



**City of Coral Gables  
CITY COMMISSION MEETING  
March 25, 2015**

**ITEM TITLE:**

A Resolution directing the City Manager to proceed with the development of the design criteria package for a new trolley facility and renovations and expansion to the existing Fire Station 2 located at 525 South Dixie Highway, Coral Gables.

**DEPARTMENT HEAD RECOMMENDATION:**

Approval.

**BRIEF HISTORY:**

On August 4<sup>th</sup>, 2014 the City Commission approved a settlement agreement with Astor Trolley, LLC for the development of a project at 4111 LeJeune Road. The agreement requires that the City vacate the current trolley maintenance and storage operations at this site in a time period that allows for the new development to be processed expeditiously.

On September 23<sup>rd</sup>, 2014 the City Commission by resolution, directed the City Manager to proceed with the design development of a new trolley maintenance and storage facility and renovations, upgrades, and expansion to Fire Station 2, both located at 525 South Dixie Highway, with any future siting of the facility being subject to compliance with Title VI.

On October 14<sup>th</sup>, 2014 staff presented to the City Commission a proposed funding plan for the project.

On December 9<sup>th</sup>, 2014 staff conducted a public community meeting as part of the Title 6 analysis for the siting of a trolley facility at this location. Residents within one half mile radius were invited by letter to attend the meeting. A total of 1,408 letters were mailed. Comments, issues and concerns expressed at that meeting are as shown on Attachments 2 and 3. In summary, the community initially expressed concern about the siting of the trolley facility at this location, but concluded that they would like to see more detailed drawings and agreed that there should be a follow-up community meeting.

On February 24<sup>th</sup>, 2015 staff conducted a second public meeting on the project and presented several design options including a one story trolley facility and a two-story option as shown in Attachment 4. The community's comments from the meeting are as shown on Attachment 5. In summary, the majority of residents expressed favorable opinions of the proposed design, although there were a few residents who expressed that they were opposed to any trolley facility being placed on the site.

The City's Title VI consultant completed a Title VI equity analysis as to the proposed facility and concluded that the siting of the facility at that location would not cause a disproportionate impact to a minority population. The City Attorney reviewed the Title VI equity analysis and opined that the City could proceed with the facility at this location consistent with Title VI.

Staff is requesting City Commission approval to proceed with this project including renovations and addition to Fire Station 2, construction of a new two-story trolley maintenance and storage facility, a new wash bay and a canopy for fire station parking as shown in the recommended option (Attachment 6). Staff recommends proceeding with this project as a design build. The next step in this process is to proceed with a contract to develop the design criteria package (DCP). Staff is proposing to continue the services of AECOM engineering to develop the DCP.

The updated cost estimates for this total project are still consistent with the preliminary estimate as presented to the Commission on October 14<sup>th</sup>, 2014 and was stated as *"the preliminary cost estimate for the entire project is approximately \$10.2 million. This includes \$4.5 million for the fire station addition and renovations; 3.5 million for the trolley facility, 2.2 million for multi-purpose improvements including a second story on the trolley facility"*.

Staff, along with AECOM engineering will be at the March 24<sup>th</sup> Commission meeting to present the proposed project siting and conceptual details.

**FINANCIAL INFORMATION:**

Account No.	Amount	Source of Funds
301-1500-544-6200	\$3,900,000	Settlement Agreement with Astor Trolley, LLC
390-1500-522-6200	\$1,370,622	Fire & EMS Impact Fees
390-1500-519-6200	\$1,036,807	General Government Impact Fees
310-1500-522-6200	\$242,571	General Capital Improvement Funds
310-1500-522/544-6200	\$3,700,000	SSGFC Loan
<b>APPROVED BY:</b>		

**APPROVED BY:**

Department Director	City Attorney	City Manager
		

**ATTACHMENT(S):**

1. Draft Resolution
2. Kara Nickel Summary of December 9, 2014 Public Meeting (Email)
3. City Staff Summary of December 9, 2014 Public Meeting (Email)
4. One-Story and Two-Story Design Options Presented at Public Meeting
5. Community Comments from February 24, 2015 Public Meeting
6. Recommended Option Plan