



LETTER TO THE COMMISSION

LTC No: 25-285

TO: Honorable Mayor and Members of the Fort Lauderdale City Commission
FROM: Rickelle Williams, City Manager *RW*
DATE: December 23, 2025
SUBJECT: Holiday Park Parking Project Update

The purpose of this Letter to the Commission (LTC) is to provide the City Commission with an update on the Holiday Park Parking project.

At the December 16, 2025, City Commission Conference Meeting, City staff and PFM Financial Advisors presented an overview of the three (3) unsolicited proposals, along with comparative financial analysis. During the discussion, the Mayor and City Commission shared feedback about the representation of costs for structured and surface parking, the inclusion of fire station elements in each proposal, and the interpretation of cost-per-space and total project cost calculations. These discussions led to the deferral to the January 6, 2026, City Commission Regular Meeting with a request for staff to meet with the proposers and standardize the cost and timeline information.

On December 22, 2025, City staff met virtually with each proposer individually to discuss the next steps and provide an overview of a letter to proposers that includes a Project Confirmation Sheet (Attachment 1). During the meeting, the proposers provided feedback regarding the next steps, discussed areas of concern, and confirmed the timeline expectations.

Proposers must review the specifications and submit a completed Project Confirmation Sheet to the City on December 30, 2025, between 11:00 a.m. and 12:00 p.m. Subsequently, City staff will meet individually with each proposer on December 30, 2025, to review and confirm their responses.

The information submitted will be compiled into a comparative matrix and provided to the City Commission for consideration at its January 6, 2026, Regular Meeting, where the Commission will consider ranking the proposals and whether to proceed with negotiations of an interim agreement and/or comprehensive agreement.

Attachment:

1. Letter to Proposers – Holiday Park Parking Confirmation Sheet

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



To: Developer

At the December 16, 2025, City Commission meeting, the City Commission deferred the ranking of the Holiday Park Parking unsolicited proposals to January 6, 2026. As part of the deferral, the City Commission requested that information be presented in a more comparative and standardized format to support evaluation of the unsolicited proposals for the Holiday Park parking garage project.

Moving forward, the intent is to clearly define the components included in each proposal and to evaluate all proposers using uniform, comparable information. For purposes of comparative evaluation only, the City is establishing a standardized baseline framework and set of assumptions to be applied uniformly across all proposals. This standardized baseline is intended solely to facilitate an apples-to-apples comparison and may not reflect the original scope, configuration, or pricing structure proposed by any individual proposer. This includes identification of total project cost, project scale, key program components, and how structured parking, surface parking, and any potential fire station shell/buildout components are priced and quantified. Consistency in data presentation, such as total project cost, cost per square foot, cost per parking space, and clear allocation of costs for the fire station program, is essential to facilitate an accurate, apples-to-apples comparison.

The purpose of this supplemental form is to streamline and standardize information, improve transparency around the financial information presented by proposers and confirm which project elements are included for purposes of comparative evaluation. The intent is not to solicit new concepts or revised designs, but to obtain concise, consistent, and defensible financial and high-level program data to support informed comparative evaluation.

Each proposer shall **complete and return the Project Confirmation Sheet (Attachment 1) to the City on Tuesday, December 30, 2025, between 11:00 a.m. – 12:00 p.m.** The form shall be submitted via email to Ben Rogers (brogers@fortlauderdale.gov) and Angela Salmon (asalmon@fortlauderdale.gov) during the submission window. No additional materials or revisions beyond Attachment 1 will be accepted, and submissions received outside the designated time window may not be considered.

The project confirmation sheet shall be based on the following, and all pricing provided shall represent a planning-level, comparative cost estimate prepared solely for purposes of cost normalization and apples-to-apples evaluation by the City and shall not constitute a final bid, guaranteed maximum price or negotiated contract amount:

1. General Assumptions - The developer shall provide the all-in capital delivery cost for each of the three (3) below referenced project components. The cost estimates should include any profits, overhead, or other cost factors associated with the project. As the City is evaluating self-financing the project, and to mitigate any price variability based on the cost of capital, each response should not include the cost for the developer to finance the project. **The cost should not include any additional/optional cost factors such as a solar array, vertiport, or any expenditures that the developer would be responsible for.** Pricing shall be limited to capital delivery costs only, and shall exclude optional or elective features, design enhancements, lifecycle or operating costs, future expansion allowances, and any specialty equipment or materials not expressly included in the City's standardized baseline assumptions. The timeline should be based on the date that the City provides a Notice to Proceed, which will be the date an agreement is executed for the work to be performed.
2. Parking Garage - Free-standing parking garage located directly east of the Parker Playhouse consisting of 1,000 parking spaces. The cost for the garage should include all direct capital costs associated with the planning, design, and construction of a free-standing parking garage structure, including the structural framework, decks, ramps, required building systems (e.g., elevators, lighting, ventilation, electrical systems) and landscaping necessary for turnkey delivery. The project cost should be reflective of the proposal submitted with enhanced landscaping and exterior facades to align with the surrounding environment. **The project cost should not include any optional or elective features or enhancements such as solar arrays, vertiport, or any expenditures that the developer would be responsible for.** The Developer shall confirm the anticipated timeline for substantial project completion, with such timeline to commence upon issuance of a Notice to Proceed following execution of the Comprehensive Agreement.
3. Surface Parking Lot - Stand-alone surface parking lot located south of SE 8 Street (Nininger Drive) and west of G. Harold Martin Drive. The construction cost should be based on the City-provided parking lot preliminary design and the 60% design plan Opinion of Probable Cost (OPC) (Attachment 2) which incorporates approximately 292 parking spaces. The developer should include all direct capital costs associated with construction of the surface parking lot based on the pay items including in the OPC. The Developer shall confirm the anticipated timeline for substantial project completion, with such timeline to commence upon issuance of a Notice to Proceed following execution of the Comprehensive Agreement.
4. Fire Station - For purposes of comparative pricing only, the City is seeking an assumed 8,000 square feet Fire/EMS station integrated within the parking garage

footprint. The square footage reference is intended solely to support normalization of costs across proposals. For comparative pricing purposes, the proposer may assume a configuration generally consistent with a Fire/EMS facility. For pricing normalization, such a configuration may include two (2) bays, sleeping quarters with seven (7) bunks, two (2) administrative offices, and support spaces including but not limited to restrooms with showers, shared living area (kitchen/dining/dayroom), fitness center/gym, and operational support spaces as further defined in Attachment 2. The developer shall provide the cost to deliver a Fire/EMS station per the specifications included above and the associated timeline for completion. Additional considerations, such as the alerting systems, specialized equipment, and other project-specific features, shall be excluded from the cost estimate and will be addressed during the subsequent design phase or addressed through an interim or comprehensive agreement.

As discussed at the December 16, 2025, City Commission Conference meeting, City staff were directed to prepare an agenda item for consideration at the January 6, 2026, City Commission Regular Meeting. Project confirmation sheets submitted by each proposer will be included as attachments with the agenda item supporting materials.

Sincerely,

Ben Rogers
Assistant City Manager

Attachments:

1. Project Confirmation Sheet
2. Surface Lot Preliminary Design & 60% Opinion of Probable Cost
3. Fire/EMS Station Components

Cc: Rickelle Williams, City Manager
Shari McCartney, City Attorney
Pat Reilly, City Auditor
Angela Salmon, Program Manager

Attachment 1 – Project Confirmation Sheet

G3 Development

| Parking | Parking Garage | Parking Surface Lot |
|---|-----------------------|----------------------------|
| Total Cost (with 5% contingency): | | |
| Number of Spaces: | 1,000 | 292 |
| Cost per Space: | | |
| Project Completion (# of Months)*: | | |

*From Notice to Proceed

| Fire/EMS Station | Response |
|---|-----------------|
| Total Cost (with 5% contingency): | |
| Building Square Footage | 8,000 |
| Cost Per Square Foot: | |
| Project Completion (# of Months)*: | |

*From Notice to Proceed

The undersigned certifies, on behalf of the proposer, that the above pricing information is accurate, to the best of the undersigned’s knowledge, is derived from the proposer’s Holiday Park submission as previously submitted to the City and reflects the City-identified baseline assumptions for the stand alone parking garage, surface parking lot, and Fire/EMS station components, as established for comparative pricing purposes only. The undersigned further certifies that this information does not include financing costs, operating and maintenance costs, lifecycle costs and/or revenue assumptions and does not constitute a redesign, reprogramming or other modification of its original submission or proposal.

