

**City of Coral Gables City Commission Meeting**  
**Agenda Item J-3**  
**February 13, 2018**  
**City Commission Chambers**  
**405 Biltmore Way, Coral Gables, FL**

**City Commission**

**Mayor Raul Valdes-Fauli**  
**Vice Mayor Pat Keon**  
**Commissioner Vince Lago**  
**Commissioner Frank Quesada**  
**Commissioner Michael Mena**

**City Staff**

**City Manager, Cathy Swanson-Rivenbark**  
**Assistant City Manager, Peter Iglesias**  
**Assistant City Manager, Frank Fernandez**  
**City Attorney, Miriam Ramos**  
**City Clerk, Walter J. Foeman**  
**Deputy City Clerk, Billy Urquia**  
**Police Chief, Ed Hudak**  
**Fire Chief, Marcos De La Rosa**

**Public Speaker(s)**

**Scott Tao**  
**Maria Cruz**  
**Michael Chickillo**  
**Dave Vargas**  
**John Baublitz**

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Agenda Item J-3 [2:08 p.m.]

Presentation on proposed Public Safety Building at Salzedo between Alcazar and Minorca with recommended funding plan and authorization to proceed with design drawings.

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Mayor Valdes-Fauli: Okay, let's go on. The public safety building between...

Commissioner Quesada: I'm sorry, I got to go.

Commissioner Lago: Go.

City Manager Swanson-Rivenbark: And I know, sir...

Vice Mayor Keon: Safe trip.

Mayor Valdes-Fauli: Recommending the funding plan and authorization to proceed with design drawings. Madam City -- no, Madam City Manager, please.

City Manager Swanson-Rivenbark: Absolutely.

Mayor Valdes-Fauli: I was going to say City Clerk.

City Manager Swanson-Rivenbark: Thank you. Just a bit of chronology. I happen to have watched the two-hour workshop that you all had November 29. It talked about the history. It talked about the condition of the building. It talked about the assessment study that had been done that projected 21 million -- \$22 million of renovation work needed in the Public Safety Building. And we still -- current one at 2801 -- and we still would not be able to park the ladder truck in one of the bays for fear that it would collapse. Clearly, you have expressed complete disappointment that this building is in such disrepair, that the building is not old enough to have to replace, but alas, we are at that point. We then -- the Commission allowed us to study the different options. Do we renovate? Do we relocate? What are the options? And if we do relocate, where is the best location for that relocation? The committee came back to the Commission. They had studied several locations. They decided the recommendation, which was

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-- Fire led the study -- said that it is important from a response standpoint to be north of Miracle Mile. And indeed, this location of Lot 6, which was the number-one location for the building, is actually even north of Alhambra, making it even better located to serve the north, where this Fire Station Number 1 would be. In November 2016, in anticipation of a new building, you allowed us to increase the parking rates, so that it would begin funding the construction of the Public Safety Building. You also allowed us to suspend the increase until after streetscape was substantially completed. The good news is the streetscape is substantially completed, and so that now we are into the rate increase. It's a modest one. It's important. You also allowed us to rezone the 2801 Salzedo property, knowing that, ultimately, we were either going to sell it or swap it, and we would capture a better rate in doing so. So, those are items that had happened in anticipation of where we were going with a new public safety building. In 2017, you allowed the land use swap, provided we were able to stay in 2801 for three years while we were under construction for the new public safety building. We would get the benefit of the land on Minorca -- and I'm going very briefly. But, the two-hour presentation remains on site -- on the website. There's a public safety page now that is established for anyone -- any of the residents that want to stay up-to-date on it. But, I know that you really want to get into the plan itself, but these types of highlights are important. You also allowed us to select an architect through a competitive selection process. We selected one that had had experience in 75 public safety buildings around the country, because we did not want anyone practicing on the Coral Gables Public Safety Building. The architect has been on board and working with us throughout this process. You also allowed us to select the contractor early, so that the contractor could be involved in the design process to make sure that we're getting the most efficient type of building, the most logical layouts, and the best cost throughout the process. And so, the architect that was selected was AECOM. The selection of the contractor was Weitz, and it was selected through a third-party expert panel, including the chair from the University of Miami engineering school, a professor from FIU, Charlie Danger, who is now retired, but was the Building director for Miami-Dade. We had an excellent, well-knowledgeable evaluation committee that looked at and ranked these groups, working with Procurement. As I mentioned, we had a two-hour workshop with you on November 29, talking about the schematics. We've learned that there are

schematics. We've learned that there will be concept drawings. We've learned that there will be design development drawings. And we've learned that there'll be construction drawings. And during that workshop -- because I listened to it as recently as last night -- we were very clear. It's an evolutionary process, and that we're going to continue to tool and to revise and improve in the process. The design team flew in and met with over 40 employees. Additional meetings were held with the Fire Chief, the Deputy Chief, the Operations Chief. I have a chronicle of the meetings that were scheduled. Commissioner -- Vice Mayor Keon asked for them, and I will go over those. I have all of those in place.

Mayor Valdes-Fauli: Will you go over them?

City Manager Swanson-Rivenbark: Yes. Can I complete my...

Mayor Valdes-Fauli: Of course, of course.

City Manager Swanson-Rivenbark: Comments and then jump over? It's all...

Mayor Valdes-Fauli: Yeah, of course.

City Manager Swanson-Rivenbark: A part of this presentation. And then, the meetings -- we also had meetings with the IAFF president -- I attended two of them myself -- the FOP president, and we heard their concerns. In August 2017, you authorized us to solicit also proposals to sell a property, a property that is located on Coral Way. It is 7350 Coral Way. In anticipation of -- this is major expense for the City, this public safety building -- this new public safety building. And we had surplus properties -- surplus property being we haven't used it for over 20 years. And, we said this is the right time to look at that and to sell...

Mayor Valdes-Fauli: Can I interrupt for a second?

City Manager Swanson-Rivenbark: Yes.

Mayor Valdes-Fauli: That property used to be the firing range -- shooting -- practice range...

City Manager Swanson-Rivenbark: Right.

Mayor Valdes-Fauli: For our police.

City Manager Swanson-Rivenbark: With the lead bullets.

Mayor Valdes-Fauli: With the lead bullets. And that, -- when I was Commissioner in '85, that was brought into the existing police station in '89, '90, somewhere in there.

City Manager Swanson-Rivenbark: Yes, sir. And so, it is clearly surplus. It is also contaminated. And so, the good news is that in selling the property, we would sell it as is, and that it would be the responsibility of the -- we're disclosing it, but it would be the responsibility of the purchaser to clean the property up.

Mayor Valdes-Fauli: And, we should have mining rights for the lead in there.

City Manager Swanson-Rivenbark: Thank you, sir. In addition, of those conditions we talked about -- not only is it contaminated, but there's also 80 parking spaces there that are used by the adjacent baseball field with Parks, with Miami-Dade County Parks. While it may not be a legal requirement, it's a moral requirement. We want whoever the provider -- the purchaser is to honor that. And we also have a provision in there that we want it to be consistent with the vision of the Commissioner in District 6, in Miami-Dade County, because it is located in the County. We've received significant responses to this proposal, and it's our projection that the longer we get these high-value responses, the higher that value is going to go. You'll see in the funding we did not budget -- Diana did not budget to -- that we would get a significant amount of money.

That's good news, as we're being very conservative with the City finances. In August, the County Commissioner Xavier Suarez was very helpful in allowing the General Obligation Bond that had been earmarked in his district for public safety in Coral Gables to be attached to Commissioner Sosa's district. And so, additional monies were able to come to the new public safety building. And we're grateful for his leadership and her leadership in making that happen. You'll remember that we weren't just looking at the new public safety building. We were also looking at what's happening at the Central Station, the station that is located at Riviera. And so, you allowed us to hire a design team to expand, to develop plans to expand that fire station, both in training facilities and in bays. What is two bays now will be six bays. We don't come to you until next meeting for you to authorize us to proceed, but we have the bids in place. We're ready to award them. The plans are done and we're ready to invest in Fire Station 2. If you look -- you had expressed severe concerns about the condition of all of our fire stations. Over the last two years, you spent over \$2.4 million in restoring those buildings and bringing them up into better standards for our firefighters, and we appreciate that. The largest one has actually been Fire Station 3. The doors, the humidity, the air conditioning, multiple problems with that building. And now, with the \$1.6 million that has been invested, I believe that the firefighters there are happy with the result, and I believe you will be as well. We also had to make improvements to Fire Station 2, over \$200,000 was spent. The purchase of emergency trailers, so that they could be there while this staging is happening. Other conditions that had to be improved, and then even though the highest and best use of 2801 Salzedo, where the current public safety building is, is demolition because of the condition of the property, we also had to spend several hundred thousand dollars in readying that building, because it still needs to last for three years. We -- the land swap is now ours. The land is now ours. We continue to operate in 2801 for the three-year period. We are moving forward, and then comes the design. Several meetings have happened with the architects, with the leaders in the departments. I'm going to speak about those. And then, as I mentioned before, I had the privilege of meeting with the IAFF president and the vice president with one meeting with the architects and the ACMs, and then I met with Commissioner Mena's meeting with two residents and also the president of the IAFF and our two ACMs. So, we've had some very good discussions. The Director of Public Safety recently sent an email out

to all of the directors saying that any -- please provide any additional comments. We've forwarded those comments to the architect for consideration. One example was Chief Hudak mentioned that on the second floor, that nice hallway that has the sunlight stopped and we could connect it to the patrol office, the roll call room. And so, the architects were able to incorporate that design, and it is a better design because of that input. The -- Chief Hudak also mentioned that it would be helpful for the sergeants and the lieutenants to have a private room to talk one on one with officers. The architect was able to design that room, and that design is present now in the revised -- because we talked about it's always going to revise. When we met with you at the workshop, you saw a certain number of bays that were designated for Fire. There was one bay that was gray, and the Assistant City Manager said that if it proves that it's needed, it will become Fire's. It is Fire's now. We've shown you in those plans. We also saw that the square footage -- it was not large enough for the fire station. We were working off of efficiency, but we also need to work on comfort, because a third of their lives are spent in that fire station. So, the television room, the kitchen, the dining room, the living areas that are really important are there and expanded by 5,600 square feet. And so, through this evolution process, the plans got better, and they're continuing to evolve. There was question with the PBA -- the -- I'm sorry, the FOP president on the ventilation of the gun range. Absolutely, this is -- it's planned. It's included in the technicals. It's included in the budgets. The gun range -- the interior gun range is going to be perfectly ventilated for that use. There was concern from the IAFF about wanting to wash the trucks outside. We're not allowed to wash the trucks outside. It will be all well ventilated. We could show them that, and also drained, because this is a LEED silver building. We have to be responsible with how we did it. But we were listening to feedback. We were taking feedback in, and whenever feasible, we were incorporating it. There was a suggestion from one of the members of command staff for Police that they'd really like to see separate bathrooms for the sergeants and the lieutenants from the patrol. We absolutely have separate bathrooms, and there are private dressing rooms walking into private stalls. We have that separated, female officers from male officers, but we don't have it separated, sergeants, lieutenants to -- from patrol officers. So, gender separation, yes; rank separation, no. But the architects, hearing that, was -- they were able to provide additional bathrooms up on the top floor, which is where the gym is

located. Private bathrooms, private dressing, private showers that are now attached there. It's an example of how the evolution has happened, and through the dialogue, it has actually made the process better. You wanted us to make sure that the plans were grow-able. Who knows what our requirements are 50 years from now, 75 years from now, because Peter Iglesias says this is a building we are building for 75 years. So, there's extra individual working spots or bedroom sleep areas for Fire. There's extra growth opportunities. You have been very patient and interested in sitting down with us, and we've reviewed every floor, first through five, and showed you, needing to grow, here's the growth option of what we will do with those buildings. The bays -- we've heard concern about the bays. The bays -- each of the bays is 15 feet, but there are two bays together, which gives a 30-foot column -- between 30-foot columns. When the vice president of IAFF saw that, he thought, those are large, those are good. And, we want them good and manageable for them. We also spoke about the light at the end, a traffic light, an actuator, where police -- fire cars -- you can't have this in your individual car, but a fire truck can have an actuator that turns a light from red to green or green to red, and that's a wonderful feature that would be included in it, as well as a flashing fire, no traffic, and the removal of existing parking spaces that are on-street. This -- where -- we talked to you about schematic design. We're merging into design development. After that will be construction drawings. I mentioned to you that Weitz, the contractor, has been on board. They will be our construction manager at-risk. They will set with the City a guaranteed maximum price, and we will bring that guaranteed maximum price to you. We talked a little bit about the refurbishments that are already underway, \$2.4 million. We have been to you, related to the public safety building, 18 times. Our next time, as I mentioned, we're going to be with you on Fire Station 2 and trolley. Then we're going to come to you with a notice of intent to borrow and a construction manager -- that guaranteed maximum price. As I mentioned, we have the web page for updates. And, Commissioner -- Vice Mayor Keon asked about meetings and how many meetings have we had, and we're continuing to have meetings. But just so that you know, July 17, 2015, with the public safety building, there were 20 people that attended the meeting, including -- I have to think -- I believe he was Deputy Chief De La Rosa at the time because several of our discussions -- oh, yes, because Marc Stolzenberg, our then chief at the time, was there, as well as Chief Hudak, and



