

City of Coral Gables City Commission Meeting
Agenda Item G-6
May 10, 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 Manager, Peter Iglesias

City Attorney, Miriam Ramos

City Clerk, Billy Urquia

Public Works Director, Hermes Diaz

Public Speaker(s)

Marlin Ebert

Agenda Item G-6 [3:06 p.m.]

Update from staff regarding Burger Bob's/Granada Snack Shop.

(Sponsored by Commissioner Anderson)

(Sponsored by Mayor Lago)

Mayor Lago: Moving on to G-3. Before we hear the time certain, do we need to talk about that, or is that --? That's a completely separate item, correct?

Commissioner Anderson: G-3 and G-4. Well, G-4...

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Agenda Item G-6 - Update from staff regarding Burger Bob's/Granada Snack Shop.

Mayor Lago: Well, mine are...

Commissioner Anderson: Well, G-4 is yours.

Mayor Lago: Yeah, which I'm -- by the way, G-4 has already been answered. I spoke with the Manager. We already addressed that issue. So, we can strike that.

Commissioner Anderson: And G-3, City Manager, have you had an opportunity to...

City Manager Iglesias: Yes, Commissioner. I've already discussed it with Attorney Mario Serra. We discussed the terms. He will be providing us with something for the City Attorney so we can try to finalize that.

Mayor Lago: Yep.

City Manager Iglesias: It'll be for one year maximum.

City Manager Iglesias: Yep.

Commissioner Anderson: Okay. Is that something that you want on the next agenda?

City Manager Iglesias: I think we can.

Commissioner Anderson: Alright.

Mayor Lago: Okay, perfect.

Commissioner Anderson: Next one.

Mayor Lago: Alright. Moving on to time certain Item G-6 at 3 PM.

Public Works Director Diaz: Good afternoon, again. Hermes Diaz, Public Works Director. If I could please have the estimate.

Mayor Lago: Hermes, before we get started, I'd like to just take a quick moment and thank your staff, and thank yourself, and the Manager, and his team. We've met multiple times in regards to this issue. And you've discussed pricing and really looked on ways to cut costs to bring this project in line, and during some very, very difficult times that we're facing in regards to construction and design, labor, labor shortages, material shortages. So, I just want to -- before we move forward, I want to say thank you for working so...

Public Works Director Diaz: Thank you. Appreciate it.

Mayor Lago: Expeditiously. The Commission -- I asked you -- I personally asked you through the Commission, through the Manager to get this project done this year. And you have worked very diligently, so I wanted to thank you for that, you, and your team. So -- I don't see Melissa here, but please tell Melissa and everyone on your team thank you for their hard work.

Public Works Director Diaz: Thank you. So, this is an updated estimate from the last time we came here. Basically, we negotiated a design with a new consultant, got the price back down for design to -- down to \$80,000. Obviously, the big question marks is the escalation, how the market is, the availability of products, you know. Those are the issues that we have.

Mayor Lago: Those -- it's understandable that those are in flux.

Public Works Director Diaz: Right.

Mayor Lago: It's not only the City of Coral Gables. It's every municipality and every private entity that's doing business in that space right now. I feel that every single day. This is what I do for a living. And you know, some days you expect a product to be delivered in two weeks and it takes twelve weeks.

Public Works Director Diaz: Right.

Mayor Lago: So, it happens.

City Manager Iglesias: Mayor, and I don't think I have tell you, but we've had prices coming in anywhere from 50 to over 100 percent...

Mayor Lago: Yes.

City Manager Iglesias: Over estimated value. So, it's very difficult to deal with the escalation that we have now and how the bidding is going to become. So, that's why we really put escalation there and project total. It's in flux right now because it's so hard to get pricing at this point.

Mayor Lago: Okay.

City Manager Iglesias: So...

Public Works Director Diaz: And...

Mayor Lago: Talk to me a little bit about timeline because I see your timeline there.

Public Works Director Diaz: Yes.

Public Works Director Diaz: 270 is more reasonable, assuming we don't get stuck with supply chain issues.

Mayor Lago: Okay.

