

**Item #53<sub>(2)</sub>, 54<sub>(2)</sub>, 55<sub>(2)</sub>**

# **ADDITIONAL MATERIAL**

**Regular Meeting  
DECEMBER 4, 2018**

**SUBMITTED AT THE REQUEST OF**

**PUBLIC WORKS DEPARTMENT**



**PUBLIC WORKS DEPARTMENT**

115 S. Andrews Avenue, Suite A-600 • Fort Lauderdale, Florida 33301 • 954-357-6410 • FAX 954-357-6340

**DATE:** November 30, 2018

**TO:** Bertha Henry, County Administrator

**FROM:** Purvi A. Bhogaita, Real Property Director  
Ariadna Musarra, County Architect

**RE:** December 4, 2018 County Commission Meeting- Item Nos. 53, 54, and 55

On August 14, 2018, the Board of County Commissioners deferred Item No. 18, and directed staff to evaluate the Citrix and Spectrum properties. On November, 13, 2018, (Item No. 80), per the Board's direction, staff presented an analysis of both the Citrix and Spectrum properties and recommended Scenario 2 which was the purchase and renovation of the Citrix property for the Broward County Property Appraiser (BCPA) and the construction of a brand new facility for the Supervisor of Elections (SOE) on a vacant parcel adjacent to Young at Art on Flamingo Road. The item was deferred, and staff was directed staff to address the issues raised by Spectrum Investors LLC in its memo dated November 9, 2018 and negotiate purchase and sale agreements with both the Citrix and Spectrum property owners.

Since the November 13, 2018 meeting, staff has had discussions with owners of the Citrix, Spectrum and Flamingo Road properties. Below is a summary of changes and updates since the November 13, 2018 meeting.

**Flamingo Road Parcel (Item No. 53):** This agreement is for the purchase of the 6.75-acre vacant parcel adjacent to the Young at Art Facility. The seller has approved the final agreement. Executed signature pages are forthcoming. Staff will update the Board once the signature pages have been received.

**Citrix (Item No. 54):** The seller has approved the final agreement. The purchase price was reduced from \$11,650,000 to \$11,449,350 which is 10% above the average of the two appraisals obtained by the County (See Attachment 9 for updated Cost Comparisons table). Approval of this item would now require a simple majority vote. Executed signature pages are forthcoming. Staff will update the Board once the signature pages have been received.

**Spectrum (Item No. 55):** Attached as Exhibit 1 is staff's response to the Spectrum Memo dated November 9, 2019. Staff's response also addresses new material provided by the Spectrum owners. The purchase price was reduced from \$24,200,000 to \$19,900,000 which is approximately 7% below the average of the two appraisals obtained by the County (See Attachment 9 for updated Cost Comparisons table). The agreement has not been finalized. Staff proposed, and the seller has agreed to make the agreement contingent upon the seller obtaining all the required development rights necessary for the use of both the Property

Appraiser and Supervisor of Elections. However, negotiations are ongoing. Staff will update the Board of any change in the status.

Enclosures:

Exhibit 1 – Staff’s Response to Memo and Additional Attachment for Spectrum Investors LLC

Attachment 1 – Testing Vs. Notice of Acceptance

Attachment 2 – 2050 Spectrum Ownership Proposed Scenario 6A

Attachment 3 – Spectrum Scenario 6A Overlay on GC East

Attachment 4 – Estimated Comparative Project Schedules

Attachment 5 – 2050 Spectrum Ownership Proposed Scenario 6B

Attachment 6 – 2050 Project Timeline

Attachment 7 – Spectrum Email Summary, November 29, 2018

Attachment 8 – Comparison Cost Analysis Sheet for Citrix and Spectrum

Attachment 9 – VCPA /VAB and SOE Scenario Cost Comparisons Table – Revision 1

c: Alphonso Jefferson, Assistant County Administrator  
Tom Hutka, Public Works Director  
Scott Campbell, FMD Director

## Staff's Response to Memo and Additional Attachments from Spectrum Investors LLC

*On November 13, 2018 (Item No. 80), the Board of County Commissioners directed staff to address the issues raised by Spectrum Investors LLC in its memo dated November 9, 2018. Additional materials were received at meetings, in emails and most recently following the meeting on November 28, 2018. County Staff comments are provided in italicized font for clarity.*

### 1. Spectrum Memo Statements: Inconsistencies

#### Inconsistencies

Item	1801 NW 49th St Staff Cost Assumption PSF	2050 Spectrum Staff Cost Assumption PSF	Difference per square foot	Difference as a %
Interior Renovation	\$137 .95	\$138.84	\$0.89	1%
Reroofing	\$8.59	\$11.94	\$3 .35	28%
Reglazing and Envelop Hardening	\$21.46	\$25.22	\$3.76	15%
Structure Upgrades	\$15.00	\$15.00	\$0.00	0%
Managing General Contractor	\$49.17	\$51.32	\$2.15	4%
Construction Change Order	\$22 .02	\$22 .99	\$0.97	4%
Public Art	\$4.75	\$4.96	\$0.21	4%
Telecom, Tech, and Utilities	\$5.88	\$8.46	\$2.58	30%
Permitting	\$11.88	\$12.40	\$0.52	4%
Moving Expenses	\$0.79	\$1.24	\$0.45	36%
Design Cost	\$30.21	\$31.32	\$1.11	4%
TOTAL	\$348.48	\$331.45	\$17.03	5%
IMPACT OF INCONSISTENCIES		128.734 sq.ft.	\$2,192,521	

#### *Staff Response:*

*The "Inconsistencies" table of cost assumptions prepared by 2050 Spectrum Owners above cannot be verified by County Staff. When back-up documentation was requested to verify and compare the actual areas used, County Staff was told that net rentable areas, as opposed to gross building areas were used in the calculations. Then Staff was also told that areas used in the comparison table were obtained from the Property Appraisers website which has different numbers than those provided by the owners and used by Staff.*



Staff confirmed that all areas used for the scenarios presented to the Board of County Commissioners were based on documents and electronic CAD files provided by 2050 Spectrum Ownership.

To confirm, find below the actual gross areas used for the construction cost estimate calculations for both buildings:

Area	SPECTRUM (Sq. Ft.)	CITRIX (Sq. Ft.)
Total Existing Gross Building Area (Actual building size)	128,734	76,300
SOE Warehouse	60,000	
Total Gross Building Area	188,734	
Roof Area	61,500	26,207
Glazing Area	21,645	10,918

Staff confirms that the costs used on all estimates are based on RS Means data, industry standards and existing data from recent comparable County projects. Furthermore, areas were calculated for each of the major building components listed above. Consequently, costs for roofing and glazing replacement cannot be evaluated on a gross building area basis as presented in the "Inconsistencies" table.

Costs for a new parking garage were not included in the table. Refer to additional cost breakdowns in ATTACHMENT 8 – Comparison Cost Analysis Sheet.

## 2. Spectrum Memo Statement: Square Footage of 1801 NW 49th St

In their cost analysis of 1801 NW 49th St, Staff used a building size of 76,300 sq. ft. when the actual building size is 72,718 square feet. This 3,582 square foot inaccuracy results in an \$8.84 per sq. ft. understatement (\$426 .08/sf at 76,300sf. versus \$434.91/sf. at 72,718sf.) of the County's Cost for 1801NW 49th St.

*Staff Response:*

*Per industry standards, the net rentable area as provided by the respective owners was used for all real estate calculations and the gross building area from the CAD files provided by the respective owners was used for all construction calculations.*

Area	SPECTRUM (Sq. Ft.)	CITRIX (Sq. Ft.)
Net Rentable Area	125,519	72,718
Gross Area	128,734	76,300

## 3. Spectrum Memo Statements: 2050 Spectrum Roof

2050 Spectrum Ownership has previously committed to and informed Staff that a new roof will be put on the Atrium and South Building and that the North Building has 10 years

warranty remaining. Yet \$1,537,500 (plus soft costs) was budgeted by Staff for a new roof.

#### *Staff Response*

*Staff's directive was to provide construction estimates for various scenarios, Staff was not tasked to negotiate prices, credits or adds. Furthermore, it is Staff's assumption that a new roofing structure will be required to meet the Florida Building Code 2017 for enhanced facilities, so any existing roofing membrane will most likely be replaced.*

*Please note enhancing the roof will require potential upgrades of the existing building and roof structure, including walls, columns, and footings. Further structural investigation will be required to determine the extent of the work.*

#### **4. Spectrum Memo Statements: 2050 Spectrum HVAC**

2050 Spectrum Ownership has previously committed to and informed Staff that a new HVAC would be installed. In fact, a brand-new HVAC has already been installed on the South Building. Yet, Staff did not provide this credit of \$900,000 in their financial analysis.

#### *Staff Response*

*Staff acknowledged 2050 Spectrum Ownership was providing new roof top HVAC equipment, so no new equipment was included in the County's cost estimates. Replacement of interior mechanical systems are included in the renovation estimates (ductwork, registers, etc.)*

*The cost of new chillers and generators was not included in the original County estimates. Please note that the current reduced offering price for the Spectrum property now excludes the HVAC replacements and the construction cost estimate will be increased accordingly, estimated by Spectrum to be valued at \$900,000. (Cost to be verified).*

#### **5. Spectrum Memo Statements: Appraisals for 2050 Spectrum**

County engaged two independent appraisers and County accepted both appraisals. The appraisals valued 2050 Spectrum at \$18,460,000 and \$24,300,000 respectfully. Therefore, the average of the two appraisals is \$21,380,000. However, Staff, arbitrarily eliminated the \$24,300,000 for 2050 Spectrum because the higher appraisal did not "closely mirror the typical informed buyer of a property like Spectrum." The Staff's hypothesis does not take into account the fact that all MIA appraisals reflect adjustments for property size, location and variables.

#### *Staff Response*

*The difference in the appraised values is 31.6% which is statistically significant; therefore, the mathematical average of \$21,380,000 cannot be considered representative of the properties' market value. The sales comparables used by this appraiser were from*

throughout the state; whereas, the other appraisers used sales comparables from the Fort Lauderdale-Cypress Creek submarket.

The table below summarizes the appraisals for both Spectrum and Citrix:

Appraisal	SPECTRUM (Sq. Ft.)	CITRIX (Sq. Ft.)
Appraisal 1	\$18,460,00 (local sales)	\$10,180,000 (local sales)
Appraisal 2	\$24,300,000 (non-local sales)	\$10,817,000 (local sales)

## 6. Spectrum Memo Statement: Local Valuation Market Test

On July 28, 2017, 1501NW 49th Street (Tax Parcel ID 49-42-16-15-0020) was purchased for \$8,300,000. This property consisted of 48,493 SQUARE FEET with 2.96 ACRES of land. The PRICE PER SQUARE FOOT is \$171. This property was purchased by a SINGLE OWNER OCCUPIER and lacks 2050 Spectrum's infrastructure and robustness. THE NET PRICE TO THE COUNTY FOR 2050 SPECTRUM IS 12% LESS THAN THIS IMMEDIATE SPECTRUM PARK NEIGHBORING PROPERTY.

LINE	APPRAISAL	2050 SPECTRUM BLVD AS APPRAISED	PER SQUARE FOOT	2050 SPECTRUM BLVD WITHOUT DATA CENTER	PER SQUARE FOOT NET OF DATA CENTER	1801 NW 49TH ST SPECTRUM BLVD	PER SQUARE FOOT
1	FIRST APPRAISAL	\$24,300,000	\$188.76	\$23,119,298	\$188.76	\$10,817,000	\$148.75
2	SECOND APPRAISAL	\$18,460,000	\$143.40	\$17,563,055	\$143.40	\$10,000,000	\$137.52
3	FAIR VALUE 50% SPLIT	\$21,380,000	\$166.08	\$20,341,177	\$166.08	\$10,408,500	\$143.14
4	SQUARE FOOTAGE BEING PURCHASE	128734		122479		72718	
5	ACQUISITION COST PER SQUARE FOOT WITHOUT DATA CENTER				\$19,596,640		\$11,650,000
6	RE-ROOFING INCLUDED IN THE 2050 PURCHASE PRICE				\$250,000		
7	NEW HAVC SYSTEMS INCLUDED IN THE 2050 PURCHASE PRICE				\$850,000		
8	<b>NET COST TO COUNTY</b>				<b>\$18,496,640</b>		<b>\$11,650,000</b>
9	<b>ACQUISITION COST TO BROWARD COUNTY PER SQUARE FOOT</b>				<b>\$151.02</b>		<b>\$160.21</b>
10	<b>2050 SPECTRUM ACQUISITION COST AS A PERCENT OF FAIR VALUE</b>				<b>91%</b>		
11	<b>1801 NW 49TH STREET ACQUISITION COST AS A PERCENT OF FAIR VALUE</b>						<b>112%</b>
12	<b>ACQUISITION COST PERCENTAGE BELOW FAIR VALUE FOR 2050 SPECTRUM</b>				<b>-9%</b>		
13	<b>ACQUISITION COST PERCENTAGE ABOVE FAIR VALUE FOR 1801 NW 49TH STREET</b>						<b>12%</b>
14	<b>ACQUISITION COST PERCENTAGE ABOVE LOWEST COUNTY APPRAISAL</b>				<b>5%</b>		<b>17%</b>

### Staff Response

The parcel identified as Folio No. 4942-16-15-0020 was used as a comparable in all of the appraisals obtained by the County for both Citrix and Spectrum. The appraisers valued the per square foot value of this property as follows:

Appraiser Name		Unadjusted Square Foot
The Coastal Consulting Group	\$	166.00
Vance Real Estate Service:	\$	167.44
Roe Minor Realty Consultants	\$	165.14
Walter Duke + Partners	\$	165.14

The table uses the gross building area to compute the per square foot appraised price for the Spectrum building; however, it used the net rentable area for the Citrix building which does not give an apples-to-apples comparison. Staff consistently used the net rentable area for both properties in computing the price per square foot. As staff indicated, we would need to include the data center regardless of final use due to the construction of the parking garage and location of critical building equipment. The roof and HVAC issues are addressed in Sections 3 and 4, respectively.

