

**City of Coral Gables City Commission Meeting
Agenda Item H-3
September 11, 2014
City Commission Chambers
405 Biltmore Way, Coral Gables, FL**

City Commission

Mayor Jim Cason

Vice Mayor William H. Kerdyk, Jr.

Commissioner Pat Keon

Commissioner Vince Lago

Commissioner Frank Quesada

City Staff

Interim City Manager, Carmen Olazabal

City Attorney, Craig E. Leen

City Clerk, Walter J. Foeman

Deputy City Clerk, Billy Urquia

Public Works Director, Glenn Kephart

Public Speaker(s)

H-3 [Start: 6:41:22 p.m.]

A Resolution of the City Commission of the City of Coral Gables, Florida approving the project delivery methodology and public outreach concept for the Miracle Mile Improvement Project and the Giralda Avenue Improvement Project.

Mayor Cason: The last item I would propose today, the last one is, I think it's important, this is H-3. This is setting the process to move forward on Streetscape, it's related.

Interim City Manager Olazabal: H-3 – A Resolution of the City Commission of the City of Coral Gables, Florida approving the project delivery methodology and public outreach concept for the Miracle Mile Improvement Project and the Giralda Avenue Improvement Project.

Mayor Cason: Go ahead.

Mr. Kephart: I've changed my notes from good morning to good evening or Buenos Noches. What I wanted to talk to you today about is growth of this project and it really is a special project and it needs special attention and we've looked at what is the best way that we'll deliver this project for this community that will really achieve the vision the community has for this and do it efficiently and effectively and on a fast-track timeline. So I have a PowerPoint presentation that you have, but if you want I can go through some key elements that I really wanted to communicate, I can do the short version here. The process that we want to follow on, that we are recommending and it's a discussion at this point because we'd like to have your support and maybe your suggestions to do things a little bit differently, but we are recommending some unique things for this project that, first of all you have a copy of the RFQ, Oh you have it, thank you. So we do have a PowerPoint that I'll run through. I would like to say though that the things that I want to highlight that are a little bit different on this project or unique to this project because we believe it has the best opportunity for success to really reach out to the community and get the project that we want in the timeframe we are talking about is, first of all we are going to say that the request for qualifications what you have in your packet, we believe that it's ready to go out and would like to advertise that widely. This is a special project, it's an RFQ for a design firm and there's going to be a lot of interest nationally at least, because this is a signature project; it's a signature project for the City, the Commission, staff, but also the design firm and the construction firm that are going to have the opportunity to do this and we want to leverage that. So let's start with the RFQ and then I'll go through this.

Vice Mayor Kerdyk: As you are going through, because this is very important, how you are going to advertise it. Do you plan on advertising in periodicals?- but more importantly identifying firms and sending the package directly to them, so that it's in firm's hands that are known for this and that are specialists in this all throughout the United States, right?

Mr. Kephart: That would be a recommendation.

Vice Mayor Kerdyk: That's the key, that's the key is getting it to them directly.

Mr. Kephart: I agree with that recommendation and work with Procurement to do that, but I'll also tell you, this project is large enough the key firms are going to know about it.

Commissioner Lago: And this is based solely on qualifications. I imagine a very small part of it would be price?

Mr. Kephart: The selection of the design firm is made on qualifications. We have a very specific RFQ and we've laid out in that RFQ what we are looking for. We are looking for firms that have done similar work of this magnitude, we are looking for firms that have worked collaboratively

with the neighborhood, with the community, firms that have worked with incorporating art in the projects, high finishes on streetscapes, fast-track, financial stability, all of those things are laid out in the RFQ.

Commissioner Lago: And financially you will be requesting a payment of performance bond, all liabilities, GL's, all that kind of stuff, right?

Mr. Kephart: All of that.

Mayor Cason: The best of the best.

Commissioner Lago: The reason why I ask that because I've run into it on a multitude of occasions when you sit there and sometimes the cheapest is not the best.

