DRAFT

MEETING MINUTES
CITY OF FORT LAUDERDALE
INFRASTRUCTURE TASK FORCE ADVISORY COMMITTEE
FORT LAUDERDALE EXECUTIVE AIRPORT
RED TAILS CONFERENCE ROOM
6000 NW 21 AVENUE, FORT LAUDERDALE, FLORIDA
MONDAY, FEBRUARY 5, 2024 – 2:00 P.M. TO 4:30 P.M.

January-December 2024		**Attendance**	
Marilyn Mammano, Chair	P	2	0
Peter Partington, Vice Chair	P	1	1
Gerald Angeli	P	2	0
Shane Grabski (arr. 2:47)	P	2	0
James LaBrie	P	2	0
Michael Lambrechts	P	2	0
Michael Marshall	A	1	1
Marta Reczko	P	1	1
Fred Stresau	A	0	2
Roosevelt Walters	P	2	0
Ralph Zeltman	P	2	0

As of this date, there are 11 appointed members to the Committee, which means 6 would constitute a quorum.

Staff
Omar Castellon, Assistant Director of Public Works -- Engineering
Semele Williams, Senior Administrative Assistant
Laura Reece, Director, Office of Management and Budget
Yvette Matthews, Assistant Director, Office of Management and Budget
Daniel Fisher, Senior Project Manager
Brandy Leighton, Senior Project Manager
Scott Teschky, Public Works Division Manager – Engineering
J. Opperlee, Recording Secretary, Prototype, Inc.
K. Cruitt, Recording Secretary, Prototype, Inc.

Communication to the City Commission

None.

1. Call to Order

i. Roll Call

Chair Mammano called the meeting to order at 2:03 p.m. Roll was called and it was noted a quorum was present.

ii. Approval of Agenda

Motion made by Mr. Walters, seconded by Vice Chair Partington, to approve. In a voice vote, the **motion** passed unanimously.

iii. Approval of Previous Meeting Minutes – January 8, 2024

Motion made by Mr. Walters, seconded by Mr. Angeli, to approve. In a voice vote, the **motion** passed unanimously.

2. Old Business

i. Reimagine City Hall Upcoming Workshop

Sheryl Dickey, president of Dickey Consulting Services, showed a PowerPoint presentation on the most recent public workshop addressing City Hall replacement. Chair Mammano commented that she felt the January 13, 2024 workshop was the most successful thus far.

Ms. Dickey advised that there were 28 attendees at the January workshop and 53 individuals participated in the most recent survey. Mr. LaBrie asked how attendance might be increased. Ms. Dickey recalled that there have been discussions of including notice in the *Sun-Sentinel* as well as in newsletters from various neighborhood associations. Chair Mammano encouraged the Committee members to reach out to their individual City Commissioners and ask them to more actively promote the workshops.

Chair Mammano asked if notice of the workshops has been posted on the City's Facebook page. Ms. Reece recalled that the City's Public Information Office has a communications plan, and advised that the members would be sent an update on that plan, which includes social media and email blasts.

Chair Mammano recommended that notice be posted on NextDoor in advance of the next workshop. She encouraged the Committee members who are active on various social media outlets to comment on the workshop notices there. Yvette Matthews, Assistant Director of the Office of Management and Budget, explained that before each workshop, notifications have been posted on Facebook and NextDoor with highlights from the workshops.

Vice Chair Partington requested clarification of the date on which the former City Hall will be demolished. Ms. Reece replied that there is a request on the February 6, 2024 City Commission Agenda to appropriate $13 million for demolition. A number of approvals from the Federal Emergency Management Agency (FEMA) and other entities are required as well. There is no specific timeline for the demolition thus far.

Vice Chair Partington explained that the media is likely to show more interest in a new City Hall as demolition of the old building approaches, which could provide an opportunity to share more information on the workshops. Chair Mammano suggested that the Committee and Staff members reach out to any contacts they may have in local media to encourage them to publicize the workshop process. Ms. Reece stated that a representative of the Public Information Office would be invited to the next Committee meeting to provide additional information.

Ms. Dickey continued that information from the breakout sessions at the January 13 meeting was captured and categorized. She reviewed some of the responses, noting that community meeting space for residents was discussed at almost all the breakout tables, as was dedicated space for City officials. The responses indicated a desire for most City administrative functions to be located in one place. Chair Mammano noted that this did not preclude the option of satellite locations for these functions as well.

Ms. Dickey advised that the responses also indicated a desire for convenience, and that even decentralized services should be represented at a central location. Other responses recommended housing the City Manager and City Attorney in the building, as well as free parking. Responses also addressed the size of the new facility in relation to the number of employees who would work at City Hall and the type of work environment provided.

Mr. Walters requested additional clarification of satellite services. Ms. Dickey explained that the responses provided by the public during the breakout sessions would eventually be narrowed down by the Committee. Ms. Reece cited the example of signing children up for camp: this can be done at both neighborhood parks and City Hall.

Mr. LaBrie stated that he had understood this differently, offering the example of a resident who needs a building permit: these documents should be available at locations in the appropriate district rather than in a central location. Ms. Dickey confirmed that different members of the public had expressed different desires for these types of services.

Ms. Reczko also acknowledged that many of the responses are contradictory, recommending centralization and decentralization at the same time, and suggested that the Committee focus on what most participants agreed on, such as free parking, availability of government components, and presence of City officials. Ms. Dickey explained that it is her responsibility to share all input with the Committee members, even if it is contradictory, in order to properly represent what was said.

Ms. Dickey continued that respondents indicated a desire for space to meet with elected officials and City Staff at City Hall. They also requested community meeting spaces, permitting, and utility billing. 3% of respondents preferred to receive services

online. Vice Chair Partington noted that most survey responses represented an older demographic.

Regarding public engagement opportunities, 22.9% of survey respondents listed City Commission meetings as their top priority, followed by public outreach meetings, advisory board/committee meetings, and civic association meetings. Chair Mammano noted that a number of attendees at the workshop had indicated an interest in locating historical records and exhibits at City Hall.

Ms. Dickey continued that survey respondents were in favor of meeting elected officials at a central City Hall, although they also wished to participate in public engagement opportunities in their own districts.

Ms. Dickey also reviewed the intermediate plan for the relocation of 310 City employees who previously worked at City Hall. Chair Mammano commented that this does not answer the question of how many employees would be located at a new City Hall. Ms. Reece explained that the full Reimagining City Hall exercise is intended to lead toward an answer to this question and develop guiding principles to consider. This information will ultimately be provided to the City Commission.

Chair Mammano noted that the survey results do not indicate a desire for a large number of Staff to be located at City Hall. Ms. Dickey pointed out that this represented the respondents' opinions: they may not know which Staff members need to be at City Hall. City Staff's opinions should also be taken into consideration.

Mr. Walters requested information on the City's position on bringing employees who may currently work from home back into an office environment. Ms. Reece confirmed that this is the City's intent. Mr. Walters cautioned that the number of employees who would return to work at City Hall may change over the next several years, and asked how this might be addressed.

Ms. Reece stated that at the end of the workshops, the Committee will be asked to provide input on which services should be centralized or decentralized, according to the guiding principles developed throughout the workshop process.

Mr. Walters also expressed concern with the possibility of artificial intelligence (AI) being implemented in lieu of Staff. Chair Mammano observed that AI would most likely be used primarily to augment services, at least over the next five to ten years, rather than entirely replacing staff.

Vice Chair Partington noted that the City Manager has indicated a preference to bring several members of senior management staff together in a single building. He added that while some individuals are returning to an office setting, they may be doing so within a four-day work week, which could require less space.

Mr. Grabski arrived at 2:47 p.m.

Ms. Dickey addressed the next workshop, which will focus on amenities, including some which have been previously discussed as well as suggestions from the public. Data on current amenities will be presented, as well as examples from other communities. This will be followed by breakout sessions with facilitators.

Mr. Walters requested clarification of the type of open space that would be presented as an option. Ms. Dickey replied that this term will apply to both internal and external open spaces, both of which will be explained for the public.

Mr. LaBrie asserted that the photos selected for the next workshop would not drive discussion. Ms. Dickey explained that the photos would serve as examples of what other cities' facilities offered, including both indoor and outdoor spaces. Mr. LaBrie stated the consultants should help facilitate public input. Ms. Dickey advised that descriptions would be added to the photos for clearer understanding.

Vice Chair Partington observed that he was interested in whether or not the public felt City Hall should be representative of Fort Lauderdale, or should serve only as an office. He acknowledged that the first option would be significantly more expensive. Ms. Dickey recalled that elected officials had indicated an interest in an iconic building.

Chair Mammano suggested that the public could be asked how important they felt it would be to have a recognizable and iconic building. Vice Chair Partington cautioned, however, that the construction of this type of building could have inherent problems and may be more expensive to maintain.

Mr. LaBrie did not feel this level of architectural detail was part of the Committee's task. Chair Mammano agreed that the discussions should not include architectural details, but felt the question was an important one to ask the public.

Ms. Dickey recalled that in a previous workshop, the public had indicated an interest in "a place to come together," with a campus that could serve as "a gateway to Fort Lauderdale" as well as a customer service-oriented facility. Mr. Angeli pointed out that if features, amenities, and functionality are to be presented for ranking, their costs must also be considered.

Ms. Dickey noted that most of the examples of amenities to be presented during breakout sessions at the next workshop were suggested by the public at previous workshops.

Chair Mammano reviewed the following questions from the next survey:

- What amenities would you desire and utilize?
- Other than City business and services, what would you like to see at City Hall?
- Are there any non-essential services that should be included in City Hall?

- Where would you like the new City Hall to be located? (select from map)
- Is there any additional input you would like to share regarding the new City Hall?

Chair Mammano also noted a reference to the possible repurposing of the federal courthouse. Ms. Reece explained that the City Commission had asked that this be included in the discussion; during the Commission's recent goal-setting workshop, the Mayor had indicated that there are ongoing conversations with the federal Government Services Administration (GSA) regarding what the City would like to see done with that space. Repurposing the space for City Hall was one option.

Chair Mammano pointed out that the question of the federal courthouse does not address the topic of amenities. Ms. Reece reiterated that the Commission plans to discuss that building with the GSA in the near future and has requested feedback.

Ms. Reece concluded that the final question provides an opportunity for respondents to give feedback on items other than amenities.

ii. Update on New Water Treatment Plant and Associated Infrastructure

Senior Project Manager Daniel Fisher showed a PowerPoint presentation on the new water treatment plant, recalling that the City Commission approved an agreement for this facility in February 2023. Roughly another month was needed for approval of contracts and conditions. The plant is expected to be constructed and operational within 42 months, which would bring it online in September 2026.

Mr. Fisher advised that 25% of the contract period has elapsed and roughly $11 million has been paid to the project company thus far. The company's equity portion was spent in January 2024 and the City will foot the bill for the remainder of the project. Mass excavation has been completed on the site.

The next planned activity on the site will be the drilling of two deep injection wells, which is approximately a two-year operation. The project has begun the Building Department's permitting process, with permits expected to be issued this month.

The City also has an obligation for enabling works. A comprehensive agreement was signed on January 9, 2024 for a 28 in. water main at a cost of roughly $48 million. One 48 in. line will connect the new water treatment plant to the existing Fiveash Water Treatment Plant.

Mr. Zeltman asked if there has been any consideration of providing an alternate line between the new and existing plants in case of emergency. Mr. Fisher replied that in the next Capital Improvement Program (CIP) cycle, the City will include rehabilitation of one of the existing lines, which are 42 in. and 48 in.

Designs for the remaining enabling works, including water, sewer, and power, are currently underway, with the first set of written plans expected in March 2024.

Mr. LaBrie requested clarification of the difference between substantial and final completion. Mr. Fisher replied that substantial completion refers to the time when commercial operations begin and water is being produced, although there may be minor components of the site which are not finished, such as landscaping. Final completion occurs when 100% of construction activities are complete.

Vice Chair Partington requested a description of the project's overall management. Mr. Fisher stated that consultant firm Hazen and Sawyer acts as the owner's representative for the City, and meets weekly with the design build contractor. The City is familiar with all aspects of coordination, including the design of the plant.

Mr. Walters expressed concern with the possibility of cost overruns. Mr. Fisher replied that the City's contract with the project company is for the lump sum of $85 million. The City has a separate contract with Hazen and Sawyer.

Mr. Fisher continued that the project company was required to spend their portion of the equity first, which was approximately $120 million. The City has only had to pay for items related to enabling works thus far.

Mr. Fisher moved on to PFAS testing, which showed an average concentration in the City's wells of 29 parts per trillion. This concentration must be reduced to four parts per trillion. The nanofiltration process is expected to remove a significant amount of this concentration.

Ms. Reczko asked if the City was aware of the settlement of a class action suit against 3M and DuPont with regard to the testing for PFAS in drinking water sources. She pointed out that if the City has conducted testing for these contaminants, they may submit the results of the testing to the attorneys bringing forward the class action suit.

Ms. Reczko suggested outreach to the City Attorney's Office to look into the possibility of joining the suit. Omar Castellon, Assistant Director of Public Works (Engineering), clarified that the City is already a participant in the class action lawsuit. Chair Mammano requested that Mr. Castellon ask the City Attorney's Office to provide the Committee with a memorandum on the status of this participation.

