

City of Coral Gables City Commission Meeting
Agenda Item G-5
November 12, 2019
City Commission Chambers
405 Biltmore Way, Coral Gables, FL

City Commission

Mayor Raul Valdes-Fauli
Vice Mayor Vince Lago
Commissioner Pat Keon
Commissioner Michael Mena
Commissioner Jorge Fors

City Staff

City Manager, Peter Iglesias
City Attorney, Miriam Ramos
City Clerk, Billy Urquia

Public Speaker(s)

Maria Cruz

Agenda Item G-5 [11:38 a.m.]

Request for the City Manager to prepare a description of the “Mobility Hub” to replace garage #1 including time line for RFP, award date, financing, and ground breaking.

(Sponsored by Commissioner Keon)

Mayor Valdes-Fauli: Alright. Next item is description of Mobility Hub, G-5, Commissioner Keon.

Commissioner Keon: It's really the Manager's. We have -- we keep talking about a Mobility Hub, and I have to tell you, I'm not sure exactly I understand what it is. And as we use the term repeatedly and we use it publicly, I'd like to have it defined...

City Manager Iglesias: I like to use the term parking structure...

Commissioner Keon: Somewhere...

City Manager Iglesias: Slash Mobility Hub.

Commissioner Keon: Yeah. I would just like them to define it so that there is a record that defines what a Mobility Hub is, how it's going to be used. And again, there is -- I understand there will be an RFQ for design. There will be an RFP for a contractor to select. And we have a no later than break ground date for this project. And I would just like to see that on the record. So, it's yours...

City Manager Iglesias: Yes.

Commissioner Keon: The Manager and the staff.

City Manager Iglesias: Yes. Our Parking Director will be...

Commissioner Keon: Thank you.

City Manager Iglesias: Providing a presentation on the Mobility Hub.

Commissioner Keon: Thank you.

City Manager Iglesias: We are looking at an RFQ and then an RFP for construction. And then we're looking at starting the work prior to October 1st of 2021.

Commissioner Keon: We will break ground...

City Manager Iglesias: We'll break ground.

Commissioner Keon: I'd like that on the record. We will break ground prior to October 1st, 2020?

City Manager Iglesias: 2021.

Commissioner Mena: '21.

Commissioner Keon: '21. Oh, I have '22.

Parking Director Kinney: And I...

Commissioner Keon: I'm sorry. We're starting -- it's '21. Okay, that's what I'd like -- I'd like to make sure we have on the record.

Parking Director Kinney: And I would just note for the Commission that Ernesto and I have already met. We've had initial conversations and I will give you our first version of kind of the vision statement of what a Mobility Hub...

Commissioner Keon: What is a Mobility Hub?

Parking Director Kinney: A Mobility Hub is a place of connectivity where different modes of travel, vehicles, walking, biking, transit, ridesharing and other mobility choices seamlessly converge. That's the vision statement. And we can talk about all the things...

Commissioner Keon: Okay.

Parking Director Kinney: That...

Commissioner Keon: Does that include in that -- I know we have talked so often about having places for the different rideshare programs to be able to park, as well as...

Parking Director Kinney: Yes.

Commissioner Keon: Taxi service, those things.

Parking Director Kinney: There would...

Commissioner Keon: So, included in that, it would include spaces or a place for them to wait?

Parking Director Kinney: Right.

Commissioner Keon: Is that right?

Parking Director Kinney: Well, the curb space is going to be very valuable at this location. Yes, there will be some ridesharing there, but we may have to actually inside the facility provide...

Commissioner Keon: No, that's fine. Inside, but there will be like, you know, at the airport, there's a lot where you...

Parking Director Kinney: Yes.

Commissioner Keon: Can call. That's what I'm asking.

Parking Director Kinney: Yes.

Commissioner Keon: Okay.

Parking Director Kinney: And this is very...

Commissioner Keon: I'm sorry that I interrupted you.

Parking Director Kinney: Conceptual still. I mean, it is...

Commissioner Keon: Okay.

Parking Director Kinney: Something that is happening in the world.

Commissioner Keon: Right.

Parking Director Kinney: And there's...

Commissioner Keon: Okay.

Parking Director Kinney: Big cities and small cities all looking at this.

Commissioner Keon: Right.

