

**City of Coral Gables City Commission Meeting**  
**Agenda Item E-8**  
**July 1, 2025**  
**City Commission Chambers**  
**405 Biltmore Way, Coral Gables, FL**

**City Commission**

**Mayor Vince Lago**

**Vice Mayor Rhonda Anderson**

**Commissioner Melissa Castro**

**Commissioner Ariel Fernandez (Absent)**

**Commissioner Richard D. Lara**

**City Staff**

**City Attorney, Cristina Suárez**

**City Manager, Peter Iglesias**

**City Clerk, Billy Urquia**

**Deputy City Manager, Joe Gomez**

**Public Speaker(s)**

**Maria Cruz**

**Karelia Carbonell**

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Agenda Items E-8 and H-10 [1:30 p.m.]

E-8: A Resolution of the City Commission pursuant to Zoning Code Article 1, “General Provisions,” Section 1-104 “Jurisdiction and applicability,” granting approval of the window replacement for the City Hall Complex, located at 405 Biltmore Way, legally described as Tracts B & C, Coral Gables Biltmore Section Revised, Coral Gables, Florida; providing for a repealer provision, severability clause, and providing for an effective date.

H-10: Update regarding City Hall.

Mayor Lago: Madam City Attorney, E-8.

City Attorney Suarez: E-8 is a Resolution of the City Commission pursuant to Zoning Code Article 1, “General Provisions,” Section 1-104 “Jurisdiction and applicability,” granting approval of the window replacement for the City Hall Complex, located at 405 Biltmore Way, legally described as Tracts B & C, Coral Gables Biltmore Section Revised, Coral Gables, Florida; providing for a

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repealer provision, severability clause, and providing for an effective date. Mr. Clerk, we will have to swear in individuals who'll be testifying today on this matter.

City Clerk Urquia: Those who will be appearing on this item, please stand and raise your right hand. Do you swear or affirm the testimony you'll provide today will be the truth and nothing but the truth.

All: I do.

City Clerk Urquia: Thank you.

City Manager Iglesias: Through the Mayor.

Mayor Lago: Yes sir.

City Manager Iglesias: Mr. Mayor, could we add H-10 to that which is the discussion of City Hall. H-10, update regarding City Hall.

Mayor Lago: Yes.

City Manager Iglesias: Thank you.

Deputy City Manager Gomez: Billy, if we could go ahead and put the presentation up for H-10.

City Clerk Urquia: Cable TV – There you go.

Deputy City Manager Gomez: Good afternoon Honorable Mayor, Vice Mayor, and Commissioners, Joe Gomez, Deputy City Manager. I'd like to provide you with a brief update on the City Hall restoration project. So, in terms of the project deliver method, after consultation with the Manager and with our consultant, we've decided to do a one-phase project deliver, which will be a continuous phase that takes us all the way from assessment, all the way through design and construction documents, and this will be broken up into two sub-phases, which we refer to as Phase 1a and 1b. Phase 1a being the building assessment, programming, schematic drawings and design development. That moves us right into Phase 1b, which would be the construction documents, permitting and construction administration, moves us right into construction. So, a little bit about Phase 1a, which is the initial design scope, that includes building assessment and recommendations report. It also allows us to do the space programming for the offices, for the staff and the elected officials, to better utilize the space within City Hall to make sure it's consistent with the historical context of the city, City Hall. Schematic design level drawings include a detailed preliminary cost estimate. Very important which will set the tone for exactly what the cost would be for the renovations of City Hall. Design development level drawings, which will take it one step further. We've already negotiated the contract with RJ Heisenbottle for the Phase 1a, and we are moving

