

**PALM BEACH COUNTY  
BOARD OF COUNTY COMMISSIONERS  
WORKSHOP SUMMARY**

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**Meeting Date:** April 16, 2024

**Department:** Facilities Development & Operations

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**I. EXECUTIVE BRIEF**

**Title:** Governmental Center Renewal/Replacement project overview

**Summary:** On January 23, 2024, during a regular meeting of the Board of County Commissioners (Board) and while addressing commissioner comments as to the possibility of relocating the County’s Governmental Center (GC) to the Westgate area, the Board directed staff to provide a report on the matter of the status of the GC Renewal/Replacement project (Project), including all associated supporting documentation. On February 1, 2024, staff sent to the Board a Staff Report regarding the Project. The same was thoroughly discussed during the February 27, 2024 Workshop meeting. Following discussion by the Board, staff was directed to continue exploring options for a potential relocation of the GC and to return to the Board at a later time once additional information had been gathered. This workshop item seeks to fulfill Board direction and requests direction whether or not to proceed with Project implementation in its current version, or a variation thereof. **(FDO Admin) District 7/Countywide (MWJ)**

**Background & Policy Issues:** In gathering additional information for the potential relocation of the GC, staff did not engage with its consultants as to avoid additional expenditures until a defined preferred path of action is identified. Therefore, the summary that follows is based on information readily available to staff and intended to refine a set of options in order to seek direction from the Board as which one(s) to pursue.

GC Current Occupants and 20-Year Space Needs Projection

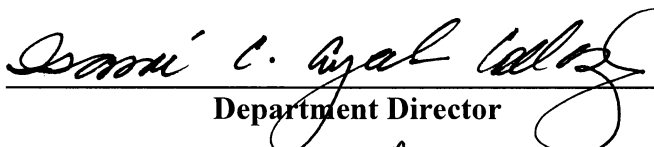
In discussing the current status of the Project during the February 2024 Workshop meeting, staff shared that the design consultant (Netta Architects, LLC) was completing the architectural programming phase of the Project and that conceptual drawings were yet to be developed. In preparing this Workshop item, staff reached out to the design consultant and requested a preliminary summary of the 20-year space needs identified during the programming effort. The preliminary information received is summarized in the table that follows, noting that the same is not a final product as following the aforementioned January 23, 2024 meeting, staff directed the design consultant to stop work on the Project pending Board direction. Again, staff’s intent was to avoid additional expenditures while the Board considers the future of Project implementation.


**Continued on Page 3**

**Attachments:**

1. Location
2. February 27, 2024 Workshop item (#4B)
3. Airport Center Complex Aerial Photo and Site Plan
4. Position Statement Feasibility of Conversion of the Governmental Center to a Judicial Facility
5. Presentation

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**Recommended By:**  3/28/24  
Department Director Date

**Approved By:**  4/8/24  
County Administrator Date

**II. FISCAL IMPACT ANALYSIS**

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

Fiscal Years	2024	2025	2026	2027	2028
Capital Expenditures	<u>\$10M</u>	<u>\$11M</u>	<u>\$15M</u>	<u>\$11.5M</u>	_____
Operating Costs	_____	_____	_____	_____	_____
External Revenues	_____	_____	_____	_____	_____
Program Income (County)	_____	_____	_____	_____	_____
In-Kind Match (County)	_____	_____	_____	_____	_____
<b>NET FISCAL IMPACT</b>	<u>\$10M</u>	<u>\$11M</u>	<u>\$15M</u>	<u>\$11.5M</u>	<u>N/A</u>
<b># ADDITIONAL FTE POSITIONS (Cumulative)</b>	<u>N/A</u>	<u>N/A</u>	<u>N/A</u>	<u>N/A</u>	<u>N/A</u>
<b>Is Item Included in Current Budget:</b>				Yes <u>X</u>	No _____
<b>Is this item using Federal Funds?</b>				Yes _____	No <u>X</u>
<b>Is this item using State Funds?</b>				Yes _____	No <u>X</u>

Budget Account No: Fund 3950 Dept. 411 Unit Q011 Object Varies

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

To date \$32M has been allocated per the IST Project Plan, and an additional \$37.5M is scheduled to be allocated over the approaching three fiscal years per that same Plan. The fiscal impact of this item will be dependent on the outcome of the Workshop.

**C. Departmental Fiscal Review:** *Kyan Sykes*

**III. REVIEW COMMENTS**

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

*Shawn M. ...*  
 OFMB *JA UB ESW*  
*4-3-24*

*Brenda ...*  
 Contract Development and Control  
*7006 4/4/24*

**B. Legal Sufficiency:**

*[Signature]* *4/18/24*  
 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):**

<b>County Department/ Constitutional Office</b>	<b>20-Year Space Need Projection (sq.ft.)</b>
Property Appraiser’s Office (PAO)	49,500
Information Systems Services (ISS)	48,000
Tax Collector’s Office (TCO)	41,595
Clerk of the Circuit Court and Comptroller (COC)	40,500
County Attorney’s Office (CAO)	29,920
County Administration (Admin)	16,000
Board of County Commissioners Offices (Board)	13,779
Office of Financial Management & Budget (OFMB)	13,500
Public Affairs	7,200
Criminal Justice Commission (CJC)	5,200
Office of Equal Opportunity (OEO)	3,380
Legislative Affairs	1,560
League of Cities	870
Common areas (e.g., circulation, mechanical rooms, shafts, closets) and Commission Chambers	78,470
<b>Total</b>	<b>349,474</b>

During the February 2024 Workshop meeting, Property Appraiser Dorothy Jacks and Tax Collector Anne Gannon provided public comments. Both elected officials stated that due mainly to traffic and accessibility considerations for both constituents and employees, their preference would be to relocate their respective offices outside the limits of Downtown West Palm Beach. Following discussion by the Board, staff was directed to explore options to relocate PAO and TCO. As shown in the table that precedes, TCO and PAO combined 20-year space needs total 91,095 sq.ft. If one considers a 25% grossing factor, relocating the two offices would require approximately 114,000 sq.ft. Using the potential relocation of TCO and PAO as an anchor concept, the sections that follow consider potential options for relocation.

County-owned Real Estate in the Westgate Area

As discussed during the February 2024 Workshop meeting, vacant County-owned properties in the Westgate area are mostly under the control of the Department of Airports (DOA) and have been retained for future airport purposes, including relocation of the airport’s maintenance compound. Furthermore, converting airport property to general governmental purposes would require approval of the Federal Aviation Administration (FAA), a release from federal grant obligations and require payment of the fair market land value. Approval would not be guaranteed. As part of this same Workshop meeting, DOA is presenting its 5-Year Capital Improvement Plan (CIP). Therefore, staff did not consider relocating TCO and PAO to County-owned DOA properties in Westgate. Other County-owned properties in Westgate lack the size to yield an amount of building square footage to meaningfully accommodate any portion of the GC.

Airport Center Complex

The Airport Center Complex is bordered on the east by I-95, on the south by Southern Boulevard and on the west by Australian Avenue. Its approved site plan includes the entitlements required to build a 159,000 sq.ft. County office building (commonly referred to as Airport Center 3) along with a 3-story parking garage (185 spaces). Airport Center 3 is part of the County’s long-term planning to provide for increased level of service and/or that which is commensurate with population growth. Currently, Airport Center 3 is not included in the County’s approved 5-year CIP. A rough order of magnitude to develop Airport Center 3 (using per unit costs developed by Netta for construction of a new GC), points to a development cost of approximately \$135M. This is just a very preliminary estimate and does not consider future escalation.

The Board could consider approving development of Airport Center 3 in the near future in order to relocate TCO and POA operations from GC. If additional departments are also relocated from the GC to maximize occupancy, potential programming of the new building could be as shown on the table that follows or an equivalent combination of alternative programming. Staff notes that the departments listed in this table tend to have less frequent engagement with the others that would remain part of the GC programming, and would therefore endure little to no operational impact by a work location remote from GC.

<b>County Department/ Constitutional Office</b>	<b>20-Year Space Need Projection (sq.ft.)</b>
Property Appraiser's Office (PAO)	49,500
Tax Collector's Office (TCO)	41,595
Criminal Justice Commission (CJC)	5,200
Office of Equal Opportunity (OEO)	3,380
Legislative Affairs	1,560
League of Cities	870
<i>Sub-Total</i>	102,105
Grossing factor (25%)	25,527
<b>Total</b>	<b>127,632</b>
<b>Balance</b>	<b>+/- 31,368</b>

***Block D (4<sup>th</sup> Street Property)***

From 1985 to 1993, the County assembled several parcels of property within the block adjacent to (north of) the Governmental Center bounded by Dixie Highway to the west, 4<sup>th</sup> Street to the north, Olive Avenue to the east and 3<sup>rd</sup> Street to the south. This block is referred to as Block D. It is currently in use as a surface parking lot for County employees and public parking. The property was acquired for future expansion of the GC and/or the Judicial Center. In 1996, City of West Palm Beach (City) voters passed a referendum imposing height limitations throughout the downtown on properties east of Dixie Highway, which were modified in 2006 by the City's adoption of its Downtown Master Plan. The height limitations on Block D are currently 10 stories or 128 feet (12.8ft./floor), whichever is less. In order to accommodate projected and planned future expansion of the Judicial Center which has an existing height of 18.9 feet per story, the County would need 10 stories and an overall height of 189 feet. County staff initially requested that the City amend its Downtown Master Plan to allow for additional height for public buildings. The City initiated a text amendment to its land development regulations, providing for a government use to exceed the maximum height allowed in a sub-district by 10 percent (10%); an increase that proved insufficient to allow for the County's intended future development program on Block D. As an alternative it was suggested that the City provide TDR's to the County to exceed the height limitations. Therefore, on September 15, 2020, staff recommended and the Board approved, an Interlocal Agreement with the City which, amongst other matters, provided for the transfer of development rights equivalent to 110,000 square feet for the County to use on Block D in the future to fulfill forecasted programming needs in a manner that is compliant with City regulations.

On June 7, 2022, staff recommended and the Board approved, the Final Report of the Palm Beach County Judicial Facilities Master Plan update, which amongst other matters provided judicial facilities needs projections into year 2040 and allocated use of Block D for the eventual construction of a new judicial facility to house family and juvenile courtrooms along with office space for the Judicial Partners (including the entirety of the Office of the Public Defender). The new judicial facility is expected to require approximately 300,000 sq.ft. of institutional space along with a structured parking garage to support operations.

During the February 2024 Workshop meeting, staff was asked if combining the new judicial facility and the GC on Block D would be an option. If the previously discussed potential programming for Airport Center 3 is used as the basis for analysis for demonstrative purposes, the remaining programming needs for the GC alone are summarized in the table that follows.

<b>County Department/ Constitutional Office</b>	<b>20-Year Space Need Projection (sq.ft.)</b>
Information Systems Services (ISS)	48,000
Clerk of the Circuit Court and Comptroller (COC)	40,500
County Attorney's Office (CAO)	29,920
County Administration (Admin)	16,000
Board of County Commissioners (Board)	13,779
Office of Financial Management & Budget (OFMB)	13,500
Public Affairs	7,200
<i>Sub-Total</i>	168,899
Grossing factor (25%) and Commission Chambers	48,135
<b>Total</b>	<b>217,034</b>



When combined with the aforementioned 300,000 sq. ft. of additional building space for future judicial growth, the resulting need of all combined programming is then in excess of 517,000 sq. ft. of building space. City regulations assign the Block D property a Quadrille Garden District 10 (QGD-10) zoning assignment, which permits development at a maximum base Floor Area Ratio (FAR) of 2.75 and up to 3.75 thru use of TDRs. When applied to Block D, a maximum yield of 361,564 sf – 493,042 sf results, which is a deficit of approximately 24,000 sq. ft. under the best of regulatory circumstances. Although highly theoretical, this demonstrates that regulatory compliance alone will not permit the combined programs to be delivered on the Block D property. This is even before design attempts to satisfy setbacks and step backs required by City regulations, building height limits, inclusion of required supportive parking facilities, and all other regulatory required design responses to a compliant final product.

If the Board is interested in further exploring this path, staff suggests retaining planning consultant services to explore the probable development potential of Block D for these governmental facilities and programs, including but not limited to, the utilization of TDRs associated with the Historic Courthouse House (HCH) to facilitate development of a combined judicial/general government facility. Staff would also obtain input from Court Administration and Judicial Partners as to any implications of consolidated programming on Block D.

Staff notes that the new judicial facility's projected year of need is no later than 2040 and as such, the same is not part of the County's approved 5-year CIP. If combined development is deemed a feasible approach toward the satisfaction of future needs, the same could allow for eventual disposition of the GC. If the Board is interested in exploring this path, staff recommends it be authorized to appraise the GC as to provide a point of reference to develop a future funding plan. Per the Property Appraiser's website the GC's 2023 appraised value is approximately \$65.3M, which based upon historical experience with government-owned tax-exempt real property tends to carry an appraised value below that attainable on the open market; and hence a specific-purpose appraisal being a more reliable indication of market value. By comparison, staff estimates a total present day cost of approximately \$400M to deliver the entire judicial programming and related parking structure on Block D.

#### Feasibility of Converting the GC to a Judicial Facility

During the February 2024 Workshop, staff was asked to consider if the existing GC could be converted to satisfy the future need of judicial facility programming. This approach would entail building a new GC on Block D and repurposing the existing GC for judicial programs and support services. Staff requested a preliminary feasibility statement from its GC design consultants given their knowledge and familiarity attained through structural and condition assessment of the existing facility. See attachment 4. Although deemed feasible, the level of renovation required to accommodate the judicial spaces (e.g., courtrooms) would be significant, further increasing development costs and at the same time removing existing usable administrative office square footage to deliver those specialty spaces in accordance with conventional practice and design. If the Board is interested in exploring this path, staff again recommends it be authorized to retain consultant services to provide a formal and comprehensive feasibility analysis, including the resulting building square footage to fulfill the forecasted needs and rough cost estimate. Staff would again pursue input from Court Administration and Judicial Partners as to any implications of repurposing the GC for its needs.

#### GC Renewal/Replacement Project

As discussed during the February 2024 Workshop meeting, all studies conducted to date confirm that the GC can be renovated at a lower cost than would be required to build a new facility. As previously stated, if the previously discussed potential programming for Airport Center 3 is used as the basis for analysis, the remaining programming needs for the GC total approximately 217,000 sq.ft. This would allow for the GC to be renovated while providing growth capacity without the need to expand. Further, it would eliminate the need for the 31,500sq.ft. of leased space currently in place that the Board authorized on May 5, 2020, and which included an extended term to support the temporary relocations necessary to proceed with the Project and sustain operational continuity for all existing operations.

#### Funding Considerations

The GC Project has an approved appropriation, under the Infrastructure Surtax Project Plan, of \$69.5M of which approximately \$721,000 have been expended. Staff has previously notified the Board that the current funding levels will be insufficient to proceed with renovation of the GC as

per the revised scope of work. See attachment 2. The Airport Center 3 building and the new Judicial Facility are not funded as both are part of the County's long-term planning (i.e., past year 2029). Therefore, staff will require Board direction in order to return at a later time with a proposed funding plan reflective of Board direction provided.

ATTACHMENT 1

Location



Discussed

PALM BEACH COUNTY  
BOARD OF COUNTY COMMISSIONERS  
WORKSHOP SUMMARY

Meeting Date: February 27, 2024  
Department: Facilities Development & Operations

I. EXECUTIVE BRIEF

Title: Governmental Center Renewal/Replacement project overview

Summary: On January 23, 2024, during a regular meeting of the Board of County Commissioners (Board) and while addressing commissioner comments as to the possibility of relocating the County's Governmental Center (GC) to the Westgate area, the Board directed Staff to provide a report on the matter of the status of the GC Renewal/Replacement project (Project), including all associated supporting documentation. This workshop item builds on a Staff Report dated January 30, 2024 and sent to the Board on February 1, 2024, seeks to fulfill Board direction, and requests direction regarding whether or not to proceed with Project implementation in its current version, or a variation thereof. (FDO Admin) District 7/Countywide (MWJ)

Background & Policy Issues: The evolution of the Project is better understood in the context of its historical development. Therefore, a succinct overview of material considerations related to the same follows.

Facility Overview and Early Board Direction

The GC is a County-owned facility located at 301 N. Olive Avenue, West Palm Beach, which opened for operations in 1984 and originally housed approximately 500 employees. When it opened for business, the GC served to centralize general government operations that had been previously dispersed throughout the County. Since its dedication in 1984, the 12-story, approximately 300,000 square foot facility has drastically increased its mission in supporting a multitude of governmental and public functions. The building currently houses the Board of County Commissioners, County Administration, Channel 20, Clerk & Comptroller, County Attorney, Financial Management & Budget, Property Appraiser, Public Affairs and Tax Collector, amongst other County departments and constitutional offices.

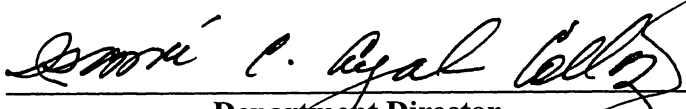
The operational relevance of the GC is better understood in the context of the historical decisions that led to selection of its current siting. In the 1980s, the Board made three key decisions that to date continue to steer County facilities planning efforts: 1) siting of the Main County Courthouse (MCCH) in downtown West Palm Beach; 2) siting of the Governmental Center (GC) in downtown West Palm Beach; and 3) the provision of countywide general government services out of the Airport Center complex. The previously referenced master plans were drafted by Staff in 1994 based on said assumptions and approved by the Board in a series of workshops. Attachment 2 includes a copy of a 2006 Workshop Item updating the Board on the three master plans.

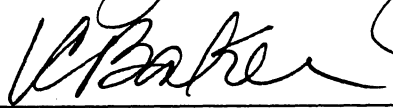
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Attachments:

1. Location Map
2. July 18, 2006 Workshop Item (#3)
3. Updated ROMs from Netta
4. Westgate boundary map
5. List of County-owned real estate in Westgate
6. Presentation

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Recommended By:  2/23/24  
Department Director Date

Approved By:  2/20/24  
County Administrator Date

**II. FISCAL IMPACT ANALYSIS**

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

<b>Fiscal Years</b>	<b>2024</b>	<b>2025</b>	<b>2026</b>	<b>2027</b>	<b>2028</b>
<b>Capital Expenditures</b>	<u>\$10M</u>	<u>\$11M</u>	<u>\$15M</u>	<u>\$11.5M</u>	_____
<b>Operating Costs</b>	_____	_____	_____	_____	_____
<b>External Revenues</b>	_____	_____	_____	_____	_____
<b>Program Income (County)</b>	_____	_____	_____	_____	_____
<b>In-Kind Match (County)</b>	_____	_____	_____	_____	_____
<b>NET FISCAL IMPACT</b>	<u>\$10M</u>	<u>\$11M</u>	<u>\$15M</u>	<u>\$11.5M</u>	<u>N/A</u>
<b># ADDITIONAL FTE POSITIONS (Cumulative)</b>	<u>N/A</u>	<u>N/A</u>	<u>N/A</u>	<u>N/A</u>	<u>N/A</u>
<b>Is Item Included in Current Budget:</b>			Yes <u>X</u>	No	
<b>Is this item using Federal Funds?</b>			Yes _____	No <u>X</u>	
<b>Is this item using State Funds?</b>			Yes _____	No <u>X</u>	

Budget Account No: Fund 3950 Dept. 411 Unit Q011 Object Varies

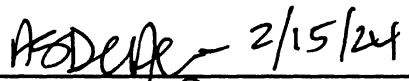
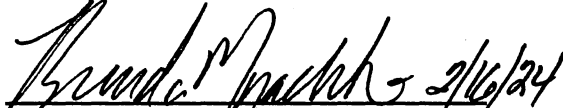
**B. Recommended Sources of Funds/Summary of Fiscal Impact:**

To date \$32M has been allocated per the IST Project Plan, and an additional \$37.5M is scheduled to be allocated over the approaching three fiscal years per that same Plan. The fiscal impact of this item will be dependent on the outcome of the Workshop.

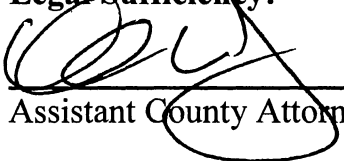
**C. Departmental Fiscal Review:** 

**III. REVIEW COMMENTS**

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

<p><u></u> 2/15/24 OFMB <u>JA 2/15</u> EW 2-15-2024</p>	<p><u></u> 2/16/24 Contract Development and Control <u>AB 2/16/24</u></p>
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**B. Legal Sufficiency:**

 2/29/24  
Assistant County Attorney

**C. Other Department Review:**

\_\_\_\_\_  
Department Director

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

**ATTACHMENT 2**  
**February 27, 2024 Workshop Item (#4B)**

## Background & Policy Issues (cont'd):

### Renewal/Replacement(R/R) Project Overview

In 2014, the GC reached the 30-year mark of uninterrupted operations, warranting the inclusion of a major renewal/replacement effort for building systems as part of the proposed project list to be funded through the Infrastructure Sales Tax (IST). In submitting the Project for inclusion in the project list to be funded with IST funds staff provided the following description: *"This project includes the replacement of all building systems for five floors (less the envelop) including HVAC, plumbing, electrical, ceiling and lighting, back-up power, flooring, and painting. The work will include renovations to increase functionality of key areas of the building. The cost of this project includes the creation of temporary operating spaces to sustain continuous operations during the various phases of the work."* At the time (2016) the estimated project cost was \$26M. The projects proposed by County Staff for inclusion in the IST project plan were vetted by outside consultants, all of which issued comprehensive reports. Estimates included as part of the proposed plan were based on the information available at the time; formal design had not taken place. The IST was approved in 2016 along with its proposed project plan. The Project was funded at \$26M with funding becoming available in FY22 and FY23.

