



**II. FISCAL IMPACT ANALYSIS**

**A. Five Year Summary of Fiscal Impact:**

Fiscal Years	2020	2021	2022	2023	2024
Capital Expenditures	_____	_____	_____	_____	_____
Operating Costs	_____	_____	_____	_____	_____
External Revenues	_____	_____	_____	_____	_____
Program Income (County)	_____	_____	_____	_____	_____
In-Kind Match (County)	_____	_____	_____	_____	_____
<b>NET FISCAL IMPACT</b>	=====	=====	=====	=====	=====
<b># ADDITIONAL FTE POSITIONS (Cumulative)</b>	_____	_____	_____	_____	_____

Is Item Included in Current Budget: Yes \_\_\_\_\_ No \_\_\_\_\_  
 Does this item include the use of federal funds? Yes \_\_\_\_\_ No \_\_\_\_\_

Budget Account No:          Fund                  Dept                  Unit                  Object

**B. Recommended Sources of Funds/Summary of Fiscal Impact:**

There is no impact to this item.

**C. Departmental Fiscal Review:** *[Signature]*

**III. REVIEW COMMENTS**

**A. OFMB Fiscal and/or Contract Development Comments:**

*[Signature]* 11/8/19  
 OFMB *[initials]* 11/7  
 11/10/19

*[Signature]* 11/8/19  
 Contract Development and Control  
 11/8/19 TW

**B. Legal Sufficiency:**  
*[Signature]* 11/12/19  
 Assistant County Attorney

**C. Other Department Review:**  
 \_\_\_\_\_  
 Department Director

**This summary is not to be used as a basis for payment.**

**Background & Policy Issues (Cont'd)**

Improvements Division on the Development side of the house. This was done so that these Divisions could continue on with routine responsibilities and not be distracted by the impact of Special Projects that would significantly affect production in their individual areas of responsibilities. This approach was successful in all aspects until about two years ago, when the bare-bones management structure met significant challenges with the workload resulting from:

- changing procurement environment and regulation resulting from market conditions and implementation of new and/or modified procurement requirements (i.e. federal regulations and EBO Ordinance);
- addition of new program initiatives of the BCC which require not only projects to be completed, but the development of the internal procedures and processes to support on-going implementation with future projects having to be completed as Special Projects (i.e. IST, Homelessness and Housing);
- unusual staff turn-over resulting from 30-35 year employees retiring (FDO will be 30 years old in 2020); and
- increasing number of Special Projects being assigned.

A Special Project is a project that involves:

- a non-typical procurement including those which requires procurement approaches to be created to support future projects of the same type;
- extensive coordination with a private party, other governmental entity, community, etc.;
- a deadline by which funding, or rights of the County are going to be lost if not acted upon;
- extensive regulatory policy issues;
- extensive coordination with other departments at the procedural or mission level;
- a commitment that, if not fulfilled, may place the County in default of the contract or take away our flexibility to prioritize;
- a requirements of another (governmental entity or private party) which would be detrimental to the County if not acted upon; and/or
- procedures, operating policies, training and management of staff; that if not addressed; would undermine FDO's ability to continue with sustainable operations.

Development Directors need to spend approximately 80%-85% of their time on internal, routine support to the individual divisions, those which cross Division lines, and ensuring that departmental staff has the resources necessary to complete their missions and 15%-20% of their time on Special Projects. With 15%-20% time allocation available for Special Projects which include not only the Special Projects described above **but also** the Internal Special Projects which include bid protests, resolving funding shortfalls, reviewing scope changes, covering for direct reports that are out of office, resolving vendor and departmental complains, developing automated tracking and reporting applications, recruitment, training and procedures development. Currently, percentage are completely reversed with Development Directors working significantly more than 40 hours a week on a routine basis. Regulating the intake of new Special Projects while focusing efforts on completing the existing Special Projects, especially those that create long term Departmental Infrastructure, will ensure the ability of FDO's operational sustainability.

