

HOMELAND DEFENSE/  
NEIGHBORHOOD IMPROVEMENT  
BOND OVERSIGHT BOARD  
MINUTES

10-24-06 – 6:00 P.M.  
CITY OF MIAMI  
CITY HALL CHAMBERS  
3500 Pan American Drive  
MIAMI, FLORIDA 33133

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The meeting was called to order at 6:25 p.m., with the following members found to be

**Present:** Kay Hancock Apfel (in at 6:27 p.m.)  
Eileen Broton  
Mariano Cruz  
Ramon De La Cabada  
Gary Reshefsky (in at 6:37 p.m.)  
Manolo Reyes (Vice Chairman)  
Hattie Willis (in at 6:35 p.m.)

**Absent:** Rolando Aedo  
Luis Cabrera  
Luis De Rosa  
Robert A. Flanders (Chairman)  
Walter Harvey  
David Kubiliun  
Laurinus Pierre  
Jami Reyes

**ALSO PRESENT:** Rafael O. Diaz, Deputy City Attorney  
Gary Fabrikant, CIP Department  
Danette Perez, CIP Department  
Zimri Prendes, CIP Department  
Jim Brittain, CIP Department  
Marcel Douge, CIP Department  
Cesar Gonzalez, CIP Department  
Teri E. Thomas, City Clerk's Office

I. **APPROVAL OF THE MINUTES OF THE MEETING OF SEPTEMBER 26, 2006.**

ITEM NOT TAKEN UP DUE TO LACK OF QUORUM.

II. **NEW BUSINESS:**

**INTRODUCTION OF NEW BOARD MEMBERS:**

- Hattie Willis nominated by Commissioner Spence-Jones

Vice Chairman Reyes welcomed Hattie Willis, nominee of Commissioner Spence-Jones, to the board.

- Ramon De La Cabada nominated by Vice Chairman Sanchez

Vice Chairman Reyes welcomed Ramon De La Cabada, nominee of Vice Chairman Sanchez, to the board.

**NEW ITEM:**

- Police Training Facility – Architectural and Engineering Services

<p><b>NAME OF PROJECT:</b> <u>POLICE TRAINING FACILITY- DESIGN PHASE</u></p> <p><b>TOTAL DOLLAR AMOUNT:</b> <u>\$2,284,998 (\$1,466,000 from Police Training Facility) Series I + Various Funding Sources.</u></p> <p><b>SOURCE OF FUNDS:</b> <u>Police Training Facility</u></p> <p><b>ACCOUNT CODE(S):</b> <u>CIP # 312043</u></p> <p><b>DESCRIPTION OF PROJECT:</b> <u>For the provision of comprehensive architectural and engineering services for the project. (See Attached background Information)</u></p> <p>_____</p>
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ITEM NOT VOTED ON DUE TO LACK OF QUORUM.

Vice Chairman Manolo Reyes: We're going to go over your item, but we won't be able to vote on it because we don't have quorum, but as you very well know, this was brought up in front of the audit committee, and it was argued and -- certain points were argued, and we're going to hear from the person who is now the vice chair of the audit committee. She is going to give us a report on what was decided at the time that it came before the audit committee. You want to start the presentation, and then we will --

Deputy Chief Frank Fernandez: Certainly. First of all, good afternoon, members of the Board, and it's, indeed, a pleasure for me to be here today. I'm Frank Fernandez, deputy chief of the Miami Police Department. Again, thank you for having me here today. I'll be more than willing to explain to you the progress that we have made in our recent past regarding the police training facility. I think we have an incredible program. We have partnered up with the Dade County School System, and I think it is an incredible partnership that was actually generated by our Mayor. He's the one -- it is his idea to put this whole thing together, and we did integrate it, and I say "integrate it" because we started off alone, and then we integrated the two projects together. We are using the land that's just adjacent to our Police Department at the -- at our headquarters

off of 4th Avenue and Northwest 2nd -- or 4th Street and Northwest 2nd Avenue, and the facility is about 102,000 square feet. Out of that -- about 60 percent of that belongs to the police training facility. Within that police training facility, we have three schools of discipline, and we're calling it the City of Miami College of Policing. Within that college of policing, we have three disciplines of teaching. The first discipline is our basic law enforcement, and those are the officers that are going to get trained to become new officers, as we have them right now. We also foresee a cost savings there because currently, right now, these officers -- these new employees go to Miami-Dade College, and they get trained there. It's good training, but it's not excellent training as we would want to have it on our own. Miami-Dade Police Department, for example has their own training facility. We want to have our own as well. The second school of discipline that we're going to put together is the School of Professional Development, and those are regional courses that we provide for other law enforcement agencies, as well as our in-house officers. That has to do with training that we're required to have for officers throughout the year; basically, courtroom presentation, tactics, skills. In other words, increasing their skill sets across-the-board as they progress further in their careers. It could be finances. It could be skills for training, skills for writing, skills for courtroom presentations; things of that nature would fall under the discipline of professional development, and finally, the last discipline that we have is the International School of Democratic Policing, and basically, what that would bring into the City is a very unique discipline that nobody else has around here, and that is to teach officers from Central and South America and the Caribbean democratic policing, and we feel that is a very unique opportunity because, in the City of Miami, about 70 percent of our workforce speaks Spanish or a second language. It could be Creole or it could be Portuguese, but we do speak a second language, which puts us in a very unique position to provide services. We also believe those services are going to offset costs -- operating costs for this facility. We're going to charge for those courses. We have been in meeting with different countries and different municipalities within those countries to teach their workforce. We also believe that we're going to get corporate sponsorship to add to our infrastructure security and our infrastructure -- what we call soft costs, putting together furniture and equipment that will move forward this into the next generation. Currently, right now, as we see, the facility, it is integrated. We're looking at a couple of concerns that have come up from our City Commissioners in security. We do have a range. We have an auditorium. We have 15 classrooms. We have a defensive tactics area, about 2,000 square feet. These are all for the training academy for the Police Department. Adjacent to that, if you can kind of picture the building, it sits on the south side of our Police Department, the building closest to -- or the part closest to our building is practically almost all of it for the Police Department. The furthest point being towards the south, towards 3rd Street, will be mostly the school. The entrance will also look the same. The entrance for the School Board will be located on the southeast corner. The entrance for the Police Department, the School of College [sic], will be on the northeast corner, so southeast and northeast. There are two separate locations. Within the inside security of the building, there are three levels of protection that we're trying to implement, and the designers that are putting this together have done an exceptional job, which is Spillis and Candela, of designing the building. The concern that came up from the Commission was security. We have a range, firearms, police officers, guns; how do we protect our kids from these weapons? And to do that, the designers have put a three-layered approach into those secured areas. In other words, we have three doors that you've got to get through before you get to any weapons. We have security cameras at each one of those, so it's not impossible, but highly improbable that that would happen, and I say it's not impossible because you know how things could happen.