Mr. Kephart: You don't even actually – how the process works is we'll put this out and it will have a timeline and we'll get in 20, 30, 40 proposals, 20 I hope at least, and then we go through that. There will be a selection team assigned by the City Manager. We are recommending as part of this process that included in that selection team is a member of the community. Somebody who has expertise in this area and understands the procurement project for a project like this, an architectural and engineering design firms and then the selection committee will go through those proposals, will meet, will rank, and will short list down to 5, 6, 7 firms, and then we'll ask those top say 5, don't know the exact number because of the break-off, those top 5 firms we will ask them to do a presentation and in the presentation before the selection committee they will, and based on that we will rank order them, define the process, and we'll come up with the top 3 firms. Those top 3 firms will be presented to the City Commission with a staff recommendation on what we believe is the number one firm, but ultimately you get to decide that; and we only negotiate price after we select the top firm, so. So absolutely, it's not based on price, it's based on qualifications of the design firm.

Mayor Cason: Please make sure you have all the relevant community players in this selection process.

Commissioner Keon: Well, I'll like to talk about that.

Mayor Cason: Not a huge group, but the people that you think really can add value to this selection process.

Commissioner Keon: Mayor, I would like you to look at the description of your project and I would like you maybe to, I would like to see wording in that more than just what you have here

is to enhance the pedestrian experience. This project is more than enhancing the pedestrian experience and I would really like to see it more elaborated in the description. One, it's not just the pedestrian experience is also to increase the traffic, is to promote retail, is to promote dining, is an economic development project, it is to increase return on investments. It has a lot of other elements to it more than just a pedestrian experience. A pedestrian experience is like the highline in New York, you know when you walk on the street it's a very pretty street, it's a nice hiking path, it's a nice whatever. Yes, you want a nice experience; this is really an economic development project. This is a project to re-enhance the retail and the dining experience along the street. We have identified, I think that we have identified this street as a retail commercial center in our City, is that right? OK. I would like to see our language enforce that, because if they know when you are thinking about it and they are going to talk to us because they are going to provide you with experience and those kinds of things, but we know that we want somebody that's designing with the traffic, in front of the store fronts, not ten feet out from the store fronts. I want it very clear to who is designing it, but I also want it for us to be very, very clear to our community and our public what the purpose of this project is. It's a very expensive project, it's a big project, it's a lengthy project, and it will have a tremendous -- it should have a great economic return to our City, it is anticipated that it should have a great economic return. Every assessment that goes to every one of those businesses they should see come back to them four-fold, five-fold, whatever. This is a return on investment and so I would like if maybe you could work on the language of the description to have it more reflect what the project what it is, what our intent is, and what we want from this both to the design firms and for our community. Is that OK?

Mr. Kephart: I appreciate -- that is certainly something that we can do is then to enhance that language to make that clear. Thank you for that.

Commissioner Keon: OK.

Mr. Kephart: I'll go through quickly and stop me if you see anything you have a question on, but the overall -- this is sort of the overall way the process would flow and the first thing on there is assess the existing infrastructure, which is something that is ongoing right now. We've done an analysis of the existing drainage system and determined that the capacity is adequate, what we don't know yet for sure is the condition of the pipes and we are working on the next step on that is we are going to put a little TV camera through the pipes and it will show us what they look like on the insides, so we can determine if there are things that we should be replacing before the project even starts. This is something that we'll do with our storm utility group and doesn't necessarily have to be part of the project unless it makes sense to replace it as part of the project. We select the design consultant, which we talked a little bit about here and I'll talk a little more about that. The third one, the fourth one, the fifth one are a little bit unique to this project. The

construction manager...is something I'll talk more in detail; I have a slide on that. I want to make sure you understand what that is because that's how we are recommending to actually select the contractor for this project. There are some reasons why we are recommending that, that's a good fit for this project; and the other thing that's a little unique is, we are recommending to establish a project steering committee and we have recommendations of the make-up of that steering committee, which I'd like to cover tonight and get your thoughts on that as to whether we've got it right or whether you recommend something different; and the steering committee would actually participate in community meetings, to even work with the design firm, have...and they would take that out to the community meeting, get community input, refine that and then come back to the Commission with their recommendations several times during the project. So it's not like we start design on a normal project and we just bring it to you at the end and say, here's the – please approve this contract, you would be involved along the way. I want to show you some of the elements that we will need your involvement on here on a few slides. I talked about the design consultant and I've touched on this, but some of the things that we are really looking for are highlights, what the selection committee will be looking for successful experience in similar projects. Very important to demonstrate an ability to collaboratively and innovatively work with the community and that collaboration is extremely important in this project, because we are effecting businesses and we've got to do that, got to have financial stability and proven successful and fast-track projects and it's got to be a multi-faceted team. This project involves a lot of facets, including working with the business community, major part of the project, think of it as a deliverable, but it really is.

