

MINUTES OF MEETING
 DANIA BEACH CITY COMMISSION
 VIRTUAL WORKSHOP – CITY HALL WEST WING
 TUESDAY, FEBRUARY 23, 2021 - 5:00 PM

1. Call to Order/Roll Call

Mayor James called the meeting to order at 5:00 p.m.

Present:

Mayor:	Tamara James
Vice-Mayor:	Marco A. Salvino, Sr.
Commissioners:	Joyce L. Davis
	Lori Lewellen
	Lauren Odman
City Manager:	Ana M. Garcia, ICMA-CM
City Attorney:	Thomas Ansbro
City Clerk:	Thomas Schneider

2. Items for Discussion

2.1 City Hall West Wing

City Manager Garcia gave a brief history of the assessment of the West Wing, which revealed mold, which was remediated. Per the Commission’s direction, an ADA assessment was performed.

Merrill Romanik, Synalovski Architects, gave a PowerPoint presentation on their ADA compliance assessment which is attached to and incorporated into these minutes. She addressed the probable cost, depicted in the chart below, for the code compliance upgrades only (ADA, life safety, et al.) to make the 2nd Floor of the West Wing a usable space. She noted this does not include any interior upgrades for programmatic use and/or the finish, lighting, mechanical, power/data, et al., required for occupancy.

Demolition Allowance	\$ 10,000.00
New Bridge Connection from Elevator to new 2nd Floor West Wing Entry	\$ 20,000.00
New Entry Door at 2nd Floor Entries (2)	\$ 15,000.00
New Railings at existing Atrium Stair	\$ 5,500.00
Atrium 2 hour Fire Rated Enclosure (First and Second Floor)	\$ 15,000.00
1 hour Fire Rated Enclosure (Existing Interior Stair)	\$ 5,000.00
Exit Signs (10)	\$ 5,000.00

New Exterior Stair (2nd Means of Egress)	\$ 30,000.00
New Interior Non-Rated Doors (2)	\$ 2,500.00
New 2 hour Fire Rated Doors (3)	\$ 7,500.00
New Interior Non-Rated Walls	\$ 5,000.00
New ADA Compliant Restrooms (2)	\$ 60,000.00
Sub-TOTAL	\$ 180,500.00
Contractors General Conditions (13%)	\$ 23,465.00
Overhead/Profit (9%)	\$ 16,245.00
Insurances (1.5%)	\$ 2,707.50
Bond (1.5%)	\$ 2,707.50
TOTAL	\$ 225,625.00
Contingency (10%)	\$ 22,562.50
PHASE 1 GRAND TOTAL	\$ 248,187.50

Mayor James noted she did not think this would be so costly and foresees it could be very expensive with the interior upgrades. She questioned if the building fund could be used to offset the costs.

Vice-Mayor Salvino felt the building fund could be used; he questioned what we would do with the 2500 square feet.

Mayor James described offices for the Commissioners and an administrative assistant.

Vice-Mayor Salvino noted he does not have a problem with whatever the Commission chooses to do, but the cost is concerning.

Commissioner Odman said she knew it would be expensive to renovate, but with not going forward with the new City Hall, she felt it is reasonable.

City Manager Garcia compared the cost of a new City Hall to the cost of gaining 2500 square feet. Right now, we do not have the proper space for Human Resources and the PIO. She addressed the funds we have available to use.

Mayor James would like to see how much money is coming from where, whether it is from the Building Fund or fire fees from Dania Pointe.

City Manager Garcia said she could come back with a financial breakdown at the March meeting if the Commission agrees to move forward.

Commissioner Lewellen thought the funds from Dania Pointe were to be used for fire purposes; she would rather see that money go toward a new fire station.

City Manager Garcia responded the Commission has flexibility and there are other funding sources that could be used.

Commissioner Lewellen said we definitely need more office space and has no problem moving forward with this, especially with money from the Building Fund.

City Manager Garcia addressed the needs for the space and said she would bring forward funding sources.

Mayor James noted she does not mind the money coming from Dania Pointe as we do not know when a new City Hall or fire station would be built. She would like to move forward with this and to have it brought back as an action item.

Commissioner Davis agreed we should move forward with this; the benefits would far outweigh the costs. She questioned the timeframe involved.

Architect Romanik said the ADA compliance improvements would take four months and it would take five to six months if the interior work was done during this same timeframe.

City Manager Garcia confirmed she would come back with funding sources for the first meeting in March.

Vice-Mayor Salvino would like to know the costs of the interior improvements as well, along with the funding to be brought forward.


City Manager Garcia responded the estimate for interior improvements of the west wing would also be provided along with the funding sources at the March 9th Commission meeting.