They could break through a wall, they could do all kind of things, but everything that involves the weapons are under extreme security. They're under concrete walls, not partition walls. We want to make sure that that's pretty secured, and the levels that we have for the floors are pretty much all separated. The ones that are shared spaces on floors do not involve any weapons at all. Now those are some of the concerns that have come up. Right now, we are in agreement with the School Board on doing a joint venture, and that's where we stand. I just finished a meeting this afternoon on our final sketches for the facility, and that has been completed. I do have them available, if you want me to pass them around. I can share them with you so you could take a look at them and see what the final outlay [sic] and the diagrams of the floor look like. I'm open for any questions you may have, and I send it back to the floor.

Kay Hancock Apfel: OK.

Vice Chairman Reyes: Thank you.

Ms. Apfel: The question that I have, what is the approximate total price that you're projecting this to be now --

Deputy Chief Fernandez: We're looking --

Ms. Apfel: -- with the joint venture?

Deputy Chief Fernandez: The joint venture, like I said, 102,000 square feet approximately. To give you an analysis, our building, right now, is about 103,000 square feet, so -- adjacent to that. For the Police Department, it's 58,000 square feet, without including the auditorium and the gymnasium, which is for training, that's shared space. The price per square footage right now on the market is about 300 -- between 250 and \$300 a square foot. That's obviously up to a bidding process that the City goes through, in terms of the bidding process. That's what happens, but you could look between 300 and 250 a square foot. On the high end, 300; on the low end, 250, but Gary Fabrikant is here, and he could better articulate that than I can because that is his field of expertise.

Ms. Apfel: And Gary, are we still on the number that we discussed at the audit meeting of 30 million?

Gary Fabrikant: If you take Frank's square footage, we are still talking about a range of about maximum, we figure, is about \$30 million. It could be less. It depends -- you know, there's talk of slow-downs in the marketplace. That hasn't translated into actual reductions in cost of construction at this point, but it's very possible, when we're ready to go -- I think it may be next -- late -- what is it, early 2008 for construction -- the cost may have come down some, so there may be some savings, but if we were to build right now, right today, we're looking more at \$300 a square foot, but as was said, due to some value engineering that's going on with the project, as well as potential slow-down in the market -- construction marketplace, the cost could come down --

Ms. Apfel: And that includes --

Mr. Fabrikant: -- as much as twenty-five, fifty.

Ms. Apfel: -- the part that is the School Board's as well as the Police Department, correct?

Mr. Fabrikant: That is correct.

Mariano Cruz: Manolo, I have a question.

Mr. Fabrikant: Yeah, and that's one of the issues, you know, that we're, you know, still resolving in working with the School Board is to finalize exactly the shared percentage costs, as well as the long-term operational maintenance costs that we will share.

Deputy Chief Fernandez: And if I may just elaborate on that issue. We should come up to an understanding this week between our CIP and the School Board into an agreement on that issue. I'm confident that's going to happen. I'm also confident that construction should start before 2008. I'm really pushing this thing as hard as I can. It is a top priority for the Mayor. It's on the top priority for the Police Department and for our Manager. We're trying to spearhead it as fast as we can, but you know, I'm very -- as Gary would call it -- pushy on the issue of getting this timeline as quickly as possible because it's been sitting on the hotplate for a long time, and we want to get it off the ground, and I've got to tell you, we would have been off the ground a little bit sooner, and we held back because I think that the integration of the School Board in this program is actually an incredible, incredible combination. You know, having the kids there with the specialty program of homeland security, forensic science, and law, offering them an opportunity to really capture what that really means and giving them an understanding of maybe under -- you know, picking a field that they want to go into after they graduate from high school I would have loved to have had that opportunity when I was in school. You know, in New York City, they have one school just like that, and what I foresee here is that this school is going to sell out, or I guess, be booked immediately upon opening, and there'll be a waiting list to go inside there, and we'll have a number of programs that we want to get these kids involved in. The more kids we get involved in these kind of schools, we're going to be a lot more, as a community, a lot better off.

Vice Chairman Reyes: Chief, also, I want to include also that it's top priority to this Board. It is top priority, and we will very much love to see this project start because I think this is -- we have been behind this project for a -- I mean, since this Board was --

Ms. Apfel: We are called the Homeland Defense.

Vice Chairman Reyes: That's right. It's Neighborhood Defense; that's what this Board --

Deputy Chief Fernandez: And it's good that the schools called us --

Vice Chairman Reyes: But I want --

Chairman Flanders: -- with the homeland security.

Vice Chairman Reyes: -- to ask you, what's the contribution of the school sys -- I mean, the district. Dade County Public Schools, how much are they contributing?

Deputy Chief Fernandez: You know, I went before the School Board -- not the Commissioner. What do they call them? -- the representatives from the School Board,

and they authorized the expenditure of \$10 million for the school. Obviously, with the rising cost of construction, it is slightly over that, but they still believe that they could still come within range of making this thing a reality.

Vice Chairman Reyes: But how much are we asking from them?

