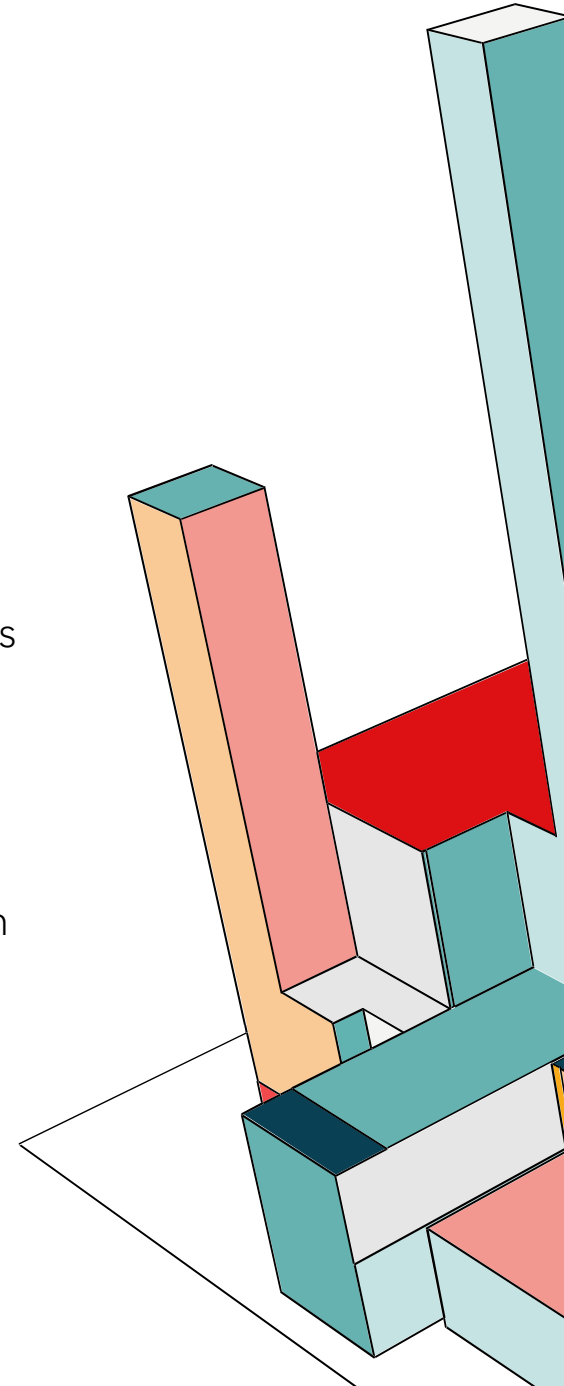


PUBLIC WORKS NEW BUILDING

OVERVIEW

- Design Progress Update
- Why are we here?
 - FPL Transmission and Distribution Line issues
 - Recent City decisions have presented new options
- Options to resolve FPL issues
 - Option 1 - Continue with Thornhill site and current building location, with time delays and high costs for FPL power line relocation
 - Option 2 - Continue with Thornhill site but construct the new building in the same location as the existing building.
 - This will require Thornhill staff to temporarily move to Building B (dependent on Peacock building)
 - Option 3 - Relocate Public Works to the Cameo site for cost savings, a consolidated central operation and with better future growth potential



