



Broward County Commission Regular Meeting

45.

Meeting Date: 02/26/2019
 Director's Name: Mark D. Bogen
 Department: County Commission

Information

Requested Action

MOTION TO DISCUSS Broward County Board of County Commissioners' "Parking Garage." (Mayor Bogen)

ACTION: (T-10:42 AM) The Board discussed topics listed on Yellow-Sheeted Additional Material, dated February 26, 2019, submitted at the request of Mayor Bogen and Regional Emergency Services and Communications. (Refer to minutes for full discussion.)

Circ Hotel Feasibility Study - KCI Technologies Professional Engineer Eric Kohl provided an update to the Board relative to the Circ Hotel Feasibility Study. (Refer to minutes for full discussion.)

Commissioner Udine requested that County Administration provide an update as to potential radio system delays, and well as requested that the MSD Commission be provided with an updated letter as to transparency and potential radio system delays. (Refer to minutes for full discussion.)

Commissioner Rich requested that staff continue to actively work on a parallel track for alternative radio sites. Dr. Sharief suggested scheduling a Board Workshop following the conclusion of the Feasibility Study. (Refer to minutes for full discussion.)

Text to 911 - Commissioner Udine requested that an item be brought back to the Board the first week of April of 2019 if glitches found during testing are unresolved, as well as requested that service providers be present. (Refer to minutes for full discussion.)

Judge Tuter Request for courtroom – Mayor Bogen asked for an update as to a date for construction and bids prior to budgeting and funding Judge Tuter's courtroom. Commissioner Ryan requested that efforts be made to the State Legislature for funding. (Refer to minutes for full discussion.)

Why Action is Necessary

Permits a public discussion of this issue.

What Action Accomplishes

Permits a public discussion of this issue.

Is this Action Goal Related

Previous Action Taken

Summary Explanation/Background

This item allows the Board of County Commissioners to discuss the County's status list and receive updates on County projects.

Source of Additional Information

Fiscal Impact

Fiscal Impact/Cost Summary:
 None.

Attachments

[Exhibit 1 - Parking Garage](#)

[Additional Material - Information](#)

[Additional Material - Information](#)

Commissioner	Issue	Assigned To	Status
BOCC	Hollywood Tower/P25	Staff	In-Progress
Furr	Accreditation of Child Care Centers and Early Learning Facilities	Staff	In-Progress
Udine	MSD Investigative Report	Staff	In-Progress
Holness	Lauderhill Transit Center	Staff	In-Progress
Bogen	Bridge Scholarship Program	Staff	In-Progress
Bogen	Convention Center Hotel	Staff	In-Progress
Furr	Alpha 250	Other	In-Progress
Udine	Text to 911	Staff	In-Progress
BOCC	Spectrum Building Analysis	Staff	In-Progress
Rich	Living Wage--HCD & Contract Amendments	Staff	In-Progress
Bogen	Judge Tuter Request for Courtroom	Staff	In-Progress
Bogen	C-51 Reservoir Project	Staff	In-Progress
Bogen	Vacant Parcels in District 2	Staff	In-Progress
BOCC	Memorial for MSD	Staff	In-Progress

ITEM #45
(Parking Garage List)

ADDITIONAL MATERIAL

Regular Meeting
FEBRUARY 26, 2019

SUBMITTED AT THE REQUEST OF

MAYOR MARK BOGEN

Broward County Commission Parking Garage

Exhibit 1

Commissioner	Issue	Assigned To	Status
BOCC	Hollywood Tower/P25	Staff	In-Progress
Furr	Accreditation of Child Care Centers and Early Learning Facilities	Staff	In-Progress
Udine	MSD Investigative Report	Staff	In-Progress
Holness	Lauderhill Transit Center	Staff	In-Progress
Bogen	Bridge Scholarship Program	Staff	In-Progress
Bogen	Convention Center Hotel	Staff	In-Progress
Furr	Alpha 250	Other	In-Progress
Udine	Text to 911	Staff	In-Progress
BOCC	Spectrum Building Analysis	Staff	In-Progress
Rich	Living Wage--HCD & Contract Amendments	Staff	In-Progress
Bogen	Judge Tuter Request for Courtroom	Staff	In-Progress
Bogen	C-51 Reservoir Project	Staff	In-Progress
Bogen	Vacant Parcels in District 2	Staff	In-Progress
BOCC	Memorial for MSD	Staff	In-Progress
Bogen	Full Implementation of the Paratransit Rider's Choice Program	Staff	In-Progress

