

City of Coral Gables City Commission Meeting
Agenda Item H-4
July 7, 2015
City Commission Chambers
405 Biltmore Way, Coral Gables, FL

City Commission

Mayor Jim Cason
Commissioner Pat Keon
Commissioner Vince Lago
Vice Mayor Frank Quesada
Commissioner Jeannett Slesnick

City Staff

City Manager, Cathy Swanson-Rivenbark
City Attorney, Craig E. Leen
City Clerk, Walter J. Foeman
Deputy City Clerk, Billy Urquia
Parking Director, Kevin Kinney

Public Speaker(s)

Agenda Item H-4 [2:04:21 p.m.]

A Resolution authorizing a budget amendment to the Fiscal Year 2014-2015 Annual Budget to recognize as revenue a \$600,000.00 transfer from Parking fund balance and to appropriate such funds to cover the cost of repairs for Garage 1 and Garage 4.

Mayor Cason: And H-4.

City Manager Swanson-Rivenbark: And this is, I believe you've dealt with H-4 before, no I'm sorry, \$600,000. Kevin can you come forward. You all have expressed concern regarding Garage 1 and Garage 4, the two very garages that we are speaking about and the condition of them, and so this allows for security, lighting, painting, repair on both of those facilities before the project is open for redevelopment. Go ahead Kevin.

Mr. Kinney: Garage 1 was built in 1960, Garage 4, I believe it was 1973, they both look their age. We went out with contractors last week; we have started getting bids in to do the upgrades. We looked based on piggyback contracts we have with contractors and this \$600,000 is to fund those improvements so we would be able to turn those contracts around rather quickly and have them begin work even this summer.

Mayor Cason: And all of these upgrades will be things that can't be taken out and used later on, right?- they are painting...

Mr. Kinney: If you walk through Garage 1, there is rust on much of the structural steel, the railings are 60 years old obviously, so this is prepping the metal and painting it, this is repairing the concrete and painting it, so no. But if we are going to have these facilities around for the next three years, which is likely, we need to...

Commissioner Lago: How about the elevator? I've gotten a few calls in reference to the fact that the elevator is not in use.

Mr. Kinney: It breaks down frequently. It is repaired every time it breaks down, but it breaks down all the time and it is 60 years old.

Commissioner Lago: That's not in question.

Mr. Kinney: I believe we may have gotten a quote for replacing it at one time.

Vice Mayor Quesada: Yes, but we'd be spending that money at this point?

Commissioner Lago: This is what I'm getting at. What are we looking at? What's the fluid cost analysis here?- what are we looking at in reference to repairs on a yearly basis?

Mr. Kinney: Well on a yearly basis, once the money is spent the annual upkeep is just operating cost, which I'm already putting in. I have people who clean that facility, pressure wash that facility.

Commissioner Lago: I'm not talking about that, I'm talking about the elevator.

Mr. Kinney: Oh, the elevator.

Mayor Cason: We are fixing it now and it's going to be taken out and used somewhere else, if we are going to put a lot of money into it.

Commissioner Lago: If you are going to buy an elevator that has three stops or four stops...

Mr. Kinney: We are not going to be able to reuse it.

Commissioner Lago: I'm not saying to reuse it, I'm saying let's do an analysis. Let's say over the last five years how much have we spent fixing the elevator on a yearly basis?

Mr. Kinney: We can certainly do that and make improvements to the actual cab without removing anything, just improving the cab itself.

Commissioner Lago: My concern is not really the cab, that's a very short ride. My concern is that someone get stuck in there or the fact that, for example, I'll give you a perfect example and I forwarded this to the City Manager a few months ago. I had a friend, his pregnant wife, they were parked on the third floor they had to use the stairs, she was nine months pregnant because the elevator wasn't working. Again, that's one issue of many; ADA compliance, handicap, physical disabilities that have an issue with the parking garage. I just want to understand if we are going to spend all this money – painting spending this money, I know it's necessary because this \$600,000 we can use it for something else, but knowing the fact that I just could see this building staying in the condition it's in right now for another three years, it's tough to spend that money, but I understand the necessity to do it, but I want an understanding if we are going to keep throwing money at the elevator, I know how much elevator companies charge for maintenance, I want to make sure that we do an analysis and just look at our receipts over the last three, four, five years and say, we are spending \$25,000 a year in reference to having the elevator company come out here and maintain this facility. For that maybe we can just get a new elevator.

Mayor Cason: What are we proposing to do to fix it more often, change a few things, or put a whole new one?

Mr. Kinney: We have budgeted funds for citywide elevator repairs that we are currently undergoing for all citywide elevators.

Commissioner Lago: Including this?

Mr. Kinney: Including this, including this. We can certainly go to this one first and include this in the first package to go out.

Commissioner Lago: Do you think it's necessary, do you think it's an immediate concern?

Mr. Kinney: I think so. Yes I do. This one as well as Parking Garage No 4...

City Manager Swanson-Rivenbark Four (4) doesn't have an elevator – 2.

Mr. Kinney: This is Garage 1 and the major issue with this elevator is, you cannot go and buy parts.

Commissioner Lago: They don't make this type...

Mr. Kinney: So they have to wait to either make a part or find another old one to remove the part and use it.

Unknown Speaker: But it's under the contract with Otis that we have.

Commissioner Lago: What's the threshold for renovations in reference to fully complying with ADA?- if you do "X" amount you go over the threshold and you have to bring your elevator above...