DESIGN PROGRESS UPDATE - BUILDING ELEVATIONS

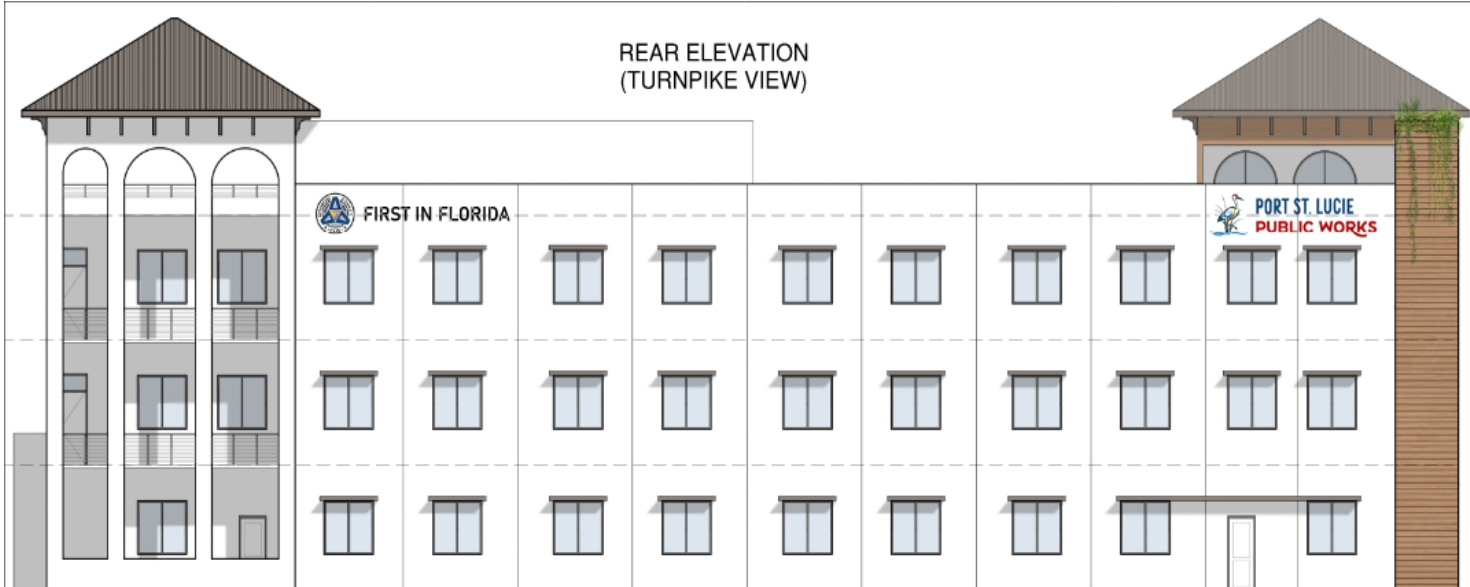
FRONT ELEVATION
(CAMEO VIEW)



SIDE ELEVATION
(CROSSTOWN VIEW)



REAR ELEVATION
(TURNPIKE VIEW)



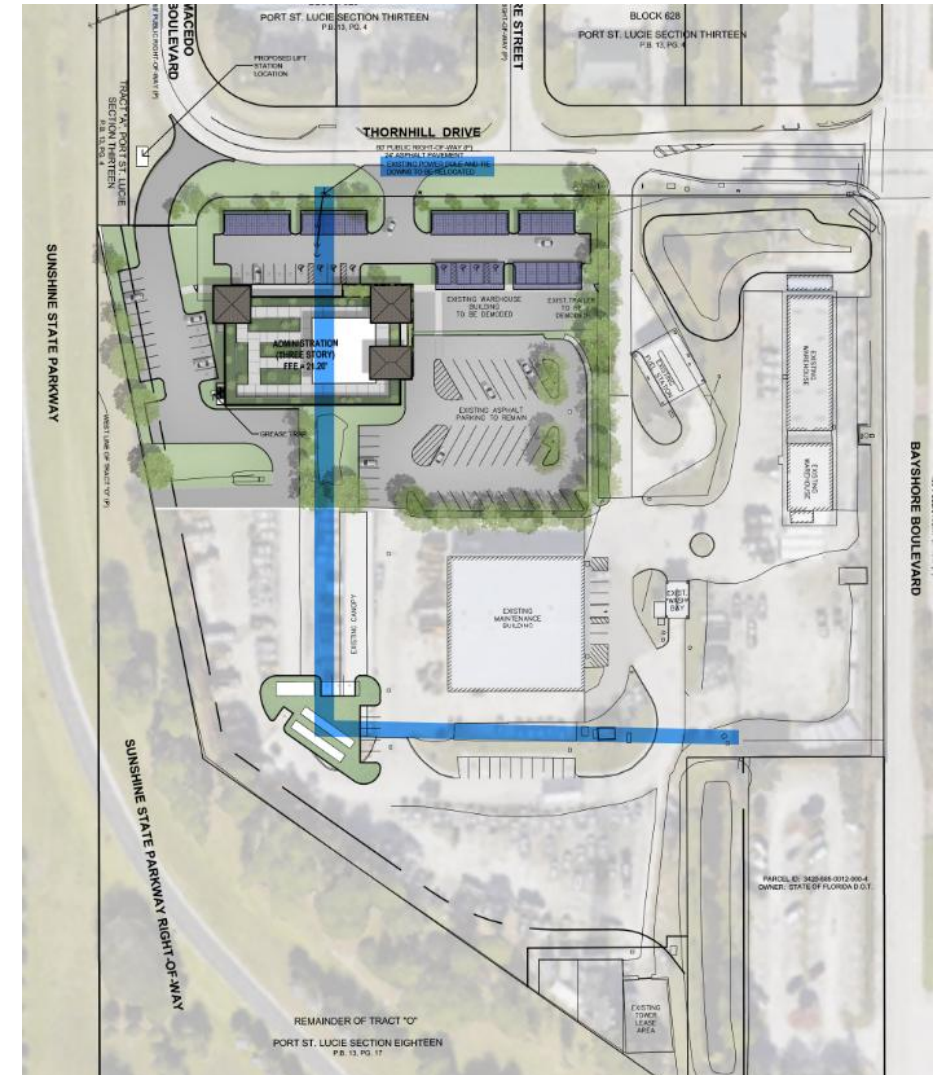
SIDE ELEVATION
(SERVICE PLAZA VIEW)