Mr. Castellon added that lead testing is underway at the Fort Lauderdale-Hollywood International Airport (FLL), with a report expected in a few months. Chair Mammano noted that the City had previously tested for the presence of lead in its water, and asked if the discovery of lead at the Airport would change the situation. Mr. Castellon explained that if lead is present in City soil, it is more likely to be at the Airport than elsewhere. The presence of lead in the soil also does not necessarily mean it is also present in the water. Mr. Zeltman cautioned that because lead is water-soluble, lead in

the soil can eventually cause contamination elsewhere. Chair Mammano requested that testing for lead at FLL, along with its potential impact on water sources, be placed on a future Agenda.

iii. Update / Future Plans on I&I

Senior Project Manager Brandy Leighton showed a PowerPoint presentation on the City's inflow and infiltration (I&I) reduction program. Operationally, I&I can affect pump station run times, resulting in a cascading effect. Economically, it results in higher operations and maintenance costs, increased power costs, and overdesign of infrastructure. Environmentally, I&I can lead to sewer backups, overflows, and spills, loss of fresh groundwater, saltwater intrusion, and failure to meet regulatory requirements.

A City Commission Agenda Memo will be submitted to the City Commission on Tuesday, February 6, 2024 to award a contract to the Ardurra Group for consultant and program management services for the City-wide I&I reduction program. This group has experience with local I&I and has demonstrated measurable results and cost savings on prior projects. They have a large pool of field staff and local resources. The three-year contract is for approximately $16 million.

Vice Chair Partington recalled that Hazen and Sawyer has previously served as a City consultant with respect to I&I. Mr. Castellon clarified that this was specific to the Consent Order.

The strategy of the I&I reduction program includes:

- A comprehensive base plan
- Identification of I&I sources
- Data collection from the field
- Public education and outreach
- Establishment of protocols
- Quality assurance and control
- Identification of funding opportunities, such as grants
- Policy adoptions
- Quantifying actual savings

The program's goals include reduction of I&I at the George T. Lohmeyer (GTL) Regional Wastewater Treatment Plant, mitigation of the dilution effects on the plant as well as the need for added chemical usage, reduction of operations and maintenance (O&M) processes associated with pumping excess flows, increasing capacity to the wastewater collection and transmission systems without substantial costs, and avoiding regulatory agency involvement.

The program will begin with data collection, followed by a sanitary sewer evaluation survey, development of a cost-effective correction action plan using data management

and advanced analytics, and review of policies. At present, there is nothing in place that would require a property owner experiencing I&I issues to take care of their private lateral lines. The consultant and Staff will discuss the best way to approach this issue.

Mr. Walters asked how the City would enforce the I&I reduction program within cities to which Fort Lauderdale supplies water treatment services. Ms. Leighton replied that the City will need to ensure that its large users are looking into I&I, which will need to be written into the large user policy.

Scott Teschky, Division Manager (Engineering), explained that part of the program development with the Ardurra Group will include investigation of large users and private laterals. The intent is to develop an ordinance or other action to bring before the Commission as an enforcement mechanism. He characterized this as a lengthy process.

Vice Chair Partington noted that one issue with private laterals is the illegal connection of roof drains to sewer pipes. Any such connections will need to be identified and disconnected. It was clarified that this can be identified through smoke testing. Ms. Leighton advised that this is one reason the program will include a public education aspect so property owners are aware of how problems arise and what they can do to help.

Ms. Reczko suggested that when large users request capacity letters from Fort Lauderdale, the City could then establish conditions for the approval of increased capacity. She added that the City will need to demonstrate the action it has taken to address I&I in its collection system before the wastewater treatment plant's permit can be renewed.

Chair Mammano asked when the Ardurra Group might be able to make a presentation to the Committee once its contract has been approved by the City Commission. It was estimated that this may be six months or more.

Mr. Castellon advised that the I&I reduction program will not recommend lining of every pipe, but will help identify which pipes have the worst leaks. Mr. Teschky also clarified that the initial contract is for three years, with two one-year renewal options, which would effectively result in a five-year contract.

Mr. LaBrie asked if there are other cost-effective corrective actions besides lining. Ms. Leighton explained that this depends on the defects that are identified. Actions that may be taken as part of the reduction program include night flow assessment and isolation during the wet season, smoke testing during the dry season, and year-round manhole and closed-circuit TV inspections.

The team will look at factors including critical and high I&I, peaking factors affecting rain-dependent I&I, tidal I&I, king tides, and sanitary sewer overflows. This information

will be used to determine the most cost-effective repairs and make the biggest difference in I&I reduction as early as possible.

The program is funded in the fiscal year (FY) 2024 adopted budget under Fund 454, which lists $3.7 million. The Public Works Department has laid out their proposed CIP, which will go to the City Commission for approval. The program includes $5 million in FY 2025 and roughly $15 million between FY 2026 and FY 2029. A water/sewer bond has been approved to fund a number of projects, including I&I.

Ms. Leighton reviewed Phases 1 and 2 of the reduction program, which include prioritization and ranking of deficiencies, development of a cost-effective corrective action plan, and rehabilitation and monitoring. The City has approximately 177 basins throughout the City, of which 45 have been identified as the most problematic. The phased approach will allow the City to begin repairs more immediately and see faster results.

3. New Business

None.

4. Public Works Update

i. CIP Financial Report

Chair Mammano noted that this information was included in the members' backup materials.

5. General Discussion and Comments

i. Committee Members

Chair Mammano noted that a bill has been proposed in the Florida Legislature which would prohibit cities from charging a surcharge to large users. The bill has passed its first committee. She expressed concern with the possibility that the bill may pass. Mr. Castellon confirmed that Staff is monitoring the bill's progress.

Ms. Reczko further clarified that there are three such bills in the State Legislature, each of which would eliminate the 25% surcharge to large users. Two of the bills remain from previous years, while one is new. She agreed with the Chair that the City may need to lobby more actively to address these bills.

Mr. Castellon advised that the City is lobbying the State Legislature with regard to the bills and monitoring the situation. Chair Mammano requested that an update on this issue be placed on the next meeting Agenda.

Mr. LaBrie requested clarification of why the bills have been proposed. Ms. Reczko explained that the City's large users, which include other Broward municipalities, are required to pay a 25% surcharge for the water they purchase from Fort Lauderdale, which is perceived as unfair by those communities.

Chair Mammano also asked that an update on lead testing be presented at the next meeting. Mr. Castellon pointed out that it has not yet been determined when the report on lead testing will be available.

Vice Chair Partington requested an update on a sewer break that occurred on Bayview Drive, including how much effluent was spilled. Mr. Castellon advised that the break was due to a collapsed pipe, and repairs are expected to be complete today.

ii. Public Comments

None.

6. Adjournment – NEXT SCHEDULED MEETING DATE: Monday, March 4, 2024

There being no further business to come before the Committee at this time, the meeting was adjourned at 4:18 p.m.

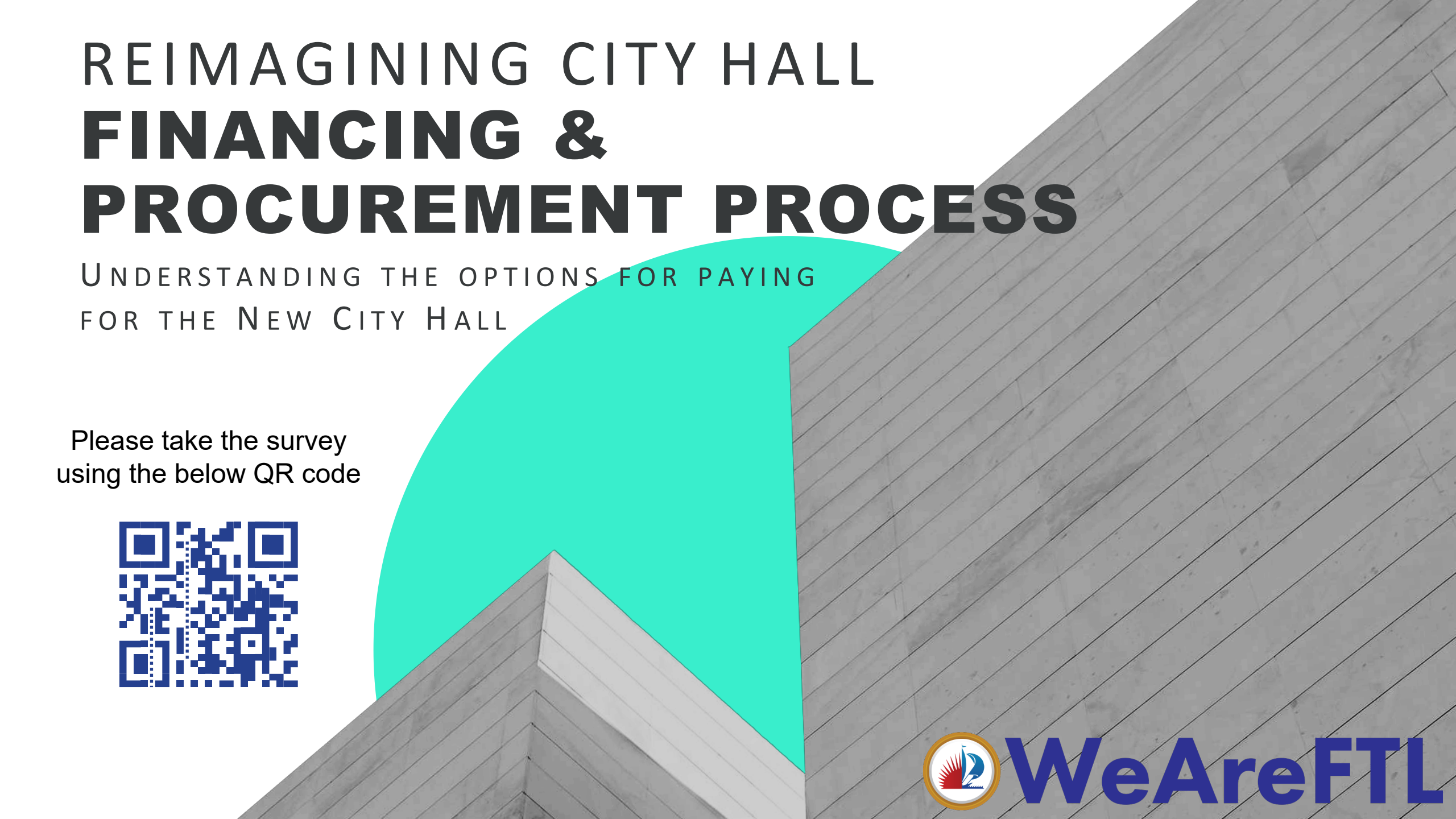
Any written public comments made 48 hours prior to the meeting regarding items discussed during the proceedings have been attached hereto.

[Minutes prepared by K. McGuire, Prototype, Inc.]

REIMAGINING CITY HALL
FINANCING & PROCUREMENT PROCESS

UNDERSTANDING THE OPTIONS FOR PAYING FOR THE NEW CITY HALL

Please take the survey using the below QR code



WeAreFTL

WORKSHOP AGENDA

- **Welcome & Introduction**
  (City of Fort Lauderdale Officials & Infrastructure Task Force)
- **Recap of Prior Workshop** *(Dickey Consulting Services)*
- **Today's Purpose** *(Dickey Consulting Services)*
- **Data & Information** *(City of Fort Lauderdale)*
  - Procurement Options
  - Financing Options
- **Past Examples of the Financing/Procurement Options**
  (City of Fort Lauderdale)
- **Breakout Sessions** *(Dickey Consulting Services)*
- **Wrap Up and Next Steps** *(Dickey Consulting Services)*

WORKSHOP FACILITATION TEAM

ITF

Infrastructure Task Force

Dickey Consulting

American Institute of Architects

Office of Management and Budget

SCHEDULE

DEC
2nd

Introduction
(The Metro Lab @FAU School of Architecture)
111 E. Las Olas Blvd; Ft Lauderdale, FL 33301

JAN
13th

Spacing Allocation
(L.A. Lee YMCA/Mizell Community Center)
1407 NW 6th St; Ft Lauderdale, FL 33311

FEB
17th

Amenities
(Holiday Park Social Center)
1150 G. Harold Martin Drive; Ft Lauderdale, FL 33304

MAR
23rd

Finance and Procurement Process
(Beach Community Center)
3351 NE 33rd Ave; Ft Lauderdale, FL 33308

APR
20th

Review and Next Steps
(Holiday Park Social Center)
1150 G. Harold Martin Drive; Ft Lauderdale, FL 33304

WORKSHOP 4 – FINANCING & PROCUREMENT

WORKSHOP 3 RECAP

SPACE ALLOCATION: SPACES FOR CONVENIENCE OR ENJOYMENT & OPPORTUNITIES FOR PARTNERSHIPS

The scope of Workshop 3 was to share ideas for the type of public service spaces that should be included in the future City Hall.