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into negotiations with Phase 1b directly. Phase 1b is design development drawings. These are more detailed drawings and then that take us to the construction documents. This is what will be used to bid the contract. Project specifications – permitting of all construction documents, that includes construction administration and that fee as I said is already being negotiated with RJ Heisenbottle. Project schedule. So, we’ve developed a very preliminary schedule which we think is a very achievable schedule. It’s tight but it’s achievable. We intend to have all permits complete by the end of June of 2026, that will move us right into – immediately start construction right after the permits are issued. We expect construction to take about 18 months in a complex building such as this. So, our substantial completion date, target date would be December of 2027. We are looking at a delivery method for this contract as a Construction Manager at Risk and the reason for that is because of the extent of the level of uncertainty in terms of the repairs that will have to be done. It provides a much better working relationship between the contractor and the design team, so they’ll be working together. It provides constructability reviews, it provides contractor input during the design phase, it also provides very detailed costs, so we can get very narrowed down on the construction cost. And that will lead us to develop what we call the guaranteed maximum price. So, we hone in on that price, so at the end when we issue the contract for construction, we have a good price, we know what the price is going to be. City Hall Annex Window and Exteriors. So, reviewing the latest Hope – we are currently reviewing the latest Hope proposal, approximately \$3.8 million dollars, that will also include the windows for the annex as well as City Hall. The cost of reenforcing, very important, the cost of reenforcing City Hall, the windows, that will be part of the construction cost, and the overall construction cost. All of the window frames will have to be reenforced for the new windows. The delivery time for the Hope windows is pretty long. It’s a long lead time of 30 to 34 weeks after the shop drawings are approved. So that’s why we have to move quickly on the design schedule. Once the contract is secured, we’ll proceed first with the Annex Building. The Annex Building – already all the construction of hardening for the windows and the doors is already done, so that allows us to move first, essentially as a pilot project. This is just a photograph of the current conditions of the existing doors, both on the Biltmore Way side and the Coral Way side. And this, thanks to our great IT Director, Raimundo Rodulfo, he rendered the Hope Window using AI technology so that you can see how the windows will look once City Hall is completed. So, all the windows that you see there that’s the actual Hope window rendered into City Hall. You can see they look beautiful.

Commissioner Lara: Excuse me, Mr. Gomez, is that a before and after or those are just like...

Deputy City Manager Gomez: No. This is the current building with the new windows rendered in. AI is amazing. And by the way, also the doors will all be replaced with through Hope as well.

Vice Mayor Anderson: Raimundo is amazing.

Deputy City Manager Gomez: That’s it. That’s the presentation. Mr. Manager.

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Mayor Lago: Good job, Mr. DCM. Mr. Manager.

City Manager Iglesias: Through the Mayor. Thank you, Mayor. What we've done is we've taken a two-phase project and combined it into one phase, cut off about a year and a half. So instead of doing a very lengthy assessment, we have assessment programming design, design development, construction documents, and start of construction within one phase to cut out about a year and a half. That's why we feel that because of the delivery of the windows we can incorporate them, instead of doing it ahead of time, right into the project. We are looking at using the Annex Building as a pilot program for the windows. We have a mock-up downstairs which is what we are going to deal with from a quality and color and all the perspectives that we need to match the current windows as much as possible. We've worked on the window issue for about a year because we were trying to match historically as close as possible the type of window that we have. They are very small structural elements and we were trying to have a window that had, that can sustain the wind pressures of a hurricane, impact criteria and also water infiltration which is a huge issue that's a very big problem with the current windows that we have now and we can see that around the perimeter of the building is where we've had some of the issues, excessive amount of water infiltration. So, working, looking through different window types. We looked at wood, we looked at wood with steel strengthening, we looked at aluminum and went to steel because steel is so strong. It's the strongest material that we can use and reduce the elements as much as possible. So steel is substantially stronger than aluminum, so we can reduce the window elements as small as possible to try to match these elements, we did as-builts of the existing windows to try to match them as close as possible.

Commissioner Lara: Through the Mayor. Whether you, Mr. Gomez, or City Manager, can you talk briefly about any unique aspect of the exterior of the building that may make it more difficult or have an effect on anchoring.

City Manager Iglesias: Yes, I can discuss that. We have limestone and so, when we add shutters, we really add them just for low event storms, Category 1 storms and so forth, to try to minimize water infiltration into the building because there are no structural values on anchors into limestone, it's too soft. So, our windows really when we put shutters up, it's really more for water intrusion. Also, we have the building is made out of terra-cotta block, so it's not concrete block, so you can't really put a fastener into it. So, we have to expose the inside very, very carefully without hurting the outside skin because nobody is going to match that outside skin if we actually hurt it, the limestone skin, and provide reenforced concrete on either side, so we could anchor the actual windows too. So, what we're doing is increasing the resistance of the building so we certainly – it's a 1927 building, we are not going to get a new building, but as we increase the strength of the building then we increase, decrease the vulnerability from a probability side. If you can carry a Category 2 hurricane, I'm not saying this is what this is, you are much better off from a probability

