL Beacon Collaborative Gilbane Arquitectonica EllisDon Flynn DDA TLC</p>	<p>FTL City Hall Partners Plenary Core Stiles Palma PGAL io studio Cosentini</p>	<p>FTL Civic Partners Meridiam Suffolk Zyscovich Keith ABM Dickey</p>	<p>Industry 1 Developments Xavier Design Build Feller Engineering FCPE Gemstone Builders</p>
<p>Meets Developer has extensive experience developing municipal projects.</p>	<p>Meets Developer has experience developing municipal projects.</p>	<p>Meets Developer has extensive experience developing municipal projects.</p>	<p>Meets Developer has experience developing municipal projects.</p>	<p>Meets Developer has experience developing municipal projects.</p>	<p>Doesn't Meet Developer has no experience developing municipal projects.</p>

Developer Office Building Experience

Has the Developer delivered an office building?

Balfour Beatty DLR Kobi Karp CMA Brizaga	Cypress West	FTL Beacon Collaborative Gilbane Architectonica EllisDon Flynn DDA TLC	FTL City Hall Partners Plenary Core Stiles Palma PGAL io studio Cosentini	Fort Lauderdale Civic Partners Meridiam Suffolk Zyscovich Keith ABM Dickey	Industry 1 Developments Xavier Design Build Feller Engineering FCPE Gemstone Builders
Meets Developer has experience developing office building projects.	Meets Developer has experience developing office building projects.	Meets Developer has experience developing office building projects.	Meets Developer has experience developing office building projects.	Meets Developer has experience developing office building projects.	Doesn't Meet Developer has no experience developing office building projects.

Developer P3 Experience

Has the Developer served in a lead role and delivered a P3 project?

Balfour Beatty DLR Kobi Karp CMA Brizaga	Cypress West	FTL Beacon Collaborative Gilbane Arquitectonica EllisDon Flynn DDA TLC	FTL City Hall Partners Plenary Core Stiles Palma PGAL io studio Cosentini	Fort Lauderdale Civic Partners Meridiam Suffolk Zyscovich Keith ABM Dickey	Industry 1 Developments Xavier Design Build Feller Engineering FCPE Gemstone Builders
Meets Developer has extensive experience leading/delivering large and complex P3 projects.	Doesn't Meet Developer did not provide evidence of leading/delivering large and complex P3 projects.	Meets Developer has extensive experience leading/delivering large and complex P3 projects.	Meets Developer has extensive experience leading/delivering large and complex P3 projects.	Meets Developer has extensive experience leading/delivering large and complex P3 projects.	Doesn't Meet Developer did not provide evidence of leading/delivering large and complex P3 projects.

Developer References

Did the feedback from references indicate that the Developer successfully delivered its projects?

<p>Balfour Beatty DLR Kobi Karp CMA Brizaga</p>	<p>Cypress West</p>	<p>FTL Beacon Collaborative Gilbane Arquitectonica EllisDon Flynn DDA TLC</p>	<p>FTL City Hall Partners Plenary Core Stiles Palma PGAL io studio Cosentini</p>	<p>Fort Lauderdale Civic Partners Meridiam Suffolk Zyscovich Keith ABM Dickey</p>	<p>Industry 1 Developments Xavier Design Build Feller Engineering FCPE Gemstone Builders</p>
<p>Meets References for multiple projects were all positive.</p>	<p>Meets The Developer provided one (1) project reference which was positive.</p>	<p>Meets References for multiple projects were all positive.</p>	<p>Meets References for multiple projects were all positive.</p>	<p>Meets References for multiple projects were all positive.</p>	<p>Meets The Developer provided two (2) references for one project which were positive.</p>

Developer Financial Capacity

Did the information available through Dun & Bradstreet and other sources indicate that the Developer has the financial capacity for this project?

