



MINUTES OF A WORKSHOP SESSION OF THE CITY COMMISSION HELD TUESDAY, MARCH 10, 2020, AT 5:30 PM AT THE CITY OF KISSIMMEE, CITY HALL COMMISSION CHAMBERS LOCATED AT 101 CHURCH STREET, KISSIMMEE, FLORIDA

1. MEETING CALLED TO ORDER

Members Present: Mayor Jose Alvarez, Commissioners Olga Gonzalez, Angela Eady, Jim Fisher

Staff Present: City Manager Mike Steigerwald, City Attorney Olga Sanchez de Fuentes, Deputy City Manager Desiree Matthews, Assistant City Manager Austin Blake, City Clerk Linda Hansell

Members Absent: City Commissioner Felix Ortiz

Mayor Alvarez called the meeting to order at 5:32 PM.

2. WORKSHOP DISCUSSION

2.A SPECIAL EVENTS POLICY UPDATE

Staff would like to update the City Commission on the status of Special Events, the 2020-2021 Special Event Calendar, and review the Board's Policy and Procedures as it relates to the use of Kissimmee Lakefront Park for Public Events. Staff would like to share a few policy ideas for City Commission discussion and consideration.

City Manager Steigerwald reviewed the agenda item and introduced Parks and Recreation Director Liz Harris.

Director Harris recognized the Police, Fire, Public Works, and Communications staff that assists with Special Events. Director Harris reviewed the PowerPoint Presentation (Exhibit "A") and provided specific details on policies and procedures, locations, and limitations for special events. She explained that Signature Events are allowed to apply for waivers and do not have the same restrictions to sunset their request for fee waivers. All other events will have their waiver request sunset over a five (5) year period effective in 2020.

Commissioner Fisher questioned whether we are charging more for special events until they get to full price.

Director Harris stated we do not charge more we just fund less; we will slowly lower the funding we supply to these events when it comes to their waiver request with the goal for them to be self-sufficient.

City Manager Steigerwald stated that Signature/Partner and City Events are exempt from the reduction in fee waivers.

Director Harris stated staff proposed the following changes and asked for Commission consensus to bring back a formal policy to be voted on:

- 1) New organizers required to provide a history of their events if they have been held in other locations prior to their request to the City.
- 2) Organizer providing proof of financial good standing with the City and that they have met safety standards and submitted all necessary paperwork.
- 3) Changing the amplified sound restrictions from five (5) hours to six (6) hours and add charges for violations.
- 4) Limit the number of large events so the parks are open to our residents.

The Commission engaged in a conversation to consider reducing restrictions on amplified sound to allow six (6) hours and imposing a fine for overages.

Following their discussion, all Commissioners were in favor of keeping sound restrictions to five (5) hours and all Commissioners, with the exception of Commissioner Gonzalez, were in favor of imposing a \$500 fine for going over the amplified sound time limit.

Director Harris asked the Commission for confirmation that Signature Events are those non-city events with 5,000 or more people, such as Boo on Broadway, Caribbean Fusion, and Viva Osceola and the Commission is comfortable with limiting road closures to one per month with an exception in March when both the "March for Meals" and the Cattle Drive occur.

Mayor Alvarez expressed concern for the condition of the park after events and whether we require a bond.

Ms. Greene explained that we require a damage deposit which is 20% of the rental fee.

City Manager Steigerwald stated we now require additional staff for events and that staff cost is added to the event.

Following their discussion, all Commissioners were in favor on defining signature events to those non-city events with 5,000 more people and to limit road closures to one per month except for the month of March.

The Commission expressed gratitude to the Parks and Recreation Advisory Board for all their work with the events and fee waiver process.

Commissioner Fisher asked for more of an explanation of the fee for going over the time allotment for use of the park and amplified sound.

Ms. Greene stated that as it is now written, staff would approach them approximately 15 minutes prior to them reaching their time maximum. If they go over the time limit they would be penalized \$500 that would have to be paid prior to them applying for the next event. Proposing \$1,000 penalty for repeat offenders.

Deputy City Manager Matthews stated events would also still have to end by 7:00 p.m.

2.B DISCUSSION ON PARADE ROUTES

Staff would like to review the current and proposed parade route options with the City Commissioners and update the Board on the Parade Survey results. Staff would like feedback on the 2020-2021 Parade/Road closure calendar.

Director Harris continued with PowerPoint Presentation (Exhibit "A") and moved to the Parade Section.

Kaia Greene reviewed the parade routes from the PowerPoint Presentation and reminded the Commission they previously approved the three parade routes in April of 2019.

The Commission engaged in a conversation with staff about the various parade routes and their use during events, to include why particular routes are used for certain events.

During their discussion, the Commission expressed concern for blocking the roads early in the morning when the parades are not until later in the day, such as the Festival of Lights Parade.

Commission Consensus was to allow a 6:00 a.m. Broadway closure for morning parades, move Broadway closures for afternoon or evening parades to later in the day, and move all parades except the Festival of Lights Parade off Broadway.

City Manager Steigerwald stated this will come back to the Commission for a formal vote and Commissioner Ortiz will be brought up to speed since he was unable to be here tonight.