On Attachment 1, all Special Projects are listed into their allocated Priority Group. Priority Group One includes those projects where; a) deadlines (schedule or funding) are set by others, 2) contractual commitments (private contract or interlocal); 3) failing to respond/engage to actions of others would be detrimental to the County, and 4) the highest priority Board initiated Special Projects without deadlines. The Special Projects in this group address the Board's objectives with Infrastructure, Housing, and Homelessness.

Priority Group 2 are Special Projects that will be held in the queue until time is made available as a result of completing Priority Group One. Priority Group Two also includes Special Projects that will have triggers that when met, will be need to be presented to the BCC for other reasons and those items will have a priority assigned by the Board at that time.

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**Background & Policy Issues**

Since each Special Project requires a different time commitment and a different combination of attention by individual Development Directors, Staff will chose Special Projects from the next group which best match resource availability.

Until the need for the Priority Groups is exhausted, staff will advise the BCC by email:

- at completion of the Priority Group 1 project; and
- if any item or BCC directive that creates a new Special Project for FDO so it can consider the impacts and re-assign priorities, if necessary.

Attachment 2 lists all the Special Projects along with a description of the project, assigned Development Directors, and justification for the Group Assignment as a resource for understanding staff's assignment of a Priority Group.

**Attachment 1**  
**Priority Groups**

**Priority Group One**

<b>District</b>	<b>Project/Program w/Deadlines and/or to Protect County Standing/Position</b>
1/Countywide	Roger Dean Chevrolet Stadium <ul style="list-style-type: none"> <li>• Extension Agreements</li> <li>• State Certification</li> <li>• Team-Funded Improvements</li> <li>• R/R Program</li> <li>• Abacoa Town Center Parking Issues</li> </ul>
1/Countywide	Scripps
2/7/Countywide	Supervisor of Elections <ul style="list-style-type: none"> <li>• Comparative Study (and follow-up relocations/re-use projects if co-location is chosen)</li> <li>• Design/Construction</li> </ul>
2/7/Countywide	West Palm Beach Initiatives <ul style="list-style-type: none"> <li>• Banyan Blvd. Coordination</li> <li>• Tamarind Ave. lane reduction</li> <li>• Golf Course – Parcel Dispositions</li> </ul>
3/Countywide	HRC2 Challenge
5	Delray Trails Civic Sites Dedication
5/Countywide	Glades Rd Tower Challenge
6	Westlake Civic Site Coordination
6	South Bay Head Start Lease Issues <ul style="list-style-type: none"> <li>• Art in Public Places R/R</li> </ul>
6	Pahokee Gymnasium Improvements
6/Countywide	FDOT Acquisitions/State Road 7
7/Countywide	Wedge
<b>District</b>	<b>Project/Program</b>
Countywide	Judicial Partners Records Reduction
2/Countywide	PBSO Headquarters R/R/R <ul style="list-style-type: none"> <li>• Occupant Relocation</li> <li>• Tenant Build-out</li> </ul>
2/Countywide	Animal Care and Control <ul style="list-style-type: none"> <li>• Comparative Study</li> <li>• Continuity of Operations Projects</li> </ul>
2/3/Countywide	YMCA Lease
3/Countywide	Mosquito Control Redevelopment
3/Countywide	Cottage Homes

**Priority Group Two**

<b>District</b>	<b>Project/Program Name</b>
Countywide	Judicial Facilities Master Plan
Countywide	2040 Parks Master Plan
Countywide	EV Charger Pilot Program
2/Countywide	Graphics Facility Space Program
2/Countywide	Medical Examiner Office <ul style="list-style-type: none"> <li>• Interim Renovations</li> <li>• Long Term Program</li> </ul>
2/Countywide	Mounts <ul style="list-style-type: none"> <li>• DMV Land Acquisition</li> <li>• Garden Master Plan</li> </ul>
4	Milani Park
5/Countywide	Morikami Park Hotel RFP
6/Countywide	OHV Park
6/Countywide	Fair Parking <ul style="list-style-type: none"> <li>• Parking</li> </ul>
6/Countywide	West County Administrative Complex Redevelopment
7/Countywide	South County Administrative Complex Redevelopment
7/Countywide	Convention Center - 2 <sup>nd</sup> Hotel
7/Countywide	Ballpark of the Palm Beaches Close-out <ul style="list-style-type: none"> <li>• Exhibit F Deviations</li> <li>• Final Payments</li> <li>• Asset Tagging/Tracking</li> <li>• Renewal/Replacement Program</li> </ul>