I can list several of the people that attended that meeting. On November 5, there was a huddle again with Chief De La Rosa and Chief Hudak on the public -- the square footage needs. When we first started this, we asked people, what do you -- what would you like? And if we built that project, it would be over \$100 million. We are not proposing a \$100 million public safety building. So, we had to get back into the discussions and separate wants from needs, and that was very important. November 6, a review of the public safety with Chief Hudak, with Chief Stolzen -- then Chief Stolzenberg, and several people that were in Public Works. November 18, the architects met again with Chief Hudak, with Deputy Fire Chief and Director Fernandez. January 20, meeting to finalize programming for the public safety building. That's moving from that wish list to the needs list. And then we had Fire Chief Stolzenberg, Deputy Fire Chief De La Rosa, and Police Chief Hudak in that. Training facility needs -- because the signature part of this building is training. We need to keep our officers safe. We need to make sure that they give instant, right reactions. We've learned that we don't have the frequency of crime. We don't have the volume of crime, so the most successful thing that we can do for our officers and our community is have state-of-the-art training. And so, that floor of training is absolutely signature and imperative to our future. But, there was a meeting then with Chief Hudak and the Chief was asked to invite staff, as necessary. Fire Station 2 -- because it's not just about Fire Station 1. It is how is Fire Station 2, centrally located, going to grow to meet requirements as well, which is why we're adding bays, which is why we're adding fire training. And so, we had Chief Stolzenberg, Deputy Chief De La Rosa, Fire Division Chief Fernandez, Fire Captain, Lieutenant Legra, Lieutenant Jones, and Police Chief Hudak. On April 18, meeting with AECOM for Fire Station 2. Again, more of the facility space planning, because we're looking at public safety facilities globally. There was an RFQ that was issued in the public safety building. Director Fernandez, Fire Chief Stolzenberg, Deputy Chief De La Rosa were involved in that. There was a construction project meeting to discuss the public safety building, Station 2, Station 3, and the possibility of Station 4, and in that meeting, Fire Chief Stolzenberg, Deputy Fire Chief De La Rosa, Fire Division Chief Lowman (phonetic), and Police Chief Ed Hudak were all included. On August 5, 2016, we had Director Fernandez and Deputy Fire Chief De La Rosa meet to work on the beginnings of the reduction with our architects, because we could not build a \$110 million

building. We needed to look at how do we fine-tune that and really get the project working. A separate, similar meeting was held with Police Chief on August 8, 2016. On January 2017, our public safety building, in terms of space allocation, Police Chief, Chief -- Assistant Chief Miller, Major Pedroso, Lieutenant Ellenport (phonetic), Lieutenant Bart Barta, and Lieutenant Lawrence met regarding the police. And, then a separate meeting was held with the other departments that were going to be present in the building. On July 28, 2017, another internal workshop was held with AECOM. One was from 2 to 3; one was from 3 to 5. Several people attended, including Chief Hudak, Chief De La Rosa, Public Works staff and others on the team, and I have those. A new public safety building. Again, a meeting was held August 3, 2017, Fire Chief De La Rosa, Deputy Fire Chief Hernandez -- note that promotions have happened and we were proud of those -- Police Chief Hudak and others in the team attended. New public safety building with AECOM, internal layouts and external elevations. Again, Fire Chief De La Rosa, Police Chief De La Rosa. August 31, 2017 -- I'm doing this list because I want you to understand that we have had multiple important meetings on the formation of the public safety building. Public safety building meeting, again, with the consultant, August 31, 2017, including Fire Chief De La Rosa, including Police Chief Hudak. The review of the plans separately, October 31, 2017, with Police Chief Hudak. December 6, 2017, public safety building, Fire; Fire Chief De La Rosa, Deputy Fire Chief Hernandez, Fire Division Chief, Chief Barger, Fire Division Chief Easley. And December 7, 2017, also, the other departments, IT, HR, Labor Relations, Emergency Management, they had a separate meeting. Also, on December 7, another meeting with Police. That was Police Chief Hudak, Assistant Chief Miller, Major Atherley, Major Pedroso, Lieutenant Ellinport, Lieutenant Lawrence, and Lieutenant Medina. January 10 -- I'm almost done -- public safety building with AECOM, again, bringing the architects in with Chief De La Rosa, Deputy Chief Hernandez and Division Chief Fernandez, Police Chief Hudak, Assistant Chief Miller, Major Pedroso, Major Atherley, Major Lawrence, Lieutenant Ellenport, Lieutenant Reinoso, Sergeant Schultz. These were very important operational types of discussions, like property. Sergeant Weidenfeld, Officer Barrow, Sergeant Antezana, my apologies, Senior Crime Scene Technician Formosa, Acting Major Medina, Sergeant O'Leary, and Jessica Weatherspoon because Jessica's ahead of police records. Her input was needed as well. February -- January

11, there was additional follow-up needed regarding the details and the measurements for the police records and the property unit. So, Assistant Chief Miller, Sergeant Schultz, Major Pedroso, Lieutenant Reinoso, and Ms. Wotherspoon participated. SWAT, with acting Chief Miller, Major Atherley, and Sergeant Antezana -- my apologies -- they attended. January 25, meetings with Fire for a public safety building. Deputy Fire Chief Hernandez and Division Chief Fernandez. They were assigned to site visits. They were assigned to other fire departments, other fire stations in Miami for them to look at the issue of backing in when they are returning from a call. Because we had set up an alternate that if it wasn't going to work for the fire trucks, we would put the fire trucks in another location because I had already arranged with Kevin Kinney that the trolleys could go there. And the trolleys were very happy to be located one block from Ponce de Leon. On February 1, the review of the public safety building with IAFF and FOP. That was with Sergeant Baublitz, with the architects, and then -- and the two Assistant City Managers, and a separate meeting was with Firefighter Chickillo, who is head of the IAFF, again, with the architects, and a separate meeting with the two Assistant City Managers, and he brought his vice president of the IAFF with him. I mentioned before that email that went out to all of the directors saying give us your comments. We'll see how we can include them for whatever, you know -- if we can include them and you'll know why. We had a meeting February 2 with Commissioner Mena. Thank you for allowing us to participate. That was with a resident that had shared concerns. They brought another resident, and they brought their IAFF president. I think that meeting lasted about an hour and a half, but it was a...

Commissioner Mena: At least.

City Manager Swanson-Rivenbark: Good, open discussion, and we appreciated it. Today, we have biweekly meetings for the public safety. We've had them since 2016, and the attendees include several of the departments, including Fire Chief De La Rosa, Deputy Fire Chief Hernandez, Division Chief Fernan -- I'm sorry, Deputy Fire Chief Hernandez, Division Chief Fernandez, IT, and the other departments that are assigned to the building. And the FOP and the IAFF have been invited -- after the larger meeting on public facilities generally -- then both of

them have been invited on an every two week basis to continue talking on the evolution of the public safety building. Vice Mayor, you wanted to know the meetings. I'm sorry, but I outlined those meetings and I'll insert them in the public record. This is the time where we want you to see where we are today in the process. This is the time when we're not asking you to fund it. We have met with you privately. Diana is here publicly to talk about how we will pay for it. We will come back to you and ask you for authorization on our notice of intent to fund, \$48.5 million dollars to build a public safety building. We have disclosed the intent to build a significant public safety structure to our bond rating agencies when we were evaluated. They knew this was our intent, so it was fully disclosed. Diana will share with you how we will pay that. Diana will also share with you the schedule for us to come back to you for the formal funding approval. We're not asking you to do that today. What we are asking you to do is allow us to move to design development, the DD, and thankfully, we have a contractor, a knowledgeable person on the Commission that can help us understand when you move from schematic, when you move to design development, then when you move to construction drawings, because the clock is ticking. The land swap has occurred. We are under a timeline where we have to move from design to permitting to vertical construction to occupancy, so that we can meet the timeline that we've committed to. We have the architects here. We have the general contractor, who's going to be our construction manager at-risk. We have the Assistant City Manager for Operations and Infrastructure, Peter Iglesias, who, when he's not solving all of the streetscape issues, he's moving the public safety building forward with great synchronicity and efficiency. And then, we have the Assistant City Manager/Director of Public Safety -- because it is critical for our residents, our community, and our city that we have the top-rated, best public...

Commissioner Lago: Of course.

City Manager Swanson-Rivenbark: Safety building that reflects the quality of public safety, but also keeps us ahead of the game with the training and all of the other aspects that have been built into that -- this building. I neglected to say that there's a critically important plaza. Nine officers have lost their lives; eight of them, in the line of duty. One at work, still a death and we mourn

that. That plaza would become a memorial to those that have fallen. And unfortunately, in the public safety world, it is not a fixed amount. We have to be ready for those amounts, sadly, to increase. And we've talked with the Art in Public Places. We've talked about how we meet that requirement as it relates -- we have two pieces of Art in Public Places. One is the Historic Art Fund, and the other is the Art in Public Places. We need to put one percent into the Historic Art Fund. I will be coming back to you saying we will -- we have done that. We have done it retroactively with the \$1.6 million in investment in our plazas, fountains and entranceways. That's the historic art. And maybe we can, you know, look at the White Way lights as a future project on that, right? And then also, as it relates to an adjacent public parking building. Public is not allowed to park in the public safety building.

Unidentified Speaker: Right.

City Manager Swanson-Rivenbark: They will be parking adjacent, and that's a security issue that we have believed in and wanted from Day 1 in our designing of this building. But, we'll come back to you and ask for a formal recognition that we have paid that historic art. We've had good discussions with the -- where is she? We had good discussions with the historical research director on that. And, we also know that we have a \$250,000 commitment for the public art piece of it, which we believe will be located on the plaza. It's all a part of the consideration. And so, Peter, would you like to tell me where you want to go now? Would you like -- the Commissioners, would you like the presentation that you have each seen individually? This time with the architects or with Peter. Would you like -- how would you like to use this time? Diana's here to talk about funding, although we're going to come to you on a notice to -- of intent to borrow as a separate -- you could not look at this plan without knowing where we were going to get the money to build it.

Mayor Valdes-Fauli: What is the Commission's pleasure?

Vice Mayor Keon: You know...

Mayor Valdes-Fauli: I mean we've seen it.

Vice Mayor Keon: I've seen it. I'm fine with it.

Mayor Valdes-Fauli: I'm fine with it.

Vice Mayor Keon: I think it's more that -- if the people that have voiced concern over not seeing it or not knowing about it, I wouldn't mind letting them...

Mayor Valdes-Fauli: Why don't you...

Vice Mayor Keon: Speak to those issues.

Mayor Valdes-Fauli: Yeah, go through it. Yeah.

Assistant City Manager Iglesias: We have here AECOM, the architect of record, so he can answer any questions and go through the building and answer any questions that you might have, and they're mostly here to answer those.