Through 2021, staff worked on updating the estimates included in the approved IST project plan. On January 4, 2022, the Board approved a re-estimated IST project plan. As it relates to the Project, design had not been undertaken and staff relied on comparable data from the PBSO Headquarters (HQ) R/R project to estimate overall project cost. As a result, the funding request was revised to \$69.5M. Through the annual budget approval process, the description/scope for the Project was revised to reflect the comprehensive extent of work needed to renovate a building approaching 40 years in service.

On July 11, 2021, staff advertised a request for proposals (RFP) in order to retain design professional consulting services for the Project. Procurement of the services was conducted as per Countywide PPM CW-O-048. Six firms responded. Shortlist and final selection meetings were held in September and November 2021, respectively, resulting in a recommendation to award to Netta Architects, LLC (Netta).

On July 12, 2022, staff recommended approval (via regular item) of a contract with Netta to provide architectural/engineering services for the Project. Following staff's presentation, the Board engaged in thorough discussion regarding the Project's scope of work, which included the nature of the programming effort, a request for a comprehensive condition assessment, the possibility of building a new facility, and the extent of the remaining County-owned real estate holdings in Downtown West Palm Beach. Following discussion by the Board, the contract with Netta was approved.

On October 17, 2021, staff advertised an RFP in order to retain construction management at risk (CMR) services. Procurement of the services was conducted as per Countywide PPM CW-O-092. Four firms responded. Shortlist and final selection meetings were held in January and February 2022, respectively, resulting in a recommendation to award to The Weitz Company, LLC (Weitz). On December 6, 2022, Staff recommended approval of a contract with Weitz to provide CMR services for the GC R/R project.

Following Board direction, on February 7, 2023, staff recommended and the Board approved, authorizing the County Administrator or its designee, which in this case was the Director of Facilities Development and Operations (FDO), to execute an amendment to the contract with Weitz to renovate the flooring on the 12<sup>th</sup> floor of the GC.

On July 11, 2023, following prior Board direction given in July 2022, staff returned to the Board with the findings of the GC's structural assessment and based on same, recommended approval of the next phase of the design effort (i.e., programming). Staff notified the Board that overall, the building was in good condition, had served its intended purpose in the time that it has been in service, and could be assumed as able to continue to do so for the same use and occupancy. Staff representations summarized the findings of Netta and its consultants. At the meeting, the Board directed staff to expand the analysis of the scope of work to include the possibility of expanding the facility atop of the 6<sup>th</sup> floor exterior patio. At that same meeting, staff recommended and the Board approved, the design services required to proceed with the interior renovation of the 4<sup>th</sup> floor of the GC which currently houses the Information Systems Services (ISS) Department.

In September 2023, staff initiated engagement with all stakeholders that operate within the building. An architectural programming space requirements questionnaire was distributed. In October and November 2023, individual visioning sessions were held with each commissioner.

On November 28, 2023, during a Workshop meeting regarding capital projects, staff notified the Board of an increase of the implementation cost of various capital projects. Included in Facilities Development and Operations' (FDO) presentation (i.e., a shortfall of \$132M) was an allocation of an additional \$33.7M for the Project. The increase in implementation cost reflected the impacts of escalation experienced since January 2022, as well as the expanded project scope.

Renewal/Replacement(R/R) Project Current Status

As of this Workshop item, Netta is completing the architectural programming phase of the Project; conceptual drawings are yet to be developed. Construction drawings for the 4<sup>th</sup> floor ISS renovation at are 95% completion. The flooring renovation on the 12<sup>th</sup> floor has been completed.

Renewal/Replacement(R/R) Project Encumbrances/Expenses

Encumbrances as of January 23, 2024 amount to \$627,590.15, of which \$414,818.35 have been expended. An additional \$92,432.49 has been expended towards Staff and project management fees. As of January 23, 2024, the total encumbrances/expenses amount to \$720,937.68.

GC R/R Compared to Building New

On July 11, 2023, when staff returned to the Board with the results of the findings of the GC's structural assessment and, given the same, a recommendation to proceed to the next phase of design (i.e., programming), staff notified the Board that Netta had provided a rough order of magnitude (ROM) of \$178M to build a new 310,000sq.ft. office building to house GC operations. In preparing the Staff Report that was sent to the Board on February 1, 2024, and with the programming exercise approaching completion, staff requested Netta to confirm if said ROM remained valid. Updated analysis were included as attachment to the Staff Report and have been even further refined to include estimates for site parking comparable to GC, furniture, fixtures and equipment (FFE) and soft costs (e.g., permit fees, design fees). See Attachment 3. Please note that the ROM for new construction does not include real estate costs, staff costs or inflation for future conditions.

Related Initiatives Implemented to Facilitate Project Implementation

On May 5, 2020, staff recommended and the Board approved, an agreement for the lease of 31,500sq.ft. of office space to temporarily relocate Palm Beach County Sheriff's Office (PBSO) operations while the PBSO HQs building was undergoing its own R/R project. Said lease included an extended term to support the relocation necessary to proceed with the Project. Through the lease and in order to prepare the facility for County occupancy (first by PBSO staff and later by GC staff), the County agreed to fund \$1.31M in landlord's actual costs and receive up to \$1.28M in rent credits payable over 60 months. The 60-month term expires on May 4, 2025 and as of this Workshop item, the County has recouped \$767,481.53 in rent credits.

On September 15, 2020, staff recommended and the Board approved, an Interlocal Agreement with the City of West Palm Beach (City) which, amongst other matters, provided for amending the City's land development regulations to provide for the reconstruction of the GC in the event of destruction, and for the transfer of development rights equivalent to 110,000 square feet for the County to use on Block D (i.e., 4<sup>th</sup> street parking lot) in the future to fulfill forecasted programming needs. In consideration for the transfer of development rights (TDRs) and the ability to reconstruct the GC, the County conveyed at no cost to the City forty-five (45) County-owned lots within the City's golf course which in aggregate represented approximately 2.59 acres.

On June 7, 2022, staff recommended and the Board approved, the Final Report of the Palm Beach County Judicial Facilities Master Plan update, which amongst other matters provided judicial facilities needs projections into year 2040 and allocated use of Block D for the eventual construction of a new judicial facility to house family and juvenile courtrooms along with office space for the Judicial Partners (including the entirety of the Office of the Public Defender).

On December 6, 2022, the Board approved a lease extension for the existing Supervisor of Elections (SOE) warehouse in Riviera Beach. The lease extension (through December 31, 2026) was intended to provide for the continued support of SOE operations until its relocation to the new SOE Production Facility (currently approaching the end of construction) and upon vacating by the SOE, transition into a dual warehouse use by the County's Fire Rescue and FDO departments. The latter intended to accommodate the equipment and files storage necessary during the relocation of GC occupants as a result of the Project.

Westgate and Real Estate Holdings

Westgate is a designated Community Revitalization Area (CRA) and primarily residential in nature. See Attachment 4 for the Westgate boundary map. County-owned real estate in Westgate of sufficient acreage as would be required to build a new GC is limited and falls in one of three categories: 1)



Department of Airport's (DOA) property (unimproved), 2) public parks, and 3) improved sites. See Attachment 5 for a full list of County-owned real estate in the Westgate CRA. The remaining real estate of sufficient acreage to accommodate a new GC is in private ownership.

The existing DOA property has been retained for future airport purposes, including relocation of the airport's maintenance compound. This will allow the ability to make additional aviation facilities/land available. Future airport uses must be in close proximity of the airport. Furthermore, DOA's property is restricted to airports-related uses and its disposition subject to federal regulations. Therefore, if the Board were to direct Staff to pursue construction of a new GC facility on DOA property, disposition of same will require prior approval by the Federal Aviation Administration (FAA) and compensation at fair market value. Amongst other matters, to obtain FAA's approval, the County will be required to show that the subject property is not required for current or future airport operations and that the disposition of the same, will not negatively affect the airport. Staff notes as well, that a portion of the property at the end of Runway 14/32 is within the runway protection zone (RPZ) and cannot be used for any other purpose other than dry retention. DOA property in the vicinity of the airport is subject to height limitations so as not to interfere with its operations.

If the Board were to direct staff to pursue siting of a new GC facility on a privately-owned site, acquisition of the required real estate will be required. If the Board were to direct staff to explore a public-private partnership, disposition or exchange of the current GC and associated real estate or a similar contractual framework, a public competitive procurement will be required.

#### County Seat

Currently, the County's seat is West Palm Beach. During the aforementioned January 23, 2024 Board regular meeting, the Board asked Staff to report back in the County Seat could be extended outside the municipal limits of West Palm Beach. Section 138.12, Florida Statutes provides: "*The board of county commissioners of any county may expand the geographical area of the county seat of its county beyond the corporate limits of the municipality named as the county seat by adopting a resolution to that effect at any regular or special meeting of the board. Such a resolution may be adopted only after the board has held not less than two public hearings on the proposal at intervals of not less than 10 or more than 20 days and after notice of the proposal and such meetings has been published in a newspaper of general circulation in the county. However, nothing herein shall be deemed to extend the boundaries of the municipality in which the county seat was previously located or annex to such municipality the territory added to the county seat.*" Therefore, the Board may expand the limits of the County Seat as it determines appropriate as long as it follows the statutorily required process.

#### Miscellaneous Matters for Consideration by the Board

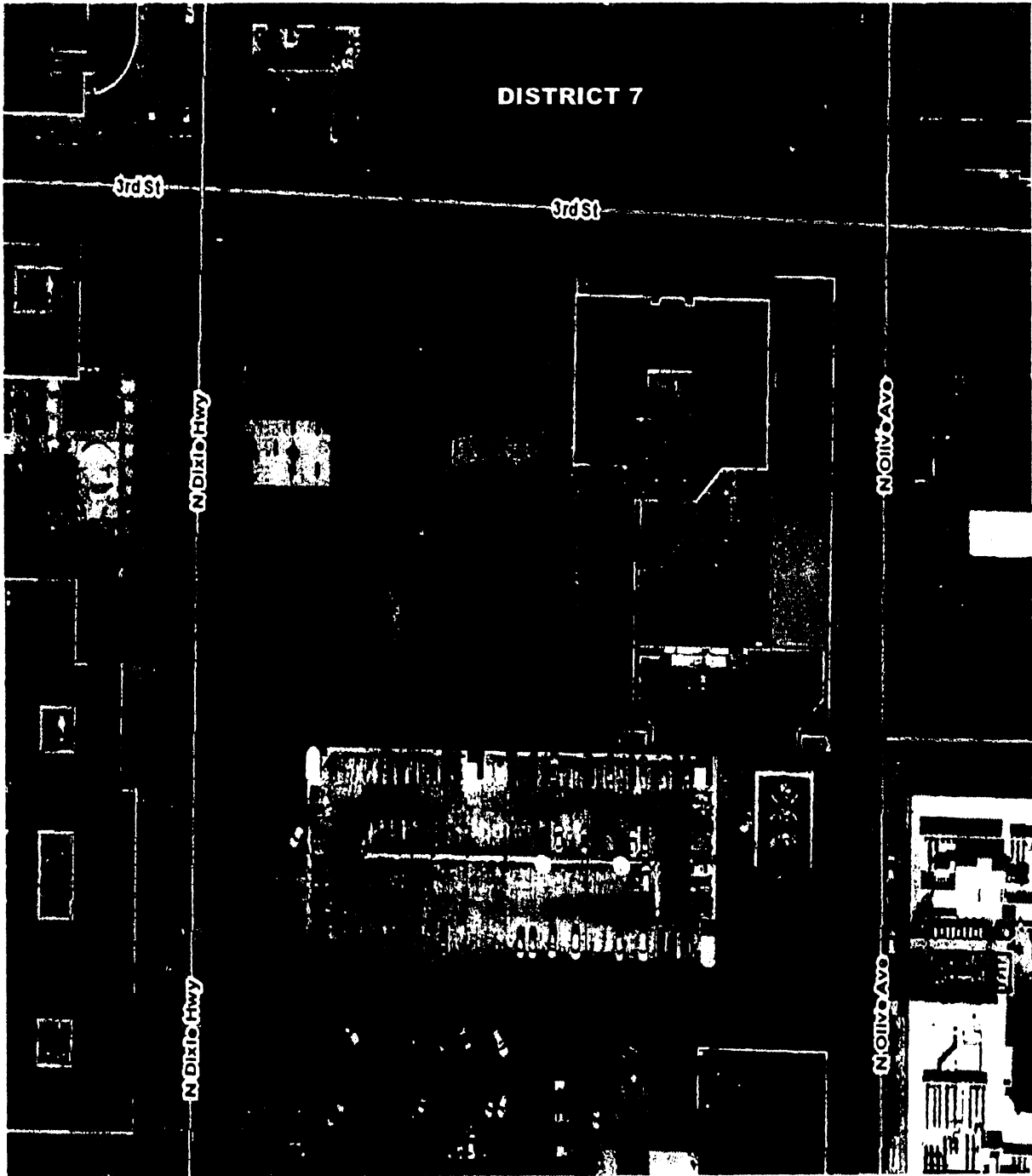
For the past years, due to the impending Project implementation, staff has been intentionally delaying (when possible and without impact to operations) required renewal/replacement work at GC as to pursue the most efficient use of public funds and avoid loss resulting from future work or direction. Staff expected that Netta would complete design in approximately one year after completion of the programming phase, allowing for permitting and construction to proceed immediately thereafter. If the Board were to direct Staff to pursue a different course as it relates to the GC, until said new path comes to fruition and depending the time it takes for it to do so, Staff will be required to invest in additional maintenance and upkeep of the facility in order to ensure continuity of operations.

The parcel on which the GC is sited is shared by the Historic Courthouse (HCH); the latter of which is subject to a restrictive covenant tied to grant funding for its past renovation to historic specifications. If the Board directs Staff to pursue any course of action that entails disposition of the GC facility, Staff will require further direction as if to include the HCH in the transaction. In determining if to include the HCH, Staff recommends the Board also takes into consideration that the HCH qualifies as a Transfer of Development Rights (TDRs) sending site. Staff estimates that the TDRs associated with the HCH portion of the property to be the equivalent of approximately 180,000sf.; a comprehensive analysis would need to be completed following direction from the Board to further refine this figure and fully inform the approach forward. Staff will also require direction if to include the GC Garage, which abuts the GC parcel but is sited on three separate parcels, and supports GC operations.

If the Board directs staff to pursue acquisition of a privately-owned site in Westgate for the construction of a new GC, public ownership will remove the acquired parcel from the tax rolls thereby reducing the CRA's income stream. If the Board directs staff to pursue any approach that does not entail renovation of the existing GC, all contracts currently in place for the Project will need to be terminated for convenience. New contracts will need to be procured in a manner and scope responsive to direction provided by the Board.

# LOCATION MAP

74-43-43-22-12-008-0010



ATTACHMENT # 1

**ATTACHMENT 2**  
**July 18, 2006 Workshop Item (#3)**



**II. FISCAL IMPACT ANALYSIS**

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

Fiscal Years	2006	2007	2008	2009	2010
Capital Expenditures	<u>-0-</u>	<u>-0-</u>	<u>-0-</u>	<u>-0-</u>	<u>-0-</u>
Operating Costs	<u>-0-</u>	<u>-0-</u>	<u>-0-</u>	<u>-0-</u>	<u>-0-</u>
External Revenues	<u>-0-</u>	<u>-0-</u>	<u>-0-</u>	<u>-0-</u>	<u>-0-</u>
Program Income (County)	<u>-0-</u>	<u>-0-</u>	<u>-0-</u>	<u>-0-</u>	<u>-0-</u>
In-Kind Match (County)	<u>-0-</u>	<u>-0-</u>	<u>-0-</u>	<u>-0-</u>	<u>-0-</u>
<b>NET FISCAL IMPACT</b>	<u>-0-</u>	<u>-0-</u>	<u>-0-</u>	<u>-0-</u>	<u>-0-</u>
<b># ADDITIONAL FTE POSITIONS (Cumulative)</b>	<u>          </u>	<u>          </u>	<u>          </u>	<u>          </u>	<u>          </u>

Is Item Included in Current Budget? Yes  No

Budget Account No: Fund \_\_\_\_\_ Department \_\_\_\_\_ Unit \_\_\_\_\_ Object \_\_\_\_\_  
Reporting Category \_\_\_\_\_

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

**C. Departmental Fiscal Review:** \_\_\_\_\_

**III. REVIEW COMMENTS:**

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

<p><u><i>[Signature]</i></u> 7-13-06 OFMB <i>[Handwritten initials]</i></p>	<p><u><i>[Signature]</i></u> 7/14/06 Contract Dev. and Control</p>
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**B. Legal Sufficiency:**

M/A  
\_\_\_\_\_  
Assistant County Attorney

**C. Other Department Review:**

\_\_\_\_\_





***Downtown Master Plan,  
Government Hill Master Plan, and  
East Central Regional Service Center Master Plan  
Updates - Projected Space Needs Through 2025 +***

In the 1980's, the Board of Commissioners made three significant decisions impacting its facilities future with its decision to: 1) construct the Governmental Center in downtown West Palm Beach ("Downtown"), 2) locate the Main Courthouse in the Downtown, and 3) locate the hub of countywide general government services at the East Central Regional Services Center ("Airport Center", see Map 1 for all properties). While Downtown is commonly known as the county seat, another County-owned property in downtown West Palm Beach plays a role in the future master plan for the County and that is known as the Government Hill property. For the purposes of this report, the Downtown and Government Hill properties are collectively referred to as the "County Center." With the significant facilities growth during the last 20+ years which included the creation and expansion of branch and satellite services, the decisions that: 1) the Downtown would be the home of the main offices of the Board of County Commissioners, the constitutional officers and the court system, and 2) that Airport Center would be the home of general government services, have together been the most basic and overriding factor in all facilities planning decisions.

In a series of workshops in 1994, the Board updated the three Master Plans which are the subject of this report (Downtown, East Central Regional Service Center, and Government Hill, collectively known as "Master Plans" in this report) and created four additional for the various multi-tenant campuses. Since that time, the Board has been implementing the acquisitions and dispositions necessary to implement the Master Plans. The only Master Plan that was required to be re-visited in the future was the Government Hill Master Plan pending the finalization of siting, funding and relocation of the State/Department of Health from the County's Government Hill property. While the agreement between the County and the State for the funding and relocation of the Health Department from Government Hill was executed in 2001, the date and actual new location for the Health Department was not known until recently. As a result, Staff is bringing this report to the Board at this time to update the Government Hill Master Plan. In order to update the Government Hill Master Plan, the Downtown Master Plan as well as that of the East Central Regional Service Center must also be updated simultaneously.

This report projects the overall space and facility needs for the entities that currently have their main offices in the Downtown, East Central Regional Service Center and Government Hill Properties through the Year 2025 and beyond, provide general information about development potential and property valuation for the purposes of determining whether the Master Plans need an update or modification and as such set forth the necessary actions required to continue implementation of the master plans.

It is important to note that implementation of the County's Property Master Plans have been successful in identifying and preserving land necessary for long term growth and being able to accommodate changes in the service delivery patterns throughout the County. Only once in the last 20 years has the County made a significant modification of its plans and that is with move of various uses from Section 6 to Vista Center. While that move is generally considered successful from various perspectives, it can not be compared to the magnitude of a decision which would change the three Master Plans discussed herein. In the case of the County Center, there is a historic presence in the current location, the current location is perceived as geographic center of coastal Palm Beach County and acts to recognize the County's role in both the unincorporated and municipalities, and the unavailability of properties with significant amounts of non-residential development potential; all of which lead to much narrower siting criteria and high risk associated with a modification to the Master Plans.

## **1.0 Background Information**

### **1.1 Property Information**

#### **1.11 Downtown Property**

The Downtown Property consist of five blocks of various sizes: 1) Judicial Center Parking Garage Block, 2) Judicial Center Block, 3) Criminal Justice Building Block, 4) Block D, and 5) Government Center Block. These properties are shown on Map 2.

- 1.111 Judicial Center Parking Garage Block.** This 6.21 acre block is bounded by Baynan Blvd on the south, Rosemary Ave on the west, 3<sup>rd</sup> Street on the north and the FEC Railroad on the east. There is an elevated pedestrian bridge connecting this Block to the Judicial Center Block. Substantial portions of this Block were donated to the County by the West Palm Beach CRA in 1991-1995 for the purpose of constructing a parking garage to service the Judicial Center. Currently there are a total of 1223 parking spaces on the block; 1066 in a four story structured parking garage and 157 in surface parking. The planned expansion of 600 cars will increase the parking structure to six stories and is anticipated to accommodate the build-out of the 8<sup>th</sup> and 7<sup>th</sup> floors of the Courthouse.