**ATTACHMENT 2**

**Priority Group One**

<b>Leads</b>	<b>District</b>	<b>Project/Program Name</b>	<b>Status</b>	<b>Justification for Priority Group</b>
ALW BZ	1/Countywide	Roger Dean Chevrolet Stadium <ul style="list-style-type: none"> <li>• Extension Agreements</li> <li>• State Certification</li> <li>• Team-Funded Improvements</li> <li>• R/R Program</li> <li>• Abacoa Town Center Parking Issues</li> </ul>	Many aspects of the facility are approaching obsolescence from the standpoint of modern MLB standards. JSL has expressed interest in extending its commitment to the facility and County beyond the 2027 expiration of the existing Agreement, and continues to make periodic improvements in support of that objective. Stadium patron parking is provided (by original design) upon surrounding privately owned land that remains vacant. Development pressure and interest in that property poses a risk to parking supply and hence the business success of the facility.	Proceed with the extensions to protect \$50M of State funding toward project which supports sustaining the value of past County investment and potential for future tourism revenue collection. Sustain contractual commitments and protection of past/future investment opportunities
RCH	1/Countywide	Scripps	Currently reviewing existing agreements with Scripps regarding land retained for future life sciences development.	Lease is expiring in 2021 at which time Scripps will be released from restrictions limiting use of retained land for life sciences.
ALW IAC	2/7/Countywide	Supervisor of Elections <ul style="list-style-type: none"> <li>• Comparative Study (and follow-up relocations/re-use projects if co-location is chosen)</li> <li>• Design/Construction</li> </ul>	On October 8, 2019 the Board retained Song & Associates, Inc. to provide the required design services. The research and analysis needed for the Comparative Study is underway and completion is projected by mid-December 2019. FDO completed the procurement process for Construction Manager at Risk services and is proceeding to negotiate with the first highest ranked firm, Kast Construction. The lease term of the current production facility expires on June 23, 2023. The Supervisor of elections has indicated that to meet the elections cycle requirements, move-in to a new facility should ideally occur either in the January prior to or the January subsequent to a mid-year election. The project development schedule calls for 38-42 months from solicitation of design services to move in.	The new facility needs to be delivered prior to the termination date of the lease and to meet Supervisor of Elections' operational requirements.  Once Comparative Study is done, this is off this list.

RCH REM ALW	2/7/Countywide	West Palm Beach Initiatives <ul style="list-style-type: none"> <li>Banyan Blvd. Coordination</li> <li>Tamarind Ave. lane reduction</li> </ul> <ul style="list-style-type: none"> <li>Golf Course – Parcel Dispositions</li> </ul>	<p>The City is embarking on a physical transformation of its downtown street network in a manner that disadvantages private passenger vehicles in favor of non-motorized mobility and mass transit. While this can be viewed favorably for local character and mode choice, the combination of reduced roadway capacity, additional congestion and localized development at high intensity is contrary to the transportation reality for Countywide constituents accessing the downtown for government services and functions. This is particularly true for Banyan Boulevard, which is a gateway and path of least resistance to the Main County Courthouse, Judicial Parking Garage and Government Center. Currently, the City: 1) is proceeding with plans that include eliminating turn lanes on Banyan and other significant physical modifications that will be challenging to construct without impact to existing operations and 2) is proposing lane reduction on Tamarind Ave. which will impact County plans to relocate Palm Tran ITC to the train station.</p> <p>In regards to the Golf Course, the City has selected a developer to redevelop the property and needs release of County deed restrictions.</p>	<p>The design and reconstruction of Banyan Boulevard has significant potential to adversely impact County facilities and operations located in downtown West Palm Beach.</p> <p>County must take current action to cause the City to recognize potential for impacts and to plan/respond accordingly.</p>
REM ALW	3/Countywide	HRC2 Challenge	<p>On June 18, 2019 the Board made a siting decision for the HRC2. Local residents subsequently filed an appeal of the Board’s approval, which remains under court consideration. The County’s sole HRC continues to operate at capacity and cannot timely fulfill Countywide service needs. A network of HRCs has always been the County’s model and vision, and funding is in place for immediate design commencement and subsequent construction.</p>	<p>Significant time was invested to arrive at the Board’s decision, and Staff believes that is can successfully defend that approval in the event of a trial. Siting these facilities will always be a challenge and risk some public dissatisfaction. The precedent of foregoing a past Board decision would only make siting future HRCs a more arduous undertaking with significantly greater uncertainty for the outcome of genuine planning efforts.</p>
RCH	5	Delray Trails Civic Site Dedication	County forced to accept an offsite dedication of land for in-fill Fire Station	Developer controls time frames

