

City of Coral Gables City Commission Meeting
Agenda Item H-6
December 10, 2024
Police and Fire Headquarters
2151 Salzedo Street, Coral Gables, FL

City Commission

Mayor Vince Lago
Vice Mayor Rhonda Anderson
Commissioner Melissa Castro
Commissioner Ariel Fernandez
Commissioner Kirk Menendez

City Staff

City Manager, Amos Rojas, Jr.
City Attorney, Cristina Suárez
City Clerk, Billy Urquia
Assistant City Manager, Joe Gomez
Asset Manager, Zeida Sardinas

Public Speaker(s)

Agenda Item H-6 [3:43 p.m.]
Update on City Hall.

Assistant City Manager Gomez: Good afternoon, Mayor Lago, Vice Mayor Anderson, Commissioners, City Manager, City Attorney, City Clerk, Joe Gomez, Assistant City Manager for Infrastructure and Operations. I'd like to give you an update on some of the activities going on at City Hall. So, Billy, if we can go ahead and key up the presentation.

City Clerk Urquia: I know it's...

Commissioner Fernandez: Is it possible to just click open? Do you have any hold music?

City Commission Meeting
December 10, 2024
Agenda Item H-6 - Update on City Hall.

Assistant City Manager Gomez: Thank you. Alright, so I'm going to cover four key items today. The installation of the shoring, necessary for the structural repairs for the rebuilding certification. I'm going to talk a little bit about the structural repairs, talk a little bit about the mock-up window, and then a schedule, a very preliminary, I'll emphasize, very preliminary schedule that I've developed that incorporates different elements. So, what you have here, first of all, is the overall shoring map showing the four locations that require shoring for the -- for the structural repairs. So, the purple is the current area where we have two radial beams that are shored up, and these are connected to a perimeter beam that requires some -- some type of repair, but as of yet, needs to be finalized. That shoring -- and we'll see that in the presentation -- is already currently in place. The green is Column 49. That's the column that directly affects the Commission Chambers, and it goes all the way up to the roofline. And that -- and then column -- the yellow one is Column 24, which is a column that affects the first floor conference room, goes all the way up to the roofline, and it directly affects the second and the third floors as well. So, currently we've already installed the first two shoring frames have been installed at the first floor, the second floor, at the City Manager's office and the CIP offices. The Column 49, the Commission Chambers, that shoring plan was already approved. Installation is underway as we speak. The shoring will extend from the first floor all the way up to the roof level. And then Column 24, which is the first floor conference room, those shoring plans are in design right now, so what I'm going to show you later in the presentation is very preliminary. Shoring will extend from the first floor to the roof level and will require, based on the preliminary design, some penetration through the walls and windows using needle beams to support the shoring inside and outside. This is a picture. The picture on the left is the picture showing the City Manager's office with a wall that was removed that needed to be removed in order to be able to install the shoring. The photo on the right is the other companion for the -- for the beam -- for the radial beam, which is in the CIP office complex. This is just very quick. This is from the approved shoring plans. This is the shoring design that was instituted for this particular -- these two radial beams. Next is the Commission Chambers, which includes installing shoring at the -- what will be eventually the City Attorney's office on the first floor. If you notice in the left photo, you'll see four holes that were drilled based on ground penetrating radar that was done. We determined that there were some voids underneath the concrete slab. In order to make sure that when the shoring was installed it would not crack the slab, we went ahead and that was all grouted to be able to seal those voids. And then the orange markings that you see are where the installation for the shoring tower is going to go. The photo on the right is the Column 49, it's part of Column 49, and as you can see in the photograph, you'll see the crack that goes from basically from the segment of the column all the way down to almost the next segment of that particular column. It's a pretty substantial crack. This is the shoring design that was approved with one minor modification. The good news on this one is that it didn't require any penetration into the walls. The shoring systems are connected together, but because we have the balcony available to us, we can do that. It also requires some of the shoring to be installed in the current fountain that sits outside the Commission Chamber on the first floor. We've already coordinated closely with our Historic Preservation Officer as well as the Conservator to make sure that everything is done according to the requirements to protect that historic asset. This

is finally Column 24. This is the very preliminary proposal. We're still going through the design right now on this one, but this shoring is extensive. It's for Column 24, which comes all the way from the first floor conference room all the way up to the roofline. And it would require some penetration and removal of the windows in order to install the needle beams. It would also have shoring on the first floor, second floor, which is some of the Commission offices and reception area, and then the third floor as well. This is a very preliminary sketch. It's not the final design. We're still working through that. And you can see, you see shoring on the inside of each of the floors as well as the shoring on the outside. And then the needle beams coming across each of the floors. Right now, the repairs for the first floor for the City Manager and the City CIP offices, the perimeter beam that goes -- that's connected to the two radial beams, that has a lot of spalls on it. It's going to require some removal of roof tiles in order to be able to look exactly at where the areas of repair are needed. So, those repair plans are forthcoming. We're going to have to do a little further exploration. Then we have Column 49, which is the Commission Chambers, and that -- those repair plans will be prepared after further exploratory assessment. So, right now, we're just installing the shoring for Column 49, which is the one that goes to the Commission Chambers. We're going to be looking at that. Now what we did find was through investigations that the column, which in the original plans showed it to be a reinforced concrete columns, are actually stone segments and they're not reinforced. We first checked with ground penetrating radar and then we actually drilled into those columns just to make sure. So, those are stone segments. So, that will also dictate the method of repair that will be done for those columns. And then finally Column 24, like I said, those repair plans will be prepared after further exploratory assessment. We're still right now working on the design for the shoring. The mock-up window. So, the mock-up window presentation is scheduled to go before the Historic Preservation Board on the December 19th meeting. The preliminary package has already been sent to the HPB. The mock-up window is located at the Development Services first floor adjacent to the elevator. I have a photograph here of the mock-up window. As you can see, it is a very heavy window. Obviously, it's hurricane rated. It's over 500 pounds. So, that's the mock-up window that we presented to the Historic Preservation Board as an informational item, and then it will come to the -- we'll be bringing it to the Commission in January for recommendation for approval. This is a very preliminary schedule that I worked out. So, the thought process here was try to look at all the elements that we've got going on and seeing how the timeline would take us not through the -- just a repair phase, but also through the assessment, design, and then the construction phase for the ultimate restoration of City Hall. So, in the schedule, there are a few elements. Right now, the shoring installation is still ongoing. Then after that, we're going to have additional exploration and the repairs, and then the final implementation of plans. That takes us -- those repairs would take us somewhere through the beginning of 2026 based on the speed that we have to go very carefully through this exploration before the actual repairs are done. In the meantime, we're very fortunate that you all approved today, the Heisenbottle contract. So, that -- we're going to proceed with that. We're anticipating going to a notice to proceed probably sometime in early March or mid-March of 2025. The initial phase, the assessment phase, the full assessment, and that's the assessment for the entire building, we anticipate in having discussions with the structural engineer, that should take approximately about nine months after that. Then we would go ahead and go into design and permitting

approximately another 15 months. Again, this is a very preliminary schedule. There's probably some efficiencies that can be gained, but I just wanted to provide a timeline. Then we would go ahead and into procurement for the construction and the CEI, which would be the inspection company, the inspection firm that would be inspecting the overall construction of the rehabilitation of City Hall. And then finally, estimated about 30 months for construction, which puts us to complete the project sometime in the fall of 2029. That concludes my presentation. I'll be happy to ask any questions you may have.

