

Items # 59₍₂₎ & 60

ADDITIONAL MATERIAL

Regular Meeting

JANUARY 29, 2019

SUBMITTED AT THE REQUEST OF

PUBLIC WORKS DEPARTMENT

FLORIDA AQUATIC NURSERIES SITE - PROPOSED SOE USE

- SITE REQUIRES SOME REMEDIATION
- DUE DILIGENCE AND SITE TEST FITS UNDERWAY BASED ON NEW PROGRAM REQUIREMENTS

CITRIX BUILDING - PROPOSED BCPA / VAB USE

- CONSULTANT'S DUE DILIGENCE REPORT SUBMITTED
- CONSULTANT RECOMMENDS PURCHASE

SPECTRUM BUILDING - PROPOSED BCPA / VAB AND SOE USE

- PURCHASE PRICE REDUCED FROM \$24.2 TO \$19.9 TO \$19.5 MILLION
- CITY RESTRICTIONS ON WAREHOUSE REQUIRES MORE OFFICE SPACE THAN COUNTY NEEDS
- CONSULTANT DOES NOT RECOMMEND MULTI-STORY WAREHOUSE

FLORIDA AQUATIC NURSERIES SITE - DUE DILIGENCE UPDATE

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- CONTRACT EXECUTED: DECEMBER 5, 2018
- TERMINATION DEADLINE: MARCH 5, 2019
- DUE DILIGENCE PERIOD ENDS: MARCH 5, 2019

- TITLE: UNDER REVIEW
- SURVEY: COMPLETED
- PHASE I AND PHASE II ENVIRONMENTAL SITE ASSESSMENT (ESA): COMPLETED
- EXPANDED PHASE II (ESA) RECOMMENDED AND IN PROGRESS
- WETLAND INVESTIGATION - NO WETLANDS WERE FOUND

- EXPECTED CLOSING DATE: APRIL 4, 2019



PROPERTY ANALYSIS FOR
SUPERVISOR OF ELECTIONS AND PROPERTY APPRAISER

CITRIX BUILDING - DUE DILIGENCE UPDATE

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- CONTRACT EXECUTED: DECEMBER 5, 2018
- TERMINATION DEADLINE: JANUARY 29, 2019
- DUE DILIGENCE PERIOD ENDS: JANUARY 31, 2019

- TITLE & SURVEY: COMPLETED
- PHASE I ENVIRONMENTAL SITE ASSESSMENT: COMPLETED. NO ADDITIONAL TESTING NEEDED
- BUILDING INSPECTION: COMPLETED

- DEPOSIT DUE: FEBRUARY 1, 2019
- EXPECTED CLOSING DATE: MARCH 15, 2019

- ADDITIONAL DEVELOPMENT RIGHTS: APPROX. 30,000 SF

- MIAMI-DADE AND PALM BEACH SOE OFFICES ARE NOT LOCATED NEAR THEIR RESPECTIVE PROPERTY APPRAISER. NEITHER CLAIM PHYSICAL PROXIMITY IS NEEDED