Director Harris briefly commented on a survey that was sent out about parades which only had a 10% return rate. Residents and business owners identified parking as the main issue and several of the responses focused on keeping the parades on Broadway.

2.C FUTURE EVENT VENUE IMPROVEMENTS

Staff would like to discuss an opportunity to maximize pending capital improvements for the Berlinsky Community House and Kissimmee Civic Center while considering performing arts and small convention space needs.

Director Harris continued with PowerPoint Presentation (Exhibit "A") and reviewed the challenges

for the Berlinsky Community House and suggested usage of the Civic Center. She introduced Robert Masiku, Project Manager for Public Works and Engineering.

Robert Masiku, made a PowerPoint Presentation (Exhibit "B") and discussed the Berlinsky Community House and the concern for the building settling and air quality.

Commission discussion followed concerning the condition of the building and staff highlighted that any renovations to certain components would require the building to be brought up to code.

City Manager Steigerwald stated the building sinking needs to be addressed before we discuss any repairs or renovation to the building. The cost to complete the stabilization plus the renovations could be more than \$2 million. The estimated cost to construct a new facility is approximately \$2.7 million.

After discussing past improvements to the building, the need for an extensive survey of the soil/muck issue below the structure, and potential impacts from construction to surrounding sites like the Veterans Memorial or the Monument of States, the Commission requested more information on the cost and process that would need to be followed and requested the item come back before them with options in a couple of months.

City Manager Steigerwald summarized we will have to request a soil study and whether we can rebuild at the same location. If we must rebuild the Berlinsky House, we could possibility include some of the money that was discussed for the Civic Center renovations and use it for the Berlinsky structure instead of renovating the Civic Center to make it an arts center. The Berlinsky House could be more of a multi-purpose facility with stage, lighting, and seating that could be removed.

Discussion on Broadway Traffic was requested by Mayor Alvarez.

Mayor Alvarez stated we've had a couple pedestrians who have been injured on Broadway and he suggested we add four-way stops at Dakin and Darlington to reduce the speed of traffic.

City Manager Steigerwald stated this could be added to the traffic study staff is working on getting completed that originally focused on speeds downtown and allowing golf carts. He stated any changes need to be warranted by a traffic study to limit liability to the City.

Commission consensus was to have the study done with the understanding that slowing down traffic on Broadway would make it safer but would cause traffic to back up in downtown.

Discussion on Recreational Vehicles was requested by Mayor Alvarez.

Mayor Alvarez stated we created an ordinance on recreational vehicles being parked in the City and he has been getting complaints from snowbirds that are returning to town and not being allowed to have their recreational vehicles in front of their homes. He would like to possibly change the ordinance to limit the size of recreational vehicles in residential areas to 35-feet.

Commissioner Fisher stated he voted against the ordinance and he feels we need to repeal the ordinance and put in a maximum length of 35 feet

Commissioner Gonzalez questioned if that would be boats or RV's

City Attorney Sanchez de Fuentes stated we can't be specific to the type of vehicle but the length could be set. She would like to have a conversation with Police and Fire regarding their concerns with any limitations with roadways and the vehicles hindering access by emergency personnel

Commissioner Eady agreed with the 35-foot limitation if it meets safety standards

City Manager Steigerwald stated staff will do the research and come back to the Commission with a "Request to Advertise" before this goes to public hearings.

3. ADJOURNMENT

There being no further business to come before the Commission, Mayor Alvarez adjourned the meeting at 07:23 PM



