

**City of Coral Gables City Commission Meeting**  
**Agenda Item J-4**  
**February 27, 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**  
**City Attorney, Miriam Ramos**  
**City Clerk, Walter J. Foeman**  
**Deputy City Clerk, Billy Urquia**  
**Assistant Procurement Finance Director, Celeste Walker**

**Public Speaker(s)**

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Agenda Item J-4 [2:39 p.m.]

A Resolution accepting the recommendation of the Procurement Officer to award the Design-Build Services for Fire Station No. 2 Addition/ Renovations and a New Trolley Maintenance Building to Link Construction, Group, Inc., the highest ranked responsive responsible proposer, pursuant to Section 2-763 of the Procurement Code entitled “Contract Award” and Request for Proposals (RFP) 2017.11.LS, and authorizing the City Manager to negotiate and award a final contract in an amount not to exceed the budgeted available funds.

**Mayor Valdes-Fauli: Mayor Valdes-Fauli: J-4.**

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City Attorney Ramos: A Resolution accepting the recommendation of the Procurement Officer to award the Design-Build Services for Fire Station No. 2 Addition/ Renovations and a New Trolley Maintenance Building to Link Construction, Group, Inc., the highest ranked responsive responsible bidder, pursuant to Section 2-763 of the Procurement Code entitled “Contract Award” and Request for Proposals (RFP) 2017.11.LS, and authorizing the City Manager to negotiate and award a final contract in the amount not to exceed the budgeted available funds.

Assistant Procurement Finance Director Walker: Again, Celeste Walker. This particular project was issued as a two-step process. We issued an RFQ, which originally qualified the proposers who actually responded. The second phase was issued as an RFP. We’ve had four respondents to the RFP, and the evaluations were conducted by a team of subject matter experts, and they rendered their decision on the highest-ranked responsive proposal, and that is Link Construction Group.

City Manager Swanson-Rivenbark: Now, Mayor Valdes-Fauli and Commissioner Mena, you were not here in 2015 when we came to the Commission showing the projected plan, showing the designs. I know Vice Mayor Keon and Commissioner Lago actually attended community meetings that we held regarding Fire Station 2 and the Trolley Station. We also went to the federal government to get the approval to have the trolley station at this location due to a previous incident that we had had and had to address. And so, this is the -- we came also to the Commission regarding the approval of funding. This all happened in 2015. And so, now we are back with the design-build contractor that we want to have awarded. We do have the designs here, the layouts here, and ACM Iglesias is prepared to give you a very detailed presentation on the well-thought out building and the improvements that will be made.

Assistant City Manager Iglesias: As you can see, the plans are at the schematic -- at -- finishing schematic design. This is very unusual for design-build. Design-build projects -- and actually, we won’t do another design-build project because we have -- there’s too much stakeholder input.

There's too many issues involved in Coral Gables to do this. We have the Board of Architects. We have strict zoning. We have the stakeholder input. So, normally, you would not get a plan at this level at the end of schematic design. This plan is ready to go into design development, and so this has gone through the Board of Architects. And so, we can move quickly through this. Normally, design-build is -- you have a -- you would have a -- like the School Board did. You got 30 acres that need a building for a thousand kids. That is your typical design-build. This is a project where we are going now into design development, which means we can move very quickly from design development into construction documents into permits and actual construction. We are -- Link Construction was -- we had MCM, Link and West as the top three firms. MCM bowed out of the project. Link and West came in number one. And out of those two, Link Construction was selected the overall number one. We -- I don't -- I've heard nothing negative on Link Construction, and it's something that we would like to negotiate this contract with. We have -- not only the project is actually -- the deliverables are based on three projects. One is the addition area -- the renovation area to get these firefighters as quickly as possible out of the trailers and back in, and then the fire station, and then the actual trolley building. It doesn't mean that they will build it in three phases. It means the deliverables are such that we want the fire station first. We want to get the firefighters out of the trailers and back into the building. We are going to tweak this building. We are going now to design development. We've already discussed with the Fire Chief some things that he would like, some exits through the Metrorail site, and also, discussed some tweaks to the Trolley Station building that I think will enhance it and may move it slightly east to provide more space for the -- for Fire. I believe that the building provides four more bays, provides various simulation rooms. It provides for an actual classroom. It increases the square footage from 8,292 square feet. It adds an additional 11,248 square feet, for a total of 19,540 square feet for the new facility. I think we go from two bays from six. I think it's a well-designed building, and we hope to move forward and -- with negotiations with Link Construction on the project. We also bid it out separating the fire station from the trolley station. The bids came in. It wasn't worth separating it. We really should go with the entire project. It's -- from a cost perspective, it is the most feasible way of moving forward.

