



# CITY OF Boca Raton

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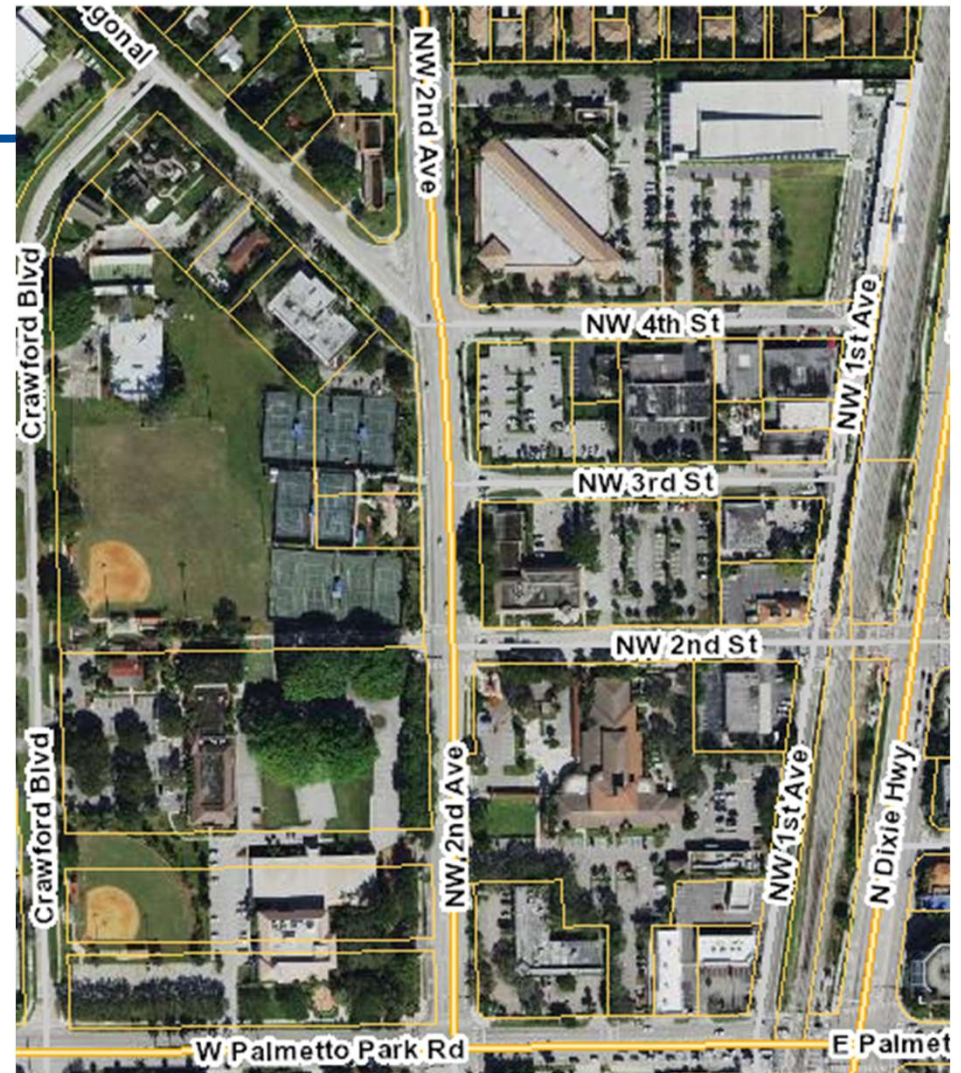
## **Governmental Campus Master Plan P3 Process/Timing and Visioning Discussion**

Andy Lukasik, Deputy City Manager  
November 18, 2024



## Government Campus Area

- Dixie Highway to the east
- Brightline/Downtown Library to the north
- Crawford Blvd to the west
- Palmetto Park Road to the south





## Unsolicited Proposals Received

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### Related Ross and Terra Group/Frisbie Group

- Both development teams/proposers submitted unsolicited proposals for a Qualifying Project in accordance with the City's P3 Administrative Policy in late-October.
- The proposals contained various levels of detail regarding development plans for the area, including the replacement of existing municipal facilities, and the development teams' qualifications.
- Staff and the City's consultant met with both proposers last week to receive any additional information they wanted to provide and respond to their questions.
- Both proposers have an expectation that a competitive selection, or "public bidding", process will be used.