Parking Director Kinney: I mean, for us, it's going to be scaled Coral Gables size. It's going to start with a wonderful pedestrian connection with the Mile. That's, you know, goal one. It's going to deal with FreeBee or any kind of ridesharing. We're a hundred feet from the nearest trolley stop. So, that's our transit component. And we want to deal with EVs. We want to deal with

potential automated vehicles in the future. All of that has to work in. And we're going to ask some design people to help us with that. So, that's going to be part of the design process. And this one is going to be different than the garage up by the public safety building. At the public safety building, that's your traditional -- mostly traditional kind of garage. And we went out for a design build. The Manager and staff has already talked -- in this case, we're probably going to take it all the way through design and then have somebody build it for us because we want it to be serving all of those needs for our downtown.

City Attorney Ramos: And Kevin, to be clear, that's within a parking structure, correct? All that's occurring within a parking structure?

Parking Director Kinney: Yes.

City Manager Iglesias: This will be...

Parking Director Kinney: Within the footprint...

City Manager Iglesias: Parking...

Parking Director Kinney: And the right-of-way in front of the building.

City Manager Iglesias: Madam City Attorney, to clarify, it's a parking structure that will be a Mobility Hub.

City Attorney Ramos: Right.

City Manager Iglesias: And we're looking at wayfinding, ridesharing. We're looking at a structure that if we're going to be spending \$30 million and a structure has a 50-year life, that structure has to have adaptive reuse. We have to be able to move forward in the transportation needs of the

future. And this is the idea is to have a adaptive reuse of this building to make sure that we look at our different transportation needs as they will be coming up.

Commissioner Keon: Okay.

City Manager Iglesias: This is not a garage that we're looking at from a five- or ten-year period.

Commissioner Keon: And this is on the site of Garage 1.

City Manager Iglesias: This will be Garage 1.

Commissioner Keon: The current site of Garage 1.

City Manager Iglesias: And what we want to do is start...

Parking Director Kinney: Yes.

City Manager Iglesias: The garage. This garage is a very important garage in our parking structure. It's right in the middle of our Central Business District. In addition to that, it produces quite a bit of revenue. So, we want to be sure that we demolish and build immediately.

Commissioner Keon: Okay.

City Manager Iglesias: So, the idea is to have our design consultant design the parking garage, have permits in hand for demolition and for construction and move forward very, very quickly once we start demolition.

Commissioner Keon: Okay.

City Manager Iglesias: Once we start demolition, formal demolition, that will be the official start of this project.

Commissioner Keon: Okay. And that...

City Manager Iglesias: Because we must demolish...

Commissioner Keon: Will be no later than...

City Manager Iglesias: To build the new one.

Commissioner Keon: October 1, 2020...

City Manager Iglesias: Before October...

Commissioner Keon: Before October...

City Manager Iglesias: One, 2021. Yes, Commissioner.

Commissioner Keon: September 29, 2021.

City Manager Iglesias: It will be hopefully before September 20.

Commissioner Keon: September 30.

City Manager Iglesias: I don't think we'll cut it that close.

Commissioner Keon: September 30, 2021.

Mayor Valdes-Fauli: Alright.

Commissioner Keon: Have we determined the number of spaces that are going to be in here now? I know we talked about...

Parking Director Kinney: The goal at this point is still 750.

Commissioner Keon: Okay. And the goal is 750 spaces.

Parking Director Kinney: And part of that is because of the ongoing conversation we've had about overlays and...

Commissioner Keon: Absolutely. Okay.

Parking Director Kinney: You know, we want to make...

Mayor Valdes-Fauli: Okay.

Parking Director Kinney: Sure we're...

Commissioner Keon: And there'll be an RFQ and an RFP and construction will begin...

Parking Director Kinney: The RF...

Commissioner Keon: Prior to September 30th...

City Manager Iglesias: Commissioner, the RFQ...

Commissioner Keon: 2021?

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City Manager Iglesias: Is to select the...

Parking Director Kinney: Yes.

City Manager Iglesias: The design, the designer. And the RFP is to select the contractor.

Commissioner Keon: Okay, thank you. I just...

Mayor Valdes-Fauli: Thank you.

Commissioner Keon: You know what, I wanted it on the record.

Mayor Valdes-Fauli: Thank you. Alright, we have Maria Cruz that wishes to speak on this subject. Yes, Ms. Cruz.

