

CURRENT MAIN ISSUES:

- Extensive repairs to current building are needed to keep it functional.
- Current PMB is not large enough for current needs and there is no room for expansion.
- Parking shortage is getting worse (ship museum, fire museum, MOSH, and the proposed Shipyards West Park).
 - 215 parking spaces, 730 employees
- COJ Public Buildings has a backlog of unfunded requests and a very high workload.
- Multiple high-dollar projects are competing for Capital Improvement Project (CIP) dollars.
- The budget for current year has already been set.
- Land for new construction is limited in the downtown area.

BENEFITS OF LEASING OFFICE SPACE:

- Minimize impact to current year budget and the CIP.
 - Constructing of a new building could cost over \$177M NOT including land and design costs (based on current estimated cost to build Tallahassee PD building at \$630/sq ft).
 - Lease can be structured to fit within current year budget and reduced impact on future years' budgets. [see budget impact details].
 - \$4M in repairs to the PMB is averted (additional 2M beyond 1 year).
- Quickest and most efficient option of moving the PMB.
 - New building would take at least three years (and probably 5+ years) to complete (including site selection, building design, construction).
 - Able to start occupying the lease space within the next year to 18 months.
- The COJ approval process for leasing is much simpler than building from the ground up. The approval process can be completed within 4 to 6 months.
 - COJ Real Estate assessment of available spaces (COJ and privately owned) including factors such as:
 - Cost per square foot
 - Space requirements (minimum of 281,000 Square Feet)
 - Parking requirements (minimum of 1,000 parking spaces)
 - Buildout allowance
 - Furniture
 - All leases are reviewed by the Office of General Counsel (OGC)
 - Facilities Planning Commission (FPC)
 - Mayors Budget Review Committee (MBRC)
 - City Council
 - Mayor

- Parking problem resolved for PMB employees.
 - Free public parking for citizens to access the new PMB.
- Helps resolved the City's parking issues in the area next to the fire museum, ship museum, and the future MOSH.
- Reduces workload on COJ Public Buildings.
 - Lease space would be repaired and maintained by the building owner.
- Less complicated than an "Adaptive Reuse" build-out (would be moving from an office space to another office space).
 - In-house space planning team.
- Ability to expand.
- Options to extend for two five-year terms.
- Employee wellness to have windows, controlled temperatures.
- Getting the PMB out of the equation will allow more focus on replacing the jail and future development of the area.