- Examples
  - Park Space
  - Open Spaces
  - Expanded Government Services (e.g. Transportation, Education, Collaboration Hub)
  - Lease Space to Other Entities (e.g. Chamber of Commerce, Museum or History Exhibits)
  - Retail or Food Services
  - Affordable Housing

WORKSHOP 3 PARTICIPATION

Workshop 3 Attendance

28 Attendees

- District 1: 4
- District 2: 10
- District 3: 8
- District 4: 5
- Unknown: 1

WORKSHOP 3 RECAP

FEEDBACK SUMMARY: COME ONE, COME ALL

We Envision a Campus

- Make the structure inviting
- Offer expansive outdoor facilities
- Provide staff what they need

A Community Resource

- Exhibit local artists and Fort Lauderdale history
- Provide collaborative opportunities for local businesses and organizations
- Serve as a welcome center for the area

Interface with the Public

- User friendly technology to welcome the public
- Use people to welcome the public
- Attract and serve youth

WORKSHOP 3 RECAP

FEEDBACK SUMMARY CONTINUED

Easily Accessible

- Make the location accessible
- Make parking free, secure, and accessible

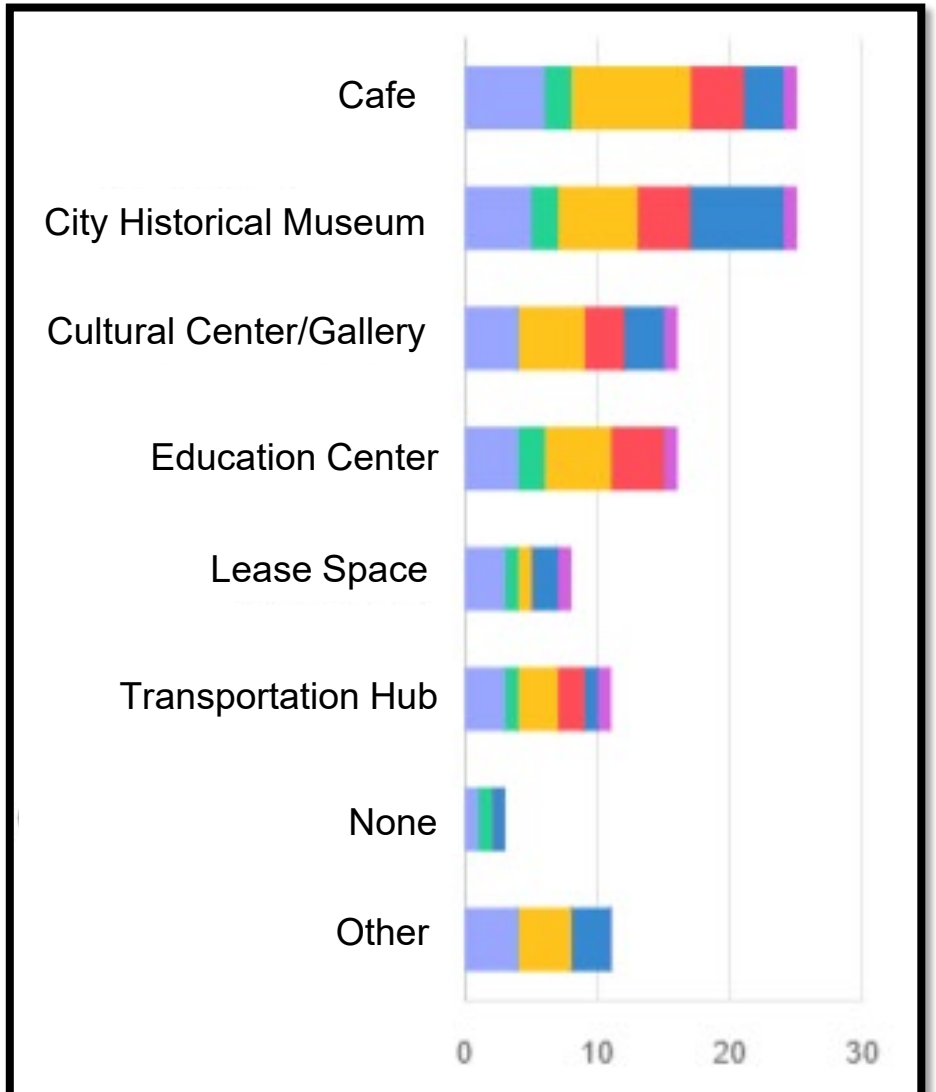
A Comfortable Experience

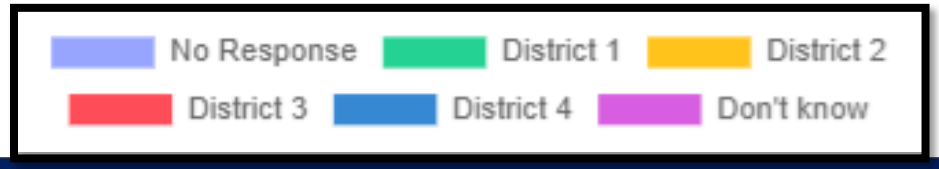
- We want a variety of affordable food options
- We want a variety of amenities
- A secure, but welcoming location
- Respect the environment

WORKSHOP 3 SURVEY DATA**

FEBRUARY 6- MARCH 4, 2024 | 73 RESPONSES

What amenities would you desire and utilize in a new City Hall?





Other Responses
Affordable housing
Art Gallery for local artists (rotating)
Cafeteria/ Quick Food shop
Exhibit and cultural spaces and parking permit
Daycare / Kids space / Playgrounds
Kitchen space
Meeting room for HOAs
Bike, Food Truck
Open space promenade that can be programmed (Events, yoga, outdoor movies, etc.)
Sufficient parking for staff and visitors

*More than one option may have been selected

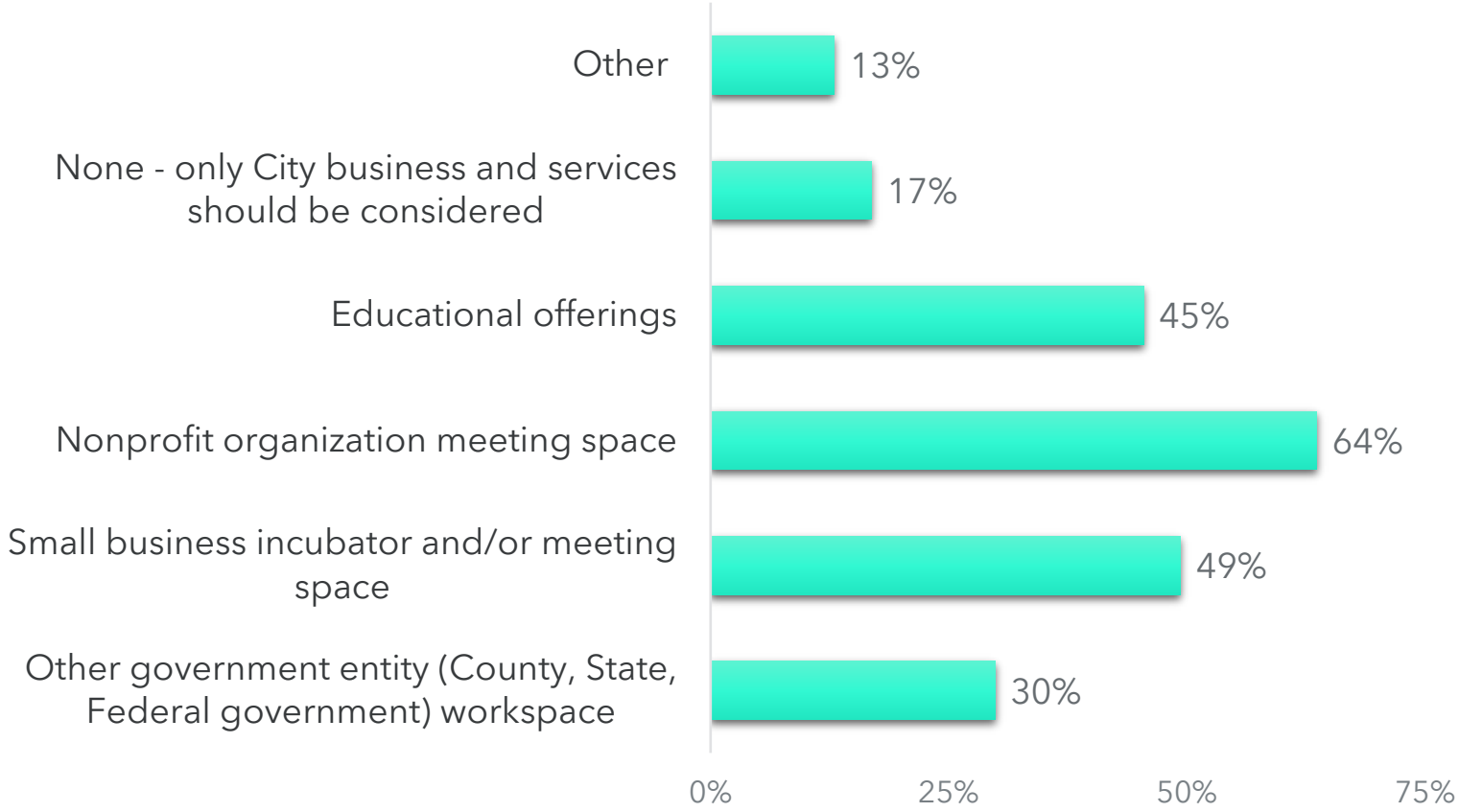
** Preliminary Survey Results (Final results will be posted online)

WORKSHOP 3 SURVEY DATA**

FEBRUARY 6- MARCH 4, 2024 | 73 RESPONSES

Other than for City business and services, how would you like to see space in City Hall used?

Other Responses
Art/ History
Civic Association
Community Interest
Honor special people, advisory boards and committees
Meeting spaces for advisory board committees and other committees, city workshops, civic-oriented workshops
Affordable housing mixed used
Prayer



*** Preliminary Survey Results (Final results will be posted online)*

**More than one option may have been selected*

WORKSHOP 3 SURVEY DATA**

FEBRUARY 6- MARCH 4, 2024 | 73 RESPONSES

Are there any non-essential services that should be included in a new City Hall that would positively benefit Fort Lauderdale neighbors, businesses, and/or visitors?

*** Preliminary Survey Results (Final results will be posted online)*

**Open text, key words*

WORKSHOP 3 SURVEY DATA**

FEBRUARY 6- MARCH 4, 2024 | 73 RESPONSES

Do you have any additional input that you would like to share regarding the new City Hall?

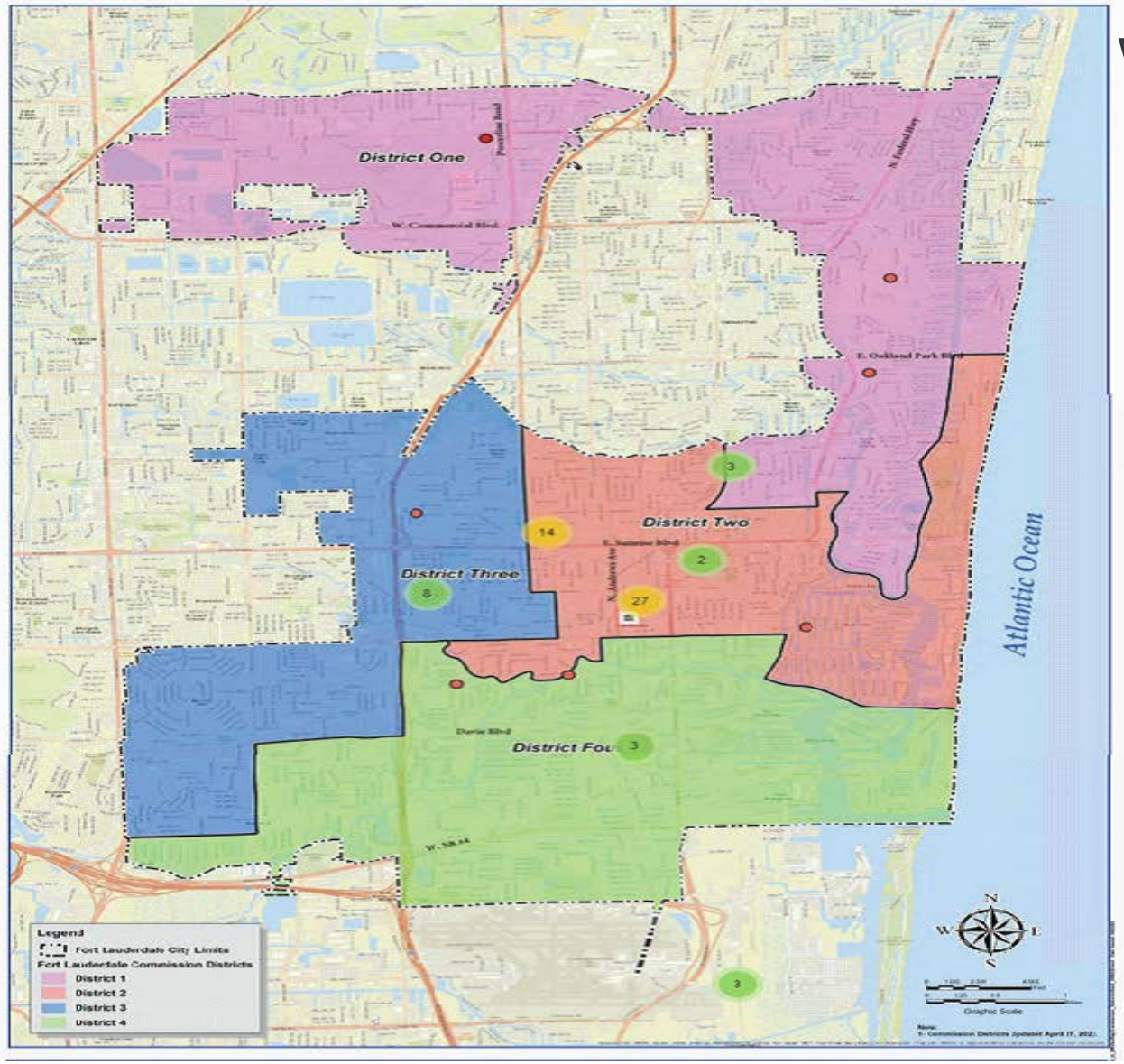
- I admired the concept of a joint governmental facility for the city of Fort Lauderdale and Broward County
- I would love to see City Hall become more of a destination for residents and visitors of Fort Lauderdale alike
- Include a new transit hub
- Building design should be of architectural significance
- High security - no P3 participation
- City Hall should be a net negative building and an example of sustainable development
- Built to withstand ongoing weather problems
- Only essential administrative functions
- Technology/ WiFi in open spaces or parks
- Parking spaces ample enough for both employees and visitors
- Computer access/student connection - Computer kiosks for family & students
- Open and inviting (think Apple, Starbucks stores). Also, think of satellite offices - 1 in each district
- Dedicated senior center
- Rooftop pool deck with DJ and Mediterranean style lounge
- Green building/wall gardens on all areas of the building. LED exterior and art designs on all walls
- Open Air
- Keep the building you already have in place. Improve it.
- Let's explore a mixed-use property with education, workforce and affordable housing, government and nonprofit services, transportation and more to all be easily accessed by residents

*** Preliminary Survey Results (Final results will be posted online)*

**Open text*

WORKSHOP 3 SURVEY DATA

FEBRUARY 6- MARCH 4, 2024 | 73 RESPONSES



Where would you like the new City Hall to be located?