Commissioner Lago: Are you going to require a dedicated project manager/superintendent, assistant superintendent, project executive?

Mr. Kephart: Can you say that again?

Commissioner Lago: Well in some projects they require as per the RFQ, RFP that you have a dedicated person, which is just working on that project.

Mr. Kephart: Absolutely.

Commissioner Lago: Superintendent, yes, but I mean the project manager, are you going to require for those resumes so you can also vet those individuals experience?

Mr. Kephart: Absolutely. The experience of the team that they propose is part of the evaluation criteria. Obviously they need strong, civil design capabilities, creative approach on proven landscape designs, expertise in creative lighting and successful experience facilitating design charrette, because the design charrettes are how we are really going to work with the steering

committee. I'll touch on that in a minute. The construction manager risk process – the way that this differs on a typical project we would select a design firm, they would design the project, we will put it out for bid, and we would get competitive bids and we will bring it to you as a project to move forward. We could prequalify contractors, but the risk in that is that contractor hasn't been involved in the project till the very end and we will have the community, the business community, the designers, staff, all of you developing sort of a vision of how we think this is going to work and then we plop in a contractor at the end. If the construction manager at risk, what that allows us to do is select the contractor based on qualifications, very similar to the one I described for the design firm, based on qualifications very early and the timeline on this project, I show this lagging about one month behind the design firm, and so you get the contractor on board and initially what you do is you negotiate with the contractor a design services fee. So what they do during that design time is they come to our charrettes, they do constructability reviews, they do value engineering, things that normally would happen very late in the project, you have the actual contractor who is going to be building it telling you how he thinks he can stage it to best – and it becomes part of the community, it becomes a project team; and then when you get to about 90 percent complete, the design and earlier for some phases if they are defined, the construction manager at risk or the contractor starts to buy-out the project and that's done competitively. Certain functions of the project all the subcontractors are done through the competitive bidding process and we know what those contracts are. What we negotiate with the contractor are a fee on top of that, that's really his overhead and his profit, and the contractor can also self-perform and we have to negotiate that, but we negotiate near the end of the design phase a guaranteed maximum price and that's how we know what the project is going to cost, and we pick up some time here too, because now when the design is complete we're out doing construction. We don't have to go through another procurement process; it takes us two to three months. So we pick up some significant time here.

Mayor Cason: Is there a cost-savings associated with this time?- in terms of construction cost and...

Commissioner Keon: What you end up with is far less ambiguity in your plans and you have far fewer change orders because you have the person that's building looking at the design as you go along, so you get to a point where you all of a sudden have something that's maybe beautifully designed, but can't be built so they work hand-in-hand it really does save you particularly on change orders and whatever and makes for plans with far less ambiguity which also saves you money.

Mr. Kephart: In theory it does and the important things is we get a quality contractor that shows that they've done these projects before and they become part of the project team with buy-in and

they don't get to come to us later and say there is confusion here on the plans, here's a change order – no, you knew what we were supposed to build, you don't get a change order.

Commissioner Lago: That's why – I've participated in several CM....projects and it's the most efficient both for the owner, contractor, and designer because like you said everybody buys-in, you pay a little bit more in the beginning, because you are not going with a low bid scenario, but at the end that low bid scenario catches up with you because there is a contract, the lowers get involved and before you know it you've got change orders, the project is 60 percent done. They've got you where they want you and obviously you have no choice, but to pay those change orders. Here when you are in a CM at risk situation everybody is accountable at that moment. Oh, I didn't know that unforeseen condition existed, no you do, because you were there present when we call locations and you knew where those FPL lines, you knew where those Comcast lines are. So there is no chance for ambiguous situations and I think it's the best option for us, it saves us significantly in regards to time and everybody buys-in in regards to the collaboration of the project.