ALW			and must respond.	for finalizing development order and Staff must react to ensure site acquisition
ALW REM RCH	5/Countywide	Glades Rd Tower Challenge	On June 27, 2019 the Board granted approvals for siting a needed public safety communication tower. An aggrieved party subsequently filed an appeal of those approvals. The tower has long been identified as a need for ensuring public safety and emergency response communications within the service area into the future.	Significant time and expense was invested to arrive at the Board's approval. Siting these facilities will always be a challenge and risk some public dissatisfaction. Other siting options were evaluated and determined to create technical shortcomings for a communication system of this critical nature.
REM ALW	6	Westlake Civic Site Coordination	FD&O identified a series of sites for future government service delivery within the Minto West PUD (now City of Westlake) at time of regulatory review through the County's Zoning approval process. Although Westlake has since incorporated, the County remains in need of real property in that geographic area to adequately render needed services to area constituents, and few other opportunities to secure appropriate parcels for public facility development purposes are available in the vicinity.  Past real property commitments are embedded within a binding Development Order (DO). Dates for conveyance of real property as set forth in that DO are coming due and remain in place.	Significant time was spent planning for County's future land needs at time of initial approval. Failure to uphold that plan would challenge or inhibit delivery of public service to the area.
RCH ALW	6/Countywide	South Bay Head Start Lease Issues <ul style="list-style-type: none"> <li>• Art in Public Places R/R</li> </ul>	Staff working with LSF to come into compliance with lease requirements relative to maintenance of integrated Art in Public Places.	Cure non-compliance issues with current lease.
ALW	6	Pahokee Gymnasium Improvements	The County previously invested over \$1,000,000 in CBDG and ad valorem funds to improve the building envelop and base building systems for use by the City. The City failed to open the facility to the public after a	Eliminate risk of having to repay CBDG funds.



			public/private initiative to accomplish additional renovations to the interior of the facility. The lack of use by the public placed the County in jeopardy of having to repay the CDBG grants so in spring of 2019, the Board allocated an additional \$750,000 to complete the City's work. The design is complete and ready to be priced by the CM.	
RCH	6	FDOT Acquisitions/State Road 7	Acquire land for environmental mitigation, funded by FDOT	Support of a priority State/County project
RCH	7/Countywide	Wedge	Negotiating a major amendment to existing contract for development of TOD project on County owned Wedge Property. Involves relocation of existing ITC to City owned train station property. Also involves coordination with City to prohibit lane reduction on Tamarind and analysis of the proposed impacts Fern Street crossing	Existing contract with Transit Village which requires prompt review of contract terms. Currently delaying project.
REM	Countywide	Judicial Partners Records Reduction	The IST Project Plan includes \$23M for a secure and hurricane hardened record storage facility for retention of records managed by the Clerk, SA and PD. A MOU was developed whereby approximately \$7M of ad valorem funding will be provided for equipment and services to scan, save and shred eligible records to reduce the record storage footprint to a point that will avert need for the anticipated building. In turn the IST funds would then be available for repurposing to accelerate design and construction of the unfinished areas on floors 1, 7 and 8 of the Main Courthouse in downtown West Palm Beach to meet the need for additional courtrooms and administrative space for judicial support functions.	The MOU has been fully executed by the judicial partners and a funding plan is in place. Implementation and administration of this MOU is just getting underway, and will continue over the course of the approaching five (5) years.
ALW RCH REM	2/Countywide	PBSO Headquarters R/R/R <ul style="list-style-type: none"> <li>• Occupant Relocation</li> <li>• Tenant Build-out</li> </ul>	PBSO Headquarters has been in continuous operation for approximately 30 years. Combined with the fact that various building systems are approaching end of life, the organization has grown to a point that necessitates a comprehensive reorganization of space within the building. This demands a	The facility is critical to law enforcement service delivery, and hence the safety and welfare of the public. Furthermore, the

