

## COMMUNITY REDEVELOPMENT AGENCY MEETING



City of Fort Lauderdale  
100 N. Andrews Avenue  
Fort Lauderdale, FL 33301  
[www.fortlauderdale.gov](http://www.fortlauderdale.gov)

### Meeting Minutes - DRAFT

Wednesday, October 5, 2016

City Commission Conference Room

Meeting was called to order at 4:27 p.m. by Chair Seiler.

#### ATTENDANCE ROLL CALL

**Present:** Chair John P. "Jack" Seiler  
Vice Chair Dean J. Trantalis  
Commissioner Bruce G. Roberts  
Commissioner Romney Rogers  
Commissioner Robert L. McKinzie

#### QUORUM ESTABLISHED

**Also Present:** Lee R. Feldman, Executive Director  
John Herbst, City Auditor  
Jeffrey A. Modarelli, Secretary  
Cynthia A. Everett, General Counsel  
Donald Morris, Economic and Development Manager - Area Manager,  
Beach CRA  
Jonathan Brown, Economic and Development Manager - Area Manager,  
Northwest Progresso Flagler Heights Community

## Redevelopment Agency (NWPf CRA)

**CRA-1 16-1232** Minutes for September 7, 2016, CRA Board Meeting and September 12, CRA Special Meeting for Second Budget Hearing

Vice Chair Trantalis made a motion to approve this item and was seconded by Commissioner Roberts.

**APPROVED**

**Aye: 5** - Commissioner McKinzie, Commissioner Rogers, Commissioner Roberts, Vice Chair Trantalis, and Chair Seiler

**CRA-2 16-1054** Motion Approving Funding of Design Services for Fort Lauderdale Aquatic Center Improvement Project – Synalovski Romanik Saye, LLC - Amount Not-to-Exceed \$200,000 Task Order

Donald Morris, Economic and Development Manager - Area Manager, Beach CRA, addressed the Commission stating that per the direction of the CRA Board in May 2016, he has been working toward obtaining a consultant to assist the City with its design criteria for the City's Aquatic Complex. Mr. Morris noted that there had been some difficulty with the City's Request for Proposal (RFP) for the design criteria portion of this project because most vendors are interested in the larger project and not the design aspect of the project. Mr. Morris stated that he was able to get Synalovski Romanik Saye, LLC (SRS), who is on a continuing services agreement with the City for architectural services, to agree to do the design criteria portion of the project. Mr. Morris also noted SRS had hired an aquatics consultant. Mr. Morris stated the approval of this item by the CRA Board would allow SRS to develop an RFP out for bid.

Chair Seiler stated he felt the cost for this was too high. Executive Director Feldman clarified that this project is being done as a design-build project and under the statute, the City needs to develop a design-build criteria package that takes the design to an approximate 30 percent level. Following this, the City would go out for bids.

Vice Chair Trantalis asked why the City does not design the entire project and then put it out to bid. Executive Director Feldman responded if the City did that the City would have to go through an RFP as required by the Consultants Negotiation Act. This would require hiring an architect and is an approximate six-month process. Further explanations followed including the long timelines and the required procedures involved. Executive Director Feldman stated that under the design/build process, a continuing contract is being used and would bring in sub-consultants. Additionally, after the preparation of the 30 percent design criteria, the City will get a team consisting of a contractor, an architectural engineer to take the 30 percent design plans to 100 percent and build the project under a guaranteed maximum price.

Vice Chair Trantalis had a meeting with a representative of Red Bull, who is sponsoring the

Volleyball Contest, and they would like to make a long-term commitment to the City to have their championship events in the City. He raised the possibility of designing the City's Aquatic Complex in a way that in the off season it could also accommodate volleyball events at the Aquatics Complex. Additionally, should the design configuration provide for a cover over the pool to allow volleyball events at the Aquatic Complex, it may be a viable option. Vice Chair Trantalis also stated that though this may not be feasible, it is something to consider.

Chair Seiler reiterated his concern over costs and the Commission agreed that it was not competitive. Further discussions ensued on the cost and the lack of willingness of vendors to do only the criteria design portion of the project.

City Auditor Herbst confirmed the problems the City will encounter should they not follow the required process and other aspects of the project's costs. Further comments, questions, and discussions ensued regarding the details of what services this item includes.

Mr. Morris clarified that SRS would assist with the bidding process when the project goes out for bid and the evaluation of the design-build packages but will not be involved afterward. Vice Chair Trantalis asked if SRS would give an opinion on the 100 percent plans. Mr. Morris stated this is not part of the current design services agreement with SRS but could be requested.

Merrill Romanik, a principal at Synalovski Romanik Saye, LLC, addressed the Commission stating the SRS's services included architecture, planning, and interior design and had been in business for 28 years in Broward County. Ms. Romanik also confirmed SRS had done large projects and competitive pools. Ms. Romanik stated SRS's services include other consultants including a pool consultant, a civil engineering firm, a mechanical, electrical, and plumbing firm, a landscape consultant, and a structural engineer.

Ms. Romanik stated the current agreement would include writing a report to determine whether or not the 100 percent design criteria is compliance with SRS's 30 percent design criteria's original intent to ensure nothing has gone awry. Ms. Romanik further stated the deliverables of 30 percent includes the City having drawings in hand to be used as a tool and narratives from each design team members describing the scope to clarify and set clear and concise goals. Further discussions ensued on the viability of Vice Chair Trantalis's suggestion of incorporating the conversion of the pool to a volleyball court and other cross uses of the City's Aquatic Complex.

Vice Chair Trantalis made a motion to approve this item as amended and was seconded by Commissioner Roberts.

**APPROVED – As Amended**

**Aye: 5 -** Commissioner McKinzie, Commissioner Rogers, Commissioner Roberts, Vice Chair Trantalis, and Chair Seiler

**CRA-3 16-1127**

Motion to Approve Funding Agreements between the Fort Lauderdale Community Redevelopment Agency and 315 Flagler Village LP for the Flagler Village Hotel located at 315 NW 1 Avenue Streetscape Grant Program - \$329,933 Property Tax Reimbursement Program \$1,711,020 - Request

Executive Director Feldman requested this item be deferred to November 1, 2016.

Commissioner Roberts moved to defer this item to November 1, 2016 and was seconded by Vice Chair Trantalis.

**APPROVED – Motion to Defer to November 1, 2016**

**Aye: 5** - Commissioner McKinzie, Commissioner Rogers,  
Commissioner Roberts, Vice Chair Trantalis,  
and Chair Seiler

**ADJOURNMENT**

There being no additional business before the CRA Board, Chair Seiler adjourned the meeting at 4:52 p.m.

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John P. “Jack” Seiler  
Chair

ATTEST:

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Jeffrey A. Modarelli  
Secretary