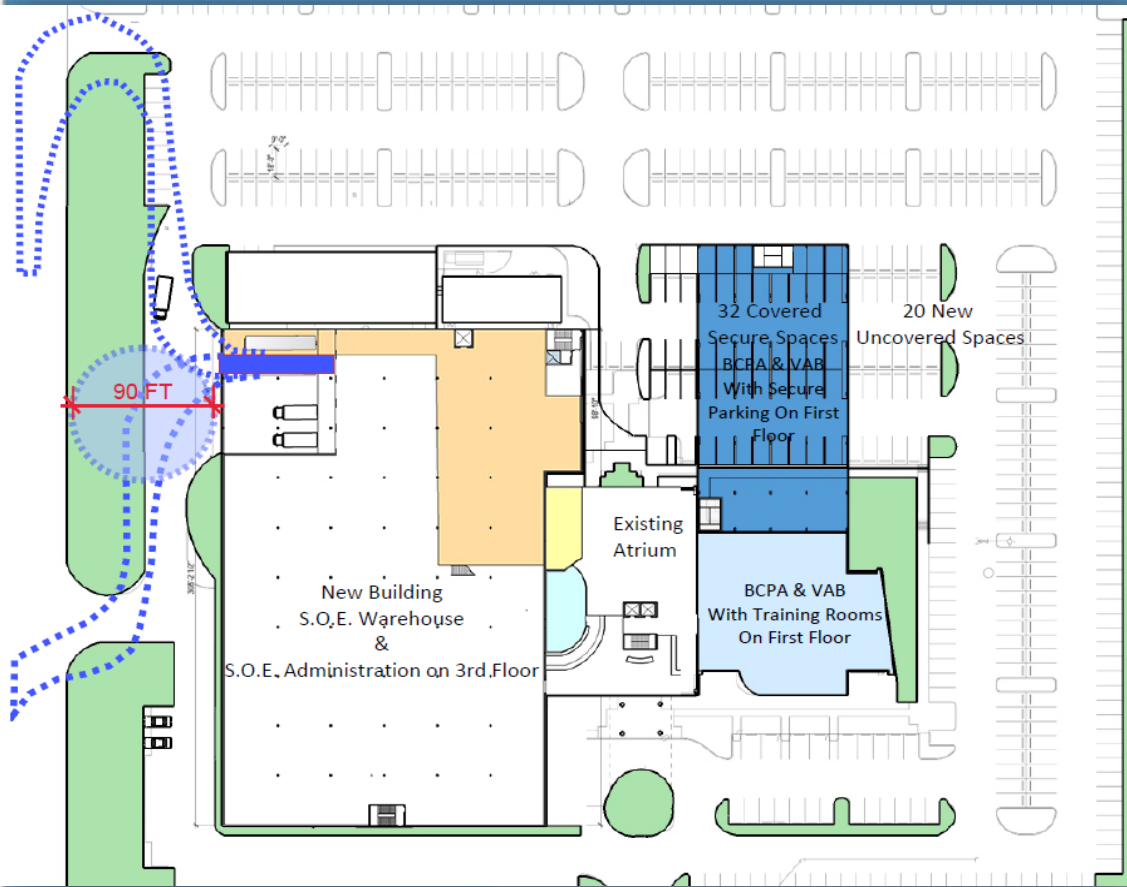
PROPERTY ANALYSIS FOR SUPERVISOR OF ELECTIONS AND PROPERTY APPRAISER



- CONSULTANT SUBMITTED DUE DILIGENCE REPORT DATED 01.18.2019
- REPORT – KEY RESULTS:
 - ROOF MEMBRANE REPLACEMENT REQUIRED
 - GENERATOR MAY REQUIRE REPAIRS / REPLACEMENT
 - BACKUP CHILLER NOT FULLY INSPECTED
 - BUILDING AND SITE MEETS COUNTY PROGRAM REQUIREMENTS
- CONSULTANT RECOMMENDS PURCHASE OF THE PROPERTY BASED ON THE BUILDING AND SYSTEMS CONDITION, LOCATION AND SALE PRICE
- TOTAL BUILDING AREA : APPROX. 76,300 SF
- BCPA PROGRAMMING NEEDS: APPROX. 55,000 SF
- VAB PROGRAMMING NEEDS: APPROX. 8,300 SF
- OTHER AGENCIES: APPROX. 13,000 SF