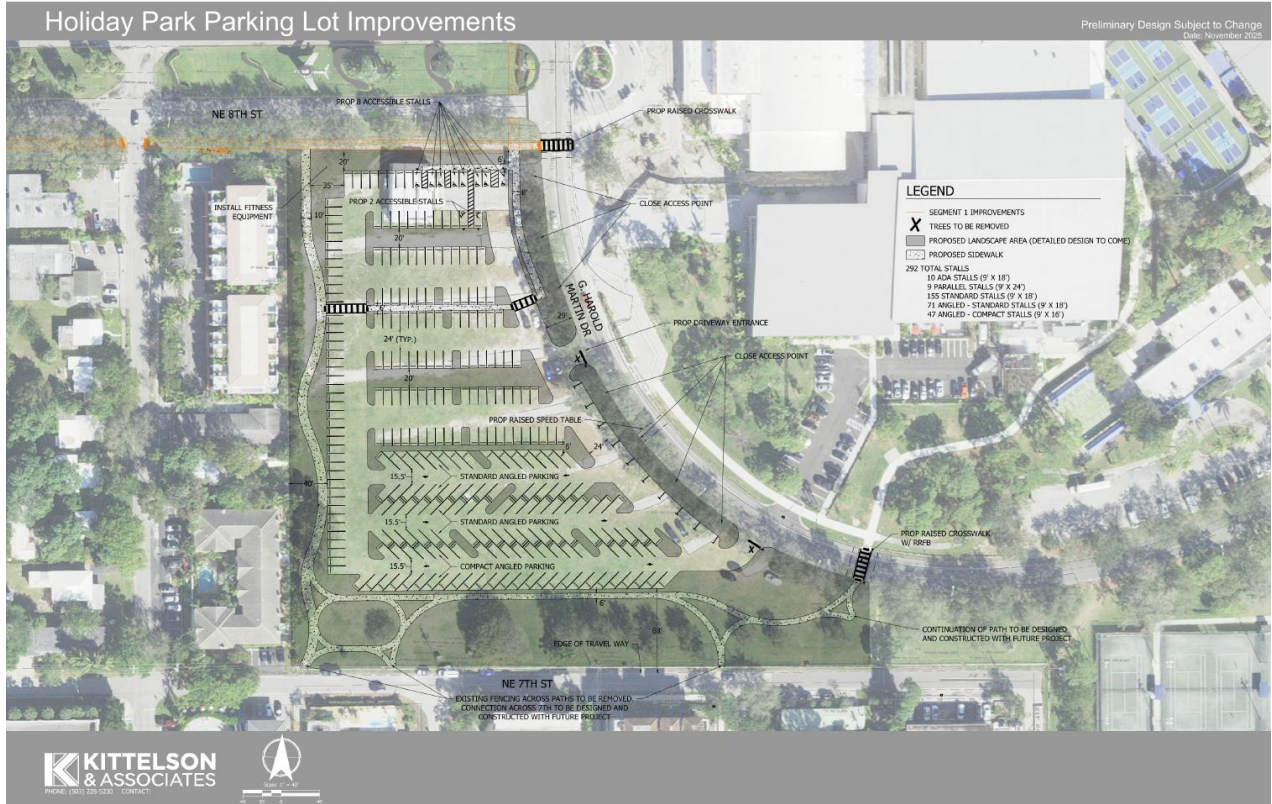
Name

Title

Signature

Date

Attachment 2 – Holiday Park Surface Lot Preliminary Design



Holiday Park- South Lot
City of Fort Lauderdale, Florida



Engineer's Opinion of Probable Cost - 60% Estimate

| Prepared By: KAI Design Team | | | | Date: Dec 2025 | | |
|--|---|------|----------------|----------------|---------------------|--|
| PAY ITEM | DESCRIPTION | UNIT | TOTAL QUANTITY | UNIT PRICE | TOTAL COST | |
| SECTION 1: ROADWAY & ILLUMINATION | | | | | | |
| 0104 10 3 | SEDIMENT BARRIER | LF | 1891 | \$ 5.00 | \$ 9,455.00 | |
| 0104 15 | SOIL TRACKING PREVENTION DEVICE | EA | 2 | \$ 3,156.00 | \$ 6,312.00 | |
| 0104 18 | INLET PROTECTION SYSTEM | EA | 1 | \$ 193.00 | \$ 193.00 | |
| 0110 1 1 | CLEARING & GRUBBING | AC | 4.11 | \$ 115,365.00 | \$ 474,612.03 | |
| 0120 1 | REGULAR EXCAVATION | CY | 5215 | \$ 18.00 | \$ 93,874.32 | |
| 0120 6 | EMBANKMENT | CY | 17 | \$ 14.00 | \$ 244.86 | |
| 0160 4 | TYPE B STABILIZATION, 8" | SY | 1724 | \$ 2.00 | \$ 3,448.00 | |
| 0285 701 | OPTIONAL BASE, BASE GROUP 01 | SY | 11918 | \$ 16.00 | \$ 190,686.22 | |
| 0337 7 81 | ASPHALT CONCRETE FRICTION COURSE,TRAFFIC B, FC-12.5, PG 76-22 | TN | 993 | \$ 205.00 | \$ 203,597.27 | |
| 0520 2 4 | CONCRETE CURB, TYPE D | LF | 26 | \$ 40.00 | \$ 1,040.00 | |
| 0522 2 | CONCRETE SIDEWALK AND DRIVEWAYS, 6" THICK | SY | 1724 | \$ 121.00 | \$ 208,604.00 | |
| 0527 2 | DETECTABLE WARNINGS | SF | 136 | \$ 42.00 | \$ 5,712.00 | |
| 0542 70 | BUMPER GUARDS, CONCRETE | EA | 283 | \$ 52.00 | \$ 14,716.00 | |
| 0550 10 410 | FENCING, WOOD FENCE, 0.0'-5.0' | LF | 324 | \$ 19.00 | \$ 6,156.00 | |
| 0715 61111 | LIGHT POLE COMPLETE, F&I, STD POLE, STD FDATION, 30' MH, 8' AL | EA | 20 | \$ 11,286.00 | \$ 225,720.00 | |