Deputy Chief Fernandez: Well, we're working -- tentatively, right now, it may be a 40/60 split; 60 being --

Vice Chairman Reyes: Forty/sixty split.

Deputy Chief Fernandez: -- on the police side.

Vice Chairman Reyes: Sixty being on our side?

Deputy Chief Fernandez: On our side.

Mr. Apfel: So you're talking about 12 million from them?

Vice Chairman Reyes: That's right.

Deputy Chief Fernandez: It's roughly between 13 and 14 --

Vice Chairman Reyes: Maximum --

Deputy Chief Fernandez: -- from the side, the remainder from us.

Vice Chairman Reyes: -- will be 12 million.

Deputy Chief Fernandez: Yeah.

Mr. Fabrikant: If I could clarify a little bit. Right now, as the deputy chief has said, the School Board has already -- the Board has already authorized 10 million. In our discussions with the School construction office, they've already earmarked 13.2 million, based on the 60/40 split. That may still go up if we determine that the split is a little bit different. It could be 50/50; you know, 52/48 --

Vice Chairman Reyes: OK.

Mr. Fabrikant: -- depending what -- but they have committed --

Vice Chairman Reyes: You still are negotiating.

Mr. Fabrikant: -- a minimum of \$10 million already.

Ms. Apfel: We had a -- in the audit committee, so the rest of you will know where we stood -- long, long discussion on this issue, and I think the thing -- there were a couple of things that really concerned us. One, this is already gone before the City Commission and has already been approved. The second -- so this is after-the-fact that we approved it, but we approved it with some reservations because it was -- I understand that it was a handshake agreement between the former City Manager and the School Board --

Vice Chairman Reyes: Superintendent.

Ms. Apfel: -- superintendent, and we felt that this needed to be a contract. It needed to be in writing, and it needed to be spelled out very clearly what everyone was responsible for, and I still think that you should not go forward unless you have a written agreement with them to be reimbursed, and that's what the Board recommended, for at least the planning process, and -- because we know the situation with the School --

Vice Chairman Reyes: That's right.

Ms. Apfel: -- Board and the funds that are always short. I'm delighted to hear that they've already, as a board, agreed to this amount of money, but it needs to be all spelled out in writing, and that's what we are asking for, but again, we don't have a forum today; we're one short, so -- and it's already been voted on, but that was something that we could ask for going forward, that you get it in writing.

Deputy Chief Fernandez: Let me just elaborate on that point. I think it was just more than a handshake agreement between Manager Joe Arriola and the superintendent from the school. It went beyond that. Before we went into any design and development of the school, I went before the School Board, so the School Board actually approved, in their resolution, a \$10 million mark to build the school there, and we got a unanimous -- actually, we had one person that voted against us, but everybody else on the School Board voted in favor of this program, and the only person who voted against was because they didn't want it here, they wanted it out in the County in their district, but it is a program that everybody wants, but I look at it as more than just a handshake agreement because they do have a resolution in the County School Board, and we have authorization from our City Commission to proceed forward. Both sides have resolutions to joint ventures on this program.

Ms. Apfel: But what we had voted on -- but what we had agreed upon is that you would ask, in writing, for reimbursement in case, for whatever reason, the School Board does not go forward --

Vice Chairman Reyes: For any additional costs.

Ms. Apfel: -- additional costs because they were a part of the process at that --

Vice Chairman Reyes: Sure.

Ms. Apfel: -- time.

Deputy Chief Fernandez: I think that's something that I could assure you that will happen. I can't see them professionally not doing that, and number two is I think we have professional courtesy and professional understanding that --

Ms. Apfel: Well, that was exactly our thoughts --

Deputy Chief Fernandez: -- this will move forward.

Ms. Apfel: -- that this --

Deputy Chief Fernandez: And I'll tell you, this is something that is really at the hearts of a lot of people; the Mayor, the Commissioners, they all agree upon it, but it is one that's also -- they share the same sentiments on the School Board. I see this going forward.

Vice Chairman Reyes: OK. If I --

Mr. Fabrikant: And Department of Capital Improvements is in the process of negotiating those agreements, and I'd also like to bring out the fact that one of the agreement -- reasons this project moved forward without those written agreements in place, and based on the fact Frank has mentioned to you, is the fact that the process of this project had already started. We had already brought on the consultant to do the design work before the School Board approached us, and as the deputy chief said, he's been very pushy in trying to get this project done --

Vice Chairman Reyes: Well --

Mr. Fabrikant: -- and so not to delay the project, we moved forward based on the actions and the commitments from --

Vice Chairman Reyes: OK.

Mr. Fabrikant: -- the School Board.

Vice Chairman Reyes: I do understand all that, but what we are trying to say is that we have a seen a lot of things happen in this community and this City, and if we are now incurring additional costs because the plans have to be redone because of the School Board decided that they want to go in with us in building a new school where our training facility is, which I think is an excellent idea, but let's say that, as we have witnessed so many things in this county, if -- let's say that they cannot come up with the funds, and then they back down on the deal. The only thing that we're asking is that, at that additional cost that we have to incur if we have to get a new set of plans and go back to the drawing board will be covered by the school system, and that's it.

Deputy Chief Fernandez: And I think --

Vice Chairman Reyes: It's very simple.

Deputy Chief Fernandez: -- that's going to be resolved, hopefully, this week; if not, the beginning of next week. I know that the CIP director, Mary Conway, is working with Rose Diamond at the School Board, and it should come to an understanding this week, if not, early next week, and if that doesn't work out -- and certainly, we'll pursue that. You make a very good point. We don't want to lose that money.

Vice Chairman Reyes: No, we don't.

Deputy Chief Fernandez: And believe me, as Gary knows, they will not take a penny from us.

Vice Chairman Reyes: The -- I mean, our duty is to protect the people's money.



Deputy Chief Fernandez: Yeah, but I have nothing but the utmost confidence in the School Board and what they're doing.

Vice Chairman Reyes: Yes, ma'am.