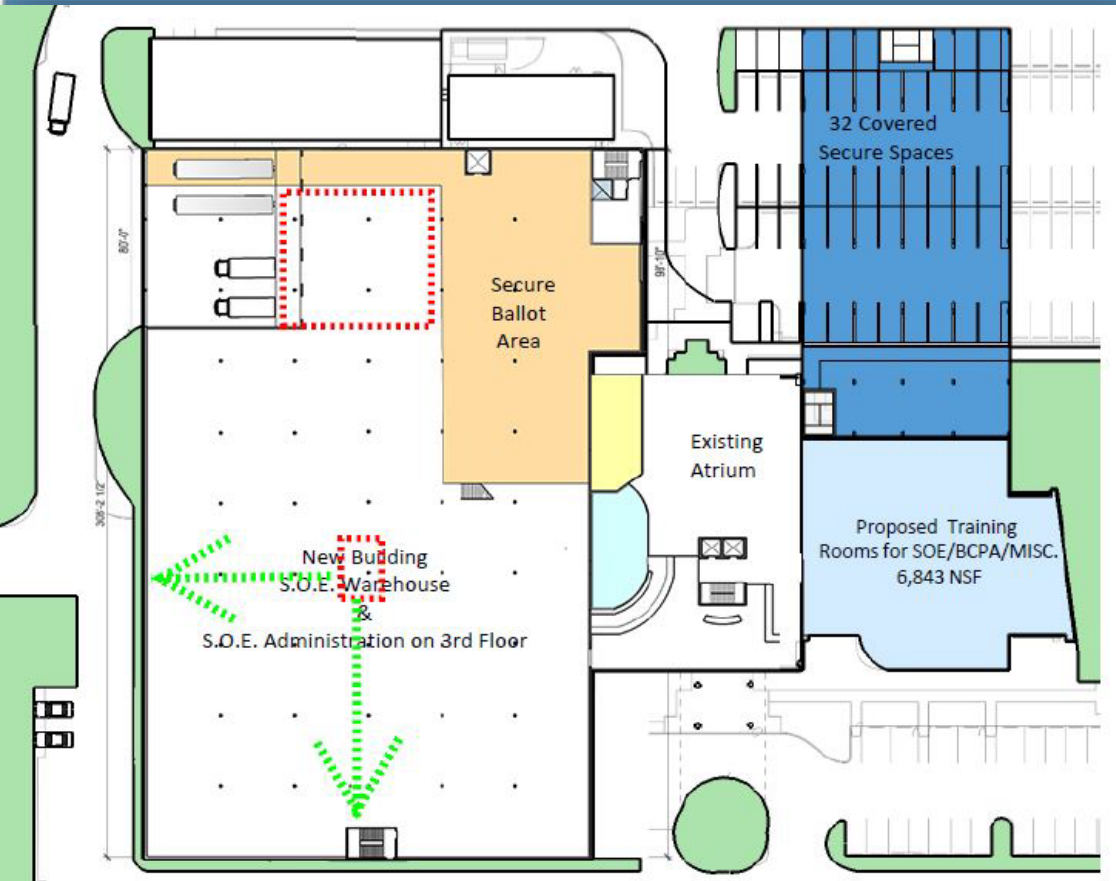
- OPTIONS 1, 2, 4 AND 5 SHARE SIMILAR COMMENTS:
 - INEFFICIENT LAYOUTS
 - WAREHOUSE SPLIT OVER MULTIPLE FLOORS
 - OFFICE AREA EXCEEDS PROGRAM REQUIREMENT



- PROPOSAL 1, 2, 4 OR 5:
 - TRUCK PARKING AND STAGING AREAS NOT ADEQUATE FOR SOE LOADING AND MEDIA VEHICLES
 - TRUCK TURN AROUND / MANUEVERING AREA NOT PROVIDED
 - PERMANENT TRUCK PARKING WILL REQUIRE THE APPROVAL OF SPECTRUM BUSINESS PARK ASSOCIATION
- THE CITY OF FORT LAUDERDALE REQUIRES TRUCKS BE PARKED IN AN ENCLOSED AREA OR GARAGE