Mayor Valdes-Fauli: No, go through the presentation that you gave to us.

Scott Tao: Thank you. Good afternoon. Scott Tao with AECOM.

City Manager Swanson-Rivenbark: You're -- now, having listened to the workshop, you guys are only allowed to speak when you're on microphone, whether it's portable or at the podium.

Mr. Tao: Is it on?

Mayor Valdes-Fauli: It's underneath, at the very bottom.

City Manager Swanson-Rivenbark: So, CGTV, come in and help me.

Mayor Valdes-Fauli: Peter, it's -- turn it -- there. There it is. There.

City Manager Swanson-Rivenbark: Okay, so why don't -- they're very good at designing buildings, but audiovisual is not their forte.

Vice Mayor Keon: Right.

Mr. Tao: I'm not going to take credit for the microphone. Thank you. Thank you very much. Scott Tao with AECOM, offices at 800 Douglas Entrance, in Coral Gables. So, as the City Manager has mentioned, we've had multiple meetings throughout the process, and the plans have been evolving. The last time we were here, we presented something very similar, but we want to believe that this is also an evolution and it has evolved a little bit. There's some, you know, components that we've improved on based on meetings, so just a quick overview of what you've -- what we've done, and maybe, perhaps, the folks that haven't seen this, so I'll do a quick presentation. It's a five-story building. The building has program space, and it has a private parking within the building. So, this board here is the ground floor, and the ground floor is mainly used for the fire station, fire administration. We have a community room. We have records, and we have HR. And as you could see, it's a very colorful floorplan, but a lot of components, a lot of spaces that need to be on the ground floor, based on their functionality. So, we have one, two, three, four, five, six -- six bays dedicated for Fire. We're going to keep -- one of the bays are going to be -- are kept open so they can be used on a daily basis for additional trucks when they come in from -- trucks from other fire stations. They need to stock. They need to use that, so basically, it's an improvement on the design. So -- and then we have one bay dedicated for the Police, which is the SWAT and the -- the SWAT truck is parked in the back,

and then one dedicated bay for the communications trucks for the Police. So, basically, we have seven bays in the building.

City Manager Swanson-Rivenbark: And Commissioner, you'll remember that when you first saw this plan, there was another gray bay and they said that if it proves in their studies that they need to expand the Fire bays, that they would do so. So, they have formally expanded that.

Assistant City Manager Iglesias: Let me clarify that. The (INAUDIBLE) bay is actually two bays, so there are two additional bays that are available for future growth and also for any kind of activity that the Fire Department would have. This area will have a EVAC system, so that the units can run inside. They will also have a sanitary/sewer collection system, so that any cleaning or any (INAUDIBLE) will go into the sanitary/sewer system.

Mr. Tao: That's correct. So, we've done improvements in the day room. We've added a smaller fitness room. Remember, the building has a large fitness area in the penthouse, which is all a part of this training facility. But as far as convenience, we've added a fitness area and there are a lot of other components within the fire station. So, we've added square footage as well, so that's where we're at. We've been meeting with the folks, and again, we keep improving. We're going to bring our fire station expert in the next stage of design development to write all the specifications, so all the equipment, all the materials, everything is done specifically for fire stations. So, this is the ground floor. So, anything else that we want to talk about the ground floor?

City Manager Swanson-Rivenbark: No. These are private sleeping areas, unlike the 2801 today, I believe.

Assistant City Manager Iglesias: Yes.



City Manager Swanson-Rivenbark: And you have extra for growth. I think one of the things later, Commission, when they're done traveling up all of the floors, you can also see the additional plans for 30 years from now, if they need to grow, how will they physically be able to grow within the framework of the building.

Assistant City Manager Iglesias: As the planned evolved from schematic design, the Fire side grew by 5,600 square feet from the original. And, I think it was necessary and I think it provided a much better plan for the first floor.

Mr. Tao: So, if you have any questions, we can entertain questions. I'll go to the second floor. As you can see, the second floor now, part of it is the parking garage and part of it is function. On the second floor, we have most, if not entirely, for the Police Department. We have the lockers. We have the holding area and we have the roll call -- this is the ramp that takes you up from the street, so all the patrols will come in. They'll park, go into roll call, and they can drive out right away. So, we have Property, and we met with Property. We've described the spaces and we measured what they had. We had multiple meetings. Actually, we came back the following day, so we've taken all those notes and actually -- I mean, this is a way improved layout and even space wise. I mean, we're talking about almost double what they have, so...

Assistant City Manager Iglesias: An important issue is that all the parking garages are level with each floor.

Mr. Tao: That is correct.

Assistant City Manager Iglesias: So, you have direct access at every floor. And who knows what happens in 50 years. You can have future expansion. They were designed (INAUDIBLE), so that we can expand into -- that into office space depending on what the future needs are going to be and where technology takes us in the next 75 years.

Mr. Tao: So, as you can see, lockers and...

City Manager Swanson-Rivenbark: Before you move to the next...

Mr. Tao: Yeah.

City Manager Swanson-Rivenbark: Can you explain the dark blue on the bottom where none of us want to be in.

Mr. Tao: The holding area?

City Manager Swanson-Rivenbark: Yes.

Mr. Tao: Yes. So, this is -- so, patrol vehicles can drive up (INAUDIBLE) they drive in, they close the door and they bring the folks in. We have one, two, three, four, five holding areas. We have booking. We have -- that whole area is dedicated for basically booking. It's internal. So, the way we've designed the building -- we designed everything around it that doesn't -- that wants to be with natural light and everything that does not need natural light, we've internalized it, so...

City Manager Swanson-Rivenbark: And also, the -- you've also -- the -- that one rectangle is for the motors, right? So that motors have their own parking, right?

Assistant City Manager Iglesias: And, this is assigned parking for patrol so they can park, go into the squad room, come out -- and come back out.

Mayor Valdes-Fauli: And we're not...

Assistant City Manager Iglesias: This is not assigned parking that we have in the building.

Mayor Valdes-Fauli: We're not going to have our TV station in there like we do today, no?

City Manager Swanson-Rivenbark: No. We have them in another location. IT stays. It's critical in the public safety. HR stays, but the TV is going to -- TV...

Mayor Valdes-Fauli: (INAUDIBLE) in jail.

City Manager Swanson-Rivenbark: We're not putting them in the jail, sir.

Mr. Tao: So, third floor, we have criminal investigation, so all the detectives are in this floor, very secluded, very private. We've gone through the layouts and also have the processing lab, forensics; a lot of the fun stuff that happens within crime investigation is here. IT, right off of the public elevator, so they don't have to -- if someone is coming to IT, they don't have to go through the rest of the building and wander around some of the private areas. And then we have the office of the Chief over the plaza, and also, right -- with a conference room, so they can have meetings -- larger meetings in that conference room. And as you can see, the parking garage as well.

Assistant City Manager Iglesias: We feel that the IT Department should be here. It's -- not only the mobilization of the EOC comes into play, crucial from the aspects of this building, especially during emergencies.

City Manager Swanson-Rivenbark: They also run the Crime Intelligence Center with the CCTV cameras, which you'll see on the next floor.

Assistant City Manager Iglesias: That is correct, Madam Manager.

Mr. Tao: So, all the components have been really detailed. We're going to continue looking into fine-tuning interview rooms located in the right location, so they're not intermingling with other folks, so it's very well taken care of, all the circulation is well thought out. The fourth floor, again, dispatch, 911 call, and then the EOC, Director of Public Safety, and then we have a outdoor plaza. This is one of the nice things about this building. This is a very stressful area. People are here 24/7, and we wanted to provide a place for them to be able to go outside, relax, have a fresh of -- a breath of fresh air. So, they don't have to go outside the building. They can just walk down where they have their lockers, their kitchen and be able to be outside. It'll be a nice outdoor terrace on the southwest corner.

City Manager Swanson-Rivenbark: Now, you'll remember that with Hurricane Irma you all had us a run a 24-hour call center, English and in Spanish, pre-storm, during storm and post storm, so that training center is being designed not only to serve the 911 operations, but the dispatch was really happy with our emergency -- our neighbor call center, our resident call center, and so, we would continue to operate that during a future hurricane. It took off a lot of load off of the 911 operators, so that they could focus on the true emergencies and we could focus on other concerns of the residents.

Assistant City Manager Iglesias: That is correct, Madam Manager. This room has a dual purpose. (INAUDIBLE) training and then the call center when the EOC is activated. We also have, in a couple of floors, connection to the existing parking garage. This will only be for emergency purposes or when the EOC is activated where we might -- since this is going to have a much taller space as far as the parking garage because the garages are level with each floor, then we could have cars and we could have equipment on this side. So, there is coordination between here but only when the -- for emergency times when the EOC is activated.

City Manager Swanson-Rivenbark: Now, there is no adjacent parking garage today. We're using the land swap to square off the property, so that we can have greater efficiency of the building. And, the other part -- the other area can be a 450-car garage. We've talked with you

about this being Garage 7. We'd have to come to you, get authorization, but they wanted some type of synchronicity in order for overflow in the event of an emergency situation where it was all hands on deck.

Assistant City Manager Iglesias: We can put cars here. This is a tall space so it fits also larger vehicles. And the alley, of course, comes here. And then instead of going onto Salzedo, come south. So, this really -- this piece of property really squares off the building. This building would be -- this property -- if we didn't obtain the property, this would be gone, so it would be a very sharp L building instead of a very rectangular building, which provides efficiency and also -- it's also cheaper to build. There are some efficiencies and cost savings in doing so.

City Manager Swanson-Rivenbark: And when we talk about height, we're actually building below the level of stories that is permitted in that area. We felt that that was important as a -- you know, being a government building, that we were sensitive to height.

Mr. Tao: And this is the top floor. We call it the training penthouse. This is really a very important feature for the building. Like the City Manager mentioned, I mean, this is training for the officers, so we have classrooms. We have the Dynamic simulation. We have a movable partition, so any scenarios can be simulated inside that space. We have the firearm simulation, where they'll be able to shoot at a screen and simulate different scenarios as well. That's virtually, not actually shooting. You have the gun range. We have a very nice fitness area where you look out a terrace, so you can go outside as well on the fifth floor. There's a nice terrace there and there's also some other components. There's a little bit of training offices here, but basically, this is where all the training happens.

Assistant City Manager Iglesias: The training is not just for Police, Police and Fire. We have the Dynamic simulation that can be used by Police and Fire; fitness area, Police and Fire, classrooms and then the vehicle simulation can be used by Police and Fire to -- for training. So, this is really dual purpose. It's a Police/Fire training floor.

Mr. Tao: We have a break room also on the north side also with a terrace, so I mean, we can see a lot of potential interaction between officers and a lot of dynamic training happening on this floor. So -- and the classrooms will be designed with a partition -- a movable partition in the middle, so you can have smaller classrooms or a large classroom, a lot of flexibility as well.

Assistant City Manager Iglesias: These patios can also be used for future expansion. They were designed for a full floor load, so in the future, if necessary, we have expansion in the patios and also, expansion into the parking garage, if needed.

City Manager Swanson-Rivenbark: Now, the training is examples of like shoot/don't shoot scenarios where an instant decision has to be made by the officers, but it's also a driving simulation both set for police vehicles as well as fire trucks. Fifty percent of the officers that have lost their lives last year nationally was due to accidents. And so, it's important for us to make sure that they are at the top of their game in terms of driving to avoid that, and then also the challenge of driving a big fire truck and having those kinds of simulations for them to practice in and fine-tune we think are going to be very important. They do this now, but they do it off-property in another training facility. Bringing it here, we think is not only a convenience, but it really keeps the idea of training access top of mind.

Mayor Valdes-Fauli: Alright.

Assistant City Manager Iglesias: And just discuss, if you don't mind, the first floor (INAUDIBLE).

Mr. Tao: Sure.

Assistant City Manager Iglesias: Because I think there's one important issue.

City Manager Swanson-Rivenbark: Microphone.