point of view if you only design for a Category 1 hurricane. So, we are increasing by strengthening the building, we are decreasing the probability of damage, and also, we deal with the water intrusion issue. This building was designed without air conditioning. These windows really the water intrusion issue is huge, and we see deterioration on the perimeter and not on the inside, if you look at the outside beam. So, it's a difficult building to do, because we have the outside skin which is critical that we don't touch it. We have to work from the inside. By condensing the schedule a year and a half, and by working as one project, not as two separate projects, I think we can reduce the schedule by a year and a half. Also, part of our schedule is we are currently working on the Minorca Garage. We are working on the west side of the Commission offices there. We were initially going to be using that entire site, but of course the Tax Collector, that building was exactly geared for the Tax Collector, so we leased it to the Tax Collector. We'll be looking at a building on Ponce about a block away within walking distance to the Public Safety Building so we can all be near at that point. The contract for that work in the Minorca Garage is coming up on this Commission meeting. We'd like to finish it and have it CO'd by the end of the year so that we can all move out in January and start selective demolition and so forth on the building. So, this is a much-accelerated schedule, but I think we can accomplish it.

Commissioner Lara: Thank you.

Mayor Lago: Okay.

Commissioner Castro: Through the Mayor.

Mayor Lago: Yes.

Commissioner Castro: I watched the June meeting for the Historic Preservation Board, and they were asking for an assessment and staff report. I'm going to go ahead and move to defer this item as the recommendation as to the Historic Preservation Board until we have an expert assessment on the window project and it's completed and presented.

City Attorney Suarez: There was a motion made though, by the Historic Preservation Board at the second time the windows went before them, so their recommendation was reduced to a motion.

Deputy City Attorney Throckmorton: Thank you. Stephanie Throckmorton, Deputy City Attorney. I sit with the Historic Preservation Board and just for the record, the first time I believe it was in January or February that Mr. Gomez came and presented the window. There was a request from the Historic Preservation Board for a full assessment. The item returned to the Historic Preservation Board last month and the item was discussed by the board. I don't know that they renewed that request for an assessment.

Commissioner Castro: I haven't finished.

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Mayor Lago: Just give me one second. Mr. Clerk, we have a motion, I'd like to see if there's a second on the floor.

Commissioner Lara: Second.

Mayor Lago: For discussion. While you were watching it on TV, I was there. I attended. And I was going to say basically what Stephanie just mentioned right now. The board was satisfied. The intent is to stop spending money on assessments and assessments and assessments. I remember that it's always been said on the County Commission, we will assess ourselves and study ourselves to death and there won't be any money left for the budget. This is a project that needs to get moving, it is critical, we are in hurricane season, we need to move forward. We need to harden this building and commence the work that needs to be done here. If we continue to study this, we will kick the can down the curb even further. Mr. Manager.

City Manager Iglesias: Yes Mayor. One of the reasons why I presented to the Historical Board was for the assessment issue. I mentioned to the Historical Board multiple times that as a structural engineer those windows are repairable. The issue was are they repairable. We can repair the windows, but we are getting the same product that caused the problem again at a very, very high cost. So, can the existing windows be repaired? – yes. But do we want the same window to have no hurricane resistance, no impact resistance, and minimal water infiltration resistance, and so, one of the things that I did present was to take care of the assessment issue. I don't know what happened during that meeting, but to assess, to spend a great deal of time, months assessing windows that we know what can be done. It's just not necessary. We need to make a decision. It seems to me; do we repair the existing windows and deal with this issue or do we as what the Historical Board said, which was the first item was trying to save or protect the building as much as possible. What these windows do is actually protect the building as much as possible. What happens during a hurricane is that as the wind flows into the building, if you lose a window, what happens is the opening is breached, so there is a tremendous amount of internal pressure that creates inside the building like a balloon effect, and so, as the wind goes around the building, on the backside of the building is trying to suck the building and then you have this balloon effect. So, you've got a sucking suction from the wind in the back and a pushing from the inside. So, these two effects are cumulative and a building that may be barely hanging on will come apart generally at that time, especially a building – this is a well-built building, but it's built under 1927 technology. So, by having windows and helping not breach openings, we are actually protecting the historical integrity of the building by protecting the building itself.

Mayor Lago: Thank you. Madam Vice Mayor.