Parking Garage updates as of 2/26/2019

Hollywood Tower/P-25

- At the January 29, 2019 Commission Meeting, the Board agreed to a 60-day engineering feasibility study for the Circ Hotel, with Motorola's fee for the study being \$131,000. This portion of the study is on track to be completed by the March 29, 2019 deadline established by the Board.

The second meeting of the F.S. Chapter 164 conflict resolution is scheduled for Monday February 25, at 11:00 AM.

County received and reviewed information on the City's Water treatment plant. A letter was sent to the Hollywood City Manager with comments, and a request for a meeting to further discuss establishing this site as a plan B.

Also of note, additional material related to the study will be distributed from KCI under separate cover.

Accreditation of Child Care Centers and Early Learning Facilities:

- No update from 2/17/19 status: Enabling ordinance and administrative code changes were adopted by the Commission on 01/29/19 (Item No. 57). Phase 1 Gold Seal Survey continues in development, with the kick-off event planned for April 2019 – the Month of the Young Child.

MSD Investigative Report:

- County staff is setting up meetings with the Police Foundation to conduct site visits and interviews with the remaining stakeholders. After these items are completed, it will take approximately 6 weeks to complete the gap analysis report.

Lauderhill Transit Center-Construction Update:

- Construction Management and Consultants appeared at the City Commission workshop on Monday, 02/11/2019 and presented the revised version of the project, which met with their approval. Pending final approvals of permitting and bidding, construction should start December 2019 and end December 2020.

Bridge Scholarship Program-Implementation Information:

- County and Broward College (BC) staff met on January 29th. BC is preparing a detailed proposal describing the program's need, eligibility, funding required, number of students,

and overall benefits. They are expected to provide program details by February 28, 2019. A meeting to discuss the proposal and next steps will be set up in the coming weeks.

Convention Center Hotel:

- **No update from 2/17/19 status:** We remain in schematic design for the project including relocation of the central energy plant and reconfiguration of the Northport parking garage. The “final” development contract with Matthews is being negotiated and is expected to be presented to the Board Q3 FY 2019. Negotiations on the final agreement with Omni have also commenced.

Alpha 250 Property:

- **Staff is assisting Commissioner Furr, the County Commission's designated representative on this matter, in working with the municipalities on developing a definitive scope of work for a second study. When finalized, a study proposal will be presented to the Board for its review and approval.**

Text to 911 System:

- **Full roll-out is still expected during the first quarter of 2019. Acceptance testing is in its final stages. The Public Communications Plan and related collateral material is being edited.**

Spectrum Building Analysis and Spec Sheet:

- **As directed by the Board on January 29, 2019, the Purchase and Sale Agreement is in its final stages and awaits resolution of outstanding issues by Spectrum representatives prior to execution. County staff is in the due diligence phase. The County’s due diligence process for this purchase sale agreement (PSA) will include the requisite title review, survey(s), and environmental assessment(s).**

At present, the Construction Management Division (CMD) is acquiring architectural services for the limited purpose of a code review to determine how much buildable area will be allowed on the site under the City of Fort Lauderdale’s zoning code. Pursuant to the outcome of that zoning analysis and after execution of the PSA, further due diligence inspections of the existing facilities and infrastructure (like those investigations conducted for the Citrix property) may be required.

At this point, we do not have an executed PSA as the Seller has open permits and licenses which need to be closed out prior to the County’s execution. After execution of the PSA by both parties, the County will have 90 days to complete the due diligence process described above.

Note: The additional due diligence investigation of the building and infrastructure will require more than the 90-days provided in the PSA.

Living Wage – HC Differential & Contract Amendments:

- A public hearing to amend the ordinance will be held on Tuesday, February 26, 2019.

