

## Reimagining City Hall (Draft Version 2.0) MM

Report of the Infrastructure Task Force Advisory Committee

June 4, 2024

### **Introduction ( text)**

August 22 City Commission Joint Workshop to undertake “Reimagine City Hall”  
What were we asked to do, help the Commission to find a...“path forward to replace City Hall”.

Conduct public workshops and gather input

Schedule discussed, First workshop in December recommendations in June 2024

Four areas: image space amenities financing

Thank participants who were engaged and enthusiastic!

Thank the staff and Consultant!

### **Background (text)**

In April 2023, Fort Lauderdale experienced a rare 1,000-year flood that left the existing City Hall, a civic hub since 1969, significantly damaged. The building could not be reused and will be demolished in the summer of 2024. City departments that used the facility, went home based, hybrid or were moved to other facilities as part of a 5 year intermediate plan. It is anticipated that building a new city hall will take five years and a budget placeholder of \$200 million dollars was included in FY 2024-2029 Capital Improvement Plan.

The infrastructure Task force was established in March of 2017. Part of our Mission is to review and identify the repair or replacement (of city Infrastructure) as well as review and identify funding sources and financing alternatives for those infrastructure improvements; and to receive input from members of the public interested in infrastructure improvements within the city.

We first asked..... why did people go to city hall?

Meetings with Elected Officials and Staff	(31%)
Community Meetings	(26%)
Utility Payments	(17%)
Permitting	(17%)
Other	(9%)

And then we asked..... what would you want in a new city hall?

Having been informed by the public we developed our own response, and this is our report.

The past is not prologue to the future. We should not be constrained by how old city hall was used. This is the beginning of a process to rethink how our city hall can/should be designed for the next 50 years.

### **Executive Summary (Text)**

Discuss the process but not repeat (staff to provide a list of all public engagement efforts)

Refer to the Consultant's Report of public workshops and surveys. Do not repeat.

Point out the statistics are not definitive.

Include ITF Meetings in person and online.

More input will come as the building is demolished and after this Joint Workshop

Anticipate taking the recommendations on the road.

Our goal is to provide the Commission with Principles for them to consider when moving forward.

What is a principle?

a fundamental quality or attribute determining the nature of something\* in this case "the something" is the decision to locate and build a new city hall.

It is hard to distinguish between site selection/ building image decisions and programming issues. However, programming decisions effect the size and location of a building, so we will have to consider both.

### **Recommended Fundamental Quality or Attributes. (Bullets)**

**Welcoming and Engaging**

**Accessible but Secure**

**Flexible and Expandable**

**Historical and Educational**

## **High Tech but People Friendly Recognizable but Cost Effective**

### **Body of the Report. What does that mean.( Bullets or text)**

#### Welcoming and Engaging,

Building design must be draw you in, i.e. extensive use of transparency and architectural features

There should be more to do than just meet when you are there.

Amenities such as food vending, day care, etc. are preferred but must be cost effective.

Public spaces must accommodate official meetings and ceremonies.

Other public use spaces should be available to the community such as rooms for community meetings, learning experiences, training session etc.

Outdoor open space should be integrated into the design but is not necessarily a destination.

#### Accessible but Secure,

Downtown for public facing functions and charter offices preferred.

but parking must be free.

District Commissioners, departments etc. can be dispersed but must also be on accessible to bus routes and have ample parking. However, these are City Manager/Commission issues to be determined.

Would a more prominent location be preferred.

Site selection process should be exhaustive and transparent keeping all options open.

Adaptive reuse of the Federal Building

Sale of the existing site and purchase or swap of another

Joint development with other users

Renting and not building

Rebuild at the same location including the garage.

Security should be evident but not overwhelming. Staff and public spaces should be separate.

Shared space with business and not for profit users would add interest and activity, providing security issues are addressed.

Flexible and Expandable,

Impossible to program even five years from now.

No way to know the future of work at this time.

