

City of Coral Gables City Commission
September 23, 2014
City Commission Chambers
405 Biltmore Way, Coral Gables, FL

City Commission

Mayor Jim Cason
Vice Mayor William H. Kerdyk, Jr.
Commissioner Patricia Keon
Commissioner Vince Lago
Commissioner Frank Quesada

City Staff

Acting Interim City Manager, Cynthia Birdsill
City Attorney, Craig E. Leen
City Clerk, Walter J. Foeman
Deputy City Clerk, Billy Urquia
Deputy Fire Chief, Marc Stolzenberg
Finance Director, Diana Gomez
Public Works Director, Glen Kephart

Public Speaker(s)

Abdel Martel, AECOM

[Start: 02:15:07 PM]

H.-1.

RESOLUTION DIRECTING THE CITY MANAGER TO PROCEED WITH THE DESIGN DEVELOPMENT OF A NEW TROLLEY MAINTENANCE AND STORAGE FACILITY LOCATED AT 525 SOUTH DIXIE HIGHWAY, CORAL GALBES, INCLUDING RENOVATIONS AND ADDTIONS TO FIRE STATION 2; AND AUTHORIZING THE UTILIZATION OF EXISTING CAPITAL IMPROVEMENT PROJECT FUNDS ALLOCATED TO FIRE STATION 2, FOR THE DEVELOPMENT OF THE DESIGN CRITERIA PACKAGE.

Mayor Cason: All right, moving on to City Manager items, H-1.

Acting Interim City Manager Birdsill: Yes. Thank you, Mayor. H-1 is a resolution where we're asking this Commission to allow us to proceed with the design of the Route One location where we're proposing to put a trolley facility, for our relocated trolley facility, and it's also where Fire Station 2 is. Glen Kephart will walk you through what the AECOM plan looks like, but this resolution is just to allow us to proceed with the design phase.

Public Works Director Kephart: Thank you, Mayor and Commissioner. If you remember back on August 4, you directed staff to further evaluate the site at 525 South Dixie Highway, the current site of Fire Station 2, to determine, to further evaluate how well our trolley facility could sit on that site, along with integrating with the existing Fire Station. We've worked with our consulting engineers of AECOM Engineering to do that, and I'm pleased to say that we've come up with a site plan that I believe that adds value to meet the current needs of the trolley facility, plus the future needs of the City, along with enhancing and adding to much-needed additions to Fire Station 2, which would include the renovations that are already programmed and some additions to that site. I have a site plan here that shows if you look at -- As you come in the site - - and this is Ponce Boulevard. This is Fire Station 2 right in this area. And as you come in the site, there is a fueling station, and we're proposing to modify that fueling station to include an automobile wash, something that we could use to wash the trolleys in, also the fire truck. And then this yellow building is the new trolley facility. It's designed to house and maintain eight trolleys inside. We have location on site that we could accommodate at least 16 trolleys. The facility includes an overhang that allows us to park more than 8 trolleys, approximately 11 under the shade. And then this trolley facility is being proposed as a two-story. Since we're building it already, it's like economical, we believe, to put a second story on top of it, and it's something that the Fire Department could use actually for a part of their training and their drilling, plus it's on program space that could be programmed for other City uses, as may be appropriate. Moving to the left, you have the existing Fire Station and on this orange portion on the Fire Station, which today is a one-story that allows some storage, and there's some classrooms and stuff in there, that would be taken down and a new facility would be built that includes storage for four additional vehicles. So it meets all storage needs not only today, but gives them some excess capacity for the future. Along with that on the right-hand side of that, you'll see there's the training tower that is out there today. That would be rebuilt and have a new modern training tower. And this facility, we're also recommending a second floor on top of it. It gives them additional room for classrooms and their gym and extra space they need. And we would integrate this project into