WAREHOUSE LAYOUT

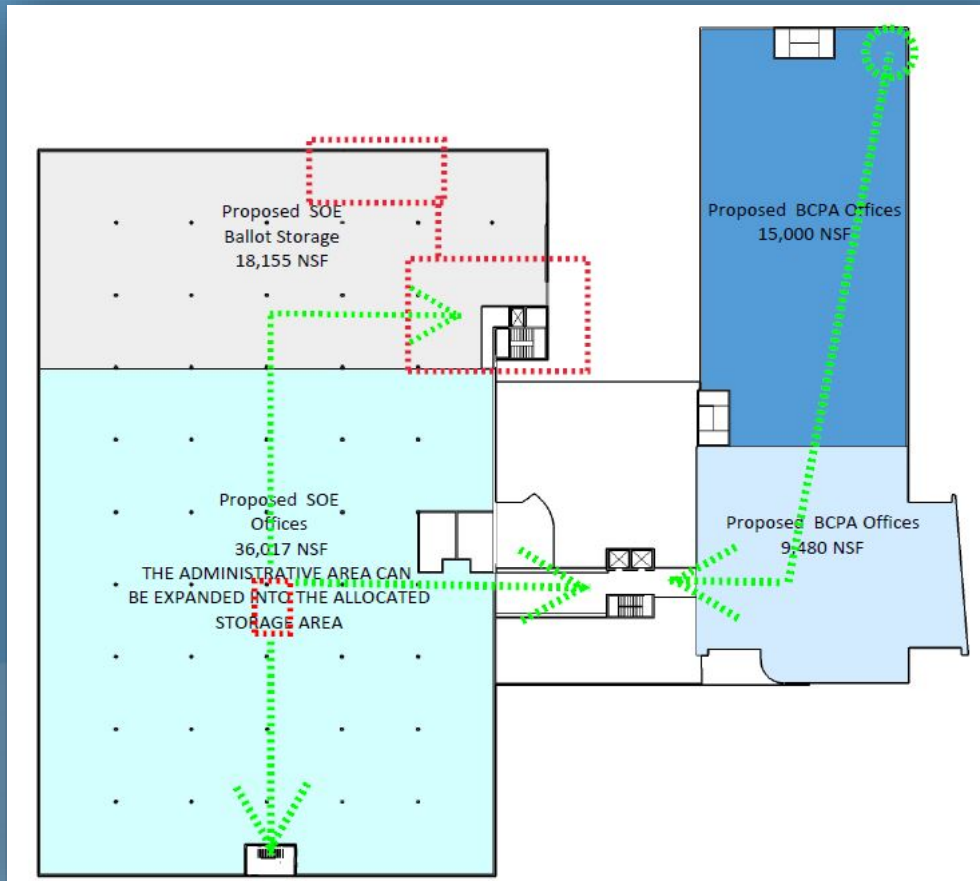
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- INTERNAL STAGING AND LOADING AREAS ARE INEFFICIENT
- CENTRALIZED ELEVATORS AND BUILDING CORE INFRASTRUCTURE FOR OFFICES ABOVE ARE NOT PROVIDED WHICH MAY NEGATIVELY AFFECT FLEXIBILITY AND USE OF THE WAREHOUSE
- 30 FOOT WAREHOUSE COLUMN SPACING PROVIDED IS NOT CONDUCTIVE TO WAREHOUSE OPERATIONS
- TYPICAL WAREHOUSE COLUMN SPACING IS 35 TO 45 FEET APART. 40 FEET SPAN IS IDEAL
- STORAGE ON MULTIPLE FLOORS IS INEFFICIENT AND SPLITS WAREHOUSE OPERATIONS, LIMITING FLEXIBILITY FOR OTHER USES, INCLUDING RECOUNTS, STAGING, RECEIVING, ETC.

OFFICE LAYOUT ABOVE WAREHOUSE

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- THE PROPOSED 207 FT X 305 FT OFFICE FLOOR PLATE OVER WAREHOUSE CREATES INEFFICIENCIES SIMILAR TO GOVERNMENTAL CENTER EAST:
 - LONG HALLWAYS AND CORRIDORS
 - REDUCED NUMBER OF WINDOWS AND NATURAL LIGHTING - NOT IN CONCERT WITH LEED STANDARDS
 - REMOTE VERTICAL CIRCULATION (STAIRS AND ELEVATORS)
 - REMOTE RESTROOM LOCATIONS
- PROPOSED SOE OFFICE EXPANSION HAS A DESIRABLE SHAPE AND PROPORTION, HOWEVER, PLACEMENT OF VERTICAL CIRCULATION CREATES LONG TRAVEL DISTANCE TO ELEVATORS
- CENTRALIZED VERTICAL CIRCULATION WILL NEGATIVELY AFFECT THE WAREHOUSE AND PARKING AREAS ON THE GROUND



ON 01.18.2019 SPECTRUM OWNERSHIP SUBMITTED A NEW PROPOSAL WITHDRAWING OPTION 5, ADDING A NEW OPTION 6:

- DEMOLISH NORTH BUILDING AND BUILD NEW SOE WAREHOUSE
- RETROFIT ATRIUM AND SOUTH BUILDING FOR SOE OFFICES. PROVIDED OFFICE AREA IS APPROXIMATELY 39,000 SF., WELL BELOW THE APPROXIMATELY 109,000 SF AS REQUIRED BY CURRENT ZONING

THIS OPTION REQUIRES THE PURCHASE OF THE CITRIX BUILDING FOR BCPA /VAB USE.