This Block is currently zoned for a Building Type III and identified as an eligible 8 story receiving site with the transfer of development rights. The use of development rights could be used toward accomplishing a stand alone building on the current surface lot. However, based on the intense parking operation which occurs on this property, expansion of the parking structure over the surface lot was determined not to be cost effective as an alternative to vertical expansion of the garage. In addition, the construction of an occupied building/garage combination structure on the surface lot was also reviewed in detail prior to commencing design on the parking garage expansion and was determined not to be feasible due to; 1) the interim and permanent operational impacts on the parking operations, and 2) the inability to find a court use to occupy the building due to security and operational inefficiencies.

Therefore, while some additional office development potential exists on this property, it will likely remain unused due to operational considerations. As such, this block is not considered to have any future County development potential from an operational perspective.

- 1.112 Judicial Center Block.** This 4.96 acre block is bounded by Banyan Blvd on the south, Quardille on the west, 3<sup>rd</sup> Street on the north and Dixie Highway on the east. This Property was assembled by the County for the purpose of constructing the Main Courthouse. The Main Courthouse is a 700,000 sf building of 11 stories. Two stories remain as shell and are programmed for build-out within the next five years. This block has no further development potential.
- 1.113 Criminal Justice Block.** This 2.68 acre block is bounded by 3<sup>rd</sup> Street on the south, Quadrilla on the west, 4<sup>th</sup> Street on the north and Dixie Highway on the east. The property was assembled by the County with partial funding assistance by the City in 1991. The purpose of constructing the Criminal Justice Building of 165,000 sf to house the State Attorney and Public Defender offices as well as the Central Energy Plant. There is a small surface parking lot for both disabled public parking and some employee parking that has limited development potential. However, this parking area is not generally considered to be cost or operationally effective to expand upon due to: 1) the need for disabled surface parking in proximity of the Courthouse, and 2) the amount and type of underground utilities and central plant infrastructure which would have to be relocated. As such, this Block is considered to have no further development potential.
- 1.114 Block D.** This 3 acre block is bounded by 3<sup>rd</sup> Street on the south, Dixie Highway on the west, 4<sup>th</sup> Street on the north and Olive Avenue on the east. The property was purchased between 1991-1993 by the County at a cost of approximately \$6.8 million for the purposes of future expansion to the Courts. Currently there is a 325 car surface parking lot (225 for Government Center and 100 for Courts) and a 3,000 sf building slated for demolition upon completion of the 1916 Courthouse restoration. When this property is redeveloped, these existing parking spaces will have to be incorporated into a new garage structure as part of the new construction on Block D.
- 1.115 Governmental Center Block.** This 4.51 acre block is bounded by the 1<sup>st</sup> St/ 2<sup>nd</sup> St alley on the south, Dixie Highway on the west, 3<sup>rd</sup> Street on the north and Olive Ave on the east. A large part of this Block was the site of the original County Courthouse and general government offices. The remainder of the block was purchased in the 1980's for the Government Center and Government Center Parking Garage.

Currently the following improvements occupy the Government Center Block; 1) 36,000 sf 1916 Courthouse, 2) a 302,000 sf Governmental Center, and 3) a 640 car structured parking garage. The 1916 Courthouse site has development potential, but restrictions associated with the acceptance of State grant money for the restoration severely restrict and/or eliminate the re-development potential of this site. However, there is an estimated 359,842 in development rights that could be transferred to another County property in the Downtown Master Plan or sold under current City Ordinances. Beyond the transfer or sale of approximately 359,000 sf of development rights, this block has no further development potential.



### **1.12 Government Hill Property**

The Government Hill properties consist of two properties (see Map 3) for a total of 6.68 acres on both sides of Evernia Street. The north property (4.46 acres ) is generally located between Datura and Evernia Streets and Tamarind and Sapodilla although both the east and west ends of the block are privately held. The south property (2.22 acres) is generally the north ½ of the block between Evernia and Fern Street, again with privately held parcels at the east and west end. This property and the building currently occupied by the Community Services Department on Datura Street was the previous location of general government uses initially moved from the County Courthouse/Government Center. The block immediately to the north (between Datura and Clematis) is owned by the State of Florida and is known as the Dimmick Block. The block immediately to the north of that (between Clematis and Banyan) is owned by the Federal Government and is slated for a new Federal District Courthouse.

In addition to the Community Services Building on Datura, there are four buildings on both sides of Evernia that are occupied by the State of Florida/Department of Health that have exceeded their useful life and are to be vacated by the DOH as soon as replacement space is constructed. Pursuant to an agreement with the State and DOH, the buildings will be vacated and returned to the County where they are slated for demolition.

Despite numerous offers and approaches by governmental and private parties over the years, the disposition of the property was last formally addressed by the Board of County Commissioners in 1994 at which time the direction was to not consider alternate uses until such time that the timing of the relocation of the Health Department was known and then to determine whether the land was required for County use or whether it could be sold and the proceeds used to purchase land in another location.

The County also owns approximately 5 acres of property immediately west of Government Hill and the CSX Railroad (see Map 3A), generally known as the Wedge property due to its unique shape. This property was purchased in 1992 with 80% FTA , 10% FDOT, 5% County and 5% City funding for the purpose of creating an Intermodal Transfer Station including parking for the Tri-Rail (a minimum of 250 spaces) and transit related private development. Because of its unique shape and the specific operating characteristics of the transit users, County development at the intensities required to meet the County's need as a replacement for the Government Hill properties is not feasible. This was confirmed by the proposal that was submitted by CSX (the previous owner) to the County's RFP for the East Central Regional Service Center (which resulted in the purchase of Airport Center). The CSX proposal responded to a need that was of lesser intensity than that required for a replacement property for Government Hill. While not suitable for County development and hence not considered a part of the County's Government Hill Master Plan, the property remains available and viable for private transit related and supporting development by private parties. This property is also an eligible receive site for a maximum of 20 stories pursuant to the Downtown Master Plan through the transfer of development rights.

### **1.13 East Central Regional Service Center (Airport Center)**

The 19 acre (of which about 6 acres are undeveloped) Airport Center Property (see Map 4) was purchased in 1992 after an RFP was conducted for properties suitable for the East Central Regional Service Center to house countywide general government services. The property is located at the northwest corner of the intersection of I-95 and Southern Blvd and is accessed from both Southern Blvd and Australian Avenue. Currently, two 62,000 sf buildings exists as well as a 16,000 sf building which will be sold back to the Hotel

as part of a Settlement Agreement. A scheduled capital improvement project to: 1) construct a central energy plant to serve the two existing buildings and the planned future office building and 2) undertake major building systems renovations/upgrades to the two existing buildings, are both planned for 2007. These improvements will also vest the remaining 175,000 sf of development potential on the property. At the completion of the central energy plant and renovations, the existing buildings will be loaded with countywide general government users.

**1.2 Tenant List and Space Requirements**

The following tenants are listed by functional group and are currently located in the County Center.

**Table 1**  
**Current County Center Tenant List**

<i>Board of County Commissioners</i>	<i>Constitutional Officers</i>	<i>General Government</i>	<i>Court and Court Related</i>
County Administration	Clerk & Comptroller	Community Services	15 <sup>th</sup> Judicial Circuit & County Court
County Attorney Office	Property Appraiser		Clerk & Comptroller
County Commissioners	Tax Collector		Justice Services
County Engineer			Public Defender
Criminal Justice Commission			Sheriff (Court Services Bureau including Civil Warrants)
Finance (Clerk & Comptroller)			State Attorney
Financial Management and Budget			
Information Systems and Services			
Legislative Delegation			
Municipal League			
Public Affairs			

This list demonstrates the overriding facilities trends of the last twenty years: 1) that general government services have been moved (with one exception) from the County Center to the East Central Regional Service Center, and 2) that constitutional offices have either relocated from the County Center or shifted substantial portion of operations to the branches; leaving only the direct Board of County Commission functions, the central offices for the Constitutional officers, and the Court functions in the Downtown.

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Policy Decision: Is there any further decentralization or relocation which can occur within a functional group?

The space needs are based on historical growth information projected forward. For the purposes of this report, Staff was very sensitive to not overstate the needs, however this approach may result in fewer options in meeting its future governmental program and service objectives/requirements if decisions are made which reduce or eliminate the County's future flexibility.

**Table 2**  
***Current and Future Space Requirements by Functional Group***

<b>Functional Group</b>	<b>Current Space</b>	<b>Future Space Need <sup>1</sup></b>	<b>Total Space Need</b>
Board of County Commissioners & Constitutional Officers	302,000 sf & 865 parking spaces 19,000 sf (1916 Courthouse)	200,000 sf & 800 parking spaces.	502,000 sf & 2000 parking spaces.
General Government	27,000 sf and 150 spaces	30,000 sf & 120 parking spaces.	57,000 sf and 270 parking spaces
Court	865,000 sf and 1953 parking spaces	500,000 sf <sup>2</sup> & 2000 parking spaces <sup>3</sup>	1,365,000 sf & 3953 parking spaces
Total	1,213,000 and 2368 parking spaces	730,000 sf & 2920 parking spaces	1,924,000 sf & 6223 parking spaces

- 1 These projected needs do not take into account the addition of any new programs or the County assuming any additional programs from the State or Federal government.
- 2 Any space intensive operational changes to increase the effectiveness of the court are not considered in this number but will be known at the conclusion of the Judicial Facilities Master Plan Study in late 2006.
- 3 These needs are in addition to the 800 car garage expansion planned for 2006/2007 which are included in existing total. It also reduces the ratio of parking from 5/1000 to 4/1000.

The largest and most complex component of the projections are those for the Courts. The study is underway and is projected to be completed within the next 3-4 months in advance of the design and build-out of the 8<sup>th</sup> Floor of the Courthouse. While the gross future requirements are projected at this time, the operational details are not, and it should be re-stated that preserving flexibility is critical as any space intensive operational changes to increase the effectiveness of the court system are not considered in this number.

## **2.0 Property Master Plan**

### **2.1 2025 Master Plan Assignments**

In making the siting and space assignments, a series of site and space specific assumptions are required. The following siting assumptions were used in the existing and proposed updates to the Master Plans.

- 2.11 The base of court functions will remain in Downtown and court programs/services can not be split between two locations or campuses.
- 2.12 All Clerk & Comptroller functions will ultimately be housed with the Court function, but for Finance.
- 2.13 Space for the constitutional officers and the BCC departments currently located downtown, must remain either at the County Center or East Central Regional Service Center.
- 2.14 Services will continue to be provided based on general the same model/ratio of centralized to decentralized services.
- 2.15 The Master Plans should be based on only the level of density and intensity of development that is currently allowed by applicable codes, although changes that are being considered have been noted in the text.
- 2.16 The Master Plans should be based on the greatest projected space requirement and as a result the numbers identified in this report have eliminated the previously reported ranges and reflect the maximum projected space requirement.

### **2.2 Downtown Property**

The growth needs of the Court as identified in Table 2 is 500,000 sf and 2000 spaces. The key assumptions are: 1) that all Court and court related functions must be located Downtown, 2) that the parking demand will be reduced from 5 spaces per 1000 sf to 4 spaces for 1000 sf, and 3) that 325 existing parking spaces will have to be made up as part of the new construction of Block D. The timing of the need for this space is likely to be 2012-2017.

As previously discussed, some development potential exists on the surface parking lot at the Judicial Center Parking Garage, but it is operationally and financially undesirable. In addition, development potential exists on the 1916 Courthouse portion of the Government Center block, but as previously discussed its only use/value is as development rights for transfer or sale. As such, the focus of the future development of the Downtown Properties is on Block D.

Block D is zoned by the City's Downtown Master Plan as a Building Type III which permits development up to five stories. The parcel is identified as an eligible 10 story receiving site on the TDR Map, meaning that Block D may be developed up to 10 stories with the transfer of development rights.

The actual design of the building and parking on Block D is dictated by the parking and security requirements for the Courts. Parking would not be feasible in any fashion within the building structure itself requiring the parking to be in an immediately adjacent structure. Due to the proximity of the parking to the Court building, parking will only be available to employees but would not provide for crossovers and multiple points of entry to the building. It has been assumed that in this particular case a 8 story parking deck (as compared to the maximum six story parking dek for mixed use garages) would be acceptable from an operational perspective as timing of ingress/egress and space allocation could be managed more closely than in a public lot. The parking demand and operational constraints associated with security will likely not allow for additional development beyond the 10 stories on Block D. For the same reasons listed above (security and limited parking), residential or other non-Court uses are not feasible on this block.

The most intense design option is a 10 story, 25,000 square ft/floor building with an eight story parking structure for a total of 1336 parking spaces (1000 needed for the new building + 325 replacement). This design option requires a minimum of 2.772 acres of this 3.0 acre property. Depending on the land development regulations in place at the time of development (buffers, setbacks, water retention, etc) it may be possible to increase the footprint of the parking garage to provide for 1864 spaces, allowing for about 375,000 sf of space and 11-12 stories of office building. The City of West Palm Beach has already directed its planning consultant to evaluate increasing the height allowed by code to 15 stories.

Policy Decision: Should the County request that the City amend its Master Plan to allow for 12 stories of development on Block D without the use of the development rights?

Therefore, in order to fulfill the Courts long term needs, there is a requirement for an additional 250,000 sf in Court expansion space which can only be met through the use of the Government Center Block. While the Government Center Building is 302,000 sf, by assuming that the Clerk & Comptroller, except for Finance, will remain Downtown; the entire building is accounted for.

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The following table summarizes the Courts' space needs and master plan in the Downtown.

**Table 3**  
**Downtown**  
**Space Allocation and Projections 2025 +**

<i>Use</i>	<i>Location</i>	<i>Square Footage &amp; Parking</i>
Court	Judicial Center Block & Judicial Center Parking Garage	700,000 sf and 1953 parking spaces
Court Related and Support	Criminal Justice Block	165,000 sf (pkg included above)
Court Related and Support	Block D	250,000 sf and 1336 parking spaces
Court Related and Support	Government Center Block	302,000 sf and 640 parking spaces
Total		1,417,000 sf and 3929 parking spaces

**2.3 Airport Center Property**

The constitutional officers, a couple departments providing countywide general government services and Community Services would be accommodated by a new tower and parking garage at Airport Center. As previously indicated, the County has capacity for 175,000 sf and associated parking to accommodate expansion of existing Building 1 and 2 users as well as the new users. The relocation of the constitutional officers would not impact the designation of West Palm Beach as the county seat, as the Board has the ability to amend, by resolution of the BCC the boundaries of the county seat beyond the municipal limits of West Palm Beach.

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Table 4 indicates the projected tenant list and space assignments for Airport Center. The timing for this construction is between 2012-2017.

**Table 4**  
**East Central Regional Service Center (Airport Center)**  
**Tenant List and Space Projections 2025+**

<b>Tenants - Existing</b>	<b>Future Space Requirements</b>
Facilities Management	12,500 sf
Housing and Community Development	18,000 sf
Human Resources	22,000 sf
Internal Auditor	6,000 sf
Public Safety, Consumer Affairs, Victim Services & Youth Affairs	20,000 sf
Purchasing	18,000 sf
Risk Management	24,000 sf
SBE Offices	5,000 sf
<b>Tenants - New</b>	
Community Services	48,500 sf
Property Appraiser	66,000 sf
Tax Collector	59,000 sf
Total	299,000 sf & 1200 parking spaces

**2.4 Government Hill Property**

The remainder of the County's long term space needs (350,000 sf and 1400 parking spaces) would be accomplished at the Government Hill property. The development potential and the location is highly desirable and hence the interest by other governmental entities and private parties throughout the years. The Government Hill Property has been included in various master planning efforts by the City and a private transit oriented development proposal put forth in 2005.

The location of this property (both adjacency to transit and adjacency to key governmental buildings and City Place) is a key reason for the interest. This property and surrounding two blocks are the only remaining large undeveloped or redevelopable parcels in the urban downtown. As a result, it is anticipated that the value of this property will continue to increase and at a much faster rate than other parcels and even undeveloped parcels in other existing and/or emerging downtowns or urban centers.

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Using the 350,000 sf and 1400 parking space requirement, the following design options exist. It needs to be kept in mind, that development on this site is not likely to be required until after 2020 and likely after 2025.

The Government Hill Properties are eligible for building heights of up to 8-10 stories (it varies through the property) with the transfer of the development rights to the site. If the County were to construct to the existing Building Type III height limitation of 5 stories, it would just barely be able to meet its future space and parking needs as projects using all Government Hill holdings. The City of West Palm Beach is already considered amendments to the Downtown Master Plan and other initiatives that would increase the height restrictions on the Government Hill Property.

Policy Decision: Should the County request that the City amend its Master Plan to allow for 15 stories of development on the Government Hill property north of Evernia Street with or without the use of the development rights?

Assuming that building heights of 10 stories over the entire Government Hill property north of Evernia Street could be achieved (with a Downtown Master Plan change and the transfer of development rights), the County would require the entire Government Hill property north of Evernia Street to accomplish its projected space and parking needs.

Taking that one step further to try accommodate the County's needs for 350,000 sf and 1400 spaces and to minimize the County's land requirement at Government Hill; the following options could be implemented.

- Design Option A      a 14 story, 25,000 sf ft/floor with 1400 spaces, 6 story garage = 3.38 acres
- Design Option B      a 13 story, 26,923 sf ft/floor with 1400 spaces, 6 story garage = 3.42 acres
- Design Option C      a 12 story, 29,167 sf ft/floor with 1400 spaces, 6 story garage = 3.48 acres

Staff recommends Option A be used for planning purposes and when considering changes to the Government Hill Master Plan.

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Table 5 summarizes the tenant list and spaces assignments for Government Hill.

Table 5  
Government Hill  
Tenant List and Space Projections 2025+

<i>Board of County Commissioners</i>	<i>Future Space Requirements</i>
County Administration	15,000 sf
County Attorney Office	35,000 sf
County Commissioners	20,000 sf
County Engineer	2,000 sf
Criminal Justice Commission	8,500 sf
Finance (Clerk & Comptroller)	40,000 sf
Financial Management and Budget	15,000 sf
Information Systems and Services	90,000 sf
Legislative Delegation	2,000 sf
Municipal League	1,000 sf
Public Affairs	40,000 sf
Contingency <sup>1</sup>	81,500 sf
Total Square Footage	350,000 sf

1 This square footage accounts for the total range of projected space requirements as well as contingency for new or modified requirements.

With the implementation of the above master plans, the following space assignments would exist. The agencies that have changed locations are shown in italics.

- 0044

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**Table 6**  
**County Center and East Central Regional Service Center 2025+**  
**Tenant List**

<i>Downtown</i>	<i>Airport Center</i>	<i>Government Hill</i>
<i>Courts</i>	<i>General Government</i>	<i>Board of County Commissioners</i>
15 <sup>th</sup> Judicial Circuit & County Court	<i>Community Services</i>	<i>County Administration</i>
Clerk & Comptroller - Executive & Court Services	<i>Criminal Justice Commission</i>	<i>County Attorney Office</i>
Justice Services	<i>Property Appraiser</i>	<i>County Commissioners</i>
Public Defender	<i>Tax Collector</i>	<i>County Engineer</i>
Sheriff (Court Services Bureau including Civil Warrants)		<i>Criminal Justice</i>
State Attorney		<i>Finance (Clerk &amp; Comptroller)</i>
		<i>Financial Management and Budget</i>
		<i>Information Systems and Services</i>
		<i>Legislative Delegation</i>
		<i>Municipal League</i>
		<i>Public Affairs</i>

**2.5 Alternates to Government Hill**

In studying this tenant list two policy decisions are raised: 1) does the Board of County Commissioners need to be located either near the Court and/or general government functional groups, and 2) should other locations (other than Government Hill) be considered for the location of the Board of County Commissioners?

Policy Decision: Does the Board of County Commissioners need to be located either near the Court and/or general government functional groups?

There are several properties that have, in the past have been considered, or can be considered for alternate locations for the Government Hill functions. These include: 1) the ±15 acre County-owned parcel at Belvedere Rd, 2) the ±19 acre PBIA Entrance Parcel, 3) the ±7 acre Armory parcel at the southwest corner of Congress and Southern Blvd, and 4) the Mangonia Park Park TOD. The location of all of these sites is shown on Map 5.

Policy Decision: Should other locations be considered for the future home of the Board of County Commissioners?

- 2.51 **Belvedere Road 50X Complex.** This approximately 15 acre parcel is currently County-owned and has good visibility and access. However, it is immediately adjacent to residential community and is a critical parcel in the Airports Master Plan. The County is currently negotiating an exchange of this property for the Airport owned Cherry Road facility (fka Kings Academy) to achieve the Airports long term airport related development goals as well as meet the County's long term needs for very low intensity warehouse and industrial uses.
- 2.52 **PBIA Entrance Parcel - SW corner of Belvedere and Australian.** This approximate 19 acre parcel is currently Airport owned and is planned for the development of airport related mixed used development.
- 2.53 **Armory Parcel.** This approximately 7 acre parcel is currently Airport owned and is included in the Airport Master Plan. While the visibility appears to be good at the SW corner of the intersection of Congress and Southern, there is no access from Southern Blvd, the Congress flyover eliminates access from Congress Ave, and the curve on Gun Club Rd may limit egress to right out only. For these reasons, this parcel can not practically support a high intensity use.
- 2.54 **Mangonia Park TOD.** The general location of this site is outside of what is considered to be the geographic center of the County, is without the visibility appropriate for these countywide functions, and because of the lack of related uses and businesses, would result in many additional vehicular trips which do not currently exist. The separation from both the functions housed Downtown and at the East Central Regional Service Center is problematic for the same reasons. Also, the County has been sensitive in the past to Riviera Beach's and Mangonia Park's formal and informal requests to limit/eliminate County land purchases within the municipal boundaries so as to maximize property tax revenues.