the renovation project that we currently have on board. Moving farther west, you have where they're currently parking, and that's an issue that we've been working with the County for years on trying to address the micro-sparks coming off the rail. There will be a canopy built on that, and we would look to secure some funding from the County, Miami-Dade Transit for that canopy. The entire site would be secured with gated entrances, gate cards which provide some advantages that we don't have today. The project fits well on the site, and it really functions as a multi-purpose City facility, we believe. Just a couple issues that we've worked with Planning & Zoning on, is the current site shows us using up the required setback. There's a four-foot setback from the property line next to the Metrorail that we would want to build within that setback; requires a variance, but we don't see any reason why that should be a problem. What we're asking for today is to move forward, not with the details of the design of this project yet. I mean, the construction. Because of the time frame on this project, as you know, we may have to vacate our existing trolley facility next spring in April, maybe, I'm hoping, June time frame, give us a little more time. And in the meantime, we're looking at how quickly we can deliver this facility. And in order to do that, what we're recommending is to do a design-build process on this. We've taken it so far now. In the first phase of it, the design-build project would be to develop the design-criteria package. The design- criteria package would establish the elevations, it would establish the programming and the size, and then that would be put out to bid for a design-build contractor to come in and then build that for us. Under that time frame, we expect that we could be under construction in about a year from now and have the facility ready to occupy by early summer of 2016. Now, if you overlay that on top of our existing process with the temporary options, we vacate our existing trolley facility, say, April, May of next year and we've been working with, we have a couple options for temporary solutions. The option that we're working on right now, is we have a verbal agreement with Miami-Dade County School District to co-locate at their facility at Southwest 4th Street and 70th Avenue; works very well for us. It's a nice facility. We just need to work out the details of the agreement, which we're beginning to do, and then we would use that site for about a year while we're building this facility and getting it up and running. So because of the importance of the timing, it's part of the reason we're recommending the design-build and asking for your authorization to begin the design-criteria package prior to complete programming of this facility, which we would need to come back at a later date and give you refined cost estimates and also the programming of the funding that's

going to be utilized to move this project forward.

Mayor Cason: So I gather that there is no other permanent place that we've been able to identify for a trolley garage out of Coral Gables?

Mr. Kephart: This is it. There is a second site that we've analyzed, that Miami-Dade Schools have just south of Bird Road, around 76th Avenue. That could be a fallback site, if we need it, but this is a great location. And any site like that has a dead-head time that we would have permanently, that adds cost to the operation of our facility. So, at this time, this is the only one that we've vetted to this level.

Mayor Cason: And I guess the advantage is that we already have trolleys there. We already park them there.

Mr. Kephart: We're already storing trolleys there. Then we have the added benefit of co-locating with the Fire Department makes an effective use of this site.

Mayor Cason: Let me ask the Chief if you would like to come up and see if the Fire Department's on board with --

Craig Leen: Mr. Mayor, can I say one thing just for purpose of the record? The City does not have a storage facility there right now, and it won't have a storage facility there until an equity study is done under the FTA. Just want to make that perfectly clear. We know that and we even wrote it in the resolution and on the cover page. And so we will be doing that as well. So this is not sighting the facility today, nor do we have a storage facility there.

Mayor Cason: Right; we just park.

Mr. Leen: I just want to make that clear.

Mayor Cason: Okay. Chief, are you satisfied with this?

Fire Chief Stolzenberg: Yes. First of all, we've worked a lot of with the Public Works and the parking and trolley people and automotive and, you know, the idea was to come up with a design that we could work with, because it is an essential part of our operation at the station. We've jointly figured this out, and I think with these improvements, you know, we would greatly benefit from the current station that you all came up to recently and got to take a look at, saw what we had. This is a cohesive working layout, so we're very happy with what we've presented to you.

Mayor Cason: And there's space for future...you're satisfied with other equipment you might need in the next 10 years, if there's space there?

Mr. Stolzenberg: Right. Part of the design included four bays on that backside, which gives us the utilization to store some of our equipment and also have some of our responding equipment relocated, so it fits into the apparatus floor correctly. Classroom, gymnasium, new drill tower which addresses our needs for training. Losing of the space where the trolley station is going, that thrusts the conversation about the second floor over the trolley station, which gives us adequate if it's on the ground or if it's on the second floor, we were fine with that, and it maintains our status there.

Vice Mayor Kerdyk: So just to understand this totally. You're going to design the whole project at one time?-or just the trolley first and then design the rest of it?

Mr. Kephart: No. The entire project at one time. We're looking at doing the entire project as one design-build, because the staging just makes sense to do it that way. We would try to stage it to get the trolley building done as quickly as we possibly could, but...

Vice Mayor Kerdyk: Okay. And just from a financing standpoint, because basically, that's what it comes down to. If I remember correctly, we have four million allocated to the trolley facility, correct?

Mrs. Birdsill: Yeah, we are getting \$3.9 million from Astor.

Vice Mayor Kerdyk: Another 900,000 or more allocated for renovation of the Fire Department there.

Mrs. Birdsill: I don't think that's quite correct. I'd ask Diana to come up and talk about the exact numbers.

Vice Mayor Kerdyk: Okay.

Mayor Cason: And also, we're going to get some of the equipment out of the Coconut Grove facility right doors and some of that stuff.

Vice Mayor Kerdyk: Hey.

Diana Gomez: Hello. So already in the capital plan we have \$1.4 million set aside for both Fire Station 2 and 3 combined renovations.

Vice Mayor Kerdyk: Okay.

Mrs. Gomez: I believe that about a million of that is going to be allocated to design number 3. Fire Station number three, but that bid hasn't gone out yet or anything, so that's still tentative numbers.

Vice Mayor Kerdyk: Station number 2 has 500,000 and --?

