



APPROVED
SPECIAL MEETING
BEACH REDEVELOPMENT BOARD (BRB)
100 NORTH ANDREWS AVENUE
CITY COMMISSION CHAMBERS
FORT LAUDERDALE, FL 33301
Monday, January 4, 2019, 2:30 P.M.

MEMBERS	FEB 2018/JAN 2019				
	REGULAR MTGS		SPECIAL MTGS		
	Present	Absent	Present	Absent	
Thomas B. McManus, VC	P	4	4	4	1
Vincent Ang	P	0	0	1	0
Art Bengochea	P	5	0	3	0
Jason Hughes	P	6	2	4	1
Monty Lalwani	P	2	1	3	0
Christian Luz	P	6	2	3	2
Kristen Maus	P	5	0	3	0
Tim Schiavone	P	6	2	5	0
Shirley Smith	P	8	0	5	0
Aiton Yaari	A	5	3	3	2

Staff

Don Morris, Beach CRA Manager
 Lizeth DeTorres, Administrative Aide
 Enrique Sanchez, Deputy Director, Parks and Recreation
 Thomas Green, Project Manager, Beach CRA
 Chijioke Ezekwe, Beach CRA
 John Herbst, City Auditor

Guests

Frank Longo, Skanska

Communications to City Commission

I. Call to Order and Determination of Quorum – Thomas McManus

Vice Chair McManus called the meeting to order at 2:30 p.m.

Quorum Requirement

As of this date there were 10 appointed members to the Board, which means 6 would constitute a quorum. It was noted there was a quorum at the commencement of the meeting.

**II. Funding Request for Temporary Restrooms Facilities – Donald Morris,
AICP,
Beach CRA Manager**

Mr. Morris advised that permanent restroom facilities will be open at Oceanside in October 2019, and the ones at DC Alexander Park will be open sometime in 2020. One of the reasons they want temporary restrooms is that beachgoers are going into hotels and businesses to use the restrooms. The City thought the restrooms should be open by Spring Break in order to accommodate the large crowds.

Enrique Sanchez, Parks Deputy Director, distributed images of the restroom units. They have already bid out for the units and have hard prices on them. They have requested two units. Each is a three-stall restroom trailer: one ADA stall and two regular ones. He showed photos of how the trailers have been wrapped in other areas.

The funding request is for \$250,000 – this would cover the units and operations for a year, including cleanout, pump-out, utilities, loading, and the wrap. The City would cover any overages through the General Operating Fund.

Mr. Morris explained how the project would meet their second CRA goal: “Provide for a mix of land uses that will foster family activity and recreation in the Central Beach area, and provide opportunities for the expansion of tourist-related facilities and activities.” He stated that the units would also enhance the resort image of the beach, as detailed in the CRA’s first objective. One of the costs is for an attendant.

Mr. Morris said this cost can be funded through a \$250,000 budget transfer from the cash investment income, not from other projects.

The project will go to the City Commission on January 8, 2019, and the budget transfer will also occur on that day.

Mr. Sanchez said they are considering putting the trailers at the same spot where the permanent restrooms will be located: Las Olas Boulevard and SR A1A; and 5 Street and SR A1A (by DC Alexander Park - not on the pavers, and close to the fence). The bottom of the garage was suggested as a location. The restrooms would be open eight hours a day, adjustable to demand.

Mr. Sanchez described the contents of the handout.

After the park is complete, the trailers could be moved to another location in the CRA until the CRA sunsets since they were purchased, not leased. After the CRA sunsets, the City will do what they want to do with them.

Discussion ensued about where to put the trailers, and Oceanside lot was suggested. Mr. Morris said they can look into that and bring back information, but the critical item at this time is to get them ordered.

It was mentioned that the Spring Breakers will not walk up to DC Alexander Park just to use the restroom. The fence could be moved back at the Oceanside lot and the restroom installed there. It was also noted that these restrooms are very nice compared to porta-potties.

Echoing previous comments, Mr. Ang said that the restrooms need to be in a conspicuous spot. He confirmed they need electricity.

Mr. Lalwani expressed his excitement at the project, and said he would give two of the parking spots on his lot to put the trailer. He was assured the locations would be temporary.

There will be signs directing beachgoers to the restrooms, which will be air-conditioned.