The Commission consensus was to move forward with renovations to the west wing.

3. Adjournment

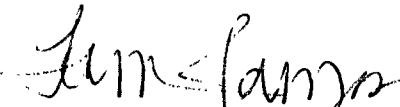
Mayor James adjourned the meeting at 5:35 p.m.

ATTEST:


THOMAS SCHNEIDER, CMC
CITY CLERK

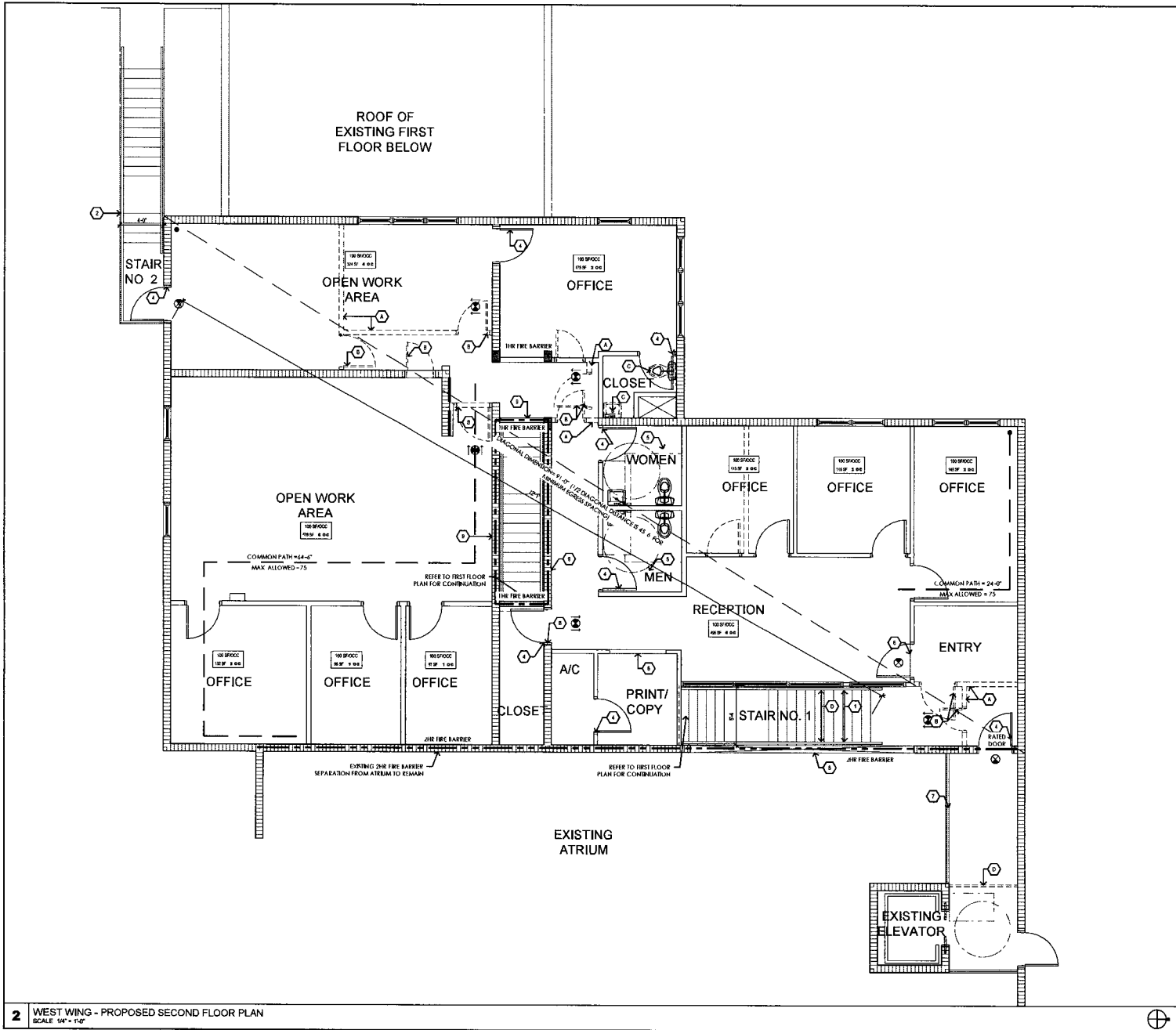


CITY OF DANIA BEACH


TAMARA JAMES
MAYOR

Approved: March 9, 2021

Minutes of Virtual Workshop
City Hall West Wing
Dania Beach City Commission
Tuesday, February 23, 2021 – 5:00 p.m.