Vice Mayor Anderson: So, I have some questions and some things that we've discussed before that I think we need a little more time for issues regarding rust prevention, issues regarding the

open extrusion on the end and we talked about the hinges as well, as part of it, and I've also talked to members of the community and the reality is, you know, you're repairing an old wood window and I've done it before and people don't understand it. I put my hands in a lot of different stuff. You are using things like wood putty that are actually plastic. So, it's never going to be what it was before. I can see the windows now completely, the paint is peeled off, the fibers of the wood are deteriorated. It's never going to have the pristine, crisp look that it had before, nor is it going to protect this building. We are not in 1920. We are in an era where the intensity of the storms is not only increased, but the length of time, which is why you see more tree damage, the more you push at something the more it's going to wear out. So, I don't know if the City Manager has had the chance to get some answers to those questions.

City Manager Iglesias: Through the Mayor.

Mayor Lago: Yes.

City Manager Iglesias: Vice Mayor, what we're doing, that's why we have this mockup, and we intend to meet with Hope and answer all those questions. I do believe that the hinges should be different. I think they are very, I don't know, they seem to attract attention, and they should not, that's an element of the window, they should not. Some of the quality issues we are going to be addressing to make sure that the product that we get is the correct product and that's why we had that mockup built. The mockup is ready, in December 23, we just got it, and we are going to use that mockup to take care of all the issues that you've mentioned.

Vice Mayor Anderson: How about the galvanizing issue.

City Manager Iglesias: We are going to be looking at galvanizing.

Vice Mayor Anderson: Alright.

City Manager Iglesias: Some of the problems with galvanizing, so we will be looking at that. We will be looking at the hinges, we will be looking at certain – we are going to be very picky with these windows, very, very picky, and as we should be, because of the building and because of the cost, the amount of money.

Vice Mayor Anderson: How much time do you need to get those answers?

City Manager Iglesias: We plan on working – as soon as we decide which way we are going towards those windows then we will move forward, and we need to move forward quickly because we'd like to use them as a pilot program on the annex.

Mayor Lago: If I may. If we approve these windows today, can the DCM and yourself and the team put together a refined window with some of the issues that need addressing, let's say by the end of July, so we can move forward.

City Manager Iglesias: By the August meeting.

Mayor Lago: And obviously, those will be addressed by the shop drawings that will be submitted for approval.

Deputy City Manager Gomez: We'll have it for the August meeting. We'll be prepared to discuss.

City Manager Iglesias: We plan to meet with Hope here to go over every issue. As you know, Mayor, that's what that mockup is for.

Mayor Lago: Okay. You mind if I go to public comment. Mr. Clerk.

City Clerk Urquia: Mr. Mayor, before public comment the motion we have right now its from Commissioner Castro to defer this item.

Mayor Lago: Yes. We have a second also from...

City Clerk Urquia: Yes.

Mayor Lago: You want to take a vote. Let's take a vote.

Commissioner Castro: Let's take public comment.

City Clerk Urquia: First speaker, Mrs. Maria Cruz.

Mrs. Cruz: Mrs. Maria Cruz, 1447 Miller Road. I know the Mayor doesn't like it when I laugh, but let me tell you, this is better than going to the circus. I'm sitting here writing little notes and something comes to mind. Several years ago, we had money for this building, and we decided to call the project the City Hall Complex, so we used the money to fix the 427 Building. Of course, we didn't fix it, because they are still having problems, but we used the money there. Today, we had an item, D-9, where we had to get money for emergency shoring to the amount of almost \$85,000 emergency. I guess something happened between yesterday and today, I mean it hasn't happened for years, now it's an emergency. Now we hear that, you know, if we don't put these windows we're going to have problems with hurricanes. I'm sitting here saying, from 1961 when I came here, how many hurricanes have we had and what happened to this building that's still standing. You know, the scientific, you know experts tell me that this building will not survive a hurricane unless we do the windows that we shouldn't do. We have to do that. So, this building was perfect. There were no issues. We didn't have to be out of this building. Oh, but we are going to be out of this building because the Commissioners are going to be moving to some area that's

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going to be fixed for them, but we didn't have to move before. I'm telling you; it's like – I'm going to sit down and go through all the minutes and all the videos so I can point out every time that we say something and then it changes the next time, and we forget that we said it. The bottom line is, we do not want to spend money, but we just a few days ago decided that we would join any city that will challenge what the state wants because we have money for that. We have outside counsel that will be counting already all the money they are going to make. So, here we go again. Here we go again guys. We, the people, should be very, very happy and we should be very grateful to the powers that be, because this building could have been ready for demolition by neglect because we chose to neglect it and now it wasn't an emergency, but it is an emergency now. Please, please save me from this. It is smoking mirrors. It is lie over lies. It is trying to convince people that what we did before we didn't do because we...

