

City of Coral Gables City Commission Meeting
Agenda Item J-2
January 22, 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 Frank Quesada

City Staff

City Manager, Peter Iglesias
City Attorney, Miriam Ramos
City Clerk, Billy Urquia
Public Service Director, Brook Dannemiller

Public Speaker(s)

Agenda Item J-2 [11:51:48 a.m.]

A Resolution authorizing the City Manager and City Attorney to amend the amended and restated Master Services Agreement by and between the City of Coral Gables and South Florida Maintenance Services, Inc., in order to add additional maintenance sites and provide additional landscape installation and maintenance services in an amount not to exceed the budgeted available funds.

Mayor Valdes-Fauli: J-2.

City Attorney Ramos: J-2 is a Resolution authorizing the City Manager and City Attorney to amend the amended and restated Master Services Agreement by and between the City of Coral Gables and South Florida Maintenance Services, Inc., in order to add additional maintenance sites and provide additional landscape installation and maintenance services in an amount not to exceed the budgeted available funds.

Mayor Valdes-Fauli: Is there a motion?

Vice Mayor Lago: I'd like to know what the scope is, because I want to bring this up later on. We'll have our own discussion about the swales at the end of the meeting, but I want to know exactly what is in J-2.

Public Service Director Dannemiller: The scope of their ongoing maintenance.

Vice Mayor Lago: Anything that's being added, because you are asking to continue, obviously the additional landscape installation and maintenance. What is the additional landscape installation and maintenance?

Public Service Director Dannemiller: So the original contract back in 2012 was for \$625,000; there was a five percent increase in 2016 when the contract was renewed, extended with the contract extension. We have over 360 sites in the City; a lot of them were the five passive parks that we had purchased in additional areas that we – like along Banyan Drive and other areas of the City that we have South Florida Maintenance maintain. So, it's a rather extensive list of additional sites since the original contract was signed in 2012.

Mayor Valdes-Fauli: Is there a motion?

Commissioner Keon: Can I ask a question also Mayor? I have one more question for you. You know, as we – there've been a number of instances with South Florida Management or Maintenance has done parks that we have moved back over to our staff to do, because they really weren't doing really as good a job as you would like for them to have to do; and so staff had taken those over. And, I don't know what the breakdown is between our having more people on our staff to do this work or extending a contract with an outside provider to do that. Now, I know that there is a cost to us, because we have unemployment in all of the other things that we add to it, but from an effectiveness standpoint, do you feel that you can supervise this extension or the additional services by an outside contractor rather than developing the quality of the employees within the City.

Public Service Director Dannemiller: It's a combination. So SFM, we just got a new account manager back in May. He'd actually been working at the three sites during the hurricane and he's been excellent. So, he's been helping us improve our oversight of the SFM crews. We also promoted an individual within the landscape coordinator position has been vacant and that was effective yesterday, so now we'll actually have someone fulltime overseeing the contract. We had a bit of a gap in that timeframe, but yes, there is a balance between the more we contract out, the more supervision we have to have.

Commissioner Keon: The more supervision we have to have, whereas the more you hire people in-house you develop more quality among your own staff. So where is the breakeven on that?-like how do we make that decision?

Public Service Director Dannemiller: We are very close to that breakeven, because about a third of our landscape staff is contract workers, and so, we are managing contract workers and additional SFM for all those maintenance sites. So our in-house crews, we have about 30 fulltime employees for landscape services. So, as we add more sites and continue to expand the level of maintenance and the number of sites...

Commissioner Keon: And the desired maintenance for all of these sites. I know it's our own crews that do Ingraham Park...

Public Service Director Dannemiller: Yes.

Commissioner Keon:...Which is impeccable. And a number of the other sites where SFM has been doing them, there are problems. I know in Sunrise Harbor there are some real problems or there had been in the past. I think you've rectified them with their maintenance of the swales and the circles and a lot of issues. I only would ask then, before you extend their contract anymore after this, that you look at whether you are better off and you have a higher quality of service at the same cost by developing your crews in-house than they do.

Vice Mayor Lago: How long is the extension for?

Public Service Director Dannemiller: Well this is just to fund the sites that you guys have already budgeted for, but there are two three-year extensions and we are in the middle of the second three-year extension.

Vice Mayor Lago: Like I mentioned before, I don't want to forget...items left on the agenda. I'm going to talk about swales in my front yard. I think that plays perfectly into issues that we are having here, like Commissioner Keon brought up.

Mayor Valdes-Fauli: Will you make a motion?

Commissioner Keon: I'll motion to move this, but I'm going to ask you not to extend it beyond the cycle without a real analysis of whether you are better off to hiring staff.

Mayor Valdes-Fauli: Motion has been made, is there a second? Will you call the roll please?

Commissioner Keon: Yes
Vice Mayor Lago: Yes
Commissioner Mena: Yes
Commissioner Quesada: Yes
Mayor Valdes-Fauli: Yes
(Vote: 5-0)

[End: 11:57:00 a.m.]