Hattie Willis: I have a question. I just wanted to ask you -- my question is to you, Gary. Is it possible for us to get that from Mary, the documents of the agreement or whatever the stipulations are so we can -- just to --

Mr. Fabrikant: Well, that's --

Ms. Willis: -- know that it's --

Mr. Fabrikant: -- what we're in the process of negotiating now.

Ms. Willis: Right. Is it a possible --? Yeah, right.

Mr. Fabrikant: When it -- as soon as it's ready, we will bring it back --

Ms. Willis: Right.

Mr. Fabrikant: -- to the Board.

Ms. Willis: Right.

Mr. Fabrikant: Definitely, and we'll assure you -- we'll show the document to assure you that it is in place. We've already had discussions with School Board over the exact issue that you are concerned about, and they have agreed they do not have a problem with that being written into the --

Gary Reshefsky: Well --

Ms. Apfel: I'd like to --

Mr. Fabrikant: -- agreement.

Ms. Apfel: -- recommend --

Ms. Willis: I would just like to have the current --

Ms. Apfel: -- that we see a copy of this resolution --

Ms. Willis: Right, the current.

Ms. Apfel: -- and that this Board be notified when there are -- coming in as an update when there is an agreement with the School Board.

Ms. Willis: Right.

Vice Chairman Reyes: Kay.

Deputy Chief Fernandez: Well, I'm not sure when you meet again, but whenever it is, I'll be more than happy to come back. Is it in a month that you meet again?

Mr. Reshefsky: Yeah. We want to --

Vice Chairman Reyes: Yes.

Mr. Reshefsky: -- come back on this item next month.

Deputy Chief Fernandez: So if you bring it up next month, by then, certainly, I will have an agreement or --

Ms. Willis: OK.

Vice Chairman Reyes: Absolutely.

Deputy Chief Fernandez: -- I'll come before you with an explanation as to how we're going to get our money back.

Vice Chairman Reyes: OK. That --

Ms. Apfel: Thank you.

Vice Chairman Reyes: -- that'd be fine. Mariano, you wanted to --?

Mr. Cruz: Yeah. Chief, I have a question. Of all these countries that supposedly want to use these facilities for training and learn, have you done a marketing study of really how many would be using the facilities?

Deputy Chief Fernandez: Well, actually, it's got even further than a marketing study. I mean, we've had a number of probably more than a dozen countries and different departments come to Chief Timoney requesting for such a thing, and we also have corporate sponsorships that we intend on tapping into to provide the finances to get them to come here and for, obviously, the books and the training costs associated with that. I also want to add that the cost associated will offset not just those schools or the entrants from the academy, but also offset the cost of the academy itself.

Mr. Cruz: Would you be using in paper of the diplomas like CALEA, something?

Deputy Chief Fernandez: I didn't understand.

Mr. Cruz: CALEA, you know, CALEA.

Deputy Chief Fernandez: Right.

Mr. Cruz: Commission on Accreditation for Law Enforcement Agencies.

Deputy Chief Fernandez: Yes. What about it?

Mr. Cruz: Would you be using something like that, issue to the people that come here for training?

Deputy Chief Fernandez: Well, we're not going to go out there and advertise to other departments to use CALEA, so if they come to us -- we are CALEA certified or accredited. If they come to us, we explain to them what the benefits are of being accredited from those CALEA standards, but we don't offer that, and all those departments that come to us are all vetted through the State Department, so we won't take anyone unless the State Department tells us it's OK.

Mr. Cruz: OK.

Deputy Chief Fernandez: So we don't just pick them and say, OK, you could come. They're actually processed through the State Department, and then they authorize them to come to our department to get trained.

Vice Chairman Reyes: OK. They will be --

Mr. Cruz: That's good.

Vice Chairman Reyes: -- cleared by the State Department, then right?

Deputy Chief Fernandez: They have to be cleared by the State Department.

Vice Chairman Reyes: OK.

Deputy Chief Fernandez: For example, we have -- tomorrow, we have two Israeli officers arriving here to visit our marine facility and our capabilities in the marine part of it. Unless they get authorization in writing from the State Department telling us to go and provide them the information, we don't do anything.

Vice Chairman Reyes: OK. Gary, you --

Mr. Reshefsky: Yeah. Chief, where's the construction money coming from for the project?

Deputy Chief Fernandez: For who? For the School Board or for the Police Department?

Mr. Reshefsky: From the City of Miami.

Deputy Chief Fernandez: From the Homeland Defense.

Vice Chairman Reyes: Yeah. It's right here on the bottom.

Ms. Willis: Yeah. It's the third -- it's here.

Vice Chairman Reyes: It's our money.

Mr. Reshefsky: No. There's only 10 million, I believe. Isn't there 10 million in the police training facility?

Vice Chairman Reyes: That's right, 10 million. The first 10 million --

Mr. Reshefsky: Total --

Vice Chairman Reyes: -- that's a good question.

Mr. Reshefsky: -- bond authorization is \$10 million for the police training facility.

Deputy Chief Fernandez: Oh, you're talking above and beyond the 10 million?

Mr. Reshefsky: Yeah.

Deputy Chief Fernandez: From CIP funding.

Mr. Reshefsky: CIP funding. Is that money already been identified?

Deputy Chief Fernandez: That we're working on now, but I believe Mary Conway is working on finalizing that issue.

Mr. Reshefsky: OK, so --

Mr. Fabrikant: That's correct. We are -- we're working with the Budget director to identify the additional funds necessary to complete this project.

Mr. Reshefsky: OK, so the money hasn't been --

Mr. Fabrikant: We have been --

Mr. Reshefsky: -- identified yet, Gary?

Mr. Fabrikant: All of the funding, no.

Mr. Reshefsky: OK. I'm really concerned about this item, and I don't understand why it went to the Commission before this, and by the way, this isn't against you guys. I totally -- this whole board thinks this is the first project that should've --

Vice Chairman Reyes: That's right.