Mr. Kephart: Well thank you. This is just sort of a timeline of what it takes to select a design consultant. We do the RFQ, we advertise on a national scale, and I really covered this pretty much, so I'm going to fly over this slide unless you have any questions, but this process will begin as soon as we put the RFQ out, which I'm hoping we can do after this meeting with some modifications as suggested.

Commissioner Lago: What day do you expect; I'm not going to hold you to it, but just timeframe in regards to advertising the RFQ?

Mr. Kephart: We have to work with Procurement, but we anticipate that going out within the next couple of weeks because it's basically ready, like I said, pending a little language changes. Do we have a date?- two weeks.

Commissioner Lago: Are you going to put in the RFQ a local preference?

Mr. Kephart: I wasn't planning to.

Commissioner Lago: Just asking.

Mayor Cason: I like going for the best nationally.

Commissioner Lago: Of course.

Mayor Cason: Best nationally.

Mr. Kephart: Yes. It wouldn't be my recommendation. The only thing about this slide I wanted to point us is that we are recommending – the selection team needs to not be too large, 5-6 people, but we are including in that project stakeholder from the public. Our recommendation is that, that project stakeholder be appointed by the City Manager, someone who has the qualifications to participate in this type of selection.

Commissioner Keon: And from a firm that isn't going to bid.

Mr. Kephart: I'm sorry.

Commissioner Keon: And from a firm that's not going to bid.

Mr. Kephart: Well obviously from a firm that's not going to bid. And then we are recommending appointing a steering committee for this, because there are so many decisions have to be made and we've talked about how do you get your arms around those decision points, there are some important decision points without it taking forever and delaying the project and I think we can do that through the project steering committee.

Commissioner Lago: We've discussed before that steering committee could offer a little bit of insight in regards to that red carpet treatment I think that we talked about before, making sure that if construction is going on in front of a retailer that we don't leave a mountain of sand in front of them or their establishment which could impede them from doing business. Those are kind of – will that kind of be what it would be?

Mr. Kephart: That plus the actual design decisions and I'm going to show you in a minute some of the major design decisions that I expect we are going to have to make that aren't that simple to make, because there will be varying opinions throughout the community and what we hope to do is try to bring that together so that when we bring it to you we have some reasonable suggestions that you can get your hands around to either support or tell us to go back and do them a little bit differently.

Commissioner Keon: So it's primarily staff.

Mr. Kephart: No the steering committee and I'll cover that here in a second. Here is the proposed steering committee that we are recommending and that will be two members nominated by the City Commission, one from the Chamber, one from the BID, one from the University of Miami, and then two City staff.

Commissioner Lago: That's a good mix.

Commissioner Keon: I have a lot of questions. One, why are you nominating someone from the University of Miami and where?- just anybody from the University of Miami?- or...why?

Mr. Kephart: I think we would look to the University of Miami to pick the person, but it's just because, we had said this earlier they are such a large part of this community we felt they were a major stakeholder, we just tried to capture the stakeholders, but certainly we are looking for input.

Commissioner Keon: I don't have a problem with the University of Miami; I mean I think there are property owners downtown that are huge stakeholders too. If we were going to go with the University of Miami, I would really like to go to someone in their urban planning department, architectural school. I would really like to see someone like Liz Plater-Zyberk on this. I would like to see someone of that stature from the University of Miami.

Commissioner Lago: Someone with extensive design background.

Commissioner Keon: Right. I would like to see, I would like you to contact Liz Plater-Zyberk to see if she would serve on this committee, if that is appropriate and their firm isn't going to do it, but someone of that stature.

Mr. Kephart: If it's OK with the City Manager, I could suggest that the University of Miami representative be nominated by the Commission.

Commissioner Keon: Well, I think you have to ask the person. Tell them that is the stature of the person we are looking for would that be appropriate?

Mayor Cason: Not a political person, somebody who is an expert.

Commissioner Quesada: Got to be Chuck Bohl, isn't it? I guess we'll let them talk about it. He was involved in the streetscape design very early on; he's the head of their urban planning and architectural design. He is amazing.

Commissioner Keon: OK. Right. That's what I mean. I would like somebody from their urban design, somebody of that stature.

Commissioner Quesada: That brings expertise.