- SPECTRUM COST REDUCED FROM \$19.9 MILLION TO \$19.5 MILLION

THIS OPTION DOES NOT MEET CURRENT ZONING REQUIREMENTS

SUPERVISOR OF ELECTIONS PROGRAM UPDATES

PREVIOUS REQUIREMENTS:

- WAREHOUSE 60,000 SF
 - OFFICE 40,000 SF
 - TOTAL AREA 100,000 SF**
-
- 5 LOADING DOCKS

UPDATED REQUIREMENTS:

- WAREHOUSE 95,000 SF (1 LEVEL)
 - OFFICE 40,000 SF
 - TOTAL AREA 135,000 SF**
-
- 12 LOADING DOCKS RECOMMENDED

 - AMPLE PARKING / STAGING AREAS ARE REQUIRED DURING PRESIDENTIAL AND MID-TERM ELECTIONS

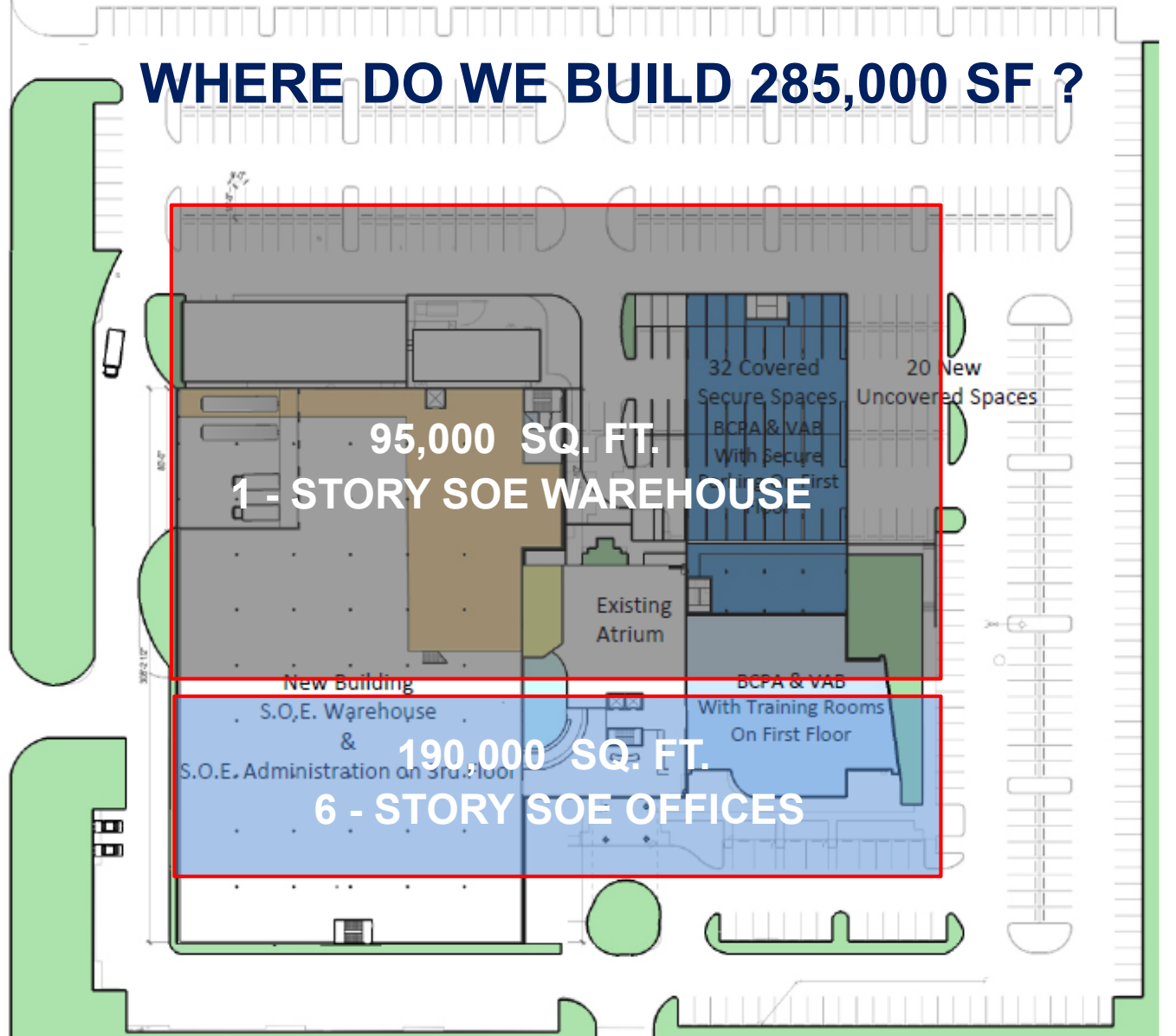
THE UPDATED PROGRAM REFLECTS THE APPROPRIATE WAREHOUSE AREA REQUIRED TO PROCESS THE NUMBER OF VOTERS FOR BROWARD COUNTY COMPARED TO SOE OPERATIONS IN MIAMI-DADE AND PALM BEACH COUNTIES