### **3.0 Modifications to the Master Plan**

In addition to making a decision to confirm the existing master plans or consider changes based solely on perception or historical factors, development potential to meet future needs and preserving the financial value of County's real estate; it is also necessary to take a second look at the assumptions that have been made and evaluate the other risks that may influence the ultimate outcome.

#### **3.1 Siting Assumptions**

Throughout this report, the following assumptions have been made and Staff believes them to be reasonable and appropriately conservative.

- 3.11 The base of court functions will remain in Downtown and court programs/services can not be split between two locations or campuses.
- 3.12 All Clerk & Comptroller functions will ultimately be housed with the Court function, but for Finance.
- 3.13 Space for the constitutional officers and the BCC departments currently located downtown, must remain either at the County Center or East Central Regional Service Center.
- 3.14 Services will continue to be provided based on general the same model/ratio of centralized to decentralized services.
- 3.15 The Master Plans should be based on only the level of density and intensity of development that is currently allowed by applicable codes.
- 3.16 The Master Plans should be based on the greatest projected space requirement and as a result the numbers identified in this report have eliminated the previously reported ranges and reflect the maximum projected space requirement. This approach should also provide for some contingency for changes in policy and service delivery over time.

#### **3.2 Risk Assumptions**

In addition to the specific assumptions that have been made, the following general risks exist and need to be monitored on an on-going basis to ensure that reality is tracking the projections so that interim course corrections can be made to adjust for deviations.

- 3.21 The projections are based on the actual parking demand for governmental offices reducing over time from 5 spaces per 1000 sf to 4 parking spaces per 1000 sf general government offices. Due to our large requirement, this could mean a difference of almost 1000 spaces. There is insufficient development potential in the County Center to support this parking need (unless provided off-site). Previous attempts (including substantial road construction, lack of parking, high fuel costs and incentives for transit use) to reduce parking needs in the Downtown have been less than successful.

- 3.22 No area wide traffic studies have been conducted to determine whether the downtown West Palm Beach roadway network can support this level of County development as well as the projected development and redevelopment of others. Since the County is projecting that it will not develop the Government Hill Property (or replacement property) until approximately 2025, the County will be last to develop and may be required (either operationally or from a regulatory perspective) to: 1) either limit its development to the available capacity, 2) make costly roadway infrastructure improvements, and/or 3) be required to make significant financial contributions to transit operations.
- 3.23 Land development regulations and ordinances will be modified and enacted over time. Those modifications and new regulations may further limit the development capability of a property (as opposed to define design of same). The risk is greater in municipalities where there is a separate governing body responsible for those codes. An example of this is the City of West Palm Beach's TDR Ordinance and Downtown Master Plan which could be modified or repealed and dramatically impact the development potential of the downtown properties.

### 3.3 *Policy Issues and Recommendations*

The following summarizes the key policy issues associated with the County Center and East Central Regional Service Center Master Plans and staff recommendations on each.

- 3.31 **Is there any further decentralization which can occur within functional groups?** Staff recommends that no further decentralization, beyond that already identified, occur within functional groups.
- 3.32 **Do the Board of County Commissioners and Constitutional Office functional groups need to be located adjacent to each other?** Staff recommends that the Board make this decision based on its opinion of the requirements, perception and convenience but that at a minimum, the County Commissioner and Constitutional functional groups be located either adjacent to each other, or at a combination of the County Center and Airport Center, but not any further distances.
- 3.33 **Should the County request that the City of West Palm Beach amend its Master Plan to allow for 12 stories of development on Block D without the use of the development rights?** Staff recommends that the Board authorize Staff to formally request an amendment to the Downtown Master Plan allowing for the development of 12-15 stories on Block D without transferring development rights. Staff believes this appropriate to ensure that the planned development on the block can be realized in support of the County's long term development plans. It also eliminates the risk that TDR Ordinance is amended in a way that precludes the transfer.
- 3.34 **Should the County request that the City amend its Master Plan to allow for 15 stories of development on the Government Hill property north of Evernia Street with or without the use of the development rights?** Staff recommends that the Board authorize Staff to request an amendment to the Downtown Master Plan allowing for the development of 15 stories on the Government Hill property north of Evernia Street with or without the transfer of development rights. Staff believes that this is appropriate to ensure that the planned development on Government Hill can be realized in support of the County's long term development plans as well as to facilitate other redevelopment objectives of the City. It also eliminates the risk that the TDR Ordinance is amended in a way that precludes the transfer.

3.35 **Is there any other acceptable location for the Board of County Commission functions besides for Government Hill?** For the primary reasons of: 1) adjacency to other key functional groups, 2) for maintaining the historic as well as perceived County Center, 3) and for the adjacency to key State and Federal governmental holdings, and 4) for strictly financial land holding reasons; Staff does not recommend that the Board of County Commissioner functional group be relocated from Government Hill.

However, Staff can recommend a partial disposition of the Government Hill holdings as follows (see Map 6).

3.351 Staff recommends the sale of the Government Hill property south of Evernia Street (GH - A), a total of 2.26 acres, upon the vacation of the property by the State/Health Department.

3.352 Staff recommends the sale of a .16 acre parcel (GH - B) subject to: 1) the owner agreeing to a certain number of attainable housing units, 2) County employees be given preference on sale/lease, and 3) only if and after the height restrictions on the Government Hill property north of Evernia is increased to 15 stories and the City releases/abandons all remaining interests in the Block, such as alleys, easement, etc. .

3.353 Staff recommends that a 50' strip of land at the south end of the Evernia/Datura Block be reserved for either right-of way or incompatibility buffer (GH-C), a total of .32 acres only after; 1) the City releases/abandons all remaining interests in the block such as alleys, easements, etc and 2) the height restrictions on the Government Hill property, north of Evernia Street, is increased to 15 stories. If the ROW is ultimately needed, the ROW would be conveyed to the City. If the ROW is not required, the property would be retained by the County for ingress/egress for the parcel and an incompatibility buffer.

3.36 **Should the County consider meeting its need for four (4) acres on Government Hill in a different location within the City's proposed Transit Oriented Development District in order to facilitate the transit oriented development and workforce housing?** Staff can accommodate the County's requirements with the remaining four (4) acres between Datura/Evernia and would only recommend considering an exchange of this property for a site within the State Block for the office building with frontage on Tamarind and Clematis. A portion of the County's parking needs would be met through parking off the Dimmick Block. A concept similar to this was previously considered and was the only one that met the County's siting objectives in terms of visibility and access. Other operational benefits would also exist to the County (as well as the State) for co-locating adjacent to the Federal property.

It should be noted that unless the State were to immediately agree to this approach involving the ultimate disposition of a part of Dimmick, pursuing this County relocation strategy would delay the construction of the Health Department's replacement buildings which is inconsistent with the County's position that the buildings need to be constructed as soon as possible.

3.37 **What is should be done to facilitate the development of the Wedge site for the private transit oriented development?** Staff continues to recommend that it proceed with the development of the Wedge Site by completing the creation of the PalmTran Transfer Station and then either; 1)

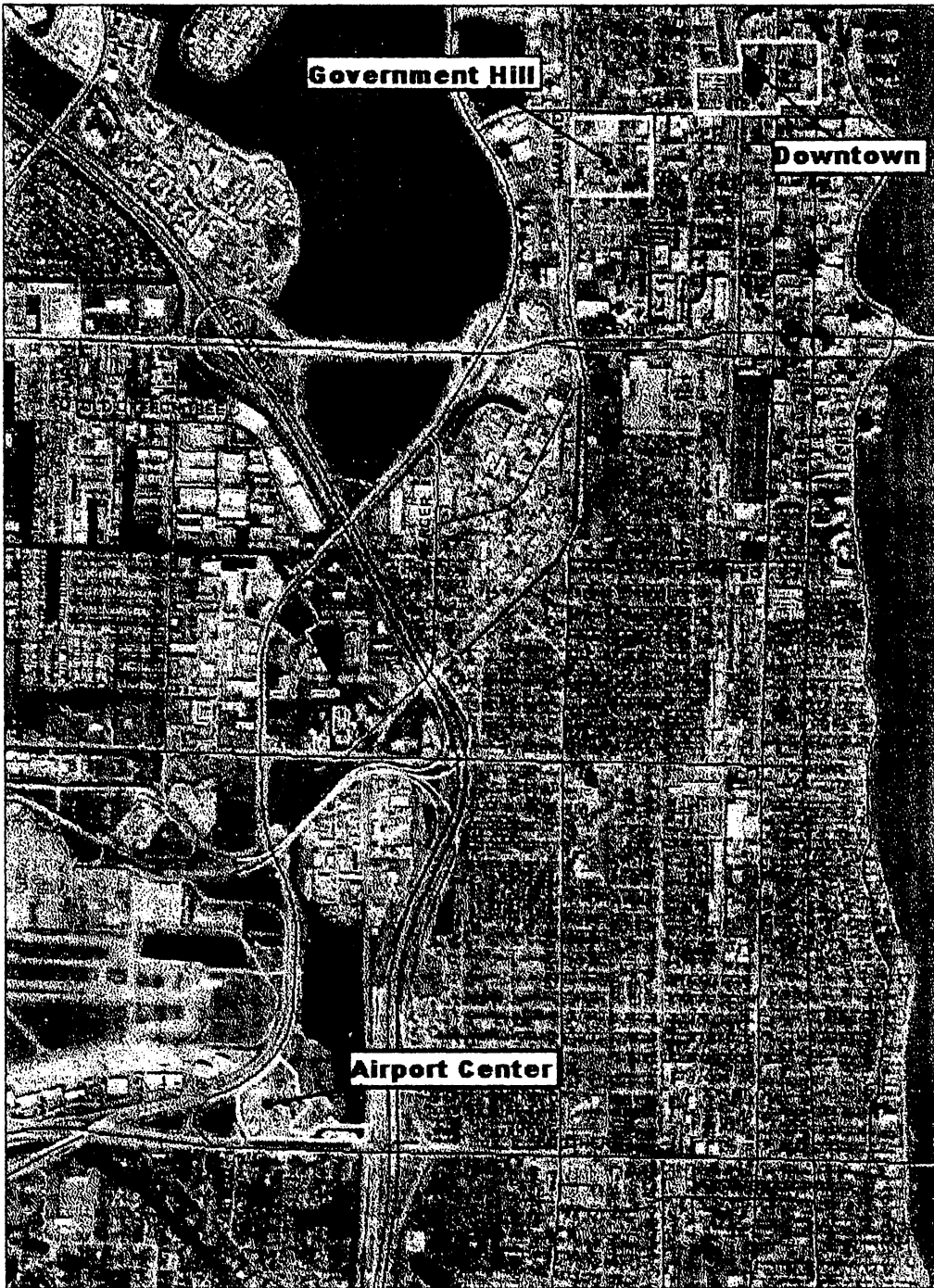
authorize the site to be included in the Transit Oriented Development District subject to the PalmTran uses and 250 parking spaces for Tri-Rail and direct Staff to participate in such discussions on behalf of the County, or 2) prepare a separate RFP to offer the property (subject to PalmTran uses and Tri-Rail parking requirements) for transit oriented private development which would incorporate the 250 parking spaces for Tri-Rail. Staff is recommending that its interest in this land be conveyed with no compensation to the County.

### *List of Maps*

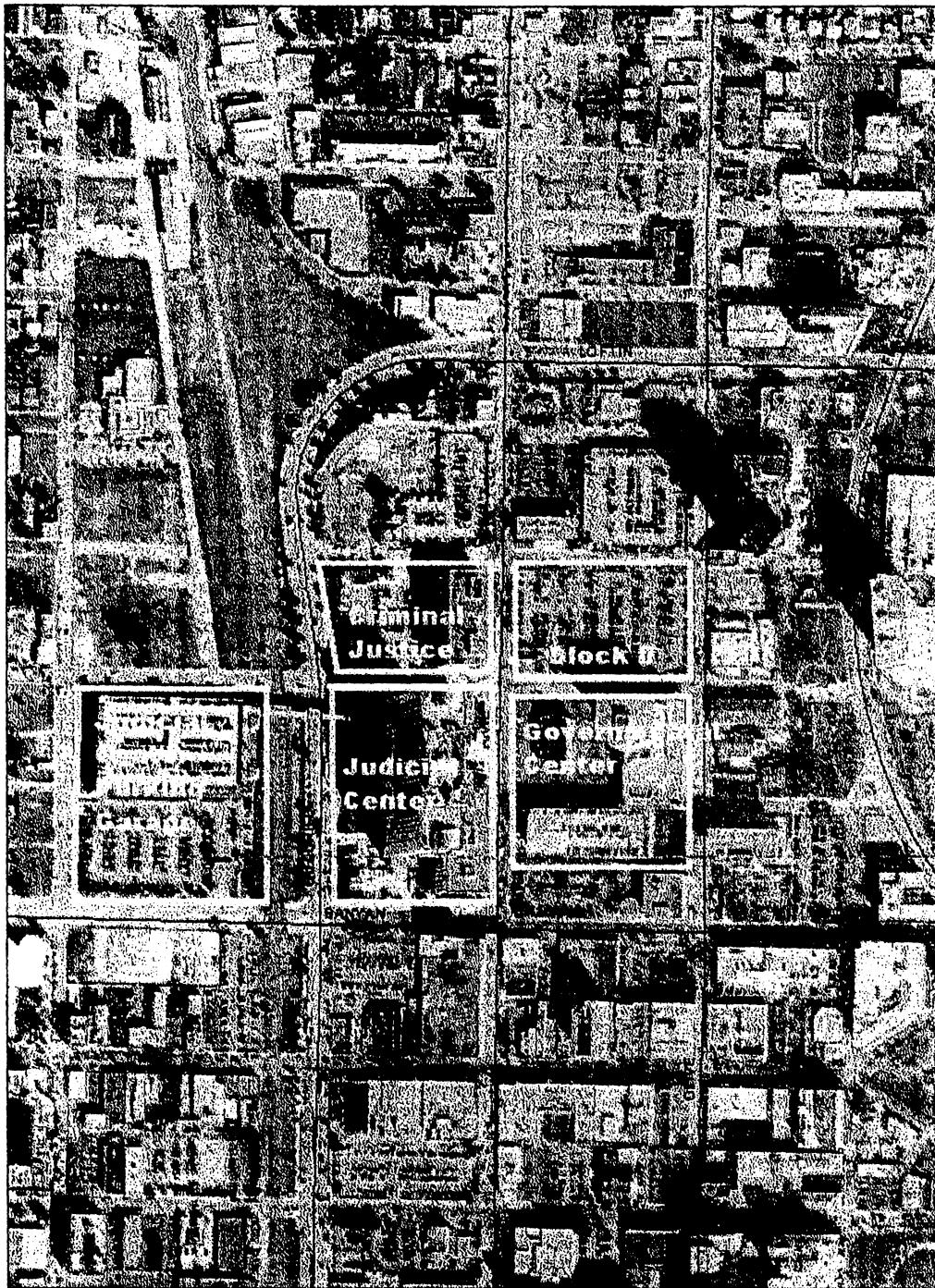
Map 1	Current County Master Plan Locations
Map 2	Downtown Properties
Map 3	Government Hill Properties
Map 3A	Wedge Parcel
Map 4	Airport Center Property
Map 5	Location Map for Government Hill Alternate Properties
Map 6	Recommended Dispositions at Government Hill
Map 6A	Government Hill Property After Recommended Dispositions

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**Map 1 - Current Master Plan Locations**



**Map 2 - Downtown Properties**

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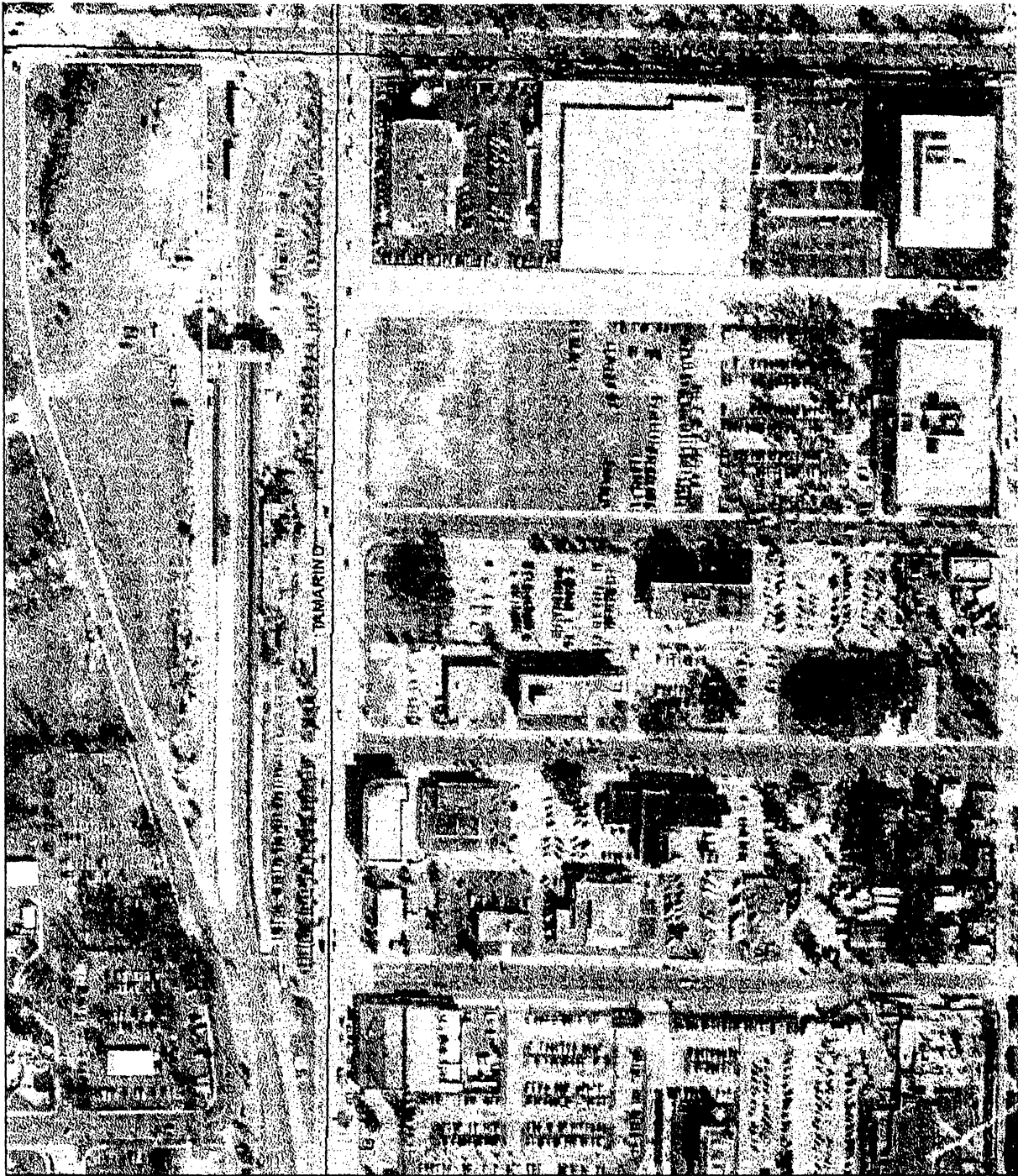
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**Map 3 - Government Hill Properties**