			<p>significant amount of time and attention be given to the interior design of the facility. To accomplish the R/R/R project in a financially feasible, timely and operationally acceptable manner, much of the building must be vacated during the course of construction. As a result, lease negotiations, interim arrangements and improvements must be made at remote locations to sustain critical services and operations.</p> <p>Searching for sites for temporary relocation. County properties will require planning, design and tenant fit-up and private locations will require leases be negotiated.</p>	R/R/R project is a far more viable approach than a replacement facility for a facility and organization of this size.
ALW IAC	2/Countywide	<p>Animal Care and Control</p> <ul style="list-style-type: none"> <li>• Comparative Study</li> <li>• Continuity of Operations Projects</li> </ul>	<p>The BCC instructed Staff to prioritize the development of a comparative study in order to determine the best course of action as it relates to the R/R project which is funded in the GGCP. PGAL is under contract to provide the required services. Three options are being considered: 1) renovation of existing facilities, 2) renovation of existing facilities and addition of new areas, and 3) new construction. The study is underway, the first public meeting was held in July 2019 ; the first round of charrettes with industry experts was held in September 2019 and the second round on October 28, 2019. Concurrently with the development of the Comparative Study, PGAL and Staff is evaluating the requirements for continuity of operations under each of the three options. The Comparative Study report will be presented to the Board in December 2019.</p>	<p>Renewal/replacement activities have already been deferred between 10-15 years and direction on the design and scope resulting from the Comparative Study need to be provided to staff.</p>
RCH	2/3/Countywide	YMCA Lease	<p>On March 13, the Board authorized staff to evaluate the potential of forming a cooperative partnership with the YMCA of the Palm Beaches to relocate the existing YMCA branch in Palm Springs to undeveloped land within Lake Lytal Park. Since the YMCA was planning a major facility expansion at their existing location to include an aquatic center, large health and fitness facility, teen center, sports field and an Olympic style skate park, and Parks is</p>	<p>This project will facilitate development of needed facilities (skate park and community center) which would otherwise have to be funded by Parks, or not developed at all.</p>

			about to commence design of a new aquatic center in the undeveloped land at Lake Lytal Park with IST funds. As contemplated at that time, the County would enter into a long term lease of 5 acres for the development, operation and maintenance of the new facilities and improvement and enter into a management agreement to oversee the County new aquatic facility, thereby reducing ad valorem expenses.	
REM	3/Countywide	Mosquito Control Redevelopment	The Mosquito Control compound at Lantana Road and Lyons Road is at end of life and in need of replacement. Funding for an initial phase of redevelopment has been allocated in a prior year of the CIP, with funding for all other phases being assigned to future years of the CIP.	The condition of the buildings slated for Phase 1 are extremely vulnerable due to age and never being renovated for current use. The materials and equipment stored in the Phase 1 buildings are necessary to protect the health of the residents.
REM ALW	3/Countywide	Cottage Homes	The Board has approved the repurposing of the former Tax Collector facility on Military Trail in western Lake Worth for development of a small lot for of residential development providing both a model for potential future development and an inventory of housing for those in need. The Board has also authorized issuance of an RFP to local Housing Authorities to provide development services through use of up to \$4M of IST funding, and to own and operate the property thereafter.	Staff has conducted meetings with Housing Authority representatives and is in the final stages of preparing an RFP with release targeted for early November.

