

REIMAGINING CITY HALL

**REVIEW AND NEXT STEPS FOR THE  
NEW CITY HALL**



**WeAreFTL**



# AGENDA

- **Overview**
- **Summary of Public Engagement Workshops**
- **Summary of Employee Feedback**
- **Community Survey Results**
- **Summary Highest Preferences by Workshop Topic**
- **Next Steps in the Process**

# HOW DID WE GET HERE?



- In April 2023, Fort Lauderdale experienced a rare 1,000-year flood that left City Hall, a civic hub since 1969 significantly damaged.
- Reimagining City Hall is a series of public outreach events to shape the principles guiding the design and construction of a new City Hall.
- Feedback has been gathered via workshops, online surveys, and employee outreach.



# **PUBLIC ENGAGEMENT WORKSHOPS**

# FACILITATION TEAM

The logo for the Infrastructure Task Force (ITF) consists of the letters "ITF" in a bold, blue, sans-serif font centered on a white square background.

**ITF**

**Infrastructure  
Task Force**



**Dickey  
Consulting**

The logo for the American Institute of Architects (AIA) is a red circle containing the letters "AIA" in a white, bold, sans-serif font.

**AIA**

**American  
Institute of  
Architects**



**Office of  
Management and  
Budget**

# SCHEDULE

**DEC  
2nd**

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

**JAN  
13th**

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

**FEB  
17th**

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

**MAR  
23rd**

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

**APR  
20th**

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

# WORKSHOP 1

## INTRODUCTION RECAP

### Introductory Topics of Discussion:

- Evolution of city hall designs around the country
- Common features of modern city halls
- City Hall Utilization
  - Transparency

### Trending Themes And Neighbor Comments:



Business and collaboration space



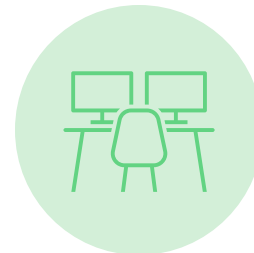
Outdoor Spaces



Eco Friendly



Consider surrounding architecture



Utilize internal space, be as flexible as possible



Be smart and efficient



Consider affordable housing

# WORKSHOP 2

## SPACE ALLOCATION RECAP

### Make It Convenient:

Fit multiple departments into the building and provide satellite services for offices outside of City Hall

### Public Service Spaces for the Future City Hall

### The Community Should Have Flexible Space:

History, exhibits, education, and collaboration hubs that promote communication within the Community

### For The People:

A place you want to go to and come together, a customer service-oriented facility

### City Officials And Staff Should Have Dedicated Space:

- \*Space for Charter Offices and elected officials
- \*Secure administrative space with most administrative functions centralized

### Consider The Future:

- \*As it relates to what is happening in Downtown; the size of the employee group will determine the required space
- \*Consider a hybrid workspace environment for the employee pool, which will grow



# WORKSHOP 3 AMENITIES RECAP

## A Campus

- Is a welcoming and inviting space/structure, with large atrium that has plants and vegetation
- Offers expansive public outdoor facilities that has a pedestrian friendly walking space
- Provides what staff needs and includes innovative technology

## A Community Resource

- Exhibits Local Artists and Fort Lauderdale History
- Provides collaborative opportunities for local businesses and organizations
- Serves as a welcome center for the area

## Interface with the Public

- User friendly technology to welcome the public; self-service option and computer kiosks
- People to welcome the public
- Attracts and services the youth

## Easily Accessible

- An accessible location
- Free parking that is secure and accessible
- Productive space allocation

## A Comfortable Experience

- A variety of affordable food options
- A variety of amenities, such as bike racks and free shuttles to City Hall
- A safe, secure but welcoming location
- Respect to the environment, which has dedicated green spaces and is structurally sound to mitigate flood and fire

# WORKSHOP 4 RECAP

## FINANCING AND PROCUREMENT OPTIONS: UNDERSTANDING THE OPTIONS FOR PAYING FOR THE NEW CITY HALL

Workshop 4 discussed potential procurement and financing options for the future City Hall. Below are some of the comments and ideas provided by the public at the workshop:

- **Procurement**

- Keep it local (contractor, architect, etc.)
- Public Private Partnerships (P3) have presented unique opportunities in the past when done properly
- Less design work before builder involvement
- Solicited proposal as a procurement methodology
- Some did not want a P3 option
- Consider progressive design-build or a hybrid procurement process if allowable by the State
- Hire a development process manager to facilitate the transition from procurement to execution

- **Financing**

- The building should be revenue generating
- The community does not want to pay more in taxes
- Target federal grants
- More private funding compared to public
- Financing mix was preferred - federal grants, bonds, and revenue generation
- P3ish concept where there are multiple revenue streams



# **EMPLOYEE FEEDBACK**

# EMPLOYEE ENGAGEMENT METHODS

Solicited employee feedback through a Citywide survey and townhall, which were open to all employees for participation

- Received **132 completed surveys**, another 58 surveys with at least one response were collected
- Received feedback from more than **50 employees** at an employee townhall



# EMPLOYEE SURVEY KEY FINDINGS

- Employees enjoyed the downtown location of the prior City Hall with multiple departments centralized in one building as well as employee common areas
- Most employees felt very or adequately secure at the previous City Hall
- Design elements such as incorporated green spaces, natural lighting, and integrated retail (e.g., doctor's office, dry cleaners) are desired
- More conference rooms are needed
- Amenities such as a gym, cafeteria/coffee shop, outdoor space, and centralized wellness center are desired

# EMPLOYEE TOWNHALL INPUT HIGHEST RATED PRIORITIES

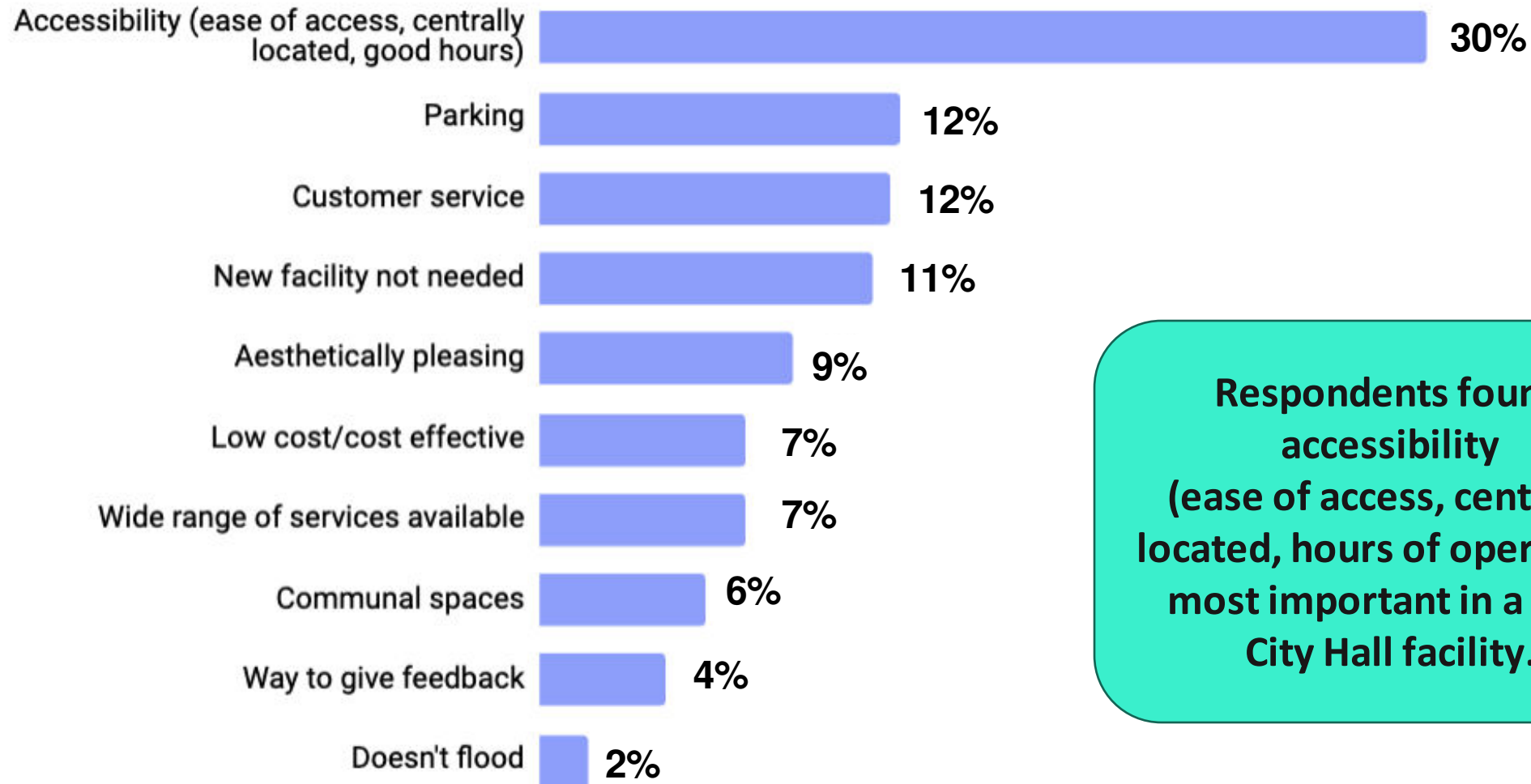
- Security (Features and Security Staff Presence)
- All public facing services on the ground floor
- Modern technology and facilities
- Flexible conference rooms and multipurpose space
- Flexible workspace that can accommodate hybrid work environments
- Outdoor space for events (i.e., Employee Appreciation Lunch, Neighbor Support Night)
- Mixed use to allow easy access to businesses
- Amenities for employees such as a gym, cafeteria/coffee shop, and childcare facility/daycare
- Employee Wellness Center on site
- Natural lighting