## Recommended Process: Competitive Selection

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- **P3 Statute:**
  - Prior to selecting a proposal and negotiating a contract, the City has two process options to consider deploying:
    - Conduct two hearings and publish a report with its findings on the unsolicited proposal(s) related to established evaluation factors in the Florida Administrative Register; or
    - Publish notice in the Register/newspaper that a proposal was received and **others will be accepted for the same project**. The timeframe for submittal of proposals is between 21 and 120 days (“public bidding process”).
- **City’s Administrative Policy: moving forward using this Policy**
  - Provides a clear framework for evaluating unsolicited P3 proposals and is aligned with the P3 Statute.
  - Intent is to use the Policy’s public bidding process, which is also referenced in Florida Statute.



## Recommended Process: Competitive Selection

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- **Competitive Selection: Offering Memorandum**
  - High level description of development goals and objectives that sets the framework for evaluating proposals and includes:
    - Any requirements and/or assumptions that proposers should follow.
    - Description of the submittal and evaluation processes, which will be based upon the Administrative Policy.
    - Required fee structure.
  - Provide guidance/assumptions regarding municipal services and space needs: today's visioning discussion to provide additional data points.
  - Marketing materials:
    - Pre-Marketing ad to be distributed this week.
    - Offering Memorandum template for information.




# Pre-Marketing Material

COMING SOON! CBRE

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## City of Boca Raton

Downtown Redevelopment Opportunity



### Exciting Opportunity Coming Soon!

This is a once in a lifetime, generational opportunity to partner with the City and its Community Redevelopment Agency to redevelop and transform the City's ≈30 acre government center into a vibrant addition to beautiful downtown Boca Raton. The City is open to all innovative proposals that will create an authentic sense of place with beautiful open spaces and attractive gathering locations that have been curated to be pedestrian friendly, evoke a feeling of community and encourage civic engagement. The City and CRA are eager to partner with the private sector to extend the city center beyond just government uses by creating a community centered on mobility with a rich mix of market supported uses such as: civic, recreation, housing, restaurants, retail, office, and hospitality.

Details to follow in an Offering Memorandum with all qualified Developers welcome to submit a proposal.

