

VILLAGE OF PALMETTO BAY  
Minutes of the Special Council Meeting of Thursday, August 6, 2009  
Community Room at Ludovici Park  
17641 Old Cutler Road

**1. CALL TO ORDER, ROLL CALL, PLEDGE OF ALLEGIANCE**

Mayor Eugene P. Flinn, Jr.  
Vice Mayor Brian W. Pariser  
Council Member Ed Feller  
Council Member Howard Tendrich  
Council Member Shelley Stanczyk

Staff present:  
Village Manager Ron E. Williams  
Village Attorney Eve A. Boutsis  
Village Clerk Meighan J. Rader

Mayor Flinn called the meeting to order at 5:45 p.m. Mayor Flinn led the pledge of allegiance

**2. PRESENTATIONS/QUESTION AND ANSWER SESSIONS WITH HIGHEST RANKED FIRMS**

- A. Representatives from Kaufman-Lynn / MC Harry presented their firms' qualifications to the Village Council during a 30-minute presentation. They offered their projected budget at \$3,183,000.

Councilman Feller asked the reason for keeping the structure, rather than demolishing it. Mr. James Piersol replied that with a renovation, many components are worth saving and options would be presented. Mr. Kaufman that their may be LEED points for saving the structure, also.

Councilman Feller asked for an estimate for completion of the project. Mr. Kaufman advised that the project is slated for completion in November of 2010, which he opined is an "aggressive" time line.

Councilman Feller noted that LEED certification is dependent upon an outside agency's scoring; therefore, he asked what would be the Village's option if Silver is not achieved. Mr. Piersol noted that the firms would seek the highest certification, acknowledging that there is subjectivity in the decision.

Councilman Feller asked how the firm intends to have a close working relationship with Palmetto Bay with their offices in Broward County. Mr. Kaufman stated that his firm does a great deal of business in Miami-Dade County and will make certain to stay in close contact. Mr. Piersol agreed.

Councilman Feller asked the design criteria that the firm would use – i.e., an “A” building, “B”, or “C” structure. Mr. Piersol noted that as the elements were not defined in the Request for Proposals, the firm would negotiate and insure that Palmetto Bay gets the best product for their investment. He stated that they will work within Palmetto Bay’s budget and select the most appropriate, sturdy materials possible.

Councilman Feller asked if the building would be “storm-hardened”. Mr. Piersol replied that the Request for Proposals stated that storm hardening was not a requirement with the exception of the new construction, such as the Council Chambers. He stated that it would be up to the Village to decide whether the cost of storm hardening was necessary.

Councilwoman Stanczyk asked whether the contractor could be finished before November of 2010. Mr. Piersol noted that the norm would be a year; however, with a design/build contract, the process will be quicker. Mr. Kaufman concurred, adding that his firm finished an addition to the charter school in Aventura in 5 ½ months.

Mayor Flinn stated that he believes this building is a 50, 60, or 70 year investment and he is looking for a building that would be more than bricks and mortar; rather, the center of the community, our commitment in public investment to help drive private investment. He asked if the contractor reviewed the Village’s charettes? Mr. Piersol advised that they had.

Councilman Tendrich opined that the police department area should be capable of withstanding a category 5 storm. Mr. Steve Sheffield, structural engineer, stated that roof and wall components can be reinforced.

- B. Master Builders of South Florida / JMWA Architects presented their firms’ qualifications to the Village Council during a 30-minute presentation. They offered their projected budget at \$3,700,000.

Mayor Flinn asked, with regard to the two-story design offered, how the design affects LEED certification. Mr. Jim Beeson stated that with energy and atmosphere credit, “daylight harvesting” is beneficial to the process. He stated that the second story would bring natural light in and reduce energy consumption.

Mayor Flinn asked about shuttering the windows. Mr. Beeson advised that shuttering would not be necessary, as the windows would be constructed with high impact glass.

Mayor Flinn asked if the company had experienced with renovating buildings. Mr. Beeson noted that the connection for the trusses to the walls is often not good and there could be drainage problems in the former supermarket location. He stated

that they would perform "saw boring" and would not be certain of the structural problems until tests were performed.