Text Responses:
I'd like to see City Hall remain downtown
Downtown – important to keep govt. in the same area as the County
Federal Court Building
Central downtown is the most practical location
Near original area: access to water, public transportation and library
Close to I-95
Tear down the old building and replace it
In City limits
Away from the busy downtown area

TODAY'S PURPOSE

Share ideas for what amenities should be included in a future City Hall

- For purposes of this discussion, focus on your preferences for the Procurement and Financing of the New City Hall
  - Examples
    - Procurement
      - Design-Bid-Build (Traditional Approach)
      - Design-Build
      - Public-Private Partnership (P3)
      - Construction Management At-Risk
    - Financing
      - General Obligation Bond
      - Revenue Bond
      - Grants based on Specific Features (e.g. Transit Oriented Development)

DATA & INFORMATION

CONSTRUCTION PROJECT DELIVERY METHOD

PROCUREMENT

Project Delivery is a comprehensive process including planning, design and construction required to execute and complete a building facility or other type of project. Choosing a project delivery method is one of the fundamental decisions the owner ("City") make while developing its acquisition strategy.

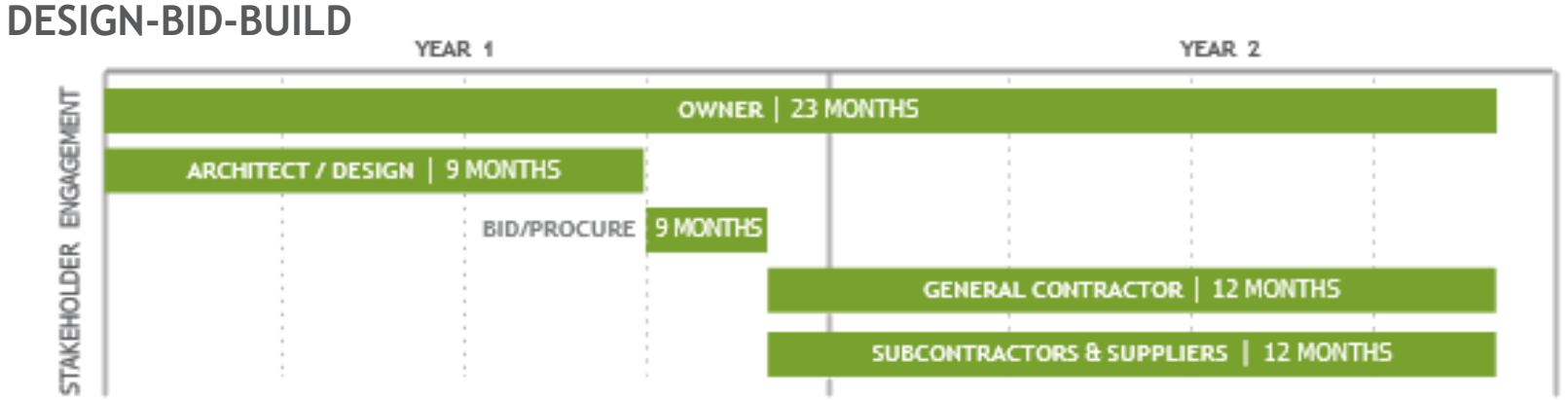
Selecting the Project Delivery System	Deciding on Procurement Method	Contract Price
• Design-Bid-Build (Traditional Approach) • Design-Build • Construction Management At-Risk • Private-Public Partnership (P3)- Innovative Project Deliver (i.e. Design-Build, Finance, Operate, and Maintain)	• Invitation to Bid- Lowest, Responsive, Responsible Bidder • Qualification Based System and/or Best Value (i.e. RFP/ITB or RFQ/RFP) • Request for Qualifications- select CM and ITB to select subcontractors) • Qualification Based System and/or Best Value (i.e. RFQ/RFP or RFP)	• Fixed Price or Lump Sum • Fixed Price/Lump Sum or Negotiated Price • Guaranteed Maximum Price • Target Price/Negotiated Price (Financing)

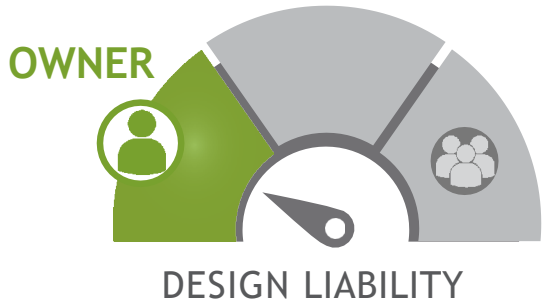
PROJECT **DELIVERY METHODS**

Design-Bid-Build (DBB) – The traditional U.S. project delivery method typically involves three sequential project phases:

- The design phase, which requires the services of a designer who will be the "designer of record" for the project
- The bid phase, when a contractor is selected
- A build or construction phase, when the project is built by the selected (typically low bid) contractor.

This sequence usually leads to a sealed bid, fixed-price contract.





- Three prime players: owner, designer and contractor.
- Two separate contracts: owner to designer and owner to contractor.
- Owner warrants the sufficiency of the plans and specs to the contractor.
- The contractor is responsible to build the project as designed.
- The designer is responsible to design to the professional standard of care.
- Owner is responsible for any "gaps" between the plans and specs and the owner's requirements for performance

PROJECT **DELIVERY METHODS**

Design-Bid-Build (DBB)

PROS

+ **Bidding** – Competitive bidding of work to General Contractor
+ **Clarity of Scope** - Project scope finalized prior to start of construction
+ **Single Bid Package** – A/E prepares one set of bid documents vs. phased "bid packages"

CONS

® **Reduced Quality** - No input during design phase from contractor on alternative materials, equipment, or methods that may save money, improve quality, or save time

® **Delays & Cost Over-runs** - Schedule delays due to redesign when bids come in over budget

® **Change Orders** - If project scope is incomplete or unclear, it may result in adversarial relationships and potential claims

® **Limited Collaboration** - No opportunity to design to a target budget

® **Limited Space for Innovation** - General Contractor has no opportunity to bring solutions that save time and money

® **Lack of Input** - No Owner input for subcontractor selection

® **Increased Time of Delivery** - Total duration of project delivery is typically longer

® **Reduced Opportunity for Savings** - All cost savings accrue to General Contractor; no open book accounting

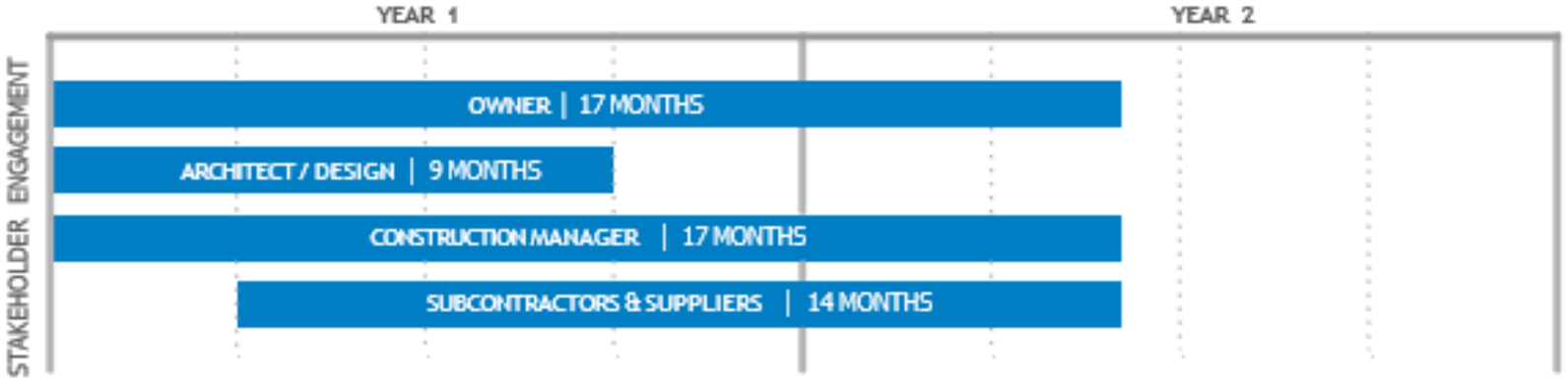
Key Considerations:

- This method is widely applicable, well understood, and has well-established and clearly defined roles for the parties involved.
- The owner has a significant amount of responsibility for the success or failure of the end product, particularly since the facility's features are fully determined and specified prior to selection of the contractor (Owner "owns" the details of the design).
- Process may have a longer duration when compared to other delivery methods since all design work must be completed prior to solicitation of the construction bids.
- The absence of construction input into the project design may limit the effectiveness and constructability of the design. Important design decisions affecting the types of materials specified and the means and methods of construction may be made without appropriate consideration from a construction perspective.
- There is no opportunity for collaboration during the design phase.
- This traditional approach may promote adversarial relationships rather than cooperation and coordination among the contractor, the designer and the owner.

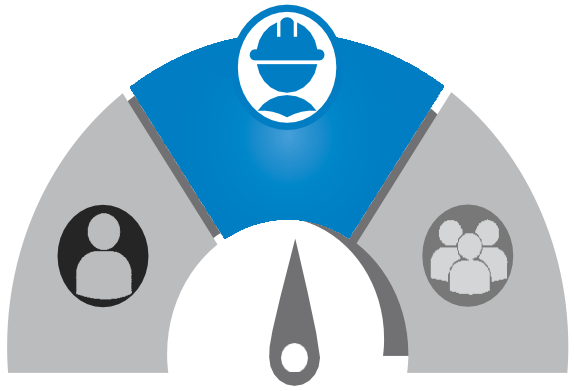
PROJECT **DELIVERY METHODS**

Design-Build (DB) – This method of project delivery includes *one* entity (design-builder) and a *single* contract with the owner to provide both architectural/engineering design services and construction.

DESIGN-BUILD



DESIGN-BUILDER



Design-Build

- Integrated process: overlapped design and construction – typically fast tracked.
- Two prime players: owner and design-build entity.
- One contract – owner to design-builder with single point of responsibility.
- Entity can take on many forms including:
- Integrated design-build firm:
    - Contractor led;
    - Designer led;
    - Joint venture; or
    - Developer led

- The design-builder is responsible to design and construct the project to meet the performance standards set forth by the owner in the contract.
- With respect to any prescriptive designs or specifications, the design-builder is responsible for discovering any inconsistency between the prescriptive requirements and the performance standards and the owner remains responsible for the cost to reconcile the inconsistent standards.