ATTEST

Rinda Starnell

CITY CLERK

MAYOR-COMMISSIONER

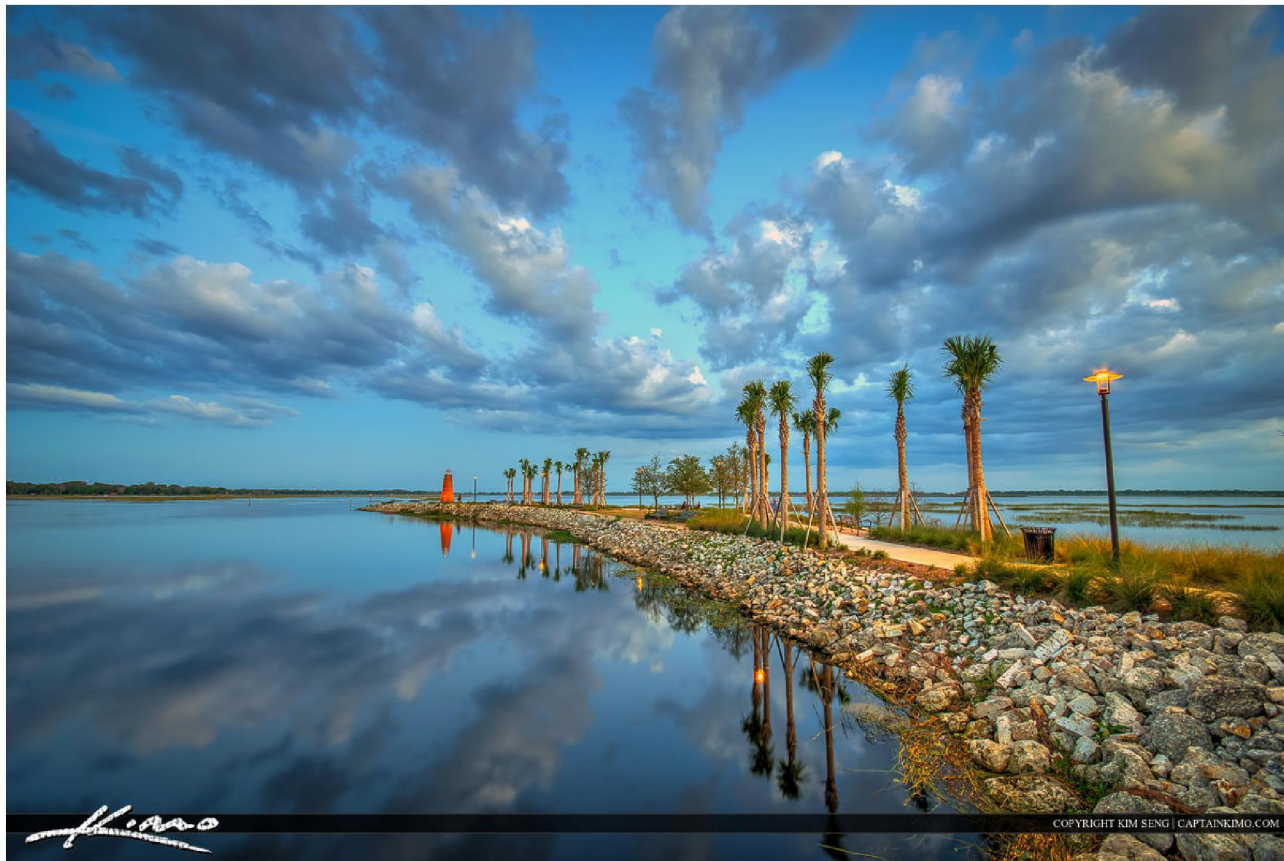


Exhibit "A"
PowerPoint Presentation
Events, Parades & Venues Review/Discussion
2.A., 2.B., and 2.C.

City of Kissimmee Parks & Recreation

Commission Workshop March 10, 2020

Events, Parades & Venues Review/Discussion





WORKSHOP GOALS

- REVIEW **SPECIAL EVENTS** and **BOARD POLICY** and BOARD DISCUSSION for ACTION for EVENTS
- REVIEW **PARADES, ROUTES** and **PARADE SURVEY OUTCOMES** and BOARD DISCUSSION for ACTION for PARADES
- REVIEW CONSULTANT(S) **FEASIBILITY FINDINGS** & RECOMMENDATIONS for LFP PROPERTIES/PERFORMING ARTS and BOARD DISCUSSION for RECOMMENDATIONS
- REVIEW **CIVIC CENTER/BERLINSKY HOUSE FACILITY NEEDS** and BOARD DISCUSSION for RECOMMENDATIONS on NEXT STEPS

Board Policy Decision Milestones

- April 2016 Board adopts Policy/Procedures for Lakefront Park Public Events
- January 2017 Board approved updated fees/charges, 2-year event/parade calendar and refined policy/procedures
- March 2017 Board approved KCC feasibility study
- December 2017 CSL Presents Findings
- June 2018 Barker/Barrios shares concept designs video to Board
- April 2019 Board reviews/adopts parades and signature events for 2020-2021
- May 2019 Board reviews/adopts 2020 event calendar to discuss Chili Cook-Off event (*kept Chili*)
- July 2019 Board asks for parade survey
- Today, Board reviews Events, Parades, and discusses policy considerations
- Today, Board reviews KCC and BCH details to determine next steps

2015 Board Responds to Citizens and Adopts New Policy Direction for LFP & Events

- ACCESSIBLE & SAFE
- Proactive Management
- Access for Residents
- Communications/411
- Crowd Control/Noise
- Maintenance/Recovery
- Protect environmental habitat and preserve views

BE CONSIDERATE OF:

- Neighbors (American Legion, Waterfront Square, Hart Library and Lakeshore neighborhood)
- Downtown Merchants
- Toho Marina
- Traffic Flow
- Parking
- Monthly Signature Events

Managing expectations during growth...BEST Practices

STENGTHENING PROCESSES TO SERVE BETTER

- Clarified Expectations with Staff & Customers, Attendees & PARAB via clear and documented communications, forms, timelines, event and fee waiver grant program/PARK TANK
- Continually improving Good Customer Service and Communications –Special Event Committee & Parade Captains Meetings
- Operation Plans, Evaluation Recaps of Special Events, Festivals, Parades & Private Functions (Weddings & Parties) Call Logs
- Understanding HIGH Demands of Lakefront Park and Facilities while Balancing Demands
- Prioritizing requests, usage and maintenance with Merchants, Residents, HOA, Visitors, Environmental Habitat, Redevelopment & Construction progress





Special Events & Venues

- Staffing: 11 Full Time/5 Part Time
- Locations
 - Berlinsky Community House
 - Kissimmee Civic Center
 - Lakefront Park
- City Signature Events
- Parades/Road Closures
- Private/Social Events
- Open Recreation
- Over 250 Events Private and Public Combined in 2019



