



~ Draft Minutes ~

## City of Fort Walton Beach Special Meeting of the City Council of Fort Walton Beach

Tuesday, July 11, 2017

5:00 PM

107 Miracle Strip Parkway  
Fort Walton Beach, FL 32548

### CALL TO ORDER

5:00 PM Meeting was called to order on July 11, 2017 at Council Chamber, 107 Miracle Strip Parkway SW, Fort Walton Beach, FL.

Attendee Name	Title	Status	Arrived
Dick Rynearson	Mayor	Present	
Nic Allegretto	Council Member	Present	
Mike Holmes	Council Member	Present	
Amy Jamieson	Council Member	Present	
Diane Keller	Council Member	Present	
John Mead	Council Member	Present	
David Schmidt	Council Member	Present	
Scott Smith	Council Member	Present	

### PLEDGE OF ALLEGIANCE

### APPROVAL OF AGENDA

The vote on the motion to approve the agenda carried unanimously.

<b>RESULT:</b>	<b>ADOPTED [UNANIMOUS]</b>
<b>MOVER:</b>	Amy Jamieson, Council Member
<b>SECONDER:</b>	Nic Allegretto, Council Member
<b>AYES:</b>	Allegretto, Holmes, Jamieson, Keller, Mead, Schmidt, Smith

### CONSENT--Award of Request for Qualifications No. 17-013 for Commerce & Technology Park Master Plan

To award RFQ No. 17-013 for a Commerce & Technology Park Master Plan to Tindale-Oliver Design Group, LLC of Orlando, Florida and for the City Manager to negotiate and execute a contract for the specified planning services.

The vote on the motion to approve the consent agenda carried unanimously.

<b>RESULT:</b>	<b>APPROVED [UNANIMOUS]</b>
<b>MOVER:</b>	Nic Allegretto, Council Member
<b>SECONDER:</b>	Amy Jamieson, Council Member
<b>AYES:</b>	Allegretto, Holmes, Jamieson, Keller, Mead, Schmidt, Smith

## **PUBLIC COMMENTS**

Gloria DeBerry, 221 Martisa, stated her home is directly behind the recreation center and she discussed the issues of noise, loud music, and baseballs flying into her yard from the complex.

Jeff Peters, Recreation Director, advised e-mails have been received from Ms. DeBerry throughout the construction of the complex. He advised that during tournaments staff is always on hand, signage is made stating no music after 8 pm, and the ending time of games is monitored to ensure the field lights are off before 11 pm.

## **FACILITIES MASTER PLAN PHASE I RECOMMENDATIONS**

Recommends City Council authorization for the City Manager to negotiate and execute a contract with Ajax Building Corporation and Sam Marshall Architects to begin Phase II - Design/Pre-Construction Phase for a new Field Office Complex and obtaining a Guaranteed Maximum Price (GMP) proposal at an estimated fee of \$865,000.

Tim Bolduc, Public Works Director, advised that the consultants from Ajax Building Corporation and Sam Marshall Architects are present to discuss the proposed Phase II for the new Field Office Complex. Mr. Bolduc discussed what has occurred since Phase I of the Facilities Master Plan project, which included the evaluation of City facilities to determine their condition, functionality, and current/future needs.

Jay Smith of Ajax introduced David Alsop of Sam Marshall Architects who discussed Phase I of the project and that the City Hall Complex including the Annex and Field Office Complex were the main focus of study. Mr. Alsop gave the history and conditions of the buildings. He began by discussing the issues at the City Hall complex, specifically, the fact that it is in a flood zone hazard area and has flooded in the past which is a cause for concern when looking at renovating the facility. The building(s) are also plagued by leaky roofs, non-ADA compliant, multiple code issues, asbestos has been detected, not suited for today's technology, and lacks adequate square footage for City staff and the public.

Mr. Alsop continued that when comparing renovation, replacement, and an alternate site, it was determined that a construction of a 2-story City Hall at an alternate location would be the most feasible. Existing facilities would remain operational while a new structure was built, and a downtown site could offer the opportunity for public/private partnerships for funding, as well as downtown community involvement.