Mrs. Gomez: Four hundred thousand.

Vice Mayor Kerdyk: Four hundred thousand, Okay. So you have 400,000 to two -- the whole amount of money that we have allocated to 2 is \$400,000 now; is that correct? I think it's --

Mrs. Gomez: We had 1.4 for both stations.

Vice Mayor Kerdyk: I know.

Mrs. Gomez: It was not clearly allocated to each of them.

Vice Mayor Kerdyk: Okay, Okay.

Mr. Kephart: About 1.8 (UNINTELLIGIBLE).

Mrs. Gomez: Yeah.

Vice Mayor Kerdyk: Okay, Okay. So, all right -- so -- and the cost estimates right now from AECOM for doing both of these structures are \$5 million a piece, \$4.5 million? OK. So we have the \$4 million, and we have whatever you said for the Fire Department.

Mrs. Gomez: About 400,000.

Vice Mayor Kerdyk: Four hundred, so that's 4.5. So, essentially, just raw numbers, we have to come up with \$5.5 million.

Mrs. Birdsill: We also have the fire impact fee.

Mrs. Gomez: We have fire impact fees.

Vice Mayor Kerdyk: No. I know, I know, I know.

Mrs. Gomez: Just to let you know, \$1.3 million that could be used for this project.

Vice Mayor Kerdyk: Okay, Okay. So it's -- so you have 5.5, less 1.3; now you have 4.2.

Mrs. Gomez: Right.

Vice Mayor Kerdyk: Four point two. And then we're going to go look at FEMA (Federal Emergency Management Agency) funds and we're looking at some other mechanisms to get it.

Mr. Kephart: Right, right. Even Miami-Dade County impact fees, there's a category for transportation maintenance facilities.

Vice Mayor Kerdyk: Right.

Mr. Kephart: We're evaluating that, so that we can possibly get some grant money.

Vice Mayor Kerdyk: I mean -- you know, I think everybody would want to support our Fire Department. Of course, we have to do something for trolley facility, but we also have to be prudent with our money, too. And you know, we need to bridge that gap, in my opinion, that \$4.2 million gap. Somebody's got to come up with some way to bridge that gap, or the Commission has to make a decision to pull out of reserves or fund it from some other possibilities. And I know that you're going to drill down on the numbers a little bit further. The \$10 million is just a number out there. I guess you won't be able to drill down on those numbers until you get the design-build back; is that correct? Or will you get a better idea of cost estimates?

Mr. Kephart: Well, the design criteria package would start about the first of October. We would negotiate with one of our continuing services consultants for a design criteria package. That would continue for a couple months, and then, at that point, we would have engineers' estimate of what we expect the project to cost.

Vice Mayor Kerdyk: Okay.

Commissioner Lago: Let me ask a question in regards to this. So you were talking about a design-build, and you would take that to a negotiation with existing pool of designers that you

have or --?

Mr. Kephart: No. Only for the design criteria package, which is just establishes the elevations. It's not final design. It's not final design of the HVAC system. It's...

Commissioner Lago: Because what do you think -- I mean, obviously, we'd want to go to an RFQ (Request For Qualifications) or an RFP (Request for Proposals) obviously...

Mr. Kephart: Absolutely.

Commissioner Lago: -- for the final design.

Mr. Kephart: Absolutely. That's a major selection process to do that, and we would fully vet that similar to what we talked about for Miracle Mile, as far as selecting a design-build contractor.

Vice Mayor Kerdyk: I'm sorry.

Commissioner Lago: No, go ahead.

Vice Mayor Kerdyk: No, no, I just wanted to say because, again, we're talking about substantial money here. Four million dollars is a lot of money of what we have budgeted. So, before we go anywhere, we need to have some ideas of how we're going to fund this, or the City needs to make a commitment. Okay, we're ready to pick up the difference, whatever it is, whether it's two million, three million, or \$4 million. I mean, I think it's a prudent conversation to have at some point is how much money can we find to help offset that deficit there? And then whatever that is, then we make a decision up here; if it's worth moving forward at that point. I mean, that's my feeling, and that's because \$4 million is big money.

Commissioner Lago: Yeah. I mean, I agree with what the Vice Mayor is saying. Quick question to you, and I'm going in a different tangent, is there an increase in cost to renovate the

existing structure that we have for the Fire Station?-or what do you think about maybe just demolishing that structure and starting anew? What would be cheaper?

Mr. Kephart: That would be an increase in costs. At this point, maybe I'll ask our -- if you want to come up and address that? Because we had them look at a proposal that actually build a new Fire Station, demolish the existing one, put the trolley facility where the Fire Station is, and then -- and -- Can you address that, Abdel?

Mr. Martel: Could you repeat the question?