Kissimmee's Premier Location –Lakefront Park

- 3 Large Event Lawns
 - Veterans Lawn (Largest at 126,000 sq. ft.) 12 including Chili, CAFA, VIVA, July 4th
 - Festival Lawn (86,000 sq. ft.) 5 including MLK, Kowtown, Orlando Japan Festival, July 4th
 - Lighthouse Lawn (31,500 sq. ft) 9 including PR Festival, Team Kareem, Transition House Walk, Kissimmee 5K
- 1 Marina (52 Boat Slips)
- 11 Pavilions
 - 2 Concessions (Food/Beverage - Bait)
 - 2 Playgrounds
 - 1 Splash Pad



CURRENT SPECIAL EVENT PROCESS

- (OTP) Open to Public & Free (Only if Festival @ LFP)
- Determine Event Type
- Determine Client Goals (awareness/fundraising/exposure)
- Can be reserved 365 days in advance
- OTP Events must be booked NO LESS THAN 90 days out
- Family Friendly/Meets Boards Strategic Vision
- Reservation Deposits \$250 Lighthouse/\$500 Veterans or Festival Lawns/ \$200 Fishing Pad
- IRS non-profit letter
- Fee Waiver Grant (PARAB) Park Tank –Application Periods I, II or III
- **90 days prior** –Must attend Special Events Committee Meeting, Event Schedule & Site Plans
 - Event Coordinators assigned to assist planning
- **30 days prior to Event**
 - Full payment due (Cost Analysis)
 - Damage deposit of 20% of amount of rental \$100.
 - Certificate of Insurance current/on file
 - Alcohol Permit submitted
 - Tent Permits are submitted
- **15 days prior to Event**
Operations Plan is published and submitted
- **2-7 days prior to Event**
Walk thru with client
- **24 hours prior – Confirm Details/Host Meetings/Walk thru**
- **Day of Event**
Execute Operations Plan
- **48 hours post event** – Recap Notes/Reports submitted
- 2 weeks/1 month Recap Meeting with Client/Stakeholders

Kissimmee Police Department's EVENT SAFETY & SECURITY PROTOCOLS

KPD determines if/how many
extra duty officers are needed

VARIABLES INCLUDE:

History/Estimated # of Attendees

Availability of Alcohol at Event

Event Location/Weather/Threats

Time of Day/Night

Need for Street Closures

(5K's/Parades/Boo on Broadway)

- Kissimmee Permit required
- Temporary Road/ROW Closures
- Active Traffic Control
- High Profile Area or Dignitary

KPD RATIO & COVERAGE:

- 1 Sergeant/5-7 Officers
- 1 Lieutenant/2-5 Sergeants
- 1 Captain/10K attendees
- Alcohol 2 Officers/500 attendees

2020-21 Board Approved Signature & Special Events Calendar

***City Signature Events** “owned and operated” and free to the public. **Third Party Signature** events are 5000+ attendees and free to the public. Signature Events occur monthly.

<u>January</u> MLK Unity Celebration OCSD Jazz Festival ABA Fishing Tournament Multi-bookings @ Civic Center Multi-bookings @ Community House	<u>February</u> Chili Cook-Off Kissimmee 5K FLW Fishing Tournament Multi-bookings @ Civic Center Multi-bookings @ Community House	<u>March</u> Kowtown Festival <i>Cuban Sandwich Festival- Relocated</i> RAM Cattle Drive Multi-bookings @ Civic Center Multi-bookings @ Community House
<u>April</u> Caribbean Fusion Christian Children’s Parade Special Olympics Torch Run Multi-bookings @ Civic Center Multi-bookings @ Community House	<u>May</u> Night of Music Armed Forces Celebration Multi-bookings @ Civic Center Multi-bookings @ Community House	<u>June</u> PrideFest Kissimmee Multi-bookings @ Civic Center Multi-bookings @ Community House
<u>July</u> Monumental July 4th Multi-bookings @ Civic Center Multi-bookings @ Community House	<u>August</u> Multi-bookings @ Civic Center Multi-bookings @ Community House MAINTENANCE BLOCK	<u>September</u> Fandom Kissimmee Puerto Rican Parade & Festival Multi-bookings @ Civic Center Multi-bookings @ Community House
<u>October</u> Viva Osceola Boo On Broadway Multi-bookings @ Civic Center Multi-bookings @ Community House	<u>November</u> Orlando Japan Festival Veterans Day Parade Multi-bookings @ Civic Center Multi-bookings @ Community House	<u>December</u> Holiday House Festival of Lights Parade Multi-bookings @ Civic Center Multi-bookings @ Community House

EVENT POLICY CONSIDERATION (DISCUSSION)

POLICY NOW- HOURS AND TIMES

Lakefront Park is a Community Park with Operational Hours from 7:00 a.m. – 10:00 p.m.

HOURS Average Duration of Events from a 3rd party are 7 hours. City Events average 5 hours. With the exception of July 4th and MITP, events at LFP should end by 7:00 p.m.

SOUND Events are limited to **5 Hours of continuous amplified sound.**

Amplified Sound is defined as any sound projected by a speaker, including announcements, dance performances, and music. Acoustic Performances (music) without amplification is exempt from the 5 hour restriction.

OBJECTIVES

By extending one hour/or to 6 hours of event time, we can offer event planners more flexibility when headliners are delayed.

