

City of Coral Gables City Commission Meeting
Agenda Item F-9 and F-10 are related
October 11, 2022
City Commission Chambers
405 Biltmore Way, Coral Gables, FL

City Commission

Mayor Vince Lago

Vice Mayor Michael Mena

Commissioner Rhonda Anderson

Commissioner Jorge Fors

Commissioner Kirk Menendez

City Staff

City Attorney, Miriam Ramos

City Manager, Peter Iglesias

City Clerk, Billy Urquia

Public Speaker(s)

Maria Cruz

Agenda Item I-6 [3:44 p.m.]

A Resolution of the City Commission authorizing a contract modification to the renovation and addition project at 427 Biltmore Way, Contract IFB 2021-035, with pursuant to Section 2-764(b), Approval of Change Orders and Contract Modifications, in an estimated amount of \$285,000 for unanticipated additional costs not to exceed the available budget.

Mayor Lago: Moving onto I-6.

City Attorney Ramos: A Resolution of the City Commission authorizing a contract modification to the renovation and addition project at 427 Biltmore Way, Contract IFB 2021-035, with pursuant to Section 2-764(b), Approval of Change Orders and Contract Modifications, in an estimated amount of \$285,000 for unanticipated additional costs not to exceed the available budget.

Mayor Lago: Mr. Manager.

City Manager Iglesias: Yes. We have \$205,000 to finish the 427 Project; \$45,000 will be for the foundation for the art, and we have an additional \$35,000 to do some miscellaneous things, such

as some of the issues that we had with the residents affects and some of the acoustical paneling and that should wrap up 427.

Mayor Lago: Okay. Do we have any further comments or any public comment? We do.

City Clerk Urquia: Yes, Mr. Mayor, Ms. Maria Cruz is requesting to speak on this item.

Mayor Lago: Ms. Cruz the floor is yours.

Ms. Cruz: Good afternoon again. Three simple comments. Since it doesn't say exactly what's unaccounted things, I have three things that I'd like to mention. Number one, the elevator was not working at the very beginning when they moved in, and you know how I am upset with the elevators. Second, there is wastewater coming into the bathrooms, okay; and also, and more important, very more important, I was there, I visited the building, was able to walk through the whole building unchallenged, upstairs and downstairs. On the outside there's an area for handicap access and its like a ramp, and it doesn't have any railings. I was thinking when I went in, you know my husband uses a walker, if he were to use that to go into the building, he could possibly fall off, because it goes up – the side, not the wall, the other side there's no railings whatsoever. I think we need to be aware of ADA stuff. You don't want to have anybody falling down and suing the city.

Mayor Lago: Let's address the three points. I want to put it on the record. The first one is the elevator working. I was there this week.

City Manager Iglesias: Yes. The elevator is working Mayor. The outside, those are not ramps, those are walkways, so they do not require railings, and there will be accessibility from the back, from the parking lot and from the front, from the actual sidewalk. We are raising the – we are going to put some blue light retaining wall in the front to raise that grade up where the landscaping is at. There's no ADA requirement – those are not ramps, so there's no requirement for railings.

Mayor Lago: And the second point that we missed. An issue about wastewater.

City Manager Iglesias: We have – the punch list have not been done. There's quite a number of items on the actual punch list.

Mayor Lago: As a matter of fact when I was talking with Ms. Cabrera, one of the issues that I noticed on the punch list was the standard. I mean you move in on a TCO, you're trying to transfer people from this building and other buildings to one building, was that the windows needed to be finally punched out. They need to remove the final paint; there's a little splatter paint, they need to clean that stuff up.

City Manager Iglesias: A number of items, as you know, on a normal punch list. We have people working in the Mezzanine, in the cottage, on top of each other on the third floor. We tried to move as quickly as possible into this new facility, and the contractor still has to...

Mayor Lago: But there are no issues with wastewater?

City Manager Iglesias: No. Apparently somebody threw something inside the line and it had to be cleared. Our staff cleared it on the sanitary sewer line.

Mayor Lago: From one of the clean-outs, we had a clean-out.

City Manager Iglesias: Throwing napkins and certain things in there.

Commissioner Anderson: Typical things that we find sometimes.

Mayor Lago: I'm sorry Commissioner, just one last point. Can we make it as easy as possible for staff to have some sort of receptacle so that things don't get flushed down the toilet and later create a problem.