In regards to the Field Office Complex on Hollywood Avenue, it was noted the structures are built on a site containing poor soil and site conditions and any expansion or consolidation would require addressing the poor subsurface conditions which have caused settling in the parking areas as well as several of the buildings. As with the City Hall complex, the facilities have reached the end of their useful life, they are deficient in space and efficiency, and internal flooding has occurred with the heavy rainfall the past month and they are non ADA compliant.

Mr. Alsop advised that designing a new Field Office Complex at an alternate site location at the Jet Stadium location would be the most feasible solution. The selection of the alternate site greatly maximizes the City's investment by avoiding disproportionate foundations and remediation costs driven by the existing conditions.

After review of all the data collected, the potential feasibility to complete, and the current need to prioritize the next steps in this process, the Consultant is recommending to defer making a decision on the next phase of the City Hall Complex until potential alternate site locations have been fully vetted, and to proceed with the design of a new Field Office Complex at an alternate site location titled the "Jet Drive Site", which is the current location of Jet Stadium.

Jay Smith of Ajax Building Construction discussed cost options of the field office at the current site versus relocating the field office to a new location on Jet Drive. It was the conclusion of the consultant that the second option addresses all of the current health and safety issues related to the current facilities as well as the inefficiencies that exists in the current facilities.

The total fee for the Design/Preconstruction Phase of a new Field Office Complex at the Jet Drive Site, based on the projected construction costs of approximately \$11.5 million, is \$865,000 which includes design, engineering, preconstruction services, and other work required to reach a Guaranteed Maximum Price (GMP) Proposal. The approval of this phase only obligates the City to the Design/Preconstruction Phase Services for the Field Office Complex in the amount of \$865,000.

Tim Bolduc, Public Works Director, explained the process during Phase I of the project during which each facility was inspected, the challenges of the facilities identified, and recommendations to either replace, renovate, or rebuild the facilities. As stated, the consultants deferred making a decision on the City Hall Complex until alternate site locations and funding sources have been determined and to concentrate on the Field Office Complex.

Mr. Bolduc discussed funding for the project. He explained the \$11.5 million includes the consolidation of all the facilities discussed for the Field Office Complex and the \$865,000 is the cost of Phase II to get to the Guaranteed Maximum Price (GMP). Mr. Bolduc advised the City has sufficient funding available in net assets/fund balance within the affected departments. The fee will be distributed between the General Fund, Utilities Fund, Stormwater Fund, and Sanitation Fund.

Council discussion included that the contract include a clause that the City will own the design/plans of the project; the contract be structured to enable the City to stop if Council so chooses; and, that the facility will be operated within the proposed operating budget with no increases in fees or taxes.

The Mayor asked if there was any public input.

Mike Anderson, 8 Carlyle Court, stated he is concerned about the results of the soil analysis at the Hollywood Office Field Site and what can be done with the property, the fact that the buildings are deteriorating and City employees are working in hazardous conditions, and that our Finance Director will ensure that there will be a detailed analysis done.

Susan Moss, 112 Sotir, stated after viewing the photographs presented she was shocked and ashamed at the conditions of the field office and that the attitude and morale of the employees would rise in improved working conditions. She also discussed the possibility of incorporating some of the vintage features into any new construction when the City Hall is done.

Gloria DeBerry, 221 Martisa, stated buildings need to be maintained to remain functional and safe, and discussed the possibility of moving the field offices to another site.

The vote on the motion to authorize the City Manager to negotiate and execute a contract with the team of Ajax Building Corporation and Sam Marshall Architects to begin Phase II - Design/Preconstruction Phase for a new Field Office Complex at the Jet Drive Site, and to obtain a Guaranteed Maximum Price (GMP) Proposal for subsequent consideration by the City carried by a vote of 5 to 2.

<b>RESULT:</b>	<b>APPROVED [5 TO 2]</b>
<b>MOVER:</b>	Amy Jamieson, Council Member
<b>SECONDER:</b>	Nic Allegretto, Council Member
<b>AYES:</b>	Allegretto, Holmes, Jamieson, Keller, Smith
<b>NAYS:</b>	John Mead, David Schmidt

**ADJOURNMENT: 6:43 pm**