



LETTER TO THE COMMISSION

LTC No: 26-040

TO: Honorable Mayor and Members of the Fort Lauderdale City Commission
FROM: Rickelle Williams, City Manager *Rickelle Williams*
DATE: February 12, 2026
**SUBJECT: Police Department Headquarters Update –
Partial Certificate of Occupancy Issued and Move-In Scheduled to
Begin**

The purpose of this Letter to the Commission (LTC) is to provide the City Commission with an update on the Police Department Headquarters (PDHQ) project including the issuance of a Partial Certificate of Occupancy (PCO) and the move-in schedule. This LTC serves as a follow-up to LTC No. 25-291, published on December 30, 2025, and LTC No. 26-016, published on January 20, 2026.

Status of New PDHQ

On February 3, 2026, Moss Construction received a PCO for the new PDHQ and the parking garage. The PCO will allow occupancy of most of the building and the use of the parking garage. Areas of the building that are excluded for use by the PCO primarily consists of the Community Room and adjacent spaces that were primarily not included in the PCO due to the emergency egress being blocked by the work associated with the demolition of the former PDHQ building.

Based primarily on the remaining construction schedule, including site work and demolition, staff's anticipated availability of the Community Room for City Commission meetings is late May to early June 2026.

With the PCO issued, Fort Lauderdale Police Department (FLPD) operations will begin moving from the Kaplan building the week of February 9, 2026 and last until early March 2026 for general staff. It is expected that FLPD will be fully moved out of Kaplan before the end of the lease agreement that expires on March 31, 2026.

Phase I and II Report Status

Following the identification of a deflection issue with the new PDHQ, the City of Fort Lauderdale engaged a third-party engineering consultant to validate and assess the original repairs. It was then determined that an additional peer review should be performed to validate the enhancements related to corrective measures as well as an analysis of the remaining portions of the building outside of the original deflection area. Wiss, Janey, Elstner Associates, Inc (WJE) completed its peer review in two (2) phases.

Phase I focused on the deflection area analysis and subsequent recommendations to resolve the issue. Phase II focused on an analysis of the remainder of the building by providing findings and recommendations for addressing the findings and additional testing of structural connection points. Phase I has been completed and all structural enhancements implemented.

The last remaining item from the Phase II report is determination if structural enhancement is needed to address the structural load connections within the building's shear wall. Load testing of the structural connection anchoring components was completed on December 19, 2025. The Engineer of Record, Thorton Tomasetti (TT), has submitted an initial report as of January 9, 2026. WJE has provided a response to the TT report outlining various questions related to methodology used, data points provided, additional information needed, and clarification of various components of the report. WJE is drafting its own report, which will be based on the agreed methodology and testing results from December 19, 2025. WJE anticipates its report will be completed by mid-February 2026.

Once the testing results are verified by the reports from WJE and TT, a final report will be issued that will confirm if any additional enhancement work will be required or if the structural loads achieved by the design components meet the minimal structural requirements of a category five (5) hurricane-rated building as designed. Further, should there be a significant storm event, based on the current state of the building and without finality of the Phase II report, WJE has indicated that evacuation of the building should be considered until the storm event is over. Given the typical hurricane activity period between June 1 and November 30, staff have been in discussions with the project contractor, Moss, the Architect of Record (AOR), the EOR, and WJE on timing of any potential enhancement work, if needed. It is anticipated that if further enhancements should be necessary, those can be implemented prior to completion of the project in June or July 2026. Should a resolution to this issue or any potential enhancement work not be completed prior to hurricane season, the City Manager's Office will follow WJE's recommendations and follow standardized criteria for evacuating the building during a storm event.

In relation to the occupation of the building prior to Phase II being finalized, WJE has indicated that occupation of the building is safe. If WJE can confirm the design and findings of TT, then the issues related to the structural connections are fully resolved. Should the findings from WJE result in additional enhancements, those can be implemented with limited disruption to staff while the building is occupied by coordinating work locations and adjusting staffing in those areas.

Once the items outlined above are addressed, all other items within WJE's Phase II report will be fully rectified and closed.

Demolition of the Former PDHQ and Remaining Site Work

Demolition of the former PDHQ officially began on January 13, 2026, and it is expected that this phase will take between eight (8) to twelve (12) weeks depending on the

complexity of the demolition work. To date, thirty-five percent (35%) of the demolition is complete. The remaining site work will include the completion of the drainage systems and waterlines, the installation of light poles and other site lighting, the construction of driveways and surface parking facilities, landscaping, and signage.

For additional information, please contact Anthony Fajardo, Development Services Department Director, at afajardo@fortlauderdale.gov or 352-828-5758.

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


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Final Audit Report


2026-02-12

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