City Manager Swanson-Rivenbark: And ACM Iglesias explained to me that there's a medical simulator. There is a fire simulator. There is a life safe -- search and rescue classroom, that there's a gym there. There are different additional amenities that have been added to the building, which we think will enhance the offerings for the Fire Department.

Assistant City Manager Iglesias: That is correct. And in addition, this part of the building have a seven-foot-high storage area didn't make sense. We increased it by three feet. And now, there's an additional almost 2,900 square feet of usable space that can be -- on top of the trolley building that went from a seven-foot mezzanine to usable space by increasing the height to ten feet. It was really worthwhile. It gives us 3,000 square feet for three feet of block, and so it made sense to do that.

Vice Mayor Keon: So, that isn't this; is that right?

Assistant City Manager Iglesias: I'm sorry?

Vice Mayor Keon: Is that the rendition that you have there in back of you is not the same as this one?

Assistant City Manager Iglesias: Yes. That that you have is...

Commissioner Mena: It's the same.

Vice Mayor Keon: It is the same? That looks like it's got three stories. This looks like it has two. That is not the same look...

Assistant City Manager Iglesias: We had -- these are...

Vice Mayor Keon: The trolley.

Assistant City Manager Iglesias: These are a little bit older.

Commissioner Mena: Oh, you're right.

Assistant City Manager Iglesias: These are a little bit older. The -- yes. We had...

Commissioner Mena: I can't see the first floor.

Assistant City Manager Iglesias: It was out of budget and we -- yes, it's a slightly (INAUDIBLE).

City Manager Swanson-Rivenbark: Our renderings aren't up to the date. The ones that they passed out in front of you...

Mayor Valdes-Fauli: Who was the contractor?

City Manager Swanson-Rivenbark: Are the ones...

Vice Mayor Keon: They're not the same.

Assistant City Manager Iglesias: Vice Mayor, I need to hire you in Public Works.

Vice Mayor Keon: What?

Assistant City Manager Iglesias: I need to hire you for Public Works.

Mayor Valdes-Fauli: This is not a...

Assistant City Manager Iglesias: This is the actual elevation. It was reduced because of the -- what we did is -- there was a seven-foot mezzanine...

Vice Mayor Keon: Yeah.

Assistant City Manager Iglesias: Which didn't make sense because a seven-foot space is very long...

Vice Mayor Keon: Okay.

Assistant City Manager Iglesias: And it's not usable...

Vice Mayor Keon: Alright.

Assistant City Manager Iglesias: So, what we did is we raised it. We raised it here to here, and then now that floor becomes a usable floor (INAUDIBLE)...

Vice Mayor Keon: Okay, so this is...

Assistant City Manager Iglesias: All the (INAUDIBLE).

Vice Mayor Keon: This is the correct rendering?

Assistant City Manager Iglesias: Yes, ma'am.

Vice Mayor Keon: Okay.

Mayor Valdes-Fauli: I have a nasty question. Who was the contractor for Miracle Mile? Not Link.

Assistant City Manager Iglesias: Ric-Man.

Mayor Valdes-Fauli: What?

Assistant City Manager Iglesias: Ric-Man International.

Vice Mayor Keon: Ric-Man, not this (INAUDIBLE).

Assistant City Manager Iglesias: Not Link.

Mayor Valdes-Fauli: Not this one, yeah.

Assistant City Manager Iglesias: No, no.

Mayor Valdes-Fauli: And Giralda?

Assistant City Manager Iglesias: Ric-Man International.