Mr. Reshefsky: -- gotten moved four years ago, and we're -- this is -- we think this is the most important thing, one of the reasons why the voters approved this, but you know, to go with a \$10 million project to the Commission -- I think this contract is for \$2.2 million, without it coming to this Board, I think is ridiculous. I think that -- you know, there's backup material that's not here, and all the money hasn't been identified, and my biggest fear is that we start hiring an architect spending a bunch of money to design a project, and then the construction money doesn't become available, and we have a project sitting on the shelf, and then the Count -- the School Board decide they -- you know, we're taking too long, and they don't want to do it anymore, and we're back at square one and we spent a lot -- a bunch of money, so --

Deputy Chief Fernandez: If I may just add, you know what happens is that, back four years ago, \$10 million would have taken us to that extent that we wanted to go. When we first started designing this building, we were -- the police one on its own was at 100,000 square feet. I take that back, 98,000 square --

Vice Chairman Reyes: Yes, I remember.

Deputy Chief Fernandez: -- feet, and Gary knows this. About a year ago, I cut it down about 50,000 square feet just to hit the \$10 million mark. Since then, the price of construction has gone up, so we're dealing with issues now that were not present four years ago. You follow me?

Mr. Reshefsky: I agree with --

Deputy Chief Fernandez: We're dealing with issues --

Mr. Reshefsky: I think you guys --

Deputy Chief Fernandez: -- now that were not present --

Mr. Reshefsky: -- reduced the scope quite a bit, and that's a great -- and I know that caused a lot more people in the Administration to buy into the project because it may have been overly ambitious when they first started --

Vice Chairman Reyes: Yeah.

Mr. Reshefsky: -- this thing.

Deputy Chief Fernandez: Well, no. I don't think it was overly ambitious. I think, at the time, 10 million would have made it happen. Unfortunately, this thing sat dormant there for a long time, and it wasn't moving forward. When I took the project over and started moving this thing in the right direction, as Gary knows, 10 million would have barely made us -- you know, covered it. When we started gathering and doing analysis as to what are our needs -- and that takes a while -- we come up with a 98,000 square foot building, which is nice to have, but not need to have, and I cut it down to 58,000 square feet, which is a need to have, and that's something need to have because that's affordable at the \$10 million mark. Where we find ourselves now is that because of the construction boom in this county, you know, that cost is almost -- and if it continues going forward, let me tell you --

Mr. Reshefsky: But why are we rushing now? I don't understand why we had to rush to bring this before the Commission before this came to this board.

Ms. Willis: So you wouldn't lose --

Mr. Fabrikant: OK. The only thing I could explain with that -- we have identified and we're finding some older projects, such as this -- there was one recently for Brickell streetscape that we found that did not go to this Board before --

Mr. Reshefsky: But that was a \$7,000 project or something. I mean, this is \$2.2 million.

Mr. Fabrikant: What we found with this project -- this project was presently, actually, to the Board quite -- a number of years -- several years ago, I believe it was, actually, as a presentation. It never did get voted on for some reason, and when we started this process of doing the change order for Spillis Candela for the design, as we were going

through the process and getting on the Commission agenda and everything, we then realized it had never been before this Board before, and prior to this one, in our last number of meetings, we had committed to making some changes that would help prevent this from happening in the future. There have only been a handful of these projects that have happened so far of the hundreds we've done. When I have -- and I guess we'll have to do it again when the full board is here -- but Zimri, can you pass out the new project analysis forms? These are the new project analysis forms that Capital Improvements Department has developed, which will put in place additional checks and balances to ensure when items are brought before this Board. You'll note on there that there is a place for -- if I could have a copy of that? Thank you. You'll notice on the second page, under the award name and number, that the fund source will be filled out. This is not filled out by the project manager. This is by our financial section, so there's two steps in the process already. You'll have the project manager doing the work on this form. You have our financial people checking the funding source. Once they identify it with a term "HD," which you see see there now, it automatically populates the note for receipt of PAF by Danette Perez, so that will automatically populate it that it requires her signature and will go to her to ensure that it gets on the Board's agenda before it goes before the City Commission, so we are working towards the end of trying to resolve these few that have, unfortunately, slipped through the cracks.

Ms. Apfel: If I recall, we had a very slick presentation. I mean, it was a beautiful presentation of the facility, and at that time, there was going to be a great deal of money raised through private sources for this project, and if I recall -- and maybe other people have a better memory -- we weren't asked to vote for anything at that time because there was no concrete amount or -- we just knew that we were voting for the planning and the design stage, but we never voted for it, so I think that our concern is just where it is at this moment. I mean, we saw what was there before. We really are not completely sure of what it is today, and we're concerned because, in series one, in series two, it's a total of \$10 million, and 30 million minus 10 brings you to 20, and then the School Board is only going to commit to what, 13?

Vice Chairman Reyes: Twelve, maximum 12.

Ms. Apfel: OK, 12, so you've got another 8. That's -- \$8 million is -- it's not 8,000; it's 8 million, so that's what we're --

Vice Chairman Reyes: And I have a question.

Ms. Apfel: -- concerned about.

Vice Chairman Reyes: Those funds that have been identified now by CIP, are they from general fund?

Mr. Reshefsky: Have not been identified.

Ms. Apfel: No, they haven't.

Mr. Fabrikant: No. No money for the project will come from the general fund. The City Manager has clearly articulated, and we all agree that you do not use general fund to fund capital projects. They are working, and the Manager is committed, with the Budget

director, to identifying additional funds for the project, but no, they will not be using general funds.

Vice Chairman Reyes: OK, then will this project be subject to the second addition?

Mr. Fabrikant: At this point, we're still in the process of identifying where all the second series monies will be used, and those final decisions have not yet been made.

Vice Chairman Reyes: OK. This is going to go -- whatever we say or whatever we do --

Ms. Apfel: It's been done.

Vice Chairman Reyes: -- it's going to go in front of the Commission, I think, in a couple of days, right?