PROJECT **DELIVERY METHODS**

Design-Build (DB)

PROS

+ **Single Source of Responsibility** – One entity isheld accountable for design, cost, schedule, and performance
+ **Relationship with Designer** – The Owner/Designer interface is maintained, while being enhanced by Design-Builder participation
+ **Faster Delivery –** Collaborative project management means work is completed faster with fewer problems
+ **Better Quality –** Design-Builders meet performance needs, not minimum design requirements, often developing innovations to deliver a better project than initially imagined
+ **Cost Savings** – An integrated team is efficient and innovative
+ **Procurement Input** – Owner input on all subcontractor selection
+ **Open Book Accounting** – Savings accrue to Owner or are shared
+ **Decreased Administrative Burden** – Owners can focus on the project rather than managing disparate contracts
+ **Reduced Risk** – Design-Build team assumes additional risk, shifting the risk away from the Owner
+ **Bidding** – Competitive bidding of work to subcontractors
+ **Contract Price** – Contract Price established prior to construction; earliest certainty of price
+ **Bid Packages** – Risk of multiple bid packages carried by Design-Builder

CONS

® **Fewer Qualified Firms** – General Contractors and Construction Managers (CMs) with experience delivering in a D-B-B or CMAR role may lack expertise in D-B delivery

® **Procurement Laws** – When used in the public sector, only permitted by certain Federal Agencies, States or Municipalities

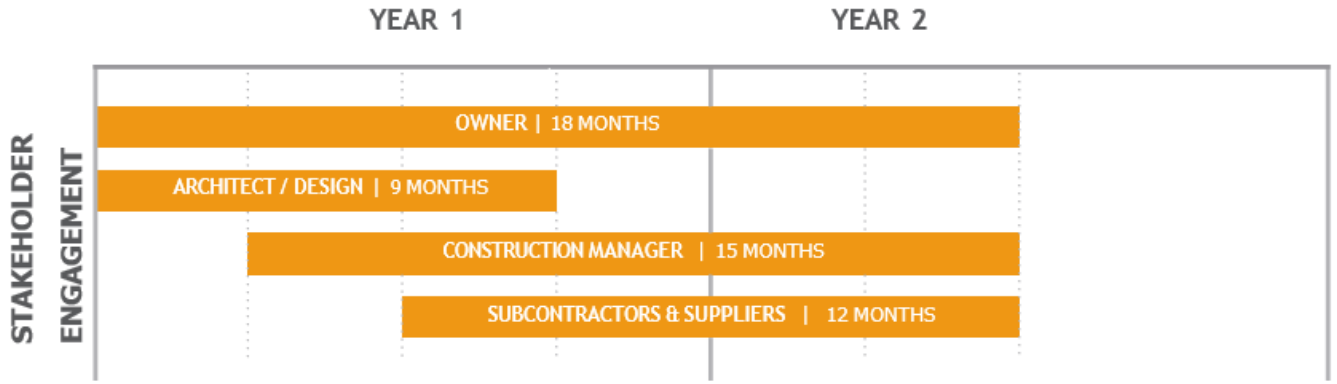
Key Considerations

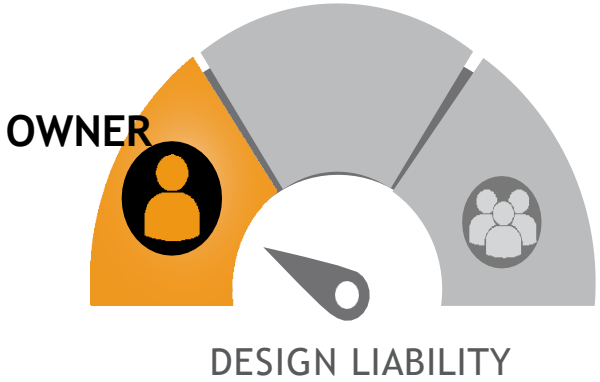
- Cost efficiencies can be achieved since the contractor and designer are working together throughout the entire process:
  - Fewer changes, fewer claims and less litigation.
  - Earlier knowledge of firm costs.
  - Change orders typically limited to owner changes.
- DB can deliver a project more quickly than conventional DBB or CMR.
- Owner can, and should, specify performance requirements in lieu of prescriptive specifications.
- Ability to enhance project coordination.
- Ability to reduce project claims.
- DB team qualifications are essential for project success; owner must be willing to place a heavy emphasis on the qualifications portion of the selection process.
- Owner must be willing to allow the DB team to handle the design details.
- Owner's entire team must make the "mental shift" to a different way to deliver their project.

PROJECT **DELIVERY METHODS**

Construction Management at Risk (CMR) (also called CM at-Risk or CM/GC) – This delivery method entails a commitment by the CMR for construction performance to deliver the project within a defined schedule and price, either a fixed lump sum or a guaranteed maximum price (GMP). The CMR provides construction input to the owner during the design phases and becomes the general contractor during the construction phase.

CONSTRUCTION MANAGER AT RISK





Construction Management at Risk (CMR)

- Three linear phases: design, bid, build or may be fast tracked.
- Three prime players: owner, designer and CM-constructor.
- Two separate contracts: owner to CM-constructor and owner to designer.
- Owner warrants the sufficiency of the plans and specs to the CM-Constructor:
  - Owner is responsible for the "details" of design.
  - Owner is liable for any "gaps" between the plans and specs and the owner's requirements for performance.

PROJECT **DELIVERY METHODS**

Construction Management at Risk (CMR) (also called CM at-Risk or CM/GC)

PROS

+**Open Book Accounting** – Savings accrue to Owner or are shared

+ **Faster Delivery** – Early CM involvement allows for earlier start of construction and schedule compression

+ **Bidding** – Competitive bidding of work to subcontractors

+ **Procurement Input** – Owner input on all subcontractor selections

+ **Financial Certainty** – CM manages project budget throughout design and construction

+ **Highly Collaborative** – Owner, CM and A/E team work collaboratively

+ **Improved Quality** – CM input on alternative materials, equipment or methods that may save money, improve quality or save time

+**Contract Price** – Contract Price based on the defined scope is established prior to construction

CONS

® **Bid Packages** – Includes the use of multiple "bid packages" produced by the design team increasing risk to Owner

® **Fewer Qualified Firms** – GCs with experience delivering projects in a D-B-B role may lack preconstruction and construction management capabilities

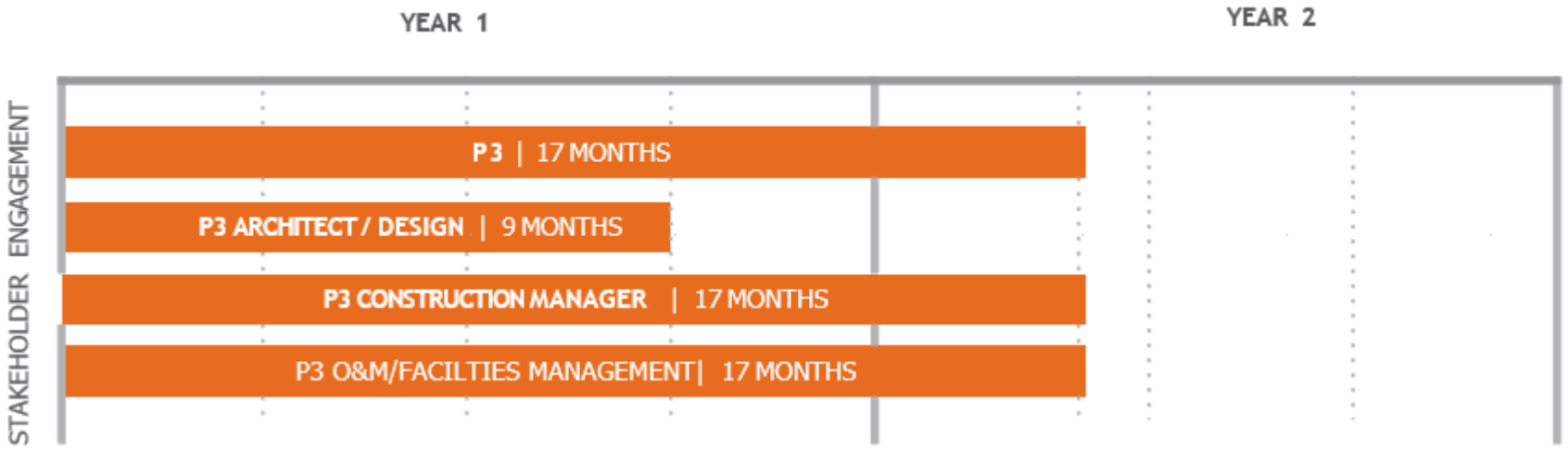
® **Owner Effort** – Requires more owner resources up front

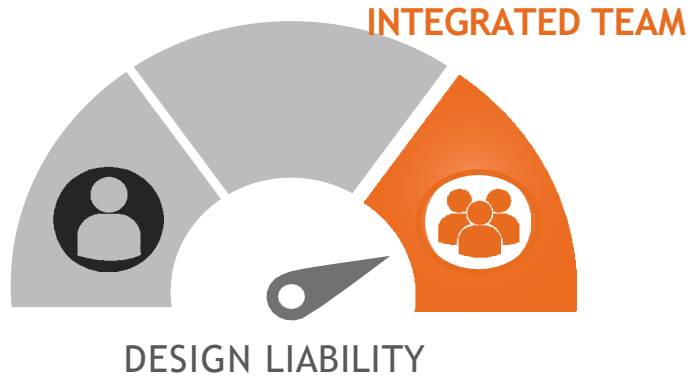
Key Considerations:

- Designer works directly for owner.
- The owner gains the benefit of having the opportunity to incorporate a contractor's perspective and input to planning and design decisions:
  - More professional relationship with contractor.
  - Earlier knowledge of costs.
  - Earlier involvement of constructor expertise.
- Project delivery typically faster than traditional design-bid-build.
- A primary disadvantage in CMR delivery involves the lack of direct contractual relationship between the contractor and designer, placing the owner between those entities for the resolution of project issues:
  - Disagreements regarding construction quality, the completeness of the design, and impacts to schedule and budget may arise.
  - As with the design-bid-build system, adversarial relationships may result.

PROJECT **DELIVERY METHODS**

Public-Private Partnerships (P3) – This delivery method involves an agreement between a public agency and a private sector partner for the design, construction, financing, and often long-term operations and maintenance of one or more infrastructure assets by the private sector partner over a specified term





Public-Private Partnerships (P3)

- A special purpose entity (often referred to as "Concessionaire", "Developer", or "Project Company")
- Two prime players: Special purpose entity and owner
- Concessionaire responsible for the design, construction, financing, and long-term operations and maintenance of the asset.
- Equity is contributed and debt is provided to the Concessionaire
- Although the Concessionaire is the sole counterparty to the public owner, the design, construction, operations and maintenance obligations are typically passed down to two or more key prime contracts:
  - A design-build contractor (sometimes structured as a joint-venture of contractors); and
  - O&M or facilities management services provider

PROJECT **DELIVERY METHODS**

Public-Private Partnerships (P3)

PROS

+Single point of responsibility

+Potential for greater risk transfer to Project Company

+Transfer of design, operation and construction risk to Project Company

+Lower or no initial capital outlay (can be spread over duration of O&M)

+Lower life-cycle costs (relative to D/B)

+Reduced Owner staffing

+Preservation of bonding capacity

+Elimination of 'collection risk' for debt obligations

+Performance based approach to technical requirements and specifications

+Performance based approach to technical requirements and specifications

+Opportunity for the public owner to harness the private sector's expertise and innovation

+ Ensure contractually level of performance of an asset over the term of the agreement

CONS

® **Fewer Qualified Firms** – Fewer firms have delivered projects via P3s

® Highly complex procurement process

® Decreased Owner control of design and operations

® High level of Owner oversight

® Potential decreased competition

® Potential lack of public support with P3 ventures

® Higher cost of capital

® Reduction in flexibility for project and site

® Rarely used delivery method

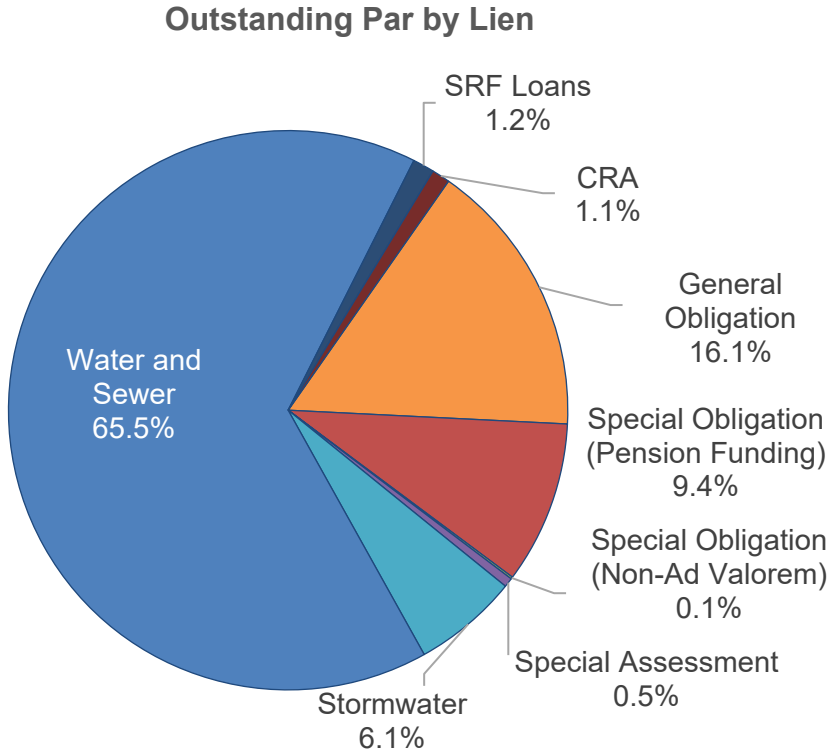
Key Considerations:

- Efficient Risk Transfer
- Accelerated and On-time Delivery
- Financial Benefits
- Lifecycle Benefits- Operations and Maintenance scope can maximize lifecycle efficiencies

- Risk Allocation to P3 contractor
  - Design Risks
  - Construction Risks
  - Availability Risks
  - Demand Risks
  - O&M Risks
  - Residual Value Risk
  - Financing Risk

SUMMARY OF EXISTING BOND PORTFOLIO

Lien	Par Outstanding	Bond Ratings		
	As of 10/1/2023	S&P	Moody's	Fitch
General Obligation	233,890,000	AAA	Aa1	-
Special Obligation (Pension Funding)	136,855,000	AAA	Aa2	-
Special Obligation (Non-Ad Valorem)	1,713,000	-	-	-
Special Assessment	7,735,000	-	-	-
Community Redevelopment Agency	15,329,000	-	-	-
General Government Debt	**$395,522,000**			
Stormwater	88,485,000	AAA	Aa2	-
Water and Sewer	953,835,000	AA+	Aa1	-
SRF Loans	18,094,762	-	-	-
Enterprise Debt	**$1,060,414,762**			
Total Debt Outstanding	**$1,455,936,762**			



Excludes the Special Obligation Line of Credit ($45.5MM), Stormwater WIFIA Loan ($119MM), and capital leases

WHAT TYPES OF BONDS ARE THERE?