**Priority Group Two**

<b>Leads</b>	<b>District</b>	<b>Project/Program Name</b>	<b>Status</b>	<b>Justification</b>
ALW	Countywide	Judicial Facilities Master Plan	Commencing in 2016, FD&O undertook an update to the Countywide Judicial Facilities Master Plan in collaboration with Court Administration (CAD) and all of the judicial partners (i.e. State Attorney, Public Defender, Clerk, GAL, Victim Services, PBSO, etc.) to reestablish current and project future needs. The result has defined a vision for the vacant spaces on floors 1, 7 and 8 of the Main Courthouse in downtown West Palm Beach, heightened utilization of the Countywide satellite court facilities, and siting a future expansion courthouse building upon the County-owned 4 <sup>th</sup> Street/Block D property in downtown West Palm Beach.	All participants but for CAD are in agreement with the updated Master Plan. A MOU with CAD has been prepared and remains under negotiation. The basic terms are that CAD will agree to the Master Plan assumptions in exchange for the acceleration of the 1 <sup>st</sup> and 8 <sup>th</sup> Flr construction.
ALW	Countywide	2040 Parks Master Plan	Proposals for the required Professional Consulting services were received in October 2019. Evaluation is proceeding through the Short List and Final List Committees.	New Initiative
ALW REM	Countywide	EV Charger Pilot Program	The Office of Resilience (OOR) has raised interest in a pilot program to gauge interest in and utilization of electric vehicle (EV) charging stations at select County facilities. A Request for Information (FRI) has been issued and responded to in order to garner a better understanding of equipment and service options available in the marketplace. The scope of work would include: 1) a professional examination of power supply availability and electrical improvement needs at the selected facilities, 2) preparation and issuance of an RFP for EV charging equipment, installation and provision of maintenance services, 3) vender selection and contract award, and 4) installation of all required infrastructure and improvements.	New Initiative.
REM	2/Countywide	Graphics Facility Program	The Graphics Division of Public Affairs operates from joint office and production building on Jog Road in the City of Greenacres. The Division has expressed need for additional space to accommodate all personnel as well as equipment and supplies that are essential to routine daily operations and typical of graphic production shops.	Project is not funded and the need/program has yet to be established.
REM	2/Countywide	Medical Examiner Office <ul style="list-style-type: none"> <li>• Interim Renovations</li> </ul>	The Medical Examiner's Office has raised various concerns with space and operational limitations in their existing facility. While some more immediate	Needs of the operation will take time to properly identify, study,

		<ul style="list-style-type: none"> <li>Long Term Program</li> </ul>	measures can be taken to ensure the use of space effectively and to eliminate deficiencies reflected in an Inspection and Accreditation report. A long term solution will require time for a comprehensive inventory of issues and solution to be prepared in the form of a program, document from which design and construction could then proceed. The latter will require funding as part of the 5 year CIP.	document and plan. Proceeding in this manner will uphold essential functions, operations and duties while planning for long-term success.
REM	2/Countywide	Mounts <ul style="list-style-type: none"> <li>DMV Land Acquisition Garden Master Plan</li> </ul>	Cooperative Extension is pursuing the acquisition of the former DMV facility fronting Military Trail adjacent to the Mounts Botanical Garden. The negotiations with the State for the conveyance of this property have been ongoing for years to no end. The intention is to concurrently undertake a planning effort to product a Master Plan for future improvements and programming at the Garden complex.	<p>The date for the acquisition of the DMV site is unknown and the Garden Master Plan assumes the acquisition of the DMV property. Wait to start the master plan until the DMV site is secured.</p> <p>Will go to BCC for group assignment (if they still exist) when acquisition is complete.</p>
REM	4	Milani Park	Responding to Board direction to exercise extension option and to evaluate available funding in future CIPs	<p>The Comprehensive Plan relative to Parks indicated that development of this property is not yet required and as such funding for development has not been budgeted.</p> <p>Will go to Group, if groups still exist when funding is available.</p>
RCH	5/Countywide	Morikami Park Hotel RFP	On June 6, 2017 The BCC authorized Staff to prepare and issue and RFP to design and construct an authentic Japanese hotel.	New Initiative
RCH	6/Countywide	OHV Park	In 2013, the BCC directed Staff to prepare a feasibility study for the development of a OHV Park on County-owned property located at 20 Mile Bend which also addressed the opportunities for a public private partnership. A steering committee was established and the study was completed in 2015 but	Past Board directive. The study has been again updated and will be submitted for BCC consideration at the end of 2019