By extending one hour of amplified sound we are better able to align with event duration and account for delays, announcements, etc.

EVENT POLICY CONSIDERATION (DISCUSSION)

- **SIGNATURE EVENTS & FESTIVALS**

Specify that Events/Festivals must attract 5,000 attendees and adhere to all event guidelines for four consecutive years.

Specify that Events hosted by the City are SIGNATURE Events by default.

- **OBJECTIVE** – This will clarify how events are elevated to “Signature Event Status” and Signature Event Status will exempt organizers from the fee waiver grant ***sunset timelines***, pending budget/funding availability.

EVENT POLICY CONSIDERATION (DISCUSSION)

NEW EVENTS

Organizer must include the following in their new event application:

- Event History
- Past Event Host Venue(s)
- Event Performance
- Event Payment History
- Verification of Current Nonprofit Status

- **OBJECTIVES** – This standardized criteria for events, similar to RFP/PARAB scoring systems, can help confirm client's credentials, ability to organize and adhere to financial obligations so the City avoids entanglement with clients that have a history of poor performance, non-compliance or default of payments.

EVENT POLICY CONSIDERATION (DISCUSSION)

REPEAT EVENTS

Organizers shall provide the following in addition to their application:

- Provide proof of Financial Standing with City
- Provide all Valid Documentation
- Provide Information on Safety Standards Being Met
- Provide proof that Client attended all Meetings

- **OBJECTIVES**- These Standards are similar to RFP/PARAB's review of client's post event evaluation information that helps make event providers more accountable for deliverables and event outcomes.
- Impose Other Penalty Considerations such as, the recently imposed fine of \$500 for providers who exceed 5 hours of amplified sound, to \$1,000 for multiple year occurrences.

IF rules are not followed the penalty may include;

- Suspension of one year from hosting events in COK or suspension from applying for future fee waivers.

EVENT POLICY CONSIDERATION (DISCUSSION)

- **SPECIAL EVENT SCHEDULING AND FREQUENCY FOR ALL LAWNS/FESTIVAL AREAS**

In addition to the 45 day limit of hosting like events, specify

- Only 1 road closure event per month (30 days).
- Limit use of festival lawns & Lighthouse Lawn to one event per month, with either 2000+ attendees, amplified sound exceeding 4 hours or an event duration exceeding 4 hours.

- **OBJECTIVES** – To avoid back to back or same weekend events/festivals, limiting road closures, restricted parking, amplified sound to our local neighborhood/downtown and wear and tear on the park.
- To maintain park accessibility for passive users and avoid over extending public safety resources.
- To better manage large event/activities at LFP.

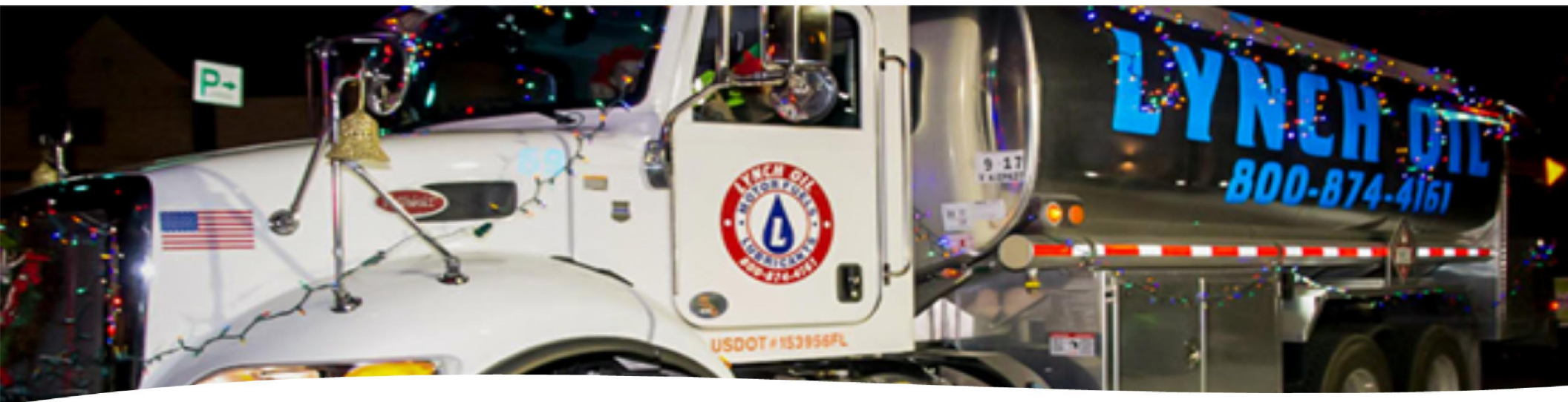
SPECIAL SIGNATURE EVENTS ACTIONS

Conclusion

- Calendar Review
- Amplified Sound (5 Hours)
- Signature Events
- New Event Organizer to Provide
- Existing Event Organizers to Provide (with application)
- Limit Road Closures to ONE per month
 - Exception of March Cattle Drive and March for Meals.
- Limit use of festival lawns & Lighthouse Lawn to one event per month, with either 2000+ attendees, amplified sound exceeding 4 hours or an event duration exceeding 4 hours.