Ms. Maus preferred the plain look to the wrapped look. She was concerned that having the entrances on the two sides might limit where it could be placed.

Mr. Morris explained that the operating cost is for a year, but between March of 2020 and when the CRA sunsets, there may be another funding request for six months. He reiterated that after the CRA sunsets, the City is ready to take on the operating cost.

Vice Chair McManus recommended that the signage be informational.

Ms. Smith expressed concern that the restrooms would be open only for eight hours. It was pointed out that between 3:00 p.m. and 8:00 p.m. is the busiest time on the beach, and Mr. Morris reminded the board that they can adjust the hours to meet the demand.

Discussion ensued on the hours that the beach is open and when the restrooms might be needed, with it being pointed out that many locals walk or run in the morning. Mr. Morris believed that in the hours after dusk, people will not be at the beach to lay out on the sand and will probably not be needing a restroom.

Mr. Sanchez advised that if the restrooms are successful, they might be able to locate funding other than through the CRA to purchase more units.

Mr. Schiavone suggested asking initially to have the restrooms open the same hours as the lifeguard operations, which would be 9:00 a.m. to 6:00 p.m.

In response to a question, Mr. Sanchez said that there are no attendants in restrooms in the parks. There is a contractor who comes in once a day; the restrooms on the beach have more services per day. In areas where the temporary restrooms have been

piloted, the research said that having an attendant is crucial to their success, since they are not as sturdy as a permanent structure.

It was mentioned that in Austin, the city discontinued the attendant after two weeks. \$100,000 a year for temporary bathrooms would be questionable. Mr. Morris commented that the request came from the current City Manager and he assumed that included an understanding that the City would take a degree of ownership. He added that over the next 18 months, they will be able to determine the need for an attendant. Mr. Sanchez recommended that the board make their decision under the assumption that an attendant will be needed.

Mr. Morris confirmed that all the cost figures were for two units.

It was suggested that one attendant would be sufficient for both the units; he could go back and forth. If that did not work, they could hire a second attendant.

Mr. Schiavone recommended that the hours of the attendant be explored on an "as needed" basis, not to commit to a full-time basis.

It was also mentioned that, in time, the City could rent the units out and recoup their costs.

Mr. Morris stated that the restrooms will be temporarily placed until the permanent ones are built. However, once that occurs, the CRA will want to use them in other locations (until the CRA sunsets) since the CRA paid for them.

Motion made by Mr. ??, seconded by Mr. ??, to approve the purchase of the two units and the budget to support its maintenance and operation for \$250,000 with the understanding that the CRA will be informed on their locations. The hours of operation should be concurrent with the lifeguards' hours. In a voice vote, the motion passed unanimously (9-0).

III. Request Funding of Change Order for the Las Olas Boulevard Corridor Improvement Project – Thomas Green, Beach CRA

Mr. Morris recalled there was confusion about this item at the last meeting and this presentation is provided for clarification.

Mr. Green mentioned that Frank Longo, Project Executive for Skanska was present to help answer any questions.

Mr. Green began his PowerPoint presentation with aerial photos of what the change order entails. He said the CRA was seeking an additional \$1.5 million to put into the Skanska contract. The money is broken down into three major categories:

1. Owner-directed upgrades

- Life-safety or operational enhancements for the garage
 - Site security for the garage (emergency blue light phones, call boxes, security cameras on the exterior of the garage)
 - Mr. Morris explained that the Police Department is increasing security cameras in high-traffic areas and came to the CRA after the Guaranteed Maximum Price (GMP) was approved
 - \$1 million dollars
2. Festival Street
- Raise elevation of the street to blend into the park for events
 - Install removable traffic-rated bollards
3. Operational Enhancements
- Will have some financial contribution from the BID
 - Digital touch screen Smart Boards with advertising for the area
 - Will include information on real-time tram schedules
 - Additional parking counts on roof areas
 - Digital signage on the north side of the garage for available parking spaces per level

Mr. Green continued, noting there are some items that fall into an “Unforeseen” category such as hurricanes, lost time, utility disconnects, and FP&L impacts. There were other items that could not be “reasonably inferred” from the construction documents or from site investigation such as finding an abandoned lift station that had to be demolished. Another discovery was 16–18 inches of asphalt that had to be dug up and refilled.