Commissioner Keon: That brings expertise – urban...

Commissioner Quesada: To get to what you want, I think the question should be when we approach the University of Miami, we should say, should it be Chuck Bohl or Chuck Bohl or someone else?- because he knows this project inside and out and he's amazing.

Commissioner Keon: But I would like to see somebody, a very well known, nationally known person. So as long as it's University of Miami that would be fine for me; one member from the Chamber is fine. The person from the BID, why wouldn't you just appoint the BID Director?- or you'd like the BID to...

Mr. Kephart: We could do that, we could ask the BID to appoint.

Commissioner Quesada: I think you should let the BID decide.

Commissioner Keon: Well, I would really like to see on that, I'd like to see a retail, somebody representing retail and somebody that is a property owner on the Mile.

Mr. Kephart: Would you add that to the list or include...

Commissioner Keon: You could do it however you want, but I would like to see more than just somebody that's a BID member, I'd like to see someone that operates a business that is a retailer on the Mile, and someone who is a property owner on the Mile, those are our real stakeholders.

Mayor Cason: One for Giralda and one for Miracle Mile.

Commissioner Quesada: That's actually a good point.

Mayor Cason: That makes sense.

Commissioner Quesada: That makes a lot of sense

Mayor Cason: A merchant on Giralda, a restaurant owner and one on Miracle Mile, both...that way we have their perspective.

Commissioner Keon: Retailers or property owners?

Mayor Cason: I would say retailers.

Commissioner Keon: A retailer from both streets, so that actually adds four people to your....

Commissioner Lago: One owner, one merchant; one owner one merchant on both streets.

Mr. Kephart: So we'd change the one to four?

Commissioner Keon: Do we have a need to appoint somebody from the Commission or I'd rather see people that are – not to make your group so large, I'd rather just see you make sure there is a retailer and a property owner on there.

Mayor Cason: I think that two members appointed by the City Commission, if we take this mix from Giralda and Miracle Mile, where are going to get to see this anyway, but it's better to have experts and people who live there who have business there to participate in the steering.

Commissioner Quesada: This is something I discussed internally with Carmen, actually whispered over to her now and I don't know if it's the right place for him, but Richard Heeps, I don't know if it's the right place for him as a consultant or what. I was incredibly impressed by him. I don't think Commissioners Keon and Lago have had a chance to meet him, but to me the guy is an amazing visionary and it's something I've been telling her in our closed door meetings, basically saying that make sure he is involved in the whole process because he is really the visionary and he's designed so many downtowns successfully – one of the visionaries.

Commissioner Keon: But we are looking for people on a voluntary basis, I don't think we are looking to hire someone; we want them to do it as a volunteer. I think you are looking for a committee that you are putting together of stakeholders is volunteering. He is a consultant, I don't know if he is willing to volunteer his time to do this because he is a paid consultant.

Mr. Kephart: I think we expect he is going to be part of the consulting team as a specialized consultant on this project.

City Attorney Leen: One thing with the steering committee; the way it's structured it would be a Sunshine committee, is that the way that you....

Mr. Kephart: No.

City Attorney Leen: You have people appointed, they are going to be making recommendations to the City Commission, and it's a collegial board. My recommendation – well first, if it's going to be a Sunshine committee all of these people would come to the Commission for appointment.

You have two members nominated, nominated, nominated, nominated, so you would ultimately approve a nomination so you should be aware of that; but two, if you do not want this to be a Sunshine committee...

Commissioner Keon: I don't.

City Attorney Leen:...and if you want them to go out in the street and meet with people maybe in groups, they really should – I'd just like to work with this a little bit, but probably they should report to the Manager and it should be more like a staff committee or advisors to the Manager who would then advise you. They can always come here and advise you, but if you have them as a body making recommendations to the City Commission it will be subject to the Sunshine Law.

Commissioner Keon: OK. I'd rather have them report to the Manager, so that they don't have to advertise every time and get together on the corner.

Mr. Kephart: So they can make recommendations to City staff who will then report to you.

City Attorney Leen: Then I would also have probably the Manager maybe in consultation with you individually, but approve the selections and they would report to her and they could always come here and speak to you individually, you can be given access to them, but they can't have the authority to directly report to the Commission or make recommendations as a collegial body.