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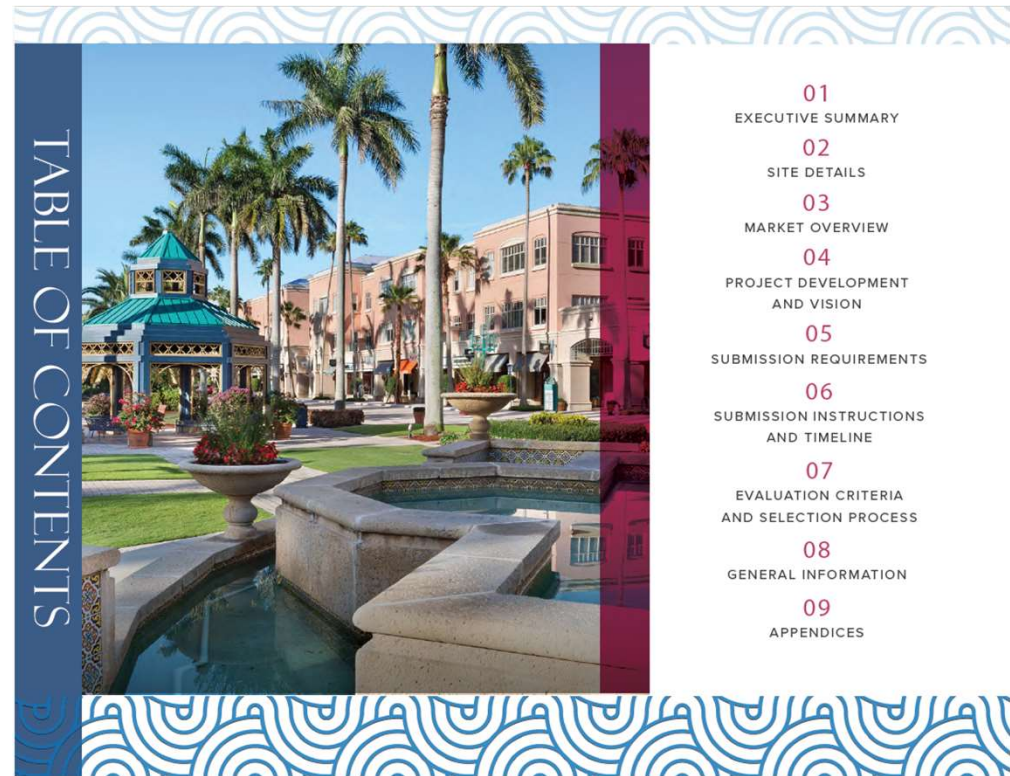
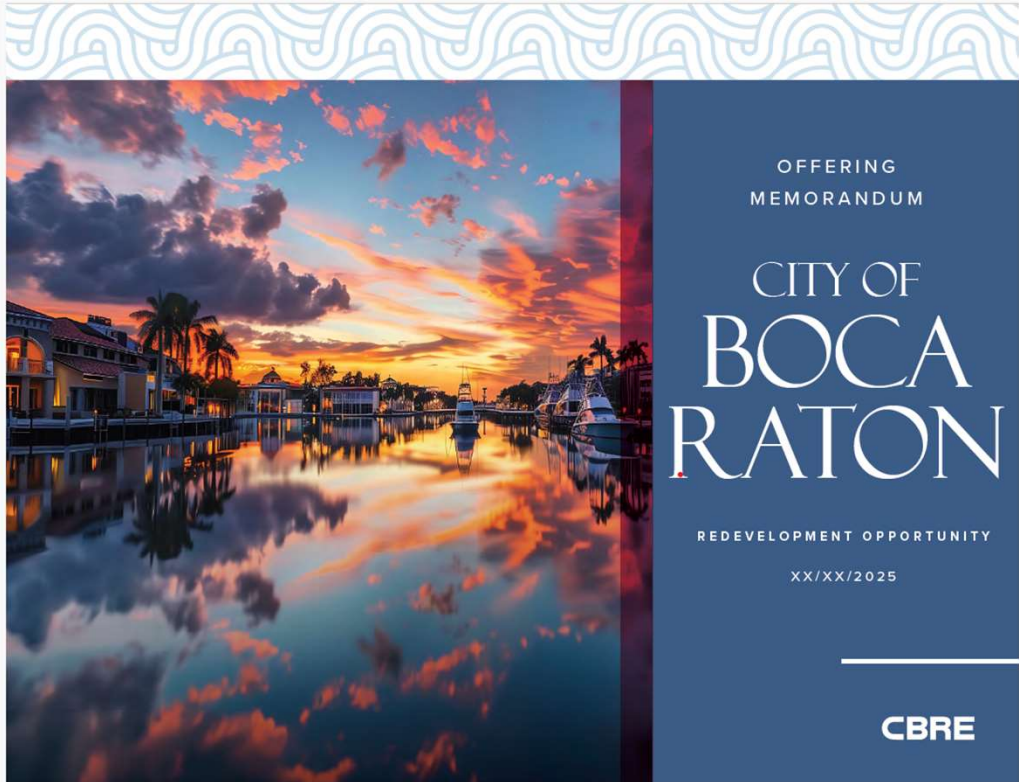
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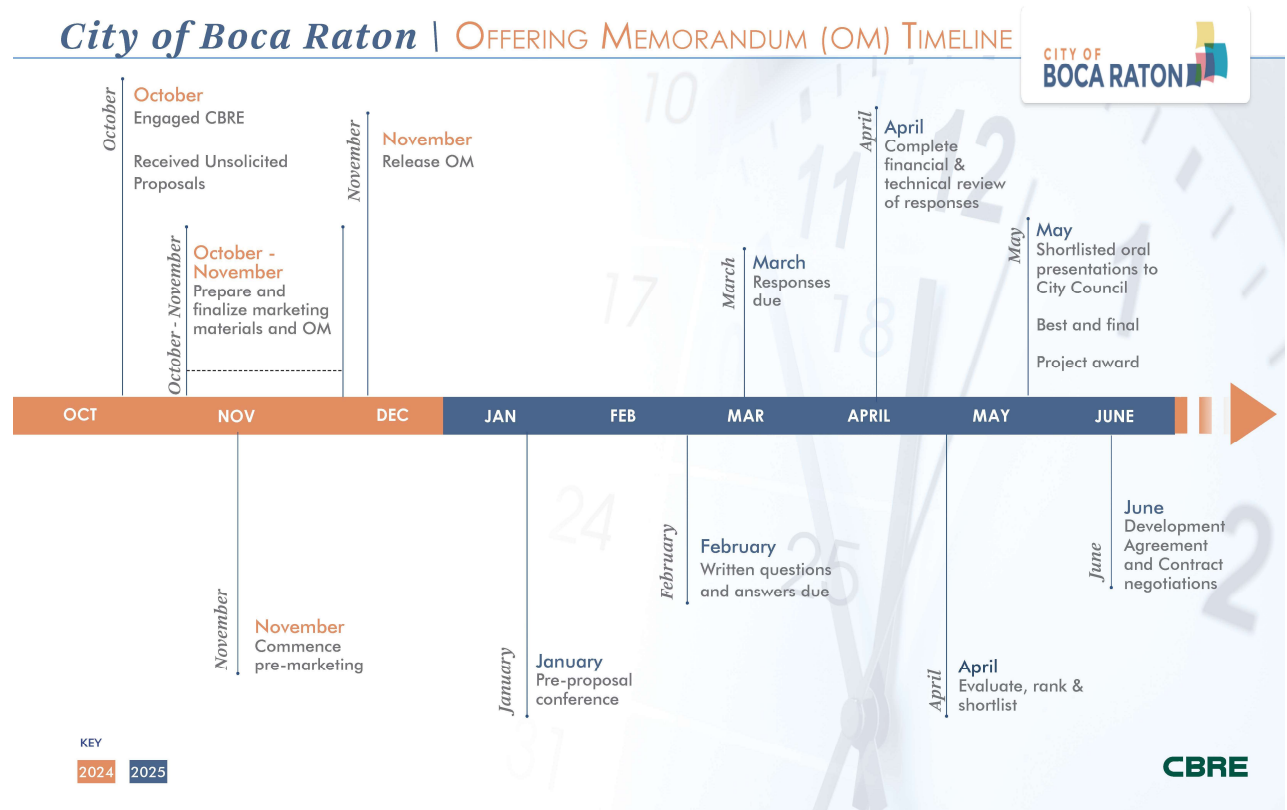
# Offering Memorandum Template