| SUBTOTAL SECTION 1 | | | | | \$ 1,444,371 | |
| SECTION 2: SIGNING & STRIPING | | | | | | |
| 0654 2 22 | MIDBLOCK CROSSWALK: RECTANGULAR RAPID FLASHING BEACON, FURNISH & INSTALL- SOLAR, COMPLETE SIGN ASSEMBLY- BACK TO BACK | AS | 4 | \$ 19,239.00 | \$ 76,956.00 | |
| 0700 1111 | SINGLE COLUMN GROUND SIGN ASSEMBLY, F&I GROUND MOUNT, 12.0-20.0 SF | AS | 12 | \$ 589.00 | \$ 7,068.00 | |
| 0711 11 121 | THERMOPLASTIC, STD, WHITE, SOLID, 6" FOR PARKING SPACES | LF | 5994 | \$ 5.00 | \$ 29,970.00 | |
| 0711 11 123 | THERMOPLASTIC, STD, WHITE, SOLID, 12" FOR CROSSWALK | LF | 358 | \$ 4.00 | \$ 1,432.00 | |
| 0711 11 125 | THERMOPLASTIC, STD, WHITE, SOLID, 24" FOR STOP LINE AND CROSSWALK | LF | 315 | \$ 6.00 | \$ 1,890.00 | |
| 711 11 160 | THERMOPLASTIC, STD, WHITE, MESSAGE OR SYMBOL | EA | 12 | \$ 159.00 | \$ 1,908.00 | |
| 712 11 170 | THERMOPLASTIC, STD, WHITE, ARROW | EA | 6 | \$ 81.00 | \$ 486.00 | |
| 0711 11 421 | THERMOPLASTIC, STD, BLUE, SOLID, 6" | LF | 324 | \$ 13.00 | \$ 4,212.00 | |
| SUBTOTAL SECTION 2 | | | | | \$ 123,922 | |
| SECTION 3: LANDSCAPE & IRRIGATION | | | | | | |
| 0110 21 | TREE PROTECTION BARRIER | LF | 1,098 | \$ 5.00 | \$ 5,490.00 | |
| 0110 23 | TREE REMOVAL | EA | 2 | \$ 1,129.00 | \$ 2,258.00 | |
| - | TREES | EA | 86 | \$ 1,000.00 | \$ 86,000.00 | |
| - | GROUNDCOVER | EA | 16600 | \$ 8.00 | \$ 132,800.00 | |
| - | PERENNIAL PEANUT | SF | 3879 | \$ 6.00 | \$ 23,274.00 | |
| - | SHRUBS | SF | 610 | \$ 30.00 | \$ 18,300.00 | |
| - | BENCHES | EA | 3 | \$ 1,000.00 | \$ 3,000.00 | |
| 0590 70 | IRRIGATION SYSTEM | LS | 1 | \$ 39,828.00 | \$ 39,828.00 | |
| SUBTOTAL SECTION 3 | | | | | \$ 310,950 | |