Commissioner Keon: OK.

Mr. Kephart: Thank you for that clarification.

City Attorney Leen: This is a fact-finding, I want to be clear, this would be a fact-finding steering committee. They'll advise the Manager and if that's the way that it's set up it will not be subject to the Sunshine Law according to the Sunshine Manual.

Mr. Kephart: And I think that's important because this body is not to be beaucroatic, these are the people that are really going to be working hard with the design firm to try to capture this community's vision of what this project should be and we need them to be as free as they can.

City Attorney Leen: And one other thing just for purposes of the public is not that – I'm sure that the Commission and myself and the Manager, it's not that we don't want this to be subject to public scrutiny. The issue is if it's a Sunshine committee they can't meet with people like out in the street to try to resolve problems, that's the issue...

Commissioner Keon: And they can't meet without notice.

City Attorney Leen:...and they can't meet together and they have to have notice and they have to be in a room like this and if they are making recommendations to the City Commission and having hearings and of course that should be subject to the Sunshine Law, but the idea is they are meeting with people on the street and trying to resolve problems, that should not be a Sunshine committee and it shouldn't be constructed that way.

Mr. Kephart: Understand. Thank you for that. So we'll modify this a little bit.

Commissioner Keon: Do you feel we need the two members selected by the Commission though?- or we can substitute it with the merchant and a retailer?

Commissioner Lago: I would prefer that.

Mayor Cason: Yes.

Commissioner Keon: So you can take out that two and add four so you get two more people, but you don't need those.

Mr. Kephart: Yes, that's the workable nine. You don't want to get too much larger than that.

Commissioner Keon: OK.

Mr. Kephart: Great. Thank you. When we talked about the steering committee is going to be looking at key design elements and I wanted to go through that quickly, so you can expect the kinds of things that are going to come before the Commission and maybe the timing of that a little bit. I put up what I call a typical cross-section and what that is, is we have a concept plan, this is taken from the concept plan that looks familiar except you'll see the dimensions have X's in them, and the reason for that is, this is one of the earliest things that we have to decide. The concept for Miracle Mile shows the sidewalk approximately 21 feet, another 3 to 5 feet in the building phase depending on the area, and a certain width for the parking lanes and the travel lanes and the safety zone between the parking and the travel lanes. We've got to decide this definitively, we are leaving the concept phase and if we are moving forward and we have a 21-foot sidewalk and we decide a couple months down the line when we are looking at the sidewalk cafes and stuff, that you know we really ought to have 22-feet, we just lost a lot of time and spent a lot of money. It doesn't sound like much, but all your drainage calculations, your landscape drawings, everything changes. So we are going to be asking you to lock this in pretty early in the design so that the designers can move quickly and they are not stumbling around on these things.

The same thing for Giralda Avenue; and we've got to integrate with Miami-Dade County on these too, because we can't do just anything and we need to run it past their traffic engineers, and we'll do that during the design phase; and some of the other more fun getting...is the pavement surface treatments, and the schedule the way we've got it laid out is, we would come back to the Commission about 30 percent design and present some options that have gone through the steering committee, and as an example, they may say, we like these sidewalk surface that has the shells in it or maybe the one that sort of glistens, that's a concrete paver but we don't know exactly what material it is, and then we'll get Commission direction on that and say, you know I like the one that sparkles. So then we would go back to the design team and the next time we come back to you it would be with actual materials, maybe we'll have samples and say this would be the sidewalk material. Same thing with the landscape – several different, it's a little hard to see, but that's a picture from Honolulu, I think, and the important thing here that I'd like to point out is, maybe in the preliminary stages we are defining whether we want palm tree theme, whether we want shade tree, canopy trees, whether we want a mix, and we'll get that preliminary information and then we go back and define that into actual tree species and spacing and size of trees when we come back to you with the final.

Commissioner Keon: Is that our input?- or is that the design firm's input?

Mr. Kephart: I'm sorry.

Commissioner Keon: Is that our input?- or is that the design firm's input?