Commissioner Castro: Could you leave the schedule on?

Assistant City Manager Gomez: Pardon me?

Commissioner Castro: Could you leave the schedule? Actually, I'll look for it in my iPad.

Assistant City Manager Gomez: I can -- I can go back. The schedule you want?

Commissioner Castro: Yeah.

Vice Mayor Anderson: The schedule, I've got a zoomed in picture if you want to use that. City Clerk, Mr. Urquia.

City Clerk Urquia: The photo you sent me?

Vice Mayor Anderson: Yeah, the most recent.

City Clerk Urquia: Yes.

Commissioner Castro: So, I was wondering -- I'm trying to go back to like, when is the actual construction phase going to start?

City Clerk Urquia: Okay, if Cable TV could put up my screen.

Vice Mayor Anderson: This will be a little larger to see. I zoomed in on it. Does that work a little better?

Commissioner Castro: Yes, please.

Assistant City Manager Gomez: Thank you, Vice Mayor.

Commissioner Castro: Okay.

Assistant City Manager Gomez: So, there you go. So, the construction, we anticipate if everything falls into place, we have the funding, move forward, construction would start in the summer of 2027. And we're anticipating about 30 months for construction. So, sometime in the fall of 2029.

Mayor Lago: So, Mr. Gomez, Mr. ACM, what you're telling us today -- I just want to put it on the record to make sure that I understand. You're telling us that from this moment on -- not this moment on, excuse me, it's more. We're almost talking about two years and nine months before we break ground on the on the renovation, correct?

Assistant City Manager Gomez: Yes, sir.

Mayor Lago: From this moment on.

Assistant City Manager Gomez: Yes, sir.

Commissioner Castro: So, what is it that...?

Assistant City Manager Gomez: And Mayor, let me clarify. Like I said at the very beginning of my presentation, this is a very preliminary schedule.

Mayor Lago: And like I'm going to tell you right now out of respect for you, this is what I do for a living every day. I write schedules all day.

Assistant City Manager Gomez: Yes, sir.

Mayor Lago: And if I wanted to get into real, real, real detail with you, I'd ask for your critical path, I'd ask you for schedule value.

Assistant City Manager Gomez: I'm not there yet, sir.

Mayor Lago: But I'm not going to do that to you because I don't want to -- I don't want to be that type of person. But to me, to me personally, to wait two years and nine months to be out of the building, and that's something we're going to talk about later, is a lot of time. It's a lot of time to be out of a building for two years and nine months before you can break -- before you can break ground.

Commissioner Castro: Okay, but it's also talking about -- can we put it --? I'm so sorry, it's also talking about repairs. So, this is where I'm...

Assistant City Manager Gomez: Okay, so let me...

Commissioner Castro: Questioning myself. What is going to be happening?

Assistant City Manager Gomez: Let me clarify, there's two paths here. So, one of them is the path of doing critical repairs for the purposes of the -- to recertify the building. That's separate and apart from the full design assessment for the total restoration of the building. Now, some of those, obviously, the repairs that we're doing will be incorporated as part of the final construction. So, again, once the assessment is done, those things will be accounted for in terms of that. Mayor, to answer your question, the assessment and the design alone is going to take almost two years, 23 months, and again, very preliminary.

Mayor Lago: Let me give -- let me give her -- let me answer her question for you because you're not answering the question. So, if you look at the schedule...

Assistant City Manager Gomez: Yes, sir.

Mayor Lago: The schedule where it says shoring installation, additional installation repairs, repairs, repairs are 180 days. That ends on February of '26.

Assistant City Manager Gomez: Right.

Mayor Lago: You're not going to have anything done to the building till basically a year and five, six months. The building's going to be left without doing anything while you do the design, the permitting, construction, CIE procurement, the construction company that has to be chosen. So, for a year and -- potentially a year and a half, if the schedule runs tight and you don't miss a date, you're not doing -- that building is just basically sitting empty and in preparation for the construction to commence because you're doing all design documents, you're doing anything else that has to be done in regards to procurement. You know, you may have some long lead items which you usually order in the beginning of construction so it doesn't even need to be done this early, you know, switch gear, cooling towers, a lot of things that need to be done, but those are things that we can do at any time in the beginning of construction and get them by the end, especially a project of this magnitude.

Assistant City Manager Gomez: Absolutely, Mayor.

Mayor Lago: So, I understand what you're telling me here. This is a very, very, very cautious schedule, number one, very cautious. I apologize. Sorry. I apologize. I run these schedules through -- I run these schedules through my scheduling subcontractor, which is the guy who taught me scheduling at FIU, and he's the best. But when you show a schedule with 10 values like this, it just, I know it's very preliminary, it's very preliminary, but it really doesn't paint the picture appropriately. This building's going to be vacant for a year and a half as per your schedule, just by your schedule. And I think that you know, in construction, we don't miss -- we don't make marks every single time. There's a delay, there's an issue. Of course. There's some...

Assistant City Manager Gomez: You're absolutely correct.

Mayor Lago: The architect takes a little longer, the contractor takes a little longer, procurement takes a little longer, weather delays, weather issues. So, to me, I -- I don't feel comfortable with the schedule. I think that it's very, very, very, you know -- it's -- it's to be conservative and I'm pretty conservative. I'm very conservative fiscally, but to me, this is so conservative that it puts you out beyond '29. It puts you into probably 2030, because you know that you're not going to hit the schedule September 2029. Right or wrong; can we say that or no?