Actual staff space allocation and amenities is a City Manager/Commission responsibility to be determined.

Consider not building but renting and making no long-term commitment.

Historical and Educational,

Use it to teach and preserve the history of Fort Lauderdale

Use it to educate students, residents, everybody.

Use it to support local artists.

Use it foster economic development i.e., business incubator.

High Tech but People Friendly

Use AI as an augmentation tool and not a substitute for being service oriented.

Never lose the human connection.

LEED certified energy efficient smart building

Over plan for future technology internet and broadband

Cost Effective but Recognizable.

Doesn't need to be "Iconic" but needs to be impressive and recognizable.

Don't spend a lot of money!

P3 is possible but it should be solicited with the ideal program having already been developed.

RFP possible but don't separately contract for design and then for build because of coordination cost effectiveness issues.

### **Next Step**

**Recommend a more focused group to work in consultation with the City Manager/Commission to develop a program.**

**Broaden the outreach to the public and other stakeholders and perhaps hold a public hearing or conference meeting once the Consultant's Report and this report are distributed.**

**Do an extensive site selection process based on the program and these principles.**

**Alternatively issue a Solicited P3 to determine developer interest based on the program and these principles. .**

**ITF stands ready to review and comment on any future requests from the City Commission regarding the location, design, and funding of a new “City Hall.”**

Respectfully Submitted Members of the ITFAC

Marilyn Mammano, Chair  
Peter Partington, Vice Chair

- Xxxx
- Xxxx
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Any dissenting or augmenting statements from members ??????

\*From Webster's Dictionary

principle | 'prɪnsəp(ə)l | noun

**1** a fundamental truth or proposition that serves as the foundation for a system of belief or behavior or for a chain of reasoning: *the basic principles of Christianity.*

- (usually principles) a rule or belief governing one's personal behavior: *struggling to be true to their own principles | she resigned over a matter of principle.*

- morally correct behavior and attitudes: *a man of principle.*

**2** a general scientific theorem or law that has numerous special applications across a wide field.

- a natural law forming the basis for the construction or working of a machine: *these machines all operate on the same general principle.*

**3** a fundamental source or basis of something: *the first principle of all things was water.*

- **a fundamental quality or attribute determining the nature of something; an essence:** *the combination of male and female principles.*

- *[with adjective] Chemistry* an active or characteristic constituent of a substance, obtained by simple analysis or separation: *the active principle in the medulla is epinephrine.*

## INTRODUCTION

In August of 2023 the Infrastructure Task Force Advisory Committee (ITFAC) was asked by the City Commission and the City Manager to “help define the guiding values and principles of a new City Hall”. And, “help determine how space should be prioritized within City Hall for the purposes of civic engagement”. The ITFAC was asked to develop four to six guiding principles which they believe the City Commission should consider when the Commission reviews proposals and makes decisions for a new building.

A series of public surveys and facilitated workshops were held to help inform the ITFAC. Public input was helpful in generating ideas, but sample size and composition were not statistically representative of the City as a whole, and the input was not considered to be definitive.