Balfour Beatty DLR Kobi Karp CMA Brizaga	Cypress West	FTL Beacon Collaborative Gilbane Architectonica EllisDon Flynn DDA TLC	FTL City Hall Partners Plenary Core Stiles Palma PGAL io studio Cosentini	Fort Lauderdale Civic Partners Meridiam Suffolk Zyscovich Keith ABM Dickey	Industry 1 Developments Xavier Design Build Feller Engineering FCPE Gemstone Builders
Meets Developer's financial information indicates that it has the financial capacity for this project.	Meets Developer's financial institution indicated that Developer has the financial capacity for this project.	Meets Developer's financial information indicates that it has the financial capacity for this project.	Meets Developer's financial information indicates that it has the financial capacity for this project.	Meets Developer's financial information indicates that it has the financial capacity for this project.	Doesn't Meet They did not provide D&B information, and other publicly available information was not sufficient to determine its financial capacity.

Developer Litigation History

Does the Developer have on-going material litigation that might indicate a cause for concern?

Balfour Beatty DLR Kobi Karp CMA Brizaga	Cypress West	FTL Beacon Collaborative Gilbane Arquitectonica EllisDon Flynn DDA TLC	FTL City Hall Partners Plenary Core Stiles Palma PGAL io studio Cosentini	Fort Lauderdale Civic Partners Meridiam Suffolk Zyscovich Keith ABM Dickey	Industry 1 Developments Xavier Design Build Feller Engineering FCPE Gemstone Builders
Meets Developer indicated it has no litigation.	Meets Developer indicated it has no litigation.	Meets Developer indicated it has no litigation.	Meets Developer indicated it has no litigation.	Meets Developer indicated it has no litigation.	Meets Developer indicated it has no litigation.

Florida Statute Compliance

Did the Developer comply with the requirements of FL Statute 255.065(4)?

Balfour Beatty DLR Kobi Karp CMA Brizaga	Cypress West	FTL Beacon Collaborative Gilbane Arquitectonica EllisDon Flynn DDA TLC	FTL City Hall Partners Plenary Core Stiles Palma PGAL io studio Cosentini	Fort Lauderdale Civic Partners Meridiam Suffolk Zyscovich Keith ABM Dickey	Industry 1 Developments Xavier Design Build Feller Engineering FCPE Gemstone Builders
Meets Developer met all requirements of FL Statute 255.065(4).	Doesn't Meet Developer did not meet all the requirements of FL Statute 255.065(4).	Meets Developer met all requirements of FL Statute 255.065(4).	Meets Developer met all requirements of FL Statute 255.065(4).	Meets Developer met all requirements of FL Statute 255.065(4).	Meets Developer met all requirements of FL Statute 255.065(4).

Criteria/Experience	Balfour Beatty DLR Kobi Karp CMA Brizaga	Cypress West	FTL Beacon Collaborative Gilbane Arquitectonica EllisDon Flynn DDA TLC	FTL City Hall Partners Plenary Core Stiles Palma PGAL io studio Cosentini	Fort Lauderdale Civic Partners Meridiam Suffolk Zyscovich Keith ABM Dickey	Industry 1 Developments Xavier Design Build Feller Engineering FCPE Gemstone Builders
Key Personnel Experience	[Progress Bar]	[Progress Bar]	[Progress Bar]	[Progress Bar]	[Progress Bar]	[Progress Bar]
Developer Municipal Building Experience	[Progress Bar]	[Progress Bar]	[Progress Bar]	[Progress Bar]	[Progress Bar]	[Progress Bar]
	[Progress Bar]	[Progress Bar]	[Progress Bar]	[Progress Bar]	[Progress Bar]	[Progress Bar]
	[Progress Bar]	[Progress Bar]	[Progress Bar]	[Progress Bar]	[Progress Bar]	[Progress Bar]
	[Progress Bar]	[Progress Bar]	[Progress Bar]	[Progress Bar]	[Progress Bar]	[Progress Bar]
	[Progress Bar]	[Progress Bar]	[Progress Bar]	[Progress Bar]	[Progress Bar]	[Progress Bar]
	[Progress Bar]	[Progress Bar]	[Progress Bar]	[Progress Bar]	[Progress Bar]	[Progress Bar]
	[Progress Bar]	[Progress Bar]	[Progress Bar]	[Progress Bar]	[Progress Bar]	[Progress Bar]
	8 / 9			9 / 9		3 / 9

Proposer Information

Balfour Beatty

DLR/Kobi Karp/CMA/Brizaga

- A vertically integrated company combining development and construction.
- Balfour Beatty Construction is currently completing the \$1.3B Broward County Convention Center and Hotel expansion in Fort Lauderdale.
- Recently completed the Veneto Las Olas project in Fort Lauderdale.
- Participated in delivering the Kissimmee City Hall Expansion project.
- Balfour Beatty Investments operates a significant portfolio of P3 concessions, mainly in healthcare facilities, highways, energy and transmission, student housing, residential regeneration, and private housing.