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**Map 3A - Wedge Parcel**

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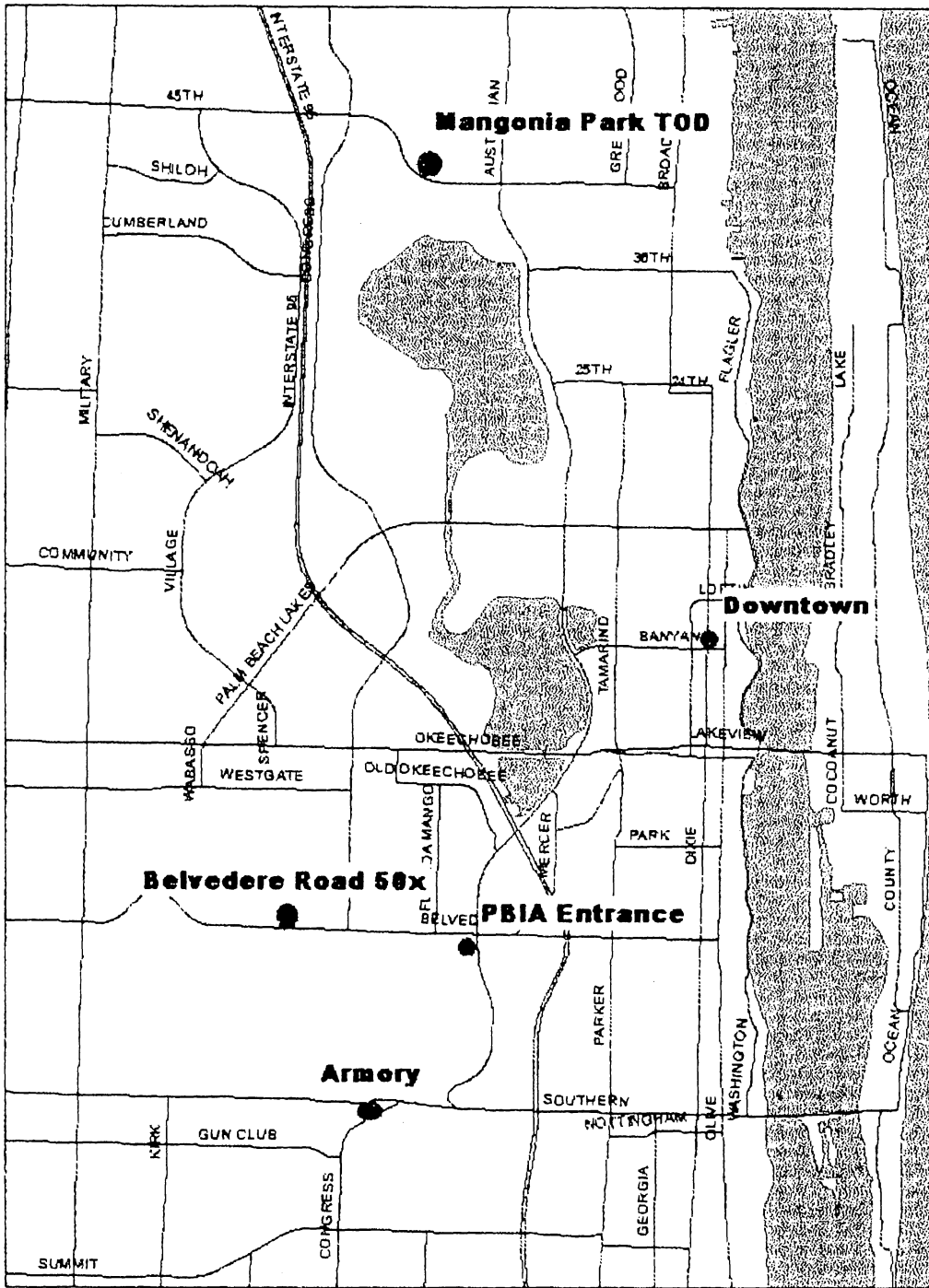




**Map 4 - Airport Center Property**

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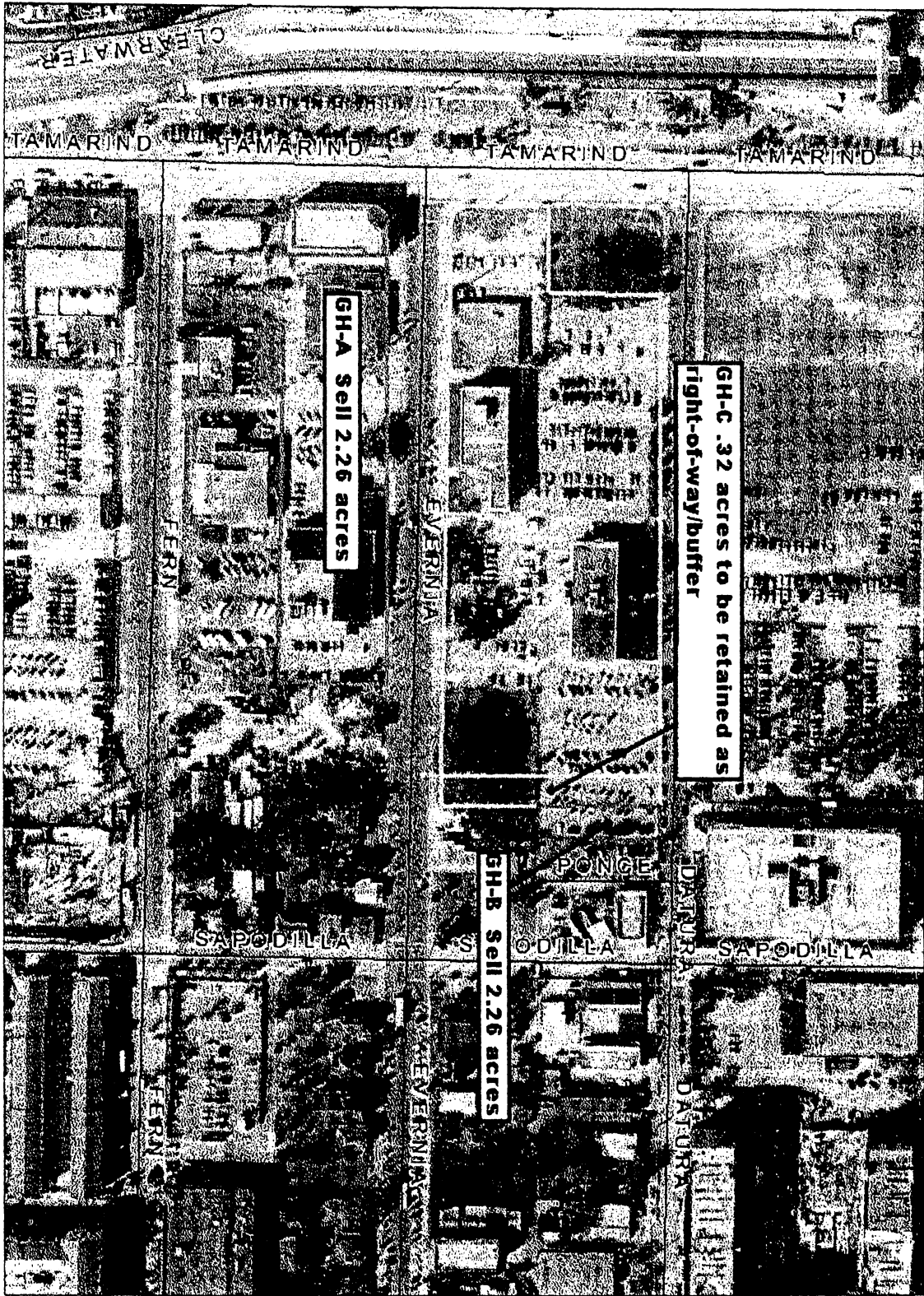
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**Map 5 - Government Hill Alternate Properties**

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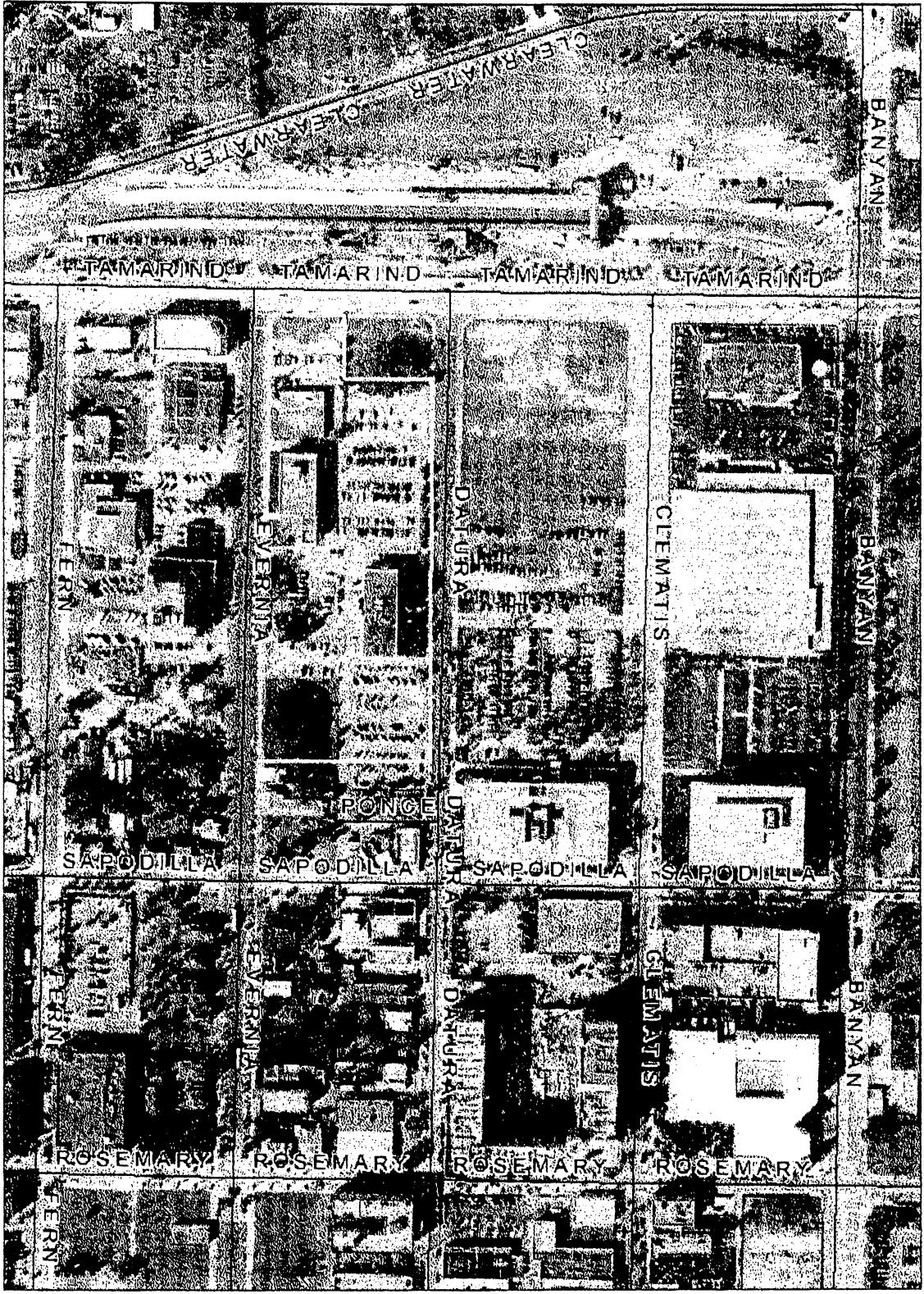
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Map 6 - Recommended Dispositions at Government Hill

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Map6A - Government Hill Property After Recommended Dispositions

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**ATTACHMENT 3**  
**Updates ROMs from Netta**

Via Email: [JHalverson@pbc.gov](mailto:JHalverson@pbc.gov)

February 13, 2024 **REVISED**

Mr. Jeffrey E. Halverson, Project Manager  
 Capital Improvements Division  
 Palm Beach County  
 2633 Vista Parkway  
 West Palm Beach, Florida 33411

**RE: ROUGH ORDER OF MAGNITUDE (ROM) ESTIMATE (RENOVATION)  
 PALM BEACH COUNTY GOVERNMENT CENTER  
 WEST PALM BEACH, FLORIDA**

Dear Mr. Halverson:

Based upon your request, below please find our Rough Order of Magnitude (ROM) Estimate for the Renovation of the existing Government Center building in West Palm Beach, Florida. The ROM is inclusive of assumed efficiencies to cover expected County staff growth.

**1.0 Government Center Renovation Only**

The existing Government Center building is 297,981 s.f. Based on the actual field documented conditions and the renovation scope which has been previously discussed and approved, the anticipated cost of renovation is as follows:

INTERIOR RENOVATION	AREA	COST PER SQUARE FOOT	TOTAL COST
Interior Area (Ground through 3 <sup>rd</sup> & 6 <sup>th</sup> through 12 <sup>th</sup> )	212,822 s.f.	x \$310.00/s.f.	\$ 65,974,820.00
Renovation of 4 <sup>th</sup> Floor Systems	16,972 s.f.	x \$120.00/s.f.	\$ 2,036,640.00
Renovation of 4 <sup>th</sup> Floor	20,000 s.f.	x \$310.00/s.f.	\$ 6,200,000.00
Renovation of 5 <sup>th</sup> Floor	41,972 s.f.	x \$165.00/s.f.	\$ 6,925,380.00
Atrium Infill (Floors 3 through 7)	5,042 s.f.	x \$315.00/s.f.	\$ 1,588,230.00
<b>EXTERIOR RENOVATION</b>			
Hurricane Windows (Level E Impact Glazing)	25,000 s.f. Window area flrs 2-12	x \$125.00/s.f.	\$ 3,125,000.00
Ballistic Glazing (UL Rated Level 5 Glazing)	3,500 s.f. Window area first floor	x \$155.00/s.f.	\$ 542,500.00
Enclosure Lobby	1,520 s.f.	x \$580.00/s.f.	\$ 881,600.00
Roof Replacement	48,278 s.f.	x \$ 55.00/s.f.	\$ 2,655,290.00
Furniture, Fixtures & Equipment (FF&E)	297,981 s.f.	x \$ 40.00/s.f.	\$ 11,919,240.00
Hardening Allowance L.S.			\$ 475,000.00

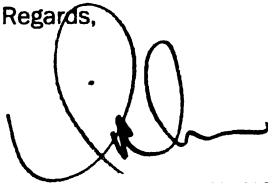
12% Construction Contingency			\$ 12,278,844.00
<b>Permits (2% of Construction Cost) .....\$ 2,046,474.00</b>			
<b>CMAR Overhead and Profit (5% of Construction Cost) .....\$ 5,116,185.00</b>			
<b>A/E Fee (6.77% of Construction Cost) *1 .....\$ 6,927,199.00</b>			

**Assumption:**

**\*1 Florida Department of Management Services A/E Calculator for Group Definition "C" Repairs and Renovation (2024)**

If you are in need of any additional information or have any questions or concerns, please do not hesitate in contacting me directly.

Regards,



Nicholas J. Netta, AIA, NCARB  
 President & CEO

NJN/mm

Via Email: [JHalverson@pbc.gov](mailto:JHalverson@pbc.gov)

February 13, 2024 *REVISED*

Mr. Jeffrey E. Halverson, Project Manager  
 Capital Improvements Division  
 Palm Beach County  
 2633 Vista Parkway  
 West Palm Beach, Florida 33411

**RE: ROUGH ORDER OF MAGNITUDE (ROM) ESTIMATE - RENOVATION & ADDITION  
 PALM BEACH COUNTY GOVERNMENT CENTER  
 WEST PALM BEACH, FLORIDA**

Dear Mr. Halverson:

Based upon your request, below please find our Rough Order of Magnitude (ROM) Estimate for the Renovation and Addition to the existing Government Center building in West Palm Beach Florida. We have assumed a 14% increase to meet the 20-year square footage requirement, along with assumed efficiencies to cover expected County staff growth.

**2.0 Government Center Renovation & Addition**

The existing Government Center building is 297,981 s.f. Based on the actual field documented conditions and the renovation scope which has been previously discussed and approved, inclusive of a proposed two-story addition above the six-story portion to yield a total square footage of 339,213 s.f. to meet the (14%) 20-year growth projection or a three-story addition of 61,848 s.f. to meet the (21%) 30-year growth projection. The anticipated cost of renovation and addition is as follows:

INTERIOR	AREA	COST PER SQUARE FOOT	TOTAL COST
Interior Area (Ground through 3 <sup>rd</sup> & 6 <sup>th</sup> through 12 <sup>th</sup> )	212,822 s.f.	x \$310.00/s.f.	\$65,974,820.00
System Upgrade of 4 <sup>th</sup> Floor	16,972 s.f.	x \$120.00/s.f.	\$ 2,036,640.00
Renovation of 4 <sup>th</sup> Floor	20,000 s.f.	x \$310.00/s.f.	\$ 6,200,000.00
Renovation of 5 <sup>th</sup> Floor	41,972 s.f.	x \$165.00/s.f.	\$ 6,925,380.00
Atrium Infill (Floors 3 through 7)	5,042 s.f.	x \$315.00/s.f.	\$ 1,588,230.00
<b>EXTERIOR</b>			
Hurricane Windows (Level E Impact Glazing)	25,000 s.f. Window area flrs 2-12	x \$125.00/s.f.	\$ 3,125,000.00
Ballistic Glazing (UL Rated Level 5 Glazing)	7,000 s.f. *1	X \$155.00/s.f.	\$ 1,085,000.00
Enclosure Lobby	1,520 s.f.	x \$580.00/s.f.	\$ 881,600.00
Roof Replacement	27,662 s.f.	X \$55.00/s.f.	\$ 1,521,410.00
<b>Two-Story Addition &amp; Reinforcement</b>	<b>41,232 s.f. *2</b>	<b>x \$585.00/s.f.</b>	<b>\$ 24,120,720.00</b>

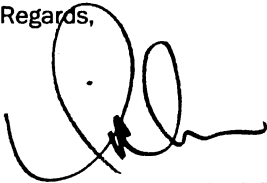
Furniture, Fixtures & Equipment (FF&E)	393,213 s.f.	x \$ 40.00/s.f.	\$ 13,568,520.00
Hardening Allowance L.S.			\$ 475,000.00
12% Construction Contingency			\$ 15,300,279.00
Permits (2% of Construction Cost)			\$ 2,550,046.00
CMAR Overhead and Profit (5% of Construction Cost)			\$ 6,375,116.00
A/E Fee (6.67% of Building Subtotal)*3			\$ 8,502,709.00

**Assumptions:**

- \*1 - Anticipates an additional 3,500 s.f. of Ballastic Glazing in NEW addition
- \*2 - Meets 20-year programmatic projection for staff increase (339,698 s.f.)
- \*3 -Florida Department of Management Services A/E Fee Calculator Group "C" Repairs and Renovation (2024)

If you are in need of any additional information or have any questions or concerns, please do not hesitate in contacting me directly.

Regards,



Nicholas J. Netta, AIA, NCARB  
 President & CEO

NJN/mm

Via Email: [JHalverson@pbc.gov](mailto:JHalverson@pbc.gov)

February 13, 2024 *REVISED*

Mr. Jeffrey E. Halverson, Project Manager  
 Capital Improvements Division  
 Palm Beach County  
 2633 Vista Parkway  
 West Palm Beach, Florida 33411

**RE: ROUGH ORDER OF MAGNITUDE (ROM) ESTIMATE - NEW BUILDING  
 PALM BEACH COUNTY GOVERNMENT CENTER  
 WEST PALM BEACH, FLORIDA**

Dear Mr. Halverson:

Based upon your request, below please find our Rough Order of Magnitude (ROM) Estimate for the new Government Center building in West Palm Beach Florida. The ROM is inclusive of assumed efficiencies to cover expected County staff growth.

**3.0 Government Center New Building**

Field Investigation and documentation have revealed the existing Government Center building is 297,981 s.f. in its current condition. For the purposes of this ROM, we have assumed that staff increases in 20 and 30-year intervals will yield a net increase of 14% to 21% respectively\*3. We have listed both scenarios:

**3.0 Proposed New Building**

	AREA	COST PER SQUARE FOOT	TOTAL COST
20-Year Growth Projection (14% increase)	339,698 s.f.	x \$580.00/s.f.	\$197,024,840.00
Furniture, Fixtures & Equipment (FF&E)	339,698 s.f.	x \$ 40.00/s.f.	\$ 13,587,920.00
Site Work Allowance*1			\$ 3,000,000.00
10% Construction Contingency			\$ 21,361,276.00
Permits (2% of Construction Cost) .....			\$ 4,272,255.00
CMAR Overhead and Profit (5% of Construction Cost).....			\$ 10,680,638.00
A/E Fee (5.13% of Building Cost)*2			\$ 10,958,677.00

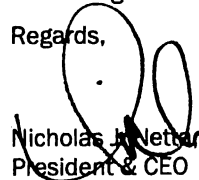
	AREA	COST PER SQUARE FOOT	TOTAL COST
30-Year Growth Projection (21% increase)	360,557 s.f.	x \$580.00/s.f.	\$209,123,060.00
Furniture, Fixtures & Equipment (FF&E)	360,557 s.f.	x \$ 40.00/s.f.	\$ 14,422,280.00
Site Work Allowance*1			\$ 3,000,000.00
10% Construction Contingency			\$ 22,654,534.00
Permits (2% of Construction Cost) .....			\$ 4,530,907.00
CMAR Overhead and profit (5% of Construction Cost).....			\$ 11,327,267.00
A/E Fee (5.09% of Building Cost)*2 .....			\$ 11,533,639.00

**Assumptions:**

- \*1 Parking Ratio of 1 space/400 s.f. (net) = 700 car surface parking
- \*2 Florida Department of Management Services A/E Fee Calculator "B" More Than Average Complexity
- \*3 20-Year increase 297,981 + 14% = 339,698 s.f.; 30-Year 297,918 + 21% = 360,557 s.f.

If you are in need of any additional information or have any questions or concerns, please do not hesitate in contacting me directly.

