

Minutes, Go Bond Committee on Baywalk and Pedestrian Bridge Over 5th Street

April 18, 2019

#25 Baywalk

2:28:36 Marie Peter stated that she has been meeting with Eric Carpenter regarding the Baywalk. She explained that they have run into a tremendous amount of problems and would like to present them to the committee, but not without Eric Carpenter. Marie Peter explained the issue with the walkways and ramp extending in front of the ICON building and other design options which are problematic. Maria Hernandez explained that this project is being built by a private developer and the GO Bond program would fund it during construction via a contract which would be approved by Commission. Discussion continued including a request to show an “under bridge” option which can take several years to permit. Chair Karen Rivo asked that this item be put on the next agenda for an update.

May 16, 2019

#23 Baywalk VII. Additional Tranche 1 Projects Update

1:34:18 David Gomez explained that currently 85% of the Baywalk is either completed, in design, or under construction. The remaining 15% is funded by the G.O. Bond, which is 4% in Tranche 1 and 11% in Tranche 2. In January of this year, the City executed a development agreement with the property 500 Alton Road. We presented the concept to Commission this month and they endorsed the conceptual design of the project.

1:36:33 Raymond Fort, a designer at Arquitectonica, presented the 5th St. bridge presentation.

1:45:02 Ron Starkman asked if this design is pretty much what Arquitectonica was able to do without easements, other than FDOT.

1:46:20 Lowell Clary explained that they looked through many options and came down to the FDOT right of way. The two reasons are: 1. FDOT is very supportive and want to see this move forward 2. The schedule can move along quicker.

1:47:00 Marie Peter asked Eric Carpenter if it’s true that FDOT doesn’t just give out permits and it may take a while to get from FDOT.

1:47:17 Eric Carpenter said he is a little skeptical of the December completion date mainly because FDOT’s permitting process typically takes longer than we would like. With that being said, they have been very supportive with this moving forward.

1:47:56 Eric Carpenter asked Lowell Clary if he has any idea of what the permitting timeline might look like.

1:48:04 Lowell Clary said they are waiting on a couple of things, but the design is advancing pretty quickly. FDOT has agreed to do advanced review so they are ready to go.

1:54:47 Ron Starkman noted that he listened to the Commission meeting where they reviewed the bridge and some of the Commissioners weren’t thrilled with the actual design.

1:55:35 Raymond Fort said they are currently refining the design for the upcoming DRB meeting.

1:56:11 Eric Carpenter said that this ultimately will have to go back to Commission as part of the development agreement modification for two readings. We’re thinking it is going to be the June 26th meeting and the July 17th meeting.

June 18, 2019

#23 Baywalk

1:44:36 David Martinez explained that the structural design of the pedestrian bridge continues. The architectural part of the design is coming back to Design Review Board on July 2nd. They are currently working through the FDOT and the county's approvals with transit.

1:45:43 Marie Peter said that she saw some letters from FDOT and they are not anywhere near permitting or agreeing to permit. She said they are disappointed in the architect because he was supposed to present at the last DRB meeting and he didn't. She said that she thinks there is a very good chance that it will be moved and we should be looking at other projects in case this project needs to be moved.

Sept 19, 2019

#23 Pedestrian Bridge

1:45:40 David Martinez explained that on September 16th the Design Review Board gave the project their final approval of the skin of the bridge. The permitting process will begin internally with FDOT, which can take several months. The amendment for the developer's agreement went through both readings, but it has not been executed because they are waiting on pricing from the contractors through both readings, but it has not been executed because they are waiting on pricing from the contractors.

October 17, 2019

#23 Baywalk

1:41:44 David Martinez explained that the design documents have been provided to the Building and Transportation Department for their review. The Transportation Department has asked the responsible party to hire a peer reviewer, which is a separate entity, to review the design.

1:42:17 Eric Carpenter explained that he spoke with the District Engineer at FDOT, who is in charge of the permitting folks. He is checking on whether the teams on our pre-qualified structural engineering rotation have the FDOT prequalification certificates or whatever would be needed to satisfy FDOT's requirements. If they do satisfy FDOT's requirements, our preferred alternative would be to select somebody off of our pre-qualified rotational list that has bridge experience, to be our peer reviewer.

1:45:04 Ron Starkman mentioned how in prior discussions we did not know if this project was going to be doable with the \$10 million budget. He asked if anything has been done in that direction.

1:45:36 Eric Carpenter said that we are going to learn a lot more as we go through the permitting process, but there's almost always a curveball during permitting. We want to get through the permitting process, and we hope that we have at least a preliminary number in the next couple of weeks.