Assistant City Manager Iglesias: Oh, I'm sorry. One important issue in the design of the building -- and the project architect can further discuss is that this was checked for all the turn radiuses of all the vehicles. All the vehicles we have can negotiate those turn radiuses. What we plan on doing is removing parking on both sides here. Then the light on Salzedo, when -- can be actuated by the Fire Department when there's an emergency. The normal response to leave is 90 seconds, which is your typical time, your cycle of time of your light. There will be a red -- there will be another light here that we can control. It will turn red. That will control the westbound from Alcazar. So, when there's an emergency, green light, red light, the traffic leaves and the police -- and the fire trucks or police vehicle can...

Mayor Valdes-Fauli: Thank you.

Assistant City Manager Iglesias: Negotiate that.

Mayor Valdes-Fauli: Thank you very much. Very comprehensive explanation.

Mr. Tao: Thank you. Well, the elevations -- the elevations haven't changed much since last time. We've improved them a little bit. We look forward to sitting with City Planning and City architect as well in the next phase, design development. That's when we really get into the nitty gritty, but this is the concept. This is what we are looking at, so there's some images and we'll be glad to go over them if you want to, but you've seen them.

Mayor Valdes-Fauli: Thank you very much.

City Manager Swanson-Rivenbark: And we posted those, again, on the website for anybody that wants -- you know, if you go to CoralGables.com and on the search, you put public safety building, you'll connect to several pieces of information.

Assistant City Manager Iglesias: Let me say one more thing from a design aspect. This is an essential facility, so it's designed for the hundred-year hurricane. We have -- so, this building -- all the glazing -- all the glass has special requirements that we will probably have to test ourselves. So, the Code requirements for this type of structure is a 100-year hurricane, so it's quite a stringent requirement. And this building will not only meet that, but it will meet the LEED silver requirements.

Vice Mayor Keon: Can you -- could you introduce your team and what their expertise is -- or what their area of expertise is.

Mr. Tao: My team?

Vice Mayor Keon: Yeah.

Mr. Tao: Well, actually, I have Gus Barrera, who's our office principal here, and Doug McKenzie, who's our project manager. Both Doug and I have worked in multiple public safety buildings. We've done -- you know, starting with Miami-Dade Fire-Rescue, with the fire station. We've done College of Policing for the City of Miami. We've done Leon County Consolidated Public Safety for City of Tallahassee and Leon County with a fire station in it. So, that's just -- Town of Davie Public Safety Building, Key Biscayne Government Center and Police. So, these are just the local -- and we have -- none of our teams are -- not all of our team members are here because we actually fly them from different places because we have experts -- really, really experts.

Vice Mayor Keon: So, you have people that have expertise in the design and the function of a fire station then. Is that right?

Mr. Tao: Yes, yes. Yeah, we do.



Vice Mayor Keon: And Police and all of...

Mr. Tao: Absolutely.

Vice Mayor Keon: Those elements.

Mr. Tao: Absolutely. We can -- I usually say that our -- you know, we have experience, but we have some other folks that have even more experience. They can do police with their eyes closed, one hand behind, jumping one foot. They know every term, every -- so, yes. We look forward to going into the new phase and really bring everyone together, so we can actually really talk about the fun stuff.

Vice Mayor Keon: So, is this the final schematic drawing?

Mr. Tao: Yes, yes.

Vice Mayor Keon: This is the final schematic.

Mr. Tao: Yes.

Vice Mayor Keon: So, now you go from this to design.

Mr. Tao: Design development.

Vice Mayor Keon: Okay. What is the difference between schematic and design development?

Mr. Tao: We just get a lot more detail into the individual spaces. We get more detail on how the furniture's going to work.

Vice Mayor Keon: Oh, okay.

Mr. Tao: All the materials. And if we need to have improvements on the spaces, we actually sit down with every head of the department, every user group...

Vice Mayor Keon: Okay.

Mr. Tao: And, we actually describe the space to them and we get a better feel of how they use it. We give our expertise as well, and we come into a...

Mayor Valdes-Fauli: Thank you.

Vice Mayor Keon: When you say that, that you have all of the end users, so at that point, is that when you bring in the firefighters and the patrolmen and those people...

Mr. Tao: Yes.

Vice Mayor Keon: To actually look at...

Mr. Tao: Yes.

Vice Mayor Keon: How they will utilize the space.

Mr. Tao: Yes.

Vice Mayor Keon: Is that right?

Mr. Tao: We don't usually bring every firefighter, but we...

Vice Mayor Keon: No, but...

Mr. Tao: Usually bring...

Vice Mayor Keon: You bring a representative...

Mr. Tao: Most of the people who are making -- helping us to make the decisions.

Vice Mayor Keon: Okay.

Mr. Tao: Because every building is different as well.

Mayor Valdes-Fauli: Thank you.

Vice Mayor Keon: Okay, okay. So, the end users have that input.

Mr. Tao: Yes, and we already started that back in January as we are planning into -- going proactive into design development, we didn't want to wait and we started many meetings and we've brought a lot of our folks -- and not only design, but all of our engineers are meeting with the users, the IT folks, so eventually, we're going to start bringing our interior design department. We're going to talk about finishes...

Vice Mayor Keon: And colors.

Mr. Tao: You know, and all that kind of stuff.

Vice Mayor Keon: Okay, thank you.

City Manager Swanson-Rivenbark: They talked about...

Mayor Valdes-Fauli: Thank you very much.

City Manager Swanson-Rivenbark: Setting up a sample so that the officers could see what the layout would look like, like a model room so that -- because there was some misunderstanding in terms of the use of cubicles, that it didn't go -- that people would be able to see them over the -- when they're seated. Instead, they're much, much higher...

Vice Mayor Keon: Yeah.

City Manager Swanson-Rivenbark: And this way -- I think Commissioner Mena, you had suggested that when your office migrated to more modern facilities, the fact that they could go in and they could see what it looked like.

Commissioner Mena: Right.

City Manager Swanson-Rivenbark: It was a really positive experience...

Vice Mayor Keon: Right.

City Manager Swanson-Rivenbark: So, we're talking about doing that as well.

Assistant City Manager Iglesias: A mockup of this facility.

City Manager Swanson-Rivenbark: A mockup, thank you.

Mayor Valdes-Fauli: Alright.

Vice Mayor Keon: Thank you.

Mayor Valdes-Fauli: Thank you very much. Any other part of the presentation, Madam City Manager?

Vice Mayor Keon: Could I ask about Fire Station Number 2? Has the design and the plans for Fire Station Number 2 been completed totally?

Assistant City Manager Iglesias: Fire Station Number 2 is design-build, and we plan on bringing it next Commission meeting. It's quite further -- it's a design-build project. We've done quite a lot more work than normal design-build. We're proud. We're into really design development, so it's just a matter of getting construction documents done and getting it done. It's a different concept than this. That was design-build. This is construction manager...

Vice Mayor Keon: Okay, so it's been designed already?

Assistant City Manager Iglesias: It's -- but not construction documents. We don't have construction -- it means...

Vice Mayor Keon: Right, but the design.

Assistant City Manager Iglesias: The design, yes, but not the...

Vice Mayor Keon: We'll be able to look at the design.

Assistant City Manager Iglesias: Construction documents that we provide to the Building...

Vice Mayor Keon: Okay.

Assistant City Manager Iglesias: Department and to the contractor...

Vice Mayor Keon: Okay, okay.

Assistant City Manager Iglesias: To actually build. Different concept than what we're doing.

Commissioner Lago: You're in the process of choosing a contractor, correct? Right now, it's under the Cone of Silence?

Assistant City Manager Iglesias: There -- that is correct. We've -- we are -- we will bring it up for next Commission meeting.

Mayor Valdes-Fauli: Okay. Alright, we have some members of the public that wish to be heard. Maria Cruz. Yes, ma'am.

Maria Cruz: Hi. Where do I start? Well, let me first thank Commissioner Lago for requesting the time certain. And...

Mayor Valdes-Fauli: Ms. Cruz, don't -- I mean, we are doing our best here to hear everybody talk and don't criticize us for giving you and other people the opportunity to express themselves.

Ms. Cruz: No. I was trying to thank you...

Mayor Valdes-Fauli: So, I take that...

Ms. Cruz: I was going to thank you...

Mayor Valdes-Fauli: As an offense.

Ms. Cruz: For granting the request.

Mayor Valdes-Fauli: Right.

Ms. Cruz: You were next right here in my paper.

Mayor Valdes-Fauli: You're being very sarcastic.

Ms. Cruz: Well, I'm sorry. When you sit through a smoke and mirrors presentation, you get very...

Mayor Valdes-Fauli: Right, smoke and mirrors.

Ms. Cruz: Okay, it is certainly very ironic that when residents and members of this community tried to get a public hearing to listen, to see, to become informed about a project of this magnitude, a public -- a project that's going to cost us, the taxpayers, about \$50 million, give or take a penny here or there, that a petition is written, over 500 people signed it, and then it's categorized as propaganda, much like Fidel Castro's Cuba. I guess the Public Safety Director is not used to having people question what's going on. I say it's ironic because questions were asked and that was the answer that people got. And let me tell you, there are several witnesses that heard it, and it was directed at the social media information at a time when social media is so important in all our lives and this is how most people get their news. And, you know it's very ironic because as soon as we started asking, as soon as the residents, the taxpayers started asking, the City began the propaganda. You know, we get a YouTube presentation about the top City officials where we mostly heard Public Safety Director talk about all of his accomplishments.

City Manager Swanson-Rivenbark: I'm sorry, Mr. Mayor.

Ms. Cruz: Then we get...

City Manager Swanson-Rivenbark: Is the discussion here the public safety building?

Ms. Cruz: Yes.

Mayor Valdes-Fauli: Yeah. We're talking about the public safety building, Ms. Cruz.

Ms. Cruz: The discussion was about my bringing in propaganda related to the public safety building, yes, ma'am. I was accused of having propaganda like Fidel Castro's Cuba...

Vice Mayor Keon: Well...

Ms. Cruz: About the public safety building.

Vice Mayor Keon: I will tell you, Ms. Cruz, that the...

Ms. Cruz: Okay.

Vice Mayor Keon: Information that was sent out in an email that was titled Riviera Homeowners' Association...

Mayor Valdes-Fauli: Riviera Neighborhood Association.

Vice Mayor Keon: That particular piece of information that was sent out was very inaccurate.

Mayor Valdes-Fauli: Extremely inaccurate.

Vice Mayor Keon: And didn't -- it was very inaccurate. It didn't...



Ms. Cruz: Did you see the petition that I asked? All I asked was we want to know -- give us a time that we could hear -- actually, I thought I was doing something good, because I thought instead of people talking and not knowing that this would have been an opportunity...

Mayor Valdes-Fauli: Ms. Cruz, we have had how many...

Vice Mayor Keon: But Ms. Cruz, you...

Mayor Valdes-Fauli: Madam City Manager, how many hearings?

Ms. Cruz: Okay.

Vice Mayor Keon: Chief Hudak has been at every single meeting and you see him regularly.

Ms. Cruz: May I (INAUDIBLE)?

Mayor Valdes-Fauli: No. We've had 18 public meetings.

Vice Mayor Keon: He can tell you exactly...

Mayor Valdes-Fauli: Eighteen...

Vice Mayor Keon: What it was. But, the information that was put out on social media was incorrect.

Ms. Cruz: Okay.

Vice Mayor Keon: Was very incorrect.

Ms. Cruz: You've had 500 public meetings, if you want to say that, but there hasn't been one public meeting for the residents that are going to spend almost \$50 million to know what's going on because from the very beginning, there's been secrecy, from the very beginning. You know when the stakeholders got to see the plans? When we started screaming. You know when the stakeholders were called to a meeting? After your Sunshine meeting...

Commissioner Mena: Who are the stakeholders?

Mayor Valdes-Fauli: That is not true, Ms. Cruz.

Ms. Cruz: Where this Commission...

Mayor Valdes-Fauli: That is not true.

Commissioner Mena: Who are the stakeholders?

Mayor Valdes-Fauli: And you sit here every single meeting all day, and I've been here -- since I've been here, we've had five or six of these discussions and you've been sitting there all the time.

Ms. Cruz: I am one person. When you hear the community asking what's wrong with sharing? What's wrong with telling them?