| SECTION 4: UTILITIES | | | | | | |
| 0630 2 11 | CONDUIT, FURNISH & INSTALL, OPEN TRENCH | LF | 2736 | \$ 18.00 | \$ 49,248.00 | |
| SUBTOTAL SECTION 4 | | | | | \$ 49,248 | |
| SECTION 5: DRAINAGE | | | | | | |
| 0120 72 | GRAVEL FILL | CY | 845 | \$ 167.00 | \$ 141,156.56 | |
| 0145 3 | GEOSYNTHETIC REINFORCED EMBANKMENT | SY | 5071 | \$ 51.00 | \$ 258,646.16 | |
| 0425 1501 | INLETS, DT BOT, TYPE A, <10' | EA | 6 | \$ 8,856.00 | \$ 53,136.00 | |
| 0425 2 41 | MANHOLES, P-7, <10' | EA | 17 | \$ 8,973.00 | \$ 152,541.00 | |
| 0430 175 118 | PIPE CULVERT,OPTIONAL MATERIAL,ROUND, 18"S/CD | LF | 3024 | \$ 131.00 | \$ 396,144.00 | |
| 0530 74 | BEDDING STONE | TN | 1909 | \$ 96.00 | \$ 183,283.43 | |
| SUBTOTAL SECTION 5 | | | | | \$ 1,184,907 | |
| SUBTOTAL SECTIONS 1 5 | | | | | \$ 3,113,398 | |
| SECTION 6: ADDITIONAL COSTS | | | | | | |
| | Pollution | LS | 2% | \$ 62,268.00 | \$ 62,268.00 | |
| SUBTOTAL SECTION 6 | | | | | \$ 62,268 | |
| SECTION 7 MAINTENANCE OF TRAFFIC | | | | | | |
| | Subtotal Sections 1-5 | LS | 0.5% | \$ 15,567.00 | \$ 15,567.00 | |
| SUBTOTAL SECTION 7 | | | | | \$ 15,567 | |
| SECTION 8: MOBILIZATION | | | | | | |
| | Subtotal Sections 1-5 | LS | 10% | \$ 311,340.00 | \$ 311,340.00 | |
| SUBTOTAL SECTION 8 | | | | | \$ 311,340 | |
| ESTIMATED CONSTRUCTION COSTS | | | | | \$ 3,502,573 | |
| 5% CONTINGENCY | | | | | \$ 175,130 | |
| TOTAL ESTIMATED CONSTRUCTION COSTS | | | | | \$ 3,677,703 | |
| CAPITAL SUPPORT COSTS | | | | | | |
| | Construction Support / Construction Management | LS | 5% | \$ 3,677,703 | \$ 183,890.00 | |
| TOTAL ESTIMATE CAPITAL SUPPORT COSTS | | | | | \$ 183,890 | |
| TOTAL PROJECT COST | | | | | \$ 3,861,593 | |