Mayor Lago: Mrs. Cruz, if you could please...

Mrs. Cruz: I'm sorry, other people went way over, so be patient, because I had somebody that went over almost two minutes, okay, so.

Mayor Lago: Mrs. Cruz, I'm asking you to finish.

Mrs. Cruz: You know people listen; people watch – you didn't tell Lawson to sit down.

Mayor Lago: I did.

Mrs. Cruz: And he kept talking and he talked for two more minutes.

Mayor Lago: 45 seconds over.

Mrs. Cruz: I am over 44 seconds.

Mayor Lago: You're still going.

Mrs. Cruz: Yes – 44 seconds. He went over almost two minutes. So, you know what's good for the goose is good for the gander.

Mayor Lago: Mrs. Cruz, I'm asking you to please bring it in for a landing.

Mrs. Cruz: All I'm saying to you is, you say that you listen to the people, that's why you were all elected. You know what, the people will be watching, and they know there is money when you want to use the money.

Mayor Lago: Mrs. Cruz, one minute and ten seconds.

Mrs. Cruz: But there is no money – I'm still way less than Lawson was.

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Mayor Lago: Mr. Clerk. Mr. Clerk, will you please address the clock.

Mrs. Cruz: Okay. [Inaudible – off mic] A minute-50 more than he was supposed to.

Mayor Lago: And I told him five times to stop.

Mrs. Cruz: [Inaudible]

Mayor Lago: One minute and 35 seconds over. I'm asking you nicely.

Mrs. Cruz: And he was here for a minute and 50 seconds.

Mayor Lago: Mrs. Cruz, I'm asking you nicely, please. Bring it in for a landing. You are one minute and 45 seconds.

Mrs. Cruz: What you do for some you have to do for all. You cannot choose who you allow to talk. That's what the problem is.

Mayor Lago: Again, you are one minute and 50 seconds.

Mrs. Cruz: [Inaudible]

City Clerk Urquia: Karelia Carbonell.

Ms. Carbonell: Good morning, everyone.

Mayor Lago: Good afternoon.

Ms. Carbonell: [Inaudible – mic off] ...gosh I think over three years, and I'd be remiss not to speak, and I was listening online, and I thought well, if I have time I'll go and speak in person. And I did hear something and of course, I'm here not requesting a big decision. I'm here requesting a deferral; a deferral to allow, and again, I hear this whole assessment issue as a negative and with a historic building it's actually an asset to do that type of investigation. So – and I did hear that about the Historic Preservation Board and also the staff and what their recommendation was. And at the June, sorry, at the June meeting, which was the last meeting, there was a recommendation from the Historic Preservation Board and the one recommendation, the first recommendation was to protect the building, right, so that's what we all want. We all want this building to be protected, but the second recommendation was to keep, keep, and that's a big word there, keep the existing 100 year-old windows that are an important character, defining element of this landmark; and then three, for the consultant architect to explore hurricane protection that will solve the best way to support one and two. So, no one's saying, one side is wrong and the other is right. As far as I'm representing voices from our historic community is, let's have a dialogue with all the information, because I feel like we've only heard one side of the information and not the other; and then, the

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staff report does then ask that an assessment will, they are recommending an assessment, and this is an excerpt from the staff report, from the Historic staff report. And it says, “to ensure compliance with the Secretary of the Interior standards for rehabilitation, any modification of original wood windows and doors at City Hall should be carried out in a manner to protect the building.” May I have a few more minutes or a few more seconds.

Mayor Lago: 30 seconds, please, and by the way, we are doing an assessment on the entire building. That is being done.

Ms. Carbonell: That includes the City Hall windows.

Mayor Lago: Those do not need an assessment.

Ms. Carbonell: And if they could be restored or not.

Mayor Lago: Again, the Manager addressed it. They can be restored.

Ms. Carbonell: Yes.

Mayor Lago: But there are different options.

Ms. Carbonell: Absolutely.

Mayor Lago: So, at the end of the day, I’m asking you if you could, Karelia, please.

Ms. Carbonell: Alright.

Mayor Lago: We need to follow the order. I know certain people break it, but at the end of the day, it has to be law and order, at the end of the day, please.

Ms. Carbonell: Of course. And Mayor, I do want to say here in public that you are an advocate for historic preservation.