Mr. Kephart: Well the way that works, the way this process has it working is, the design firm will work with the steering committees through charrettes and they'll have different and people – and they'll come up with some preferred options and I expect the steering committee will take those preferred options to staff; staff will take those preferred options out to some community meetings, in different parts of the community and say here is what it looks like. We will get additional input, that community input will then get back to the steering committee to refine it, and then the staff will bring it to the Commission as a recommendation and say here is where we are at. We have gone through this process, here is what we recommend.

Vice Mayor Kerdyk: It is going to be a lot of steps, a lot of people's hand in everything; it is going to take a long time.

Mr. Kephart: There is, but it is pretty defined and the option you don't do that and you let the design firm and staff design this in isolation.

Vice Mayor Kerdyk: I don't think you can do that exactly, but be careful putting too many hands in it, because then you have so many opinions, but I appreciate you coming back to the Commission for guidance, but I am going to be looking at the design firm. The great design firm that we ultimately pick to give me a lot of good concepts, they are the specialists in this, all I want them to know from my perspective is that I want this to be as nice as possible, because we are getting one shot at this apple and that is it. One shot, and so this needs to be very, very nice.

Mr. Kephart: It is our expectation, it is my expectation that when we come back to the Commission at the thirty percent phase and at about the ninety percent phase, at that thirty percent phase we are going to bring to you what we think is the most awesome project this can be, and you may tweak it a little bit, but I don't expect it to be of the sense do you like this or do you like that. We are going to bring you some really good concepts and hope that we have gotten it right because ultimately you guys will determine if we have captured the appropriate vision.

Vice Mayor Kerdyk: I was just showing the Commissioner that I was in Budapest last week and their manhole cover, which is so beautiful. Just small things like that with Coral Gables on it, it is just class act.

Commissioner Keon: It should be things that are part of our branding for our City.

Mr. Kephart: Art in Public Places a project as significant art components to it and getting to what you were just looking at the street furniture. What does a trash can look like?- what does a manhole cover look like?- all of these decisions have to be made and we are hoping that through the Steering Committee we can capture the stakeholders interests in this and bring it to you as a great project that you can approve. Some lighting schemes. The timeframe for the project, the way it looks right now is we begin advertising for the design consultant and they will be onboard actually starting to work in January. The Construction Manager at Risk lags about a month behind that and they would be onboard also late January about a month after the design firm gets up and gets running, and speaking about how the process works then, between January and April we are doing design charrettes presenting to the appropriate City Boards and we are probably going to try to have joint board meetings, so that we don't have to go to all of the different boards and it takes too long to pull that all together in a joint meeting. Some community meetings and we will come with a preliminary recommendations to the Commission and that is in the April timeframe will be the next major decision point of OK did we get this right. Hopefully we did, and then between April and June another round of design charrettes, presentation, community meetings and then by June the final recommendation to the Commission, say we took your input from the preliminary we went back out to the community here are the recommendations and here is where we are at, and then June to August we finalize

the permit and construction documents and now since you have done a CMAR (Construction Manager at Risk) the contractor can start work.

Commissioner Keon: The Steering Committee is the one that is going to work with you throughout, they are also the Steering Committee that is going to do the design, they are going to evaluate the design proposal, the design firms.

Mr. Kephart: No, that is the selection committee that is much more technical and we need to pick the right people and we have a very design process that we have to find. So we are only recommending to add one member of the public to that selection committee, that would be on the selection committee would be most likely myself, Ernesto Pino, somebody from the community, somebody from Development Services probably, and maybe one or two other people, ultimately it will be up to the City Manager to pick that selection committee, but is not the same as the steering committee.

Mayor Cason: Any other discussion from anybody?

Commissioner Keon: Thank you very much.

Mayor Cason: Thank you very much.

Commissioner Keon: I feel much better about your whole project with this now. Thank you.

Mayor Cason: On H-3 do we have a motion?

Commissioner Keon: I'll move it.

Vice Mayor Kerdyk: I'll second it.

Mayor Cason: Commissioner Keon made the motion and who second it?

Commissioner Lago: Vice Mayor.

Mayor Cason: Vice Mayor seconds it. City Clerk.

Vice Mayor Kerdyk: Yes.

Commissioner Lago: Yes.

Commissioner Quesada: Yes.

Commissioner Keon: Yes.

Mayor Cason: Yes.
(Vote: 5-0)