Maria Cruz: Maria Cruz. I just want to make sure that I understand what's going on with this because I went back to March 26 when we talked about this last time. And according to this, we have to break ground by October of '22. That's what it says in the minutes, October '22. Okay. And I want to make sure -- I've been reading this back and forth and it's the end of fiscal year 2021, okay. According -- you said that. It's right here. Okay, now I am -- one of the concerns I had was we're not talking about remote parking here, right? We're talking about a regular parking lot, correct? A Mobility Hub, as we call it now. Alright, and this is based on what we agreed with -- what the City agreed with the people that are proposed to build on parking one and four. And if we do not come through with this by the end of the fiscal year '21/'22 -- I mean, October '22, so that's the beginning of -- okay, then they will have first refusal to do whatever they have proposed for 500 years or so. Okay, that's what it sounded like. I'm just making sure that I understood. Okay, and did I understand what we're talking about?

Vice Mayor Lago: Twenty-five years.

Ms. Cruz: Because this keeps going around...

Commissioner Keon: No, I...

Ms. Cruz: And around.

Commissioner Keon: I agree with you, Mrs. Cruz. And that's why I wanted a date because I think the date is reflected differently in different documents.

Ms. Cruz: Okay.

Commissioner Keon: So, that's why I'm asking for a date...

Ms. Cruz: Well, the date...

Commissioner Keon: On the record.

Ms. Cruz: Okay.

City Attorney Ramos: So, there is a resolution that is the final document and it says October 1st, 2022. That is the final date.

Ms. Cruz: That's what it says here.

Commissioner Keon: Okay, so what we...

Vice Mayor Lago: I think what we...

Ms. Cruz: This is why I got up.

Commissioner Keon: That's what I'm asking, so...

Vice Mayor Lago: I think what we should -- the date's pretty clear in the resolution. But I think what we should be clarifying is the construction. When does construction actually begin? And I think that's where it's a little bit...

Ms. Cruz: Well...

Vice Mayor Lago: Left to interpretation. Can we get a foundation permit and start on a foundation permit...

Commissioner Keon: Well...

Vice Mayor Lago: If we -- well, if we can, does that basically clarify...

City Manager Iglesias: I think I...

Vice Mayor Lago: If we don't have our plans done and our permitting done in time...

City Manager Iglesias: Vice Mayor, we're...

Vice Mayor Lago: (INAUDIBLE) pull the foundation permit.

City Manager Iglesias: The idea is to have everything done in time. That garage produces quite a bit of money for the City and it provides parking in the middle of the Central Business District. So, we have to get in and get out.

Vice Mayor Lago: I just want to be as...

City Manager Iglesias: So...

Vice Mayor Lago: Flexible as possible.

City Manager Iglesias: So, I believe that since the site is occupied by a garage, first start of construction is demolition of that garage. So, if we start the demolition of that garage with permits in hand, I think that's the start of construction.

Vice Mayor Lago: I just don't want it to be left...

Parking Director Kinney: And there's a difference...

Vice Mayor Lago: I just don't want to be left -- you know, somebody may say demolition is not the start of construction. It may -- you know, it's just one of the steps. For example, you know, some people may view soft costs as the start of construction, design and permit permits and all kinds of things. So, I don't want there to be anything left up to interpretation because when I voted against this project -- and I voted against this very clearly -- I knew that this was going to be an issue. And...

City Attorney Ramos: There's very specific language in the reso.

Commissioner Keon: No, I agree.

Vice Mayor Lago: And...

City Attorney Ramos: (INAUDIBLE) pull it out to read it.

Vice Mayor Lago: I'm just...

Commissioner Keon: I...

Vice Mayor Lago: I'm just saying -- let me just finish, just one second. I just want to be very, very careful because, you know, there's a 25-year window that's attached to this. Commissioner Mena brought up a very good point, a 25-year window that was attached to this. I think the first time was 99 years, and then it was brought down to 25.

Ms. Cruz: No, perpetuity was an issue.

Vice Mayor Lago: Perpetuity, I apologize, excuse me.

Commissioner Keon: Right.

Vice Mayor Lago: Which, to me, is 99 years.

Parking Director Kinney: But it's a difference between our goal and what the legal requirement is.

Commissioner Keon: Okay.

Parking Director Kinney: Our goal is...

Commissioner Keon: Your goal...

Parking Director Kinney: September 2021.

Commissioner Keon: Your goal is September...