# **COMMUNITY SURVEY FEEDBACK**

**Administered by  
ZenCity  
January – March 2024  
A Statistically Valid  
Sampling of the City**

# WHAT WOULD YOU FIND MOST IMPORTANT IN A NEW CITY HALL FACILITY?



**Respondents found accessibility (ease of access, centrally located, hours of operation) most important in a new City Hall facility.**



# SUMMARY HIGHEST PREFERENCES BY WORKSHOP TOPIC

## Overall Design

- Architectural significance
- Affordable Housing
- Outdoor Spaces
- Natural Lighting
- Modern Technology and Facilities
- Security (features and staff presence)
- Access to Parking and Transportation

## Space Allocation

- City Officials and Staff should have Dedicated Space
- The Community should have Flexible Space
- Flexible Conference Rooms and Multipurpose Space
- Central Location to Meet with Elected Officials

## Amenities

- Make the Location Easily Accessible
- A Community Resource/ Nonprofit Community Meeting Space
- Create a Campus
- Interface with the Public
- Onsite Gym, Café, Childcare, and Employee Wellness Center

## Financing and Procurement

- A Financing Mix – Federal Grants, Bonds, and Revenue Generating
- A Hybrid Procurement Process that is not Linear, such as Progressive Design-build, if Allowable by the State
- Maintain Ownership of the Building and Land
- Balance Cost and Features

*\* Employee Feedback \* Survey Results*

# NEXT STEPS

## Tune In and Share Your Thoughts

- **Next Steps:** The Infrastructure Task Force Advisory Committee will be using the themes and concepts discussed throughout the workshops to develop guiding principles which will be shared with the City Commission.
- **Upcoming Infrastructure Task Force Meetings:** May 20<sup>th</sup> and June 3<sup>rd</sup> at 2pm
- **Location:** Red Tails Conference Room at Fort Lauderdale Executive Airport, 6000 NW 21st Ave, Fort Lauderdale, FL 33309; Meetings can also be streamed live or viewed on demand at <https://www.youtube.com/@CityofFortLauderdale/>

## Mark Your Calendars

- The City Commission will host a joint workshop with the Infrastructure Task Force Advisory Committee to discuss public engagement efforts and ITF recommendations regarding Reimagining City Hall.
- Date and Time: June 4, 2024 at 11:30am
- Location: NSU Art Museum - Horvitz Auditorium 1 E Las Olas Blvd, Fort Lauderdale, FL 33301; Meetings can also be streamed live at <https://www.youtube.com/@CityofFortLauderdale/>

**Stay tuned for updates on the website ([ftlcity.info/rch](http://ftlcity.info/rch)) and view the workshop presentations and summaries.**



**QUESTIONS?**