### 7. Spectrum Memo Statement: Due Diligence

Staff wrote in their analysis that due diligence must be completed for 1801 NW 49th St which will take significant time at a substantial cost to complete studies such as environmental studies, mold tests, and property assessment reports. 2050 Spectrum has been totally transparent, providing extraordinary due diligence information (Environmental, Geo Technical and Property Condition reports all provided at 2050 Spectrum's expenses) that would not normally be available until after an Agreement of Sale has been executed. We have also proactively responded to all Staff informational requests.

### Staff Response

2050 Spectrum Ownership has provided an extensive amount of information related to its property. However, consistent with County policy, Staff will conduct the same independent due diligence prior to closing of both the Citrix and Spectrum properties as it does with all County real property purchases.

### 8. Spectrum Memo Statement: Timing

Staff wrote that the 2050 Spectrum project would not be completed until 2024. Ownership is confident that BCPA & VAB can occupy by the Fourth Quarter 2019, the SOE can occupy the administrative areas by Second Quarter of 2020, and the SOE warehouse can be completed by November 2020. Therefore, the project will be totally complete by the end of 2020.

### *Staff Response*

*County's schedule is based on County's standard procurement process "timing". Refer to summary schedule attached.*

*In addition, 2050 Spectrum Ownership stated it must provide the current tenant with a 12-month notice of termination. Closing on the property would not occur until the tenant vacates the property. This would add an additional 12 months to the schedule for the Spectrum building. (Please see Attachment 3 and "Additional Staff Comments" page 11 for more recent discussions regarding the delivery schedules.)*

## **9. Spectrum Memo Statement: Clarifications**

### a. Data Center (Bunker)

Based on the County's desires, the Data Center has been eliminated from the 2050 Spectrum acquisition. Electrical power is not linked between the Data Center and main administrative building as the Data Center and Administrative building have their own FP&L electrical services/meters. Spectrum Investors will be facilitating a State of The Art TIER III Data Center on the Campus, which could house all of the County's Data Center/Colo/Cloud services. Spectrum Investors would construct a dedicated Broward County location within the Data Center and provide all operational services comparable to what the County currently receives at their existing relationships. However, under this scenario the County would control its own destiny on the Campus, with the capability of creating Disaster Recover and Business Continuity operations at 2050 Spectrum, AT NO HIGHER COST than what the County is currently paying. The Data Center would be available for the County's operation by the end of 2019.

### *Staff Response*

*Acquisition of the Spectrum building will have to include the data center regardless of its final use. Staff scenarios for SOE and BCPA require the use of the space above and around the data center to build a parking garage. Further the one-story portion of the data center building, incorporates the generator room, automatic transfer switches, above ground fuel tank and other electrical building systems.*

### b. Warehouse

The City of Ft. Lauderdale has confirmed by E-mail that a warehouse can be built at 2050 Spectrum.

From: Ella Parker <EParker@fortlauderdale.gov  
 To: Lee Feldman <LFeldman@fortlauderdale.gov  
 Cc: Christopher Lagerbloom <CLagerbhoom@fortlauderdale.gov, Anthony Fajardo <AFajardo@fortlauderdale.gov; Christopher Cooper <CCooper@fortlauderdale.gov; Alfred Battle <ABattle@fortlauderdale.gov; Rufus James <RJJames@fortlauderdale.gov>; Lorraine Tappen <LTappem@fortlauderdale.gov



Date: Wed, 3 Oct 2018 16:34:22 +0000

Subject: New Project: Proposed Warehouse Addition @ 2050 Spectrum Boulevard

Staff met with Sheldon Gross and Evan Gross of RCR Investments and their representative, John Milledge, regarding a proposed warehouse facility at 2050 Spectrum Boulevard. The warehouse would be used by the Broward County Supervisor of Elections for storing and distributing election equipment. Currently, there are two office buildings and a data center on the site. The new warehouse building would be added to the southeast corner of the four-story south building (see rendering below).

The site is zoned Airport Industrial Park (AIP) and the future land use is Employment Center. City staff recommended that the applicant confirm the height and setbacks required by the ULDR for the Airport Industrial Park (AIP) zoning district and to contact the Fort Lauderdale Executive Airport to confirm height limits specified by the FAA. Also, city staff advised that the property has "Employment Center" future land use designation, which permits storage as accessory use, limited to less than fifty percent of the building area.

#### *Staff Response*

*Staff has discussed the zoning limitations and DRI restrictions with the City of Fort Lauderdale. The City has indicated storage use which is ancillary to the administrative office use would be permitted; however, the ratio of storage cannot exceed 50% of the office space. The City Zoning Administrator would make the final determination. The City will require a Declaration of Restrictive Covenant be placed on the property which would prohibit the sale of the warehouse portion of the property as a stand alone building. The City would not be able to conduct a capacity analysis to determine the amount of development rights allocated to the property under the current DRI until a site plan application is submitted. The City may provide a preliminary analysis at the request of the property owner; however, it would be subject to the site plan application. Additional development rights may need to be purchased from other property owners within the Spectrum Business Park Association to construct a warehouse and parking garage.*

#### c. Truck Parking

Section 7 on Page 10 of the Spectrum Park Declaration of Covenants and Restrictions provides that Spectrum Business Park permits the parking and storage of automobiles, trucks and other vehicles within the 2050 Spectrum's parking lot.

#### *Staff Response*

*On October 1, 2018, a representative from the Spectrum Business Park Association responded via e-mail to Staff's inquiry about trucks on the site:*

*"The issue for the trucks would have to be approved by the Association. We would need truck counts. Sizes and estimated time parked on site."*

*Therefore, permanent truck parking will require the approval of Spectrum Business Park Association. In addition, the City of Fort Lauderdale states that trucks must be located within an enclosed garage or building.*

d. DRI

The Spectrum Business Park has confirmed that there is an existing DRI for the development of 296,341 square feet of development rights remaining for construction of Office and Industrial applications. Additionally, the DRI provides the Park with the ability to construct a 261,000 square foot three story parking garage.

*Staff Response*

*Staff is in the process of confirming with the City of Fort Lauderdale any DRI restrictions for the development of a warehouse and parking garage. Staff agrees there are additional development rights available to the Spectrum Business Park as a whole: approximately 300,000 square feet of office space and approximately 261,000 square feet for garage, and manufacturing and high technology/research uses. However, the exact amount allocated to the Spectrum property is unknown. County may need to purchase additional development rights from other property owners within the Spectrum Business Park Association to construct a warehouse and parking garage.*

*The 2050 Spectrum Ownership has offered to include a contingency in the purchase and sale agreement whereby they agree to obtain the development rights needed. We are still in the process of negotiating the agreement. Staff recommends the necessary and required development must be obtained prior to closing and at no additional cost to the County.*

e. Other Matters

Any other County or Staff concerns can be addressed as part of Purchase Agreement contingencies (such as Lease Termination), within a sixty-day period subsequent to the execution of an Agreement of Sale.

*Staff Response*

*2050 Spectrum Ownership stated it must provide the current tenant with a 12-month notice of termination. The current draft of the Purchase and Sale Agreement states the seller will provide the 12-month notice after the 90-day Inspection Period. Closing on the property would not occur until 30 days after the tenant vacates the property. Therefore, the County would not obtain title to the property for potentially 16 months after the Board approves the purchase agreement.*

f. Atrium

2050 Spectrum has the ability to provide the County with a common area experience similar to what is available at Government Center West on University.

*Staff Response*

*No comment*

**10. Spectrum Memo Statement: Memo Summary**

With the purchase of 2050 Spectrum, Broward County has the opportunity to provide a Single ONE-STOP Campus that will have the capability of sustainable operations to support Broward County residents for future generations. Synergies will be created through the adjacent operations of the SOE, Property Appraiser and Value Adjustment Bureau. The 2050 Spectrum acquisition saves the County \$9.19 per square foot. Furthermore, utilizing the Staff's analysis we believe the County will save \$40.82 per square foot through the purchase of 2050 Spectrum, with a warehouse constructed at this site to support the SOE, versus the Staff's Scenario 2 with purchasing 1801 NW 49th Street and building a separate 100,000 square facility in western Broward to accommodate the SOE occupancy. The following chart provides the County with summary of the additional attributes and benefits that accrue through the acquisition of 2050 Spectrum.

	ATTRIBUTE-COMPARATIVE ANALYSIS	2050 SPECTRUM BLVD	ALTERNATIVE-1801 NW 49TH
1	PROMINENT LOCATION ON NW 21ST AVE AT THE ENTRANCE OF SPECTRUM OFFICE PARK WITH DIRECT ACCESSIBILITY AND VISIBILITY TO COMMERCIAL BLVD. WITH PUBLIC TRANSPORTATION AVAILABLE AT THE CORNER	BUS STOP ON CORNER <i>1,258 sf from entrance</i>	DEEP INSIDE SPECTRUM PARK <i>876 sf from entrance</i>
2	OWNERSHIP WILLINGNESS TO CONTINUE WITH MANAGEMENT DURING FIT-UP AND FACILITATION OF BROWARD COUNTY'S ASSIMILATION	YES <i>Not compatible with government procedures</i>	NO
3	DIESEL FUEL STORAGE	10,500 GALLONS OF FUEL STORAGE	1,200 GALLONS OF FUEL STORAGE
4	ABILITY TO MAINTAIN FULL OPERATIONS WITH GENERATORS DURING POWER OUTAGES. HISTORICALLY TESTED PROPERTY WITHOUT ANY PREVIOUS DAMAGES	100% BUILDING FOR EXTENDED PERIODS (ESTIMATED AT 2 WEEKS)	50% FOR FIVE DAYS
5	EXPERIENCED MANAGEMENT COULD REMAIN IN PLACE DURING COUNTY'S FIT-UP AND ASSIMILATION.	YES <i>Not compatible with government procedures</i>	NO



6	INFRASTRUCTURE DESIGNED TO WITHSTAND SOUTH FLORIDA WEATHER CHALLENGES WITH BATTERY UPS AND GENERATOR	YES <i>Not to Broward County standards</i>	NO
7	AMENITIES INCLUDE ON-SITE CAFETERIA MANAGED BY ARAMARK WITH FULLY OPERATIONAL COMMERCIAL KITCHEN.	YES	NO
8	BEAUTIFUL EXPANSIVE ATRIUM FOR COLLABORATION AND MEETINGS, ALSO CAPABLE OF HOSTING COUNTY EVENTS WITH CATERING	10,000 SQUARE FOOT ATRIUM FOR TEAM AND COUNTY MEETINGS AND EVENTS	MEETING ROOMS BUT DOES NOT HAVE ATRIUM OR CAFE
9	CURRENT OWNERS AND ITS TEAM MEMBERS ARE FULL-TIME BROWARD COUNTY RESIDENTS WITH PLANS TO CONTINUE WITH SUBSTANTIAL INVESTMENTS IN BROWARD COUNTY.	YES	ATLANTA

### *Staff Response*

*On November 13, 2018, Staff provided a consistent analysis of the parcels to be presented for consideration and once the memo provided by 2050 Spectrum Ownership was reviewed, staff confirmed that most of the inconsistencies were created by the discrepancy in the use of net rentable area and gross building area used by 2050 Spectrum ownership in its calculations.*

## **ADDITIONAL STAFF COMMENTS**

### **SCENARIO 6 - UPDATE:**

*In this original scenario, the North Spectrum building is demolished to allow for a new warehouse. Information provided by 2050 Spectrum Ownership in the November 9<sup>th</sup> memo makes this scenario no longer viable. "City staff advised that the property ...permits storage as accessory use, limited to less than fifty percent of the building area." Given that the remaining building area is approx. 47,000 square feet (after demolition of the North building), the warehouse size would be limited to a maximum of 23,500 square feet, far short of the County's required 60,000 square feet.*

### **TESTING VS. NOTICE OF ACCEPTANCE:**

***(Attachment 1, (presented by Spectrum Ownership November 15, 2018)***

*No Notice of Acceptance (NOA) exists for the installed building glazing system.*

*An impact and cycle testing report provided by 2050 Spectrum Ownership was performed in 1998, which indicates testing velocities that did not meet enhanced protection as required in the 1998 South Florida Building Code. Per tests results provided, some building systems may meet basic wind protection but may not meet enhanced protection for high velocity winds.*

**2050 SPECTRUM OWNERSHIP PROPOSED SCENARIO 6A:**  
***(Attachment 2, presented by Spectrum on November 15, 2018)***

*2050 Spectrum Ownership offered a possible scenario 6A based on County's scenario 6. Scenario 6A proposes a building 207-feet wide by 306-feet long, with an area of 62,935 square feet per floor, on 2 floors, for a total area of 125,870 square feet.*

*Scenario 6A would demolish the existing North building of the Spectrum site to allow for the construction of a new warehouse with a second story for office use, to accommodate the Property Appraisers and the Value Adjustment Board.*

*Warehouses have a typical column grid of 35 feet to 45 feet apart. Similarly, office buildings have a typical column grid of 20 feet to 24 feet apart. If these structural standards are maintained, the warehouse structure (ceiling) above, would require a significant substantial structural system to support the additional columns. Alternatively, at a greater cost, a larger column grid could be built on the second floor to align with the warehouse columns below. Building the warehouse to Office building column spacing would confine the use of the warehouse and equipment movements. The Spectrum Owners' approach also requires a significant floor and roof structural system, undoubtedly creating a more expensive structural system than a standard warehouse or office building.*

*Adjusting locations of critical office building elements such as elevator shafts, stairs, exit corridors and toilet rooms would negatively affect the open areas required for warehousing, and potentially create inefficient office layouts.*

*Common practice for office buildings calls for rectangular floor plates. The proposed 207-foot x 305-foot deep floor plate is not efficient. An overlay of the proposed new building over our existing Government Center East building (Attachment 3) shows an almost identical floor plate, which demonstrates the inefficiency of the new proposed building foot print, reducing natural light, requiring long hallways and corridors. This layout is contrary to Leadership in Energy and Environmental Design (LEED) standards of construction, required by the County.*

**ESTIMATED COMPARATIVE PROJECT SCHEDULES:**  
***(Attachment 4, developed by County Staff)***

*Staff originally developed project schedules for the design and construction contemplated for the Citrix and Spectrum properties. They represented typical project consultant procurement, design, permit, bidding and construction periods that would occur following acquisition. These updated schedules represent not only the latest information resulting*

*from continued conversations with 2050 Spectrum Ownership and County Staff, but also include due diligence and closing periods for both Citrix and Spectrum and the Notice of Termination of Lease period required for Spectrum.*