Number of Criteria Met

Meets: 8/9

Proposer Information

Cypress West

- Owner and operator of numerous office facilities in Florida and several northeastern states.
- Facilities include the Fort Lauderdale Landings campus, which currently hosts government tenants including the Fort Lauderdale Police Department.
- Partnered with Broward County to create a new headquarters for the Supervisor of Elections.
- Developer proposes to utilize an existing facility on West Cypress Creek Road for most city departments and to develop a smaller City Hall in downtown Fort Lauderdale.

Number of Criteria Met

Meets: 5/9

Proposer Information

FTL Beacon Collaborative

Gilbane/Arquitectonica/EllisDon/DDA/TLC/Flynn

- A vertically integrated company combining development and construction.
- Partnering with Fengate Asset Management, a major equity investor on this project.
- Gilbane Development provides project management and develops projects, mostly in the real estate sector (office, commercial).
- Completed projects incorporate multifamily (mixed-income/affordable, student housing, market rate), residential communities, mixed-use developments, parking, and corporate headquarters.
- Founded in 1870 and has operated in Florida for 53 years.

Number of Criteria Met

Meets: 8/9

Proposer Information

FTL City Hall Partners

Plenary/Core/Stiles/Palma/P GAL/IO Studio/Cosentini

- Plenary developed the Miami-Dade County Courthouse which is near completion.
- Plenary Americas is a leading long-term investor, developer and operator of public and private infrastructure, specializing in public-private partnerships (P3), local development and asset management.
- Developed the Long Beach Civic Center, a Design, Build, Finance, Operate, and Maintain (DBFOM) P3 social infrastructure project.
- Stiles, one of its team members, has developed numerous class A high rise office buildings in downtown Fort Lauderdale.

Number of Criteria Met

Meets: 9/9

Proposer Information

Fort Lauderdale Civic Partners

Meridiam/Suffolk/Zyscovich/Keith/ABM/Dickey

- Meridiam developed the Port Miami tunnel, a very successful \$1B+ P3 project.
- A developer and long-term investor in public-private partnership (P3) infrastructure projects including courthouses, tunnels, airports, and research centers.
- Zyscovich, team member developed the 2020 Design Criteria Package for the Joint Government Center.
- Meridiam's projects range in capital cost from \$250M to \$3.2B.
- Developed the \$3.9B full replacement of La Guardia Airport Terminal B and the Long Beach Courthouse, a performance based social infrastructure project.

Number of Criteria Met

Meets: 8/9

Proposer Information

Industry 1 Developments

Xavier Design Build/Feller Engineering/FCPE/Gemstone Builders

- Industry 1 Developments is a "locally embedded" civic infrastructure developer, offering a Design, Build, Finance, Operate, and Maintain (DBFOM) model for the new City Hall.
- The team highlights its proximity to the project site, long-standing community ties, and a portfolio of civic and global infrastructure projects.
- Industry 1's chairperson served as multi-trade liaison and contractor of record for Prosperity Village, a West Palm Beach Housing project.

Number of Criteria Met

Meets: 3/9

Evaluation Results

Of the six proposals evaluated, it was found that:

One (1) firm met all the criteria (100%)

- FTL City Hall Partners

Three (3) firms met all but one (1) of the criteria (89%)

- Balfour Beatty
- FTL Beacon Collaborative
- Fort Lauderdale Civic Partners

One (1) firm met five (5) out of nine (9) of the criteria (56%)

- Cypress West

One (1) firm met three (3) out of nine (9) of the criteria (33%)

- Industry 1 Developments



Questions?



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