Ms. Apfel: No, no. It's already --

Mr. Reshefsky: It went before the Commission already.

Vice Chairman Reyes: Oh, already went before --

Deputy Chief Fernandez: Yeah. It's gone before --

Vice Chairman Reyes: -- the Commission.

Deputy Chief Fernandez: -- Commission already.

Ms. Apfel: It's already gone and been approved.

Vice Chairman Reyes: There is nothing we can do about it, but the only thing that we can express is our concern and ask you for those agreements --

Ms. Willis: The documents.

Vice Chairman Reyes: -- and we cannot vote on this because --

Ms. Willis: Right.

Vice Chairman Reyes: -- we are short --

Deputy Chief Fernandez: No problem.

Vice Chairman Reyes: -- on board members.

Deputy Chief Fernandez: And like I said, I'll be more than happy to come back next month.

Vice Chairman Reyes: And yes, sir. I'm sorry, but I'm very glad that everybody that's here heard the presentation, and I'm asking you to come back -- or Danette will ask you to come back whenever we have a quorum. We expect to have a quorum, and hopefully, we get a quorum so we can vote on --

Deputy Chief Fernandez: Or what I'll do is I'm going to assign an officer to each one of you to make sure we get you all here on time.

Vice Chairman Reyes: OK. No. I was -- I'm going to suggest that you go get a couple of them, you know, and bring them here.

Ms. Apfel: Open the roads for us.

Deputy Chief Fernandez: That's right. The only thing I would add is, if you like, I could bring your -- the floor plans blown up. We have those.

Vice Chairman Reyes: Yeah, that's right. That's fine.

Deputy Chief Fernandez: If you guys see the full-scale plan, I think you'll appreciate and understand why we're so passionate about what we want here.

Vice Chairman Reyes: Well, we are looking forward for this project to get started, and I really mean it.

Deputy Chief Fernandez: And I think you'll be really pleased when you see it.

Vice Chairman Reyes: Sure. Anybody has any other questions, any other comments? Thank you very much, Chief Fernandez.

Deputy Chief Fernandez: Thank you very much for having me here.

Vice Chairman Reyes: Thank you very much.

➤ Little Haiti Park Cultural Center – Construction Management Services

<b>NAME OF PROJECT:</b> <u>LITTLE HAITI PARK CULTURAL CENTER</u>
<b>TOTAL DOLLAR AMOUNT:</b> <u>\$13,960,000 (\$6,879,654 from Little Haiti Land Acquisition &amp; Development) Series I + Various Funding Sources.</u>
<b>SOURCE OF FUNDS:</b> <u>Little Haiti Park Land Acquisition &amp; Development</u>
<b>ACCOUNT CODE(S):</b> <u>CIP # 331412</u>
<b>DESCRIPTION OF PROJECT:</b> <u>For Construction Management Services with Pirtle Construction Company for the Little Haiti Park Cultural Center Component. (See Attached Background Information)</u>

ITEM NOT VOTED ON DUE TO LACK OF QUORUM.

Vice Chairman Manolo Reyes: We have the Little Haiti Park Cultural Center. Who is going to be --

Zimri Prendes: Gary.

Vice Chairman Reyes: -- who is going to do the presentation for the --

Mr. Prendes: Gary.



Vice Chairman Reyes: -- Little Haiti? Who?

Mr. Prendes: Gary.

Vice Chairman Reyes: Gary, Gary, sir. Pay attention, please.

Gary Fabrikant: A question from one of your board members.

Vice Chairman Reyes: OK. Are you going to -- you're the one that's going to present the Little Haiti Park Cultural Center item?

Mr. Fabrikant: Well, I figured you'd present those, and we'd be glad -- you know, as part of the audit --

Vice Chairman Reyes: OK. We --

Mr. Fabrikant: -- subcommittee, and we'll --

Vice Chairman Reyes: -- this item went --

Mr. Fabrikant: -- answer any question.

Vice Chairman Reyes: -- in front of the audit committee, and please, could you give us the report?

Kay Hancock Apfel: Yes. As we were told, we did agree that this should go forward, and I believe it is to come up at the next City Commission meeting, which will be prior to our meeting, so I think we do need to discuss it, at least we'll know what it's all about. The original cost was a cost estimate, and the amount of money has been increased due to the fact that the scope has changed and the needs have changed, so we agreed that this should go forward.

Mr. Fabrikant: And I can give you a little bit more history of this project is that when the - - as we discussed in the committee meeting, is when the numbers were first identified, they were really placeholders, and didn't really reflect what the actual cost was, and was just mentioned, the scope did change during the project, and one of the things that was a concern was the fact that there's been a substantial increase of the actual construction cost in today's marketplace, and why has that occurred? It's occurred for several reasons; one is the simple fact of everybody knows the marketplace -- the cost for construction -- also, contractors are bidding higher prices simply because they can demand them, so what we did is we had -- we went out to a nationally recognized cost estimating firm named Faithful + Gould, out of their Orlando office, to benchmark the price proposal we received from Pirtle Construction Company. This is a CM at-risk contract, which requires the contractor to give us a guaranteed maximum price, and what we want to make sure is the price we were getting was a valid price, and for this project, the cost estimate was within 1.6 percent. The estimate -- the cost from Pirtle was 1.6 percent more than the Faithful + Gould estimated -- and that's well within acceptable industry standards.

Vice Chairman Reyes: OK. Any comments?

Hattie Willis: I have a question.

Vice Chairman Reyes: Go right ahead.

Ms. Willis: You know this is my project, and it's very dear to my heart, so --

Mr. Fabrikant: I know.

Ms. Willis: -- you know I've got a list for you. I did my homework, and I'd like to ask for some things that I'd like for you to give to me. I made you a list of them, if you don't mind, and -- I'm sorry. I had some concerns because we had the meeting a few weeks ago when the Commissioner and the Manager came and you came to the community and we spoke about it, and I just wanted to -- if you could -- if you don't mind, if you could get these things and bring them -- get them sent to me. I needed to know the timeline when you were going to start the project --

Mr. Fabrikant: Right.