Mayor Lago: Thank you.

Ms. Carbonell: I say it because you have been there for every request that I have made to you. So, I get goosebumps because I am speaking very honestly but let me just read the excerpt. It says, “to ensure compliance with the Secretary of the Interior standards for rehabilitation, any modification of original wood windows and doors at City Hall should be carried out in a manner to protect the building’s historical and architectural integrity. Before replacement is considered, a thorough evaluation of the current windows should be conducted to determine their condition. A visual inspection of the openings completed by staff should...

Mayor Lago: Ms. Carbonell, it’s a minute and 30 seconds. I’m asking you please.

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Ms. Carbonell: Okay. You get the idea.

Mayor Lago: Yes.

Ms. Carbonell: The idea is it comes from many sides of the historic preservation community. So, please take into consideration that. Thank you.

Mayor Lago: And by the way, just so you know, and I think the entire city says it, we would never do anything to compromise the historic nature of this building. Thank you.

Ms. Carbonell: Okay. Thank you.

Mayor Lago: Mr. Clerk.

City Clerk Urquia: Yes sir.

Mayor Lago: Anyone else.

City Clerk Urquia: No, Mr. Mayor.

Mayor Lago: Alright. So, let's close the public comment. We have a motion and a second.

Commissioner Lara: If I could have clarification on the motion language exactly.

Mayor Lago: The motion language is to defer the following item.

Vice Mayor Anderson: No. It was broader than that.

Mayor Lago: Let's go through the Mayor.

Commissioner Castro: Through the Mayor.

Mayor Lago: Yes.

Commissioner Castro: So, the motion was to go ahead and defer it until we have the assessment completed and presented.

Mayor Lago: Now, let me answer. We are dealing with the windows. We are not dealing with the assessment of the entire building. They are two separate things. Let's not conflate issues. Okay. The assessment will be done for the entire building. If we wait for that it could be six months to another nine months to have the entire assessment done. So, we've been talking about this for a long time. We need to move forward in one form or another.

Commissioner Lara: Crystal clear. Thank you for that. No.

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Mayor Lago: Mr. Clerk.

Commissioner Lara: Its no.

City Clerk Urquia: Thank you.

Vice Mayor Anderson: No.

Commissioner Castro: Yes

Mayor Lago: No

(Vote: 1-3)

(Commissioner Fernandez: Absent)

Mayor Lago: So now we finish that. The item before us is moving forward with the windows, as discussed. There is a little bit of refinement that needs to be done. By the way, just so we are aware, the Biltmore windows, because I know it's going to come up and I want to put it on the record, when they were replaced, a historic gem, they used aluminum cladding on those windows. So, if it's good for the Biltmore, again, and they are appropriate for the Biltmore and they went through the process, we are considering the premiere window in the world. I haven't seen anything better than this. This is an exceptional product that will do justice to this building. We have an option here. We are never going to find perfection. Let's not allow good to be the enemy of perfect, perfect being the enemy of good, excuse me, and let's move forward with an opportunity here to finally address this issue. Remember, Ariel Fernandez, Commissioner Fernandez said, "Mayor, this is under your watch, this is your legacy. We will get this done. This Commission will be the ones that address the preservation, just like when Karelia came to me and asked me about the White Way Lights. We got the White Way Lights addressed. Just like we asked about issues like the Gondola Building. We got it funded. Just like when we asked about issues of historic importance. For example, the Fink Studio, we bought it, and we got it corrected. So, there's a litany of things that have been addressed here in regard to historic preservation. We are not going to get perfection, but we have to get as close as we can and I think these windows do it justice. Madam Vice Mayor, you have anything you'd like to add.

Vice Mayor Anderson: My concern is that if the information comes back that we cannot achieve the protection element of it. We can only protect and keep, if they accomplish both, and the existing windows, even if rehabilitated and put in with impact glass will not protect the building. So, am I correct City Manager?

City Manager Iglesias: Yes. Through the Mayor. Even if you put impact glass, the impact glass is very thick, it doesn't really fit. In addition to that, the frames are very weak, so any impact would

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go right through the frame. We could try to put as good a glass as we could there, but the actual frame is not there to actually support the window. They are quite weak windows designed in another era for under different conditions, for not air-conditioned space. This building was done in 1927; it was a great building in 1927 under that technology.