Parking Director Kinney: The legal requirement is...

Commissioner Keon: '21.

Parking Director Kinney: September '22.

Commissioner Keon: September 30th of '22. Okay, so that's what I...

Ms. Cruz: The minutes from...

Commissioner Keon: Want to make sure.

Ms. Cruz: The verbatim...

Commissioner Keon: Okay.

Ms. Cruz: Minutes from March 26, 2019 says we proceed with building G-1 on our own. We have until October of '22 to break ground. That's what was voted on. That's what was agreed...

Mayor Valdes-Fauli: Okay.

Ms. Cruz: Right here.

Commissioner Keon: Okay, so that's all I wanted.

Mayor Valdes-Fauli: Commissioner Keon.

Commissioner Keon: I want to make sure that we have those...

City Manager Iglesias: Commissioner...

Commissioner Keon: That those dates are consistent and we know the timeline.

City Manager Iglesias: Commissioner, we have -- we...

Commissioner Keon: I also asked Peter...

City Manager Iglesias: We are finishing...

Commissioner Keon: What constitutes the groundbreaking.

Ms. Cruz: Breaking ground.

City Manager Iglesias: We are...

Commissioner Keon: And you told me that groundbreaking starts at...

City Attorney Ramos: I'm trying to pull it up.

Commissioner Keon: Demolition.

City Manager Iglesias: I -- okay.

Commissioner Keon: That's what you have told me. I want to make sure...

City Manager Iglesias: My professional opinion...

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Commissioner Keon: And well...

City Manager Iglesias: I will say that groundbreaking constitutes -- you have an existing structure on that site that can't -- you cannot build without demolishing. Part of the start of that project will be the demolition, the continued demolition of Garage 1, and which after demolition, we will -- you immediately start construction, and that's what we're planning to do. We're looking at finishing up the public safety building next year, Garage 7, and then starting on the construction schedule for Garage 1.

Commissioner Keon: Okay, but what...

City Attorney Ramos: In the reso...

Commissioner Keon: I'm asking you and what we -- you told me when I asked you, cause I think it's important that you -- that you put this on the record. You told me that groundbreaking starts at demolition. So, when we are held by an agreement to start -- so, if for any reason anything is delayed, you have said to me groundbreaking begins with the first time at the time that demolition begins on that project. It's not when the project is demolished and you start the new slab.

Commissioner Mena: But let's not pin ourselves down either.

Commissioner Keon: You know, but I asked...

City Attorney Ramos: Can I just say what the resolution states?

Commissioner Keon: I'm just asking him does groundbreaking start at demolition.

Vice Mayor Lago: Can I ask you a question, Peter?

Commissioner Mena: Groundbreaking is...

City Manager Iglesias: Yes.

Commissioner Fors: It's defined in the resolution.

Commissioner Mena: Let's talk to our City Attorney about that.

Vice Mayor Lago: So...

Ms. Cruz: What does that resolution state?

City Attorney Ramos: Breaking ground shall be defined as the starting of physical work on the G-1 site to in good faith commence continuous construction of the public parking garage.

Vice Mayor Lago: So...

Commissioner Keon: And you've told me that's demolition.

City Manager Iglesias: If we are demolishing the existing parking garage...

Unidentified Speaker: Yeah.

City Manager Iglesias: I think that is good faith construction that we will continue with this project. So, the moment we started demolition...

Commissioner Keon: Demolition.

City Manager Iglesias: In my construction opinion, that is the beginning of this project.

Vice Mayor Lago: Let me ask you...

Commissioner Keon: I know -- I don't want someone to come back and say, no, it's not demolition. It's when it's been demolished and you actually start to build the new project.

City Manager Iglesias: No. No, I don't believe so...

Commissioner Keon: So, I'm asking you...

City Manager Iglesias: Because demolition is an essential part of this project.

Vice Mayor Lago: I mean, the most...

Commissioner Keon: Is that...

Vice Mayor Lago: The most important...

Mayor Valdes-Fauli: Folks, we're nitpicking.

Commissioner Keon: Demolition.

Commissioner Mena: It's in the resolution.

City Attorney Ramos: That's right. I think that that's -- that's the definition we need to go by.

Mayor Valdes-Fauli: Thank you.

Commissioner Keon: That's all I wanted. Thank you.

Mayor Valdes-Fauli: Thank you very much.