Commissioner Mena: Isn't that what we're doing...

Ms. Cruz: Why...

Commissioner Mena: Right now?

Ms. Cruz: What?

Commissioner Mena: Isn't that what we did at the last public meeting? Isn't that what we're doing now?

Ms. Cruz: At what meeting?

Commissioner Mena: We had a meeting in November. I don't know. She just went through an entire chronology.

Ms. Cruz: That's the meeting where your -- the elected officials were surprised that some people that I consider stakeholders were not involved, and you directed your officials to bring them in and to talk to them. You know when they talked to them? A week and a half ago, two weeks ago.

Mayor Valdes-Fauli: Ms. Cruz is there anything else that you wish to...

Ms. Cruz: That is true.

Commissioner Mena: We just had...

Ms. Cruz: Yes.

Commissioner Mena: An entire chronology, ma'am.

Ms. Cruz: Yes, there is something else. Yes, there is something else.

Mayor Valdes-Fauli: Yes, please, please. Let's go on.

Ms. Cruz: This anguish, this argument all has to do with the process. There's nothing worse than keeping people in the dark, because then you start with the -- people thinking that there's something wrong because you're not sharing what you're doing, and this was my point from the very beginning. Had this process began with the transparency that we're always promised; we would not have been here...

Mayor Valdes-Fauli: Ms. Cruz....

Ms. Cruz: Because people would have known what you're doing.

Mayor Valdes-Fauli: Except for the Riviera Neighborhood Association putting out...

Ms. Cruz: I am (INAUDIBLE) part of the Riviera Association.

Mayor Valdes-Fauli: Very misleading, extremely misleading information in a newsletter, which I answered with a four-page answer giving the accurate facts. Everybody's aware of this thing.

Ms. Cruz: You know very well that when I come in, I come in with facts. I -- you have never heard from my mouth anything that I have not researched that it was not true. For example, we talked about 75 buildings built by this company, public safety buildings. Most of them have nothing to do with the matter at hand. Most of them do not include police and fire together. Most of them are separate things...

Commissioner Mena: Several do.

Ms. Cruz: Nothing to do.

Commissioner Mena: But several do.

Ms. Cruz: Maybe three because (INAUDIBLE)

Commissioner Mena: Several do. I mean...

Mayor Valdes-Fauli: Let's -- Ms. Cruz, please finish.

Ms. Cruz: I'm not here to argue. I'm just saying when you're going to spend \$50 million from your taxpayers; you should at least give them the courtesy of knowing what's going on. And if they say, okay, there are so many rumors going around, why don't we sit down and show them? If you had done this to the residents, all this...

Commissioner Mena: But we're doing it.

Ms. Cruz: Would have gone away.

Commissioner Mena: We're doing it. It's not shovels in the ground.

Ms. Cruz: No. After...

Commissioner Mena: There's not shovels in the ground tomorrow, Ms. Cruz.

Ms. Cruz: After they screamed.

Commissioner Mena: There's plenty of time to inform. Are you going to come in and advise AECOM and the Weitz Company on where a bathroom should be located...?

Ms. Cruz: No, but there are stakeholders that should have been a part of it.

Commissioner Mena: Or how this building should be designed? Of course not. They're going to give you all the information.

Ms. Cruz: Listen...

Mayor Valdes-Fauli: Have you read...

Commissioner Mena: So, what (INAUDIBLE)...

Mayor Valdes-Fauli: My response to the...

Ms. Cruz: Let me just finish...

Mayor Valdes-Fauli: Riviera Neighborhood Association?

Ms. Cruz: I read your answer, sir.

Mayor Valdes-Fauli: Have you read it?

Ms. Cruz: I'm here to tell you -- let me tell you, I also put some answers that I have gotten from other people, and it was exactly the same writing, even the font was the same. So, I know where that came from...

Mayor Valdes-Fauli: What?

Ms. Cruz: And let me tell you...

Mayor Valdes-Fauli: I'm sorry. What font was the...

Ms. Cruz: I'm going to finish.

Mayor Valdes-Fauli: Same for what?

Ms. Cruz: Let me finish, please.

Mayor Valdes-Fauli: No, no, but you're accusing me now of...

Ms. Cruz: No. I'm saying that those were answers that I would have appreciated if you had said because, you know, we have people that work for you all, that you would have said, you know, I asked the staff to come up with the answer and they provided this. I would have been satisfied with that, because that was written by staff, okay. That was written by staff.

Mayor Valdes-Fauli: Because they had the information and I'm giving you...

Ms. Cruz: But, please...

Mayor Valdes-Fauli: The right information. Yes, I did not go and invest -- please finish. Please finish.

Ms. Cruz: Okay, no, I'm going to finish.

Mayor Valdes-Fauli: I'm going to cut you off if you don't finish.

Ms. Cruz: I'm going to finish because I have...

Mayor Valdes-Fauli: Okay, please finish.

Ms. Cruz: I have one more point to -- and I know that, you know, when you all do not hear what you want to hear, it gets very bad, but that's okay.

Mayor Valdes-Fauli: Right.

Ms. Cruz: I -- the last thing I'm going to say is I have read very carefully, very carefully and I (INAUDIBLE) when I have questions, I go back to the document. The inspector general from Broward County, and I'm going to tell you, just remember this. Just -- I beg you just to remember this. A few years from now, a few months from now, when you see that everything you have heard is not the whole truth and nothing but the truth, please remember what I told you where to find it, because they found exactly the same thing. Commissioners voted on items that were given misinformation or untruths.

Mayor Valdes-Fauli: Thank you very much, Ms. Cruz.

Ms. Cruz: And, that's what -- that's exactly what is happening here.

Mayor Valdes-Fauli: Thank you. You're accusing our staff of lying.

Commissioner Mena: (INAUDIBLE), Ms. Cruz.

Mayor Valdes-Fauli: Thank you. Thank you very much, Ms. Cruz. Sue Kawalerski.

Commissioner Mena: She stepped out.

Ms. Cruz: She had to go (INAUDIBLE).

Mayor Valdes-Fauli: And Debra Register.



Commissioner Mena: They're gone, too.

Ms. Cruz: (INAUDIBLE)

Mayor Valdes-Fauli: Okay. Thank you.

Vice Mayor Keon: Did the police -- did you want to let the fire or police...

Mayor Valdes-Fauli: What?

Vice Mayor Keon: Did you want to let the union representative ask, if they have a question?

Mayor Valdes-Fauli: Yeah. Any questions from the police or the union representative and the Chiefs, please, but be very brief. You've heard this...

Michael Chickillo: Thank you all for having us. I just want to say a couple things, and guys, if I leave something out, let me know. This goes back to a four-year span; three of the current Commissioners were here. We -- not the fire chief, not anybody but the Local went to our elected officials and asked them, please come to the fire stations. Look at the fire stations. They're in complete disarray. We've had people with feces dripping out of the kitchen at Station 2. We've had it backed up in the officers' quarters. We've had lung conditions and people hospitalized for mold and mildew at Station 3, and we begged them to come out and follow this process.

Mayor Valdes-Fauli: Mr. Chickillo, we're talking about the new -- what's behind you.

Mr. Chickillo: I'm talking about every building...

Mayor Valdes-Fauli: Alright.

Mr. Chickillo: And I'll get to where you want me to go, but anyway, the fact of the matter is we brought this to you. We are the end users in this building, and until December 6, where they had a workshop on it or -- I can't remember the exact day, the first week of December. That was the first time our voice was heard from the end users, and I'm not talking about the Fire Chief. I'm talking about people who are going to be in that building, and you, yourself, said it, for 30 years, a third of their life. And we didn't feel and we still don't feel that our needs were addressed. Now, we -- look at these plans and they have improved greatly. I'll concede that fact. But the truth of the matter is, you know, we lost a lot of space here. We lost a 4,000 square foot apron on the back of this building that we work out of and do truck checks and flow the trucks back there. We're no longer able to do that at the new station. We lost a whole front apron that's probably; I'm going to say 2,500 square feet, so we can't work in the front neither. So, this building, for us, it's going to work because it has to work, but that's not what we would have designed or I don't think that anybody -- even our Fire Chief might agree with me, and (INAUDIBLE) the functionality at Station 1 right now is far superior to this for the Fire Department.

Mayor Valdes-Fauli: I think most people disagree with you. I think experts disagree with you, and I think that -- yeah.

Mr. Chickillo: The experts -- experts don't drive trucks, Mayor.

Mayor Valdes-Fauli: Right.

Mr. Chickillo: They don't drive trucks. And I guess, in that simulator there on the fifth floor...

Mayor Valdes-Fauli: Right.

Mr. Chickillo: We're going to have to practice how to back in rapidly to get in and out of that traffic.

Mayor Valdes-Fauli: Right.

Mr. Chickillo: I'm going to ask you guys, has a study been...

Mayor Valdes-Fauli: And if you want a drive-through station, go to Lubbock, Texas, Amarillo, Texas, Wichita, Kansas, not New York City, not Miami.

Mr. Chickillo: I can go to the City of Miami. They're building one right now...

Mayor Valdes-Fauli: Right.

Mr. Chickillo: In the City of Miami.

Mayor Valdes-Fauli: Right.

Mr. Chickillo: Okay, they're building a drive-through station right now in the City of Miami in an urban area, so I mean, they're building them here.

Commissioner Mena: But they also built a lot of back-in ones, right? There's also a lot of back-in stations, right?

Mr. Chickillo: Well, they built the ones that they sent the Chief -- our Chief to in 1976, 1960 and 1984, so some of them are 60 years old. Yeah, they do do that, but all of those ones that -- if you go look, I can show you the pictures.

Mayor Valdes-Fauli: Mr. Chickillo, you are displeased with this building. Do you have any suggestions and have you given them to them?

Mr. Chickillo: Well, I would have -- no. This building is a lost cause, as far as we're concerned. We're going to have to make do with what we want...

Mayor Valdes-Fauli: Okay.

Mr. Chickillo: Because this building is built this way simply for a cost -- it's a cost item for the City. It costs -- I think we should have the whole first floor.

Mayor Valdes-Fauli: Experts tell us that it is an adequate building, that it is a good building, and we're going to listen to them.

Mr. Chickillo: Your experts...

Mayor Valdes-Fauli: And we're not going to listen to...

Mr. Chickillo: You're not going to listen to the Fire Department?

Mayor Valdes-Fauli: No, no. We're going to listen, but I think you've had the opportunity to be heard.

Mr. Chickillo: I haven't, though.

Mayor Valdes-Fauli: Oh, you haven't?

Mr. Chickillo: That's my point in this. Now, let's go to Station 2 because it is in poor condition.

Mayor Valdes-Fauli: No, don't go to Station 2.

Mr. Chickillo: No, we have to. We have to. I'm going to tell you why. Because at Station 2, you're going to stick a trolley system in there. The City Manager mentioned the fact that we were going to have a state-of-the-art training ground at Station 2. Where? We gave up our training ground to put the trolley system in there. Our Chief negotiated at that point let's put a 4,000-square foot training facility on top of the trolley station. That's all gone now. So, we're going to have a tower there, but those plans are already drawn up and we haven't participated in it at all. So, that's -- we got three stations in the City of Coral Gables and we've had -- and we're getting two new stations and we've had zero participation in the design...

Mayor Valdes-Fauli: That's not true.

Commissioner Mena: That's not true.

Mayor Valdes-Fauli: That's not -- we've had 18 meetings, and some of them, you were there, no? Come on. And I've been with you three times now. Come on. That's not true, Mr. Chickillo. It isn't true.

Mr. Chickillo: I'm telling you that rank and file has not been invited to any of those meetings.

Commissioner Mena: What about the Chiefs?

Mr. Chickillo: (INAUDIBLE) the other day -- I can't speak for the Chiefs.

Commissioner Mena: Well, they're here.

Mayor Valdes-Fauli: They're here.

Mr. Chickillo: Why don't you ask them?

Commissioner Mena: Let's ask them.

Mayor Valdes-Fauli: Yeah, I will, but please sit down.

Mr. Chickillo: Let me answer.