*On November 13<sup>th</sup>, the Board of County Commissioners requested information regarding a schedule to obtain a zoning revision and to construct a new facility on a parcel purchased by the County. The estimated schedule for this option is included on this Attachment 4.*

**2050 SPECTRUM OWNERSHIP PROPOSED SCENARIO 6B:**  
***(Attachment 5, presented by Spectrum on November 28, 2018)***

*2050 Spectrum Ownership presented a new Scenario 6B that includes modifications to the previous Scenario 6A. The Scenario includes demolition of the existing North Office Building, construction of a new Warehouse with an Optional Storage Mezzanine and a Third Floor Office Space for the Property Appraiser/Value Adjustment Board. The proposed site plan indicates 47 additional on-grade parking spaces to be located on the current green space.*

*Staff was unable to validate the areas for Scenario 6B provided on the drawings. Staff comments provided for Scenario 6A apply to this scenario as well.*

**2050 PROJECT TIMELINE:**  
***(Attachment 6, presented by Spectrum Ownership November 28, 2018)***

*Staff cannot comment on the submitted Timeline/Schedule as it does not contemplate requisite County processes and procedures for the County to accomplish the proposed Scenario 6B.*

**SPECTRUM EMAIL SUMMARY:**  
***(Attachment 7, emailed by Spectrum Ownership November 29, 2018)***

*This email summarizes, updates and incorporates materials presented by the 2050 Spectrum Ownership at the meeting of November 28, 2018. The tables represent 2050 Spectrum Ownership proposed approaches to the project. Staff cannot verify the cost estimates provided by Spectrum Ownership because no breakdown of costs has been provided to establish equivalency with County standards.*

*The areas provided in the PGAL floor plans cannot be cross-verified with the area provided in the table for Scenario 6B submitted by 2050 Spectrum Ownership.*

**COMPARISON COST ANALYSIS SHEET FOR CITRIX AND SPECTRUM:**  
***Attachment 8 - County provided analysis issued November 16, 2018 for Spectrum Ownership use***

**BCPA / VAB AND SOE SCENARIO COST COMPARISONS TABLE – REVISION 1**  
***Attachment 9 – County provided analysis updated November 30, 2018***





**American Test Lab  
of South Florida**  
6795 NW 17 Ave.  
Fort Lauderdale, Fl. 33309  
(954) 973-0808 Fax (954) 973-0823  
www.atlsf.com e-mail: info@atlsf.com

Page 1 of 5

**ATL Report # 1028.01-98**

Date: 10/30/98

ATL Certification # 98-0213.05

Test Dates: 10/29, 10/30/98

**Test Requested By** - Crawford Tracey Corporation, 3301 S.W. 13th Dr., Deerfield Bch, Florida 33442.  
Phone 954-698-6888, Fax 954-698-6889

**Testing Protocols** - Impact & Cycle per SFBC Broward County Edition

**Design Pressures** - + 59.0 psf, - 72.3 psf

**Description of Unit:**

**Model Designation** - 4" Protech SG System, Two Sided Structural Glazed System as per Crawford Tracey Corp. drawings dated 10/12/98, pages 1 thru 3 and miscellaneous drawings.

**Overall Size** - 120" wide x 83-1/2" high x 4" deep.

**Configuration** - Rectangular fixed window, (2) lites.

**Material Characteristics:**

**Frame Material** - Extruded aluminum 6063-T6 alloy.

**Frame construction** - Header, jambs and sill consisted of an extruded aluminum section (3.986" x 1.750" x 0.090" wall thickness). Intermediate vertical mullion consisted of two snap-in extruded aluminum sections, female section (2.926" x 1.093" x 0.125" wall thickness), male section (2.926" x 1.782" x 0.125" wall thickness) to form a tubular shaped section. Jambs and intermediate vertical mullion ran thru. Header and sill are attached to the jambs and intermediate vertical mullion with (2) # 14 x 1-1/4" pan head phillips sms at each corner.

**Glazing:**

**Glazing Material** - 1/4" tempered glass with Dupont SentryGlas T-457, laminated by TempGlass.

**Glazing Method** - Exterior structural glazed with Dow Corning 983 black with vinyl spacer on interior perimeter of glass and exterior vinyl gasket, average area of silicone 3/4" wide x 1/4" thick. An aluminum extruded glazing bead (1.550" x 1.005") around exterior perimeter of glass.



Daylight Opening - 57-1/8" wide x 80" high

Weather-stripping - N/A

Hardware - N/A

Weepholes - N/A

Muntins - N/A

Reinforcement - N/A

Sealant - Dow Corning 983 silicone

Additional Description -

All specimens were tested in a wood test buck.  
Specimens B, C, D were tested for Impact and Cycle Tests.

**(3) INSTALLATION:**

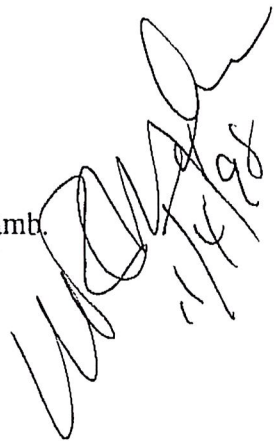
Screws and Method of Attachment -

1/4" x 1-3/4" pan head phillips sms

Head: 14 (1) at 6" from right jamb then (6) at 8" oc in line.  
(1) at 6" from left jamb then (6) at 8" oc in line.

Sill: 14 (1) at 6" from right jamb then (6) at 8" oc in line.  
(1) at 6" from left jamb then (6) at 8" oc in line.

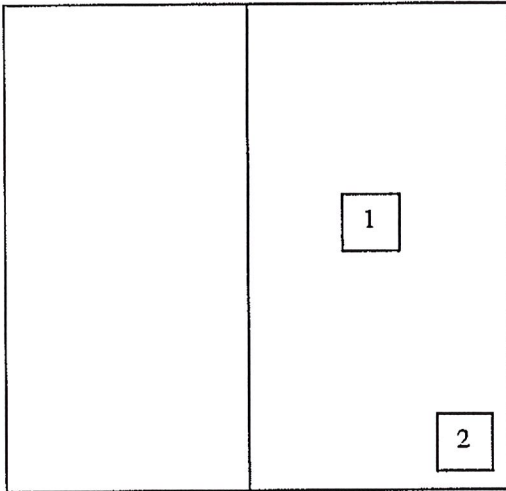
Jambs: 20 (1) at 6" from header then (9) at 8" oc in line. Ten screws per jamb.



IMPACT TEST - LARGE MISSILE

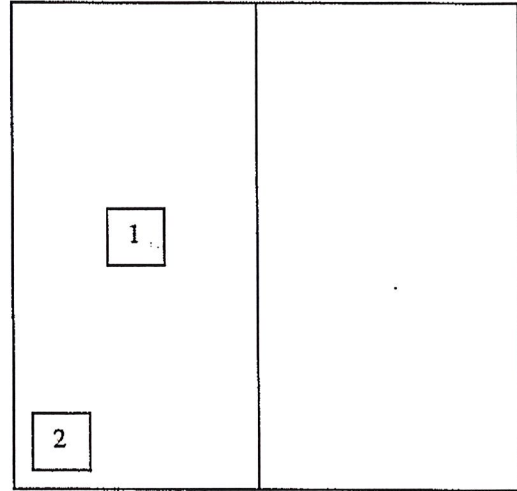
Impact tests were conducted in accordance with SFBC Broward County Edition. Section 2315

Specimen B



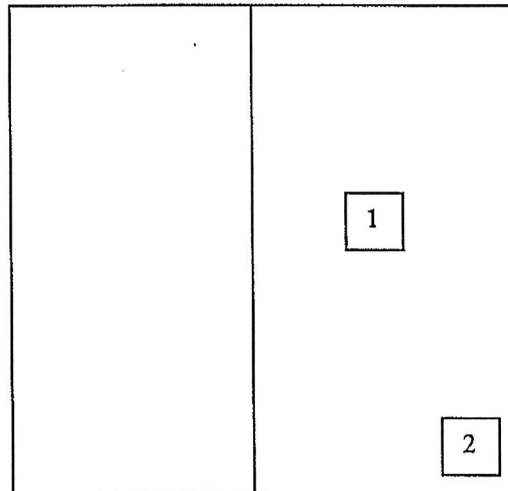
SPEED FT/SEC.  
1). 50.7 2). 50.9

Specimen C



SPEED FT/SEC.  
1). 50.0 2). 50.8

Specimen D



SPEED FT/SEC.  
1). 50.7 2). 50.8

*W. J. [Signature]*  
11/4/98

Type and weight of missile: # 2 Southern Yellow Pine 2x4, Length approx. 89-5/16" & 9 lb.



Description of specimens after impact test:

Specimen B : The first impact was made in the center of the right fixed window. There was no penetration or separation of glass from the aluminum frame. The second impact was made in the bottom right corner of the right fixed window. There was no penetration or separation of glass from the aluminum frame.

Specimen C: The first impact was made in the center of the left fixed window. There was no penetration or separation of glass from the aluminum frame. The second impact was made in the bottom left corner of the left fixed window. There was no penetration or separation of glass from the aluminum frame.

Specimen D: The first impact was made in the center of the right fixed window. There was no penetration or separation of glass from the aluminum frame. The second impact was made in the bottom right corner of the right fixed window. There was no penetration or separation of glass from the aluminum frame.

**CYCLE TEST**

Cycle tests were conducted in accordance with SFBC Broward County Edition. Section 2315 Table 1

Design Load		Specimens B, C, D				
+ 59.0 psf, - 72.3 psf						
Range of test	actual load psf	# of cycles	cycles/min			
Positive loads			B	C	D	
+ .2 - .5	12    30	3500	54	47	47	
+ .0 - .6	0    35	300	38	25	25	
+ .5 - .8	30    47	600	50	43	43	
+ .3 - 1.0	18    59	100	50	33	33	
Range of test	actual load psf	# of cycles	cycles/min			
Negative Loads			B	C	D	
- .3 - 1.0	22    72	50	50	33	33	
- .5 - .8	36    58	1050	48	33	33	
- .0 - .6	0    43	50	25	50	50	
- .2 - .5	14    36	3350	59	48	52	

9000 cycles completed

*[Handwritten Signature]*  
11/14/98

Description of specimens after cycle test:

B, C, D : Specimens showed no resultant failure or duress after cycle test. No separation of glass from the aluminum frame.

2 mill polyethylene film was used on the cycle tests and it is the opinion of the undersigned that they had no influence on the results of these tests.

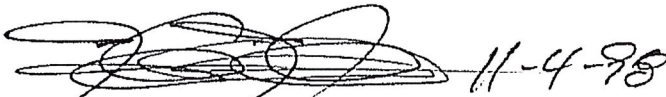
Observers - 10/29, 10/30/98

William R. Mehner PE 10/29/98

Gerard B. Sullivan PE 10/30/98

Keith Harker, Randy Tinnerman - ATLSF

Tony Sivore - ATLSF



Keith Harker, Assistant Director  
American Test Lab of South Florida

All Tests Certified and Witnessed by:

William R. Mehner  
6795 N. W. 17 Avenue  
Fort Lauderdale, FL 33309  
State of Florida:  
Registered Engineer P.E. #7496

Gerard B. Sullivan  
Sullivan & Assoc. E.B. #3863  
P.O. Box 770031  
Coral Springs, Fla. 33077  
State of Florida:  
Registered Engineer P.E. #28404

Engineer Seal & Signature



Disclaimer: This test report was prepared by American Test Lab of South Florida (ATLSF), for the exclusive use of the above named client, it does not constitute certification of this product. The results are for that particular specimen tested and does not imply the quality of similar or identical products manufactured or installed from specifications identical to the tested product. ATLSF is a testing lab and assumes that all information provided by the client is accurate and does not guarantee or warranty any product tested or installed.

## ASTM Standard E1886-02 ♂(Test Method)

- Large missile: 4.5 – 15 lb 2×4 timber impacting between 0.10 and 0.55 of the basic wind speed (3-sec gust)
- Small missile: solid steel ball having a mass of 2 gm impacting between 0.40 and 0.75 of the basic wind speed (3-sec gust)

### Debris impact tests in ASTM E1886-02

- ASTM E1886-02 is a test method only.
- Specific impact requirements are defined in **specification ASTM E1996-02**.

### Impact Testing

If you live in a building where doors and windows are located 30 feet or less above grade (e.g. above ground level) then the products must pass the large-missile test. If the doors and windows are more than 30 feet from the ground then they must be either large or small missile

#### Impact Testing – Large Missile

A product is large-missile resistant after it has been exposed to various impacts with a piece of lumber weighing approximately 9 pounds, measuring 2" x 4" x 6' (no more than 8') in size, traveling at a speed of 50 feet per second (34 mph). Then the product must pass positive and negative wind loads for 9,000 cycles, with impact creating no hole larger than 1/16 x 5" in the interlayer of the glass.

#### Impact Testing – Small Missile

A product is small-missile resistant after it has been exposed to various impacts with 10 ball bearings traveling at a speed of 80 feet per second (50 mph). The product is then subjected to wind loads for 9,000 cycles.

