

VILLAGE OF PALMETTO BAY  
Minutes of the Special Council Meeting of Thursday, September 24, 2009  
Deering Estate Visitor's Center  
16701 SW 72 Avenue

**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 7:00 p.m. Mayor Flinn led the pledge of allegiance

Manager Williams provided introduction to the item. He noted that the building of the Village Hall is a momentous occasion, a moment of vision.

Mr. Rudy Acevado, Architect, provided a display of the building and explained the architect's vision. He noted that utilizing economy of space and circulation techniques energy will be saved. He stated that the building would include a hurricane-hardened Emergency Operations Center. Mr. Acevado noted that he reviewed the plans with the department directors to optimize space planning.

Mr. Steve Rohl of TLC Engineering provided information concerning the hardening and redundancy of the Emergency Operation Center (EOC).

Brian Lomell of MasterBuilders, the contractor, provided further information concerning how the Village Hall is ideal for LEED Gold designation for many reasons, including its proximity to public transportation, the air conditioning system that will be used, the water fixtures, and significant daylight to reduce energy consumption.

Mr. Benjamin Solomon explained the schedule/month by month progression thru design and construction.

Manager Williams noted that staff visited Washington, D.C., last week and met several Congress people.

Building Official Ed Silva thanked the contractor and their team for joining staff in D.C. He provided the building cost for the 24,405 square foot building is approximately \$3,700,000 or \$151 per square foot. He noted that the price two years ago would have been \$300 per square foot. He stated that in order to construct the building to serve as an EOC and to provide other finishes in the chambers and the lobby would be an addition \$280,000 for a total of approximately \$3,980,000.

He noted that the date of completion is scheduled for October 30, 2010 with a bonus of \$1,200 per day for early completion from October 5<sup>th</sup> and October 30<sup>th</sup> (for a maximum bonus of \$57,000.) He stated that staff included a penalty of \$1,000 per day for late completion. He discussed staff's efforts to have the building obtain gold certification, noting that if gold is obtained, the Village will be the first city hall in the State with this designation. He advised that Delta for Gold is \$60,000, bringing the project to a maximum of \$4,097,000 (including both the gold certification and possible bonus to the contractor.) Mr. Silva noted that the Village would like to construct a "net-zero" building; however, staff is not seeking that funding at this moment. He added; however, that the Village could save approximately \$50,000 annually without an energy bill. He stated that staff is seeking funding to also construct a "park and ride".

Mayor Flinn remarked that he, too, heard from individuals in Washington, D.C., who are very excited about the project. He stated that now is the "time to show leadership, take action, show what can be done."

Councilman Tendrich remarked that he would be in favor of net-zero and asked for further information. Mr. Lomell explained the technology, noting that you harness sunlight to power the building.

Manager Williams noted that the net-zero piece would be the second stage; first, consider Gold designation, then net zero, which would be presented for the council's decision in 2010.

Vice Mayor Pariser expressed that he was pleased that the older building would be demolished and he is supportive of the idea of gold certification and upgrading the hardening of the building

Discussion ensued regarding whether the County will be permitted to sell back excess power on the grid. It was noted that the PSC said that the utility has to buy back power at the same rate they charge.

Vice Mayor Pariser asked the name of the consultant. Attorney Boutsis noted that a consultant hasn't been selected at this time. Manager Williams noted that staff will consider the need to hire a consultant and, at this time, Mr. Silver is acting as the Village's representative and project manager.

Vice Mayor Pariser asked if the interior design is an addition to the contract. Attorney Boutsis noted that it was. Vice Mayor Pariser asked the cost. Attorney Boutsis noted that staff is not at the stage to provide those calculations

Vice Mayor Pariser asked when retainage would be paid. Attorney Boutsis noted that retainage would be paid much later in the process.

Vice Mayor Pariser suggested that professional liability insurance should be increased and workers' compensation should be increased to \$1,000,000.

Councilman Feller expressed how happy he was with the project and stated that everything about this Village Hall is positive.

Councilwoman Stanczyk concurred, adding that the building will be in the heart of her district, the heart of the area of rebirth. She thanked Mayor Flinn, the Manager, and staff for the "green" efforts.

Councilman Feller suggested that while there will be a clock tower, perhaps revenue could be generated with a cell tower being constructed inside the tower. Attorney Boutsis stated that the tower may not be tall enough, but she is proposing this in the telecommunication ordinance.

Councilman Tendrich asked why the penalty is less than the bonus. Mr. Silva noted that the bonus is capped, the penalties are not. Following brief discussion, the Resolution was moved forward.

## 2. RESOLUTION

A RESOLUTION OF THE MAYOR AND VILLAGE COUNCIL OF THE VILLAGE OF PALMETTO BAY, FLORIDA, APPROVING A CONTRACT BETWEEN THE VILLAGE OF PALMETTO BAY AND MASTER BUILDERS OF SOUTH FLORIDA TO PROVIDE DESIGN-BUILD SERVICES FOR THE FUTURE VILLAGE HALL FACILITY PURSUANT TO RFP/Q NO. 2009-02; AUTHORIZING THE VILLAGE MANAGER TO EXECUTE A CONTRACT WITH THE FIRM; AND PROVIDING AN EFFECTIVE DATE.

Manager Williams asked Council to consider the base price, the cost associated with the gold commitment and the finishes, and the early completion bonus.

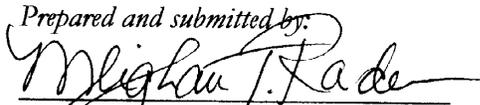
Councilman Feller moved the item forward. Seconded by Vice Mayor Pariser.

Councilman Feller moved to approve the Resolution. Seconded by Councilwoman Stanczyk. All voted in favor. The Resolution passed unanimously (5-0.)

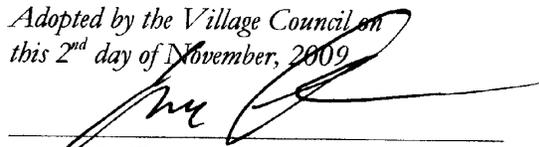
**3. NEXT MEETING AND ADJOURNMENT**

The Meeting was officially adjourned at 8:30 pm.

*Prepared and submitted by:*

  
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Meghan J. Rader, CMC  
Village Clerk

*Adopted by the Village Council on  
this 2<sup>nd</sup> day of November, 2009*

  
\_\_\_\_\_  
Eugene P. Flinn, Jr., Mayor

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