Assistant City Manager Gomez: Again, this is a -- by your own admission, this is a conservative schedule to begin with. So, again, very preliminary. I just wanted to give a timeline. Obviously, this is not a construction schedule by any stretch of the imagination yet, because we're not there yet. I mean, we have to have the design plans, and at that point, we can look at efficiencies. One of the things we can look at is doing different packages. You start doing the structural work first before you start doing other components, and you can probably be able to...

Mayor Lago: If I may, if I may, if I may, because since I don't meet with the Manager, and I'm not going to meet with you alone without the Manager, again, it's just the way that things are done. This is the first time I see this, any of these documents here, okay. And I think that I can speak as a person who knows most about construction maybe outside of you on this dais, that to me this is not the schedule that I want to showcase to the residents and say that the building is not going to open to 2030. That's a problem for me personally. And I think people would say, well, you're going to have a building closed for 2030. Trust me, by the way, I know that we're going to have to vacate that building when it's under heavy construction. When you end up doing to the second and to the first floor what you did to the third floor, you're going to have no choice. You've got to empty the building.

Assistant City Manager Gomez: Absolutely.

Mayor Lago: And I understand that. You can't be in a building like that. You can't. There's no -- it's not operable. But to me, this schedule, when you have a gap in between exploratory work, repairs and design of a year and a half, the building is sitting vacant there.

Commissioner Castro: So...

Assistant City Manager Gomez: And if I just may, we sat down with the structural engineer to kind of get his thoughts on this. And one of the key points was in the assessment phase of the -- for the actual -- for the actual restoration of the building. In order to facilitate that assessment, because that's going to be heavy intensive, you may have to be taking down roof tiles, all kinds of stuff, material testing and all that, it would be beneficial to have the building vacant at that point in order to be able to effectively do the work. Because if not, you're going to have to start moving people around. It's very intrusive. It's difficult work.

Commissioner Castro: So...

Mayor Lago: I've worked in -- just to respond to you, I've worked in sites like that.

Vice Mayor Anderson: Well, I have questions, a lot of questions.

Mayor Lago: I've seen them. I've dealt with them both in health care facilities that are ACA certified that we're moving people around and working next to somebody who's in a ventilator. And we have to use negative air pressure. It happens every single day. I work in hospitals every single day. But when you're telling me you're touching roof tiles, that's nothing new. I mean roof tiles is stuff that we do every day. When you're talking about penetrations, you're talking about issues, I get it.

Assistant City Manager Gomez: Absolutely.

Mayor Lago: But if it's done appropriately, it can be done. I'm not talking about when you're demolishing the building. I'm talking about when you're doing simple work as exploratory work and repairs, you corner off areas, and you get it done. It's nothing new. It happens every single day. We've done it throughout South Florida. And to me, I just think the schedule is just, it sends the wrong message in regards to having this building closed for almost six years.

Commissioner Castro: So, for me, it's extremely important, the environmental safety. But while I'm looking at the schedule, I think we should separate this in phases. And in phases based on, is it safe to be there, or is it a time to vacate? I'm seeing right now that in -- there's repairs going to happen in June. But from now to June, maybe we could be there if there's no environmental concerns. And...

Assistant City Manager Gomez: The...

Commissioner Castro: Is that a possibility?

Assistant City Manager Gomez: Part of the challenge, Commissioner Castro, is particularly with Column 24, which is the column that is from the conference room all the way up to the roofline, that affects that shoring system. Again, we're still working through the design, that shoring system has to be placed inside and outside, which means that a couple of the offices in the Commission area will be affected, will not be usable, because you're going to have a shoring system in there, similar to the photograph I showed you of the City Manager and the CIP offices. You can't be -- you can't be working next to a shoring system. It's just not safe. Again, we can certainly look at it, but -- and again, Mayor, I want to apologize. First, let me apologize.

Mayor Lago: May I ask you...?

Assistant City Manager Gomez: I just want to provide a schedule that -- that...

Mayor Lago: But let me ask you a question just because -- I want to ask a question. I have the utmost respect for you. This is a conversation we have on the construction job site every single day. You made a statement right now saying that it's not safe to work next to shoring, next to a shoring. I work next to shoring every single day. You know, I have -- in my house...

Assistant City Manager Gomez: You're in -- you're in the construction business.

Mayor Lago: But in my job sites, in my job sites...

Assistant City Manager Gomez: Yes, sir.

Mayor Lago: We follow -- we follow...

Assistant City Manager Gomez: Of course.

Mayor Lago: OSHA, we follow ACA, we follow all the requirements. We, in the School Board, at the universities, at the U.S. Post Office, in the federal buildings that I work at, I mean, it doesn't get any more strenuous than that. It is so strenuous that -- that you have you have inspectors both at the federal and at the state and at the local level coming to visit our job sites on a daily basis, not in that in regards to an inspection, in regards to just safety, safety, safety.

Assistant City Manager Gomez: Absolutely.

Mayor Lago: So, my point is that working next to -- next to a -- a scaffolding or shoring, or you know, pin shoring, it's a common occurrence that happens every single day. Now, if you're horseplaying around that and you toss somebody into it or you start hanging things from it, you know, you're running the risk that you could jeopardize the integrity of the shoring -- of the shoring.

Assistant City Manager Gomez: I would never recommend that anybody sit in a desk next to a shoring system. It's just something -- the person can, for whatever reasons, fall. It's just not -- that you can work around a shoring, Mayor, there's all kinds of ways of doing it. You're in the construction business, you know well. However, if you have a shoring system that's inside someone's office, it's not -- it's not safe for that person to be habitating that office when the shoring system is there and work is being performed on a structural system. It's just not -- it's not in the best interest of that. It's just not. And I as a registered professional engineer...

Vice Mayor Anderson: So, through the Mayor...

Assistant City Manager Gomez: I would never recommend that.

Mayor Lago: That's your opinion, I respect it, but we have -- we've encased the shoring before for long-term shoring before it gets addressed. We've encased long-term shoring and we've been able to come back and *fórrelo* with drywall, and we've been able to use those -- those -- those offices in an effort to save money for the client when the client says I don't want to go out there and rent offices. I don't want to spend money. I have a very tight budget, you know, what can we do? And we've done analysis in regards to encasing that shoring.

Assistant City Manager Gomez: You can certainly encase it, absolutely.

Mayor Lago: We've done it. We encased that shoring with simple plywood.

Assistant City Manager Gomez: Absolutely.