Public Works Director Diaz: It wouldn't put us at the end of this year but close to.

Mayor Lago: Okay.

City Manager Iglesias: We feel that we can do the permitting and bidding at the same time, cut that 120 into 90, and then probably get it 270.

Mayor Lago: Okay.

City Manager Iglesias: Because I think we can -- design time is difficult to do because of the issues, as you know, that we have. Permitting and bidding can be done simultaneously, and then we have 120 days for construction. Hopefully, we can get our materials in and that -- which is always interesting. It's very, very interesting right now, as you know. But we're looking at 270 days.

Public Works Director Diaz: And some of the places that we looked for -- for instance, for the kitchen equipment, there were very big warning signs, potentially delays for delivery, et cetera. So, it's -- you know, hopefully, by the time we go to bid, the market may be different. We don't...

Commissioner Menendez: I have a question...

Public Works Director Diaz: We don't (INAUDIBLE) -- sure.

Commissioner Menendez: That I've asked before. I think it's a legal question. Is there anything we, as a Commission, can do to reduce some of those times in terms of the rules -- procedures, procedurally, the red tape. Maybe we can cut here and there by waiving certain requirements. I throw it out there just for -- you know, if we can do our part as well.

City Manager Iglesias: Well, we're looking at procurement -- procurement and permitting in 90 days. That -- it will be 60 to 90. It's hard to cut that back because we have to go through our procurement process.

Commissioner Menendez: Understood.

City Manager Iglesias: We will try to expedite it as much as possible.

Commissioner Menendez: Well, if there's any issue, feel free to come back. I'm sure...

Public Works Director Diaz: Will do.

Commissioner Menendez: We'll do our part.

City Manager Iglesias: Try to expedite it at the beginning because once we get into construction, materials are difficult to get, and so, we have to work with what's happening now unfortunately.

Commissioner Menendez: Of course.

Mayor Lago: So, when can we hire the architect?

Public Works Director Diaz: We could start immediately. It's one of the architects that we have, you know, our continuing service contract...

Mayor Lago: Okay.

Public Works Director Diaz: Gurrimatute.

Mayor Lago: Okay.

Public Works Director Diaz: And...

Mayor Lago: I've worked with them in the past.

Public Works Director Diaz: So, you know, tomorrow, we'll start processing a PO and get them started.

Mayor Lago: Okay. Second question. I imagine there's going to be significant community engagement. They want to get an idea of the proposed feel and look of the diner or of the restaurant, whatever you'd like to call it. Do we have that also scheduled for in the 90 days, so we could have some sort of community engagement, just kind of a discussion?

Public Works Director Diaz: We did in that building to the schedule, but we can definitely, you know, create a...

City Manager Iglesias: We can get that back to you, Mr. Mayor...

Public Works Director Diaz: Right.

City Manager Iglesias: So, you can see what -- as the project progresses to make sure that the Commission is in line with what we're doing.

Mayor Lago: See, because I would like to have just one day, just pick, you know, one hour, one simple hour, maybe at the Youth Center, or we can do it at the Adult Activity Center, whatever you'd like, just so that people -- once we have more mature, maybe, you know, 75, 80 percent plans...

City Manager Iglesias: We'll do it as soon as we have it. If it aligns with a Commission meeting, maybe we can do it then. If not...

Mayor Lago: Perfect.

City Manager Iglesias: We can...

Mayor Lago: I think it'd be great.

City Manager Iglesias: Maybe do it at an expedited schedule.

Public Works Director Diaz: I'm sure we could work that in.

Mayor Lago: We could do it at the country club. It'd be perfect.

Commissioner Menendez: Yeah.

Mayor Lago: We'll do it in the country club and people can just kind of walk across and see the current state because I know that we're doing -- not only are we going to do the demolition, but we're also doing the storefront along with some of the civil work that needs to be done so...

City Manager Iglesias: The club will be good, right across the street.

Mayor Lago: Okay. So, we can engage the architect immediately.

Public Works Director Diaz: Tomorrow.

Mayor Lago: Tomorrow, okay. Is there anything else that we can do to expedite this process?