Mayor Valdes-Fauli: Finish up. Please finish up.

Mr. Chickillo: Okay, if the Chiefs were so involved in the development of these projects, let me ask you a question. We had a workshop. Why aren't they invited?

Commissioner Mena: There have been several meetings that were just outlined.

Mr. Chickillo: We had a work -- we...

Commissioner Mena: The workshop -- we talked about this. I'll answer the question. You asked me a question; let me answer it. We -- because you and I discussed this and I answered this question for you. The workshop was not intended to get input from all the end users. That's not the purpose of that workshop. The workshop was actually intended as a first presentation to us about where the plans were. That was the purpose of the workshop. There were several other meetings and there have been several other meetings, and there will continue to be other meetings...

Mr. Chickillo: I thought that that work...

Commissioner Mena: To continue -- I understand what you thought, but you're wrong is what I'm explaining to you.

Mr. Chickillo: I thought that work...

Commissioner Mena: That wasn't what it was.

Mr. Chickillo: I thought that workshop was brought on by me and the meeting I had with the Mayor back -- a week before Halloween.

Commissioner Mena: But it was to update us.

Mr. Chickillo: And, I waited and waited and waited for a meeting to meet with you guys and it never happened.

Commissioner Mena: But it was to update us.

Mr. Chickillo: And all -- but all...

Commissioner Mena: And, you were there and you did speak at that meeting.

Mr. Chickillo: Yes, but all that information -- but what we're speaking, we're speaking in the end. It's over.

Commissioner Mena: It's not the end. That's the thing; they've just explained the concept.

Mr. Chickillo: Commissioner, I understand that, but this is over for us. We can't do -- maybe...

Mayor Valdes-Fauli: And, the experts tell us that that is adequate and that that is very -- that is better.

Mr. Chickillo: If the experts are saying that's adequate, here's my next phase. Okay, I'll move to the next phase, because this is the most important phase for us now. We want to have assurances that every means possible -- I don't care how much it costs. We need exhaust ventilation in all of these bays. We talked about the washing of the trucks inside and proper ventilation not only for running the equipment, but also when the trucks back in and out. We have a problem in the fire service right now with cancer.

Mayor Valdes-Fauli: We are told that it has -- that it's adequate ventilation and adequate drainage.

Mr. Chickillo: And, that's going to be our next...

Mayor Valdes-Fauli: Okay. We're told that that is...

Mr. Chickillo: (INAUDIBLE) in the developmental (INAUDIBLE) of this building...

Mayor Valdes-Fauli: Alright, but we're told that that...

Mr. Chickillo: Okay.

Mayor Valdes-Fauli: And we were just told that, and I've been told two or three times.

Mr. Chickillo: But, I do want to thank you all for listening, and I do also want to thank the citizens because, contrary to what you guys say, I don't think there was -- there might have been a few things that you think are misinformation, but I certainly do not. I think some things were taken out of context, like they always are, but I think informing our citizens was one of the best things we've ever done, and I wouldn't hesitate to do it again.

Mayor Valdes-Fauli: Thank you, Mr. Chickillo.



Commissioner Mena: We wouldn't expect you to either.

Vice Mayor Keon: Yeah. You know, the engineer or the people that do fire that they -- or have the expertise in fire stations, when they are here, I'm sure that they would be willing to meet with you and explain how they ensure the air quality and whatever within that space. I'm sure that they would be willing to do that, that you can convey that to your rank and file, so you are comfortable that you are working in a safe environment.

Mr. Chickillo: And, we've been assured that...

Vice Mayor Keon: They will.

Mr. Chickillo: As a matter of fact, the IAFF is working with a company...

Vice Mayor Keon: Yes.

Mr. Chickillo: In Cleveland right now and we have some recommendations for them...

Vice Mayor Keon: Yes.

Mr. Chickillo: On this current building, but you know, I think for us, this could have been better had we been brought in.

Commissioner Mena: Well, but there's two parts to that, Mike. And, you and I have discussed this a lot. It's not just if you would have been brought in at whenever time you feel you should have been brought in. It's also we had double the budget, right, because you're saying things like, if it was up to me, we would have had the whole first floor. Yeah, me too. If we could build you a hundred...

Mayor Valdes-Fauli: (INAUDIBLE) talking on the phone, please.

Commissioner Mena: If we could build you 150...

City Manager Swanson-Rivenbark: Sir, it's not staff that's talking.

Mayor Valdes-Fauli: No, whoever it is...

City Manager Swanson-Rivenbark: I understand.

Mayor Valdes-Fauli: Shouldn't be done.

City Manager Swanson-Rivenbark: There's a conversation (INAUDIBLE).

Commissioner Mena: If we could build you a \$150 million building, you know, great, but budget is a constraint. It is a reality of what we do here. We are spending taxpayer dollars, so that's a factor. It's not just -- you know, you're talking about when your input came in, you know, having a drive-through, having the entire first floor would have been a much more expensive proposition. So, we have to operate within the constraints of a budget. I think you understand that.

Mr. Chickillo: Well, when I talk about the functionality of the building, I'm not talking about the offices. I'm talking about specifically the apparatus floor and that's what I know that for us and for the citizens and for everybody, us pulling in and out of the station straightforward onto Salzedo like we are right now is a much better design. It can't happen here...

Mayor Valdes-Fauli: Okay.

Mr. Chickillo: For whatever reason.

Vice Mayor Keon: Right.

Mr. Chickillo: We understand that. But that's what I...

Mayor Valdes-Fauli: It can't happen here.

Mr. Chickillo: Was talking about, the functionality of the building...

Mayor Valdes-Fauli: Thank you. Thank you, Mr. Chickillo. Go ahead.

Commissioner Lago: I haven't made any comments about this issue, so -- I met several times with you and I met with Peter and I met with Frank and the City Manager. We had probably -- what, three weeks ago, was it? -- to go over this plan. The only gripe that I have here -- and I mentioned it to Frank and to Peter and it's a concern of mine -- it's the issue, like you said, of a drive-through. I want to make it as simple as possible. I want to limit congestion, especially on the streets, but again, we're limited here. Our hands are tied. We tried everything. We sat down -- Peter, Frank, did we not? We reviewed everything. We looked at every opportunity. We tried to see if we could drive it from the other side -- from the other street, to see if we could drive it using the proposed parking garage, which is forthcoming. We couldn't find an answer for it, okay. Again, there's budget limitations. You did make a comment, which I think was very appropriate to memorialize, and that is that you are happy with this iteration, so there has been iterations. We've increased the footprint of the fire department, so we started off -- and this is a process. You know this better than anybody. I mean, in construction, in design, we would end up with something that, again, we try to make as many people as happy as possible, but at the end of the day, you know, it's just tough. We have limits, like Mike was saying. We don't have an endless budget here, so we have to find some common ground. I understand your concern. I agree with you on that issue. But, we're going to have to find some way to make it work. There

is one point and I'll leave you with this. I want to make sure that we hear from both Chiefs today because I think they deserve to speak and I want to make sure that they provide us whatever input they have. I want them to say it on the record because, again, this is a 70-year building, and we're taking certain steps -- as Peter and I have discussed -- I think, how many times have we discussed it, five or six times about the floorplates of the parking garage and making sure we're ready for the future, because I'm a believer that in a few decades, potentially, you'll see less and less cars in the street, not saying police cars, not saying -- but there will be a less of a need for regular cars and maybe we can transition existing parking garages into some other usage, whatever that may be. So, we are preparing for the future. We are getting ready to have a facility that can have different usages. Maybe we need to hire more cops. Maybe we need to hire more police officers and firefighters, and we can transition to that. But, I want to hear from both Chiefs.

Mayor Valdes-Fauli: Yeah.

Commissioner Lago: I want to make sure that we put that on the record, so that there's no other -- you know, there's no doubt. But, you can't tell me that there hasn't been changes; there has been. Is everybody happy? No. Am I happy about everything in the project? No, I have some issues that bother me.

Mayor Valdes-Fauli: Well, we could get you a bigger office.

Commissioner Lago: You have already.

Vice Mayor Keon: But, you know...

Commissioner Lago: The Vice Mayor and I used to share offices when we...

Mayor Valdes-Fauli: Let's hear from Chief.

Commissioner Lago: And I'm also -- and before -- just one last thing, Mike. Thank you, just one last thing.

Commissioner Mena: Yeah, go ahead.

Commissioner Lago: I'm also -- we -- not I, we are grateful for your input. We are grateful, you know. This is a back and forth. This is not adversarial. This is a back and forth.

Mr. Chickillo: No. I thank you.

Commissioner Lago: And, I know you're representing your team and the whole thing, but that team is also the City of Coral Gables, so let's understand that and put that into perspective.

Mr. Chickillo: We're not trying to hold the building up here by, you know...

Commissioner Lago: No, but let me...

Mr. Chickillo: We want the best for the present, for us now and in the future.

Commissioner Lago: We haven't even gotten into that, and that's a discussion that I had with Peter. There is no holding of the building. The decision has to be made today, because there's an extremely tight schedule, and I'm not even talking about construction. I'm talking about, you know, financing, construction, design. We need to make a decision today.

Mayor Valdes-Fauli: Okay.

Commissioner Mena: One of the decisions that came out of our meeting that I want to just make clear and say in public because, you know, this wasn't a public meeting was, you know, I've

asked Director Fernandez to make sure that in his -- I think it's every two week meeting or once a month, whatever's appropriate, that you're included, as well as the Chiefs.

Mr. Chickillo: He's done that, yes.

Commissioner Mena: And to continue that going forward. So, you know, again, we want your input. There are constraints, but we want to continue to make this as best as possible for your needs.

Commissioner Lago: And, as we move into DD -- I'm sorry, excuse me, Mike. As we move into design documents, I'm going to give -- I give you more leeway. Write a memo. I write them all the time; people don't read them. But write a memo. Send it to the Commission.

Vice Mayor Keon: We read your memos.

Commissioner Lago: Send it to the Commission.

Mayor Valdes-Fauli: We will read it.

Commissioner Lago: Send it to staff. Say, listen, we're proceeding through DD. We had our meeting with, you know, ACM Fernandez. We like this, we don't like this. We have a concern. Put it on the record. I mean, I don't know how else -- call me. We'll meet again.

Mayor Valdes-Fauli: Alright.

Mr. Chickillo: Trust me, on the next phase, we have to be really vigilant, because it's us -- and it's not just us, it's other people in that building. The gases do go up, and we need the best they have. We have recommendations from people (INAUDIBLE), and people from the IAFF, like...

Commissioner Lago: On that aspect, we're going to give you the best we can.

Mayor Valdes-Fauli: Yeah.

Commissioner Lago: I promise you. On that aspect...

Mr. Chickillo: (INAUDIBLE)

Commissioner Lago: We're not going to skimp on that. We may skimp on the...

Mayor Valdes-Fauli: We have been told that they are doing it.

Commissioner Lago: On, you know, on the most expensive glazing.

Vice Mayor Keon: They're doing it.

Commissioner Lago: You may get something that's middle of the road, but we're...

Mayor Valdes-Fauli: Yeah.

Commissioner Lago: Going to give you the best in reference to your health.

Mayor Valdes-Fauli: Okay, let's go on and listen to the Chief of Police and Fire. Yes, sir.

Dave Vargas: I just needed to -- there was something that came up. Dave Vargas, so I'm one of your firefighters here. Commissioner Keon said that she hadn't seen any plans. I know we're talking about Station 1 and the public safety building, but she hasn't seen anything on Station 2. And I just need some clarification. There's usually three phases in building a building. So, at this point, we're going to move on from this to design...

Commissioner Mena: Design development.

Mr. Vargas: Design development. And then the third phase is...

Commissioner Mena: Construction documents, CDs.

Mr. Vargas: Construction documents. Now...

Commissioner Mena: But this is a different process than Station 2, is what was explained to us.

Mr. Vargas: Right. So, but Station 2 is already at construction documents?

Vice Mayor Keon: No.

Commissioner Lago: No, it's not.

Mr. Vargas: It's not, okay.

City Manager Swanson-Rivenbark: So...