Mayor Lago: We've followed engineering protocol. We've -- it hasn't hurt anybody. There's no issues with contaminants, use negative air pressure, that you scrub the air the first two or three days, and it's completely clean of any particulates. It's actually hospital grade clean. So, I understand. I understand what you're saying, but I've been there, and I've done this and it's -- and it's possible. And it offers you an immense amount of flexibility I have no issue having shoring in my office, zero. This is me. If -- and I feel completely safe.

Vice Mayor Anderson: So...

Mayor Lago: Having shoring in a corner -- on a corner where you have it encapsulated and you have it perfectly fine, it's not an issue. And then if it gives us the flexibility as a city to be able to save money, to not have to rent me an office somewhere, I'm perfectly fine, I'll stay there. Without an issue. What were you saying, Vice Mayor?

Vice Mayor Anderson: So, I just want to -- I'm going to dovetail what you said and then I'm going to get to some of the questions that I have. And regarding the shoring, and I touched upon this a little bit before in our prior meetings. It's common. We had it in the 600 block of Coral Way. We had residents there. They had a swimming pool that had to be emptied. They had a structural issue. And we had, you know, put a red tag on it until the shoring was done. But once the shoring was in the parking garage, it was safe and habitable. You had the same thing down at 19 West Flagler building. That is the courthouse for our district, the 11th Judicial Circuit of Florida for Miami-Dade County. That shoring was in that basement for years, okay, and the building was occupied and safe. Went down to Bascom Palmer Eye Center, same thing, the parking garage. The shoring was visible. They had it -- this cleaned off just for aesthetic purposes, but you had cars driving in there. Same thing at Baptist Hospital. So, I was up to the third floor today, and we have areas that are drywalled off to prevent, you know, dust, et cetera, from coming down to the other floors where the work is being done, where assessments are being done, and it's feasible and

doable. But really my questions, you know, and I -- we have an appointment scheduled tomorrow afternoon so that I can inform myself a little better with Mr. Douglas Wood, has to be -- do with the phasing of the project. You know, at what point do we have to have shoring for Column Number 24? Because if we're just doing exploratory and all we're doing is taking off the lath and the plaster, and I have a secondary picture of that, so my other colleagues know what I'm looking at, you know, those are superficial things. It's like just taking off your clothes and then underneath you get to see what's there. So, you can do the assessment without affecting the structure at all. Had five -- in my family, five buildings of the same vintage as City Hall. I'm very familiar with what lath is. And if you could bring up that picture, my colleagues can see what I'm talking about. The one I sent you this morning.

City Clerk Urquia: Oh, yes.

Vice Mayor Anderson: That one. It's easy. A picture's worth a thousand words on what lath is.

City Clerk Urquia: If Cable TV could please share my screen.

Vice Mayor Anderson: It was a different plastering method that was used in the 1920s versus 1950s. You know, we go from strips of wood to chicken wire, eventually get the sheetrock and drywall. I'm sure the Mayor could speak about this in much greater precision than I could. But having all these things, you can cut out sections of plasterboard and look underneath. And if we have the picture.

City Clerk Urquia: Yes. It's up.

Vice Mayor Anderson: It's almost up.

City Clerk Urquia: Okay. You guys can share my screen? There you go.

Vice Mayor Anderson: There you go. If we can zoom in on that, you can see the lateral slats, you see the plaster underneath, and you can see that you can examine what's underneath there to do assessments. This is up on our third floor today, okay. You could examine what's there and make some assessments of the area. Unless you're cutting a beam and doing a repair on a beam, it's not necessary to have the shoring poles in there if you're not doing that assessment yet because that is not a structural system, the lath. It holds up the decorative plaster.

Assistant City Manager Gomez: Correct.

Vice Mayor Anderson: And it was a different method that was done back then.

Assistant City Manager Gomez: Correct.

Vice Mayor Anderson: So, in a meeting tomorrow, I need to, you know, address the timing.

Assistant City Manager Gomez: Of course.

Vice Mayor Anderson: At what point are we going to be doing the type of repairs that are necessary to have the shoring on the west side of the building, to go through the windows? Okay. Is it really necessary before our centennial? Or can we do the assessment without ripping out the windows?

Assistant City Manager Gomez: We can certainly discuss that with Mr. Wood tomorrow, Vice Mayor.

Vice Mayor Anderson: Okay.

Mayor Lago: And let me ask you another question, just two points, because I was here when that got done. The roof is brand new.

Assistant City Manager Gomez: Yes, sir.

Mayor Lago: I mean, we need to be very careful.

Assistant City Manager Gomez: Absolutely.

Mayor Lago: Very careful.

Assistant City Manager Gomez: Absolutely.

Mayor Lago: You're talking about removing tiles, that entire roof system is brand new.

Assistant City Manager Gomez: That would all be taken into account during the assess -- right.

Mayor Lago: You will void a warranty. You will void a warranty...

Assistant City Manager Gomez: Absolutely, Mayor.

Mayor Lago: If you penetrate that roof.

Assistant City Manager Gomez: Absolutely.

Mayor Lago: And no matter what is it you're looking at. And number two, I'm not going to talk about here because I don't need to give lessons to you because you know -- you know this better than anybody, okay, could give me lessons, okay. There are many other shoring options. We just

got to ask Mr. Wood. Mr. Wood, what less intrusive shoring options do you have? Ask the question. Put it in writing. Through the Manager. You know he's going to respond to you. I could tell you what the less intrusive options are, but I don't need to do that here, okay. There are many, many options. We do not need to close this building for two reasons. Number one, the centennial in 2025. Number two, we don't need to spend a million dollars in rent when there are many other options. And I'm going to leave you with an option that I would like to hear and know, not today, because I don't think it's worth talking about it today here. It's an option that Zeida knows very well about. I have the emails here that ask for public records requests, okay. We have a preliminary design, a preliminary design from Nati Soto that was done. The west side of the parking garage, which is built, the intent of that area was to move the City Attorney, City Manager, Commission, and the City Clerk into that area, build it out. It's going to cost \$500,000, \$600,000, just my rough out -- rough estimate. Build it out, move everybody in there, empty the building out, and then go ahead and do everything that needs to be done. I don't believe that we should spend \$51 a foot or \$50 a foot -- and by the way, I get this information from people who tell me, not the Manager didn't tell me. I hear from other people. I hear from -- hearsay from directors, from managers, from employees who come and talk to me about this issue because I can't get it from the Manager. But the issue is this, putting it on the record today. Spending a million dollars on rent over five years to me is a travesty when all you need to do is spend six months and renovate that empty space that we own as a city. And when we're done with it, after you've renovated the building, what you do is you rent it out, or you expand to Police, Fire, IT, Finance, Procurement, Historical, whoever needs it. But to go out there and spend a million dollars in this market and rent, and we won't even have people in this building. The best thing to do is have people in this building, have everybody together. If you need to address Finance, the Manager can go upstairs and address Finance. If you need to address Police, they can come downstairs and address you. At the end of the day, it's the best thing. We don't have to go out there right now and go to the market, which is very expensive here in the city of Coral Gables. We can save that money, and we can do what's right. And we can invest that money in the city. And once we're done with that site, guess what we do? We rent it out or we use it for another department that needs it. But you already have a preliminary layout here for those departments. It was already done. It's here. That's something that we should explore before we go out to the open market and spend good money. Right now, we should be very careful how we spend the money.