Mr. Kinney: This facility has already gone through an ADA review and we've made all the improvements required by ADA. The elevator was not one of them because of the cost of that repair, so in the ADA world they will allow us to consider the cost of repair and if the cost of repair is too much then they will dictate alternatives. For example, in this facility we have four ADA spaces on the ground floor, maybe five, and that was what was part of the settlement with the Department of Justice.

Mayor Cason: The \$600,000 is going to go to the elevator?

Commissioner Lago: That's a separate capital project.

Mayor Cason: Totally separate?

Mr. Kinney: The elevator is not part of the \$600,000.

Mayor Cason: It's coming out of the capital?

Mr. Kinney: That is correct.

City Manager Swanson-Rivenbark: And so Mr. Mayor, for clarification we as a staff walk through both garages, we went through Garage 1, we went through Garage 4. We've heard your

comments regarding the conditions that it's not becoming to the City; we looked at what the cost would be for the kinds of repairs necessary. Knowing that ultimately our hope is that those garages get demolished, but that we would address the aesthetics, the safety, and the repair issues now, so the source of funds listening to what Commissioner Lago was saying about, we could use that money for other things. You are absolutely right, but it could only be parking related. This is from the Parking Trust Fund, it's not from our General Fund, it can only be used for parking related items, and so we are suggesting there is approximately \$5 million in that fund and we are suggesting that getting this, both Garage 1, Miracle Theater Garage, and Garage 4 in conditions that are more acceptable to your standards and your resident standards was an appropriate investment.

Commissioner Lago: Let me ask you one last question in reference to the lighting upgrades, the Mayor had mentioned that potentially any upgrades that are done in these two existing facilities could be retrofitted into another facility in the near future, let's say three years down the road hopefully when we demolish these two parking garages. What type of lighting system are you planning on using?

Mr. Kinney: We've actually asked, I'm kind of partnering with Public Works on this one. We asked the contractors to look at the lighting and that is one area where it may be possible that whatever fixtures or upgrades we put in would be something we could use in another location.

Commissioner Lago: I ask you to consider making sure that we take into account using LED lighting, that's something that we could potentially use in other facilities, so in three years down the line that's the latest technology we could maybe use that technology, maybe use the existing, what we are going to install in these two parking garages in another facility throughout the City.

Mr. Kinney: When we upgraded Garage 3 lighting we went to LED, so that is the direction we are taking.

Commissioner Lago: That's part of the course. Thank you.

Mayor Cason: Any more discussion on this?

Commissioner Slesnick: Are we saying that one of the garages won't be torn down for three years?

Mr. Kinney: I think that's possible.

Commissioner Slesnick: I mean I don't mind spending money, but three years seems like a long time before that first garage with the elevator demolished.

Commissioner Lago: No, no, that's a big problem, that's why I – it pains me a little bit to spend the \$600,000, but I've parked in that parking garage and it's very, very – I know we all have, it's a nightmare. That parking garage was not designed for the dimensions of today's cars, it just doesn't work.

Commissioner Slesnick: It's a two-seater.

Commissioner Lago: I hate to spend the \$600,000, but I think that it's just not up to the level of people who come to the City of Coral Gables, and it's a huge safety hazard. There is a major problem there with regards to spaulding, right?

Unknown Speaker: Yes.

Commissioner Lago: We have had certain portions of the building that have actually fallen.

Mr. Kinney: That actually happened in Garage 4. There is some spaulding in Garage 1, but today it's not been a structural issue. It gets into the rebar that is holding some of the stucco and facial.

Commissioner Lago: You know what's another item that we could just see as a cost benefit analysis and that would have to do with the City Attorney, how many lawsuits are we going to prevent with spending the \$600,000, because I know there's been a lot of issues.

Vice Mayor Quesada: I don't think we are going to be preventing lawsuits; we are going to be preserving our quality of life and the pedestrian experience.

Commissioner Lago: You have slip and fall issues, you have....

Vice Mayor Quesada: Craig has done a great job of minimizing all that from a legal perspective, but I think it's more of a quality of life issue.

Commissioner Keon: We are going to have a beautiful new Mile and we....

Mayor Cason: But I think that timing point is important because we'll hopefully have Miracle Mile done and still these garages there.

Vice Mayor Quesada: It's the first impression when you are on outsider to come shop, whether you come shop or eat dinner, the last thing you want to do is go in...

Mr. Kinney: The parking industry, the comment is always parking is the first and last impression.

Vice Mayor Quesada: Yes, it's true.

Mr. Kinney: And the only thing I would add regarding Garage 1 is even though it is the oldest facility and the one that functions poorest, it is the most popular facility we have, this garage is where everybody wants to park. So operationally it's the most important facility I have.

Commissioner Slesnick: It looks so much better since it's been pressure cleaned also, thank you very much.

Mayor Cason: Alright, let's have a motion on H-4.

Vice Mayor Quesada: So moved.

Mayor Cason: Vice Mayor makes the motion. Second?

Commissioner Keon: Second.

Mayor Cason: Commissioner Keon seconds. City Clerk.

Vice Mayor Quesada: Yes

Commissioner Slesnick: Yes

Commissioner Keon: Yes

Commissioner Lago: Yes

Mayor Cason: Yes

(Vote: 5-0)

[End: 2:16:00 p.m.]