### Cyclic Pressures



Inward Acting Pressure		Outward Acting Pressure	
Range	Number of cycles	Range	Number of cycles
$0.2P_{MAX}/0.5 P_{MAX}$	3,500	$0.3P_{MAX}/1.0 P_{MAX}$	50
$0.0 P_{MAX}/0.6 P_{MAX}$	300	$0.5 P_{MAX}/0.8 P_{MAX}$	1,050
$0.5 P_{MAX}/0.8 P_{MAX}$	600	$0.0 P_{MAX}/0.6 P_{MAX}$	50
$0.3 P_{MAX}/1.0 P_{MAX}$	100	$0.2 P_{MAX}/0.5 P_{MAX}$	3,350

Fluctuating pressures in U.S. codes and standards

- ASTM E 1886-02 pressure cycles
- ASTM E1886-02 is a test method only.
- Specific impact requirements are defined in **specification ASTM E1996-02.**

**ASTM Standard E1996- 02 (Specification)**

Level of Protection	Enhanced Protection (Essential Facilities)		Basic Protection		Unprotected	
	≤30 ft	> 30 ft	≤ 30 ft	> 30 ft	≤ 30 ft	> 30 ft
Assembly Height						
Wind Zone 1	D	D	C	A	None	None
Wind Zone 2	D	D	C	A	None	None
Wind Zone 3	E	D	D	A	None	None
Wind Zone 4	E	D	D	A	None	None

**Summary of impact specifications in ASTM E1996-02****Applicable missiles:**

- A: 2 gm steel ball impacting at 130 fps
- B 2.0 lb 2×4 impacting at 50 fps
- C: 4.5 lb. 2×4 impacting at 40 fps
- D: 9.0 lb. 2×4 impacting at 50 fps
- E: 9.0 lb. 2×4 impacting at 80 fps

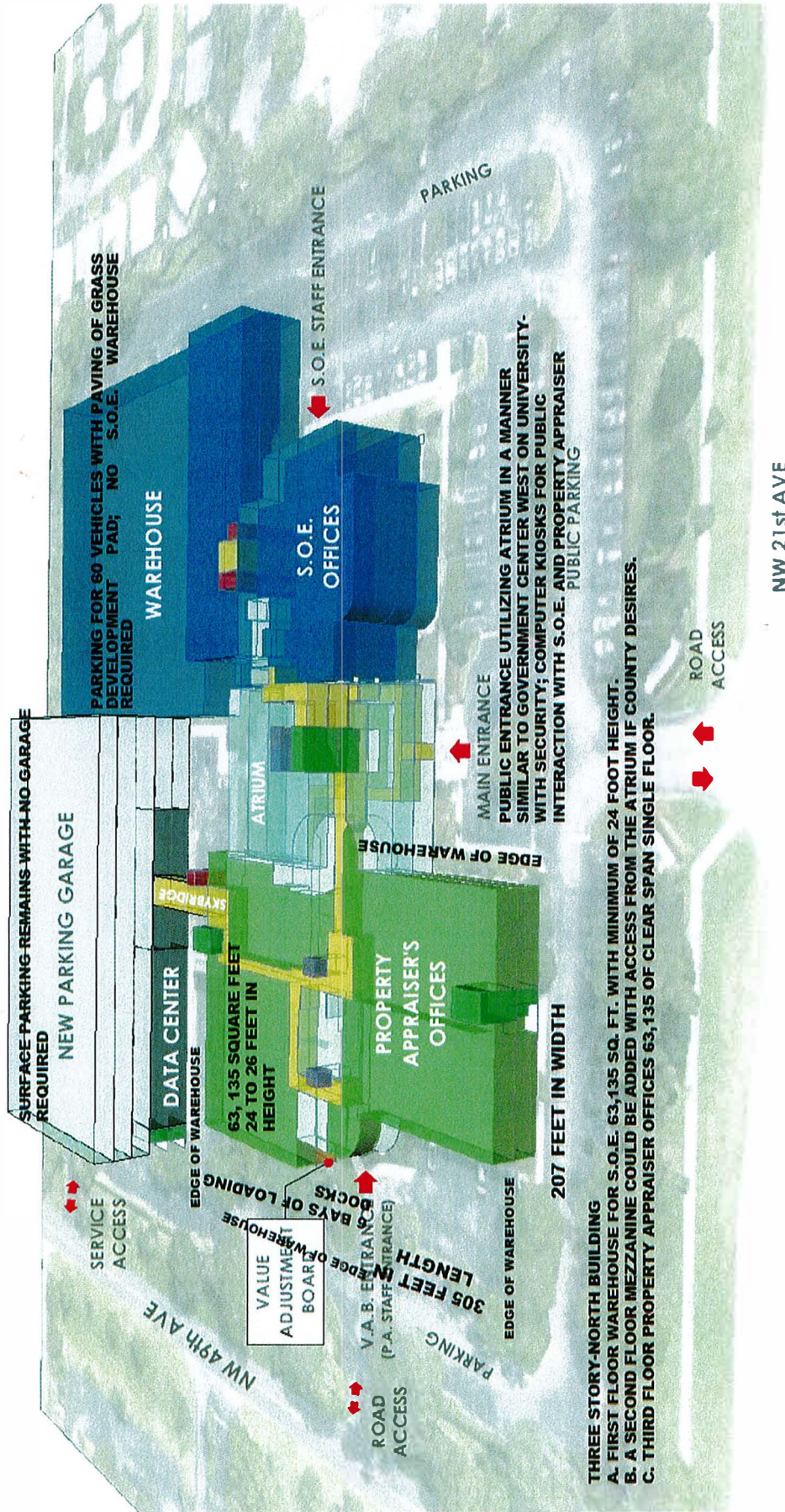
**Wind Zones:**

- 1: 110 mph ≤ basic windspeed < 120 mph
- 2: 120 mph ≤ basic windspeed < 130 mph (greater than one mile from coastline)
- 3: 130 mph ≤ basic wind speed ≤ 140 mph, or 120 mph ≤ basic wind speed ≤ 140 mph and within 1 mile of the coast line
- 4: basic wind speed > 140 mph

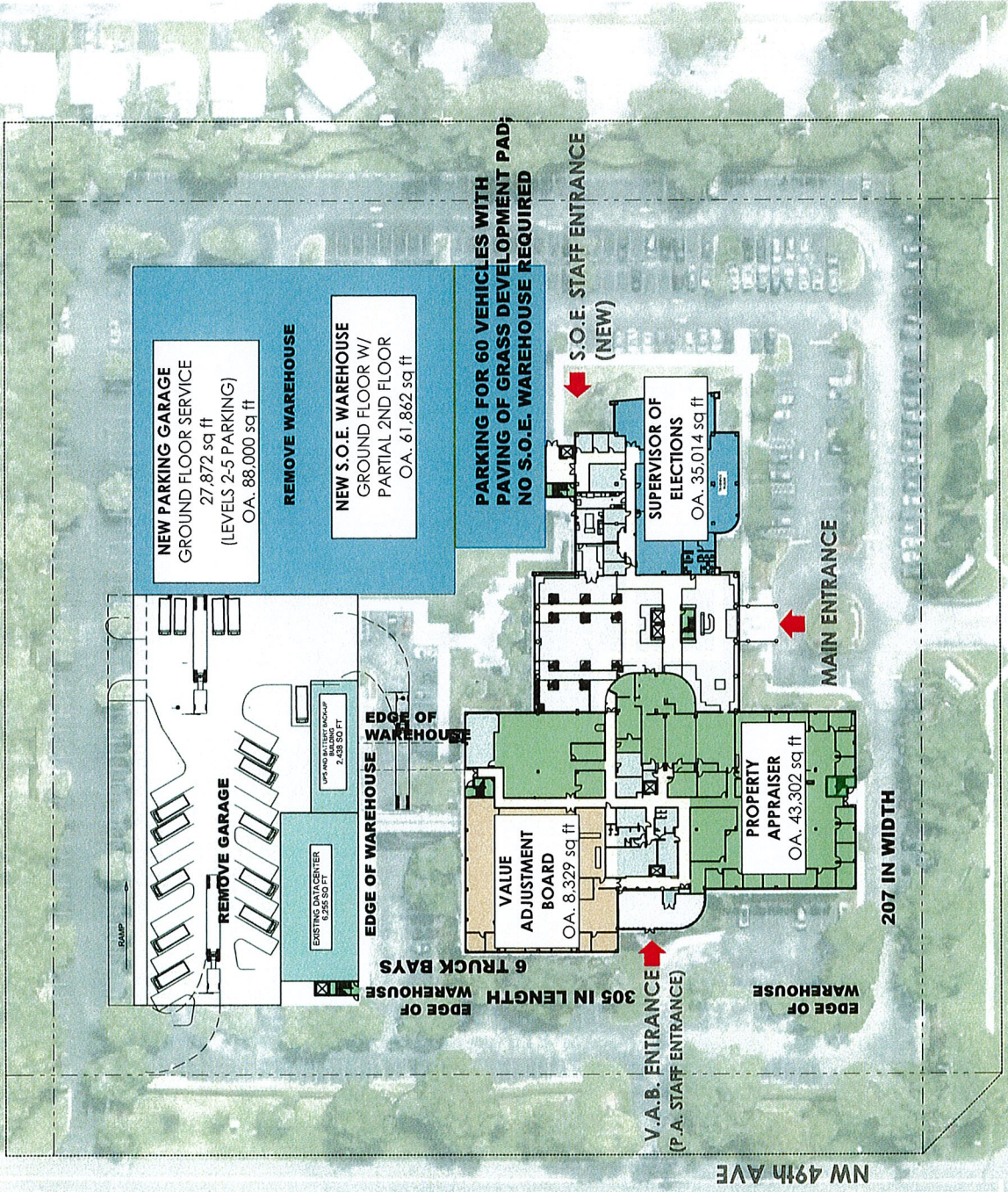


ATTACHMENT 2

2050 Spectrum Ownership Proposed Scenario 6A







- REMOVE NORTH BUILDING
- EXISTING INFRASTRUCTURE TO REMAINS IN PLACE- ELECTRICAL SERVICE; WATER; SEWER
- 24 TO 26 FEET IN HEIGHT 63,135 SQUARE FOOT WAREHOUSE.
- 6 TRUCK BAYS ON THE NORTH SIDE OF THE WAREHOUSE FACING NW 49TH
- TRUCK ACCESS FROM NW 49TH.
- THIRD FLOOR OF 63,135 SQUARE FEET FOR THE PROPERTY APPRAISER AND VALUE ADJUSTMENT BOARD.
- EXTERIOR TO MATCH CURRENT EXISTING BUILDING.
- 60 PARKING SPOTS CREATED BY PAVING THE GRASS DEVELOPMENT PAD EAST OF SOUTH BUILDING AND OTHER PARKING AREAS.
- ESTIMATED PARKING SPACE LOSS IS 47 SPACES.
- MINIMUM OF 578 SPACES WILL REMAIN ONSITE.

SP

**SPECTRUM OFFICE PARK | 2050 BUILDING**  
CONCEPTUAL PLAN FOR DISCUSSION PURPOSES.



**NEW WAREHOUSE 207 FEET BY 305 FEET-CREATING 63,135 SQ. FT. WITH 24 TO 26 FEET CEILING HEIGHT WITH • 10,105 SQ. FT. MEZZANINE**

**WAREHOUSE FOR S.O.E CREATED WITH RELOCATION OF ALL ADMINISTRATIVE FUNCTIONS TO A BUILD TO SUIT THIRD FLOOR OF 63,135 SQUARE FEET.**

**PARKING FOR 60 VEHICLES WITH PAVING OF GRASS DEVELOPMENT PAD; NO S.O.E. WAREHOUSE REQUIRED  
NEW S.O.E. WH  
101  
A: 51,757 sq ft**

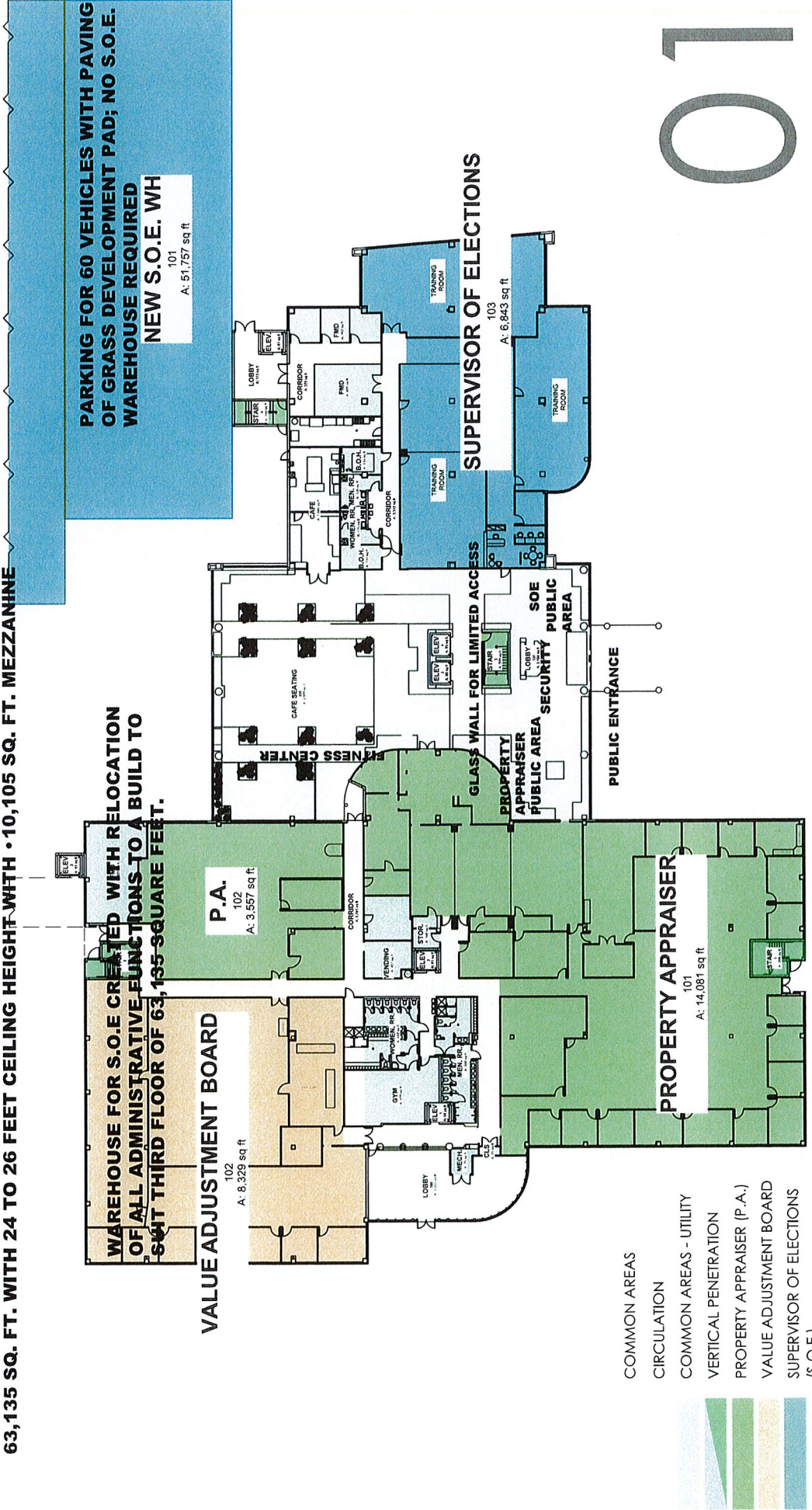
**VALUE ADJUSTMENT BOARD  
102  
A: 8,329 sq ft**