City Manager Rojas: If I may, Mayor. Number one, the priority here and what's driving our entire process is the engineering. If engineering says that we have to vacate a particular area, we're going to vacate the particular area. We've actually looked at that same drawing that you have that was done in 2022. We have a more current version of how we would do the same area. Keeping in mind that that area was initially established for Finance and Accounting, we have the Passport Office I believe is part of that section there that would have to relocate. But what I'm trying to say is engineering will drive what we do. The personal health of our employees will drive what we do. We will try to find office space here, like we've done, anywhere where we won't have to spend money in rent. So, we would -- we -- that is our plan. Our plan is not to, well, we're going to go out and spend, but we have to look at all options because if we wait too long, then it's not

going to be whatever the amount of money it is, it's going to be more. We just can't wait. We have to have options on the table and let the engineering drive which way we go.

Mayor Lago: If I may, okay, you're wrong. The engineering should not be driving this project. What should be driving this project is getting everybody out of City Hall in a manner that is conducive and saves the City the most money and is productive. And that is by using this site and getting it done. That's what makes the most sense financially. You're investing in yourself. You're not investing in a building outside of the City's control. The idea that engineering is driving has to do with construction. That's a no-brainer. Obviously, you have to deal with what the engineering response is, but I would not move out of this building. This building is completely and utterly safe to be in. We've all said it. Douglas Wood has said it. Peter Iglesias has said it. You're saying it right now. It's a completely safe building to be in. And especially -- especially...

City Manager Rojas: I don't think that's what the -- excuse me. I don't think that's what he's saying.

Mayor Lago: Excuse me. I didn't interrupt -- I didn't interrupt you. I didn't interrupt you. Just I'm asking you to please, at a minimum, just -- I know you don't want to speak with me, but at a minimum, just show me a little bit of respect on the dais. A little.

Commissioner Fernandez: You haven't shown him any respect.

Mayor Lago: A little bit. So, what I was saying was -- and I'm addressing the ACM. The point is that you can save money, you don't have to be -- you don't have to politicize this and be hardheaded and get your way. This is an opportunity, because at the end of the day, I'm just showing facts. I know I don't have the votes. The point is that I want to put on the record that to save money, to do what's right by the City, if you're talking about this project taking already to 2030, then why not engage Nati Soto, do the drawings, finish, and the next six months, it's a simple build-out, and you can push everybody out, like what Commissioner Castro says, by June, July, get everybody out of City Hall, finish the build-out. You're done, you own that asset, you're not spending money in some building that's adjacent to us, and you have everybody together, and then you can start working on City Hall, and you can start addressing all the issues that you have to. That building is completely and utterly safe to be used. There's no need.

Commissioner Castro: How many...?

Commissioner Fernandez: Had you given us the opportunity to speak, maybe you would have seen that maybe you're not alone on some of that discussion. But just making the assumption is your biggest error always. You just assume things. So, I've been quiet on this issue. I was listening to everything you've been saying. I think there's a lot of contradictions of what's coming from my right, because it's going to take longer, but it shouldn't take as long. It's wrong to show that it's going to take this long, but you're showing it's going to take too short. Hard to understand

what this person is saying right now. The reality is we have work that needs to be done immediately. And from what I saw and what you presented, there's immediate work, there's an immediate assessment that is intrusive, then there's repairs that have to be done, and that's something that's going to take the next year and two months basically, minimum, on your conservative estimate. So, there is work that's going to be done. The concern is about the year and a half that follows that. I think we're way beyond that. That's for the next Commission to make a decision on, following April. Right now, the decision that we need to make is really none. The ball's in your court. You're in charge. This is your project. You're managing the project, and you will tell us if it's safe or not. We've heard from both Doug Wood and Peter Iglesias that it is not safe right now. And if not, you can go back and listen to it. Your last question to Peter Iglesias said, I would adhere to whatever Doug Wood is. Why? Because Peter wasn't going to put his license on the line for you, just to get you to say what you wanted him to say. Right now, there's shoring work that has to be done. Until that is done, Doug Wood has said, it is not safe. And from the timeline you gave me, that is not complete at this point. So, today, the shoring work has not been completed.

Mayor Lago: If I may?

Commissioner Fernandez: I am not done.

Mayor Lago: No, I have to...

Commissioner Fernandez: I'm not done.

Mayor Lago: I have to respond to you.

Commissioner Fernandez: It is my time. I'm not -- I'm not done.

Mayor Lago: You made...

Commissioner Fernandez: I am not done. Now, as far as...

Mayor Lago: (INAUDIBLE).

Commissioner Fernandez: The design for the building next door, it's a conversation the Manager and I have had. It's also a conversation I had with the Clerk. The Clerk was the first one to show me that space next door. And I had spoken to the Manager about the potential of building out that space in order to have the Commission offices next door. Now, what you don't realize is the plans that you have also include the Passport Office and the Finance Office, which are next door, which are currently being used. Mr. Clerk, the Passport Office is going to be used through?

City Clerk Urquia: If everything goes perfect, we should be out of there by March 1st.

Commissioner Fernandez: Okay. And then Finance is -- I'm sorry, HR has already moved there, so they're currently operating out of there and that has been built out.

City Manager Rojas: I think that might be a different space. HR might be a little further.

Commissioner Fernandez: Okay, so the design -- and I guess, Zeida, you may know the design the Mayor's talking about for that build-out, was that including passport and the retail space next door, or did that also include the Finance -- the HR office?

Asset Manager Sardinas: If I can see the -- what you're talking about.

City Clerk Urquia: Which one do you want?

Asset Manager Sardinas: The one the Mayor has.

City Clerk Urquia: Commissioner, there was also...

Commissioner Fernandez: The Mayor is the one who has it.

City Clerk Urquia: Commissioner, there was also a mention of offering that space to the tax collector.