	MIAMI-DADE	PALM BEACH	BROWARD
WAREHOUSE	100,000	76,000	95,000
ADMINISTRATION	35,000	42,000	40,000
VOTERS	1.8 MILLION	900,000	1.1 MILLION

NOTE : BC SOE REQUESTED 100,000 SF OF WAREHOUSE

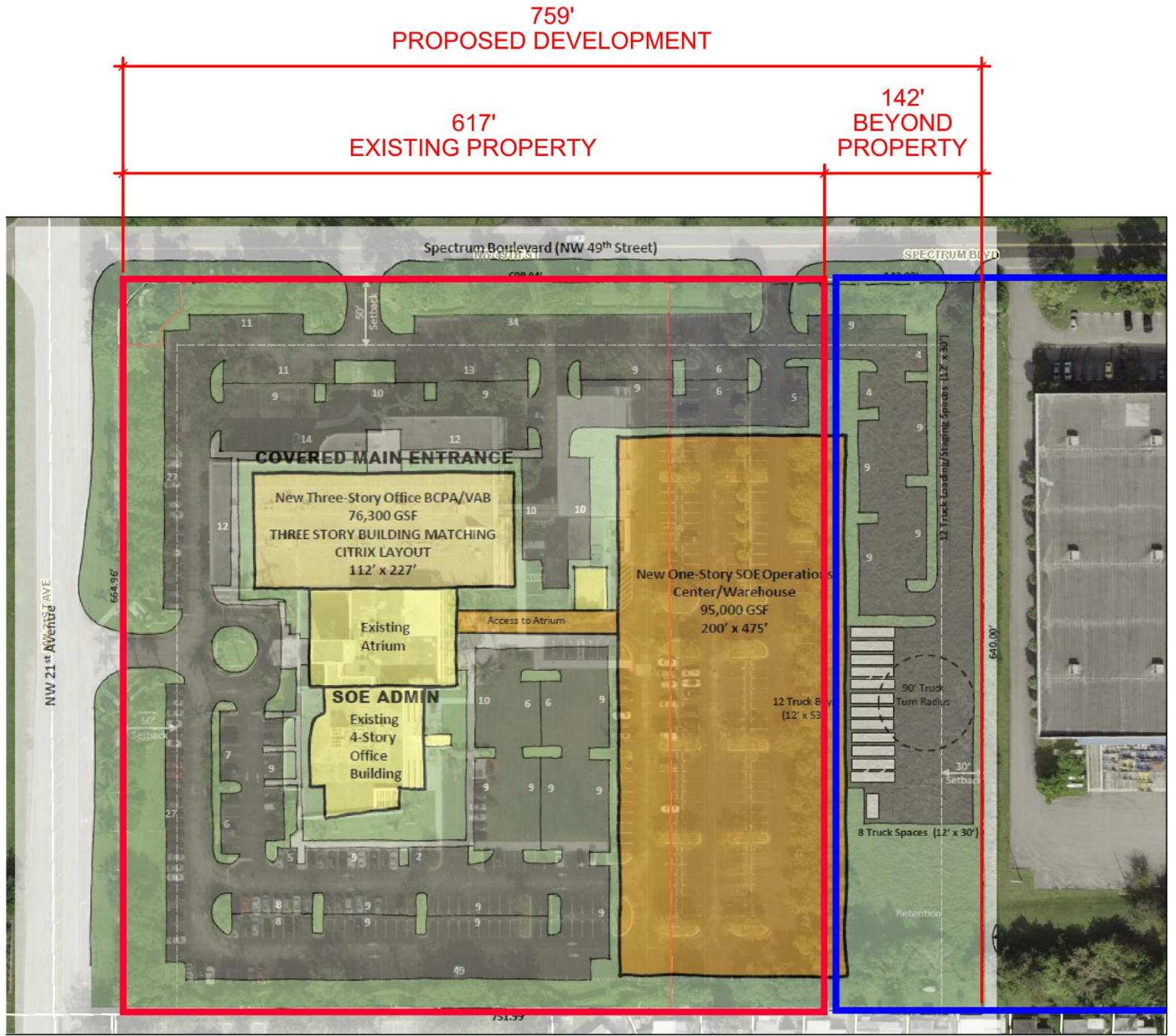


WHERE DO WE BUILD 285,000 SF ?