EXISTING CONDITIONS

FPL TRANSMISSION & DISTRIBUTION LINES

- FPL has multiple easements through this site
- The highlighted easement was executed December 21, 1981
- The pole with the tie down anchors is a transmission line.
- Remainder of highlighted areas is a distribution line with distribution poles.
- Due to the executed easement, City would have to pay for relocations
- FPL's expectations are that 2 transmission poles and lines will require modification, and 1 new pole will have to be installed. $\pm \$500,000$ per pole.
- FPL's preliminary estimates for the distribution line relocation are $\pm \$500,000$
- Delay in construction of PW New Building
 - FPL indicated at least 1.5 years for relocation after relocation agreement and easements are executed
 - Total delay and cost ± 2 years and \$ 2,000,000



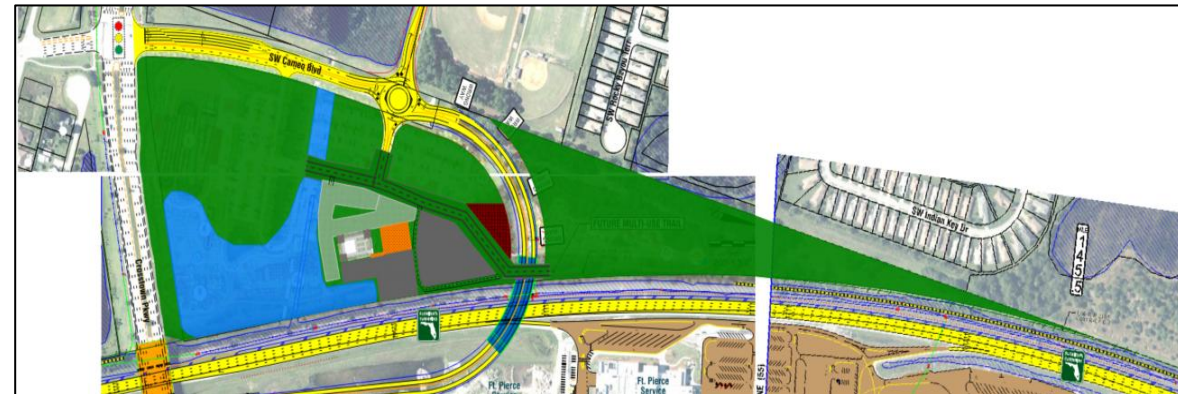
CAMEO SITE CONSOLIDATED CENTRAL OPERATION