Commissioner Fernandez: We talked about him including services at the Passport Office. That's what I talked to him about.

City Manager Rojas: I have it here.

Mayor Lago: Yeah, here you go, Zeida. This is a public record.

Commissioner Fernandez: And at the end of the day, if we need it first, we need it first. That'll be secondary.

Mayor Lago: Can I respond to you?

Commissioner Fernandez: I'm not done.

Mayor Lago: But you can't -- you can't...

Commissioner Fernandez: I'm asking questions.

Mayor Lago: But you can't have the entire...

Commissioner Fernandez: You do that all the time.

Mayor Lago: I run the meeting.

Commissioner Fernandez: You do that all the time. But I have the ability to speak.

Mayor Lago: Ariel.

Commissioner Fernandez: And if I have the time...

Mayor Lago: Let me respond to you. You're wrong.

Commissioner Fernandez: Vince, you're wrong. I will -- I will let -- I have a question regarding the actual build-out, because you showed a plan, and you refused to give a copy to us to see. You just held on to it, so I've asked the question.

Mayor Lago: How did I get that plan?

City Clerk Urquia: You asked for a public records request and...

Mayor Lago: When? This morning, right?

City Clerk Urquia: This morning, yes.

Mayor Lago: Because I don't get anything from the Manager. The Manager won't show me anything.

Commissioner Fernandez: So, what is it?

Asset Manager Sardinas: Okay, good afternoon. So, we have to take into consideration several things of what is in the parking garage first. Okay, what is in the parking garage? The HR office -- well, first parking, then HR, then Parking Enforcement, and then the amount of space that Passport is occupying, and then what is left. What is left is 2,900 square feet, which is what hasn't been built out. If you add then the amount of space in the office that Passport has, I don't even think that's 2,000 square feet. So, once Passport leaves, you have a certain amount of space left. We are talking about housing -- if you take the Commission, the Commission's aides, the Manager's Office, the City Attorney's Office, and the City Clerk's Office, that is 33 people. You cannot squeeze 33 people into that space. We are -- now have the Finance Department partly on the fifth floor of this building and part of it is being -- is down the street two blocks away in private space that we're paying for that has Finance personnel there. Depending on the amount of time, that is something that is working on a temporary basis, but think about running that department,

which also includes 20-something people over years separated, and the challenges with that. So, I think my personal opinion that I've discussed with the Manager, this is also an operational issue that we have to think about. I'm not proposing that -- you know, that is your decision whether you want to go to private space or not. We've looked into private space that is close to this building. Why? Because it would make it operationally better to be -- for everyone to be close to here. And what I'm trying to also explain is, when we're going to go into something like a contract with a building, we have to take time into consideration and pricing. It's -- yes, the Mayor is correct. \$50 a square foot, \$51 a square foot is what everybody is charging. There are savings involved that we have identified with being out of City Hall and, you know, moving the Finance team together. And we're trying to work on that proposal and bring something back if the Manager chooses that that is what he wants to recommend for you to consider. We haven't gotten there yet by any means. We're still looking at space. We're still looking at that. But I would tell you, we need much more square footage than what we have available within the City confines.

Commissioner Castro: How many...?

Commissioner Fernandez: And then the design that was -- that was shown to you, how many office spaces? Because, obviously, that was four years ago. What was the...?

Asset Manager Sardinas: That...

(COMMENTS MADE OFF THE RECORD)

Commissioner Fernandez: So, what was the footprint of that? Was that just Passport and the retail space?

Unidentified Speaker: It's Passport and parking enforcement.

Asset Manager Sardinas: And includes parking -- it includes parking -- the parking enforcement as well.

Commissioner Fernandez: Which is already using that space.

Asset Manager Sardinas: Um-hmm, yes.

Commissioner Fernandez: So, from that design, we don't have that space available right now.

Asset Manager Sardinas: It also -- when I looked at this, and I've only looked at it -- you know, there's basically just the only -- there's a City Manager, for example, has one office and there's no offices for anybody else in the City Manager's office. There's like cubicles in the middle. There's attorney offices here and then Commission offices, but everybody is not here.

Mayor Lago: If I may.

Asset Manager Sardinias: Because I've looked at other floor plans so that's...

Mayor Lago: May I?

Asset Manager Sardinias: Okay.

Mayor Lago: Okay. First off, that's a preliminary space plan. This is very preliminary. Let me just explain this to you, okay. It's a very preliminary space plan. You also have to build out the gray shell you have there. You've got to build that out. So, I keep telling you...

Asset Manager Sardinias: The shell's 2,900 square feet.

Mayor Lago: Yeah, I know, but you've got to build it. You need it. That's part of...

Asset Manager Sardinias: Correct.

Mayor Lago: That's part of (INAUDIBLE) coming. So, the plan is you build it out until you have the space in March, and then you take all the spaces together. It's not going to be perfect. No one's going to be perfect. No one's going to be -- it's not going to be a Sunday stroll. It's going to be -- we're going to be packed at the end of the day. But you're going to have office space that you don't have to go out to the public to the private sector and rent out at an exorbitant amount of money, especially now in Coral Gables. Okay, so that's number one. In regards to -- to -- to the issue of the shoring in the windows, you know you can use a compression collar with a steel plate, and that gets rid of all the columns, and all you have is the penetration in the roof. At the end of the day, you know that's allowed. And that is used and standard, and it was used in the courthouse in downtown. That's number one. Number two, Commissioner Fernandez made a statement that Peter Iglesias here, Mr. Clerk, I know it's very difficult, but if you could, maybe not for today, but get it for everybody in the Commission, that Mr. Man -- the Manager and Douglas Wood said that this building is not safe. It's not safe. That's not the case. What they said was very clearly. If the shoring, which is an overkill and you know it's an overkill on the first floor, if the shoring is completed, then the building is completely safe to inhabit. It's not an issue. So, you can skin it any way you want, but I want to be very careful when you're talking about people who are not in the room and what they said. Because I was there and so was everybody in the room and they said that it was -- it's a safe building to inhabit. To say -- to say that it's not safe, again, it's a derelict -- a derelict of our duty, and in my opinion, I can't do that to Douglas Wood or to the City Manager. That, to me, is not respectful. And as a -- like you said, as a licensed engineer, you were in the room also.

Assistant City Manager Gomez: What Mr. Wood said...

Mayor Lago: Thank you very much.

Assistant City Manager Gomez: And in his communication to us was that until the shoring was not installed for Column 49, that the City Commission Chambers needed to be vacated.