Regards,



Nicholas J. Netta, AIA, NCARB  
 President & CEO

NJN/mm

**ATTACHMENT 4**  
**Westgate boundary map**



**ATTACHMENT 5**

**List of County-owned real estate in Westgate**



■■■ Westgate Boundary

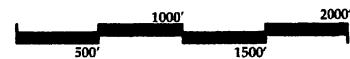


GENTILE GLAS  
HOLLOWAY  
O'MAHONEY  
ARCHITECTS



# Westgate CRA

WCRA Boundary Map



## Westgate Properties

	<u>PCN / NAME / LINK</u>	<u>DOC</u>	<u>ACRES</u>	<u>ADDRESS</u>
<b>AP</b>				
1	<b>00-42-43-25-00-000-5090</b> PBI Approach Area <a href="https://maps.pbcgov.org/cwgis/mygeonav.html?qvalue=00424325000005090">https://maps.pbcgov.org/cwgis/mygeonav.html?qvalue=00424325000005090</a>	AP	6.48	3205 Belvedere RD WEST PALM BEACH 33409
2	<b>00-42-43-25-00-000-5310</b> PBI Approach Area <a href="https://maps.pbcgov.org/cwgis/mygeonav.html?qvalue=00424325000005310">https://maps.pbcgov.org/cwgis/mygeonav.html?qvalue=00424325000005310</a>	AP	16.50	4300 Cherry RD WEST PALM BEACH 33409
3	<b>00-42-43-25-00-000-5320</b> PBI Approach Area <a href="https://maps.pbcgov.org/cwgis/mygeonav.html?qvalue=00424325000005320">https://maps.pbcgov.org/cwgis/mygeonav.html?qvalue=00424325000005320</a>	AP	6.82	4270 Cherry RD WEST PALM BEACH 33409
4	<b>00-42-43-25-29-001-0000</b> PBI Approach Area (BMC Replat No. 2) <a href="https://maps.pbcgov.org/cwgis/mygeonav.html?qvalue=00424325290010000">https://maps.pbcgov.org/cwgis/mygeonav.html?qvalue=00424325290010000</a>	AP	2.28	Belvedere RD WEST PALM BEACH 33409
5	<b>00-42-43-25-31-001-0020</b> PBI Approach Area (BMC Replat No. 1) <a href="https://maps.pbcgov.org/cwgis/mygeonav.html?qvalue=00424325310010020">https://maps.pbcgov.org/cwgis/mygeonav.html?qvalue=00424325310010020</a>	AP	1.20	Country Club RD WEST PALM BEACH 33409
6	<b>00-43-43-29-00-000-7050</b> PBI Terminal Support (AVS Hospitality) <a href="https://maps.pbcgov.org/cwgis/mygeonav.html?qvalue=00434329000007050">https://maps.pbcgov.org/cwgis/mygeonav.html?qvalue=00434329000007050</a>	AP	1.49	2201 Belvedere RD WEST PALM BEACH 33406
7	<b>00-43-43-29-25-002-0000</b> National Car Rental <a href="https://maps.pbcgov.org/cwgis/mygeonav.html?qvalue=00434329250020000">https://maps.pbcgov.org/cwgis/mygeonav.html?qvalue=00434329250020000</a>	AP	9.90	2125 Belvedere RD WEST PALM BEACH 33409
8	<b>00-43-43-30-00-000-5090</b> PBI Terminal Support (Tree Town) [related lease data] <a href="https://maps.pbcgov.org/cwgis/mygeonav.html?qvalue=00434330000005090">https://maps.pbcgov.org/cwgis/mygeonav.html?qvalue=00434330000005090</a>	AP	3.58	3359 Belvedere RD WEST PALM BEACH 33406
9	<b>00-43-43-30-00-000-5140</b> Hertz Employee Parking Lot <a href="https://maps.pbcgov.org/cwgis/mygeonav.html?qvalue=00434330000005140">https://maps.pbcgov.org/cwgis/mygeonav.html?qvalue=00434330000005140</a>	AP	0.93	2501 5th ST WEST PALM BEACH 33409
10	<b>00-43-43-30-00-000-5160</b> Road and Bridge Warehouse and Storage <a href="https://maps.pbcgov.org/cwgis/mygeonav.html?qvalue=00434330000005160">https://maps.pbcgov.org/cwgis/mygeonav.html?qvalue=00434330000005160</a>	AP	4.41	1146 Carmichael RD WEST PALM BEACH 33409
11	<b>00-43-43-30-00-000-5220</b> Fifth Street Property / LS No. 2001 [related lease data] <a href="https://maps.pbcgov.org/cwgis/mygeonav.html?qvalue=00434330000005220">https://maps.pbcgov.org/cwgis/mygeonav.html?qvalue=00434330000005220</a>	AP	1.58	1386 5th ST WEST PALM BEACH 33409
12	<b>00-43-43-30-00-000-5230</b> Fifth Street Property [related lease data] <a href="https://maps.pbcgov.org/cwgis/mygeonav.html?qvalue=00434330000005230">https://maps.pbcgov.org/cwgis/mygeonav.html?qvalue=00434330000005230</a>	AP	15.55	3323 Belvedere RD WEST PALM BEACH 33406
13	<b>00-43-43-30-00-000-5310</b> Fifth Street Property [related lease data] <a href="https://maps.pbcgov.org/cwgis/mygeonav.html?qvalue=00434330000005310">https://maps.pbcgov.org/cwgis/mygeonav.html?qvalue=00434330000005310</a>	AP	1.19	1256 5th ST WEST PALM BEACH 33409
14	<b>00-43-43-30-00-000-7000</b> PBC Emergency Management - Old EOC (STRADDLES BELVEDERE) <a href="https://maps.pbcgov.org/cwgis/mygeonav.html?qvalue=00434330000007000">https://maps.pbcgov.org/cwgis/mygeonav.html?qvalue=00434330000007000</a>	AP	25.36	3381 Belvedere RD WEST PALM BEACH 33406

### Westgate Properties

	<u>PCN / NAME / LINK</u>	<u>DOC</u>	<u>ACRES</u>	<u>ADDRESS</u>
<b>AP</b>				
15	<b>00-43-43-30-00-000-7010</b> PBI Approach Area <a href="https://maps.pbcgov.org/cwgis/mygeonav.html?qvalue=0043433000007010">https://maps.pbcgov.org/cwgis/mygeonav.html?qvalue=0043433000007010</a>	AP	2.39	3505 Belvedere RD WEST PALM BEACH 33409
<b>EG</b>				
16	<b>00-43-43-30-04-000-0010</b> Westgate CRA North Section <a href="https://maps.pbcgov.org/cwgis/mygeonav.html?qvalue=0043433004000010">https://maps.pbcgov.org/cwgis/mygeonav.html?qvalue=0043433004000010</a>	EG	0.41	Chickamauga AVE WEST PALM BEACH 33409
17	<b>00-43-43-30-07-000-0023</b> Westgate CRA North Section <a href="https://maps.pbcgov.org/cwgis/mygeonav.html?qvalue=0043433007000023">https://maps.pbcgov.org/cwgis/mygeonav.html?qvalue=0043433007000023</a>	EG	0.28	Tallahassee DR WEST PALM BEACH 33409
<b>FR</b>				
18	<b>00-43-43-30-03-033-0220</b> Future Fire Rescue Station No. 24 - Westgate (Westgate/Belvedere CRA) <a href="https://maps.pbcgov.org/cwgis/mygeonav.html?qvalue=00434330030330220">https://maps.pbcgov.org/cwgis/mygeonav.html?qvalue=00434330030330220</a>	FR	0.60	2700 Westgate AVE WEST PALM BEACH 33409
19	<b>00-43-43-30-03-033-0510</b> Future Fire Rescue Station No. 24 - Westgate (Westgate/Belvedere CRA) <a href="https://maps.pbcgov.org/cwgis/mygeonav.html?qvalue=00434330030330510">https://maps.pbcgov.org/cwgis/mygeonav.html?qvalue=00434330030330510</a>	FR	0.13	Nokomis AVE WEST PALM BEACH 33409
20	<b>00-43-43-30-03-033-0530</b> Future Fire Rescue Station No. 24 - Westgate (Westgate/Belvedere CRA) <a href="https://maps.pbcgov.org/cwgis/mygeonav.html?qvalue=00434330030330530">https://maps.pbcgov.org/cwgis/mygeonav.html?qvalue=00434330030330530</a>	FR	0.13	2713 Nokomis AVE WEST PALM BEACH 33409
21	<b>00-43-43-30-03-033-0550</b> Future Fire Rescue Station No. 24 - Westgate (Westgate/Belvedere CRA) <a href="https://maps.pbcgov.org/cwgis/mygeonav.html?qvalue=00434330030330550">https://maps.pbcgov.org/cwgis/mygeonav.html?qvalue=00434330030330550</a>	FR	0.41	1419 Seminole BLVD WEST PALM BEACH 33409
22	<b>00-43-43-30-03-052-0310</b> Fire Rescue Station No. 24 - Westgate <a href="https://maps.pbcgov.org/cwgis/mygeonav.html?qvalue=00434330030520310">https://maps.pbcgov.org/cwgis/mygeonav.html?qvalue=00434330030520310</a>	FR	0.33	1734 Seminole BLVD WEST PALM BEACH 33409
<b>GG</b>				
23	<b>00-42-43-25-33-001-0000</b> Cherry Road Property (Clerk / Library Annex / PBSO / SOE) [related lease data] <a href="https://maps.pbcgov.org/cwgis/mygeonav.html?qvalue=00424325330010000">https://maps.pbcgov.org/cwgis/mygeonav.html?qvalue=00424325330010000</a>	GG	19.54	4215 Cherry RD WEST PALM BEACH 33409
24	<b>00-43-43-29-00-000-3010</b> LWDD C-22 Canal Right-of-Way <a href="https://maps.pbcgov.org/cwgis/mygeonav.html?qvalue=00434329000003010">https://maps.pbcgov.org/cwgis/mygeonav.html?qvalue=00434329000003010</a>	GG	8.12	2005 Bridgeman DR WEST PALM BEACH 33409
25	<b>00-43-43-29-00-000-7171</b> Tax Deed - N Congress Av & Old Congress Ave <a href="https://maps.pbcgov.org/cwgis/mygeonav.html?qvalue=00434329000007171">https://maps.pbcgov.org/cwgis/mygeonav.html?qvalue=00434329000007171</a>	GG	0.01	N Congress AVE WEST PALM BEACH 33409
26	<b>00-43-43-30-06-000-0021</b> Tax Deed - West Gate Estates <a href="https://maps.pbcgov.org/cwgis/mygeonav.html?qvalue=00434330060000021">https://maps.pbcgov.org/cwgis/mygeonav.html?qvalue=00434330060000021</a>	GG	0.04	Saranac AVE WEST PALM BEACH 33409
<b>HE</b>				
27	<b>00-42-43-25-08-019-0220</b> Tax Deed - Golfview Heights <a href="https://maps.pbcgov.org/cwgis/mygeonav.html?qvalue=00424325080190220">https://maps.pbcgov.org/cwgis/mygeonav.html?qvalue=00424325080190220</a>	HE	0.18	Dogwood RD WEST PALM BEACH 33409

## Westgate Properties

	<u>PCN / NAME / LINK</u>	<u>DOC</u>	<u>ACRES</u>	<u>ADDRESS</u>
<b>PR</b>				
28	<b>00-42-43-25-09-043-0180</b>	PR	0.27	2301 Seminole BLVD WEST PALM BEACH 33409 Golfview Heights Park (fka Belvedere Homes CCRT Park) (LS No. 108) <a href="https://maps.pbcgov.org/cwgis/mygeonav.html?qvalue=00424325090430180">https://maps.pbcgov.org/cwgis/mygeonav.html?qvalue=00424325090430180</a>
29	<b>00-43-43-30-03-039-0010</b>	PR	9.31	3691 Oswego AVE WEST PALM BEACH 33409 Westgate Park / Community Center [related lease data] <a href="https://maps.pbcgov.org/cwgis/mygeonav.html?qvalue=00434330030390010">https://maps.pbcgov.org/cwgis/mygeonav.html?qvalue=00434330030390010</a>
30	<b>00-43-43-30-03-057-0240</b>	PR	1.11	1801 Seminole BLVD WEST PALM BEACH 33409 Westgate Park (fka Fire Rescue Station No. 24 Plan Site) [related lease data] <a href="https://maps.pbcgov.org/cwgis/mygeonav.html?qvalue=00434330030570240">https://maps.pbcgov.org/cwgis/mygeonav.html?qvalue=00434330030570240</a>
<b>RW</b>				
31	<b>00-42-43-25-00-000-1360</b>	RW	5.35	4053 Hiawatha AVE WEST PALM BEACH 33409 Westgate Water Retention <a href="https://maps.pbcgov.org/cwgis/mygeonav.html?qvalue=00424325000001360">https://maps.pbcgov.org/cwgis/mygeonav.html?qvalue=00424325000001360</a>
32	<b>00-42-43-25-00-000-5360</b>	RW	1.30	4202 Cherry RD WEST PALM BEACH 33409 R.O.W. Cherry Road Drainage <a href="https://maps.pbcgov.org/cwgis/mygeonav.html?qvalue=00424325000005360">https://maps.pbcgov.org/cwgis/mygeonav.html?qvalue=00424325000005360</a>
33	<b>00-43-43-29-00-000-7330</b>	RW	1.45	1280 N Congress AVE WEST PALM BEACH 33409 Congress Park Heart Trail [related lease data] <a href="https://maps.pbcgov.org/cwgis/mygeonav.html?qvalue=00434329000007330">https://maps.pbcgov.org/cwgis/mygeonav.html?qvalue=00434329000007330</a>
34	<b>00-43-43-30-03-007-0310</b>	RW	0.14	2971 Chickamauga AVE WEST PALM BEACH 33409 LWDD L-2B Canal <a href="https://maps.pbcgov.org/cwgis/mygeonav.html?qvalue=00434330030070310">https://maps.pbcgov.org/cwgis/mygeonav.html?qvalue=00434330030070310</a>
35	<b>00-43-43-30-03-013-0010</b>	RW	0.28	2970 Chickamauga AVE WEST PALM BEACH 33409 LWDD L-2B Canal <a href="https://maps.pbcgov.org/cwgis/mygeonav.html?qvalue=00434330030130010">https://maps.pbcgov.org/cwgis/mygeonav.html?qvalue=00434330030130010</a>
36	<b>00-43-43-30-03-013-0230</b>	RW	0.20	Chickamauga AVE WEST PALM BEACH 33409 Westgate CRA North Section <a href="https://maps.pbcgov.org/cwgis/mygeonav.html?qvalue=00434330030130230">https://maps.pbcgov.org/cwgis/mygeonav.html?qvalue=00434330030130230</a>
37	<b>00-43-43-30-03-014-0080</b>	RW	0.28	Chickamauga AVE WEST PALM BEACH 33409 Westgate CRA North Section (Phase 5/2010) <a href="https://maps.pbcgov.org/cwgis/mygeonav.html?qvalue=00434330030140080">https://maps.pbcgov.org/cwgis/mygeonav.html?qvalue=00434330030140080</a>
38	<b>00-43-43-30-03-014-0210</b>	RW	0.13	Chickamauga AVE WEST PALM BEACH 33409 Westgate CRA North Section <a href="https://maps.pbcgov.org/cwgis/mygeonav.html?qvalue=00434330030140210">https://maps.pbcgov.org/cwgis/mygeonav.html?qvalue=00434330030140210</a>
39	<b>00-43-43-30-03-018-0260</b>	RW	0.34	Suwanee DR WEST PALM BEACH 33409 Westgate CRA North Section <a href="https://maps.pbcgov.org/cwgis/mygeonav.html?qvalue=00434330030180260">https://maps.pbcgov.org/cwgis/mygeonav.html?qvalue=00434330030180260</a>
40	<b>00-43-43-30-03-018-0410</b>	RW	0.35	2437 Genessee AVE WEST PALM BEACH 33409 Westgate CRA North Section (Phase 5/2010) <a href="https://maps.pbcgov.org/cwgis/mygeonav.html?qvalue=00434330030180410">https://maps.pbcgov.org/cwgis/mygeonav.html?qvalue=00434330030180410</a>
41	<b>00-43-43-30-03-018-0510</b>	RW	0.26	Genessee AVE WEST PALM BEACH 33409 R.O.W. Westgate Area (Phase 5/2010) <a href="https://maps.pbcgov.org/cwgis/mygeonav.html?qvalue=00434330030180510">https://maps.pbcgov.org/cwgis/mygeonav.html?qvalue=00434330030180510</a>

### Westgate Properties

	<u>PCN / NAME / LINK</u>	<u>DOC</u>	<u>ACRES</u>	<u>ADDRESS</u>
<b>RW</b>				
42	<b>00-43-43-30-03-019-0010</b> Westgate CRA North Section <a href="https://maps.pbcgov.org/cwgis/mygeonav.html?qvalue=00434330030190010">https://maps.pbcgov.org/cwgis/mygeonav.html?qvalue=00434330030190010</a>	RW	0.33	Genessee AVE WEST PALM BEACH 33409
43	<b>00-43-43-30-03-019-0060</b> Westgate CRA North Section <a href="https://maps.pbcgov.org/cwgis/mygeonav.html?qvalue=00434330030190060">https://maps.pbcgov.org/cwgis/mygeonav.html?qvalue=00434330030190060</a>	RW	0.49	Genessee AVE WEST PALM BEACH 33409
44	<b>00-43-43-30-03-019-0220</b> Westgate CRA North Section <a href="https://maps.pbcgov.org/cwgis/mygeonav.html?qvalue=00434330030190220">https://maps.pbcgov.org/cwgis/mygeonav.html?qvalue=00434330030190220</a>	RW	0.14	2914 Genessee AVE WEST PALM BEACH 33409
45	<b>00-43-43-30-03-019-0310</b> Westgate CRA North Section <a href="https://maps.pbcgov.org/cwgis/mygeonav.html?qvalue=00434330030190310">https://maps.pbcgov.org/cwgis/mygeonav.html?qvalue=00434330030190310</a>	RW	0.21	Cherokee AVE WEST PALM BEACH 33409
46	<b>00-43-43-30-03-020-0561</b> Westgate CRA North Section <a href="https://maps.pbcgov.org/cwgis/mygeonav.html?qvalue=00434330030200561">https://maps.pbcgov.org/cwgis/mygeonav.html?qvalue=00434330030200561</a>	RW	0.17	Tallahassee DR WEST PALM BEACH 33409
47	<b>00-43-43-30-03-020-0562</b> Westgate CRA North Section <a href="https://maps.pbcgov.org/cwgis/mygeonav.html?qvalue=00434330030200562">https://maps.pbcgov.org/cwgis/mygeonav.html?qvalue=00434330030200562</a>	RW	0.17	Tallahassee DR WEST PALM BEACH 33409
48	<b>00-43-43-30-03-024-0200</b> R.O.W. Westgate Area <a href="https://maps.pbcgov.org/cwgis/mygeonav.html?qvalue=00434330030240200">https://maps.pbcgov.org/cwgis/mygeonav.html?qvalue=00434330030240200</a>	RW	0.14	2420 Genessee AVE WEST PALM BEACH 33409
49	<b>00-43-43-30-03-024-0220</b> R.O.W. Westgate Area (Phase 5/2010) <a href="https://maps.pbcgov.org/cwgis/mygeonav.html?qvalue=00434330030240220">https://maps.pbcgov.org/cwgis/mygeonav.html?qvalue=00434330030240220</a>	RW	0.31	2416 Genessee AVE WEST PALM BEACH 33409
50	<b>00-43-43-30-03-025-0310</b> Westgate CRA North Section <a href="https://maps.pbcgov.org/cwgis/mygeonav.html?qvalue=00434330030250310">https://maps.pbcgov.org/cwgis/mygeonav.html?qvalue=00434330030250310</a>	RW	0.14	Westgate AVE WEST PALM BEACH 33409
51	<b>00-43-43-30-03-037-0010</b> LWDD L-2B Canal <a href="https://maps.pbcgov.org/cwgis/mygeonav.html?qvalue=00434330030370010">https://maps.pbcgov.org/cwgis/mygeonav.html?qvalue=00434330030370010</a>	RW	0.28	3980 Nokomis AVE WEST PALM BEACH 33409
52	<b>00-43-43-30-03-041-0160</b> Westgate Water Retention <a href="https://maps.pbcgov.org/cwgis/mygeonav.html?qvalue=00434330030410160">https://maps.pbcgov.org/cwgis/mygeonav.html?qvalue=00434330030410160</a>	RW	2.66	1503 Loxahatchee DR WEST PALM BEACH 33409
53	<b>00-43-43-30-03-042-0010</b> Westgate Infrastructure <a href="https://maps.pbcgov.org/cwgis/mygeonav.html?qvalue=00434330030420010">https://maps.pbcgov.org/cwgis/mygeonav.html?qvalue=00434330030420010</a>	RW	0.67	Loxahatchee DR WEST PALM BEACH 33409
54	<b>00-43-43-30-03-049-0010</b> LWDD L-2B Canal <a href="https://maps.pbcgov.org/cwgis/mygeonav.html?qvalue=00434330030490010">https://maps.pbcgov.org/cwgis/mygeonav.html?qvalue=00434330030490010</a>	RW	0.28	2950 Saginaw AVE WEST PALM BEACH 33409
55	<b>00-43-43-30-03-055-0010</b> LWDD L-2B Canal <a href="https://maps.pbcgov.org/cwgis/mygeonav.html?qvalue=00434330030550010">https://maps.pbcgov.org/cwgis/mygeonav.html?qvalue=00434330030550010</a>	RW	0.28	3990 Saranac AVE WEST PALM BEACH 33409

### Westgate Properties

PCN / NAME / LINK      DOC      ACRES      ADDRESS

#### RW

- 56 **00-43-43-30-03-057-0160** RW      1.71      Seminole BLVD WEST PALM BEACH 33409  
Westgate Infrastructure  
<https://maps.pbcgov.org/cwgis/mygeonav.html?qvalue=00434330030570160>
- 57 **00-43-43-30-10-000-0012** RW      0.60      2808 Hiawatha AVE WEST PALM BEACH 33409  
Westgate Infrastructure  
<https://maps.pbcgov.org/cwgis/mygeonav.html?qvalue=00434330100000012>

#### WU

- 58 **00-43-43-29-00-000-3093** WU      0.04      1550 Donna RD WEST PALM BEACH 33409  
LS No. 5044 - Donna Road  
<https://maps.pbcgov.org/cwgis/mygeonav.html?qvalue=00434329000003093>
- 59 **00-43-43-29-02-008-0410** WU      0.32      2000 Bridgeman DR WEST PALM BEACH 33409  
Bridgeman Drive Park (aka Belvedere Heights Park) / LS No. 102  
<https://maps.pbcgov.org/cwgis/mygeonav.html?qvalue=00434329020080410>
- 60 **00-43-43-30-03-033-0202** WU      0.09      2702 Westgate AVE WEST PALM BEACH 33409  
LS No. 5243 - Westgate  
<https://maps.pbcgov.org/cwgis/mygeonav.html?qvalue=00434330030330202>

**ATTACHMENT 6**

**Presentation**



Governmental Center (GC)  
Renewal/Replacement (R/R) Project  
Overview

## Background

2

During its January 23, 2024 regular meeting, while addressing commissioner comments as to the possibility of relocating the County's Governmental Center (GC) to the Westgate area, the Board of County Commissioners (Board) directed Staff to provide a report on the matter of the status of the GC Renewal/Replacement (R/R) project.