- **Municipal Bonds** are debt securities issued by states, cities, counties and other government entities

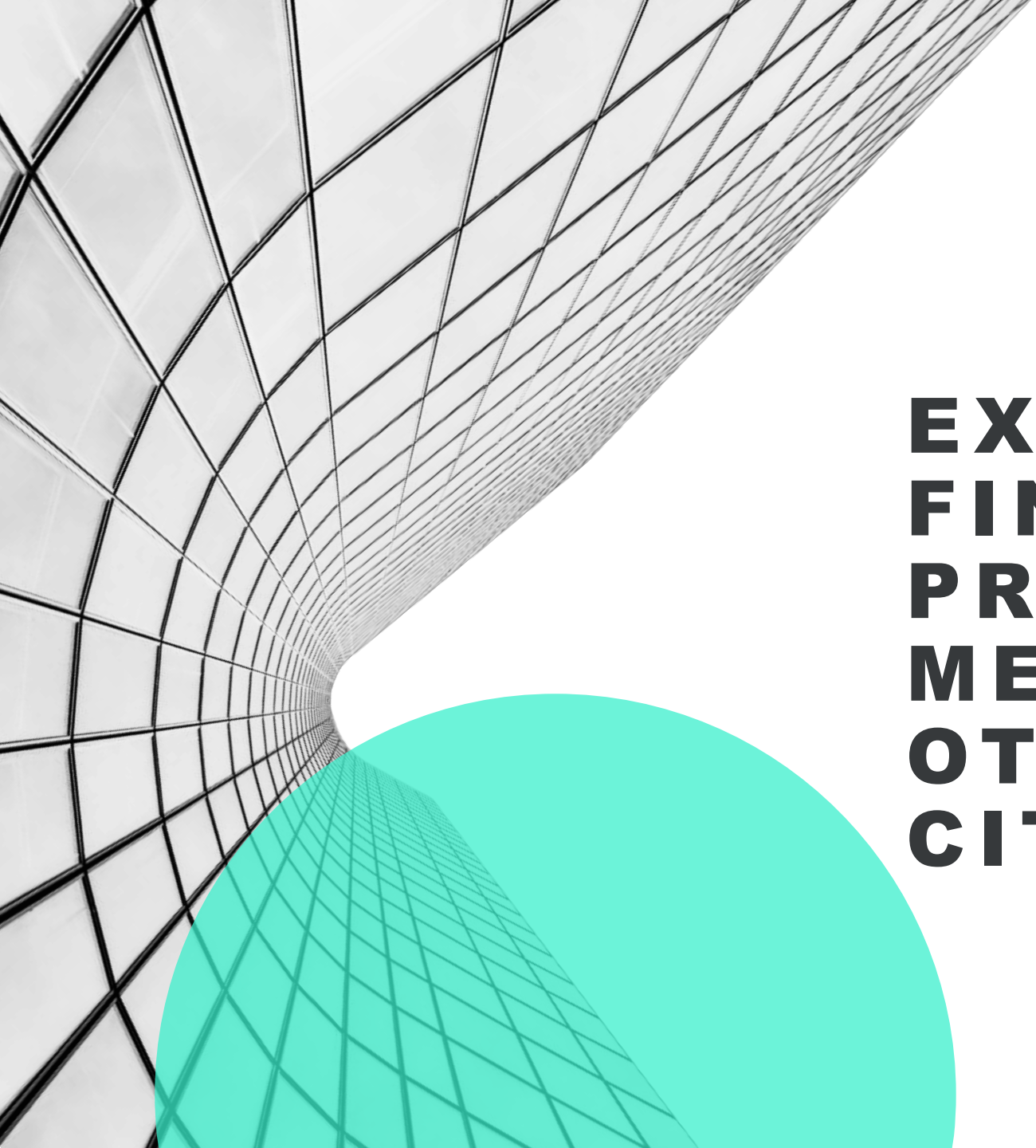
  - **General Obligation Bonds** are bonds backed by the full faith and credit of the issuer, which has the power to tax residents to pay bondholders (require voter referendum in Florida)
  - **Revenue Bonds** are bonds that are backed by revenues from a specific project or source, such as sales tax, gas tax, utility revenues, tolls, etc.
  - **Conduit Bonds** are issued by governments on behalf of private entities such as non-profit colleges or hospitals -- these “conduit” borrowers agree to repay the issuer who in turn pays the interest and principal on the bonds
  - **Certificates of Participation** are a type of financing vehicle that leverages the asset, and the repayment is subject to annual appropriation

ALTERNATIVE FUNDING

- **Alternative Delivery** structures may be another useful in advancing the plan
  - **Public-Private Partnerships (“PPP”)** is a method of combining private-sector expertise and speed of delivery with public-sector functions
  - **Transit Oriented Development (“TOD”)** is a competitive grant program that promotes a mix of commercial, residential, office and entertainment uses centered around or located near a transit station.
  - **Transportation Infrastructure Finance and Innovation Act (“TIFIA”)** is a competitive FTA program that provides credit assistance for qualified projects of regional and national significance. Many large-scale, surface transportation projects - highway, transit, railroad, intermodal freight, and port access - are eligible for assistance.

DEVELOPING A PLAN OF FINANCE

- **The Plan of Finance** will be largely dependent on the different components included in the comprehensive redevelopment plan
  - **Financing** will be structured utilizing the City's strong credit ratings and access to the capital markets at favorable interest rates.
  - **Alternative structures and financing additives** will be considered to further reduce the cost of funding, promote innovation, and accelerate the project.
  - **Recent Examples** of City financed projects include:
    - Parks Projects (General Obligation Bonds)
    - Police Headquarters (General Obligation and Special Obligation Bonds)
    - Stormwater Treatment Projects (Special Assessment Bonds)
    - Water Treatment Plant (Water and Sewer Revenue Bonds and PPP)
  - **Recent Examples** of master planned redevelopments in Florida include:
    - Port St. Lucie City Center Master Plan: Considering large-scale development of its "City Center," analyzing site suitability for multi-family residential (for-rent and for-sale), retail, office and hotel
    - Vero Beach Three Corners Project: 17 acres of waterfront property on one of three adjacent parcels subject to redevelopment. City to proposing redevelopment of the site inclusive of a hotel, waterfront retail space, marina slips and parks and recreation space

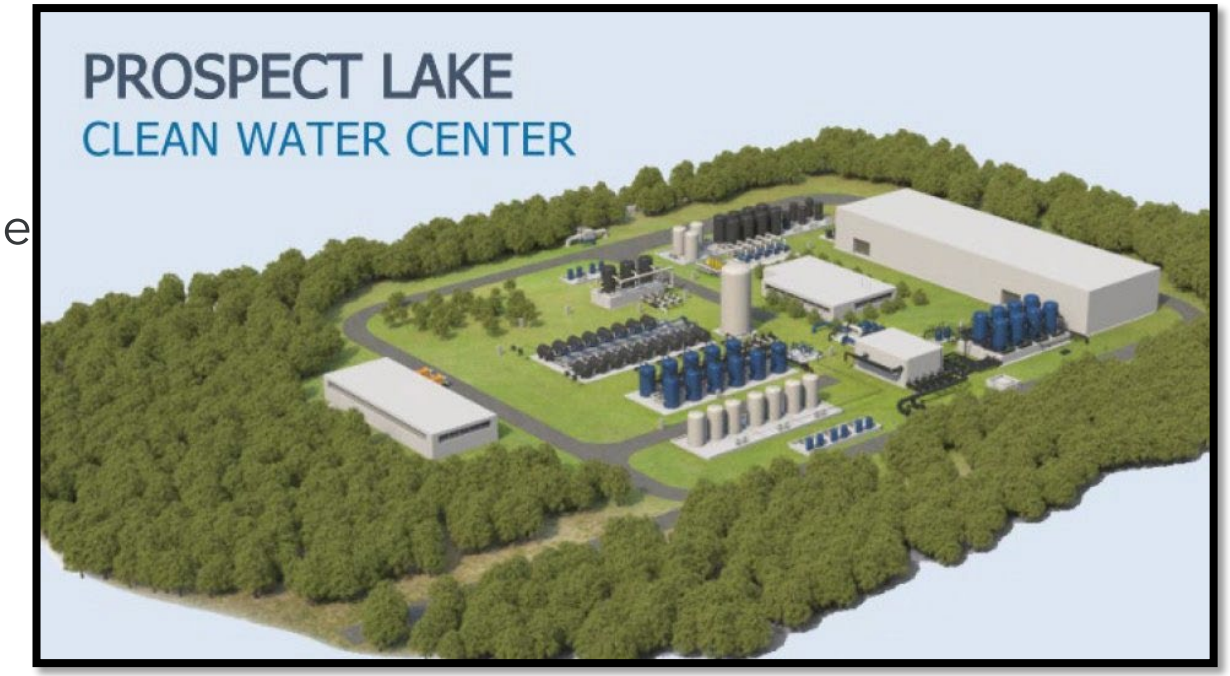


EXAMPLE OF FINANCING AND PROCUREMENT METHODS FOR OTHER LARGE CITY PROJECTS

FINANCING/PROCUREMENT METHODS FOR OTHER CITY PROJECTS

Prospect Lake Clean Water Treatment Center

Prospect Lake Clean Water Center is a water treatment plant that will supply the majority of the fresh water for the City of Fort Lauderdale



- **Funding Mechanisms**
  - Water & Sewer Revenue Bonds -$343.8M *
  - Subordinate Note - $121M upon plant commissioning
  - 30-year availability-based contract
- **Timeline**
  - **March 2022** – City Commission approves proposal from the Project Team
  - **February 2023** – City Commission adopted a resolution authorizing the execution of a comprehensive agreement for the development, construction, and operation of the Prospect Lake Clean Water
  - **January 2024** – Groundbreaking
  - **2026** – Expected Completion

*Excludes $167.3M issued for the Enabling Works Project

FINANCING/PROCUREMENT METHODS FOR OTHER CITY PROJECTS

Police Headquarters

- **Funding Mechanisms**
  - General Obligation (GO) Bond - $100M
    - Voter Approved Debt
    - FY 2024 Debt Millage - 0.0928 (~$46/year for a single-family home with a $500K Taxable Value)
  - Revenue Bond - $45.5M
- **Timeline**
  - **March 2019** – GO Bond Approved by Voters
  - **August 2020** – City Commission approved an Agreement for Engineering Design Services of the new Police Headquarters
  - **January 2021** – Final ranking of firms for the Construction Manager At Risk Services
  - **August 2022** – City Commission approved the Site Plan which included a 3-story (48-foot high) 191,000 square foot police facility and parking garage along with an indoor firearms range
  - **March 2023** – Construction Manager at Risk Agreement Finalized
  - **June 2023** – Groundbreaking
  - **Early 2025** – Expected Completion

DIRECTIONS FOR BREAKOUT SESSION

- Join your group by the table number you were given during registration
- Provide feedback on your preferences for the Procurement and Financing of the New City Hall

  Examples:

  - Procurement
    - Design-Bid-Build (Traditional Approach)
    - Design-Build
    - Public-Private Partnership (P3)
    - Construction Management At-Risk
  - Financing
    - General Obligation Bond
    - Revenue Bond
    - Grants based on Specific Features (e.g. Transit Oriented Development)
- Select a spokesperson to report back on your table's thoughts after 10 minutes of table discussion

WRAP UP & NEXT STEPS

- The next workshop will focus on the Finance and Procurement Process for the future City Hall.
- We encourage you to engage more by going to the website **ftlcity.info/rch**, where all summaries will be located and follow us on Facebook.
- We encourage you to share the website with your neighbors to take the newest survey.

Thank you for your participation!