Vice Mayor Anderson: Right. And at that time, they didn't have impact glass to choose from. They didn't have the standards to consider...

City Manager Iglesias: They didn't know much about hurricanes. They didn't have wind tunnel studies. They didn't have all that knowledge. They did the best they could under those conditions. Remember that a hurricane is something that's probabilistic view. Many, many structures under Katrina had been there for 100 years that were no longer there the day after. So, it's just a matter of how lucky do you feel. And so, these types of windows are just not there for water intrusion when loading and impact loading.

Vice Mayor Anderson: One of the last hurricanes that came through this area, you can see the tornado came through down my block, because it topped and skipped on which trees it blew out and the one next to it wasn't affected. So, it's a probability, as you indicated. My concern is, if it comes back and this is not going to be able to address the hinge issue, rust issue.

Mayor Lago: Termites.

Vice Mayor Anderson: Termites – all those types of issues, this body may need to take a different course, because that's why I was asking how much time you need. Do you need just until the August meeting?

City Manager Iglesias: Vice Mayor, and let's not forget if we use wood windows it requires a lot of continuous work. Any product that we use has to be maintained and that's something that we have to have a maintenance schedule and this is an older building, its going to require more maintenance, and as the Mayor knows from a construction point of view, the older buildings its 100 years old soon, in a few years there is more maintenance involved. So, whatever product we use there is no such thing as maintenance-free concrete. It's not maintenance-free. People think that and that's why things deteriorate.

Vice Mayor Anderson: And metal is not maintenance-free, but it will be less maintenance if it's galvanized.

City Manager Iglesias: Yes, and we are going to be looking into that. That's one of the issues that you and I talked about that we are going to be discussing with Hope, along with some of the quality assurance issues and the hinges.

Mayor Lago: So, if we vote today on this and we move forward, we are going to have some shop drawings or at least some rough shop drawings in the next meeting in August, some preliminary shop drawings so that we can address the finer details that are still pending like the hinges and those type of things.

City Manager Iglesias: If I may say, Mayor, I would like to get them here before the August meeting and see if we can wrap that up from all the issues that we've just discussed.

Mayor Lago: Okay.

Vice Mayor Anderson: So, are you making a motion that would require them to bring it back in August.

Mayor Lago: I can pass the gavel and make the motion. I passed the gavel and make the motion. We don't have to bring it back in August, I want to move forward, so that we can already engage and then we can come back with the finer details that are pending the Commission may have. For example, one of the items is the hinges and just move forward on the path, on the course that we set forward. It's time to check this box off and move onto the next item. That's what I'm saying.

Vice Mayor Anderson: I feel we need to move forward, but if they can't check those boxes, we have an opportunity to readdress this.

Mayor Lago: Oh no, of course, I have no issues with that. Again, having done this for almost two decades, the process is really refined through the shop drawing process and that's where you are able to see dimensions, you are able to see each single window will be showcased in the shop drawing and you'll be able to see the hardware, the hinges, different applications, how does the window open, extrusions, a litany of things that again, you can really only see once you have the shop drawings in front of you.

Vice Mayor Anderson: I was in favor of deferring so we could do that process, but if that's not going to be necessary, we are going to get this back here in August to make that final decision, then I'll second it.

City Manager Iglesias: Through the Mayor.

Mayor Lago: Yes.

City Manager Iglesias: Yes. We'll bring back shop drawings for various standard window types, we are going to be discussing all those issues with Hope, and we can do a presentation in the August meeting. It helps us to move forward because now I think everybody knows this is a viable project. We can move forward and if there's any glitch in this, which I don't see, we can discuss that in the August meeting, sounds like we are going to make a contract initially. We have a lot of

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things to actually take care of during that time, but if we know that this is a viable project, then I think we can all move forward from that perspective, and I think it would be good also for the manufacturer to know that we are negotiating for real.

Mayor Lago: Okay. We have a motion and a second, is there any further. Yes ma'am.

City Attorney Suarez: So, you passed the gavel.

Mayor Lago: Yes ma'am. Madam Vice Mayor, you are running.

Vice Mayor Anderson: No further comment from the Commission. I think we are ready for a vote.

Commissioner Lara: Yes

Vice Mayor Anderson: Yes

Commissioner Castro: No

Mayor Lago: Yes

(Vote: 3-1)

(Commissioner Fernandez: Absent)

Mayor Lago: Thank you. I think everybody is hungry. How does 20 minutes sound. Let's start off with H-4.