As of February 20, 2019, nearly half of the 112 direct service contracts expiring on or before 12/31/23 have executed the consent and waiver. The remaining direct service contracts are either pending a response from vendors (with supporting documentation) or under review based on vendor requests for mitigation. All but one of the 54 Airline Service Provider Agreement (ASPA) providers have executed the consent and waiver. The one ASPA provider who has not signed the consent and waiver has indicated that it is paying at least \$14.90/hour without health care benefits effective January 1, 2019 due to business reasons. However, they are doing so without prejudice to, or waiver of, its rights to challenge the enforceability of the Living Wage Ordinance. None of the 5 airline concessionaires have formally responded to the County's notice; however, there has been indication that they are waiting for a resolution to the health care portion of the living wage before responding.

Judge Tuter Request for Courtroom:

- On February 21, 2019, County staff, along with design consultants, met with Chief Judge Tuter to review two (2) designs for the Complex Trial Courtroom. Based on the selection of the Chief Judge, project costs are being reevaluated, which will be presented to the Board as part of the FY 20 budget process.

C-51 Reservoir Project:

- On February 6, 2019 County staff participated in a series of Tallahassee briefings. Legislation, allowing for state appropriation of funds and participation of the South Florida Water Management District in portions of the project, has now passed 2 of the 3 requisite committees in both chambers. Also, a Board agenda item for the first amendment (time extension) for the termination and construction funding is set for March 28, 2019.

Vacant Parcels in District 2:

- An agenda item will be developed proposing final disposition of these properties in April 2019.

Memorial for MSD:

- The memorial committee, including representation from Coral Springs, Parkland, victim family members, the School Board, and the Cultural Council will begin meeting in March to address the memorial.

Full Implementation of the Paratransit Rider's Choice Program:

- Staff is evaluating the feasibility of using the Cabconnect payment card system to provide an alternative to paying cash and increasing the per trip subsidy from \$15.00 to \$18.00. In order to implement the increase in the per trip subsidy, a motion to set a March 28th, 2019 Public Hearing to amend Chapter 41 of the Administrative Code is on the March 5th Commission Meeting Agenda. A recommendation will be made to the Board prior to the expiration of the 2-year extension of the pilot program.

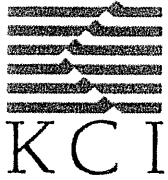
ITEM #45⁽²⁾
(Parking Garage List)

ADDITIONAL MATERIAL

Regular Meeting
FEBRUARY 26, 2019

SUBMITTED AT THE REQUEST OF

REGIONAL EMERGENCY SERVICES
AND COMMUNICATIONS



ISO 9001:2008 CERTIFIED

ENGINEERS • PLANNERS • SCIENTISTS • CONSTRUCTION MANAGERS

4505 Falls of Neuse Rd., Suite 400 • Raleigh, NC 27609 • Phone 919-783-9214 • Fax 919-783-9266

February 25, 2019

CIRC HOTEL FEASIBILITY STUDY

30 DAY UPDATE

EXECUTIVE SUMMARY

The following update is solely for the engineering study for the Circ Residence/Hotel, located at 1780 Polk Street, Hollywood, Florida. Motorola Solutions, Broward County, Mission Critical Partners and KCI have had several site visits to the CIRC Hotel post the January 29 County Commission meeting. These site visits have answered many of the open questions, but have led to some new concerns that will need to be resolved. The hotel may be a viable option, but a few more items need to be closed and the final, estimated construction cost needs to be calculated.

FINDINGS TO DATE

- The team visited the building on several occasions
 - January 11 – initial site survey was performed by KCI and County.
 - February 4 – Examined several different generator locations and the power routing from the generator through to the equipment room. End result was that the generator location and the high and low voltage were still unknown. Another visit with the building's electrical contractors for both high and low voltage installations was still required to show the proper routing through all of the floors and into the FPL vaults.
 - February 5 – Microwave vendor surveyed the rooftop. County advised that the building's representative, Dimitris Papikononou, advised County that building owners were not please with the first four options. A new option was provided, 2 spaces on the 4th floor parking garage, for County to evaluate. County requested a follow up meeting to be held on February 8. On February 8, Circ advised that the follow up meeting would be scheduled on February 14.
 - February 14 – A follow up visit occurred with the building's electrical contractors, which provided a more definitive routing solution. Circ representative, Dimitris Papakononou, advised County that County would need to evaluate the five generator options and to determine which location would work best for the County's generator.
 - February 21 – A surveyor from KCI conducted a 2C survey (GPS coordinate) of the rooftop to be utilized in the FAA filing.

