

RESOLUTION NO. R-2003-188

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF HOLLYWOOD, FLORIDA, APPROVING AN ALTERNATE OPTION FOR CONSTRUCTION ABOVE THE FIRST FLOOR AND AUTHORIZING THE APPROPRIATE CITY OFFICIALS TO NEGOTIATE AND EXECUTE A SECOND AMENDMENT, IF NECESSARY, TO THE INTERLOCAL AGREEMENT AND GROUND LEASE BETWEEN BROWARD COUNTY AND THE CITY OF HOLLYWOOD FOR THE NEW COMMUNITY LIBRARY IN THE NORTHEAST QUADRANT OF GENERAL JOSEPH W. WATSON (CITY HALL) CIRCLE.

WHEREAS, on December 8, 1998, the Broward County Commission approved the placement of a bond referendum for the construction of public libraries throughout Broward County; and

WHEREAS, on January 20, 1999, the Hollywood City Commission passed Resolution No. R-99-26 supporting the library bond; and

WHEREAS, on March 9, 1999, 75% of Broward County's registered voters approved the library bond referendum for \$139.9 million, of which \$6.1 million was awarded to the City of Hollywood to be utilized for the design and construction of a new library facility in the City of Hollywood; and

WHEREAS, following the April 7, 1999 City Commission meeting where the Commission requested further analysis of recommended library sites be conducted by a library consultant, staff hired Providence Associates, Inc., Library Planners Consultants to prepare an extensive analysis of sites throughout the City of Hollywood to determine the best location; and

WHEREAS, a final financial and site plan analysis by Providence Associates, Inc. Library Planners Consultants along with Don Singer Architects recommended the General Joseph W. Watson (City Hall) Circle site over all other sites; and

WHEREAS, on September 8, 1999, the Hollywood City Commission unanimously voted to approve Resolution No. R-99-291 accepting the City Hall Circle site as the best site for the library; and

WHEREAS, the City Hall Circle site was recommended to Broward County, and was selected as the site to build a new library facility in the City of Hollywood; and

WHEREAS, the facility recommended by the Consultant calls for a 30,000 square foot building with no more than 120 spaces designated for parking in relation to the facility; and

WHEREAS, there were discussions and analysis completed regarding design and development options for the library facility, which resulted in alternatives for consideration by the City Commission; and

WHEREAS, on November 21, 2001, the Hollywood City Commission passed Resolution No. R-2001-387, approving Alternative 5 which proposed a single story building for the Library that will accommodate the construction of a future second story for municipal office spaces, including preparation of the foundations and other structural components of the building for a second floor, including stairway, elevator shaft and piston, increased by 1,500 S.F. per floor to accommodate the required stairway(s), elevator shaft and lobby, at a cost of \$487,080.00 to the City, of which \$442,000.00 will be paid to Broward County, and authorized the appropriate City officials to negotiate an Interlocal Agreement and Ground Lease Agreement; and

WHEREAS, on March 6, 2002, the Hollywood City Commission passed Resolution No. R-2002-58 authorizing the appropriate City officials to execute the Interlocal Agreement and Ground Lease with Broward County; and

WHEREAS, on May 7, 2003, the Hollywood City Commission passed Resolution No. R-2003-141 authorizing the appropriate City officials to execute the First Amendment to the Interlocal Agreement and Ground Lease between the City of Hollywood and Broward County for the construction of fifty-nine (59) parking spaces in the Northwest Quadrant of the City Hall Circle; and

WHEREAS, upon further discussions with the County, the City recently decided to consider different options for the proposed construction above the Library's first floor that would be in its best long-term interest; and

WHEREAS, staff has prepared the following Alternatives for consideration by the Commission:

ALTERNATIVE 1

Upgrade foundation system to an auger cast foundation system and size columns and beams appropriately to accommodate the construction of a future 3rd floor and 4th floor. The cost for upgrading the structural system for a second floor is not included. The Project cost for Alternative 1 includes design costs, hard and soft construction costs and construction management fees.

\$430,000.00

ALTERNATIVE 2

Construct the 2nd floor building shell only. The building shell includes installation of all exterior windows and doors, roof, and exterior finish. The project cost for Alternative 2 includes design costs, hard and soft construction costs and construction management fees.

\$2,480,000.00

ALTERNATIVE 3

Construct the building shell for the 2nd floor only. The building shell includes installation of all exterior windows and doors, roof, and exterior finish. Also, upgrade the foundation system and other structural elements to accommodate future 3rd and 4th floors. The project cost for Alternative 3 includes design costs, hard and soft construction costs and construction management fees.

\$2,910,000.00

WHEREAS, the estimated additional costs that the City would incur, if the addition of a 2nd floor were to take place after the completion and occupancy of the first floor of the Library, would be a total of approximately \$1,733,400.00, which represents approximately \$332,400.00 in construction cost and approximately \$1,401,000.00 for Library staff relocation and renting of Library space of 30,000 SF per year, as outlined in an estimate provided by Broward County; and

WHEREAS, the City spends approximately \$192,000.00 for rental costs for the Departments that are located outside of City Hall Circle; and

WHEREAS, the City Manager and staff recommend either Alternative 2 or Alternative 3 because of the potential cost savings that would be realized by the City if the construction took place at the same time as the Library; and

WHEREAS, the project can be debt financed through special obligation bonds and phased over a two year period, with debt financing distributed over fiscal years 2004 and 2005, as part of the 2004-2008 Five Year Capital Improvement Plan,

NOW THEREFORE, BE IT RESOLVED BY THE CITY COMMISSION OF THE CITY OF HOLLYWOOD, FLORIDA:

Section 1: That the City Commission approves alternative 3.

INTERLOCAL AGREEMENT AND GROUND LEASE BETWEEN BROWARD COUNTY
AND THE CITY OF HOLLYWOOD FOR THE NEW COMMUNITY LIBRARY


Section 2: That the City Commission authorizes the appropriate City Officials to negotiate and execute an amendment to the Interlocal Agreement and Ground Lease with Broward County for any changes to the construction of the Library in the northeast quadrant of City Hall Circle.

Section 3: That this resolution shall be in full force and effect immediately upon its passage and adoption.

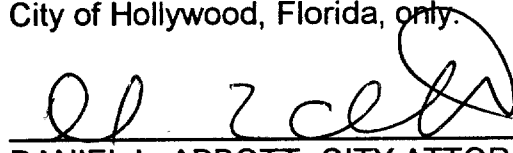
PASSED AND ADOPTED this 18 day of June, 2003.


MARA GIULIANTI, MAYOR

ATTEST:


PATRICIA A. CERNY, MMC, CITY CLERK

APPROVED AS TO FORM AND LEGALITY
for the use and reliance of the
City of Hollywood, Florida, only.


DANIEL L. ABBOTT, CITY ATTORNEY