Mayor Lago: So, let me -- let me -- we can play the game. We can play the game. We can play the game.

Assistant City Manager Gomez: No, I'm just telling...

Mayor Lago: Hold on a minute. Is the rest of the building except for the City Commission Chambers safe?

Assistant City Manager Gomez: It is structurally safe to occupy even as proffered by our Building Official, Manny Lopez.

Mayor Lago: That is -- that is where you, you, Commissioner Fernandez, have to be a little more thoughtful when you make comments about people that are not in the room because no one is inhabiting that room. I'm not saying to go back into that room. I don't want to be here at all. I don't. But at the end of the day, if we have to be here, we have to be here. But the entire building is safe to inhabit. It's safe to inhabit and we can enjoy the building, we can enjoy the building for the centennial, we don't have to get offices, and in my opinion, if you want to move forward and demolish and strip the building, strip the building, it's fine with me. I mean, again, at the end of the day, we'll find offices outside the City, and we'll have to pay rent on it, and we'll spend money, but I don't think that's fiscally in the best interest of the City, in my opinion.

Commissioner Menendez: I want to make -- if I may comment. In terms of having elected officials in one place and administration in the other, City of Miami has been doing that for years. They have the Pan Am building in Coconut Grove. You have City Commission meetings. The Clerk is there, the Commission, their aides, but you have the City Attorney, Risk Management, pretty much Building in downtown in their MRC. So, separating isn't the best, but it's nothing new. The other thing I want to ask Mr. Gomez is, isn't there -- I mean, I'm sure it's discussed, but for those folks like me that aren't engineers or are not in the construction business, once the building is shored up, there's going to be exploratory work to find out if there are other structural issues throughout the building?

Assistant City Manager Gomez: The shoring will allow the contractor at the direction of the structural engineer of record to do the necessary exploratory work to determine the extent of the repairs that are needed for each of those particular columns or the perimeter beam, for example. Once that's identified, then the repair plans are drawn up, they go through our Building Department for approval, and then after that -- and it's all part of the -- this is all for the recertification.

Commissioner Menendez: And I think we had a conversation, and again, the way columns are built today have steel reinforcement. This building is 100 years old. Those columns, and I figure other parts of the building with the new technology, new construction advancements, they're built differently. So, I guess I think you were mentioning that those columns don't have steel reinforcement. And also, once they do exploratory work, they may or they may not discover other issues, but until they go in, they don't really know.

Assistant City Manager Gomez: That's correct, sir.

Commissioner Menendez: Okay, thank you.

Vice Mayor Anderson: So, through the mayor, if I can just follow up. It depends on what's being explored. And yes, there's rebar in a lot of the columns. There's one column, just like in Vizcaya, that didn't have reinforcement as a precaution. The shoring's being put in place. You have a cracked piece of stone on there that can be, in the meantime, put in a protective sleeve, so to speak. I'm just not going to use construction terms, but a descriptive term, so that we can proceed. The reason I have a meeting with Douglas Wood tomorrow is to probe specifically the issues of what kind of exploration needs to be done. On my way out from my pre-agenda yesterday, you know, the issue of needing to rent space was brought up. It's not my habit to make rushed decisions on things, so I want to have some more information. I want to be able to sit down with Douglas Wood and determine when you're talking about exploration, are we talking about taking off the exterior plaster to see below, or are we penetrating beams? You know, and that's a critical issue as to whether or not you need to put the shoring in. Because if you're only taking off the exterior plaster to be able to look below that lath, to look below the plaster, just like you did on the third floor, that's not going to necessarily need the shoring in place. However, when you go to repair the beam, you're absolutely going to need the shoring in place, just like you do when you have a crutch on a leg, you know, and you have to splint the leg. If you're splinting the leg, which is the beam, you're going to have to have the shoring in place. I want to wait till this meeting tomorrow, gather some more information, look at these drawings, be able to sit down with staff as opposed to trying to make a decision on the fly here with inadequate information, and bring this -- we can bring this back in our next meeting and have a comprehensive discussion.

Commissioner Castro: So, I want to focus on the next six months. And how many pe -- how many employees are left right now in City Hall, right now as we speak?

Asset Manager Sardinias: So, ma'am, the Clerk's Office is there. The Attorney's Office is there. So, 7 and 6. Oliver is there, so that's 14. And you and your aides.

Commissioner Castro: And the Commission. So, what, probably 25?

Asset Manager Sardinias: So, 5 plus 4, 9.

Mayor Lago: And the two security guards.

Asset Manager Sardinias: And the two security guards. So...

Commissioner Castro: Okay, so...

City Clerk Urquia: And consider the fact that the City Manager's Office is temporary somewhere else.

Commissioner Castro: No, no, but who's there right now? Because the other people that are out are already out. So, how many do we need to find a place for during those 66 days of shoring if it's even going to affect where they are at the moment?

Asset Manager Sardinias: So...

Commissioner Castro: Because I don't think the Mayor's Office is being affected.

Asset Manager Sardinias: I'd like to clarify one point because the Commissioner brought up a point about people being separated in another city. What I meant about separation was strictly with respect to the Finance Department because now we have the Finance Department split into two different buildings.

Commissioner Menendez: And by the way, the reason why I mentioned it is for those folks that are watching or listening. If we do end up splitting some departments or different departments, I just wanted to make a point that it's not rare for certain city governments to have that. And our situation will be temporary, but for other city governments, it's been a permanent situation. I was just bringing it for the awareness of those watching.

Asset Manager Sardinias: Right. So, yeah, and so the -- the -- the point I was trying to make was the department director and being able to have the people together in order to be able to properly manage the department. Whether the City Commission is in one place, the City Manager's Office is in another building, the City Attorney's Office and the City Clerk is in another building, that's definitely something doable. But what we computed was that there were 33 people if you take the City Manager's Office, the City Commission, the City Clerk, and the City Attorney. That's 33 people. And then you have, I think, 20-something that are Finance people.

Commissioner Castro: Okay, okay. So, my idea is, if it's going to take 66...

Asset Manager Sardinias: Twenty-six are in the Finance Department.

Commissioner Castro: Okay, so if it's going to take 66 days for the shoring, it's going to be done on January 31st. It's not going to affect the Mayor's Office. Let him just stay there. If -- it's his

prerogative. Now I know it's going to affect my office because, as the diagram he was showing, it goes straight through my -- through my window.

Asset Manager Sardinas: Yes.