(10)

- During the February 14 visit, new challenges with the power and telco conduit routing up to the roof were discovered. The following bullet items detail these challenges.
 - Many of the electrical closets don't have existing cutouts in the floors for future conduits, in a straight path, or there are obstructions throughout the path, such as communication hubs/cabinets installed, other rigid conduits, that would not allow a straight path.
 - Several of the floors have tenant storage facilities with cages set up that will need to be relocated by the owner to allow for the passage of the required power and telco conduits.
 - The electrical contractor advised the team that there are numerous small conduits running through the slab to each apartment. These floors will need to be properly located utilizing x-ray device to confirm that the conduit path for power and telco is not obstructed. The floors will need to be X-Rayed from the 5th Floor to the 27th floor to identify a clear routing for the conduits through the electrical and tenant storage rooms to clear the small resident conduits and concrete slab reinforcement. This was not included in the original scope of the study prepared by Motorola Solutions. Any obstructions on these floors will render the floor as not penetrable and would result in a significant loss of time to determine a new path with the building's ownership and contractors.
 - There are three 2-inch conduits running from the 27th floor electrical room on the main roof that lead to the telecom closet on the 24th floor. These are the only available conduits between the 27th floor electrical room and the 24th floor telecom closet. The building owner will need to grant Broward County sole use of those three conduits. If Broward County is granted use of these conduits, the building owner must understand that there will be no spare conduits available between these floors.
- The initial search of the historical database revealed a historic district and several buildings within 250-ft of the hotel, which then triggers the requirement for a NEPA/SHPO investigation. This is part of the FCC documentation.
- The omni antennas will be elevated 10-ft above the parapet, so combined with the 20-ft height of the antennas, we will be significantly higher than the current top of the roof and given the proximity to the airport determined that a new FAA filing will be necessary. The FAA website showed that our location needed additional accuracy for review/approval, so a 2C survey was completed on February 21.
- Based on the location of the County's preferred generator location to be in the parking garage, we will be able to use the FPL vault that serves the garage. Motorola Solutions has begun contacting FPL to determine the ability to utilize this vault for our primary commercial power service to the equipment room. This will be a stand-alone metered power service request to FPL.
- We still need to determine the availability of fiber and the ability to extend to the top of the building. County was advised that the building does not have any AT&T presence within the building. Building owner will need to provide access to AT&T to provide County with the required services.

(3)

- Microwave vendor has completed path study and resulted in very minor differences in the heights of the antennas. Structural design of mounting systems is moving forward to final plans.
- We still need to review the complete RF antenna design to determine the impact of rooftop shadowing on the performance of the antenna network.

FUTURE ACTIONS

- KCI has addressed some loading concerns with the boiler room's floor slab and reached out to an expert in post-tensioned concrete to complete a comprehensive analysis of the floor slab.
- Validate the location and complete preliminary design of the "fuel pumping station" for the generator.
- Finalize generator specifications, e.g. size/space requirements, meeting local acoustical ordinances, etc.
- X-Ray or GPR of floor slab to determine conduit routing path.
- Incorporate findings of routing into more detailed electrical drawings to be utilized by contractor for cost estimate purposes.
- Complete grounding design of equipment room and antennas for contractor cost estimate purposes.
- Complete civil/structural design drawings sufficient for contractor to provide cost estimates.
- Provide drawing package sufficient to demonstrate intent to owner for lease execution.
- Response from the FAA, estimated April 8 (based on the typical 45 day response time).
- Response from the FCC, estimated May 29 (NEPA/SHPO response required to submit to FCC).
- Circ ownership approval of all design aspects of the County's engineering requirements and specifications.

An engineering report with all available information and commensurate design will be provided by March 29, 2019. However, construction cannot commence until all agencies and stakeholders have provided their approvals and all required agreements and permits have been executed.

Sincerely,



Eric Kohl, P.E.
Practice Leader

(3)