Mr. Green requested a recommendation from the BRB to proceed with these expenses to go forward to the City Commission in February, 2019.

Mr. Morris stated that the money was moved into the project, but has not yet approved to be spent. He emphasized that the money did not come from other projects.

Mr. Longo said it was not uncommon to find an unexpected depth for slabs or asphalt. It is typically the engineer’s responsibility to determine the depth.

Mr. Schiavone wanted to find out how to avoid this type of surprise in the future. It was noted that Skanska bid on the plans that were provided. Mr. Green added that they would bid on a reasonable expectation such as the asphalt being three to four inches.

Mr. Morris explained that the delay from Hurricane Irma did not affect the project directly, but since it affected the rest of the State, FP&L’s priority was the rest of Florida. He and the City Manager and others called FP&L to get to the site, but they were informed that FP&L’s priority was to get power turned on for the rest of the State, not get power turned off for the project site.

When the garage project started, interior security cameras were planned, but not exterior ones. Mr. Green pointed out two locations where they will have license plate readers. Mr. Morris explained further that they consulted City departments that they thought would have input, but they did not consult the Police Department because they did not anticipate any comments from them about a park. A representative from the Police Department informed them that they are trying to make every place in the City safer, including parks. Mr. Morris said the cameras will also be part of the design for DC Alexander Park.

Ms. Smith did not see the value in the bollards, but Mr. Morris argued they are necessary to protect the lives of people at the venue. The cost of the bollards is approximately \$330,000 and site security is \$600,000.

The BID is covering the capital cost for the Smart Board, and the CRA is just paying for the installation and electrical. A two-sided touch screen will be located in the garage, and a single-sided touch screen at the Oceanside Park mounted to the side of the Visitor Center. Regarding advertising, Mr. Morris clarified that someone from the Public Affairs Office will be asked to approve the content on the sign, but it will not be actual advertisements.

Vice Chair McManus wanted to see more details of the line item, hopefully at another meeting later in the month.

In response to a question by Mr. Luz, Mr. Green said the vendor for the count system in the garage is Eco Lighting. The cost is around \$260,000.

Mr. Hughes noted that there is no sidewalk for people to walk out of the garage. He feared pedestrians and scooters would be hit. Mr. Green there may be an opportunity for that feature. Every point of egress from the garage has a sidewalk, but there is no sidewalk at the ramp. Mr. Morris said they will look into the matter, possibly adding signage to encourage people to walk elsewhere – they do not want pedestrian/vehicular conflict.

In response to a question, Mr. Morris explained the Ambassador program. It was suggested that one Ambassador stand at the spot in the garage where people are walking out and directing them to another exit.

Mr. Morris said that the enhancements they will be voting on are not frivolous, but necessary. He added that the costs also cover enhancements to the Oceanside lot, because it is part of the same project.

The BRB members shared their experiences and opinions on construction projects and security.

Mr. Schiavone expressed concern that the parking count board might be damaged in a hurricane, and he also suggested an app that would cover all parking throughout the City. Mr. Green said the data from the receptors in the garage are transmitted to the City's Transportation group, and they are getting a third-party vendor that will push out the data onto a platform they choose. It could go onto an app.

The cost for the actual design of the project was about \$4.5 million, which is included in the total \$50 million. The change order will extend the Skanska contract from 26 months to 29 months. Mr. Morris said the CRA has been working on the project for 10 years and had a number of renditions of the parking garage.

Motion made by Mr. Bengochea, seconded by Mr. ?, to accept the change order as submitted by staff. In a voice vote, the motion passed unanimously (9-0).

IV. Communication to City Commission – None

V. Old/New Business

Mr. Morris asked the board if they wanted to meet again this month, and the consensus was against it.

Motion made by Mr. ?, seconded by Mr. ?, to cancel the January 23, 2019, meeting. In a voice vote, the motion passed unanimously.

They will do a walk-around or trolley ride through the CRA and the project area for the February meeting, date to be announced. Also on that agenda will be the election for a new Chair.

Mr. Morris advised there will be another joint meeting with the PRBAB to review revised designs.

Hearing no further business, the meeting was adjourned at 4:04 p.m.

[Minutes transcribed by J. Rubin, Prototype, Inc.]

Attachments:

Images of restroom units – Enrique Sanchez

PowerPoint presentation on change orders – Thomas Green