# Public Bidding Process: 90 day offering

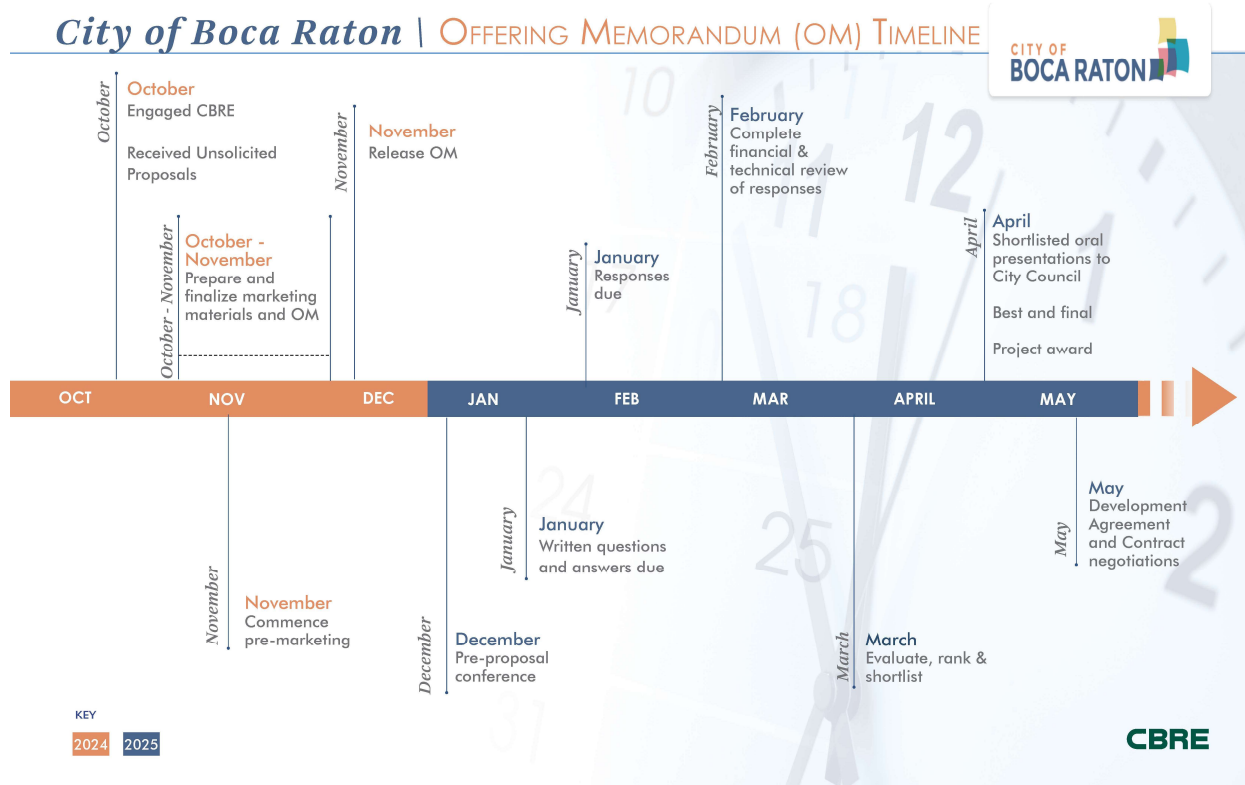
- Recommended to promote creative solutions to achieve community development goals along with the most financially beneficial package.
- Additional time for CBRE to actively engage other development teams.
- Public engagement would begin upon selection of the preferred proposal and during contract negotiations.