This Workshop item seeks to fulfill Board direction while also requesting direction regarding if to proceed with Project implementation in its current version, or a variation thereof.

# Facility Overview

3



Located at 301 N Olive Ave.  
12-story, approximately  
300,000sf

In service since 1984

Approximately 500  
employees from multiple  
agencies (e.g., County  
Administration, Clerk &  
Comptroller, Tax Collector,  
Property Appraiser)

## Early Board Direction

4

1980s – the Board makes three pivotal decisions that to date continue to steer County facilities planning efforts:

- site the Main County Courthouse in Downtown West Palm Beach;

- site the GC in Downtown West Palm Beach; and

- provide for countywide general government services out of the Airport Center complex.

1994 – in a series of Workshops, the Board approves three Master Plans operationalizing the previously made decisions.

# GC R/R Project Overview

5

2016 – Project submitted for inclusion in the Infrastructure Sales Tax (IST) project list

Scope: “This project includes the replacement of all building systems for five floors (less the envelop) including HVAC, plumbing, electrical, ceiling and lighting, back-up power, flooring, and painting. The work will include renovations to increase functionality of key areas of the building. The cost of this project includes the creation of temporary operating spaces to sustain continuous operations during the various phases of the work.”

The projects proposed by County Staff for inclusion in the IST project plan were vetted by outside consultants, all of which issued comprehensive reports. Estimates included as part of the proposed plan were based on the information available at the time, formal design had not taken place.

## GC R/R Project Overview (cont.)

6

2017 – IST project plan approved; the G/C R/R project was funded at \$26M with funding becoming available in FY22 and FY23.

2021 & early 2022 – Staff worked on updating the estimates included in the approved IST project plan.

On January 2, 2022 the Board approved a re-estimated IST project plan which included a revised project budget of \$69.5M for the GC R/R project.

Design had not commenced, Staff based its estimate on comparable data from the PBSO Headquarters R/R project.

Through the annual budget approval process, the project description was revised to reflect the more comprehensive extent of work required to renovate a building approaching 40 years in service.

## GC R/R Project Overview (cont.)

7

2021- Staff issues a Request for Proposals (RFP) to retain design services for the Project.

2021 – Staff issues an RFP to retain construction management at risk services for the Project.

July 2022 - the Board approves a contract with Netta Architects, LLC (Netta) after comprehensive discussion regarding the Project's scope, nature of the programming effort, need for a comprehensive condition assessment, the possibility of building a new facility, and the extent of the remaining County-owned real estate holdings in the Downtown West Palm Beach area.

## GC R/R Project Overview (cont.)

8

December 2022 - the Board approves a contract with The Weitz Company, LLC (Weitz).

February 2023 – the Board authorizes Staff to execute an amendment to the contract with Weitz to renovate the flooring on the 12<sup>th</sup> floor of the GC.

July 2023 – following Board direction given in July 2022, Staff returns to the Board with the findings of the structural assessment and based on the same, recommends approval of the next phase of the design effort (i.e., programming). The Board authorizes Staff to proceed and requests it explores expanding the GC atop of the 6<sup>th</sup> floor.



## GC R/R Project Overview (cont.)

9

July 2023 – the Board approves the design services needed to proceed with the interior renovation of the 4<sup>th</sup> floor of the GC which currently houses the County's Information Systems Services (ISS) department.

September 2023 –Staff and Netta initiate the programming phase; engagement with all stakeholders takes place, including individual briefings/visioning sessions with each commissioner.

November 2023 – during a Workshop meeting on the matter of capital projects, Staff notifies the Board that an increase of \$33.7M in the Project budget is needed.

## GC R/R Project Overview (cont.)

10

January 2024 – the Board directs Staff to provide a report on the matter of the Project and to explore the possibility of relocating the GC to the Westgate area.

## Current Status

11

The programming phase is almost complete, conceptual drawings are yet to be developed.

Construction drawings for the 4<sup>th</sup> floor ISS renovation are at 95% completion.

The flooring renovation on the 12<sup>th</sup> floor has been completed.

Total encumbrances/expenses as of January 23, 2024 amount to \$720,938.

# Updated Project Budget Estimates

12

With the benefit of the programming phase coming to a close, Staff requested updated estimates from Netta. The same are inclusive of Furniture, Furnishings & Equipment (FFE) and soft costs (e.g., design fees, permit fees).

Renovation (300,000sf) - \$128.7M

Renovation and Expansion (an extra 40,000sf) - \$160.2M

Building New (340,000sf) - \$260.9M

Building New (360,000sf) - \$276.6M

Additional considerations for new construction:

Real estate costs are not included in the estimates.

Project cost to increase by \$23M (approx.) if a 650-space parking structure is required.

# County Seat

13

Currently, the County Seat is West Palm Beach.

Fla. Stat. 138.12

“The board of county commissioners of any county may expand the geographical area of the county seat of its county beyond the corporate limits of the municipality named as the county seat by adopting a resolution to that effect at any regular or special meeting of the board. Such a resolution may be adopted only after the board has held not less than two public hearings on the proposal at intervals of not less than 10 or more than 20 days and after notice of the proposal and such meetings has been published in a newspaper of general circulation in the county. However, nothing herein shall be deemed to extend the boundaries of the municipality in which the county seat was previously located or annex to such municipality the territory added to the county seat.”

## County Seat (cont.)

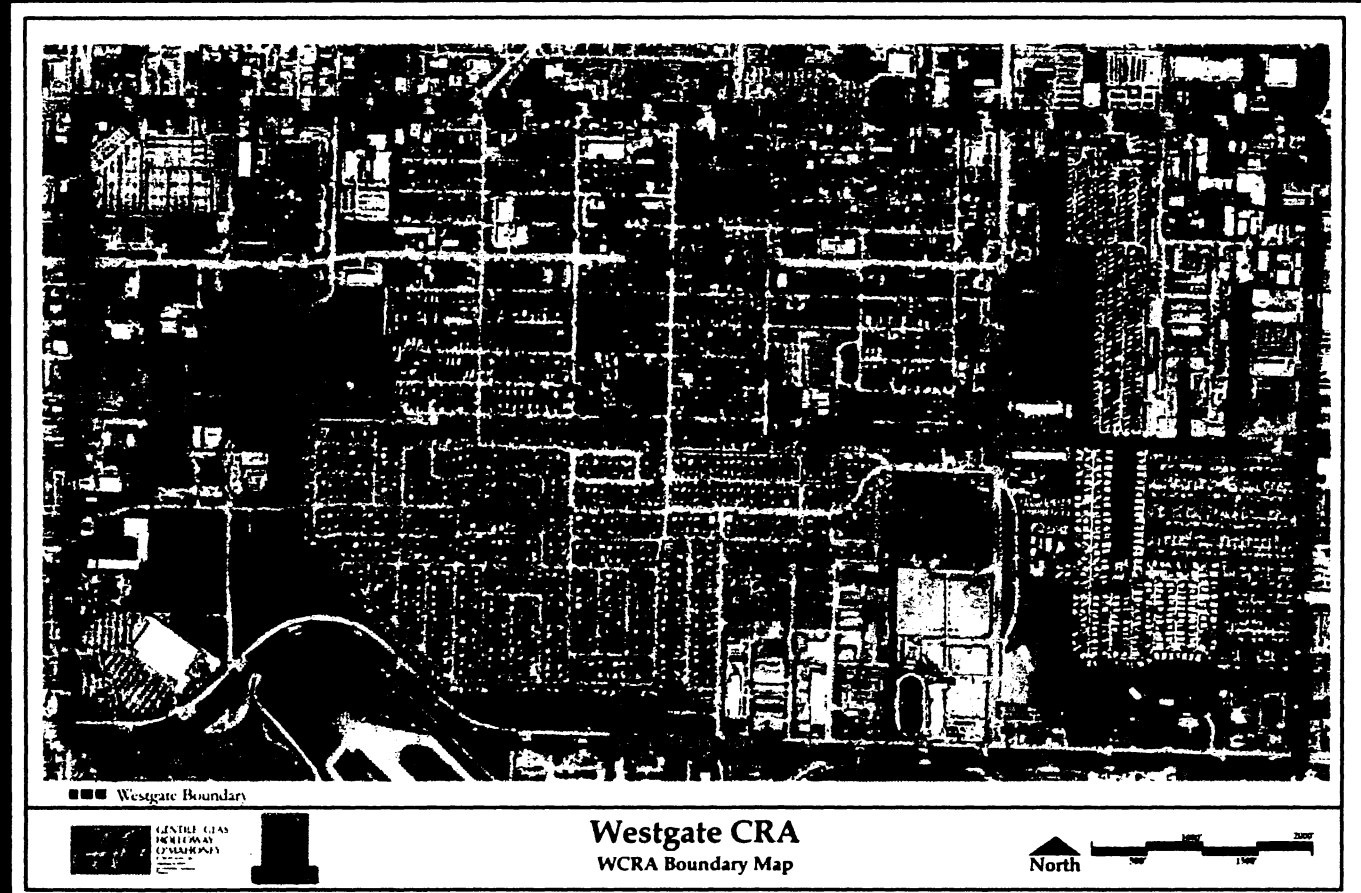
14

On January 23, 2024, the Board directed Staff to research if the County Seat could be extended outside the municipal limits of West Palm Beach.

The Board may expand the limits of the County Seat as it determines appropriate as long as it follows the statutorily required process.

# Westgate Community Revitalization Area (CRA)

15



# Westgate CRA (cont.)

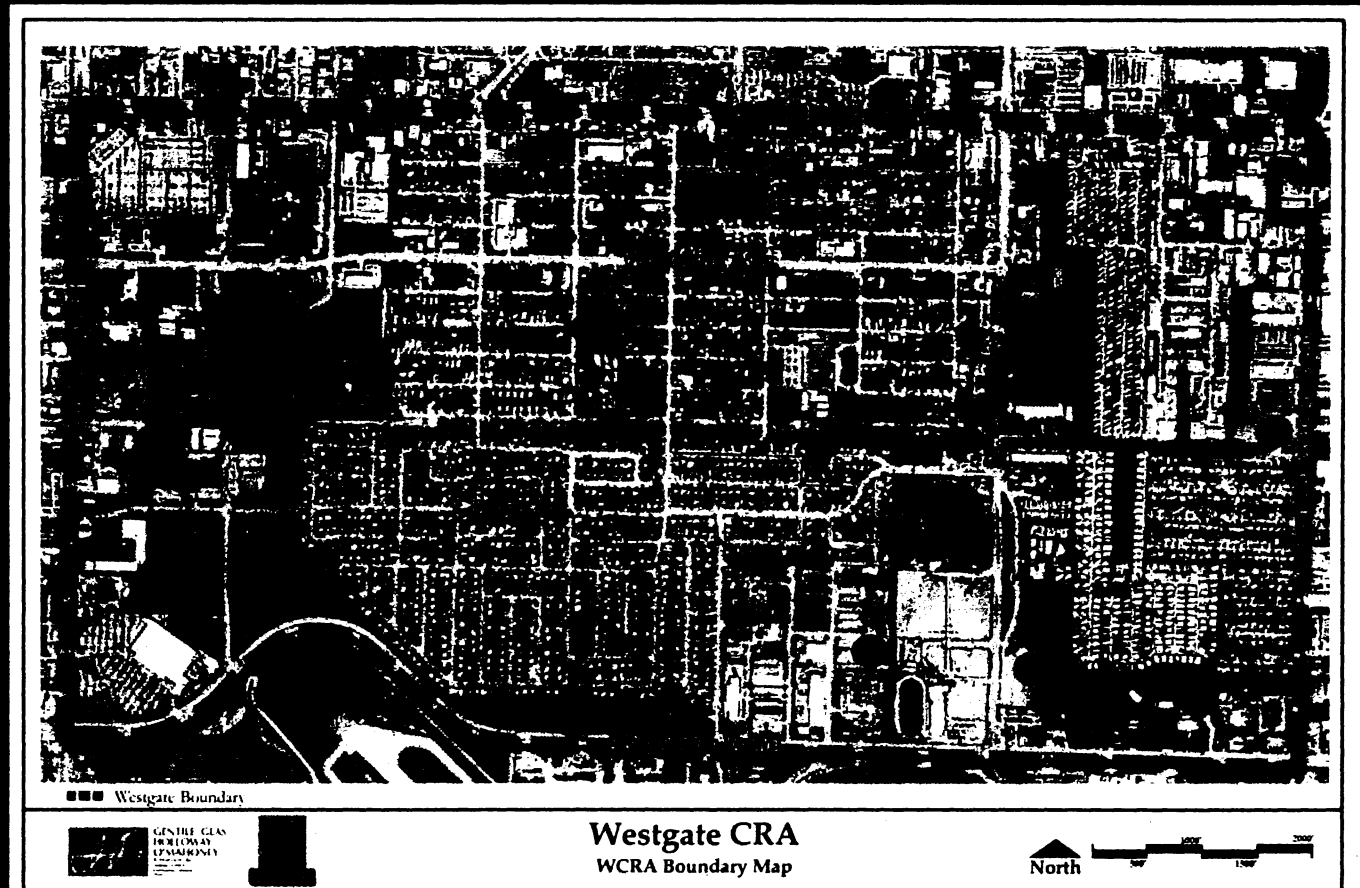
Airport property

County-owned  
and Improved

Parks

Private

\*Note: Only larger size parcels  
identified





# Additional Considerations

17

## Related initiatives implemented

In May 2020, the Board approved an agreement to lease office space to temporarily relocate Palm Beach County Sheriff's Office (PBSO) operations while the PBSO HQs building was undergoing renovation. The lease included an extended term to support the relocation necessary as a result of the GC R/R project. The County agreed to fund \$1.31M in landlord's actual costs and receive up to \$1.28M in rent credits over 60 months.

Depending on Board direction, termination of the lease will be required carrying the possibility of lost rent credits.

## Additional Considerations (cont.)

18

### Related initiatives implemented

In September 2020, the Board approved an Interlocal Agreement with the City of West Palm Beach which provided for amending the City's development regulations to provide for reconstruction of the GC in event of destruction, and for the transfer of development rights (TDRs) for the County to use on Block D. In consideration for the same, the County conveyed at no cost to the City 45 County-owned lots within the City's golf course.

In June 2022, the Board approved the Final Report of the Palm Beach Judicial Facilities Master Plan update, which provided judicial facilities needs projections into year 2040 and allocated the use of Block D for the eventual construction of a new judicial facility to house family and juvenile courtrooms, along with office space for the Judicial Partners.

## **Additional Considerations (cont.)**

19

### Related initiatives implemented

In December 2022, the Board approved a lease extension (through December 31, 2026) for the existing Supervisor of Elections (SOE) warehouse in Riviera Beach. The lease extension was intended to provide for the continued support of SOE operations until its relocation to the new SOE Production Facility (currently approaching the end of construction) and upon vacating by the SOE, transition into a dual warehouse use by the County's Fire Rescue and FDO departments. The latter was intended to accommodate the equipment and files storage necessary during the relocation of GC occupants as a result of the Project.

## Additional Considerations (cont.)

20

### Related initiatives implemented

Delayed renewal/replacement – if the Board directs Staff to pursue a new approach, some level of maintenance at the current facility might need to be undertaken while the new approach comes to fruition.

GC parcel – the parcel where the GC sits is shared by the Historic Courthouse (HCH). If the Board directs Staff to pursue any course of action that entails disposition of the GC facility, Staff will require further direction as to include the HCH and the GC garage (which abuts the GC parcel but is sited on three separate parcels, and supports the GC operations).

## Additional Considerations (cont.)

21

### Related initiatives implemented

HCH TDRs – Staff estimates that the TDRs associated with the HCH portion of the property to be the equivalent of approximately 180,000sf.; a comprehensive analysis would need to be completed following direction from the Board to further refine this figure and fully inform the approach forward. If the Board directs staff to pursue a course of action that involves disposition, Staff recommends that the Board considers the associated value of the TDRs.

Westgate CRA Tax Roll Impacts – if the Board directs Staff to pursue a course of action that calls for acquisition of privately-owned property in Westgate, public ownership will remove the acquired parcel from the tax roll thereby reducing the CRA's income stream.

## Additional Considerations (cont.)

22

### Related initiatives implemented

Public Competitive Procurement Required – if the Board were to direct Staff to pursue GC facility on a privately-owned site, acquisition of the required real estate will be required. If the Board were to direct Staff to explore a public-private partnership, disposition or exchange of the current GC and associated real estate or a similar contractual framework, a public competitive procurement will be required.

Termination of Existing Contracts - If the Board directs Staff to pursue any approach that does not entail renovation of the existing GC, all contracts currently in place for the Project will need to be terminated for convenience.

# Request for Board Direction

23

Staff requests Board direction if to:

Proceed with the GC R/R project as currently approved, or

Pursue a different path as per Board direction to be provided.

Governmental Center (GC)  
Renewal/Replacement (R/R) Project  
Overview



ATTACHMENT 3

Airport Center Complex Aerial Photo and Site Plan (approved 2016)





**ATTACHMENT 4**

**Position Statement Feasibility of Conversion of the Governmental Center to a Judicial Facility**

# NETTA ARCHITECTS

NEW JERSEY | FLORIDA | NEW YORK

Via Email: [layalacollazo@pbcgov.org](mailto:layalacollazo@pbcgov.org)

March 15, 2024

Ms. Isami C. Ayala-Collazo  
Assistant County Administrator  
FDO Director  
2633 Vista Parkway  
West Palm Beach, FL 33411

Project: PBC – Design Services for the Governmental Center Renewal / Replacement  
PBC Job No: 2021-013514  
301 North Olive Avenue  
West Palm Beach, Florida 33401

**RE: Feasibility of the Conversion of the Government Center to a Judicial Facility**

**Dear Ms. Ayala-Collazo:**

Pursuant to our meeting on Thursday, March 7, Netta Architects along with Fentress Architects are pleased to provide a broad statement to the feasibility of converting the existing PBC Government Center located at 301 N. Olive Avenue, West Palm Beach to a new judicial facility to serve the Juvenile and Family Courts Division of Palm Beach County. The program for this facility is to provide 14 litigation spaces with all the necessary support areas.

Judicial facilities require dedicated and separated program areas for the different users of the building, defendants, the public, and judicial. Program space requirements are:

- Defendant movement-Sally ports for secure entry into building, dedicated corridors for adult and juveniles, holding cells, dedicated elevator for movement to courtrooms, detention areas, and attorney consultation rooms.
- Public areas- lobbies, circulation, waiting areas, courtrooms, and jury deliberation rooms
- Judicial areas – Judge chambers, supporting staff areas, and dedicated circulation

The existing Government Center is 12 stories and approximately 262,000 sf. This existing area is more than sufficient to accommodate the County Courts anticipated program. As courtrooms require significantly higher ceilings, structural modifications would be necessary with removing floor systems to create the height required. Attached is further detail supporting this opinion.

If you should require any further information regarding this issue, please feel free to contact this office

Sincerely,

  
\_\_\_\_\_  
Nicholas J. Netta, AIA, NCARB, President & CEO

March 15, 2024

\_\_\_\_\_  
DATE

Attachments

Palm Beach County desires to understand if it is feasible to renovate and remodel the existing County Government Center Building located at 301 North Olive Avenue, West Palm Beach, FL 33410, from office use to a new Family/Juvenile Courthouse described as Option 2B, as described in Table 3-4 of the *Palm Beach County Judicial Facilities Master Plan Update, Final Report dated April 2022*.