Mayor Flinn asked how the firm would try to meet the level of silver certification. Mr. Beeson stated that the urban site helps for the process and they believe there is a possibility to seek renewable energy financing from the federal government. He stated that showers and bike racks help also.

Councilman Feller noted that the architects' offices are in Boca Raton and the construction firm is in Oakland Park. He asked if they anticipate difficulty in serving the Village due to the geographical distance. Mr. Beeson and JMWA both indicated they would be able to serve the Village. Mr. Beeson noted that a full-time superintendent would be on the job site and since they are currently not working on a major project, they would be readily able to serve the Village.

Councilman Feller asked if they had been involved in litigation recently. Both firms indicated that they had not.

Vice Mayor Pariser stated that \$3,700,000 seems inexpensive for the cost of the building. Mr. Beeson remarked that the cost of concrete is dropping and subcontractors are reducing their costs in order to stay competitive.

- C. Cartaya and Assoc Architects and Biltmore Construction: presented their firms' qualifications to the Village Council during a 30-minute presentation. They offered their projected budget at \$\$\$3,689,650.

Councilman Tendrich asked for explanation concerning their design presentation. Mr. Cartaya noted that they had included a "Phase 2 – a cultural arts center."

Councilman Tendrich asked if the water fountain pictured affects the LEED designation. Mr. Cartaya stated that collective rain water irrigation is used for the fountain.

Vice Mayor Pariser remarked that he understands that re-using a structure is preferable for LEED certification, but he has concerns with the site. He asked for the difference between demolition and renovation. Mr. Cartaya stated that there is a time element that equates to a cost element, and hardening a building saves time. He added that with salvaging, permitting an existing building is quicker. He stated that you can save money with construction now, and the Village Hall could be completed in June of 2010.

Councilman Feller asked, with the aggressive time schedule and their offices being located far from Palmetto Bay, if the firms felt they could effectively serve Palmetto Bay. Both firms indicated that they could. Biltmore noted that they have an office seven miles from Palmetto Bay and have worked in South Florida since 1996.

Councilman Feller asked if the company would have sufficient time to devote to Palmetto Bay. Mr. Biltmore noted that they give all of their clients full attention and built their company through their reputation. He stated that their volume of work is down due to the economy. Mr. Cartaya stated that they will pay significant attention to Palmetto Bay.

Following discussion, Manager Williams explained that criteria/ranking forms would be given to each member of the Council for their individual vote. He stated that the selection committee's ranking would be added to the Council's total.

Brief discussion ensued with regard to the presentations.

### 3. RESOLUTION

A RESOLUTION OF THE MAYOR AND VILLAGE COUNCIL OF THE VILLAGE OF PALMETTO BAY, FLORIDA, RELATING TO REQUEST FOR PROPOSALS/QUALIFICATIONS NO 2009-02 "DESIGN-BUILD SERVICES FOR FUTURE MUNICIPAL CENTER"; AUTHORIZING THE VILLAGE MANAGER TO ENTER INTO CONTRACT NEGOTIATIONS WITH \_\_\_\_\_ OR THE NEXT HIGHEST RANKED FIRM; PROVIDING AN EFFECTIVE DATE.

Councilman Tendrich moved the item forward. Seconded by Councilman Feller.

Clerk Rader tallied the votes and added each company's total to the selection committee's total. She announced that Master Builders of South Florida/JMWA Architects received the highest total vote.

Councilman Feller moved to amend the Resolution to reflect the firm selected and the rankings. Seconded by Councilman Tendrich. All voted in favor. The Motion carried (5-0).

Mayor Flinn called the question. The amended Resolution was adopted unanimously (5-0).

### 4. NEXT MEETING AND ADJOURNMENT

The meeting adjourned at 8:30 p.m.

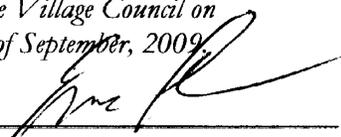
*Prepared and submitted by*



*Meighan J. Rader, CMC*

*Village Clerk*

*Adopted by the Village Council on  
this 14th day of September, 2009.*

  
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*Eugene P. Flinn, Jr., Mayor*

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9:30 adjourn