**PROPERTY APPRAISER  
101  
A: 14,081 sq ft**

**P.A.  
102  
A: 3,557 sq ft**

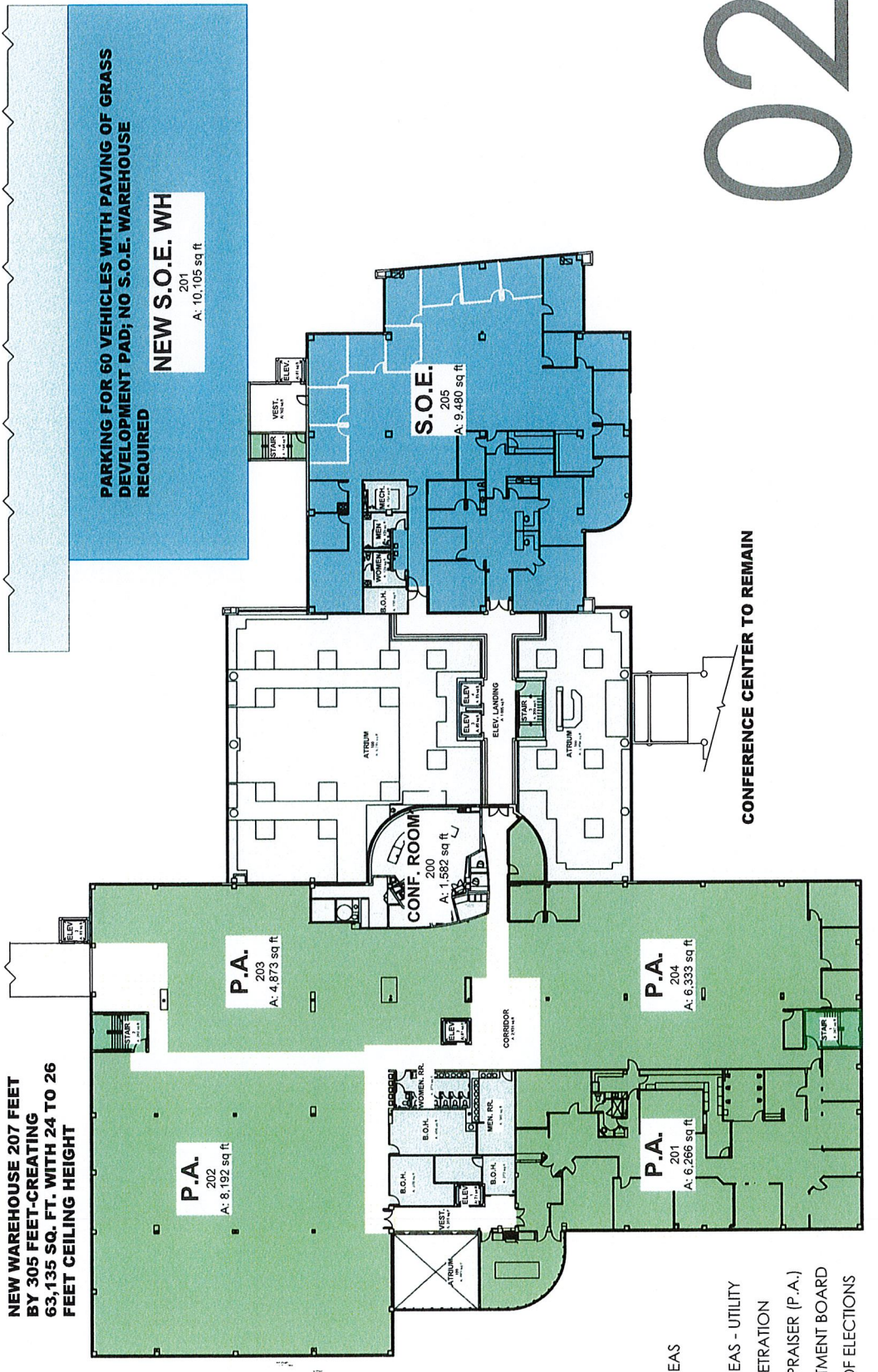
**SUPERVISOR OF ELECTIONS  
103  
A: 6,843 sq ft**

- COMMON AREAS
- CIRCULATION
- COMMON AREAS - UTILITY
- VERTICAL PENETRATION
- PROPERTY APPRAISER (P.A.)
- VALUE ADJUSTMENT BOARD
- SUPERVISOR OF ELECTIONS (S.O.E.)



01

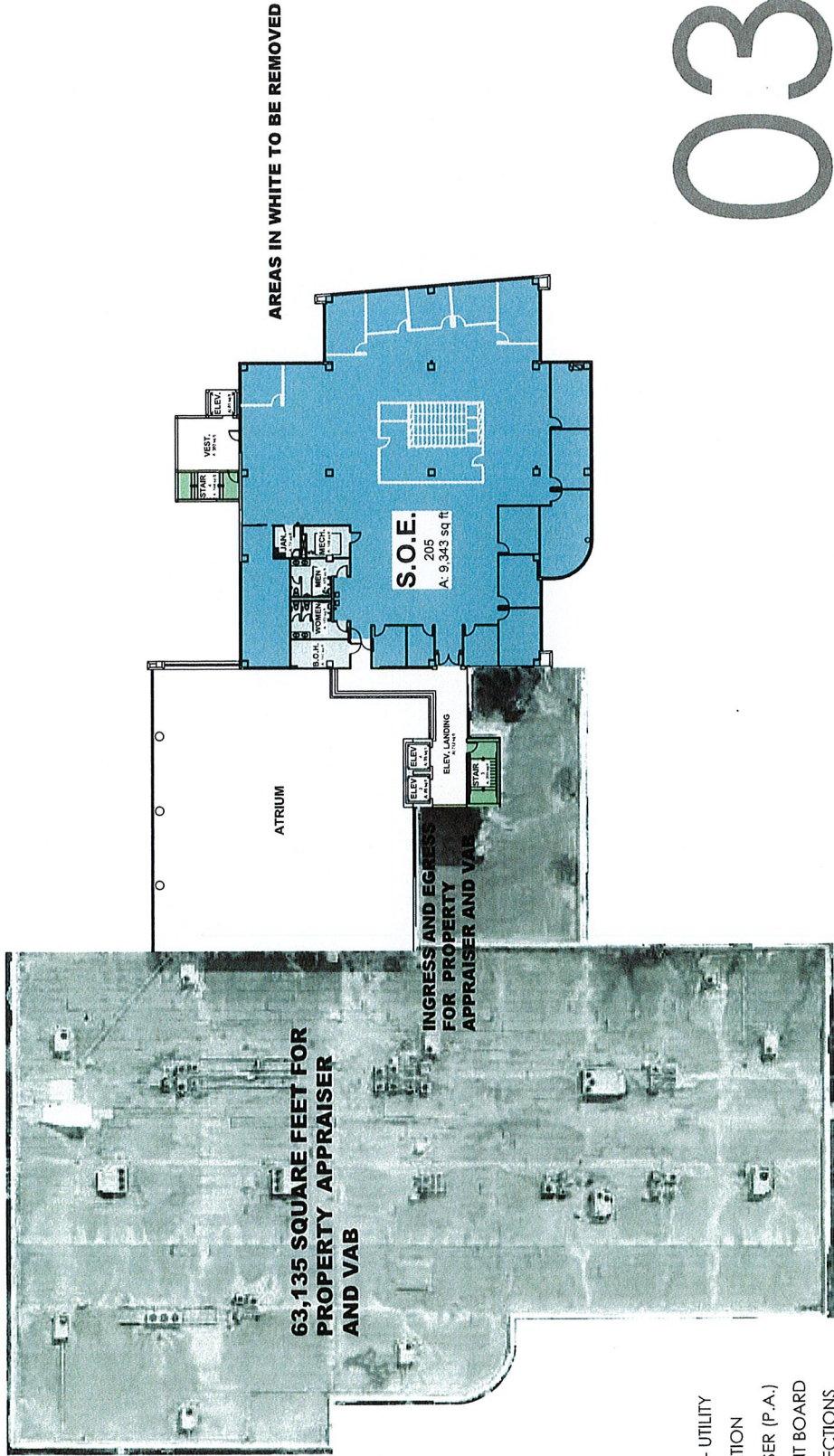




02

SPECTRUM OFFICE PARK | 2050 BUILDING  
CONCEPTUAL PLAN FOR DISCUSSION PURPOSES.

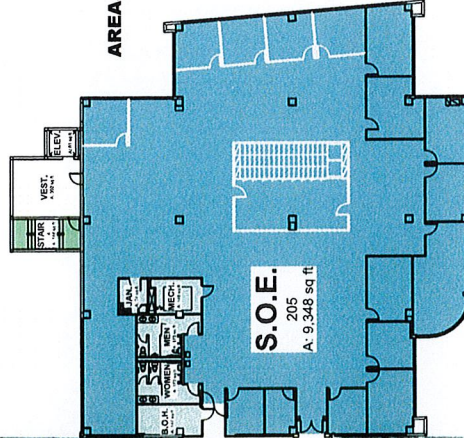
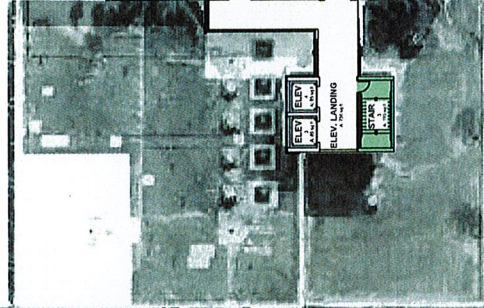
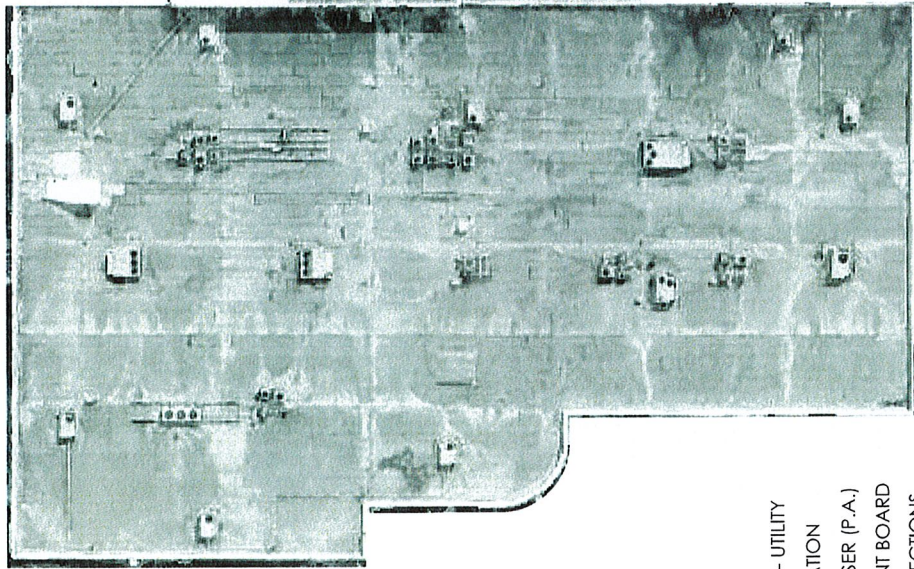




- COMMON AREAS
- CIRCULATION
- COMMON AREAS - UTILITY
- VERTICAL PENETRATION
- PROPERTY APPRAISER (P.A.)
- VALUE ADJUSTMENT BOARD
- SUPERVISOR OF ELECTIONS (S.O.E.)

03

**SPECTRUM OFFICE PARK | 2050 BUILDING**  
CONCEPTUAL PLAN FOR DISCUSSION PURPOSES.



AREAS IN WHITE TO BE REMOVED

S.O.E.  
205  
A - 9,348 sq ft

- COMMON AREAS
- CIRCULATION
- COMMON AREAS - UTILITY
- VERTICAL PENETRATION
- PROPERTY APPRAISER (P.A.)
- VALUE ADJUSTMENT BOARD
- SUPERVISOR OF ELECTIONS (S.O.E.)

