

**WORKSHOP MINUTES
SEMINOLE CITY COUNCIL
SEPTEMBER 22, 2015**

A Workshop of the Seminole City Council was held on Tuesday, September 22, 2015, at 6:00 p.m., in City Hall, City Council Chambers, 9199 – 113th Street North, Seminole, Florida.

Mayor Waters called the workshop to order at 6:00 p.m.

Present were: Mayor Leslie Waters, Vice-Mayor Thom Barnhorn, Councilor Chris Burke, Councilor Roger Edelman, Councilor Bob Matthews, Councilor Patricia Plantamura, Councilor Jim Quinn, City Manager Ann Toney-Deal, City Attorney Jay Daigneault, City Clerk Patty Beliveau and Public Works Director Jeremy Hockenbury.

1. DISCUSS THE LURIE BUILDING PROJECT

Mayor Waters explained the meeting was to discuss the Lurie Building Project and the \$500,000 donation from Dr. Edward and Vivian Lurie for the construction of the Lurie Building. Mayor Waters recognized City Manager Toney-Deal to explain. City Manager Toney-Deal explained the history, negotiations and cost analysis of the Lurie Office Building Project.

City Manager Toney-Deal noted a \$500,000 Grant offered to the City by The Edward J. and Vivian E. Lurie Charitable Fund for the construction of a facility that would permanently house the Chamber of Commerce along with meeting space for the civic clubs, the city, local organizations and residents. The amount of \$50,000 of this grant has been designated for the usage of meeting space and storage space by the Civic Club organizations at the Community Building.

Director Hockenbury present a slide presentation and explained in detail the concept plan of the proposed 3,000 sq. ft. building, which includes the site plan and drainage concepts and parking.

City Manager Toney-Deal noted part of the Development Plan includes the sharing of the retention area that is proposed to accommodate the existing Chamber property and the new building along with the sharing of parking spaces.

Councilor Edelman explained that Dr. and Mrs. Lurie reviewed the floor plan concept and agreed the conference room area was acceptable in size. Councilor Edelman noted the area designated as office space for the Chamber can be reduced and the building plan could be scaled back from 3,000 sq. ft. to 2,700 or 2,500 sq. ft.

City Manager Toney-Deal explained in June, 2015, the City advertised for a Design/Build Project and did not receive any proposals. Administration then advertised for a Request for Qualification for Architectural Services and received eight proposals. The firms were ranked then approved by Council as follows: Hoffman Architects, Holmes Architects and Mason Blau and Associates.

City Manager Toney-Deal explained during the discussion with Hoffman Architects, they noted a conservative construction cost for the 3,000 sq. ft. project would be approximately \$215 - \$230 a sq. ft. along with the architectural service fee of 8% to 9% and a civil site design fee of approximately \$8,500. The estimated construction cost for the project would range from \$711,550 to \$760,600 which would be more than the designated Grant.

Vice-Mayor Barnhorn explained when the City originally accepted the Grant, it was with the understanding the project would not cost the residents any money. He also noted any additional costs were to be raised by the Civic Organizations or the Chamber.

City Manager Toney-Deal explained that reducing the building size to 2,700 sq. ft. the cost would range between \$641,245 and \$685,390 or \$594,375 and \$635,250 for a 2,500 sq. ft. building based on the architect's estimates.

City Manager Toney-Deal also noted Administration can revisit the Design Build option and change the scope to specify a smaller square footage building.

Mayor Waters inquired if the Chamber would be willing to raise the needed funds to get a quality building. Councilor Edelman noted the Board of Directors would have to make that decision.

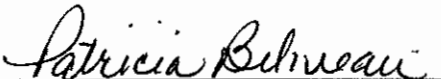
Council agreed the construction of the Lurie Building will not cost the City of Seminole residents any taxpayer dollars.


Council was in consensus for Director Hockenbury to contact local contractors to get a cost estimate for a Design Build for a 2,500 to 2,700 sq. ft. building.

2. CONSIDER A MOTION FOR ADJOURNMENT

Mayor Waters adjourned the meeting at 6:56 p.m.

Date Approved: 10-13-15


Minutes prepared by City Clerk
Patricia Beliveau


Leslie Waters, Mayor