Board Discussion/Board Direction

- Approve the 2020-2021 Event Calendar
- Keep as is- 5 Hours or Extend by one hour for 6 Hours of Amplified Sound
- If City hosted, they are Signature Events. Signature Events are designed to attract or grow to 5,000 or more attendees.
- REQUIRED history, previous host sites, event payment history and verification of non-profit status.
- Proof of Financial Standing with City, Valid Documentation, Safety Standards Documentation and Proof of attending all necessary City Meetings.
- Grandfather in the March Events.
- To better manage large events/activities at LFP.



PARADES

- Parade Routes
- Point to Point Parade Route
- Broadway
- LFP Internal Parade Route for smaller parades
- Street Closure Limitations
- Civic Pride/Community Showcase
- Participant & Business Exposure
- Economic Impact to Downtown Kissimmee

2018: MLK Unity (100 Parade/650 Festival) Cattle Drive 500, Desfile (500 Parade/2,000 Festival), Festival of Lights 4,000-5,000

2019: MLK Unity (400 Parade/2,000 Festival) , Cattle Drive 1,000, Desfile (150 Parade/1,500 Festival), Veterans 300 and Festival of Lights 4,000-5,000

2020: MLK Unity (500 Parade/1,500 Festival) Cattle Drive, Desfile, Festival of Lights



Parade Impact

- No parking on the parade route, displaced parking for merchants and patrons
- Noise intrusion (Churches on Sunday)
- Increased traffic on perimeter streets due to detours
- Train track crossings!
- Road closures require public safety resources (Festival of Lights, 32 officers; MLK Parade, 29 officers)

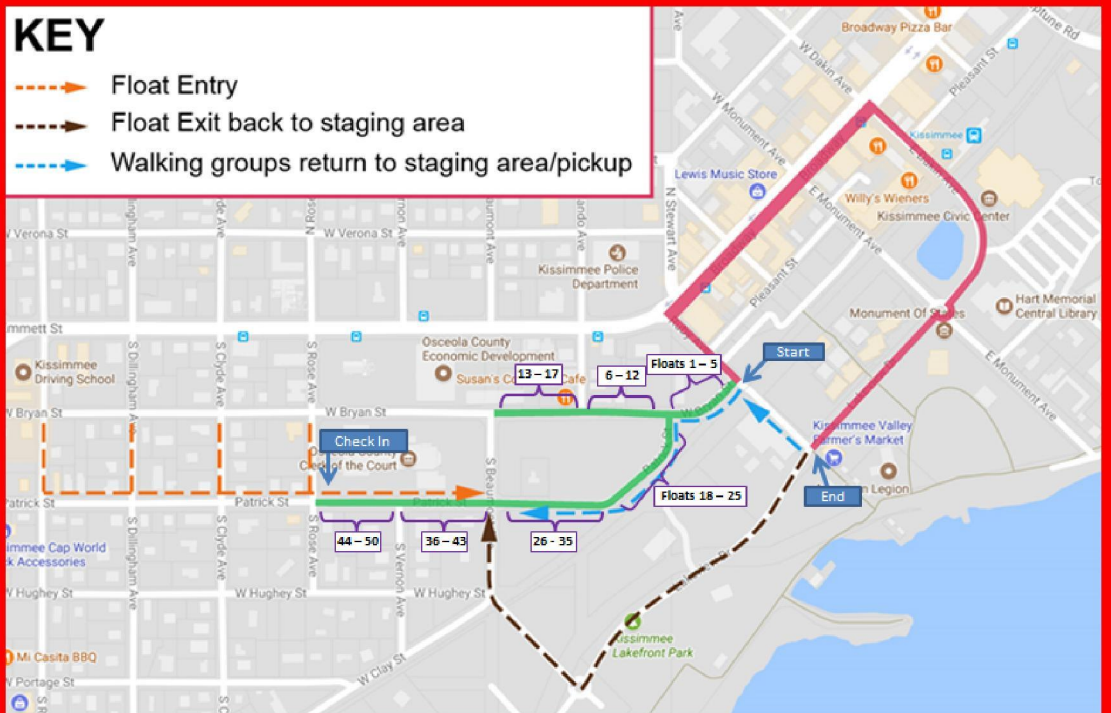
Routes

Out and Back, e.g. Kissimmee Festival of Lights

FESTIVAL OF LIGHTS PARADE

KEY

- Float Entry
- Float Exit back to staging area
- Walking groups return to staging area/pickup