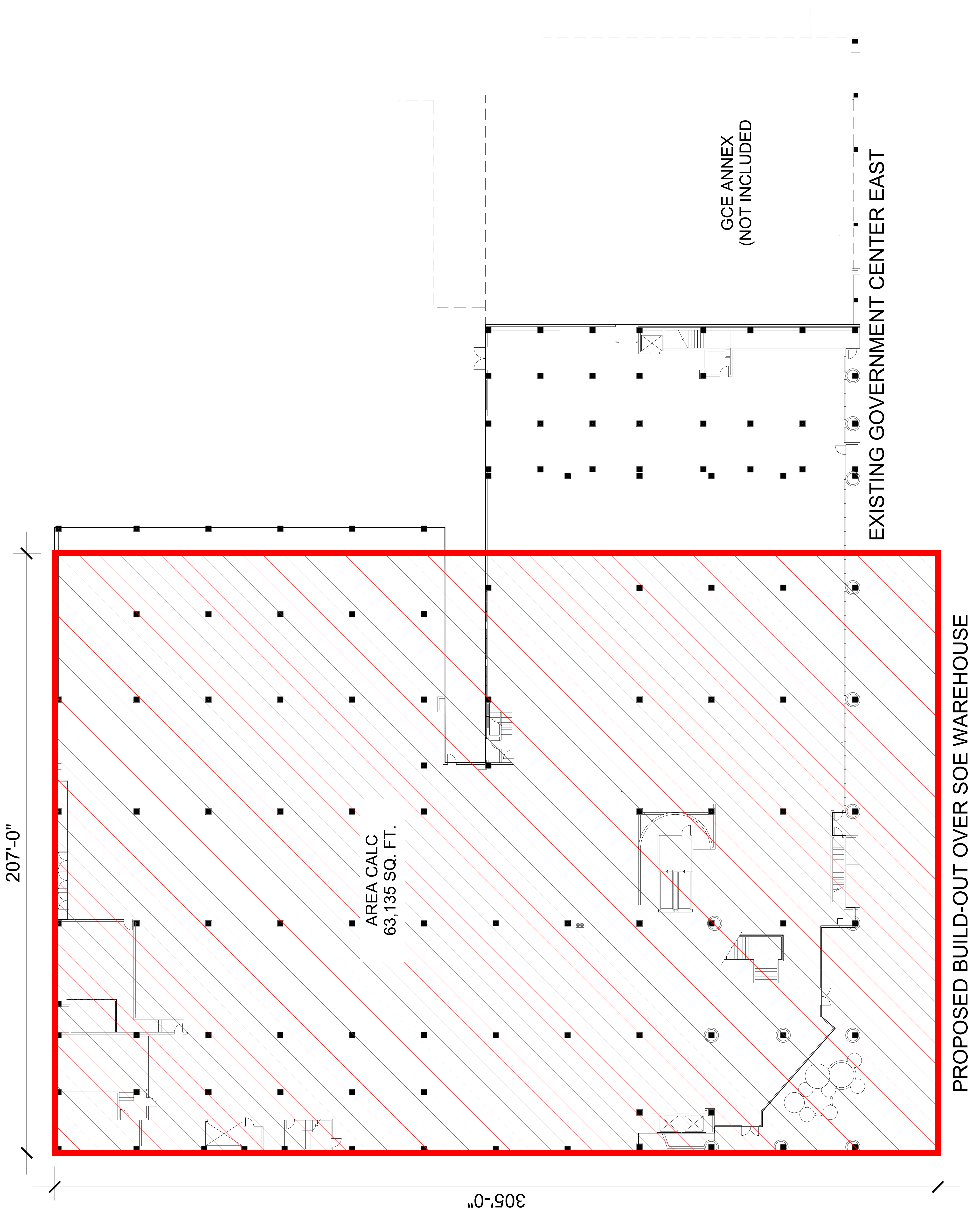
04



<b>CONCEPTUAL ANALYSIS NOV 15, 2018</b>	<b>USEABLE AREA</b>
<b>FIRST FLOOR S. BLDG.</b>	<b>8275</b>
<b>SECOND FLOOR S.BLDG.</b>	<b>10088</b>
<b>THIRD FLOOR S. BLDG.</b>	<b>10738</b>
<b>FOURTH FLOOR S. BLDG.</b>	<b>10805</b>
<b><u>TOTAL EXISTING SOUTH BUILDING S.O.E.</u></b>	<b><u>39906</u></b>
<b>NORTH BUILDING LOWER FLOOR ADJUSTED S.O.E WARHOUSE</b>	<b>63135</b>
<b>NORTH BUILDING THIRD FLOOR PROPERTY APPRIASER</b>	<b><u>63135</u></b>
<b><u>TOTAL NORTH BUILDING</u></b>	<b><u>126270</u></b>
<b>DATA CENTER</b>	<b>6255</b>
<b>TOTAL OPERATING BUILDING</b>	<b>172431</b>
<b>ATRIUM</b>	<b>9713</b>
<b>CAFÉ</b>	<b>1305</b>
<b>STORAGE &amp; MECHANICAL</b>	<b>3721</b>
<b>STAIRS AND ACCESS</b>	<b>3505</b>
<b><u>TOTAL SUPPORT AREA</u></b>	<b><u>18244</u></b>
<b><u>TOTAL BUILDING</u></b>	<b><u>190675</u></b>
<b><u>SQUARE FOOTAGE ADDED</u></b>	<b><u>61941</u></b>

**ATTACHMENT 3**

**Spectrum Scenario 6A Overlay on GC East**



**ATTACHMENT 4**  
**Estimated Comparative Project Schedules**

<b>Renovation of Citrix Building</b>						
Task	3 Mo's	12 Months	12 Months	9 Months	15 Months	3 Mo's
Property Due Diligence & Closing						
Request for Proposal (RFP) - Design						
Request for Proposal (RFP) - Construction Manager at Risk Design						
Permitting & Bidding						
Construction						
Move-in						
<b>Total Estimated Project Duration</b>						<b>54 Months or 4 Years/6 Months</b>

<b>Renovation of Spectrum Building</b>								
Task	3 Mo's	12 Months	1 Mo	12 Months	12 Months	9 Months	24 Months	3 Mo's
Property Due Diligence								
Notice of Lease Termination - Tenant Closing								
Request for Proposal (RFP) - Design								
Request for Proposal (RFP) - Construction Manager at Risk Design								
Permitting & Bidding								
Construction								
Move-in								
<b>Total Estimated Project Duration</b>							<b>76 Months or 6 Years/4 Months</b>	

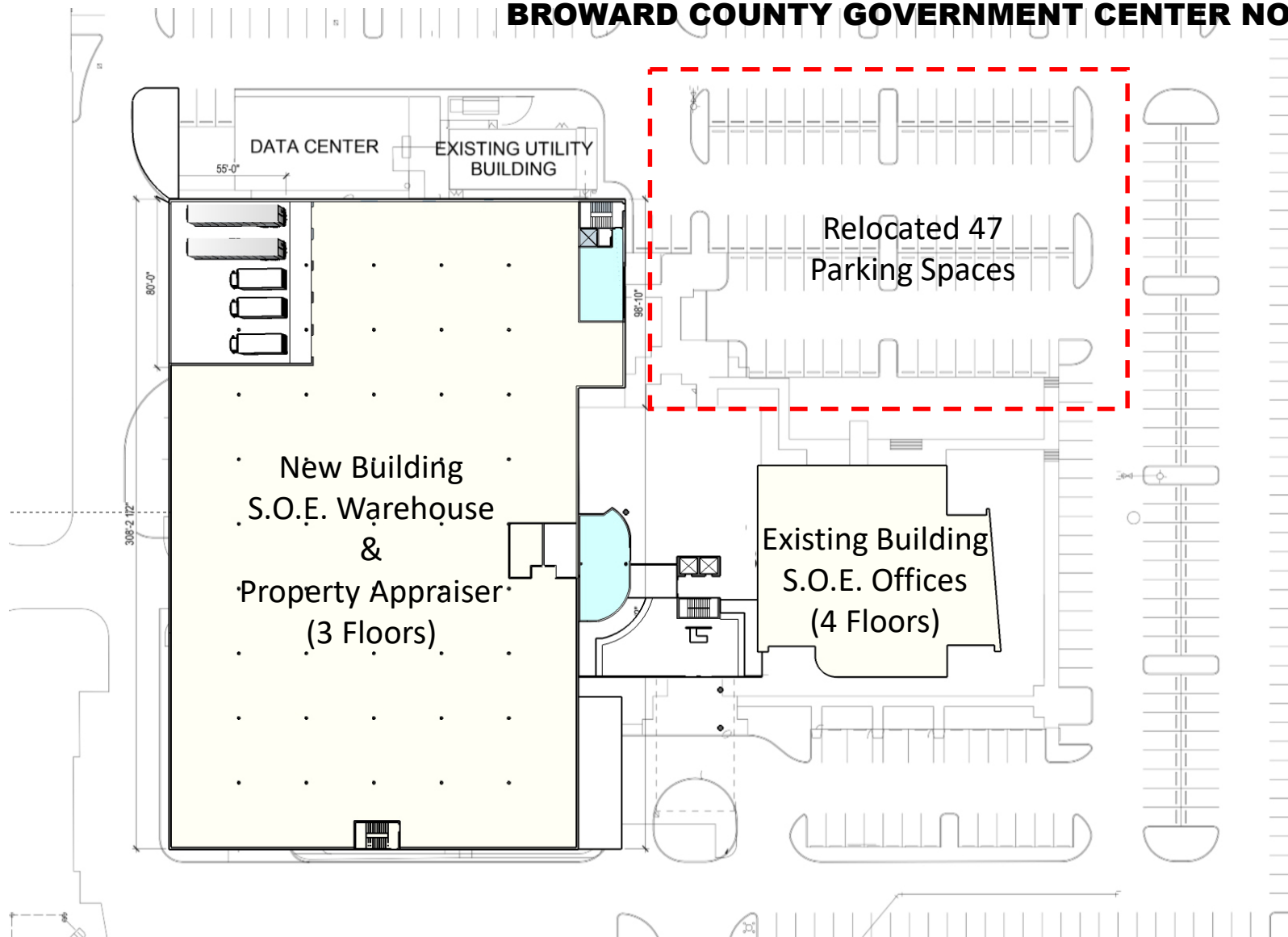
<b>New Building at Vacant Property</b>						
Task	3 Mo's	12 Months	12 Months	9 Months	15 Months	3 Mo's
Property Acquisition - Negotiations & Closing						
Platting & Rezoning						
Request for Proposal (RFP) - Design						
Request for Proposal (RFP) - Construction Manager at Risk Design						
Permitting & Bidding						
Construction						
Move-in						
<b>Total Estimated Project Duration</b>						<b>54 Months or 4 Years/6 Months</b>







# BROWARD COUNTY GOVERNMENT CENTER NORTHEAST



## Building Features:

- Five Covered 53' Truck Bays
- Separate Employee Entrance
- Employee Collaborative Space & Café (Atrium)
- Public Spaces separate from Offices & Warehouse

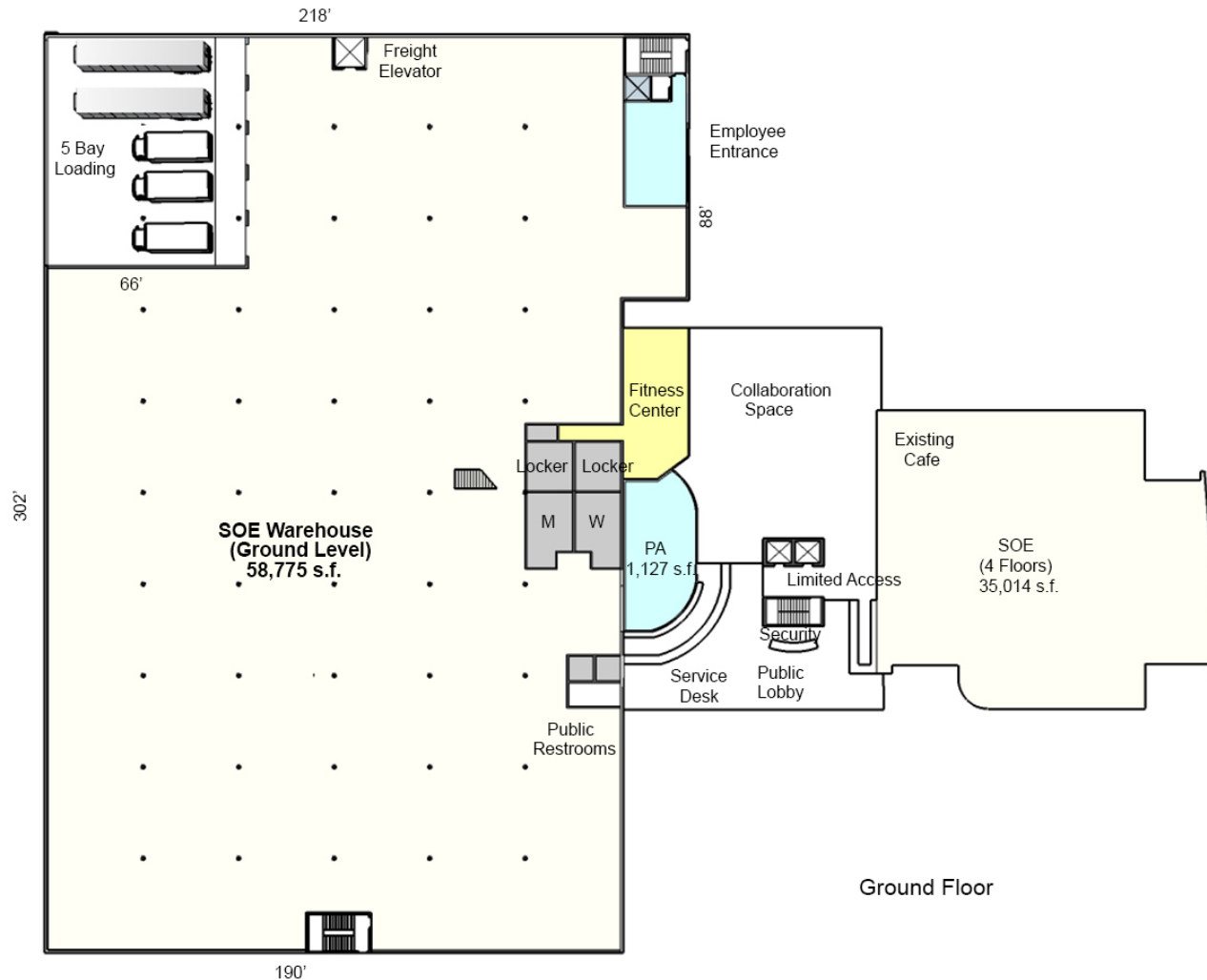
## Concrete Construction

- Tilt Wall
- Concrete floor and roof (PSI joist & Slab)
- Insulated & Soundproof Warehouse