Ms. Willis: -- and I wanted to know the square footage of the building because I realized that it increased and it decreased also because we talked about the cost factor, things moving, and also, I wanted to get the site plans and the elevation and a copy of the budget, if it was possible.

Mr. Fabrikant: I don't see a problem, and I assume we're talking specifically about the cultural campus --

Ms. Willis: It would -- no. I'm talking --

Mr. Fabrikant: -- not the soccer part.

Ms. Willis: -- about both.

Mr. Fabrikant: You're talking about --

Ms. Willis: About both.

Mr. Fabrikant: -- both.

Ms. Willis: Both.

Mr. Fabrikant: OK, because the information --

Ms. Willis: Right.

Mr. Fabrikant: -- we'll have to split it because --

Ms. Willis: Split it, right.

Mr. Fabrikant: -- the information will be different for each --

Ms. Willis: Different from one --

Mr. Fabrikant: -- project.

Ms. Willis: Exactly.

Mr. Fabrikant: OK. I don't see --

Ms. Willis: OK.

Mr. Fabrikant: -- a problem with that.

Ms. Willis: Thank you.

Vice Chairman Reyes: OK.

Mr. Fabrikant: We could provide you with that information.

Ms. Willis: Thank you.

Vice Chairman Reyes: OK?

Ms. Willis: OK.

Vice Chairman Reyes: Any other additional comments or questions?

➤ **Jose Marti Park Gym – Construction Management Services**

<b>NAME OF PROJECT:</b> <u>JOSE MARTI PARK GYM</u>
<b>TOTAL DOLLAR AMOUNT:</b> <u>\$10,440,000 (\$5,244,740 is from Jose Marti/East Little Havana Park Expansion &amp; Neighborhood Park Improvements) Series I + Various Funding Sources.</u>
<b>SOURCE OF FUNDS:</b> <u>Jose Marti/East Little Havana Park Expansion &amp; Neighborhood Park Improvements</u>
<b>ACCOUNT CODE(S):</b> <u>CIP # 333412 &amp; 331419</u>
<b>DESCRIPTION OF PROJECT:</b> <u>For Construction Management Services with Pirtle Construction Company for the Jose Marti Gymnasium Project. (See Attached Background Information)</u>

ITEM NOT VOTED ON DUE TO LACK OF QUORUM.

Vice Chairman Manolo Reyes: OK. Now let's go to the Jose Marti Park Gym, the gymnasium. Who is going to --?

Gary Fabrikant: You might want to give the audit committee findings --

Kay Hancock Apfel: OK.

Vice Chairman Reyes: That's right.

Mr. Fabrikant: -- and then I'll give the explanation.

Vice Chairman Reyes: Yeah. All right, Kay.

Ms. Apfel: This is a very complex building that is being built in the park underneath, literally, the expressway on a very small piece of land, and we recommended that it must not exceed \$10,440,000, and again, this is going to come before the City Commission before we meet again --

Vice Chairman Reyes: That's right.

Ms. Apfel: -- and I believe that this building -- correct me, Gary, if I'm wrong -- is 60 feet high. It's a very interesting piece of architecture, but because of the com -- it's complicated to build up in the air like that.

Mr. Fabrikant: You're absolutely correct.

Ms. Apfel: It --

Mr. Fabrikant: It is 60 feet high.

Ms. Apfel: Exactly, so it's -- I think that we may have some pictures. I thought you gave us some last week. We had a picture at the meeting. I don't know --

Mr. Fabrikant: We did provide pictures at the sub --

Ms. Apfel: OK, but I --

Mr. Fabrikant: -- committee meeting.

Ms. Apfel: -- don't seem to have it in --

Mr. Fabrikant: We didn't bring any with us tonight.

Hattie Willis: This is the -- it's in the back here, in the back. Is this it?

Mr. Fabrikant: OK. They're in the back of your agenda item.

Zimri Prendes: Yeah. They're in the end.

Vice Chairman Reyes: It's right here.

Ms. Apfel: It's in the back?

Mr. Prendes: The back of the item.

Vice Chairman Reyes: It's right here.

Ms. Willis: It's in the back. Yes. It's in the back --

Vice Chairman Reyes: It's right here.

Ms. Willis: -- of the agenda item. You should have a copy of it.

Vice Chairman Reyes: This is the only copy I have, but we can pass it along, I mean.

Mr. Prendes: Everybody has it.

Ms. Apfel: OK.

Vice Chairman Reyes: You got --? Oh, it's in the back? Oh, OK.

Mr. Prendes: It's in back of it.

Vice Chairman Reyes: OK. Yeah. This is a very peculiar building.

Ms. Apfel: Well, it had to be designed as proposed to meet the site.

Mr. Fabrikant: And you're absolutely right. This is a very unique project. This is not your typical gymnasium when people think of a gymnasium, like at Virrick Park, let's say, where you have a gymnasium. This is a truly unusual gymnasium. One of the things that -- originally, the gymnasium was expected to be a one-story building. It cannot be because of the street located next to Jose Marti Park has major power connections for both down -- power vaults for both downtown Miami and I-95, so they cannot be moved, so what has had to happen is now the building actually has to be cantilevered over the street, so now we have a two-story building -- it's actually 60 feet high, which equates out to actually a four-story -- equivalent of a four-story building, so it's a very unique gym. It's going to be one of few full-size gymnasiums in the City of Miami, so it's going to be unlike anything we've seen in the City, and it's very difficult to try to say, well, compare it to some of the smaller gymnasiums that already exist. One of the things we also had a concern, again, as we mentioned with the Little Haiti Cultural Center, is the dollars that were first identified were, again, a placeholder; really didn't reflect this type of a building, and also -- we also had the concept, as I said, of a one-story building, so when we got to the point of having the guaranteed maximum price submitted to us at \$10,400,000, there again, the same concerns, so we also had Faithful + Gould look at this project, and at the time of the audit committee, we advised them that we did not yet have the report from Faithful + Gould, but we were confident, given the other analysis that we'd done on three other projects, that it would be pretty close. I'm able to report to you today we did receive the report this past Thursday, and actually, Faithful + Gould's estimate is 2.8 percent higher than the guaranteed maximum price we received from the contractor.