## ITFAC RECOMMENDED GUIDING VALUES AND PRINCIPLES

1. A BUILDING THAT IS WELCOMING, ACCESSIBLE, SAFE, AND RESILIENT
  - a. ARCHITECTURALLY RECOGNIZABLE BUT ALSO COST EFFECTIVE AND SIZED APPROPRIATELY
  - b. CENTRALLY LOCATED IN THE DOWNTOWN AREA WITH ADEQUATE FREE PARKING FOR CITY STAFF AND VISITORS
  - c. NEAR PUBLIC TRANSPORTATION STOPS
  - d. CONSTRUCTED TO WITHSTAND HURRICANE LEVEL WINDS AND EXCESSIVE FLOODING
  - e. ELECTRONIC DIRECTORY OF SERVICES (AI GENERATED)
  - f. STAFFED PUBLIC BILL PAYMENT COMBINED WITH INFORMATION DESK
  - g. XXX
2. A BUILDING THIS IS FUNCTIONAL FOR THE EFFICIENT AND SAFE OPERATIONS OF CITY GOVERNMENT
  - a. KEY DEPARTMENT LEADERSHIP AND STAFF LOCATED IN ONE BUILDING (NOT INCLUDING DEVELOPMENT SERVICES, SOUTHSIDE CULTURAL SERVICES, FLEET SERVICES, OTHERS?)
  - b. CITY STAFF WORK AREAS PHYSICALLY SEPARATED FROM PUBLIC SPACES AND NOT ACCESSIBLE WITHOUT SECURITY CLEARANCE
  - c. FLEXIBLE WORKSPACE THAT CAN EXPAND AND CONTRACT BASED ON NEED
  - d. SECURITY STATIONS LOCATED WHERE AND WHEN NECESSARY
  - e. MEETING SPACE FOR CITY OFFICIALS AND STAFF
  - f. MEETING SPACE FOR CITY OFFICIALS (OR STAFF) WITH RESIDENTS
  - g. MEETING SPACE FOR COMMUNITY ORGANIZATIONS (e.g. Council of Fort Lauderdale Civic Associations, Neighborhood Civic Associations)
  - h. XXX
3. A BUILDING THAT PROVIDES AMMENTIES FOR CITY STAFF AND THE GENERAL PUBLIC
  - a. EMPLOYEE WELLNESS CENTER
  - b. DAYCARE CENTER AVAILABLE FOR CITY STAFF AND THE GENERAL PUBLIC
  - c. COFFEE SHOP, CAFÉ, EMPLOYEE VENDING AREA/BREAKROOM

- d. COVERED OUTDOOR SPACE
  - e. LOW RENTAL FEE MEETING SPACE FOR NON-PROFIT ORGANIZATIONS OR BUSINESS START-UPS
  - f. PERMANENT EXHIBIT SPACE DISPLAYING THE HISTORY OF FORT LAUDERDALE
  - g. ROTATING EDUCATIONAL EXHIBITS, OR ROTATING EXHIBIT SPACE FOR LOCAL ARTISTS
  - h. XXX
4. A BUILDING THAT MEETS THE MAJORITY OF THE RECOMMENDED GUIDING PRINCIPLES BUT DOES NOT CREATE UNDUE FINANCIAL BURDEN ON CITY RESIDENTS
- a. OBTAIN FEDERAL AND STATE FUNDING
  - b. IMPLEMENT MOST EFFICIENT DESIGN BUILD PROCESS
  - c. CONSIDER P3 FUNDING
  - d. CONSIDER GENERAL BOND FINANCING
  - e. INCOME GENERATING FROM SPACE RENTED TO VENDORS
  - f. SELL UNDERUSED OR UNUSED CITY PROPERTY TO HELP FUND BUILDING COSTS (e.g. current TAM building and property, One Stop property)
  - g. XXX
5. SOME OTHER GUIDING PRINCIPLE???
- a. XX
  - b. XXX
  - c. XXXX
6. ONE MORE GUIDING PRINCIPLE???
- a. XX
  - b. XXX
  - c. XXXX

## CONCLUSION

One of the most important challenges of the 21<sup>st</sup> century is understanding and fostering stronger relationships between residents, neighborhoods, and local government. To that end, there is a need for a new Fort Lauderdale City Hall which will allow the residents to engage cooperatively with the City Government and with each other. A building that meets the needs of today, tomorrow, and onward for the next fifty plus years.

The Infrastructure Task Force Advisory Committee is committed to supporting the City Commission and the City Manager in this important endeavor. We are available and willing to continue to offer our recommendations when asked as the City of Fort Lauderdale re-imagines, designs, and builds a new City Hall.

Respectfully submitted to the IIFAC for discussion purposes.

James LaBrie