Mr. Vargas: Okay, so there's still time for input there then, at least. Okay, that was just -- I just wanted some clarification on that.

Vice Mayor Keon: Yes.

Mr. Vargas: I mean, because we are going to be (INAUDIBLE)...



Commissioner Lago: They're identifying a contractor now. It's a design-build. There should be -- there's going to be more than enough time to have your input. Your input is -- we appreciate your input. We need your input, okay.

Mr. Vargas: And, I appreciate you guys including the rank and file. We're not a big department, so to have a few rank and file people in there giving some input makes sense.

Commissioner Mena: Absolutely.

Vice Mayor Keon: But, the concern that was raised is the training area (INAUDIBLE), is that right?

Mr. Vargas: Yes, ma'am.

Vice Mayor Keon: Okay. We will be sure that you have input into that.

Mr. Vargas: Yes. Just we do need a good amount of real estate for certain things.

Vice Mayor Keon: Yeah.

Mr. Vargas: We have to do yearly hose testing, where we lay out all our hose, thousands of feet of large diameter hose...

Vice Mayor Keon: Yes.

Mr. Vargas: That are pushed to their limits, and if they fail, then, obviously, they don't pass the test.

Vice Mayor Keon: Right, right.

Mr. Vargas: If they pass, then we keep using them. We need a lot of real estate for that, and if the trolleys...

Mayor Valdes-Fauli: Right.

Mr. Vargas: We've got to figure out how this is going to work.

Vice Mayor Keon: Okay.

Mr. Vargas: Thank you.

Mayor Valdes-Fauli: Thank you.

Mr. Vargas: Thank you very much.

Mayor Valdes-Fauli: Yes, sir.

John Baublitz: Mayor, Commissioners. People have given timelines, and I think it's important that the FOP gives its timeline. I attended the workshop with President Chickillo, from the Fire Department. And Commissioner Keon, you were gracious enough to ask staff to meet with us. Unfortunately, staff did not meet with us at that point. (INAUDIBLE) with the Mayor. We had a meeting with Commissioner Lago and the residents from the neighborhood homeowners' association. After that meeting, there was an article in the Herald that went out, and that's when we were contacted and asked to meet. Since then, we've had...

Mayor Valdes-Fauli: That's extremely inaccurate, by the way.

Mr. Baublitz: That's not inaccurate at all, sir.

Mayor Valdes-Fauli: Well, I think it was.

Mr. Baublitz: It's a hundred percent accurate.

Vice Mayor Keon: No, it's not.

Mayor Valdes-Fauli: (INAUDIBLE)

Mr. Baublitz: Yes, it is.

Vice Mayor Keon: No, John, it's not.

Mr. Baublitz: Okay.

Commissioner Mena: That wasn't accurate.

Mr. Baublitz: It is accurate.

Commissioner Mena: The headline was (INAUDIBLE).

Mr. Baublitz: I did not get a -- I got a call from Frank Fernandez who said, hey, I saw the article in the Herald. Would you like to meet?

Commissioner Mena: No, he's talking about the article. He's talking about the article's accurate.

Mayor Valdes-Fauli: The article was very inaccurate, sir.

Mr. Baublitz: Oh, I apologize. I thought you were saying that what I was telling you is inaccurate.

Mayor Valdes-Fauli: No, no, no, the article.

Vice Mayor Keon: The article that you said came out.

Mayor Valdes-Fauli: The article, no, no.

Mr. Baublitz: I take it back. Moving forward, moving forward, so we then met. It was a good meeting. We had some concerns. Some of our concerns were answered. Now, we have been invited to, you know, meetings on a -- every two weeks, on an ongoing basis. I appreciate that. But, my concern here is every time that we bring up an issue that now that we are seeing and what's going on is that things do get moved. Okay, so when we were originally up there and Mike said there's four bays for the Fire Department and it's not enough. So, what they did is they took two bays from the Police Department. I don't know what was there originally for the two bays for the Police Department that went to the Fire Department, but things like that are concerning. We have concerns about parking. Okay, well, if there is issues with parking, we'll move them into the new parking garage for the public. Things like that, they're giving answers - - we're getting good answers on some of it about maybe one day expanding the building, but that's going to cost money. So, my issue here is if we don't get this right -- and like you said, we have a budget. Is there going to be money to expand? Is there going to be money to fix the problems that we're not aware of right now? The Fire Department today brought up an issue of (INAUDIBLE) with cancer that is -- the bays aren't done properly. If they're washing -- being able to wash the truck, decontaminate the trucks aren't done properly, that those cancer-causing agents can actually move up. I didn't even know that until today. So, these are questions that haven't been answered, but we're ready to go forward with this building.

Vice Mayor Keon: They have answered that.

Mayor Valdes-Fauli: They have been answered.

Vice Mayor Keon: They have asked that. You're dealing with people that have expertise...

Mayor Valdes-Fauli: If we had the bubonic plague...

Vice Mayor Keon: In their fields.

Mayor Valdes-Fauli: But we don't have the bubonic plague. We have taken care of those things.

Commissioner Lago: And, we're moving forward into design documents. You know, when you get into CDs is when you get into, you know, real tangible documents that are going to be really analyzed by the contractor. You know, that's when you really start getting into real pricing, you know, and you're getting forward in the process of construction. So, there will be input in the DDs, but we have to move into that process because of our scheduling constraints right now. We have to meet a goal. And when you talk about money, let me remind you -- and I think you know this better than anybody. You've been here a lot longer than I have. Four years ago, when I got into public office and Commissioner Keon, both of us came in together, I walked our three fire stations. I walked Miracle Mile. I remember walking into -- you know, there's a lot of things that have happened as a result of deferred maintenance that we are dealing with now. There's only so much money, like Commissioner Mena stated. Again, we're not raising taxes, so that's the bottom line. There is other things -- there is other revenues coming in, but we have to be very careful. You know, we have to be very careful. It's taken us a long road to be really financially sound, and we're addressing the needs of our employees, but again, it's not an endless fountain of money that's coming in here. So, just through the DD process, through the DD process, like I said before and like Mike instituted in regards to these, you know, every two weeks you being involved in the meetings, contact your elected officials. Ensure we're aware of

what's going on in those meetings. Make sure if you have a concern, you verbalize that concern and we address it with staff. I requested a meeting with both ACMs and our City Manager, and I told them, look, I need to understand what's going on. This is three weeks ago, not even before this meeting was even scheduled, so...

Mayor Valdes-Fauli: Commissioner, every time they ask for a meeting, we meet with them.

Commissioner Lago: I agree.

Mayor Valdes-Fauli: (INAUDIBLE)...

Commissioner Lago: And that's what I'm saying. We're moving forward in the process, and I want to make sure that any concern you have, document it. Like you stated, you told me the bay -- you said that the first floor -- not you, but they said that the firefighters on the first floor was inadequate. I think it was like -- correct me, if I'm wrong -- 9,000 square feet. Now, we're up to 15,000. That's a pretty significant jump; am I correct? I don't want to speak out of turn incorrectly.

Assistant City Manager Iglesias: You're up to...

Commissioner Lago: Just -- I want to be -- make sure I'm speaking...

City Manager Swanson-Rivenbark: Understand.

Commissioner Lago: Appropriately. Because I remember when we spoke the concern was, when I met staff -- not with staff, with Chickillo and those guys. They told me it was around 9,000 square feet and they said it...

Assistant City Manager Iglesias: We increased the building. We increased the ground floor by 5,660 square feet because of that.

Commissioner Lago: So, I said 6,000 square feet increase, well, almost. So, let's move in that direction -- let's work together.

Mr. Baublitz: I agree in that, and I appreciate everything that you've done. Everything that I've asked...

Commissioner Lago: Well, it's not only me; it's everybody. It's everyone.

Mr. Baublitz: No, it is you because everybody that I -- every time I've asked to meet with you, you've met with me, and I appreciate that.

Commissioner Lago: It's my job. That's everybody's job here, too.

Mr. Baublitz: Obviously, I do care about the citizens' money, I do, and I appreciate the citizens, especially, the Riviera Homeowners' Association and Maria Cruz because, you know what, I do believe without them, we wouldn't have been able to speak when we did.

Mayor Valdes-Fauli: That's inaccurate.

Commissioner Mena: That's the part that's...

Mayor Valdes-Fauli: That's inaccurate, very inaccurate.

Commissioner Lago: But at the end of the day, we work for them. And if they make comments like that -- and you may agree or disagree with them -- but we work for them.

Mayor Valdes-Fauli: Okay, thank you, sir.

Commissioner Lago: So, we moved beyond that. We moved beyond that.

Mayor Valdes-Fauli: Thank you, please.

Mr. Baublitz: The one thing that I will say -- because you asked me to put it on the record.

Commissioner Lago: Yeah.

Mr. Baublitz: I did believe that the issue was going to be with the Fire Department on the first floor that's going to affect the building. And any changes you make there will affect the blueprint for the Police Department, so again, this is our one shot...

Commissioner Lago: In what sense? You mean the amount of...

Mr. Baublitz: If they get more area, we have to give them more area on the first floor. Those people have to go somewhere. That's going to be our floors.

Mayor Valdes-Fauli: No.

Mr. Baublitz: So...

Vice Mayor Keon: You know what, they're the City's floors and it will...

Mr. Baublitz: Yes, you're right.

Vice Mayor Keon: You know what...



Mr. Baublitz: They are the City's floors.

Vice Mayor Keon: It is the City's floor and it is for the City personnel, and it's for the City employees.

Mr. Baublitz: Yes.

Vice Mayor Keon: And you know what, we will be sure that you will have a comfortable, adequate space. It may not be as much space as you might like to have, but it will be adequate, livable, comfortable, safe, quality space.

Mr. Baublitz: And the officers, the members, will do an outstanding job for the citizens, because that's what they always do, but for them to...

Vice Mayor Keon: Yes, they will.

Mr. Baublitz: Do the best job, they need to have the adequate space and equipment, and that's where my concern comes in for -- and I appreciate your time. Thank you very much.

Commissioner Mena: Thank you.

Vice Mayor Keon: Thank you.

Mayor Valdes-Fauli: Thank you.

Vice Mayor Keon: (INAUDIBLE) the Chiefs.

Commissioner Lago: I'm ready to hear the Chiefs.

Mayor Valdes-Fauli: Yes, Chiefs.

City Manager Swanson-Rivenbark: As they're coming up, Fire Station 1, 2, 3, taking out design fees, we've spent \$2.4 million in fixing up the buildings.

Vice Mayor Keon: Yes.

City Manager Swanson-Rivenbark: Not design.

Vice Mayor Keon: No.

City Manager Swanson-Rivenbark: Just actual construction.

Vice Mayor Keon: Every time you have come to us and told us that there's a problem in that fire station, particularly with 3, and we walked through it, we fixed it and we added whatever amount of money needed to be added to it to make sure it was fixed, so that you were in a good space, and we will continue to do that.

Unidentified Speaker: We appreciate it.

Mayor Valdes-Fauli: Chief, go ahead.