Timeline **YOUR VOICE, IN ACTION!**

- June 4, 2019** - DRB Preliminary Approval
- September 16, 2019** - DRB Final Approval
- September 23, 2019** - Begin permitting (FDOT and CMB-BD)
- TBD** - Begin construction after permitting is completed
- TBD** - Construction Completion within 18 months

November 21, 2019

#23 Baywalk

(Refer to Pedestrian Bridge Alternatives on the GOB website.)

1:59:40 David Martinez explained that we are in the permitting process with the Department of Transportation. The City must conduct a peer review of the structural analysis of the bridge with a separate entity. We are in the process of engaging with a consultant to do that. The developer is working with the contractor and designers in terms of what the final design is going to look like and what the costs are going to be. They are doing some tweaking to the structure, but in essence will not change the theme of the bridge.

David Martinez explained the differences between the drawings of the bridge.

2:04:00 Eric Carpenter explained that the reason why we are looking at this at all is because the initial bids came back on the cost of this project and it came in at about \$11.5 million, when the budget is \$10 million. This is an attempt to value engineer of the project.

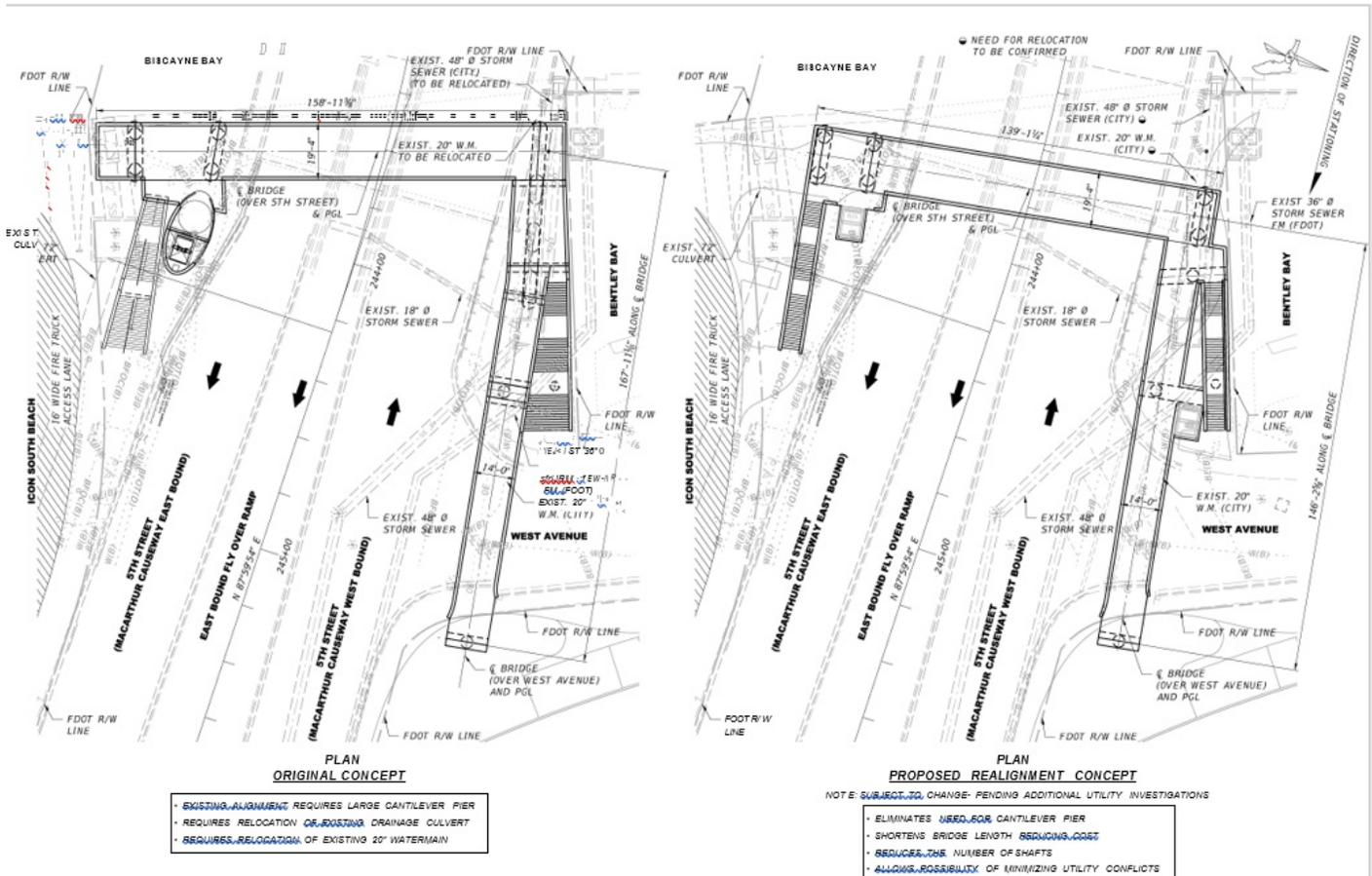
2:06:35 Jason Greene expressed that changing the aesthetic of the stairwell is disappointing. 2:07:51 Marie Peter asked if we are going to see a rendering of the bridge before they continue with the project. She agreed with Jason Greene on the stairwell. She asked if we've approached the developer regarding the change.