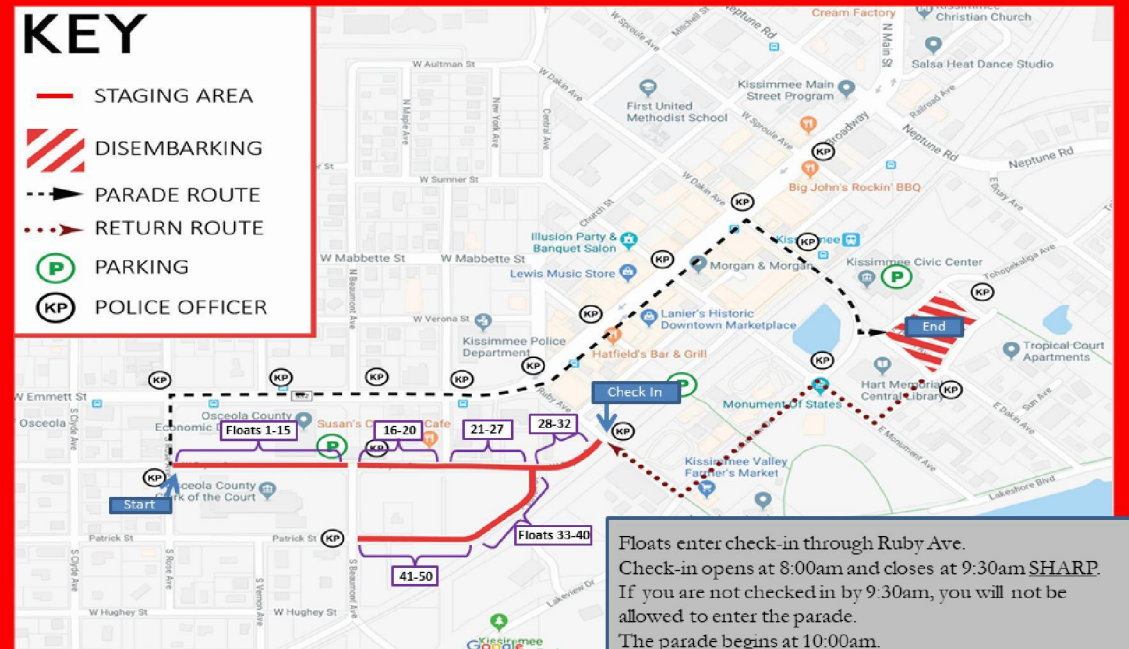
Notes: No parking downtown starting 7:00am. Road closures and check-in begin at 5:00pm. Parade starts at 7:00pm.

\$15,217 Staffing, Portalets, Barricades & Awards

Point to Point, e.g. MLK and Veterans

KEY

-  STAGING AREA
-  DISEMBARKING
-  PARADE ROUTE
-  RETURN ROUTE
-  PARKING
-  POLICE OFFICER



Note: No parking downtown – starting 6:00am – Road closures begin at 8:00am

20

Routes

Point to Point modified, 2020
Desfile



\$3,703 Forecasted cost for Staffing, Barricades & Portalets

Benefits of Point to Point parades are they allow event planners to grow attendance and participation, are less likely to impact downtown merchants/traffic and are less costly to produce.

2020-2021 Festival and Parade/Road Closure Calendar

2020

Jan. 18	MLK Unity Celebration
Feb. 8	Kissimmee 5K
Feb. 22	Chili Cook-Off & Craft Beer Festival
March 4	March for Meals 5K
March 21	Kowtown
March 30	RNCFR Cattle Drive
April 26	CAFA Fusion
May 2	Night of Music
May 16	Armed Forces Celebration
June 13	PrideFest Kissimmee
July 4	Monumental 4 th of July
Sep. 12	Desfile Puertorriqueno de la Florida
Sep. 19	Fandom Kissimmee
Oct. 10	Viva Osceola
Oct. 30	Boo on Broadway
Nov. 7	Orlando Japan Festival
Dec. 12	Kissimmee's Festival of Lights

2021

Jan. 16	MLK Unity Celebration
Feb. TBD	Kissimmee 5K
Feb. 20	Chili Cook-Off & Craft Beer Festival
March TBD	March for Meals 5K
March 20	Kowtown
March TBD	RNCFR Cattle Drive
April 25	CAFA Fusion
May 1	Night of Music
May 15	Armed Forces Celebration
June 12	PrideFest Kissimmee
July 4	Monumental 4 th of July (Sunday)
Sep. TBD	Desfile Puertorriqueno de la Florida
Sep. 18	Fandom Kissimmee
Oct. 9	Viva Osceola
Oct. 29	Boo on Broadway
Nov. 6	Orlando Japan Festival
Nov. 13	Veterans Day Parade
Dec. 11	Kissimmee's Festival of Lights

Parade Survey Says....

July/August 2019 Survey designed to obtain feedback on parades, temporary road closures and happenings in downtown Kissimmee. Six hundred surveys were mailed to residents and business owners within a one mile radius. Forty-nine responses were received (less than 10%).

Distributed to:

- Residents/Business owners within the Community Redevelopment Agency District (one mile radius)
- Generally most respondents identified limited parking and excessive traffic as the most significant impacts, however responses were evenly split whether those impacts were outweighed by an economic benefit.
- Of the responses returned there wasn't much opposition to parades and a majority of respondents, combined 69%, "agreed or strongly agreed" that parade routes should remain on Broadway.