Holiday Park - South Lot
 City of Fort Lauderdale, Florida



Engineer's Opinion of Probable Cost - 60% Estimate

| | |
|------------------------------|----------------|
| Prepared By: KAI Design Team | Date: Dec 2025 |
|------------------------------|----------------|

| | PAY ITEM | DESCRIPTION | UNIT | TOTAL QUANTITY | UNIT PRICE | TOTAL COST |
|--|----------|-------------|------|----------------|------------|------------|
|--|----------|-------------|------|----------------|------------|------------|

| | | | | | | |
|---|--|---|--|--|--|--|
| X | | <p>Engineering Effort:</p> <p>Level A: Preliminary engineering performed. Technical information is available, engineering calculations have been performed; clear understanding of the materials size and quantities needed to execute job. Schedule understood; staff and permitting is fairly clear, (however this element may still need refining). Project Development & Construction Contingencies ranges between 10%-20%.</p> <p>Level B: Conceptual engineering performed. Technical information is available, rough engineering calculations may have been performed, or similar information from previous similar work is compared and used. Project Development Contingencies ranges between 15% to 25% and Construction Contingencies ranges between 20% to 30%.</p> <p>Level C: No engineering performed. Educated guesstimating. Limited technical information available and/or analysis performed. Project Development and Construction Contingencies should be selected appropriately by Project Manager. Contingency may range up to 50%.</p> | | | | |
|---|--|---|--|--|--|--|

Attachment 3 – Fire/EMS Station Reference Information (Comparative Pricing Only)

Facilities of this type are generally designed to meet applicable essential facility standards, including Category 4 Essential Facility classification and to address noise mitigation between integrated uses. Any such references are provided solely to inform comparative, planning-level pricing and do not establish or approve final design criteria, resiliency standards or operational requirements. Final determinations regarding facility classification, resiliency and design will be made following Commission policy direction and addressed during the subsequent design phase or through an interim or comprehensive agreement.

1. This information below is provided for illustrative and comparative purposes only and does not define the full scope of the project. **8,000 Sq ft** gross Building Size
2. **Two (2) Bays**
 - a. 64' x 34' with trench drains
 - b. NFPA compliant Exhaust Hazard solution
 - c. Bi-Fold Bay doors minimum of 14' x14'.
3. **Seven (7) Bunk Rooms / Sleeping Quarters**
 - a. Two (2) Officer 10' x 12' minimum
 - b. Five (5) Firefighter 8' x 10' minimum
4. **Two (2) Captains/Lieutenants Office**
 - a. 10' x12' minimum
5. **Four (4) Bathrooms**
 - a. Individual rooms with shower (4' x 4'), toilet, and sink.
6. **Fitness / Gym -**
 - a. Approximately 25' x 25'
7. **Kitchen/Dining room/Dayroom (one room) –**
 - a. Commercial Stoves and Durable Cabinets
 - b. Commercial oven/ stove with 4 burners / Griddle and grill under a commercial hood.
 - c. Accommodations to seat seven (7) in kitchen
 - d. Accommodations to seat seven (7) in dayroom with recliners
8. **Laundry room**
 - a. washer / dryer
 - b. folding table
 - c. work sink

9. IT Room with Server rack

- a. Includes cabling throughout the building

10. Electrical / Mechanical / Janitor Rooms

11. Bunker Gear Room

- a. Minimum of three (3) lockers per Bunk = twenty-one (21) total
- b. Bunker gear room must be separate HVAC due to contamination
- c. Bunker gear room should be approximately of 12' x 25'

12. Medical Storage room

- a. Approximately 10' x 12'

13. Gear wash and dry room

- a. Approximately 10' x 12' (including gear extractor and dryer)

14. Generator Dual Natural Gas/Diesel

- a. Must power entire station minimum 72 hrs. minimum (96-120hrs recommended per FEMA)
- b. Natural gas is preferred as the primary source

15. Alerting

- a. Must use Broward County Alerting Contract (Keylite Power and Lighting Corp G2 system)

16. Firefighter Parking

- a. Two (2) per bunk room = fourteen (14) total parking spaces
- b. Parking spaces must be secure and apart from public parking spaces

17. Front door reception area

- a. Should be small secure area prior to entering main station to greet public and provide customer service.

Note: For comparative pricing context only, drive-through apparatus bays may be assumed where the design and site conditions reasonably allow. Rear door configurations may be assumed to be generally consistent with front bay door for pricing purposes. Exterior front and rear apparatus aprons are not included in the pricing baseline and may be subject to site constraints. Where apron assumptions are necessary for pricing context, proposers may assume concrete aprons generally equivalent to the bay length (approx. 64'), subject to site feasibility.