Site Plan



# BROWARD COUNTY GOVERNMENT CENTER NORTHEAST



## Supervisor of Elections Data:

New Ground Floor Total: 59,586 GSF

## Ground Floor Net Square Feet:

Warehouse: 49,873 NSF

Truck Bays (5): 5,082 NSF

Lobby Reception/ Service Desk: 925 NSF

Office (South Building) 6,843 NSF

**Subtotal Ground Floor (Net Usable) 62,723 NSF**

Support/ Circulation: 2,200 NSF

## Second Floor Net Square Feet

Mezzanine (Option) 14,708 NSF

Office (South Building) 9,480 NSF

**Subtotal Second Floor (Net Usable) 24,188 NSF**

## Third Floor Net Square Feet

Office (South Building) 9,343 NSF

**Subtotal Second Floor (Net Usable) 9,343 NSF**

## Fourth Floor Net Square Feet

Office (South Building) 9,348 NSF

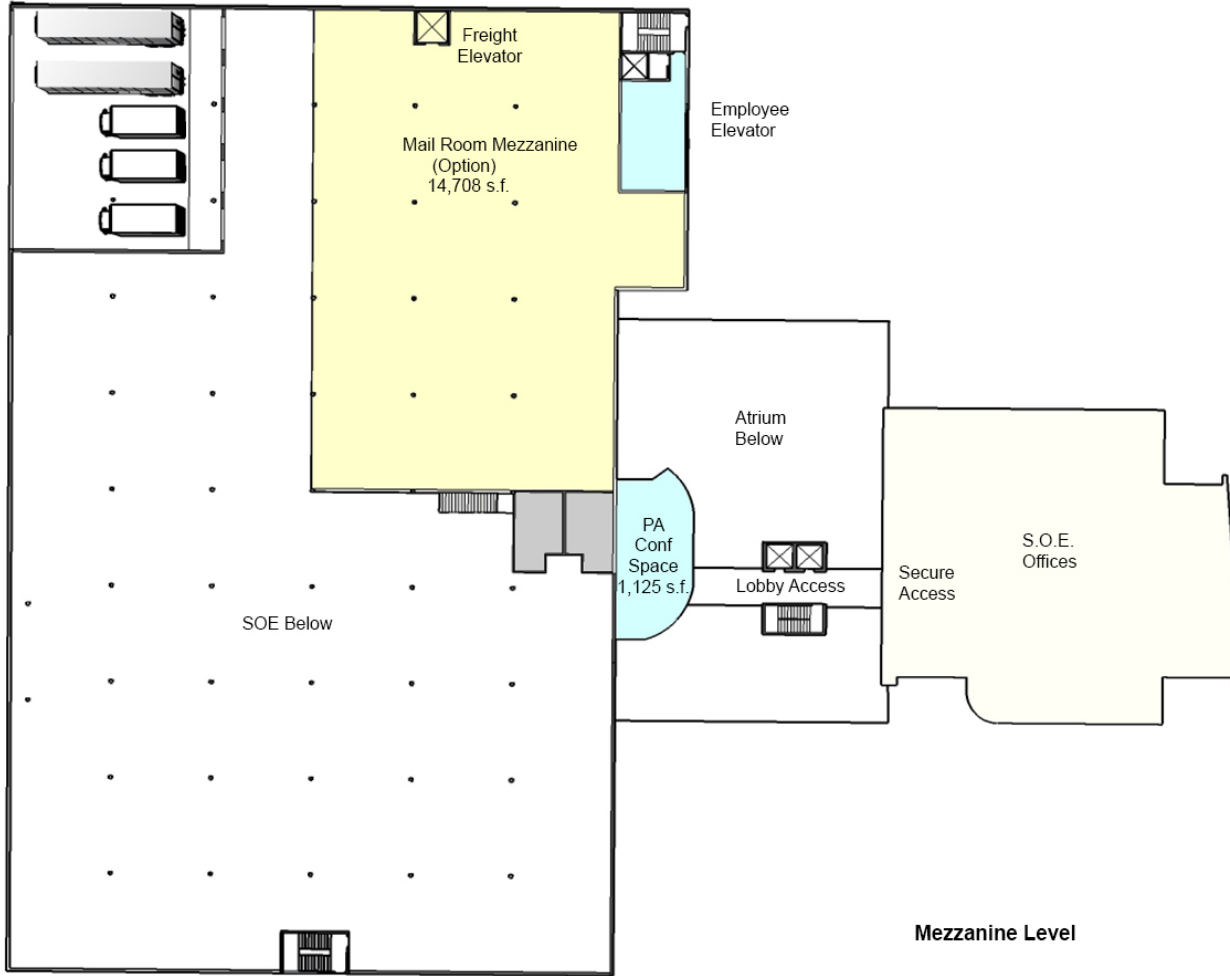
**Subtotal Second Floor (Net Usable) 9,348 NSF**

## Total Net (Useable)

**105,602 NSF**

Ground Floor

# BROWARD COUNTY GOVERNMENT CENTER NORTHEAST



## Supervisor of Elections Data:

New Ground Floor Total: 59,586 GSF

### Ground Floor Net Square Feet:

Warehouse: 49,873 NSF

Truck Bays (5): 5,082 NSF

Lobby Reception/ Service Desk: 925 NSF

Office (South Building) 6,843 NSF

**Subtotal Ground Floor (Net Usable) 62,723 NSF**

Support/ Circulation: 2,200 NSF

### Second Floor Net Square Feet

Mezzanine (Option) 14,708 NSF

Office (South Building) 9,480 NSF

**Subtotal Second Floor (Net Usable) 24,188 NSF**

### Third Floor Net Square Feet

Office (South Building) 9,343 NSF

**Subtotal Second Floor (Net Usable) 9,343 NSF**

### Fourth Floor Net Square Feet

Office (South Building) 9,348 NSF

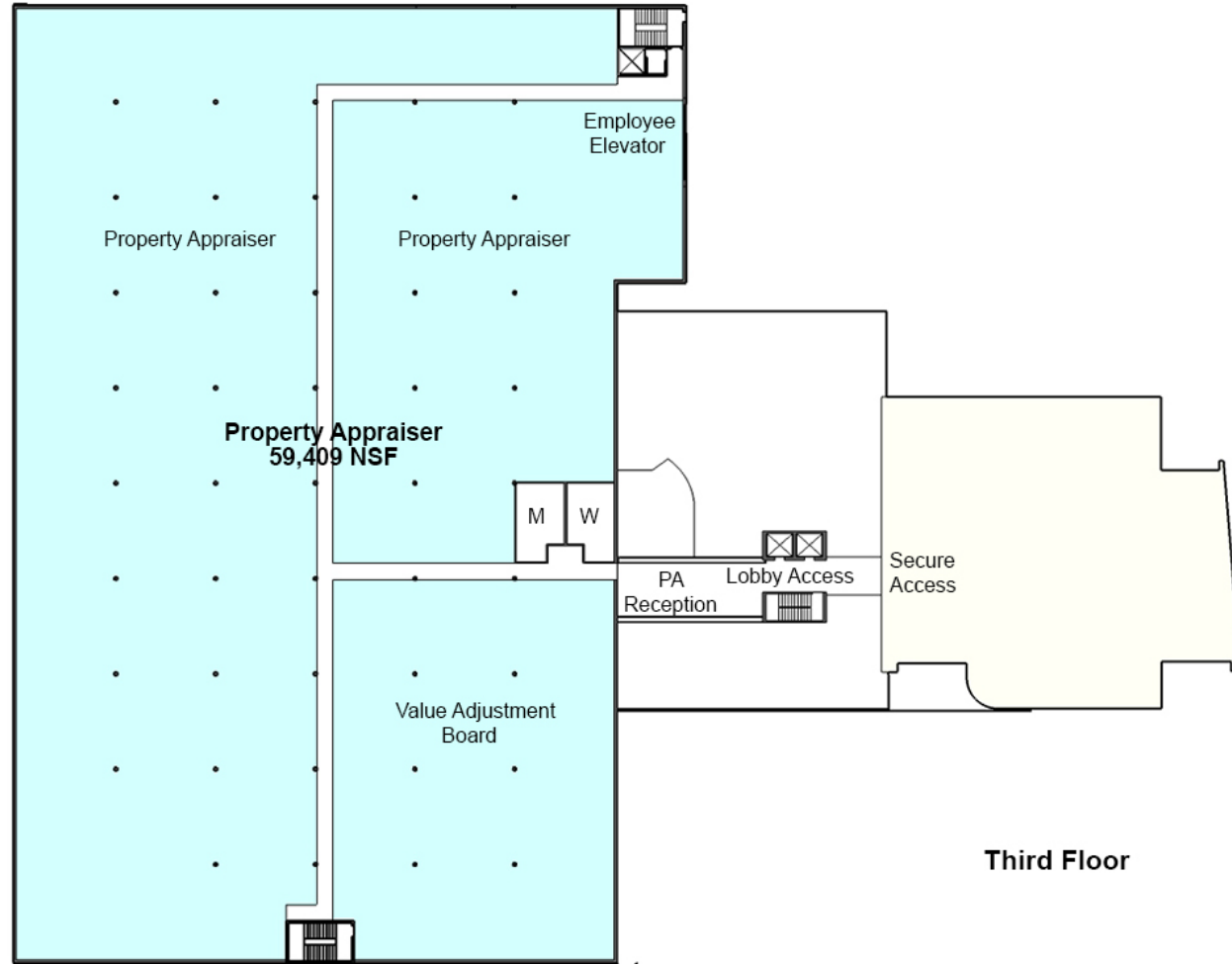
**Subtotal Second Floor (Net Usable) 9,348 NSF**

**Total Net (Useable)**

**105,602 NSF**

Second Floor/ Mezzanine

# BROWARD COUNTY GOVERNMENT CENTER NORTHEAST



## Property Appraiser Data:

New Third Floor Total:	59,586 GSF
<b>Third Floor Net Square Feet:</b>	
Property Appraiser:	43,686 NSF
Value Adjustment:	10,486 NSF
Employee Entrance:	626 NSF
Reception:	320 NSF
<b>Subtotal Third Floor (Net Usable)</b>	<b>55,118 NSF</b>
Support/ Circulation:	3,788 NSF
<b>Second Floor Net Square Feet</b>	
Office/ Conference	1,127 NSF
<b>Subtotal Second Floor (Net Usable)</b>	<b>1,127 NSF</b>
<b>First Floor Net Square Feet</b>	
Office/ Conference	1,127 NSF
Service Desk/ Lobby (1/2)	2,000 NSF
<b>Subtotal Second Floor (Net Usable)</b>	<b>3,127 NSF</b>
<b>Total Net (Useable)</b>	<b>59,409 NSF</b>

Third Floor



# BROWARD COUNTY GOVERNMENT CENTER NORTHEAST





# BROWARD COUNTY GOVERNMENT CENTER NORTHEAST





# BROWARD COUNTY GOVERNMENT CENTER NORTHEAST





# BROWARD COUNTY GOVERNMENT CENTER NORTHEAST



NEW PARKING  
FOR  
47 CARS  
THIS AREA

Google Earth



# BROWARD COUNTY GOVERNMENT CENTER NORTHEAST





# BROWARD COUNTY GOVERNMENT CENTER NORTHEAST



Google Earth

Data SIO, NOAA, U.S. Navy, NGA, GEBCO



# BROWARD COUNTY GOVERNMENT CENTER NORTHEAST



Google Earth

Data SIO, NOAA, U.S. Navy, NGA, GEBCO  
Image Landsat/ Copernicus





November 27, 2018

Sheldon E. Gross  
RCR Investments, Inc.  
P.O. Box 545  
Deerfield Beach, FL 33443

**Re: 2050 Spectrum Boulevard, Ft Lauderdale  
Planning & Analysis for Government Center NE**

Mr. Gross:

ALEXANDRIA  
ATLANTA  
AUSTIN  
BOCA RATON  
CHICAGO  
DALLAS/FORT WORTH  
HOBOKEN  
HOUSTON  
LAS VEGAS  
LOS ANGELES  
SAN DIEGO

PGAL has been engaged to design, evaluate and plan for a proposed Broward Government Center Northeast located at 2050 Spectrum. We have participated in design and construction review meetings with Spectrum Investors' and its contractors, creating a 199,551 square foot campus. Based on our design efforts, below are our conclusions:

- A. Based on our vision and analysis with structural engineers, construction contractors, and our team, we believe Government Center Northeast, a 199,551 square feet Broward County Campus for the SOE, SOE Warehouse, PA, and VAB, can be facilitated for an approximate budget of \$284 per square foot. These budgets are created from our studies and review of actual cost estimates, developed in conjunction with Contractors and ownership.
- B. The total Budget includes the fit-up of the South Building to accommodate the SOE's administrative operations, with the fit-up in accordance with the plans the County provided for the South Building. The review encompassed the study and evaluation of the in-place construction and design at 2050 Spectrum.
- C. The Total Budget also includes the creation of a fitness center within the Atrium area to enhance Team Member health including showers and locker rooms.
- D. The budget includes considerations for having the existing and new structure meet or exceed the Florida Building Code for Enhanced Facilities.
- E. Additionally, with reference to the scenario that creates a new North Building SOE warehouse, with the administrative area for the Property Appraiser on the third floor, we have addressed the following:
  1. The walls of the warehouse will be insulated and finished with abuse resistant gypsum board (not a raw warehouse).
  2. The warehouse and mezzanine ceilings will have a sound proof material applied.
  3. The third floor will be constructed of an 8-inch concrete deck on PSI joist, with carpeting on third floor.
  4. An acoustical engineering consultant will be engaged to substantiate our design with respect to noise and vibration.
  5. The aesthetics of the North Building have been aligned with the existing property.

6. Windows have been applied for the top band at approximately 20 feet above grade to provide natural light into the warehouse.
7. The Mezzanine will be enclosed and secured for absentee Ballot sorting. There could be a dedicated truck bay where the ballots go directly from the delivery vehicles to the secured freight elevator, without passing through any other SOE space, thereby isolating this process and reducing risks. This area would have limited access to only people assigned to the process.
8. Security has been considered in every aspect of the design and layout with access being limited to only those with security badges.
9. Interior truck bays with an electric security gate in front of the trucks have been designed to further create a secure environment as well as maintain a consistent climate control where the warehouse would not be impacted by external weather conditions.

We are available to address any questions regarding the design and enhancements.

Sincerely,



Samuel J. Ferreri, AIA  
Principal

Cc: File PI004550





# ATTACHMENT 7

## 2050 Spectrum Email Summary, November 29, 2018

From: [sheldon.gross](#)  
 To: [Qureshi, Irma](#)  
 Cc: [Escobar, Tatiana](#); [Ashton, Annika](#); [Bhagaita, Purvi](#); [Bloom, Jonathan](#); [Evan, Gross](#); [Henry, Bertha](#); [Jefferson, Alphonso](#); [John, M. Milledge](#); [Musarra, Ariadna](#); [Thompson, Jeffrey](#); [Kingsley, Jonathan](#); [sheldon.gross](#)  
 Subject: Re: Citrix\_Spectrum Cost Summary  
 Date: Thursday, November 29, 2018 6:36:06 AM  
 Attachments: [image002.png](#)  
[image.png](#)  
[image.png](#)  
[BROWARD COUNTY DESIGN PROVIDED BY PGAL AND D. STEPHENSON NOV 28 2018.pdf](#)

**External Email Warning:** This email originated from outside the Broward County email system. Do not reply, click links, or open attachments unless you recognize the sender's **email address** (not just the name) as legitimate and know the content is safe. Report any suspicious emails to [ETSSecurity@broward.org](mailto:ETSSecurity@broward.org).

