



LETTER TO THE COMMISSION

LTC No: 26-062

TO: Honorable Mayor and Members of the Fort Lauderdale City Commission
FROM: Rickelle Williams, City Manager *RW*
DATE: March 6, 2026
SUBJECT: City Hall Project Update – Site Due Diligence Begins March 9, 2026

The purpose of this Letter to the Commission (LTC) is to provide an update regarding upcoming site due diligence activities associated with the proposed City Hall project at 100 North Andrews Avenue. **The initial site due diligence will begin on Monday, March 9, 2026.**

As previously communicated to the City Commission on March 4, 2026 via LTC #26-056, the City has entered into a Lease Agreement (Agreement) providing CORE Construction Services of Florida, LLC (CORE), a member of the FTL City Hall Partners, LLC development team, limited access to the City-owned property located at 100 North Andrews Avenue for the purpose of conducting pre-development investigations and technical evaluations in support of the proposed City Hall project.

Under the terms of the Agreement, no activities may occur on the site without prior written authorization from the City through issuance of a Notice to Proceed (NTP). Each NTP identifies the specific scope of work, third-party consultants performing the work, schedule, and site impacts prior to any site access being granted.

The first NTP includes site investigation activities intended to support ongoing programming, design development, and technical due diligence for the project. These activities are being performed by CORE, Stiles Construction Co., and Colliers Engineering & Design and are limited to Monday through Friday between 7:00 a.m. and 4:00 p.m. The work is expected to continue for forty-five (45) to ninety (90) days, depending on field conditions and investigation results.

Planned Site Due Diligence Activities

- Boundary and topographic surveying of the property;
- Geotechnical investigations, including soil borings and related subsurface testing;
- Phase I Environmental Site Assessment;

- Subsurface utility locating and related field investigations; and
- Construction management oversight and coordination of field activities.

Anticipated Sequence and Schedule

- Site Mobilization and Setup – Initial site access and setup of survey and testing operations;
- Survey Activities – Boundary and topographic surveying to establish site conditions and support ongoing design work;
- Geotechnical Investigations – Subsurface soil borings and related testing to evaluate soil conditions and foundation considerations;
- Environmental Assessment – Phase I Environmental Site Assessment and related environmental review of the property;
- Utility and Subsurface Investigations – Identification and verification of existing utilities and underground conditions; and
- Demobilization – Completion of field activities and removal of equipment upon conclusion of testing.

Site Impacts

No anticipated roadway impacts or lane closures;

- Minimal construction-related noise typical of field investigation activities;
- Limited soil disturbance associated with geotechnical testing; and
- Utility locating activities.

If you have any questions, please contact Ben Rogers, Assistant City Manager, at BRogers@fortlauderdale.gov or (954) 828-3781.

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