2:08:36 Eric Carpenter explained that we have had several conversations with the developer. The Development Agreement Amendment states there are three options for an overrun of funds. The first option is that the developer covers all costs. The second option is to value engineer the bridge. The third option, which is the city's least favorite, is that the developer has the right to ask the city to cover the overruns.

2:10:50 Marie Peter expressed that new renderings should need to go back to the Commission for re-approval. She does not want big design changes to be made without them first being presented to the community. She noted that she thinks residents would be outraged to see the project moving in that direction.

2:13:10 The project consultants explained that they are not yet making final decisions and that they can come back to present again.

2:14:30 Eric Carpenter explained that he is not sure if this is a significant enough change for it to have to go back to the Commission or to DRB. He thinks that as long as the integrity of the original design is kept, it might not have to. He will look into it and bring it back to the Committee for further discussion.



Dec 19, 2019
#23 Pedestrian Bridge

1:09:23 David Martinez said the developer is continuing to work with designers and contractors. By February we will know how much the modifications will cost. The modifications that are being contemplated should not trigger coming back to the Design & Review Board until the design is actually completed. We are still ironing out all of the permitting requirements.

1:10:42 Eric Carpenter noted that he believes that the development team heard loud and clear from this group last month that the stairwells were important, and it wasn't to be a value engineered exercise.

1:11:35 Marie Peter expressed the importance of seeing the renderings before they proceeded to do anything because the South of 5th residents do not want what was offered, such as the elevator's structure.

Discussion continued.

1:20:01 Chair Karen Rivo wondered whether it is premature to send a message to Commission about our goal to keep the artistic design of the bridge.

1:20:25 Marie Peter said the design was already chopped up. She explained that we are taking something that was supposed to be iconic for our neighborhood and now we are talking about changing the design because

of money.

January 23, 2020

#23 Pedestrian Bridge

46:23 Eric Carpenter explained that there was a First Reading at the January Commission Meeting and there are plans for a Second Reading of an amendment of the development agreement with 500 Alton, which would make the development team cover 100% of the costs over and above the City's maximum contribution, which currently is at \$9.6 million. He believes that is significant progress in the right direction if it happens. The developer has shown renderings and the Commission will be approving concurrently the more finite concept of what that bridge will look like.

Discussion continued.

49:15 Eric Carpenter explained that the amendment of the development agreement allows for the Pedestrian Bridge to be built in a more reasonable timetable, which is 540 days from the execution of the development agreement.

52:48 Marie Peter asked Eric Carpenter how City Staff are doing with the FDOT permits.

52:54 Eric Carpenter said Staff submitted the forms, but Staff have been making significant changes. The revisions that they have been working on were supposed to be finished by the end of last week. Staff is going to have to resubmit because of the modifications.

56:45 Marie Peter commended the City with doing an amazing job on the amendment.

57:18 Eric Carpenter explained the amendment to the development agreement, which would settle an outstanding legal matter that Staff have between the City and the developer. The City Attorney's Office and Rafael Paz have done an excellent job, along with Tom Mooney and our Planning Department, of working through some additional securities on both the park and bridge.

February 20, 2020

#23 Pedestrian Bridge

1:32:04 Eric Carpenter explained that the settlement agreement, approved at the February 12th Commission Meeting, included the removal of the previously anticipated end date of December 2019 and include the developer's obligation to cover all costs in excess of the City's contribution of \$9.6 million. He explained that the Team, consisting of the developer, design engineer, and the consultant providing permitting were the ones who advised the County where the future train could fit. When he spoke to the Team regarding the permits for the pedestrian bridge, they seemed unconcerned with receiving the FDOT permit.

1:34:14 Marie Peter asked if Staff has sent the revised plans to FDOT. 1:34:19 Eric

Carpenter said no.

1:34:23 Marie Peter explained that she spoke with David Martin, the Developer, and what she is hearing is that FDOT will not approve both permits. She noted that the Project by Phase report states that \$108,000 has been spent on the project.