CODE ANALYSIS

OCCUPANCY GROUP (FBC-A CHAPTER 8 (BUSINESS))
 TOTAL 2,176 SF

AREA OF MODIFICATION
 TOTAL 2,176 SF

MAXIMUM FLOOR AREA PER OCCUPANT (FBC - TABLE 1004.1.2)
 100 SF NET PER OCC
 TOTAL OCCUPANCY 27 MAX. OCC

TYPE OF CONSTRUCTION (FBC TABLE 601)
 TYPE B UNSPRINKLERED

TRAVEL DISTANCE (FBC - TABLE 1011.2)
 UNSPRINKLERED ALLOWED (FEET) 200'-0"
 PROVIDED (FEET) 122'-0"

COMMON PATH (FBC - TABLE 1006.2.1)
 UNSPRINKLERED ALLOWED (FEET) 75'-0"
 PROVIDED (FEET) 64'-0"

MIN. CORRIDOR WIDTH (FBC - TABLE 1009.2)
 UNSPRINKLERED ALLOWED 36"
 PROVIDED 42"

MAX. DEAD END CORRIDOR (PER FBC - 1009.4)
 UNSPRINKLERED ALLOWED (FEET) 20'-0"
 PROVIDED (FEET) NA

NUMBER OF EXITS (1006) AND EXIT STAIRS (1005.2)
 REQUIRED 2 EXIT STAIRS
 WIDTH 27 INCHES 2' x 8 FT.
 PROVIDED 2 EXIT STAIRS WIDTH 114"

REQUIREMENTS FOR EGRESS
 GROSS FLOOR AREA (1,175 SF) / 2,500 = 2 REQUIRED
 75' MAX. DISTANCE

- RECOMMENDED CORRECTIONS**
1. STAIR NO. 1 - HANDRAIL
 INSTALL NEW HANDRAIL TO COMPLY WITH FBC-A 1014
 2. NEW EXTERIOR STAIR
 INSTALL NEW EXTERIOR EGRESS STAIR
 3. CORRIDOR
 NEW CORRIDOR AREA TO COMPLY WITH FBC-A 1009
 4. NEW DOOR
 NEW DOORS TO COMPLY WITH FBC-A CHAPTER 10 AND FBC-A 404
 5. NEW ADA RESTROOM
 NEW RESTROOMS TO COMPLY WITH FBC-A CHAPTER 6
 6. NEW THRESHOLD
 NEW THRESHOLD TO COMPLY WITH FBC-A 303
 7. NEW BRIDGE
 CONNECT EXISTING 2ND FLOOR ELEVATOR LANDING TO THE NORTH EAST CORNER OF THE EXISTING 2ND FLOOR OF THE WEST WING
 8. 2HR RATED FIRE BARRIER
 FILL IN EXISTING CMU WALL TO PROVIDE 2HR RATED FIRE BARRIER SEPARATION FROM ATRIUM TO COMPLY WITH FBC-A 404.3 EXCEPTION 1. VERIFY THAT EXISTING CMU WALL CONSTRUCTION IS CONTIGUOUS UP TO UNDERSIDE OF EXISTING ROOF DECK.
 9. 1HR RATED FIRE BARRIER
 ENCLOSE EXISTING STAIR WITH 1HR RATED BARRIER AS INDICATED ON PLAN. VERIFY THAT EXISTING CMU WALL CONSTRUCTION IS CONTIGUOUS UP TO UNDERSIDE OF EXISTING ROOF DECK.

- RECOMMENDED DEMOLITION**
- (A) REMOVE EXISTING WALL
 - (B) REMOVE EXISTING NON-COMPLIANT DOOR
 - (C) REMOVE EXISTING NON-COMPLIANT PLUMBING FIXTURE
 - (D) REMOVE EXISTING NON-COMPLIANT HANDRAIL
 - (E) NOT USED

1 KEY NOTE

SRS
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 AR 0011628
 SEAL

LICENSE NO. AA3600(MA)

**DANIA BEACH CITY HALL
 DUE DILIGENCE**

100 W DANIA BEACH BLVD
 DANIA BEACH, FL 33404

CLIENT: CITY OF DANIA BEACH

NO.	DATE	DESCRIPTION

DESIGN DELIVERABLE DUE DILIGENCE
 ISSUE DATE 11/20/2020

PROJECT NUMBER 1418-200923
 DRAWN BY: ML
 CHECKED BY: JAE
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PROPOSED FLOOR PLAN

1 KEY NOTE

2 WEST WING - PROPOSED SECOND FLOOR PLAN
 SCALE 1/4" = 1'-0"

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