

# South County Administrative Complex (SCAC) Redevelopment

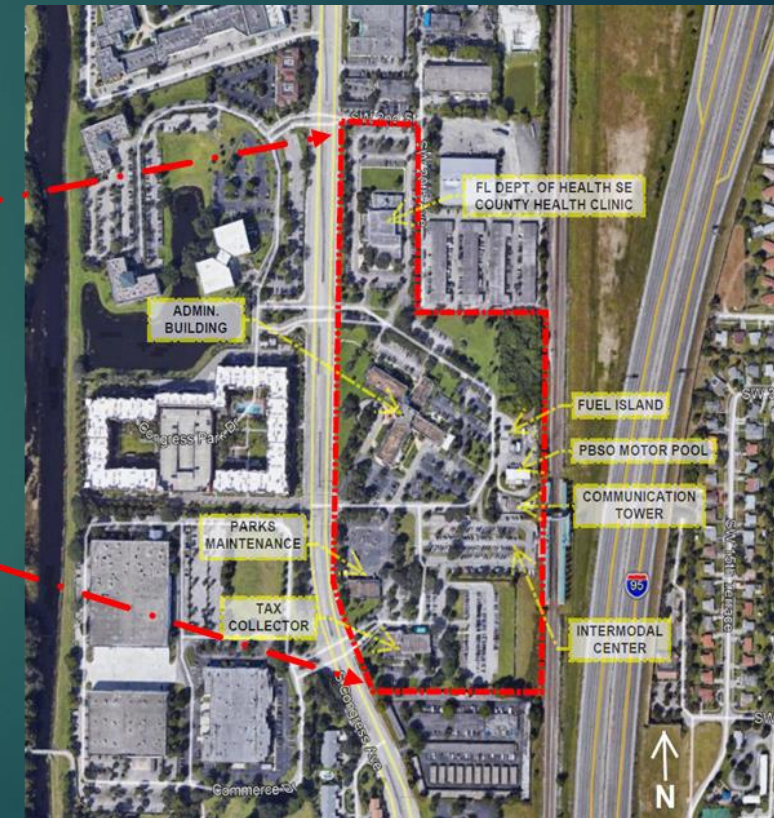
INFRASTRUCTURE SURTAX INDEPENDENT CITIZEN OVERSIGHT COMMITTEE

PBC FACILITIES DEVELOPMENT & OPERATIONS DEPARTMENT

MAY 18, 2023

# Background

- ▶ The SCAC is located on Congress Avenue in Delray Beach and houses multiple government functions:
  - ▶ FL Dept. of Health
  - ▶ Supervisor of Elections
  - ▶ BCC Districts 4, 5 and 7
  - ▶ FDO Facilities Management
  - ▶ PBSO
  - ▶ Fueling
  - ▶ Communication Tower
  - ▶ Intermodal Transit Center
  - ▶ Tax Collector
  - ▶ Parks and Recreation
- ▶ Built between 1968-1972, expanded in 1990s



# Background (cont.)

- ▶ Funding under the IST Approved Project Plan amounts to \$6M (\$3M FY2020 and FY2021) slated for renewal/replacement.
- ▶ The Board of County Commissioners (Board) felt this prime real estate could be better utilized and directed Staff to provide options for redevelopment.
- ▶ In April 2022, Staff presented several options for consideration by the Board.

# Background (cont.)

- ▶ The Board authorized staff to proceed with development of a formal space planning program (i.e., needs assessment) for all public uses, users and operations.
  - ▶ Staff and professional services
  - ▶ Results will inform due diligence and identify the minimum public facilities site footprint with a *conceptual* Master Plan
  - ▶ Issue a Request for Proposals (RFP) for a private redevelopment partner to *finalize* the Master Plan
  - ▶ Construct public facilities prior to or concurrent with private improvements on the balance of the property
- ▶ Goals for the redevelopment
  - ▶ Transit Oriented Development (TOD)
  - ▶ Condensed public services footprint, vertical construction preferred
  - ▶ Workforce/affordable housing

# Background (cont.)

- ▶ Staff competitively procured design services and in December 2022 the Board approved a contract with Zyscovich, LLC to provide the required master planning and architectural/engineering services.
- ▶ Redevelopment cost is estimated at \$80M and in February 2023 the Board approved a Capital Improvement Budget strategy that includes eventual issuance of County bonds to fund the redevelopment project. The existing \$6M of IST funds are authorized for use towards design services.

# Current Status

- ▶ Programming effort underway and approximately 90% complete.
- ▶ Once Zyscovich provides its report and conceptual Master Plan, Staff will return to the Board with an status update and request additional direction to continue to further the redevelopment effort.

# South County Administrative Complex (SCAC) Redevelopment

## Questions?

INFRASTRUCTURE SURTAX INDEPENDENT CITIZEN OVERSIGHT COMMITTEE

PBC FACILITIES DEVELOPMENT & OPERATIONS DEPARTMENT

MAY 18, 2023