Good Morning:

We are grateful for the opportunity we had to meet yesterday. We believe the discussions and information exchange was most fruitful.

Thank you for providing the updated PSA. We will review the modified document this morning.

The elimination of a garage does create a substantial savings for the County.

ADJUSTED SCENARIO 3 COST WITHOUT GARAGE AND REDUCED SPECTRUM COST				
TOTAL COST PER COUNTY SCENARIO 3			\$91,016,733	
REDUCTION IN ACQUISITION COST FOR 2050 SPECTRUM			\$4,329,043	
REVISED COUNTY COST			\$86,687,690	
REDUCTION FOR ELIMINATION OF GARAGE BASED ON COUNTY COST	\$5,500,000			
SOFT COST ADDITION ATTACHED TO GARAGE 52% PLUS DESIGN BASED ON COUNTY COST	\$3,772,943	\$9,272,943		
REVISED COUNTY COST WITHOUT A GARAGE BASED ON COUNTY ANALYSIS			\$77,414,747	
SQUARE FEET		188734	SCENARIO 1	SCENARIO 2
COST TO COUNTY PER SQUARE FOOT UNDER SCENARIO 3 BASED ON COUNTY COSTS WITHOUT GARAGE		\$410.18	\$453.00	\$426.00
REVISED 2050 SPECTRUM COST WITHOUT GARAGE			\$410.18	\$410.18
SAVINGS TO COUNTY			\$42.82	\$15.82
PERCENT SAVINGS TO COUNTY FOR 2050 SPECTRUM			9.5%	3.7%

I have attached to this email the design and layouts provided by PGAL and D. Stephenson, which were also reviewed during yesterday's meeting.

The attached PGAL North Side development of 2050 Spectrum represents one of several scenarios where the parking will remain at the required 578 spaces and eliminates the need for a very costly garage to accommodate 220 vehicles. We believe that the elimination of the garage provides a \$9,272,343 cost savings based on the County's estimates. Additionally, there are several other pragmatic scenarios for 2050 Spectrum development, where there is NO need for a garage. These include building the Property Appraiser a New 60,000 square foot building on the Development Pad on the east side of the South Building, or constructing the three story Warehouse on the same development pad, as was previously reviewed with the SOE and which was deemed acceptable.

The \$284 per square foot cost that PGAL has associated with the PGAL and D. Stephenson's design, includes the Atrium and South Building fit-up. The entire 2050 Spectrum Campus, including the fit-up of the South Building and Atrium, will meet the Florida Building Code for Enhance Structures. This information is reflected on Pages 13 and 14 of the attachment.

This New Broward County Government Center Northeast represents a very substantial cost savings to the County, as reflected on the chart below.

	2050 SPECTRUM-PER ANALYSIS	SCENARIO 1-PER COUNTY	SCENARIO 2- PER COUNTY
SQUARE FOOTAGE CREATED TO ACCOMMODATE SOE AND PA	<u>199551</u>	<u>163300</u>	<u>176300</u>
COST TO CONSTRUCT AND FIT-UP PROPERTIES	<u>\$284</u>	<u>\$368</u>	<u>\$320</u>
PROJECT FACILITATION COST	\$56,672,484	\$60,038,651	\$56,467,073
TOTAL COST TO COUNTY	<u>\$76,572,484</u>	<u>\$74,038,651</u>	<u>\$75,117,073</u>
TOTAL COST PER SQUARE FOOT TO COUNTY	<u>\$383.72</u>	<u>\$453.39</u>	<u>\$426.08</u>
SAVINGS TO COUNTY TO IMPLEMENT 2050 SPECTRUM SINGLE COUNTY CAMPUS		<u>\$69.67</u>	<u>\$42.35</u>
PERCENT SAVINGS TO COUNTY TO IMPLEMENT 2050 SPECTRUM SINGLE COUNTY CAMPUS		<u>15.37%</u>	<u>9.94%</u>

In addition to the significant cost savings, 2050 Spectrum provides the County the following substantial differential benefits.

A. Spectrum's Scenario provides an expeditiously facilitated synchronous County Campus, where the County could take advantage of the

## Attachment 7

### 2050 Spectrum Email Summary, November 29, 2018

synergies that are created by having the SOE administrative operations being immediately adjacent to the Property Appraiser.

B. The Spectrum scenarios provide for the County occupancy during 2021, thereby providing the County cost savings for Security, transportation, labor, duplication of expenses and rent for the current SOE warehouse.

C. Spectrum's Scenario creates logistical and financial benefits for Broward County residents by creating a "one-stop" campus for SOE and Property Appraiser operations and interactions.

D. Spectrum's Scenario provides an expeditious facilitation of a more effective and secure SOE operation, thereby creating the first step for assisting development of a SOE solution. A "Build to Suit" SOE Warehouse and Administrative operation on a single campus provides the SOE with a synchronous means of management, with synergies and cost savings.

E. Spectrum's Scenario would leave the Data Center in place for future County development and utilization.

F. Scenario also allows the County to take advantage of attributes that are unique to 2050 Spectrum and not immediately available at any of the other proposed County Scenarios (including the purchase Citrix-1801 NW 49th).

G. The Spectrum alternative provides for the 2050 Spectrum infrastructure and construction cost saving, along with the following attributes that would remain in place for the County's long-term benefit, such as:

1. 10,500 gallon fuel storage system to support extended continuing operations, regardless of the electrical service being provided to the community (not currently available at 1801 NW 49th).

2. Utilities would continue to be available for the North Building subsequent to the current North Building demolition, thereby reducing the infra-structure costs related to development, especially when compared to Scenario 1 and 2 (Sewer, Water, Electrical, Telecommunications, etc.).

3. In place Zoning provisions that provide 2050 Spectrum with the ability to construct storage as an ancillary storage operation, since the 2050 Spectrum property has "Employment Center" future land use designation, which permits storage as accessory use, limited to less than fifty percent of the building area.

4. Infrastructure designed to withstand South Florida weather challenges with an in-place full battery UPS and generator.

5. Beautiful expansive atrium for collaboration and meetings, also capable of hosting County events with catering with an enhanced community atmosphere.

6. In place, fully operational cook to order café, operated by Aramark.

7. Video Conference center on the 2nd floor that would remain in place for County meetings.

8. Ability to facilitate the Western portion of the Atrium in a manner similar to Government Center West, where the public could access Computer screens that are linked to Voter Registration and Property Appraiser systems.

9. The flexibility to maintain the existing Data Center, already constructed to meet the Florida Building Code for Enhanced Facilities and which could be utilized by the County for a number of different operations such as Computer/Data operations or Critical storage. This eliminates significant costs associated with the County's budget for telecommunications.

10. In Place DRI that permits the Spectrum Business Park to add another 296,000 square feet of development.

11. Although a parking garage would not be required for the implementation of the Spectrum Scenario, there is an in place DRI to construct 261,000 square feet of garage, thereby providing the County with the flexibility to create supplemental parking in the future. Under Spectrum's scenario B, the Parking structure could be attached to the building at the East side of the South Building and could be used for Team Member parking with the remaining surface spaces being used for truck parking and public parking.

We are most grateful for the support and efforts.

Regards,  
Sheldon E. Gross  
PO Box 545  
Deerfield Beach, Florida 33443  
267-266-4517

**ATTACHMENT 8**

**Comparison Cost Analysis Sheet for Citrix and Spectrum**

11/18/2018

No.	Description	Citrix Building	Spectrum Building
1	Building Area Sq. Ft.	76,300	128,734
2	Re-roof Area Sq. Ft.	26,208	61,500
3	Glazing, Doors & Louvers Sq. Ft.	10,918	21,645
4	Site Area	225,012	
5	Warehouse (Ground Level 50,000 ft2 + Mezzanine Level 10,000 ft2)		60,000

General note:

Construction costs are obtained from RS Means, current and previous construction projects and overall market research

No.	Description	Citrix Building	Spectrum Building
6	Parking Garage Spaces (5 Levels)		220 parking stalls - 5 truck loading dock

Cost Analysis (Construction Costs)						
No.	Description	Cost (\$/ft2)	Citrix Building	Cost (\$/ft2)	Spectrum Building	Notes
7	Interior Renovation	\$135	\$10,300,500	\$135	\$17,379,090	
8	Parking Garage at \$25,000 per space	N/A	N/A	\$25,000	\$5,500,000	Assume 220 parking stalls - five levels
9	Warehouse for SOE (refer to area above)	N/A	N/A	\$110	\$6,600,000	Including 5 truck loading docks
10	Elevators (3)	N/A	Citrix Building	Lump Sum	\$420,000	
11	Network Infrastructure Improvement (one time cost to relocate data center) - 6,734 ft2	N/A	N/A	Lump Sum	\$3,120,754	
12	Site work (refer to areas above)	\$1	\$225,012	N/A	N/A	
13	Reroofing (refer to areas above)	\$25	\$655,188	\$25	\$1,537,500	
14	Reglazing Envelope Hardening	\$150	\$1,637,700	\$150	\$3,246,796	
15	Structural Upgrades - Assume 122,000 ft2	\$15	\$1,144,500	\$15	\$1,830,000	Data center area excluded
16	Total Direct Construction Cost		\$13,962,900		\$39,634,140	

Other Costs						
No.	Description	Cost (\$/ft2)	Citrix Building	Cost	Spectrum Building	Notes
17	Managing General Contractor	27%	\$3,751,769	27%	\$10,649,516	preconstruction services, direct construction costs, general conditions, contractors supervisory Admin, fixed fee, allowance
18	Construction Change Order Allowance	12%	\$1,680,496	12%	\$4,770,143	
19	Public Art	3%	\$362,526	3%	\$1,029,043	
20	Telecom, Tech and Utilities	3%	\$448,313	4%	\$1,689,612	
21	Permitting	6%	\$906,316	6%	\$2,572,607	
22	Moving Expense	Lump Sum	\$60,000	Lump Sum	\$1,050,000	
23	Design Cost (see inclusions)	\$30	\$2,304,726	\$34	\$6,477,691	Basic, Optional, Reimbursements Commissioning agent, Peer review



BCPA / VAB and SOE Scenario Cost Comparisons Table - Revision 1										
Scenario Number	Scenario Description	Planning Phase Costs		3 Construction Phase Cost	4 Project Cost (1+2+3)	5 Gross Conditioned Building Area Sq. Ft.*	6 Project Capital Cost per Sq. Ft. ((1+2+3)/5)	7 Total Scenario Cost (1+2+3)	8 Total Scenario Cost per Sq. Ft. (7/5)	Anticipated Completion Year (Assume Project Start 2019)
		1 Site Acquisition	2 Design Cost							
Scenario 1	New Building at Vacant Property - BCPA / VAB	\$7,000,000	\$2,939,234	\$25,922,023 \$321 / Sq.Ft.	\$35,861,257	63,300	\$567	\$74,038,651	\$453	2023
	New Building at Vacant Property - SOE	\$7,000,000	\$3,147,573	\$28,029,821 \$218 / Sq.Ft.	\$38,177,394	100,000	\$382			
Scenario 2	Renovation of Citrix Building - BCPA / VAB	\$11,449,350	\$2,304,726	\$22,984,953 \$238 / Sq.Ft.	\$36,739,030	76,300	\$482	\$74,916,424	\$425	2023
	New Building at Vacant Property - SOE	\$7,000,000	\$3,147,573	\$28,029,821 \$218 / Sq.Ft.	\$38,177,394	100,000	\$382			
Scenario 3	Renovation of 2050 Spectrum Building - New Warehouse and Parking Garage - BCPA / VAB & SOE *	\$19,900,000	\$6,133,118	\$62,273,003 \$258 / Sq.Ft.	\$88,306,122	188,734	\$468	\$88,306,122	\$468	2025
Scenario 4	Renovation of 2050 Spectrum Building - New Warehouse, Parking Garage and ETS Data Center occupation - BCPA / VAB & SOE *	\$19,900,000	\$6,623,990	\$68,012,410 \$279 / Sq.Ft.	\$94,536,400	188,734	\$501	\$94,536,400	\$501	2025
Scenario 5	Renovation of 2050 Spectrum Building - BCPA / VAB and other County agencies**	\$19,900,000	\$4,178,210	\$42,301,701 \$257 / Sq.Ft.	\$66,379,911	128,734	\$516	\$104,557,305	\$457	2024
	New Building at Vacant Property - SOE	\$7,000,000	\$3,147,573	\$28,029,821 \$218 / Sq.Ft.	\$38,177,394	100,000	\$382			
Scenario 6	New Building at Vacant Property - BCPA / VAB	\$7,000,000	\$2,939,234	\$25,922,023 \$321 / Sq.Ft.	\$35,861,257	63,300	\$567	\$94,698,916	\$505	2025
	Renovation of 2050 Spectrum Building - Demolish North Building & Replace with New Warehouse - SOE	\$19,900,000	\$3,497,795	\$35,439,864 \$222 / Sq.Ft.	\$58,837,659	124,405	\$473			

Gross Building Area Required by County	
Offices of the Property Appraiser (BCPA)	55,000 Sq. Ft.
Offices of the Value Adjustment Board Section (VAB)	8,300 Sq. Ft.
Supervisor of Elections Office (SOE)	40,000 Sq. Ft.
Supervisor of Elections Warehouse (SOE)	60,000 Sq. Ft.
<b>Total</b>	<b>163,300 Sq. Ft.</b>

**General Comments**

- Currently approx. 39,906 Sq. Ft. 4 floors of 2050 south building is tenant occupied and will need to be vacated prior to purchase.
- Cost Escalation is included in total project cost. Escalation projections are up to three years.
- Required Work Includes:

Citrix Building

- Building Renovation
  - Enhanced Facility
  - Building Reroof
  - Building Envelope hardening
  - Building Structure upgrade
- Site Work

2050 Spectrum Building

- Building Renovation
  - Enhanced Facility
  - Building Reroof
  - Building Envelope hardening
  - Vertical Circulation / New Elevators
  - Building Structure upgrade
- Site Work

4. Scenario 4 includes one time cost for data center.

\*Parking garage area is excluded. (Non-Conditioned Area)

\*\* Most of the Remaining approx. 65,000 Sq. Ft. can be allocated to other county agencies - See Scenario 5