This is a high-level assessment of the critical issues associated with such a change of use to the building:

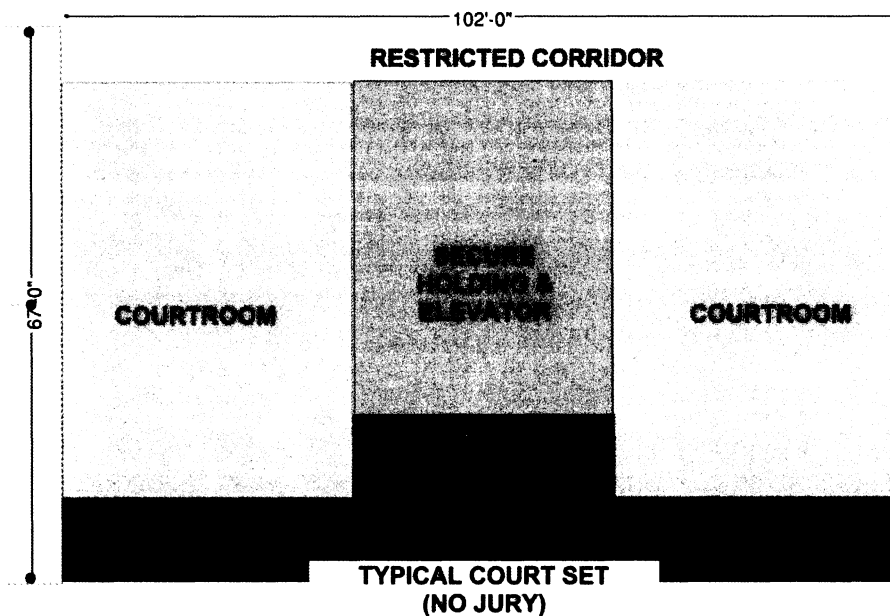
**1. Program Area**

The Report indicated a Final/2040 Need of 97,155 Department Gross Square Foot (DGSF<sup>1</sup>). The Government Center Building has a measured total Gross Square Foot (GSF) area of 262,800 SF. This indicates that there is sufficient floor plate area for the Courthouse, even after selective demolition of approximately 20,000 SF to 26,000 SF of structure to accommodate the following:

- a. Higher ceilings (12' clear minimum in courtrooms)
- b. Additional, separate horizontal and vertical circulation required for in-custody personnel, judges, and the public.
- c. Additional egress staircases required by increased occupant load.

**2. Courtroom Planning**

The basic planning model is the "Courtroom Set" comprising a pair of courtrooms, separated by secure custody holding to enable in-custody personnel to directly enter the respective courtroom without crossing paths with either the public or the judges. For Family and Juvenile courts that do not have jury box requirements, the ideal dimensions are 102' x 67'.



The Courtroom itself requires a clear span of 34'-36', and the desirable width of the secure holding block is about 30'. There also needs to be circulation for the judges and the public, on the "front" and "rear" of the courtroom.

We studied possible positions for a total of 14 Family and/or Juvenile Courts on the existing 2<sup>nd</sup> and 4<sup>th</sup> Floor plates, with the following results, that identify where columns and slabs need to be removed:

**REDACTED**  
**Building Drawings**  
**Exempt and Confidential from**  
**Sec. 119.07(1), Florida Statutes**

*LEVEL 4 PLAN*

**REDACTED**  
**Building Drawings**  
**Exempt and Confidential from**  
**Sec. 119.07(1), Florida Statutes**

*LEVEL 4 PLAN*

# REDACTED Building Drawings Exempt and Confidential from Sec. 119.07(1), Florida Statutes

## ***BUILDING SECTION***

Each of the 14 Courtrooms will necessitate removal of columns that are not on the perimeter, as well as a corresponding part of the floor slab above. Columns that are in the path of public circulation may also need to be removed.

Such demolition will require the remaining structure to be significantly strengthened and reinforced.

### **3. Circulation**

There will need to be modifications to the horizontal and vertical circulation system to accommodate three distinct and separate circulation zones: Public, Judiciary and Secure/Holding. This will require a secured path for in-custody personnel, from arrival at the building, to holding cells – most likely on Ground Level, and from there to the courtrooms. The existing elevator and restroom banks will most likely need to be reconfigured and relocated, and additional vertical circulation to meet the function requirements of three separate types of circulation.

#### 4. Other Considerations

As requested by the County, this study focuses on the most significant considerations of changing the building use. We have not addressed codes, accessibility, and changes to the building systems. In particular, the mechanical and ventilations system will require significant redesign, mechanical plant capacity needs to be studied. There is the likelihood of additional systems replacements due to age and performance, while other more detailed code compliances arise from the change in use.

#### 5. Conclusion

It appears to be possible to change the building use from office to courthouse as described. It will require significant relocation and addition to the existing circulation cores, and modifications to the primary structural system.

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<sup>1</sup>“The total *department gross square footage (DGSF)* is the sum of the various personnel, support, public, storage, and equipment net assignable spaces multiplied by a Grossing Factor to account for non-assignable floor area required to enclose, access, and mechanically support the net assignable spaces.” *Palm Beach County Judicial Facilities Master Plan Update, Final Report*



**ATTACHMENT 5**

**Presentation**

# Governmental Center (GC) Renewal/Replacement (R/R) Project Overview

# Background

2

During its January 23, 2024 regular meeting, while addressing commissioner comments as to the possibility of relocating the County's Governmental Center (GC) to the Westgate area, the Board of County Commissioners (Board) directed Staff to provide a report on the matter of the status of the GC Renewal/Replacement (R/R) project.

On February 1, 2024, Staff sent to the Board a Staff Report regarding the Project.

Staff's Report was thoroughly discussed during the February 27, 2024 Workshop meeting. Staff was directed to continue exploring options for a potential relocation of the GC and to return to the Board at a later time once additional information had been gathered.

## Background (cont.)

3

This Workshop item seeks to fulfill Board direction while also requesting direction regarding whether or not to proceed with Project implementation in its current version, or a variation thereof.

Staff notes that in gathering additional information for the potential relocation of the GC, it did not engage with its consultants as to avoid additional expenditures until a defined preferred path of action is identified.

This presentation is based on information readily available to Staff and intended to refine a set of options in order to seek direction from the Board as to which one(s) to pursue.

# Facility Overview

4

Located at 301 N Olive Ave.

12-story, approximately  
300,000sf

In service since 1984

Approximately 500 employees  
from multiple agencies (e.g.,  
County Administration, Clerk &  
Comptroller, Tax Collector,  
Property Appraiser)



# GC Current Occupants and 20-Year Space Needs Projection

5

County Department/ Constitutional Office	20-Year Space Need Projection (sq.ft.)
Property Appraiser's Office (PAO)	49,500
Information Systems Services (ISS)	48,000
Tax Collector's Office (TCO)	41,595
Clerk of the Circuit Court and Comptroller (COC)	40,500
County Attorney's Office (CAO)	29,920
County Administration (Admin)	16,000
Board of County Commissioners Offices (Board)	13,779
Office of Financial Management & Budget (OFMB)	13,500
Public Affairs	7,200
Criminal Justice Commission (CJC)	5,200
Office of Equal Opportunity (OEO)	3,380
Legislative Affairs	1,560
League of Cities	870
Common areas (e.g., circulation, mechanical rooms, shafts, closets) and Commission Chambers	78,470
<b>Total</b>	<b>349,474</b>

# Potential Relocation of PAO/TCO

6

County Department/ Constitutional Office	20-Year Space Need Projection (sq.ft.)
Property Appraiser's Office (PAO)	49,500
Tax Collector's Office (TCO)	41,595
Grossing Factor (25%)	22,774
<b>Total</b>	<b>113,869</b>

## County-Owned Real Estate in Westgate 7

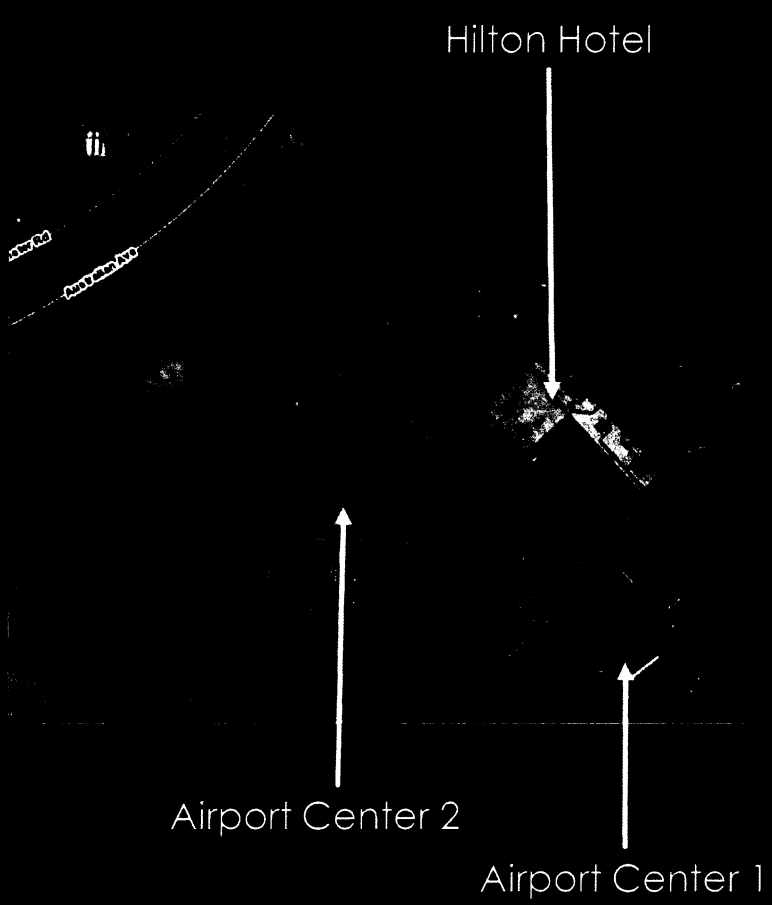
Vacant County-owned properties in the Westgate area are mostly under the control of the Department of Airports (DOA) and have been retained for future airport purposes, including relocation of the airport's maintenance compound.

Converting airport property to general governmental purposes would require approval of the Federal Aviation Administration (FAA), a release from federal grant obligations and require payment of the fair market land value. Approval would not be guaranteed.

Staff did not consider relocating TCO and PAO to County-owned DOA properties in Westgate.



# Airport Center Complex

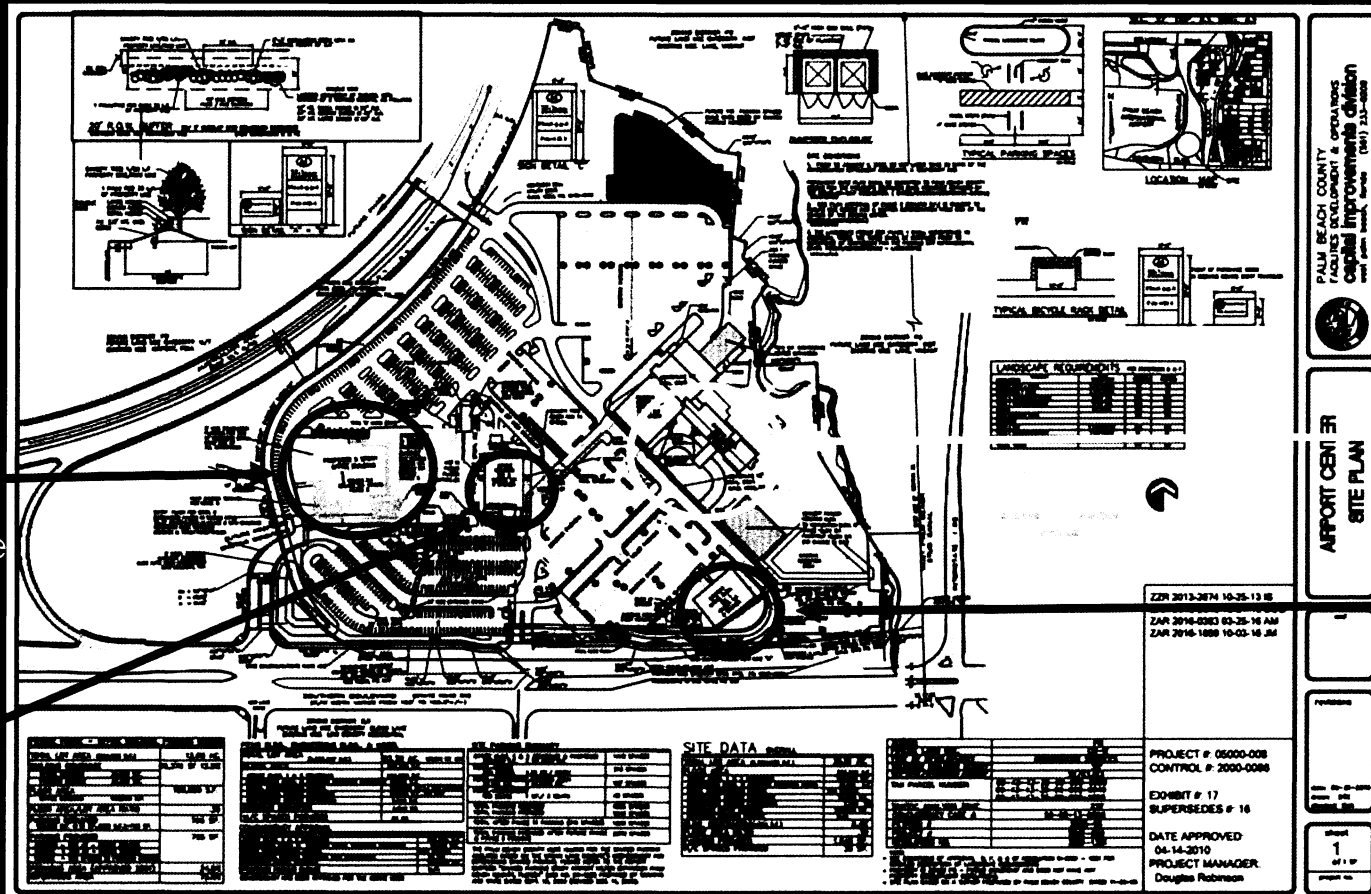


# Airport Center Complex (cont.)

9

Airport  
Center 3 &  
Parking Garage

Airport  
Center 2



Hilton Hotel

Airport  
Center 1

## Airport Center Complex (cont.)

10

The approved site plan includes the entitlements required to build a 159,000 sq.ft. County office building (Airport Center 3) along with a 3-story parking garage (185 spaces).

Airport Center 3 is not included in the County's approved 5-year Capital Improvements Program (CIP).

A very preliminary rough order of magnitude (ROM) points to a present day development cost of approximately \$135M.

# Airport Center Complex (cont.)

11

County Department/ Constitutional Office	20-Year Space Need Projection (sq.ft.)
Property Appraiser's Office (PAO)	49,500
Tax Collector's Office (TCO)	41,595
Criminal Justice Commission (CJC)	5,200
Office of Equal Opportunity (OEO)	3,380
Legislative Affairs	1,560
League of Cities	870
<i>Sub-Total</i>	102,105
Grossing factor (25%)	25,527
<b>Total</b>	<b>127,632</b>
<b>Balance</b>	<b>+/- 31,368</b>

## Block D (4<sup>th</sup> Street Property)

12



Parcels assembled from 1985 to 1993; currently used as a surface parking lot for employees and public parking.

1996 referendum imposed height limitations throughout the downtown on properties east of Dixie Highway; later modified in 2006 by the City's adoption of its Downtown Master Plan.

Current height limitations: 10 stories or 128 ft., whichever is less

## Block D (4<sup>th</sup> Street Property) (cont.)

13

To accommodate the planned expansion of the Judicial Center, 10 stories and an overall height of 189 ft. would be needed.

County staff initially requested that the City amend its Downtown Master Plan to allow for additional height for public buildings.

The City initiated a text amendment to its land development regulations, providing for a government use to exceed the maximum height allowed in a sub-district by 10 percent (10%); an increase that proved insufficient to allow for the County's intended future development program on Block D.

## Block D (4<sup>th</sup> Street Property) (cont.)

14

As an alternative it was suggested that the City provide TDR's to the County to exceed the height limitations.

On September 15, 2020, Staff recommended and the Board approved, an Interlocal Agreement with the City which, amongst other matters, provided for the transfer of development rights equivalent to 110,000 square feet for the County to use on Block D in a regulatory compliant manner.

## **Block D (4<sup>th</sup> Street Property) (cont.)**

15

On June 7, 2022, Staff recommended and the Board approved, the Final Report of the Palm Beach County Judicial Facilities Master Plan update, which amongst other matters provided judicial facilities needs projections into year 2040 and allocated use of Block D for the eventual construction of a new judicial facility to house family and juvenile courtrooms along with office space for the Judicial Partners (including the entirety of the Office of the Public Defender).

The new judicial facility is expected to require approximately 300,000 sq.ft. of institutional space along with a structured parking garage to support operations.



# Block D (4<sup>th</sup> Street Property) (cont.)

16

Remaining programming needs for the GC if PAO and TCO are relocated to Airport Center 3.

County Department/ Constitutional Office	20-Year Space Need Projection (sq.ft.)
Information Systems Services (ISS)	48,000
Clerk of the Circuit Court and Comptroller (COC)	40,500
County Attorney's Office (CAO)	29,920
County Administration (CAD)	16,000
Board of County Commissioners (Board)	13,779
Office of Financial Management & Budget (OFMB)	13,500
Public Affairs	7,200
<i>Sub-Total</i>	168,899
Grossing factor (25%) and Commission Chambers	48,135
<b>Total</b>	<b>217,034</b>

## Block D (4<sup>th</sup> Street Property) (cont.)

17

The combined GC/judicial facility would carry a programming need of approximately 517,000 sq.ft.

City regulations assign the Block D property a Quadrille Garden District 10 (QGD-10) zoning assignment, which permits development at a maximum base Floor Area Ratio (FAR) of 2.75 and up to 3.75 thru use of TDRs.

When applied to Block D, a maximum yield of 361,564 sf – 493,042 sq.ft. results, which is a deficit of approximately 24,000 sq. ft. under the best of regulatory circumstances.

## **Block D (4<sup>th</sup> Street Property) (cont.)**

18

Although highly theoretical, the analysis that precedes demonstrates that regulatory compliance alone will not permit the combined programs to be delivered on the Block D property.

If the Board is interested in further exploring this path, Staff suggests retaining planning consultant services to explore the probable development potential of Block D for these governmental facilities and programs, including but not limited to, the utilization of TDRs associated with the Historic Courthouse House (HCH) to facilitate development of a combined judicial/general government facility.

## Block D (4<sup>th</sup> Street Property) (cont.)

19

The new judicial facility is not included in the County's approved 5-year CIP. Staff estimates a total present day cost of approximately \$400M to deliver the entire judicial programming and related parking structure on Block D.

If combined development is deemed a feasible approach toward the satisfaction of future needs, the same could allow for eventual disposition of the GC.

Per the Property Appraiser's website the GC's 2023 appraised value is approximately \$65.3M, which based upon historical experience with government-owned tax-exempt real property tends to carry an appraised value below that attainable on the open market.

## **Block D (4<sup>th</sup> Street Property) (cont.)**

20

If the Board is interested in exploring this path, Staff recommends it be authorized to appraise the GC as to provide a point of reference to develop a future funding plan.

## Converting the GC to a Judicial Facility 21

This approach would entail building a new GC on Block D and repurposing the existing GC for judicial programs and support services.

Staff requested a preliminary feasibility statement from its GC design consultants.

Although deemed feasible, the level of renovation required to accommodate the judicial spaces (e.g., courtrooms) would be significant, further increasing development costs and at the same time removing existing usable administrative office square footage to deliver those specialty spaces.

## Converting the GC to a Judicial Facility(cont.) 22

If the Board is interested in exploring this path, Staff again recommends it be authorized to retain consultant services to provide a formal and comprehensive feasibility analysis, including the resulting building square footage to fulfill the forecasted needs and rough cost estimate.

# GC Renewal/Replacement Project

23

All studies conducted to date confirm that the GC can be renovated at a lower cost than would be required to build a new facility.

If the previously discussed potential programming for Airport Center 3 is used as the basis for analysis, the remaining programming needs for the GC total approximately 217,000 sq.ft.

This would allow for the GC to be renovated while providing growth capacity without the need to expand.

It would eliminate the need for the 31,500sq.ft. of leased space currently in place that the Board authorized on May 5, 2020, and which included an extended term to support the temporary relocations necessary to proceed with the Project and sustain operational continuity for all existing operations.



# Funding Considerations

24

Project	Approved Budget	Expended	Estimated Cost
GC Renewal/Replacement	\$69.5M	\$720,000	\$128.7M
Airport Center 3	--	--	\$135M
New Judicial Facility	--	--	\$400M

# TCO/PAO Relocation Options Overview

25

Option	Joint Requirement	Additional Considerations
Westgate Area	None	Not considered due to DOA limitations
Airport Center 3	GC Renewal/Replacement <u>or</u> Block D combined facility	-----
Block D Combined Facility	Airport Center 3	Could allow for GC disposition
Conversion of GC to Judicial Facility	Airport Center 3 <u>and</u> GC on Block D	Likely increased costs to convert the GC
GC Renewal/Replacement	Airport Center 3	Provides growth capacity; eliminates need for leased space

# Governmental Center (GC) Renewal/Replacement (R/R) Project Overview