Commissioner Castro: So, I would be okay. I could find a place to have my meetings for 66 days. And then, on June whatever, when all that's about to start, then relocate to wherever you guys want us to relocate to.

Mayor Lago: Commissioner, may I add something to your statement?

Commissioner Castro: Um-hmm.

Mayor Lago: Why don't you, at the request of the Manager, ask the engineer on record to produce an optional opportunity, like a compression collar with a plate? It's nothing new, not reinventing the wheel. It's been used everywhere else. Don't just -- these are things that if you're in the business, you understand if you're in the business. You understand it, so -- and you are, you know. You have years of experience. Sit down and say, hey, how can we not affect the Commissioners for these moments because once we're done with that, then there's no work to be done for a while. So, and I -- again, I'm more than willing to be flexible, but I think it's an opportunity to really, really save some money that we can apply to something else in the City that could be more beneficial.

Commissioner Castro: Like for 66 days, I could have my meetings somewhere for 66 days. And then when that real period of -- that it's going to be intrusive or it's going to have environmental concerns, I understand we all need to move out. But during this first six months, there's nothing - I mean, and then it's January 31st and it overlaps like in holidays as well, which I don't think all of us are really here a lot.

City Manager Rojas: May I ask a question? What about your staff?

Commissioner Castro: Well, let's figure it out.

Vice Mayor Anderson: So (INAUDIBLE)...

City Manager Rojas: Here's the -- here's the thing, and again, to be clear, all of these are options that we're discussing with staff. We have not -- I have not made a decision which way we're going to go. We haven't found that right solution yet. What I will tell you that will drive me, contrary to what the Mayor says, is the engineering in the sense of what other work they have to do, what other issues that might cause the employees. My only concern is for the safety of the officers and try to save the City money. That's why we moved here. If we can find office space that we can

take from the Police Department and move everybody over here, that would be our option. If we could...

Commissioner Castro: Yeah, safe -- yeah.

Mayor Lago: Okay.

Commissioner Castro: Safety is my number one concern as well.

City Manager Rojas: So, it's premature...

Commissioner Castro: Beyond anything else.

City Manager Rojas: To say where we're going to go, but we have to start talking and thinking and having options because, God forbid, they come in and say, you guys need to be out tomorrow, then what do we do?

Commissioner Castro: So, I'm only really talking about the first six months. That's -- that's all I'm addressing. And you know, I know the Mayor's going to hate that I say this, but if my staff could work from home during those 66 days or have one...

City Manager Rojas: I don't think we can allow that.

Commissioner Castro: Or if I have one -- yeah.

Mayor Lago: Just to clarify the Manager's comments, because again, he says that an engineer is going to call and say, hey, you've got to get out of the building. That's not the case. You have one column that needs to be addressed. Column 49, correct?

Assistant City Manager Gomez: Column 49 is the one that right now...

Mayor Lago: One that needs to be addressed. That can be addressed. And you don't need to move anybody out of the building. It can be addressed. And you have more than enough time. If you finish -- if you do that, if you do that, and you start working on the empty gray shell we have here, you can find options to fit my colleagues and myself in an office. And that is an asset that we control, and when we're done with it, and we build this building in 19 -- in 2030, they can have their offices wherever they like. Again, and you can use that for whatever you like. It's your call. But I think it's a much more financial situation. No engineer's going to call you and say, hey, we got to do this tomorrow. There's already been an assessment. Like you said from -- like you said, Peter, City Manager, and Mr. Wood said, as long as the building is shored up, it's safe, it's not a problem. We can be there.

Commissioner Menendez: I want to mention, if any -- personally, if any one individual, elected officials, or all the elected officials decide they want to be at City Hall, as elected officials we have that authority to a certain extent, but staff doesn't. They're tied to us. And I personally don't want to put staff in a situation where they are concerned for their safety, but they feel obligated because of their job description to be attached to us by the umbilical cord, and that's not a fair situation. So, if any one elected official or two or three or all of us want to go back to City Hall, I think, you know, that's our call up to a certain point, but at no point do I want a staff member to be concerned or stressed that they're stuck between having a job and being in a place that they feel that they're not safe. So, and my only other question is, I know it's just an update on City Hall. Is there action that needs to be taken today?

Vice Mayor Anderson: Well...

Assistant City Manager Gomez: No, sir. This was just an informational item.

Vice Mayor Anderson: So, I'm going to dovetail on what Commissioner Castro basically said. I'm flexible enough and I can work elsewhere. And even when there was times because of multiple meetings going on, I've had staff come into my office and use my office as opposed to their office. So, you know, we can make these spaces available as needed. I have a computer. I can move. I can have meetings with residents outside of City Hall in order to provide maximum availability for -- for staff in there. Of course, if there's certain types of construction need to be done and it's better for them to be out of City Hall, by all means. But we already have people in remote areas. We have our Public Works Department for I don't know how many decades now out on 78th or 79th.

Assistant City Manager Gomez: 72nd.

Asset Manager Sardinas: 72nd Avenue.

Vice Mayor Anderson: 72nd Avenue.

Assistant City Manager Gomez: Yeah.

Vice Mayor Anderson: We're blessed because we have the internet. We have Teams. We have Zoom. We have all these tools now that even when the city of Miami started having separate offices in place, didn't exist before.

Commissioner Castro: iPads.

Vice Mayor Anderson: iPads, I know. I mean, I've worked across the country, so being mobile is normal for me, and I don't mind accommodating our staff where needed. I can use my law office. I can use various venues we have around, including the Biltmore Hotel to...

Commissioner Castro: Country club.

Vice Mayor Anderson: To meet people in. You know, that way we can keep eyes on Biltmore Hotel at the same time, have dual purpose.

Commissioner Fernandez: That was a suggestion in my (INAUDIBLE).

City Manager Rojas: When -- when we have -- when we have a plan, we will bring it to Commission for approval.

Vice Mayor Anderson: So...

City Manager Rojas: In the meantime, we will be looking at all the other options. As the Mayor had his option or the option that somebody drafted in 2022, we looked at that space too. We've made some changes to it. We're looking at all the options. That's the...

Vice Mayor Anderson: So...

City Manager Rojas: The message I want to leave you with.

Vice Mayor Anderson: So, I ask you this. Instead -- you know, let's meet ahead of time. Let's have this concrete detailed discussion ahead of time so that we're not trying to make a decision on the fly, okay? We have time to do it. Let's do it.

City Manager Rojas: Okay.

Mayor Lago: Anything else...

Assistant City Manager Gomez: No, sir.

Mayor Lago: For the good of the order? Okay.