WORKSHOP 4 SURVEY QUESTIONS

1. **Rank how would you like the City to finance the design and construction of a new City Hall.**
   - General Obligation Bond (New, separate debt millage)
   - Revenue Bond (Increase in millage rate)
   - Public Private Partnership
   - Other
2. **How much would you be willing to pay annually to support a new City Hall (Based on the median $500,000 taxable value of a single-family home?**
   - $0
   - Approximately $93 per year ($150 million bond)
   - Approximately $155 per year ($250 million bond)
   - Approximately $216 per year ($350 million bond)

WORKSHOP 4 SURVEY QUESTIONS

3. **Rank the importance of the following considerations in the procurement process.**
   - Overall project timing, including procurement and contract execution
   - Maintaining public ownership of the land and building
   - Having a transparent, fair and competitive solicitation process

4. **Rank the importance of the following considerations in the financing of the building.**
   - Speed of construction completion
   - Total cost of financing
   - Maintaining public ownership of the land and building
   - Intergenerational equity, paying for City Hall over a term equal to its useful life

WORKSHOP 4 SURVEY QUESTIONS

5. **When developing the financing for City Hall, how should cost be weighed against other feedback received on amenities and design features?**
   - Cost is not important; the building should be iconic and revolutionize how residents interact with City Hall.
   - Balance the cost with the needs expressed by the community and the City leadership.
   - Cost is extremely important; the building should be as economical as possible.

6. **Is there anything else that you would like to share?**

FEEDBACK & QUESTIONS

Fort Lauderdale PFAS Litigation Update

THE FERRARO LAW FIRM

James Ferraro, Jr., Esq.

March 4, 2024

Timeline of Fort Lauderdale's PFAS Litigation

- August 22, 2023 – Commission passed a Resolution to hire The Ferraro Law Firm as Special Counsel to pursue claims in the PFAS Litigation
- November 6, 2023 – PFAS Complaint Filed in MDL 2873 against 32 Defendants (including 3M and DuPont)
  - Claims for drinking water, property damage, and wastewater treatment
- February 12, 2024 – PFAS Plaintiff Fact Sheet Filed in MDL 2873
- Numerous meetings and correspondence to gather data and information including, but not limited to:
  - Fort Lauderdale's water treatment infrastructure
  - Flow rates
  - PFAS test results

DuPont and 3M PWS Drinking Water Settlements

- DuPont Settlement
  - $1.185 billion for affected Public Water Systems ("PWS")
- 3M Settlement
  - $10.5 billion - $12.5 billion for affected PWS
- Who is covered under these two settlements?
  - Any PWS with a PFAS detection (even 1 ppt)
- Only cover drinking water claims

3M Public Water Provider Settlement
Estimated Allocation Range Table

Each cell in the Table represents an estimated allocation *PER IMPACTED WATER SOURCE (per groundwater well or surface water source).* The Settlement Class consists of Public Water Systems, which may and often do have multiple wells or water sources, each of which would be calculated individually and added up to arrive at the total.

IMPACTED WATER SOURCE
means a Water Source that has a Qualifying Test Result showing a Measurable Concentration of PFAS.
See the Settlement Agreement for defined terms.

		Adjusted Flow Rate (gpm)										
	0	100	250	500	1,000	1,500	5,000	10,000	25,000	50,000	100,000	300,000
	2	$36,240	$70,013	$115,244	$189,694	$253,898	$603,369	$993,106	$1,918,881	$3,157,910	$5,196,296	$11,436,561
PFAS SCORE	4	$145,785	$281,723	$463,713	$763,253	$1,021,550	$2,427,216	$3,994,261	$7,714,149	$12,687,352	$20,855,641	$45,758,953
	10	$148,252	$286,489	$471,559	$776,166	$1,038,832	$2,468,269	$4,061,800	$7,844,507	$12,901,569	$21,207,290	$46,527,259
	50	$164,724	$318,320	$523,950	$862,394	$1,154,236	$2,742,397	$4,512,775	$8,714,863	$14,331,681	$23,554,481	$51,652,815
	100	$185,313	$358,108	$589,437	$970,176	$1,298,484	$3,085,022	$5,076,399	$9,802,456	$16,118,368	$26,485,901	$58,047,466
	250	$247,082	$477,467	$785,890	$1,293,499	$1,731,188	$4,112,663	$6,766,639	$13,062,886	$21,472,088	$35,263,074	$77,149,868
	500	$350,027	$676,390	$1,113,285	$1,832,294	$2,452,225	$5,824,623	$9,581,606	$18,489,120	$30,373,873	$49,834,987	$108,717,963*
	750	$452,968	$875,299	$1,440,643	$2,370,993	$3,173,089	$7,535,613	$12,393,952	$23,905,608	$39,249,406	$64,336,461*	$139,954,105*
	1000	$555,906	$1,074,195	$1,767,967	$2,909,596	$3,893,781	$9,245,635	$15,203,680	$29,312,376	$48,098,804*	$78,768,005*	$170,863,503*

*While the available data has not revealed any Impacted Water Source with the values in the shaded cells, and any such Impacted Water Source would be an anomaly, the Table is designed to account for and estimate any scenario that could occur as a result of the Allocation Procedures.

Overview of Current Water Treatment System

- Two Water Treatment Plants
  - Fiveash (35 MGD)
  - Peele Dixie (6 MGD)
- 37 Biscayne Aquifer wells
  - Prospect Wellfield (29 wells)
  - Country Club Wellfield (8 wells)
- George T. Lohmeyer Wastewater Treatment Plant
- Estimated Settlement Awards

Prospect Lake Clean Water Center

- State-of-the-art nanofiltration and ion exchange water treatment plant
- Capable of treating 50 MGD
- $666M million facility financed with a $543M bond
- January 19, 2023 – Prospect Lake Clean Water Treatment Plant Groundbreaking
  - Commissioner John Herbst's comments regarding PFAS
- Excellent timing with respect to PFAS regulations

Points to Consider

- Settlements are not perfect (at least for some)
  - Total US PFAS liabilities may be half a trillion dollars (per wall street sources)
  - Seek any available federal or state funds
- What these settlements do NOT cover
  - Wastewater and stormwater treatment
  - Property damage claims (e.g., remediation at fire training facilities or airports)
- Several Defendants (and claims) aside from 3M and DuPont remain
  - Other settlements anticipated

Contact Information

James Ferraro, Jr.
Email: james@ferrarolaw.com
Phone: (305) 375-0111

THE FERRARO LAW FIRM

Water & Sewer Bond Expenditures Summary
as of 02/22/2024

Bond Funded Projects by Category	Budget	Actuals	% Spent to Date	Commitments	Encumbrances	Remaining Balance
Finance	23,595,311	21,718,750	92%	-	1,030,942	845,619
Fiveash Upgrades	24,194,845	10,499,296	43%	1,948,288	4,576,660	7,170,600
GTL Upgrades	15,527,725	299,660	2%	12,796,673	2,293,073	157,815
I&I	17,303,547	15,132,831	87%	181,123	120,827	1,868,766
Master Plan/Report	2,109,625	1,176,023	56%	299,455	447,789	186,357
Peele Dixie Upgrades	163,133	97,125	60%	-	-	66,008
Sewer Basin	1,821,149	1,376,157	76%	103,775	29	341,189
Sewer Force main	187,920,548	82,808,549	44%	1,850,148	87,371,078	16,006,005
Watermain	20,732,832	20,146,185	97%	-	214,840	371,807
Grand Total	**293,368,715**	**153,254,577**	**52%**	**17,179,462**	**96,055,238**	**27,014,166**

Index Code / Project Title	Category	Project Status	Budget	Actuals	% Spent to Date	Commitments	Encumbrances	Remaining Balance
FD495.01 WATER & SEWER MASTER PLAN 2017	Finance	Implementation	21,611,457	19,856,235	92%	0	997,193	758,028.89
FD496.01 WATER & SEWER REGIONAL MASTER PLAN 2017	Finance	Implementation	1,983,854	1,862,515	94%	0	33,749	87,590.00
P10814.495 CENTRAL NEW RIVER W/MAIN RIVER CROSSING	Watermain	Construction	1,364,926	989,461	72%	0	214,840	160,624.39
P10850.495 VICTORIA PARK A NORTH-SMALL WATERMAINS	Watermain	Warranty	4,435,773	4,434,668	100%	0	0	1,105.05
P11080.495 PORT CONDO SMALL WATER MAIN IMPROVEMENTS	Watermain	Close-Out	932,320	915,442	98%	0	0	16,878.15
P11563.495 VICTORIA PARK SEWER BASIN A-19 REHAB	I&I	Design	5,832,153	5,783,483	99%	53,558	6	-4,894.59
P11566.495 RIO VISTA SEWER BASIN D-43 REHAB	I&I	Design	4,268,936	4,268,921	100%	0	14	0.92
P11589.495 FIVEASH WTP DISINFECTION IMPROVEMENTS	Fiveash Upgrades	Construction	15,915,533	2,485,550	16%	1,948,288	4,545,959	6,935,735.20
P11887.495 NW SECOND AVE TANK RESTORATION	Fiveash Upgrades	Construction	40,000	-	0%	0	0	40,000.00
P11901.495 VICTORIA PK STH SM WATERMAINS IMPROVEMNT	Watermain	Warranty	5,149,658	5,142,772	100%	0	0	6,886.20
P11991.495 DOWNTOWN SEWER BASIN PS A-7 REHABILITION	I&I	Design	2,000,000	296,204	15%	127,565	0	1,576,230.78
P12049.495 FLAGLER HEIGHTS SWR BASIN A-21 LATERALS	I&I	Construction	1,318,983	900,760	68%	0	120,794	297,429.07
P12055.495 BASIN A-18 SANITARY SWR COLL SYSTM REHAB	I&I	Design	3,883,475	3,883,462	100%	0	13	0.00
P12133.495 PUMP STN A-13 REDIRECTION E OF FEDERAL	Sewer Force main	Complete	478,014	478,014	100%	0	0	0.00
P12180.495 CROISSANT PARK SMALL WATER MAINS	Watermain	Complete	2,822,718	2,822,718	100%	0	0	0.00
P12184.495 DAVIE BLVD 18" WM ABAN I-95 TO SW 9 AVE	Watermain	Hold	297,692	297,692	100%	0	0	0.00
P12202.495 LIFT STATN D-11 FLOW ANALYSIS & REDESIGN	Sewer Basin	Complete	1,224,358	1,224,358	100%	0	0	0.00
P12319.495 EMERG REPAIR 30" FM - REPUMP TO GTL WWTP	Sewer Force main	Complete	2,697,299	2,697,299	100%	0	0	0.00
P12352.495 S MIDDLE RIVER FORCE MAIN RIVER CROSSING	Sewer Force main	Finance	609,000	609,000	100%	0	0	0.00
P12367.495 ASSET MANAGEMENT & CMOM PROGRAMS	Master Plan/Report	Project Initiation Planning	-	-	-	0	0	0.00
P12367.496 ASSET MANAGEMENT & CMOM PROGRAMS	Master Plan/Report	Project Initiation Planning	-	-	-	0	0	0.00
P12368.495 SEWER CAPACITY ANLY FOR GRAVITY & FM	Master Plan/Report	Project Initiation Planning	-	-	-	0	0	0.00
P12368.496 SEWER CAPACITY ANLY FOR GRAVITY & FM	Master Plan/Report	Project Initiation Planning	-	-	-	0	0	0.00
P12375.495 PROG MGMT OF CONSENT ORDER PROJECTS	Master Plan/Report	Project Initiation Planning	1,462,500	1,014,694	69%	0	445,511	2,294.82
P12375.496 PROG MGMT OF CONSENT ORDER PROJECTS	Master Plan/Report	Project Initiation Planning	115,000	112,491	98%	0	2,279	230.22
P12383.495 NE 25TH AVE FORCE MAIN REPLACEMENT	Sewer Force main	Design	12,889,764	-	0%	368,076	6,188,642	6,333,046.50
P12383.496 NE 25TH AVE FORCE MAIN REPLACEMENT	Sewer Force main	Design	5,642,266	556,822	10%	186,316	4,899,127	0.27
P12384.496 NE 38TH ST 42" FM & NE 19TH AV 24" FM	Sewer Force main	Project Initiation Planning	31,189,144	694,875	2%	1,266,701	28,536,824	690,743.76
P12385.496 SE 10TH AV 48" FM REPL & 36" BYPASS	Sewer Force main	Cancelled	18,326	18,326	100%	0	0	0.00
P12386.496 54" FM RPL SE 9TH/10TH AV & NEW PARALLEL	Sewer Force main	Cancelled	6,072	6,072	100%	0	0	0.00