Pro's

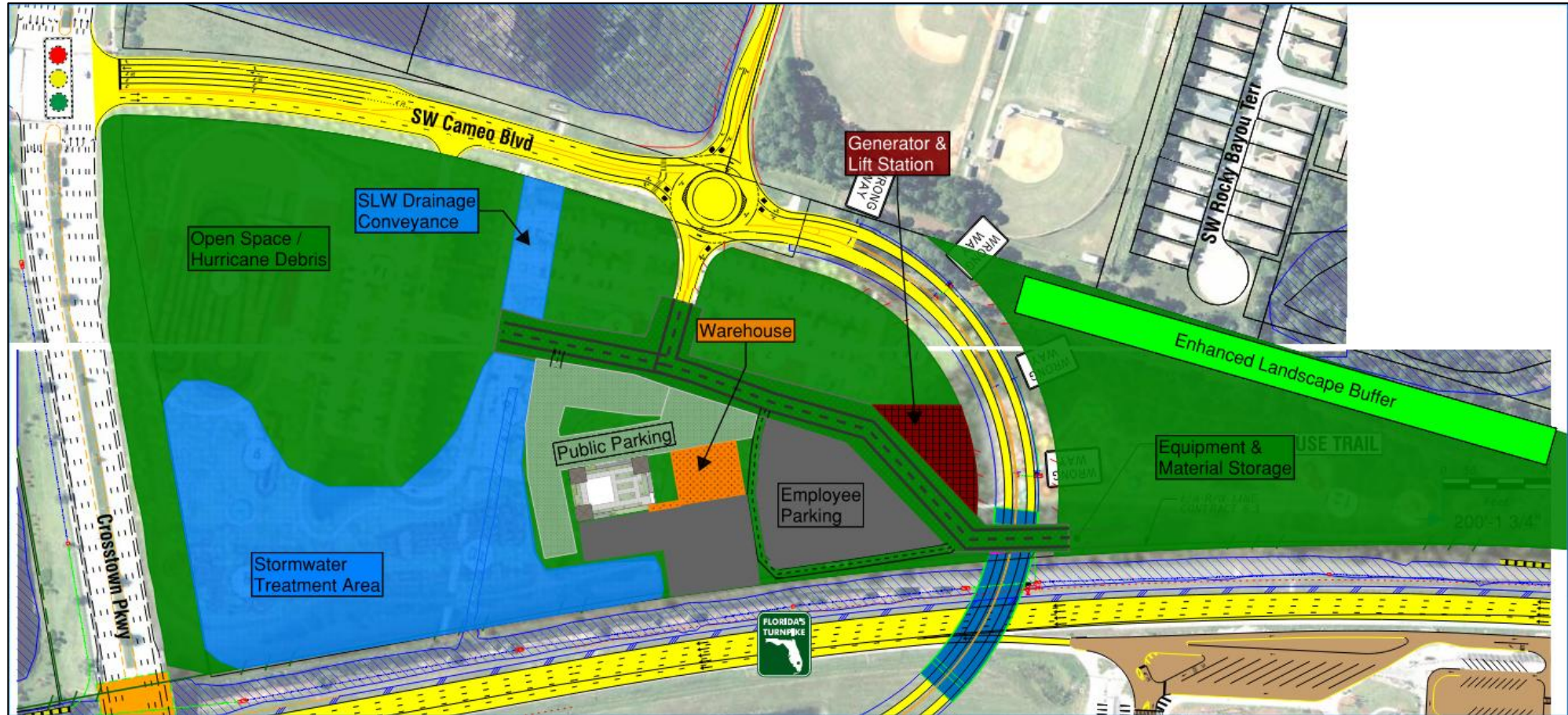
- Avoids ±\$2M additional cost for FPL
- Avoids costs for demolition of existing building
- Avoids added costs for keeping site in use while under construction
- **Shortest delay to move into building**
(Note: requires Amendment Order for revised site plan)
- Allows for fastest emergency response times (\pm 25 mins. to farthest point in City)
- Consolidated operations with space for growth
- Allows Building B & Thornhill to be completely/partially vacated by Public Works; and repurposed for other departments and uses (possibly Facilities and/or Solid Waste)
- Ample parking for residents, staff and equipment
- Establishes property access and use prior to implementation of future Turnpike ramp

Con's

- Will require change order for new site plan and location change
- Warehouse to remain at Thornhill or future cost for warehouse relocation
 - Note Public Building Impact fee study demonstrated this is needed within 10 yrs



CAMEO LOCATION POTENTIAL SITE PLAN OPPORTUNITY



RECOMMENDATION

- Public Works Recommends Relocating to the Cameo Site
 - Avoids ±\$2M additional cost for FPL relocations
 - Avoids costs for demolition of existing building
 - Avoids added costs for keeping site in use while under construction
 - Avoids lengthy delays for construction
 - Central location, allows for better response time
 - Consolidated operations with space for growth
 - Allows Building B & Thornhill to be partially vacated and repurposed for other departments and uses
 - Could be completely vacated by Public Works if Warehouse is completed
 - Additional savings for City if Thornhill is repurposed (Don't have to build or buy another building).
 - Facilities could be relocated here and would put them next to the maintenance garage they over see.
 - Ample parking and space for residents, staff and equipment
 - Establishes property access and use prior to implementation of future Turnpike ramp