			was not submitted for BCC approval per direction of County Administration.	to determine if this is even a project. If so, then will be prioritized accordingly.
ALW	6/Countywide	Fair Parking <ul style="list-style-type: none"> <li>• Parking</li> </ul>	<p>Staff has indicated to the Fair for over a year, that it will consider making a funding recommendations for those improvements above and beyond typical construction requirements required for shelter hardening/operations. Staff has also communicated with the Fair that TDC funding is not available for this purpose.</p> <p>Over the years, Fair and Staff have been discussing parking options; including funding a garage structure or providing additional land for surface parking improvements.</p>	<p>Postpone further discussion until Fair evaluates potential use and cost benefit and ability to fund from non-county sources.</p> <p>Staff is actively working with the Fair on determining whether a portion of the Sansbury Park site can be improved by the Fair for parking in a manner that is consistent with the master plan and agreements with Kings Academy.</p> <p>Will bring to BCC for direction on proposal and appropriate prioritization.</p>
REM ALW	6/Countywide	West County Administrative Complex Redevelopment	On its November 5, 2019 meeting the BCC's directed staff to evaluate options for redevelopment of the complex.	
REM ALW	7/Countywide	South County Administrative Complex Redevelopment	A BCC Workshop is scheduled for October 29 to approve a new master plan and review approach to IST funding. The Complex is dated but remains in a	

			sufficient physical condition to sustain daily operations with a typical level of investment in upkeep, repair and maintenance until such time that a comprehensive redevelopment program can be administered. Sufficient IST funding is allocated for R/R to sustain the Complex and operations into the foreseeable planning horizon. Redevelopment must occur prior to sale of any surplus property in order to create same, minimize risk of future construction cost escalation, and to avoid jeopardizing the constructability of County facilities. Significant time will be required of all end users for proper construction planning and design. The redevelopment project is not currently scheduled for funding in the 5 Year CIP.	
RCH ALW	7/Countywide	Convention Center - 2 <sup>nd</sup> Hotel	Related is pushing to have the County enter into an agreement for development of an additional 250 room hotel to serve the Convention Center. Staff is not satisfied with the number of rooms proposed and the amount of subsidy requested. TDC hired a consultant to analyze the need for expansion of the Center, number of additional rooms required and appropriate level of subsidy. The consultant is also evaluating the potential to develop an additional hotel on the Convention Center property, which would open up options for someone other than Related to develop a hotel, and provide increased competition on deal terms.	Waiting for the consultant's study will provide information necessary to evaluate both Related's proposal as well as identify other options for developing additional hotel rooms.  Will go to Group 2 if there is still a backlog of projects.
REM	7/Countywide	Ballpark of the Palm Beaches Close-out <ul style="list-style-type: none"> <li>• Exhibit F Deviations</li> <li>• Final Payments</li> <li>• Asset Tagging/Tracking</li> <li>• Renewal/Replacement Program</li> </ul>	The County entered into Agreements exclusively with HW Spring Training Complex, LLC to develop and operate County's Ballpark of the Palm Beaches as a two-team MLB Spring Training facility. While beneficial use of the facility is approaching a fourth Spring Training season, certain obligations of the Agreements remain to be fulfilled by HW. Some of these obligations establish the basis for future County financial obligations toward the upkeep and continuous operation of the complex.	The County has a significant investment backed expectation in the success of the Ballpark, and continuity in bringing all obligations to final completion is in the best time and financial interest of the County.  Will go to Group 2 when BTPB is ready to move on their obligations.