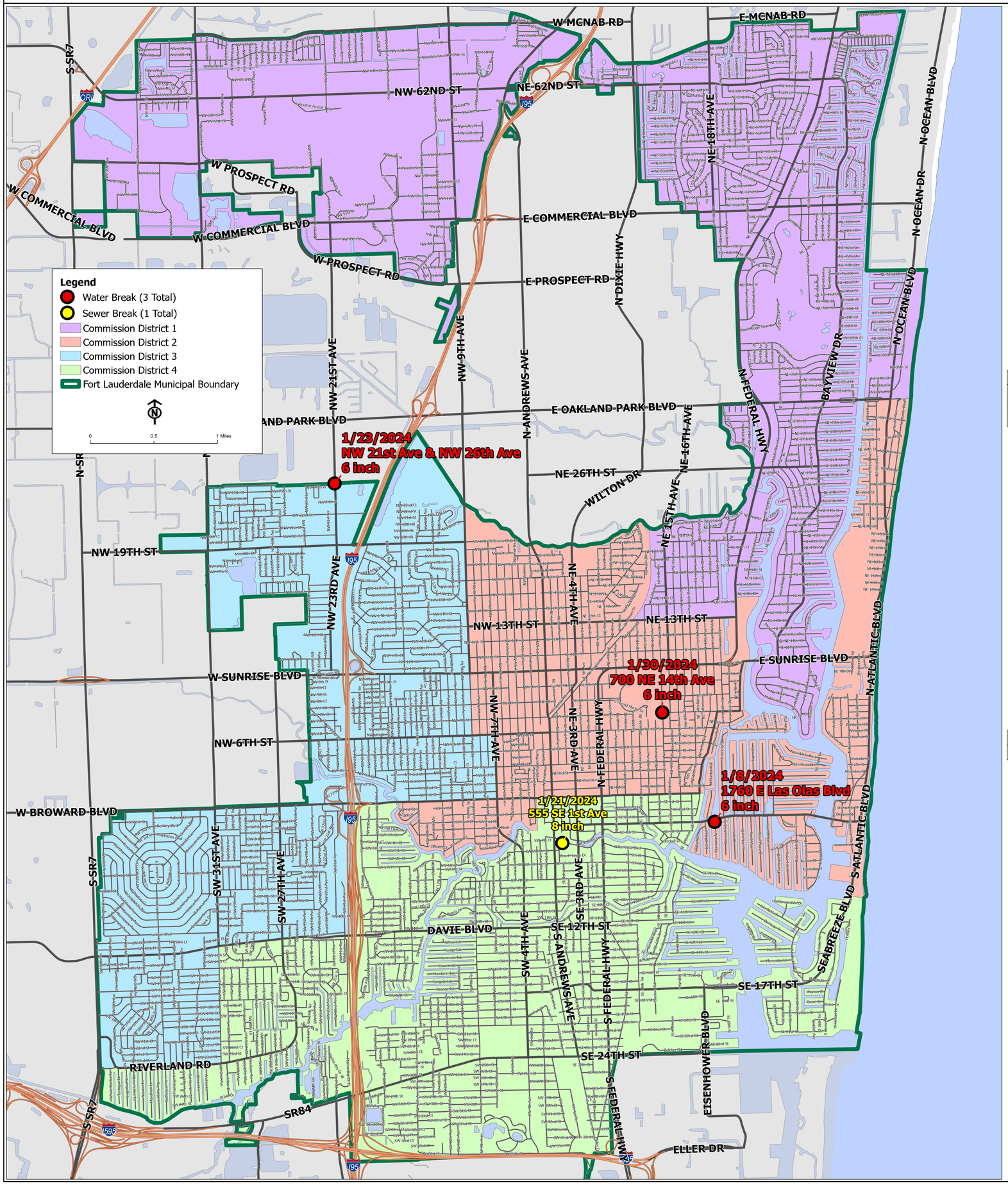
Index Code / Project Title	Category	Project Status	Budget	Actuals	% Spent to Date	Commitments	Encumbrances	Remaining Balance
P12387.496 EFFLUENT MAIN REHABILITATION	Sewer Force main	Design	49,274,618	679,359	1%	0	46,221,058	2,374,200.89
P12388.495 NE 13TH ST 24" FORCE MAIN REPLACEMENT	Sewer Force main	Warranty	3,313,090	3,025,556	91%	0	0	287,533.79
P12389.495 18" FM RPL ACROSS NEW RVR FRM 9TH/ BIRCH	Sewer Force main	Complete	2,112,550	2,105,749	100%	0	0	6,800.66
P12390.495 16" FM ALONG LAS OLAS BLVD PHASE 2	Sewer Force main	Complete	2,410,943	2,410,943	100%	0	0	0.00
P12391.495 BERMUDA RIVIERA SML WTRMN IMPROVEMENTS	Watermain	Complete	4,424,433	4,424,433	100%	0	0	0.00
P12393.495 FIVEASH ELEC SYSTM REPLACEMENT (2015-20)	Fiveash Upgrades	Design	256,828	28,188	11%	0	0	228,639.50
P12395.495 PEELE DIXIE ELECTRICAL STUDIES	Peele Dixie Upgrades	Master Plan & Report	63,133	63,133	100%	0	0	0.00
P12396.495 PEELE DIXIE SURGE PROTECTION UPGRADES	Peele Dixie Upgrades	Construction	100,000	33,992	34%	0	0	66,008.18
P12399.495 FIVEASH WTP PCCP REPLACEMENT	Fiveash Upgrades	Complete	33,511	30,379	91%	0	0	3,132.00
P12400.495 PROSPECT WELLFIELD ELC STUDIES & TESTING	Master Plan/Report	Project Initiation Planning	185,000	1,168	1%	0	0	183,832.00
P12402.495 PEELE DIXIE WELLFIELD ELC STUD & TESTING	Master Plan/Report	Complete	47,670	47,670	100%	0	0	0.00
P12404.495 EXCAVATE & DISPOSE OF DRY LIME SLUDGE	Fiveash Upgrades	Warranty	4,228,973	4,228,973	100%	0	0	0.00
P12406.496 REDUNDANT FORCE MAIN FROM B-REPUMP	Sewer Force main	Cancelled	10,377	10,377	100%	0	0	0.00
P12407.495 SUBACQUEOUS FM CROSSING REINSTATEMENT	Sewer Force main	Cancelled	-	-	-	0	0	0.00
P12410.495 PUMP STATION C-1 REPLACEMENT	Sewer Force main	Project Initiation Planning	620,000	39,935	6%	0	0	580,065.00
P12412.495 PUMP STATIONS A-16 UPGRADE	Sewer Force main	Construction	3,000,000	2,159,097	72%	0	894,698	-53,795.00
P12413.495 FM FROM PUMP STN D-35 TO D-36 UPSIZE	Sewer Force main	Complete	517,445	517,445	100%	0	0	0.00
P12414.495 GRAVITY PIPE IMPV TO DWNTWN COL SYSTM	Sewer Force main	Hold	3,335,370	193,227	6%	0	0	3,142,143.10
P12415.495 PUMP STATION A-7 UPGRADE	Sewer Force main	Close-Out	2,396,575	2,396,575	100%	0	0	0.00
P12418.495 WTR & W/WTR D & C SYSTEM MAPPING	Master Plan/Report	Project Initiation Planning	-	-	-	0	0	0.00
P12419.495 FORCE MAIN ASSESSMENT	Master Plan/Report	Complete	-	-	-	0	0	0.00
P12419.496 FORCE MAIN ASSESSMENT	Master Plan/Report	Complete	-	-	-	0	0	0.00
P12456.495 SEWER BASIN D-40 REHAB	Sewer Basin	Design	169,237	65,031	38%	103,775	29	402.74
P12463.495 CORAL SHORES SML WATERMAIN IMPROVEMENTS	Watermain	Warranty	1,118,998	1,118,998	100%	0	0	0.00
P12485.495 FIVEASH WTP FILTERS REHABILIATION	Fiveash Upgrades	Construction	3,720,000	3,726,205	100%	0	30,701	-36,906.31
P12528.496 GTL CHLORINE FLASH MIX REMODEL	GTL Upgrades	Construction	1,527,725	17,202	1%	0	1,510,340	183.48
P12529.496 EFFLUENT PMP STNBY GENERATOR & ADMIN BLD	GTL Upgrades	Design	14,000,000	282,458	2%	12,796,673	782,733	157,631.54
P12566.496 REDUNDANT SEWER FM NORTH TO GTL WWTP	Sewer Force main	Complete	25,225,638	25,203,118	100%	0	0	22,519.86
P12567.496 REDUNDANT SEWER FM SOUTH TO GTL WWTP	Sewer Force main	Close-Out	33,722,015	33,722,015	100%	0	0	0.00
P12569.495 NE 5TH STREET FORCE MAIN IMPROVEMENT	Sewer Force main	Complete	1,928,910	1,928,910	100%	0	0	0.00
P12570.495 36TH STREET FORCE MAIN IMPROVEMENT	Watermain	Complete	-	-	-	0	0	0.00
P12605.495 NEW PUMPING STATION FLAGLER VILLAGE A-24	Sewer Force main	Construction	681,244	634,371	93%	0	90,619	2,378.69
P12608.495 TRIPLEX PUMPING STATION FLAGLER VILLAGE A-24	Sewer Force main	Design	502,013	113,789	23%	29,055	160,802	267,475.03
P12618.495 DOLPHIN ISLES B-14 SEWER BASIN REHAB	Sewer Basin	Project Initiation Planning	427,555	86,769	20%	0	0	340,785.88
P12619.495 BAYVIEW DR 16" FM TO PUMP STATION B-14	Sewer Force main	Design	2,530,000	95,579	4%	0	81,528	2,352,892.47
P12620.495 LAS OLAS MARINA PUMP STATION D-31	Sewer Force main	Construction	2,500,000	2,202,221	88%	0	297,779	0.00
P12628.495 INTERLOCAL AGREEMENT WITH POMPANO BEACH	Master Plan/Report	Project Initiation Planning	299,455	-	0%	299,455	0	0.00
P12731.495 GRAVITY SWR RPR BAYVIEW FRM 36 TO 40 ST	Sewer Force main	Warranty	309,875	309,875	100%	0	0	0.00
P12803.495 POINSETTIA DR SMALL WATERMAIN IMPROVEMENTS	Watermain	Project Initiation Planning	186,313	-	0%	0	0	186,313.31
Totals			**293,368,715**	**153,254,577**	**52%**	**17,179,462**	**96,055,238**	**27,014,166.44**

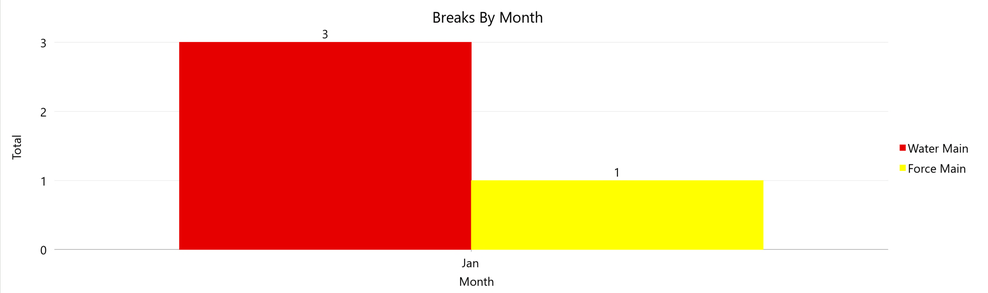
The commitment column is a new field in the City's Financial system and is used for the be bid purchase orders that are necessary for our consultants and construction contracts as well as Purchase Orders that are currently in process of being executed

FY 2024 Water & Sewer Expansion Impact Fees
February 22, 2024

FY 2023 (Revenue (Posted as of 02.22.24)	Fiscal Month 1 (Oct. 2023)	Fiscal Month 2 (Nov. 2023)	Fiscal Month 3 (Dec. 2023)	Fiscal Month 4 (Jan. 2024)	Fiscal Month 5 (Feb. 2024)	Fiscal Month 6 (Mar. 2024)	Fiscal Month 7 (Apr. 2024)	Fiscal Month 8 (May 2024)	Fiscal Month 9 (June 2024)	Fiscal Month 10 (July 2024)	Fiscal Month 11 (August 2023)	Fiscal Month 12 (September 2024)	Year-to-Date Total
FD452.01 WATER EXPANSION/ IMPACT FEE CONSTRUCTION	**111,246**	**60,180**	**40,608**	**28,305**	**53,814**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**294,152**
324-210 (B251) W&S IMPACT FEES - RESIDENTIAL	13,839	9,885	9,885	20,759	33,609								87,977
324-220 (B252) W&S IMPACT FEES - COMMERCIAL	97,407	50,295	30,723	7,546	20,205								206,175
FD453.01 SEWER EXPANSION/ IMPACT FEE CONSTRUCTION	**115,547**	**57,471**	**38,780**	**27,031**	**51,391**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**290,219**
324-210 (B251) W&S IMPACT FEES - RESIDENTIAL	13,216	9,440	9,440	19,824	32,096								84,016
324-220 (B252) W&S IMPACT FEES - COMMERCIAL	102,331	48,031	29,340	7,207	19,295								206,203
324-220 (N963) IMPACT FEES - SEWER													-
TOTAL	**226,793**	**117,651**	**79,387.10**	**55,336**	**105,205**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**584,371**

Water Distribution And Force Main Breaks From January 1 Through January 31, 2024





Water Distribution Breaks

Date of Break/PBWN	Q-Alert	Address	Type	Size	Material	Cause	PBWN Issued?	Impacted Properties
1/8/2024	1152115	1760 E Las Olas Blvd	Water Main	6 inch		EMERGENCY REPAIR		
1/23/2024	1150007	NW 21st Ave & NW 26th Ave	Water Main	6 inch	DIP	EMERGENCY REPAIR		
1/30/2024	1158249	700 NE 14th Ave	Water Main	6 inch	DIP	EMERGENCY REPAIR		

Sewer Main Breaks

Date of Break/PBWN	Q-Alert	Address	Type	Size	Cause	Volume (Gal)	SSO Issued?	Impacted Properties
1/21/2024	1155668	555 SE 1st Ave	Force Main	8 inch	MANHOLE OVERFLOW	1000	Yes	