Vice Chairman Reyes: Gary, I remember that during the audit committee meeting, the concern was also expressed that the public out there might find a \$10 million cost for a gymnasium some sort of -- I mean, kind of high, but this building is not only a gym --

Ms. Apfel: No. It has --

Vice Chairman Reyes: -- and --

Mr. Fabrikant: That's correct. It is not just --

Vice Chairman Reyes: -- we suggested instead of calling it a gym, you should call it multipurpose --

Mr. Fabrikant: Right, and I --

Vice Chairman Reyes: -- because according to what I'm reading here, it has meeting rooms, administrative offices -- I mean, it has a lot of different uses, not only a gym.

Mr. Fabrikant: Right. One of the things I committed to the audit committee was to hold a discussion with the Parks director --

Vice Chairman Reyes: Sure.

Mr. Fabrikant: -- to see about what name they would use for the facility if there would be a possibility to use a name other than the gymnasium. For purposes of construction, everything else --

Vice Chairman Reyes: Sure.

Mr. Fabrikant: -- you know, to not create confusion, we will stay with the name gymnasium, but you're absolutely right. It is full-use facility, rather than just a gymnasium.

**UPDATES:**

**1. Riverside Park Playground Equipment**

Gary Fabrikant, CIP Department, reported that the project estimated cost is \$192,000. The scope of work includes demolition of the existing playground and installation of a special ADA playground and rubber surface. Currently, the project design has been completed and the Parks Department is working with the Purchasing Department on the bidding process and anticipate having a contractor on board by the end of the year.

**2. Professional Services Agreement to Develop a Master Plan for the Parks & Recreation Department**

Gary Fabrikant, CIP Department, reported that the project estimated cost is \$700,000. The project scope is to provide a long-range strategic plan for the development of the City's parks system. The Parks Department anticipates having the plan submitted to the City in draft format in November for review and for final public input, and they anticipate presenting the final plan to the City Commission early next year.

Eileen Broton questioned if there are two master plans in the works for the Parks Department.

Mr. Fabrikant stated that he would check with the Parks Department to clarify that issue.

Vice Chairman Reyes requested that Mr. Fabrikant report the information he finds at the next board meeting.

**3. Police Headquarters Restrooms Rehabilitation & ADA Upgrades**

Jim Brittain, CIP Department, reported that the budgeted cost for the project is approximately \$522,000. Currently, 7 of the 17 bathrooms that were to be upgraded have been completed and 4 are in progress. The construction is just under 50 percent complete. The estimated construction completion date is February 2007 and the project is under budget.

#### **4. Tamiami Storm Sewer Improvements – Design Services**

Cesar Gonzalez, CIP Department, reported the project scope consists of storm drain installation and road improvement between Northwest 7th Street and Southwest 8th Street and Northwest 57th Avenue and 62nd Avenue. The consultant for the project is ADA Engineering, and the design is in progress, approximately 50 percent complete. The project is on schedule, and the City is expecting to have the final design at the end of December 2006. The construction estimated cost for the project is about \$3 million. The bidding process for the project is expected to begin between February and March 2007, and the construction could be between April and May 2007. The project will take about 12 months to complete.

Gary Fabrikant, CIP Department, stated that the dates Mr. Gonzalez provided are contingent on the availability of series 2 bond dollars.

#### **5. Coral Gate Park Building Improvements**

Marcel Douge, CIP Department, reported that the project consists of remodeling an addition to the existing building to create new classroom space, and it also includes the reconfiguration of the existing off-street parking and some handicap accessibility added to the building. Currently, the plans are in design, 95 percent complete, going to the final phase for a parking variance with the Zoning Board. Design completion is expected in January 2007.

#### **6. West End Park Building Terrace Remodeling**

Jim Brittain, CIP Department, reported that the remodeling is complete. The project was completed within budget. The paperwork has to be closed out on the construction.

#### **7. West End Park Pool Improvements**

Jim Brittain, CIP Department, reported that the emergency fence work that was required due to the hurricane damage to the fence was completed before the pool season started this summer, so the kids were able to use the pool during the summer. The actual project work started in September. The demolition of the roof in the bathrooms is complete, and the sanitary/sewer pipe installation has started, approximately 15 percent complete. Construction will be completed in late February or early March of 2007.

#### **8. Brickell Avenue Bicycle/Pedestrian Conflict Study**

Gary Fabrikant, CIP Department, reported that the estimated cost of the study was \$7,911. The scope of the project was to identify conflicts along the sidewalks of Brickell Avenue between Southeast 26th Road and the Brickell Avenue Bridge. The analysis was completed in April 2006, and the recommendations are in the process of being implemented by the City, which will include additional signage alerting bicyclists to yield to pedestrians, which have been installed on the east sidewalk, and bicycle lanes are being implemented in the South Miami Reconstruction Project, which has just started work now.

**9. Revision of the City of Miami Downtown Paramics Simulation Model**

Gary Fabrikant, CIP Department, reported that the project was completed in September 2006. The cost of the project was \$214,122. The purpose was to update the existing traffic simulation model of the downtown and Brickell areas to ensure an accurate model for current and future traffic demands. These models will be used for future transportation and transit projects.

**10. Dupont Plaza Traffic Circulation PD&E Study Review**

Gary Fabrikant, CIP Department, reported that the cost of the project was \$48,297, and it was completed in January 2006. The study will be used to identify alternative methods and assist with the analysis of other studies nearing completion around the Dupont Plaza traffic area.

**III. CHAIRPERSON'S OPEN AGENDA:**

**IV. ADDITIONAL ITEMS:**