City Manager Iglesias: I just want to say, Mayor, that with the park and this, the small construction fund contingency that -- the contingency that we had is gone.

Mayor Lago: I know, I know.

Commissioner Menendez: For the benefit of the folks that are here and those watching, so could we sort of big picture reiterate what we're going to be doing to get to where the residents want the place back open?

Public Works Director Diaz: Simple diner, directed by the Commission. We want the new operation something similar to what was there before.

Commissioner Menendez: And to get it open for folks be able to have breakfast or whatever situation it is and whatever management team is in place, when do we anticipate we can get there?

City Manager Iglesias: 270 days.

Commissioner Menendez: 270 days to...

City Manager Iglesias: From when we start.

Commissioner Menendez: To have it back open.

City Manager Iglesias: Yes.

Commissioner Menendez: Okay.

City Manager Iglesias: Approximately.

Commissioner Menendez: Mostly because of the construction.

City Manager Iglesias: Remember -- I just want to say that everything's in flux right now in the construction industry. And assuming that we can get materials at a decent pace, then we have 270 days.

Commissioner Menendez: Okay. So, it's construction driven?

Public Works Director Diaz: Yes, absolutely.

Commissioner Menendez: Okay.

City Manager Iglesias: Right now, everything is that way, everything.

Mayor Lago: So, I think the biggest thing is to get the architect on board tomorrow, get the ball rolling, and then we'll start dealing with -- hopefully, you know, we'll see the construction market kind of calm down a little bit over the next few months, and it'll...

Public Works Director Diaz: Hopefully.

Mayor Lago: And hopefully, hopefully, hopefully, it will...

City Manager Iglesias: Hopefully, Mayor.

Mayor Lago: We'll get -- we'll benefit from it because right now it's a little difficult.

Vice Mayor Mena: It's also not a significant amount of material.

Mayor Lago: It's not, it's not.

Vice Mayor Mena: It's a relatively small space.

Mayor Lago: It's not.

Vice Mayor Mena: And hopefully, you know, they'll prioritize materials that are available.

Mayor Lago: Yes.

Public Works Director Diaz: And we can work through that with the design.

Vice Mayor Mena: Right.

Public Works Director Diaz: But even -- sometimes even the simple things like...

Vice Mayor Mena: I understand.

Public Works Director Diaz: Drainage structures or manhole lids...

Mayor Lago: But...

Vice Mayor Mena: I understand.

Mayor Lago: You know, besides that, besides that...

Public Works Director Diaz: Which is not applicable to this, but just in general terms.

Vice Mayor Mena: Right.

Mayor Lago: And I can't believe the Vice Mayor, as a lawyer, brought it up and I didn't. Do me a favor. Tell the architect, please, to source all local materials, all local materials. Anything -- tile, you know, any of the finished product, make sure it's local. Make sure -- I'm sorry. Would you like...?

Commissioner Menendez: Sustainable.

Mayor Lago: I'm sorry. Would you like --? You want to come up? You want to come up here? I mean...

Commissioner Menendez: Sustainable.

Mayor Lago: Or would you...?

Commissioner Anderson: Sustainable.

Mayor Lago: We're going to open it to the public now. So, what I was saying was, just make sure -- because we're talking about time. We'll talk about sustainability and all the other things, obviously, LED lighting, you know, all the things. That can be discussed later, but when we're talking about what we've really seen -- for example, I have a project right now where I have half a tile missing in a bathroom for the last three months, and I can't get the tile from Europe to come here. I won't be here until July. So, I want to avoid that scenario, and we never expected it to happen.

Public Works Director Diaz: Yeah. I don't think we're going to be asking (INAUDIBLE).

Mayor Lago: I know. I'm just telling you; it happens.

City Manager Iglesias: Mayor, we're having source issues.

Mayor Lago: It's not an expensive tile. It's just they would like that look. It just happened...

Public Works Director Diaz: I know.

Mayor Lago: To be that they wanted that porcelain tile.

City Manager Iglesias: And Mayor, we're having sourcing issues even for American tile, as you know.