1:35:08 Eric Carpenter stated that of the \$10 million, there is \$400,000 set aside for City's expenses related to the project.

1:35:28 Marie Peter requested Staff find out for the next Committee Meeting how the \$108,000 has been spent.

Discussion continued.

1:38:05 Chair Karen Rivo stated that Staff will look at what has been spent and provide an explanation at the next Committee Meeting.

April 16, 2020

#23 Pedestrian Bridge

50:50 David Martinez explained that the developer is telling Staff that they will be ready to issue their drawings to FDOT for permitting approximately in August. The construction is earmarked to begin in one and a half to two years from now.

May 21, 2020

#23 Pedestrian Bridge

6:35 David Martinez explained that the developer and the design team are going to submit a formal application to the Department of Transportation this Summer.

7:36 Chair Karen Rivo asked if the 500 Alton Road project is moving forward.

7:48 Eric Carpenter explained that the most recent information the city has from the development team is that they are on the verge of getting their park permit and are anticipating a ground breaking in June and the tower's anticipated construction date is starting in October 2020.

9:03 Marie Peter explained that she is pretty satisfied with the schedule.

July 16, 2020

#23 Pedestrian Bridge

1:05:50 David Martinez reported that the developer notified Staff that they are running a little behind on completing the construction documents and will be finishing in October. This delay does not affect the construction schedule since construction is going to start around the same time that the condominium tower is going to be built, which will occur around summer 2022.

1:07:26 Marie Peter expressed that when the Mayor's G.O. Bond Advisory Panel went out to the public, the \$10 million was being set aside for the pedestrian bridge and there was no caveat that it was going to be built with the tower from the condominium. She asked for the Legal Department to advise what happens if the developer does not build the tower; does that mean the bridge will not be built? She stressed that it is important to clarify this since it is the first time, she is hearing that the bridge will only be built together with the construction of the tower.

1:08:38 Eric Carpenter reported that the developer has granted an easement on the east side of West Avenue that the City can use to build the ramp that is a requirement for the pedestrian bridge. Staff just rather not use a stand-alone ramp if the goal is to have it dovetail with the pedestal for the building. If the pedestal does not move forward, we have an alternative in order to build the bridge.

1:09:40 Marie Peter said that the question will be whether the bridge will be built with the \$10 million with or without the tower being built.

1:10:15 Eric Carpenter answered yes.

1:10:44 Marie Peter asked Eric Carpenter if the developer has a letter of credit where if he does not build the tower, Staff will have excess money to finish the bridge.

1:11:03 Eric Carpenter explained that he is not sure if Staff has that right now because there was some type of contemplation in the agreement, but he will have to go back and double check.

1:11:17 Marie Peter asked the Chair if that item can be discussed at the next Committee Meeting.

1:11:21 Chair Karen Rivo said yes.

September 24, 2020

#23 Pedestrian Bridge

1:19:37 David Martinez explained that he has nothing new to report on this project. He asked if Eric Carpenter has any new information on the project.

1:19:54 Eric Carpenter noted that at the July 16th G.O. Bond Oversight Committee Meeting a question was brought up and he wanted to answer it. The question was “what guaranties does the City have that the developer is going to cover any overage beyond the \$10 million dollars”. The simple answer is that if the developer does not build the bridge, it is a default under the development agreement, so the 500 Alton Tower building can’t go up and get Temporary Certificate of Occupancy (TCO) or Certificate of Occupancy (CO) without the bridge being completed or substantially completed.

1:21:20 Jason Greene said that what Eric Carpenter stated sounds like a strong protection and at this particular point he does not have any concerns or worries.

October 22,, 2020

#23 Pedestrian Bridge-Current Completion Date: June 2023

1:18:17 David Martinez explained that the tentative construction start is Summer 2022 with a 12-month duration. The plans are being updated for the condominium tower in order to begin permitting of the tower project

1:19:01 Marie Peter asked where the City is with the FDOT permit.

1:19:20 David Martinez explained that discussions with FDOT have already occurred, but revisions to the plans will not be completed until the first quarter of 2021.

1:20:25 Marie Peter asked if the train project is going to affect the bridge.

1:20:43 Eric Carpenter explained that the bridge was designed with the train project in consideration. The County had to sign off with FDOT that they reviewed the drawings and agreed they could work with what the City was proposing.

December 2020 no discussion of #23 Pedestrian Bridge/Baywalk

January 2021 no discussion of #23 Pedestrian Bridge/Baywalk

February 2021 no discussion of #23 Pedestrian Bridge/Baywalk