Chief Hudak: Well, from a historical per -- so, since I've been in this building for 30 years, I want to take my hat off to the people that did it in 1973, because what we don't might want to recall is the fact that when they built the current building that we're in, for all of its flaws -- and it's flawed -- there was never anything on the fourth floor. It was totally empty, with the exception of two holding cells for the better part of 25 years. When we had to remodel this building and move Building and Zoning over there, that's the first thing that occupied that building. We took all the desks, all the plans, worked over there until the third floor of this

building was done. Since then, we've actually moved to the Marine Patrol Office. We had Internal Affairs now at the Motor Pool and we have the YRU unit has an office at the Youth Center, as well. So, the -- my thought process on this is that we had room to expand, and then subsequently, when we realized that the EOC, after Hurricane Andrew, did not work in the basement of the building that flooded, we were able to take the money from LETF and build a communications center, combine our communications center and build the EOC that we know today. My concerns have been voiced in those meetings, those original meetings that the Manager referenced, was square footage. I will be honest with you. It took me probably two or three meetings to figure out how to calculate square footage in my head. But then looking at the reductions, we submit those to our bosses, to the Director of Public Safety to what's going on there. All things being relative to a budget -- and I understand that. I just want to make sure that we are big enough and are we building it, so that we can grow. That has been the concern. It is going to be tight and our conversations with Mr. Iglesias, with Mr. Fernandez, I've said we're going to be tight. We're going to be efficient. I've visited Orlando Police Department and similar structure, the way that it's been built. I visited Homestead, talked to my colleagues in Homestead. You know, their concerns are all pretty much universal from the police administration sides. We want to be able to make sure that we have that ability to grow. The concerns that were raised by the unions as far as the lockers are legitimate concerns. When I started here, there was two lock -- three locker rooms; one ladies' locker room on the first floor, one supervisor's locker room and one major male. Over the years, we have had to modify this building. When this building we're currently in was built, there was three of us. There was police, fire and the courthouse. And the way it was built, we were able to now add five more departments, so it's police, fire and five more departments in there now. We're going to reshuffle. And, I think as this city grows and for the earlier part of the morning when we start talking about how it's growing to grow, we're going to make sure that we have to have that same ability to grow, if need be. I know we've looked at different outsourcing of some of those departments. And again, to the...

City Manager Swanson-Rivenbark: Wait, I don't want to have a discussion on outsourcing because we're not looking at outsourcing departments. Just so that -- I can't have employees be nervous because we're not...

Chief Hudak: Oh, no, no. I'm talking about outsourcing space, not outsourcing departments.

City Manager Swanson-Rivenbark: No, no. Okay, I just can't have that kind of conversation.

Chief Hudak: No, no, no. I didn't mean outsourcing departments by any means.

Commissioner Mena: Space.

Chief Hudak: Physical space. Looking at space. You know...

City Manager Swanson-Rivenbark: Relocating.

Chief Hudak: Relocating, yes, within the City limits. Is that tighter?

Commissioner Lago: Chief, you mentioned before the Orlando facility. It's 100,000 square feet. What was your opinion of that facility? Obviously, I know it's a much more modern -- a much more modern structure than what we have right now, what we're contemplating, but what did you think about that?

Chief Hudak: Well, I think the facility itself is similar to the way ours is designed, although they don't share it with -- I mean, it's their police headquarters building. They also have a lot of out-located areas, district precincts, if you will. It's one secured parking lot. It's a three-story building and it's built for a transient population of police and police command staff coming to headquarters and moving on, similar to what the Miami-Dade Police Department has with its headquarters structure where a lot of their detectives are, but they also have their single police

buildings and fire buildings throughout Dade County. I thought it was an efficient use. There was a large parking structure for the motorcycle unit, which is probably double the size of ours, but it had a good command operations center close to the area. That's why I believe our recommendations that we've made to have it where it is is a good one, but again, we make our recommendations of what we thought. We're going to make it work, and that's, you know, that's where we're at.

Commissioner Mena: One thing that I don't know if it's come up today, but we've talked about in the past and I think it's important for everybody to be aware of is the parking garage and the building. You know, we have the option of doing it in a way that there's basically three parking floors per building story. That would be cheaper for us. We're not doing that. We're spending more to -- so that those floors line up, so the parking floors and the building...

Chief Hudak: Right.

Commissioner Mena: Floors -- the entire purpose of which is to potentially accommodate expansion in the future, if it's necessary. That's an investment we're making now in real dollars to make sure that the concern that you have and the potential for growth in the future -- you know, that there's an option there going forward, so I think that's important to keep in mind here as well.

Chief Hudak: No...

Commissioner Lago: Somebody probably here will be sitting in this seat ten years from now or fifteen years will take credit for that, but that's something that we've been...

Chief Hudak: For that forethought.

Commissioner Lago: Discussing for like the past few months, so...

Chief Hudak: I would have to go back and look at the time capsule to see who was sitting in these chairs when they built the building in '73.

Commissioner Lago: So, in the next 15 years, someone's going to say, man, you know, why don't -- I have a great idea. Why don't we just expand?

Chief Hudak: So, I guess, to my point, Mr. Mayor, is that if the Commission's willing -- and again, through the Manager -- I mean, when we talk about the funding aspect, if we're going to build that out because we know it's going to be tight now to see what happens -- and I've heard different things. Put another floor on it; what's feasible, what's not. You know, that's a discussion that's above my paygrade, technically. But other than that, I know it's going to be tight and we're going to make it work. And, you know I do believe IT should be in there, from a police standpoint. It's our infrastructure and our communications.

Mayor Valdes-Fauli: Thank you, Chief.

Vice Mayor Keon: Do you feel like the suggestions that you made when they were made, were people listening to you?

Chief Hudak: Yeah. I mean, I make my recommendations, as the Manager said. We put them in emails back and forth what my concerns were. But again, I'm pragmatic in the fact that -- I mean, I understand that if we had \$100 million right now, that we would probably not be having these conversations, but we're not going to have gold faucets or anything else like that. We just need to make do with what we can.

Commissioner Lago: Are you an advocate of the training facility on the fourth floor, I think it is?

Commissioner Mena: Fifth.

Commissioner Lago: Fifth, excuse me.

Chief Hudak: Yeah. Listen, I believe...

Commissioner Lago: Will it save your teams time from having to go out of the city...?

Chief Hudak: I think we'll be able to maintain a more scheduled training throughout the year. there are some things that we just have to do, because of the cost of bringing everybody off the road at the same time that we would still need larger -- like, let's say if we have our weapons day, which is shotguns, firearms, that's like 20, 30 people at a time to get through that in a month. You know, we still will probably have to go to the Medley range, which we rent for like \$300 per shift to go out there along with those instructors. Now, the regular firearms qualifications, which we do now in the back of the station, where there's a four-position indoor range, which was an add-on. I mean, that actually, as the Manager stated, from back in the PBA gun range when we actually -- when we leased that out, we built that three -- that four-position range and part of the parking lot in the back of the station that currently exist.

Mayor Valdes-Fauli: Thank you, Chief.

Vice Mayor Keon: Thank you.

Mayor Valdes-Fauli: Chief.

Chief De La Rosa: Sir, the only thing I'd like to add is throughout this whole process, our goal and my goal has been to put together a building that, within the constraints of where we were at and understanding that everything has a budget was the safety and effectiveness of that building and the living area and -- for those firefighters that are there for 24 hours, and that was our goal

throughout this entire process. Understanding, of course, that this is a station that is being built in an urban setting and in an urban core, and some of the functionalities that we would normally do on the outside of the station are going to have to be done inside of the building. And, we've communicated that need to the designers and they have communicated back to us that that will be taken into consideration and it'll be a principal part of the design. From there, going forward, we continue to work to make sure that we're always maximizing the safety, health and well-being within the standards of a modern fire station, and that includes isolating carcinogens from living areas. That includes decon areas. That includes isolating the areas that go from the working area to the living area of the fire station.

Mayor Valdes-Fauli: Thank you, Chief.

Commissioner Lago: Can you work to identify, both of you, along with the other members of your departments that spoke, identify any pending or possible ideas that can be integrated into this building, again, that are within line to some sort, you know, that we can prepare for having the most world-class building that we could put in this urban setting. If you want to put that memo together, if you want to send it to the Commission, I'm here. We're all willing to listen to it. This is the opportunity to do it. DDs will probably take what, two months, three months to put together? So, there is a window before we move into construction documents, so I'd like to hear from anybody that's interested.

Mayor Valdes-Fauli: Yeah, but we've heard from you that you think that the -- your concerns are going to be taken care of.

Commissioner Lago: Okay, if you missed anything, if you forgot things, you know, write them.

Chief Hudak: No, I think to your -- to the point of the discussion is over the last few months and we finally brought in more of our stakeholders. You know, listen, I can tell you what our property room's like, but I don't live it, I don't breathe it. You know, I trust in my subordinates



to have that done. The last meeting that we had when we brought all the stakeholders in and went over the drawings was, I thought, very beneficial. Subsequently, we've had emails to that, so I believe, as we get into the D&D side of it, we will have more recommendations, more finalizations and learning and sending some people out for other benchmarking types of things to see, you know -- I mean, to talk to the members in Homestead. They built a brand-new facility and, according to some of their command staff, people -- they literally outgrew it before they moved in. So, you know, that's something that I think all of us at our level want to make sure we guard against, so we don't have to come back and say we're busting at the seams. Now, we know it's going to be tight, but we think it's going to be efficiently tight and we'll see.

Mayor Valdes-Fauli: Thank you. Thank you very much, Chiefs.

Commissioner Lago: Thank you, gentlemen. Appreciate it.

Mayor Valdes-Fauli: Madam City Manager, what is the next step? What do you want us to do at this point?

City Manager Swanson-Rivenbark: You all have met individually with Diana. The question of debt ratio that Commissioner Lago had mentioned before...

Commissioner Lago: Yeah.

City Manager Swanson-Rivenbark: That we have a 4.9 percent debt ratio today, that we have placed in a responsible financial conservative nature that you want us to be, at a ratio of -- a cap of 8 percent, where other cities don't do that. And with this, we will be at 6 percent. So, from a funding ratio, that is satisfied. Diana can make a presentation. She already made it to you all before about where we were going to get the funds, the majority of which coming from the increased parking rate...

Mayor Valdes-Fauli: Parking.

City Manager Swanson-Rivenbark: That you already approved in 2016. Six hundred thousand dollars of additional debt service would need to be coming from new revenues that will be coming in. We'll attach it to the -- capture the value, we call it, in terms of keeping the millage -- the new values that come in. We'll capture that \$600,000. We usually get 3, \$4 million. And so, she can give that presentation to you. At this point, we're interested, from a time schedule, from the level of detail, the input that we've already received, we're interested in moving to what they call the DD stage, where we'll go into design development, and we would like the authorization to do that. We will come back to you with the notice of intent to fund. We will come back to you with the construction manager at-risk agreed value.

Mayor Valdes-Fauli: Yeah. Do I hear a motion that we proceed?

Vice Mayor Keon: I'm comfortable with the information that Diana already provided.

Commissioner Lago: Yeah, me too.

Vice Mayor Keon: I don't think she needs to repeat it.

Commissioner Lago: Yeah, I'm fine with it. I was just going to mention, maybe we can -- I'd like to sit down maybe in the next two weeks and you can get -- put together a simple spreadsheet of any major debt that's sun-setting over the next five years, so I could see how our debt ratio's...

Mayor Valdes-Fauli: But, we can go on with design development...

Commissioner Lago: No, I'm just saying...

Mayor Valdes-Fauli: At this point.

Commissioner Lago: Yeah, of course. I'm just asking for this for the new...

City Manager Swanson-Rivenbark: I understand.

Commissioner Lago: Two weeks -- so we can meet in the next two weeks. I'm more than willing to vote on this issue right now.

City Manager Swanson-Rivenbark: And we can include that also...

Mayor Valdes-Fauli: Okay. Do I hear a motion, please?

City Manager Swanson-Rivenbark: In the presentation (INAUDIBLE).

Commissioner Lago: Yeah.

Vice Mayor Keon: What are we moving?

Commissioner Lago: I just want to see (INAUDIBLE)...

Mayor Valdes-Fauli: We're moving that we proceed with the design development and continue...

Vice Mayor Keon: Oh, it's to move...

Mayor Valdes-Fauli: With what Commissioner Lago...

Vice Mayor Keon: Alright. I'll make the motion that we proceed with design development.

Commissioner Lago: I'll second.

Mayor Valdes-Fauli: Alright. Will you call the roll, please?

Vice Mayor Keon: Yes.

Commissioner Lago: Yes.

Commissioner Mena: Yes.

Mayor Valdes-Fauli: Yes.

(Vote: 4-0)

Mayor Valdes-Fauli: Thank you. Thank you very much. Very instructive and we look forward to Commissioner Lago's suggestion and getting (INAUDIBLE)...

Commissioner Lago: I just want to...

Vice Mayor Keon: Yeah.

Commissioner Lago: Just to keep track of major debt items that are sun-setting, you know, over the next five to ten years.

[End: 3:52 p.m.]