- ONE-STORY 95,000 SQ. FT. WAREHOUSE REQUIRED
- COUNTY OFFICE REQUIREMENTS 40,000 SQ. FT. CURRENT ZONING OFFICE REQUIREMENTS 190,000 SQ. FT.
- INCREASED PARKING COUNT AND GARAGE WILL BE REQUIRED
- 12 LOADING DOCKS WITH AMPLE TRUCK MANEUVERING AND STAGING AREAS
- OVERNIGHT TRUCK STORAGE MUST BE ENCLOSED PER ZONING REQUIREMENTS

SITE PLAN



P3 PROPOSAL COST COMPARISONS

Option Number	Options Description	Gross Building Area	Spectrum			County	
			12.14.18 Total Cost	01.18.19 Total Cost	Total Option Cost per Sq. Ft.	Total Cost	Total Option Cost per Sq. Ft.
Option 1	Demolish North Building, Construct New SOE Warehouse and New BCPA Offices above Warehouse, Renovate Atrium and SOE South Building	199,154	\$76,475,136	\$76,475,136	\$384	\$90,065,576	\$452
Option 2	Demolish North Building, Construct New SOE Warehouse and New Southeast BCPA Building, Renovate Atrium and SOE South Building	203,010	\$81,204,000	\$81,204,000	\$400	\$89,762,268	\$442
Option 4	Demolish North Building, Construct New SOE Warehouse, New BCPA Offices above Warehouse and New Southeast BCPA Building, Renovate Atrium and SOE South Building	249,030	\$99,612,000	\$99,612,000	\$400	\$128,491,255	\$516
Option 5	Demolish North Building, Construct New SOE Warehouse, New SOE Offices above Warehouse and Renovate Atrium	153,883	-	-	-	\$73,364,079	-
	Renovate South Building	45,271				\$17,042,278	
	OPTION WITHDRAWN 2050 Building - Subtotal	199,154	\$73,487,826	\$73,487,826	\$369	\$90,406,357	\$454
	Renovation of Citrix Building - BCPA / VAB	76,300	-	-	-	\$36,739,030	\$482
	Option 5 Total	275,454	-	-	-	\$127,145,387	\$462
Option 6	Demolish North Building, Construct New SOE Warehouse, Renovate Atrium and SOE South Building	140,010	-	\$50,963,640	\$364	\$62,986,626	\$450
	DOES NOT COMPLY						
	Renovation of Citrix Building - BCPA / VAB	76,300	-	-	-	\$36,739,030	
	Option 6 Total	216,310	-	-	-	\$99,725,656	\$461

NOTE: 1. COST OF SCENARIO 2 PRESENTED BY STAFF \$74,916,244 OR \$425 / SF
2. PURCHASE PRICE FOR 2050 SPECTRUM SITE \$19,500,000



SPECTRUM SCHEDULE: 2 - 3 YEARS

- IT IS PRUDENT TO INCLUDE A DESIGN CRITERIA PACKAGE DEVELOPMENT IN THE P3 PROCESS ADVERTISEMENT FOR OTHER PROPOSALS, EVALUATIONS AND NEGOTIATIONS
- 2 MONTH PERMIT ALLOWANCE IS NOT REALISTIC (6 TO 9 MONTHS IS TYPICAL)
- 18 MONTH CONSTRUCTION SCHEDULE IS APPROPRIATE

BASED ON THE ABOVE COMMENTS, THIS P3 PROCESS WOULD TAKE 4 TO 5 YEARS TO COMPLETE, SIMILAR TO THE COUNTY'S CM @ RISK PROCESS

FLORIDA AQUATIC NURSERIES SITE - PROPOSED SOE USE

- DUE TO INCREASED WAREHOUSING AREA, FURTHER SITE EVALUATION IS REQUIRED

CITRIX BUILDING - PROPOSED BCPA / VAB USE

- STAFF RECOMMENDS PURCHASE
- BUILDING SIZE IS COMMENSURATE WITH COUNTY'S NEED

SPECTRUM BUILDING - PROPOSED BCPA / VAB AND SOE USE

- STAFF DOES NOT RECOMMEND THAT THE SOE BE LOCATED AT THIS SITE