



City Commission Work Session Minutes

January 22, 2020 at 2:00 p.m.

City Hall, Commissioner Chambers
401 S. Park Avenue | Winter Park, Florida

Present

Mayor Steve Leary
Commissioner Greg Seidel
Commissioner Sarah Sprinkel
Commissioner Carolyn Cooper
Commissioner Todd Weaver

City Manager Randy Knight
City Attorney Dan Langley
City Clerk Rene Cranis

Also present:

Carlo Burns, Pizzuti, owner's representative
Jim Ellspermann, Brasfield & Gorrie
Jacob Stern, Brasfield & Gorrie
Michelle Whiteside, Brasfield & Gorrie
Russell Crader, Adjaye Associates

Meeting called to order

Mayor Leary called the meeting to order at 2:03 p.m.

Winter Park Library and Events Center

Guaranteed Maximum Price

Mr. Knight stated that approval of the Guaranteed Maximum Price (GMP) is on the Commission agenda for 1/27. This work session is to clarify final issues like parking, the contract and demucking.

Commissioner Seidel expressed his concern that the demucking area is near the facility and the liability of city performing the demucking. He asked how the cost is calculated. Mr. Knight stated there is an allowance in the contract for demucking and is based on the quantity removed, which be certified by Ardaman and Associates, the project geo technical contractor.

Mr. Burns stated that the cost currently is outside GMP. He said that the building was moved slightly so the foundation is outside the muck and provided details on the location of the muck and risk, which would be the same regardless of who performs the work. The City's exposure would be in the timing and could result in delays.

In response to questions by Commissioner Cooper, Mr. Knight stated that the cost for the city to do the work is \$200,000.

Commissioner Weaver commented on the technical aspects of demucking and the liability to the city. Discussion followed on process and cost of demucking, rigid inclusions and liability.

Parking

Commissioner Seidel stated that he asked staff to prepare a parking analysis as he feels there is too much parking within the park and would like to minimize the impact of parking on open space. Mr. Knight reviewed parking requirements. Commissioner Seidel spoke in favor of removing the south parking lot and looking at suitable areas for additional parking.

Discussion followed on parking requirements and existing parking spaces, 147 on-site and 24 spaces on Harper Street, which would meet code if the Commission agrees that the Harper Street parking can be counted. There is a smaller lot onsite with 29 parking spaces and the city has a lease to use the 387 parking spaces across Harper Street.

Mayor Leary favored retaining the southern lot for other events or sporting events at the park. for catering and staff parking.

Commissioner Seidel suggested keeping the middle lot along Harper with 29 spaces and removing the south lot with 103 spaces and look at opportunities for additional parking before taking greenspace to create a parking lot that may not be needed.

Commissioner Cooper questioned why a compatible parking garage cannot be constructed utilizing CRA funds. Mr. Knight stated there has not been a parking garage in the plans for over two years as it would obstruct the view of the architectural features of the buildings.

Mayor Leary spoke in favor of considering a parking garage at a later date with use of CRA funds.

Commissioner Sprinkel stated that she had supported the southern parking lot to accommodate users of the athletic fields. She recalled opposition to a parking garage on this site when this was started. She supported moving forward to meet code now and study parking needs.

After additional discussion, consensus was for staff to provide parking options with requirements and availability for discussion the January 27th Commission meeting.

Contract

Commissioner Seidel stated that his main concern is that the final cost be at or under the GMP. He commented on the Public Project History Summary provided by Brasfield and Gorrie which shows its GMP and final cost on several projects. Mr. Ellspermann explained that the increase to one project is due to owner-requested changes where others were completed under the GMP.

In response to questions by Commissioner Cooper, Mr. Burns explained that the drawing review process and changes are reflected in the GMP and due to the extensive input and efforts of staff and the project team, he feels there will be minimal change orders, which are typically owner driven. He said he is comfortable that staff has done its due diligence.

Commissioner Weaver said he believes the voters and taxpayers were expecting a big library and he feels that the citizens do not support the event center and that the library building has been slighted. He said he likes the interior design but it is expensive and increased the cost. He supported a larger library and a smaller event center to reduce the elimination of parkland. In response to questions by Commissioner Cooper, Commissioner Weaver said he feels a local architectural team could design a library that people expected.

Mr. Burns explained that the size of the library is designed from inside out and driven by library programs using established library design standards. He believes this is a more efficient building and meetings the library's needs.

Commissioner Cooper said she is not opposed to looking at this but would like to know the financial impact. Discussion followed on the events that lead to this point of the project.

Commissioner Sprinkel stated that this has been ongoing for four years. She feels library users are anxious for and need a new library. She understands the library does not need or want a larger building but took part in the design process to create a building that will meet the needs of the users. She stressed the importance of moving forward and that reconsideration is not appropriate at this time.

Mayor Leary said he believes there is misperception and opposition to this project and the Commission wants the best thing for the community even though there is some disagreement on some aspects of the project. Focus needs to be on the goal to create something positive for the community.

Commissioner Seidel asked for a rendering of trees being saved. Mr. Burns said he would update the landscape plan with the understanding that is a draft plan.

There were no other comments.

Mayor Leary thanked staff and project team for their time and participation.

The work session adjourned 3:13 p.m.