Mayor Lago: Yes.

City Manager Iglesias: So, we will try to minimize that sourcing issue.

Mayor Lago: And if anything, what we can do potentially is once we've selected those finishes, we can buy those finishes at the beginning of the construction project, you know, securing the amount that we need so that when it does come online for that portion of the project, three or four months in, we already have the product, and we don't have to wait.

Public Works Director Diaz: We'll have that discussion with the contractor...

Mayor Lago: Yes.

Public Works Director Diaz: When...

Mayor Lago: But those are...

Public Works Director Diaz: The moment comes.

Mayor Lago: Things that we could just...

Public Works Director Diaz: Absolutely.

Mayor Lago: Got to take everything into consideration.

Commissioner Menendez: So, in that 270 days, in terms of who will eventually be running the diner...

City Manager Iglesias: It will be -- that's...

Public Works Director Diaz: Yeah.

Commissioner Menendez: Where along the lines in 270 days will we start, more or less, going in the direction of identifying who...

City Manager Iglesias: Well, I think I'm bringing an item up on that.

Commissioner Menendez: On that? Okay.

City Manager Iglesias: And...

Mayor Lago: Yes.

City Manager Iglesias: And we will discuss that.

Commissioner Menendez: Okay.

Mayor Lago: So, I had a conversation with the Manager. We had a long discussion about that, and he'll be bringing that up now to have that discussion. Okay, I think we're on the same page. Commissioner Anderson, is there anything you want to add, since we've basically hijacked your sponsored item?

Commissioner Anderson: I agree that, you know, we do need to do locally sourced and sustainable where available, and I'm happy we're moving forward on this. You know, it doesn't have to be the Taj Mahal. It's just a little diner.

Mayor Lago: Perfect.

Public Works Director Diaz: Thank you.

Mayor Lago: Alright. Do you need anything else? You got the direction. Go through the Manager. We're moving forward, correct?

Public Works Director Diaz: Yeah, got the direction.

City Manager Iglesias: We are clear, Mayor.

Mayor Lago: Okay, thank you. Let's hire the architect. Thank you very much.

Public Works Director Diaz: Thank you.

Mayor Lago: Do you have any comments?

City Clerk Urquia: Two, sir. The first one is Ms. Marlin Ebert.

Mayor Lago: Ms. Ebert, the floor is yours.

Marlin Ebert: Marlin Ebert, 6510 San Vicente Street. I just don't want you to forget that there is a grant available for solar panels. We want to put them on, \$20,000 towards them. So, at some point, get us involved. And also, you know, I have to -- I built a house. It's not a large house, but it was five years ago. I understand that expenses have gone up. This is one powder room, not a full bath, and one kitchen, and nothing is changing places, so you know, you're not moving the kitchen over. And so, I'm delighted that you have been able to bring the expenses down, so a good sign. Maybe it can still go lower, I don't know. Okay, thank you.

Mayor Lago: Thank you.

City Clerk Urquia: That's it, Mr. Mayor.

Mayor Lago: Let's close the public comment.

Commissioner Fors: And just -- we think and hope we've brought the expenses down, but there's that big question mark in the escalation, so we're waiting.

City Manager Iglesias: Always -- the prices of bids are in the details.

Commissioner Fors: Yeah.

City Manager Iglesias: And as the Mayor knows, when you start pricing a project, you think it'll be cheap, and sometimes when you finish the price, it doesn't look that way. So, it's always the details that...

Commissioner Fors: Yeah, I just don't want that 500 -- I just want to be clear so that that 500 and change number...

City Manager Iglesias: It's 580.

Commissioner Fors: Or 580 doesn't -- when it comes up at a larger number, doesn't seem like a budget overrun. We're conceding that there are some unknowns.

City Manager Iglesias: Well, you notice that we put "escalation?" because we cannot...

Commissioner Fors: Noticed.

City Manager Iglesias: It's out of our control.

Commissioner Fors: I noticed.

Commissioner Anderson: Yep.

Commissioner Menendez: (INAUDIBLE).

Mayor Lago: Anything else? Are we done? Okay, moving on.