City Manager Iglesias: They should – some of these things should not be there, but unfortunately, it's a public bathroom.

Mayor Lago: Maybe its not staff, maybe its somebody who's visiting the bathroom.

City Manager Iglesias: It's a public bathroom, Mayor, its downstairs where the public bathroom is.

Mayor Lago: Okay.

City Manager Iglesias: So it's a little difficult to actually control, but aside from that, we just have normal things, quite a number of things, as you know in the normal punch list. You have to punch out the entire job.

Mayor Lago: And to the Manager's point, when you have a punch list, you do not pay retainage. The final five or ten percent until every single item is completed. So if they don't complete the items, or they are waiting for a long lead item, they don't get paid, the contractor will not get paid the remaining five or ten percent. Usually you start at ten percent, which is your retaining for the entire project, is how much you withhold from the entire contract. So, if it's a million dollar contract, we withhold \$100,000; and as the contractor gets close to 95, 96, 97, 98 percent completed, you release five percent, but the owner will always have on their side five percent. So even if they decide not to do the work or the company goes bankrupt, the owner always has the ability to bring an outside company to come in and finish the work and they have more than enough money to finish the work.

City Manager Iglesias: Mayor, we are holding five percent retainage on this.

Mayor Lago: So five percent will cover whatever is pending on a \$4 million dollar job, you are talking about \$200,000. There's not \$200,000 on the punch list. I don't think there's \$100,000. I don't think there's \$75,000 on the punch list. Thank you for bringing it to our attention. We are working on that.

Commissioner Anderson: While we're in the Sunshine, I did speak to the City Manager about the acoustics, because people are having to bend down to be able to speak through the glass, the plexiglass, whatever it is. You were going to follow up on that.

City Manager Iglesias: We've got to look at acoustical solution, because there is a lot of steel and we are looking at maybe some acoustical panels, and also, looking at that perforation.

Commissioner Anderson: Thank you.

Commissioner Menendez: I do want to comment, but despite all the issues, obviously discussed...

Mayor Lago: Nice building.

Commissioner Menendez: Phenomenal. We got the opportunity to have a little tour in the workspace, the natural light. I mean it's a place that I think staff look forward to going every morning to work, and its functional, common sense. I think the design is a great job.

City Manager Iglesias: Let's not forget it was built through Covid.

Mayor Lago: By the way, you stole my – finish up Commissioner before I speak.

Commissioner Anderson: It was just another at-a-boy. What a transformation.

Mayor Lago: I wanted to mention that what Commission Menendez and Anderson mentioned right now, just a few little issues that need to be finished, but when you talk to residents and individuals conducting business in this new facility and you talk to the employees, they are ecstatic. They are ecstatic with the new environment. It's a good opportunity, people are looking forward to transacting business in a building like this that is so professional. Third floor, not the easiest workplace for certain.

City Manager Iglesias: Mayor and Commissioners, we've gone electronic. We have an electronic plans review now.

Mayor Lago: So there's some growing pains, there's some growing pains.

City Manager Iglesias: There will be a few growing pains in the next few months. We think that by the first quarter of next year we'll be really moving well in that building.

Mayor Lago: And every opportunity I get, I will say it again and again, thank you Suramy, thank you Doug, thank you to your staff. You made this a possibility along with the Manager. This has not been an easy two years, people don't realize that, transitioning to a fully electronic permitting system, building a brand-new building, and then migrating to that building, you have to be commended your entire staff. Thank you for having patients with the process.

Commissioner Menendez: And by the way, speaking of elevators seems to be a hot topic today. The elevators in that building before the work was done, I think they filmed “The Shining” in that elevator.

Mayor Lago: Size of a shoebox.

Commissioner Menendez: It opened up and two little twin girls, come play with us. It was really a scary experience. I think most people just went up the stairs just to avoid that elevator.

Mayor Lago: We talked about ADA, I know that’s Commissioner Anderson’s wheelhouse, but neither the stairs nor that elevator, I know they were grandfathered in, but those things...

City Manager Iglesias: Big change for Development Services; new enterprise system; electronic plans review and working on top of each other until that building got built. So its only going to get better and as we progress through the electronic system and InterGov, our new enterprise system, it will be a new way of doing business come next year.

Mayor Lago: Thank you. Thank you to everybody who was involved.