# Public Bidding Process: 60 day offering

- Option reflective of City Council feedback at the November 4 Workshop for a compressed timeline.
- This option will afford the opportunity for other creative planning and financial concepts to be submitted for consideration.





## Discussion: Vision for Governmental Campus

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What is important for existing and potential development teams/proposers to consider when creating their development plans for the Governmental Campus?

### Strategic Plan (2023):

As we re-envision our government center we promote a **sense of place, open spaces and gathering places** that facilitate a **sense of community and civic engagement**. We encourage and partner with the private sector to extend the city center beyond government and employ a **transit-oriented development framework** and mixed uses to help us create our **vibrant City Center**.



## Discussion: Vision for Governmental Campus

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- **New City Hall:**
  - What is Council's vision for the City's downtown footprint? Some functions can be relocated.
  - Are there particular functions that should remain downtown?
  - Council/public meetings? Flexible Chamber space?
  - Customer service functions?



## Discussion: Vision for Governmental Campus

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- **New Police Station:**

- Staff is recommending replacement of the station as there are space needs and security concerns that cannot be adequately addressed at the current location.
- Relocation to City-owned property east of the Spanish River Library is the preferred location and is currently being evaluated by staff. The location is centralized and easier to secure.
- The value of the existing downtown location could be used to assist in financing new construction. A substation would be a part of the design.
- Is it acceptable to include this information in the Offering Memorandum?



## Discussion: Vision for Governmental Campus

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### Other items to think about...

- Community Center
- Library
- Mixed income housing
- Multi-purpose recreational facilities: note that the City and District are identifying programming needs and locations through a joint planning effort.
- A unique, pedestrian-scaled public realm – a place where residents want to come just to be there – not necessarily to shop, dine, or do business, although those should be drivers as well – “let’s go downtown” (just to go downtown)
- Positive pedestrian experience – safety, mobility and connectivity
- Appropriate development scale around surrounding neighborhoods
- Open and green space; shade canopies
- Wrapped parking, street level retail and restaurants



## Vision: Governmental Campus

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### Other items to think about...

- Sky Bridge? Pedestrian crossway? Other mobility infrastructure?
- Banyan trees? Iconic, but need to resolve operational challenge during fruiting season. Is there a preference for commercial uses, park uses or a combination of the two in this area?
- Incorporate Mizner architecture, consider a blend or move away from it?
- Transportation programming -- include 'last mile' service, transit programs, and micro-mobility programs in proposals?
- Recreation opportunities.
- Others?



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**Additional questions or action items?**