City Manager Swanson-Rivenbark: And...

Mayor Valdes-Fauli: And we're never going to use them again, right?

Assistant City Manager Iglesias: I'm sorry?

Mayor Valdes-Fauli: We're never going to use them again.

Vice Mayor Keon: You know, I have to tell you, too, to our embarrassment, they were not the firm that was recommended by staff, and we overrode staff.

Mayor Valdes-Fauli: Why?

Vice Mayor Keon: I suppose because of...

Mayor Valdes-Fauli: Well, we know better.

Vice Mayor Keon: The promises that were provided by Ric-Man here in front of us. It was a lesson learned because we haven't done it since.

City Manager Swanson-Rivenbark: And Peter arrived three days after streetscape started.

Mayor Valdes-Fauli: No, no. I'm not blaming you. I'm just...

City Manager Swanson-Rivenbark: Understand.

Vice Mayor Keon: Yeah. We...

City Manager Swanson-Rivenbark: So, I think the...

Vice Mayor Keon: Our mistake, our error.

City Manager Swanson-Rivenbark: Concerns that the Commission has had regarding capital is the concerns are warranted, and that's why when we were recruiting Peter to come join us as Assistant City Manager overseeing capital, in addition to his other responsibilities, and why we went and recruited Ed Santamaria, with his experience in capital, the new arrival of Suramy



Cabrera, in Development Services, you're seeing that we have a highly-qualified and professional staff to better oversee the success of these capital projects.

Mayor Valdes-Fauli: Okay.

City Manager Swanson-Rivenbark: So, we have made administrative changes to respond to that.

Mayor Valdes-Fauli: Thank you. Do I hear a motion?

Assistant City Manager Iglesias: Mr. Mayor, we also have a very good second contractor. So, if our negotiations don't go well, we will go with number two, similar to what we have with the public safety building.

Vice Mayor Keon: You know, I would not like to go through with this building what we went through with the public safety building with regard to the end users of this building. Have they had their input into this? Do they -- are we...

Assistant City Manager Iglesias: We've been meeting with the Fire Chief every two weeks.

Vice Mayor Keon: The Fire...

Assistant City Manager Iglesias: And we've included the union last week, and we will include them through all the design development process...

Vice Mayor Keon: Okay.

Assistant City Manager Iglesias: Through the DD process.

Vice Mayor Keon: The biggest -- one of the complaints that I have heard from them is that they don't have enough room now to do their exercises to test their hoses. And I know they used to have a very big space where they would practice extradition (sic) of people from vehicles and that. Do they still have that space available?

Assistant City Manager Iglesias: We are working with -- I think there's enough space, but we are working with the Fire Chief right now to go ahead and tweak the building, move it slightly east and get some exits through the Metrorail, which I...

Vice Mayor Keon: Okay.

Assistant City Manager Iglesias: Think are feasible because of the fact that this is an essential facility. And so, we are working with the Fire Department on that.

Vice Mayor Keon: Okay.

City Manager Swanson-Rivenbark: What we're not allowing is the storage of 12 crashed up vehicles in front of that single-family neighborhood. They have relocated those off property...

Vice Mayor Keon: Okay.

City Manager Swanson-Rivenbark: I believe, to 72<sup>nd</sup> Avenue.

Vice Mayor Keon: Okay. I would just like to make sure that, you know, that they feel that they don't have a need to go to neighborhood associations or individuals to voice concerns...

Mayor Valdes-Fauli: They will always do that.

Vice Mayor Keon: When they know that they can come to us and that we will listen to them and we're going to move this through without having to go through it four or five times because of that so...

Assistant City Manager Iglesias: Yes, Vice Mayor.

Vice Mayor Keon: Thank you.

Mayor Valdes-Fauli: Will you make a motion?

Vice Mayor Keon: I make the motion.

Mayor Valdes-Fauli: Second?

Commissioner Mena: Second.

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

Commissioner Mena: Yes.

Vice Mayor Keon: Yes.

Mayor Valdes-Fauli:

(Vote: 3-0)

[End: 2:50:25 p.m.]