Commissioner Lago: Well, it's a multiple question. Instead of basically rehabbing an existing facility, what would be the additional cost, in your opinion? I know this is just preliminary costs analysis. What would be, you think, an additional cost, new versus rehab? And also, you got to take into account, if we do build a new facility, we can also redesign the layout of the actual piece of property; maybe be a little bit more efficient than we are right now, because what we're not caught to the constraints of an existing building.

Mr. Martel: I agree with you. I think that there's benefit in --

Commissioner Lago: We're talking about \$10 million. You know, we're talking about \$10 million. If you tell me, "Look, Vince, we can be" and I'm sorry for interrupting you. But if you tell me, "Look" -- It cost us \$10 million. To build a new project, it's going to be \$11 million, but look at all the excess land, look at the issues we're resolving in regards to parking, look at the issues that we're resolving regards to our egress and egress; would be a lot more efficient for the fire trucks; would be a lot more efficient for the trolley station. You know, I think, to me, that's - that has value, that has value.

Mr. Martel: Well, there are several things on the table now. I think there's benefit in building a brand-new facility, no questions about. However, I think the way that we've been looking at it is from the function standpoint, keep the facility operational at all times. So the way that's being planned would ensure that construction of the trolley and the expansion of the Fire Station would

happen without interrupting the functioning of the Fire Station and the fueling facility. We have found a way of after completing the construction, to give the ability for the three functions to happen and co-exist without interrupting operations. So that was one of the things that we looked at.

Mayor Cason: Is there any other land anywhere else that is even available for an alternate site that's near where you are now and covers the same area?

Mr. Kephart: Not that we've found.

Mr. Martel: Well, in terms of construction costs, we did some preliminary planning, but I'm going to second Glen when he said that it's important to take it to the next level, so we could get more accurate numbers on the table. So we would probably need to look into it a little bit further to...

Mr. Kephart: Do you have -- I think one of the questions is, if we were to build a new facility as opposed to one new facility and renovating another, what the cost of that new facility was, 'cause you did have a proposal that showed the new Fire Station on the center part of the site. Do you remember the cost of that proposal?

Mr. Adel: I think we looked at probably 15, 20 percent more.

Commissioner Lago: Let me ask you another question. On the trolley station, the proposed trolley station or building, the second floor would be used for office space. It would be used for maybe hurricane preparedness.

Mr. Kephart: Could be used for all those, and it can also be used, I think the Fire Station had requested it, so that they could use it as part of their drilling and training.

Commissioner Lago: So would that qualify as a multi-use facility?

Mr. Martel: Yeah, it'd be design.

Mr. Kephart: Yes.

Commissioner Lago: All right.

Mayor Cason: You have an option there maybe for FEMA or shelter for -- I think Rebecca Sosa at one point...

Commissioner Lago: That's why I asked.

Mayor Cason: -- offered a million and half dollars to the City for something that...

Commissioner Lago: But it's got to fall under the guidelines, I met with her twice already in this regards to it, and I know that some of our staff members that were with me at that meeting are not here. But the requirements were, it has to fall within her district and it has to be a multi-use facility.

Mr. Martel: Probably would need to be designed as a category five building.

Commissioner Lago: A multi-use facility. So, I mean, we can go back to her and talk. It was all \$1.5 million, and those monies are still allocated as per GOB (General Obligation Bond) funds?

Commissioner Keon: That was in her district? Is the fire station in her district.

Mrs. Birdsill: Right, that was the multi-purpose center.

Mr. Kephart: If I could make a suggestion, and at the will of the Commission, is perhaps what we could do is...what we're asking for today is approval to start with the design criteria package, and I certainly understand your concern about we haven't brought to you the funding program to go along with this, and that's of some concern, legitimately so. What we could do and what we

tried to do is not lose any time, and that's why we've come to you at this early date before everything is fully vetted is you could grant us approval to move forward to negotiate the design criteria package with our professional services consultant. That'll take us a couple weeks. And then we wouldn't have to issue a notice to proceed, and we could come back with the funding package and not actually begin spending money on that contract, until you've had a chance to see how we proposed to fund the entire thing, if that's agreeable to the City Manager.

Mrs. Birdsill: Yeah, that's fine.

Mayor Cason: That sounds good.

Commissioner Lago: We could move forward on that.

Mayor Cason: All right, thank you.

Mr. Kephart: Thank you.

Commissioner Lago: Do we need to make a motion on that?

Mayor Cason: Yeah, let's make a motion on H-1.

Commissioner Lago: I'll make a motion.

Mayor Cason: Commissioner Lago makes a motion. Second?

Vice Mayor Kerdyk: I'll second it.

Mayor Cason: Vice Mayor. City Clerk.

Commissioner Lago: Yes.

Commissioner Keon: Yes.

Vice Mayor Kerdyk: Yes.

Mayor Cason: Yes.