



City Council Chamber  
735 Eighth Street South  
Naples, Florida 34102

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**City Council Special Meeting – April 30, 1998, 8:30 a.m.**

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Mayor Barnett called the meeting to order and presided.

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**ROLL CALL .....ITEM 1**

**Present:** Bill Barnett, Mayor  
Bonnie R. MacKenzie, Vice Mayor

Council Members:  
Fred Coyle  
Joseph Herms  
John Nocera  
Fred Tarrant  
Peter H. Van Arsdale

**Also Present:**

Kenneth Cuyler, City Attorney  
William Harrison, Asst. City Attorney  
Missy McKim, Planning Director  
Ron Wallace, Utilities Engineer  
Richard Gatti, Development Services Dir.  
Virginia Neet, Deputy City Clerk  
Brenda Blair, Recording Specialist

Andrea Clark Brown, Architect  
Larry Davis, Architect  
Ted Tobye  
Jim Smith  
Odilie Tarrant  
Ron Wallace

**RESOLUTION 98-8228.....ITEM 2**  
**A RESOLUTION AUTHORIZING THE CITY MANAGER TO EXECUTE A**  
**CONTRACT, WITH CHANGES APPROVED BY THE CITY MANAGER AND CITY**  
**ATTORNEY, BETWEEN D. GARRETT CONSTRUCTION INC. AND THE CITY OF**  
**NAPLES, FOR THE CONSTRUCTION OF A MUNICIPAL PARKING FACILITY; AND**  
**PROVIDING AN EFFECTIVE DATE.** Title read by Assistant City Manager William Harrison. (8:30 a.m.)

Assistant City Manager Harrison provided background information regarding the planned construction of a municipal parking garage, indicating that the City had been working on this project for approximately one year. Reviewing previous activity by City Council, he stated that a development agreement between the City and the property owners on Fifth Avenue compelled the City to move forward with a municipal parking facility adjacent to the Naples Players project. City Council had appointed a selection committee for the purpose of retaining an architect which resulted in a contract with Andrea Clark Brown Architects, he added. D. Garrett Construction, Inc., submitted the lowest bid which is staff's recommendation for award. Mr. Harrison further explained that following a value engineering process with the architect and the contractor, it was determined that using pre-cast concrete standard forms rather than custom-made forms and reducing the size of planters would result in significant savings between the base bid and the contract. Mr. Harrison also explained that it was essential to act now to allow the sub-contractor to order the pre-cast concrete forms and also to coincide with the opening of the Naples Players Theater.

Responding to Council Member Herms, Architect Andrea Clark Brown pointed out various dimensions and features of the parking facility, utilizing a model on exhibit:

- The height of the building to the upper rail measures 36.6 feet.
- Located off the alley side of the parking facility, at the southwest and southeast corners are two stairway towers; the height to the plate is 43 feet, which includes metal grill work to the facility exterior.
- The garage level directly beneath the uppermost part of the parking facility measures 26 feet from floor to ceiling.
- The distance between the Naples Players building and the parking facility is approximately 40 feet.
- A sidewalk is located on the east side of the alleyway between the Naples Players building and 4<sup>th</sup> Avenue South.

Responding to Council Member Van Arsdale, Mr. Harrison explained that the contract in hand is a standard form, and following City Council approval, the City will meet with the contractor to finalize the agreement, including bonding and insurance. (A copy of the standard contract is contained in the file for this meeting in the City Clerk's Office.) Richard Gatti, Development Services Director, also clarified that liquidated damages are computed by determining possible daily losses during construction.

In response to Vice Mayor MacKenzie, Mr. Harrison stated that downsizing the planter grillwork would not compromise the strength or the design. In the staff report, line item FY 1998 Tax Increment Financing (T.I.F). Revenues, showing a zero balance, is for contingency funds, he added. He noted, however, that following completion of Cambier Park construction, remaining funds would be available for use on this project. It was also pointed out that the projected completion date for the parking facility is December 10, 1998. A correction to the staff report was made to reflect the total funds available for this project at \$4,175,000 and Mr. Harrison explained that staff is recommending rejection of all add-on alternative items at this time due to lack of funds. Air-conditioned elevator vestibules may be added at a future date, he added. (A copy of this material is contained in the file for this meeting in the City Clerk's Office.)

Larry Davis, with Andrea Clark Brown Architects, explained that the sealant to be used for the upper deck and the ramp, which have the most exposure to the elements, contains 60% acrylic resin and will last 10-15 years. Mr. Davis further clarified that two coats would be applied to the pre-cast sections, including the elevator shaft walls, beams, planters and columns, which is warranted for ten years (including against mildew). Council also received assurances that the contractor would replace trees damaged during construction at no additional cost, adhering to same type and age. Mr. Harrison then noted that this facility could store smaller City vehicles during a storm event. After further discussion, Mr. Davis indicated that the structural engineering consultant would observe the pouring of concrete forms to ensure that the steel is placed correctly and that the pre-cast plant would coat the reinforcement bars before pouring the forms. Responding to Council Member Tarrant, Mr. Harrison explained that in 1997 City Council acted to sell bonds with repayment provided by tax increment financing. Planning Director Missy McKim suggested future City Council discussion regarding the use of the parking facility and how it relates to the overall Fifth Avenue Master Plan. She also noted that there are three potential locations for future parking facilities. Mr. Harrison confirmed that other than asset value, it has been determined that the existing risk management program will cover the new parking facility.

Responding to Council Member Coyle, Planner McKim explained that City Council and the parties to the Development Agreement extended the date for issuance of a building permit to April 15<sup>th</sup>.

**MOTION by Nocera to APPROVE Resolution 98-8228 as submitted; seconded by Van Arsdale and carried 5-2 (Coyle-yes, Herms-no, MacKenzie-yes, Nocera-yes, Tarrant-no, Van Arsdale-yes, Barnett-yes).** During the vote Council Member Tarrant, referred to the City Council election where he stated in his campaign literature, "Electing Fred Tarrant would protect your property values and preserve this last corner of paradise." He said he felt that this parking garage does not; therefore he would vote no.

**ADJOURN**.....  
9:02 a.m.

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Bill Barnett, Mayor

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Tara A. Norman, City Clerk

Prepared by:

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Brenda Blair, Recording Specialist

Minutes Approved: 5/20/98