PARADE ACTIONS

CONCLUSION

- Approve 2020-2021 Parade Calendar
- Setting Limits- One Road Closure per Month
- Establish Parade Routes for
 - Festival of Light (FOLP)
 - Martin Luther King (MLK)
 - Veterans Day
 - Desfile

BOARD DISCUSSION/BOARD ACTION

- Board to consider Parade Routes
- Adopt towing policy for events with Road Closures.
- FOLP- Out and Back
- MLK, Veterans & Desfile- Point to Point
 - Scenario A- Point to Point (Modified)

Kissimmee Civic Center

201 E. Dakin Avenue

- Opened in 1994 Multipurpose Building (26 years), originally with 40,000 sq. ft. Renovated in 2001 to enclose the current lobby. The building has a total of 50,000 sq. ft. today.
- Built with Sales Tax Revenue for \$2.7M
- March 2017 Feasibility Study needed to provided a comprehensive analysis to determine best future use of the Civic Center
- May 2017 RFP Awarded to CSL, Convention, Sports & Leisure Consultants
- November 2017 Findings presented to Board detailing the research, comparisons, financial profile, market demands, spending habits, multiple citizen and stakeholder sessions, recommendations and estimates for a 1,000 seat performing arts venue.
 - CSL identified 17 performing arts facilities, 7 within 20 miles of KCC
 - CSL determined the estimated events of 73-160 event days, which translates to 46,000 new visitors or \$500,000 per year in consumer spending.
 - CSL provided rough estimates for cost to build for a theatre from \$28.5M-\$49.4M/Operational estimates were from \$800,000 to \$1.7M per year.
- February 2018 Architects, Barker Barrios presented rendering of KCC as a Performing Arts Center (concept video) and estimates of \$20M-\$50M to build for performing arts, receptions and conference areas
- PW to provide recommendations & estimates for repair, remodel, repurpose options

Berlinsky Community House

300 E. Monument Avenue

- Opened in 1923 (97 years)
- Today facing challenges of old age, non ADA compliant, and limited use
- PW to provide recommendations/estimates and options to repair, remodel or build new



THANK YOU!

Exhibit "B"
PowerPoint Presentation
Berlinsky Community House
2.C.

BERLINSKY COMMUNITY HOUSE

Public Works & Engineering
City of Kissimmee



EXISTING CONDITIONS

<u>Report Name</u>	<u>Date</u>	<u>Company</u>
1. Report of Geotechnical Engineering Exploration	04/2019	GEC
2. Preliminary Mold Assessment	12/2019	GLE
3. Limited Asbestos Survey Report	12/2019	GLE
4. Lead-Containing Paint Survey Report	12/2019	GLE
5. Architectural and Structural observations and analysis	01/2020	The Lunz Group

Based on the reports from the testing companies, and the information we received from the Architect and Engineer; below are our observations and recommendations

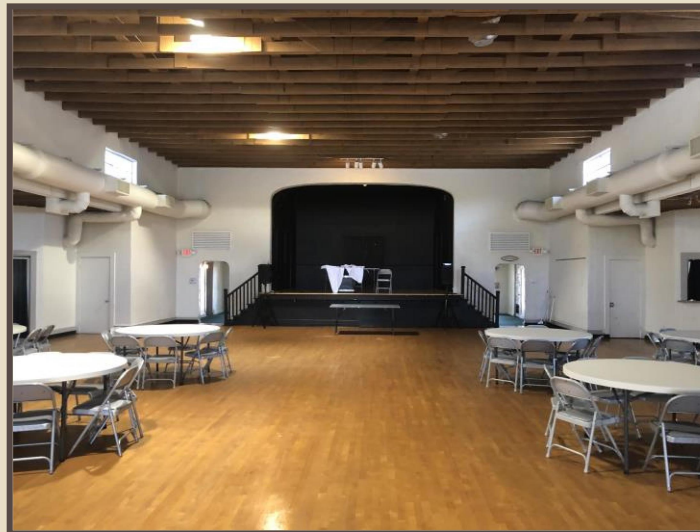
Shell and Building Structure

- ❖ Foundation requires stabilization per testing reports.
- ❖ Exterior Walls are load bearing masonry; however, its load bearing capacity is unknown. Investigative x-ray could be done, but is costly.



Shell and Building Structure

- ❖ Roof Structure is deteriorating, and noted in areas to be near failure to support its own weight.
- ❖ Exterior building envelope do not meet current energy codes and will require extensive work to floor slab, exterior walls, openings and roof to meet current energy codes.



Interiors, Finishes and Accessibility

- ❖ Interior floors are buckling in some areas and will be required to be repaired, and refinished.
- ❖ The Stage is not ADA compliant, and will require improvements, including a ramp or lift installed for access.



Interiors, Finishes and Accessibility

- ❖ Doors do not meet ADA requirements.
- ❖ The bathrooms are required to be upgraded to meet ADA.



Interiors, Finishes and Accessibility

- ❖ Exterior Ramp Railings are not ADA.
- ❖ The mezzanine / loft is noted as unstable to access.



Systems and Utilities

- ❖ A complete fire protection Sprinkler system will be required to be installed.
- ❖ A complete fire alarm system will be required to be installed.
- ❖ Mechanical system is noted as providing excessive moisture (possible cause for Mold issues).
- ❖ Mechanical system will possibly be required to be upgraded to meet current energy codes.



Systems and Utilities

- ❖ Electrical system will be required to be upgraded to meet current energy codes.
- ❖ Plumbing piping condition is unknown.
- ❖ Plumbing addition of drinking fountains is required per current building codes.



ESTIMATE

DESCRIPTION	PRICE
<u>Option #1 Foundation Underpinning (helical piles system) ONLY</u>	
Underpinning Cost Estimate	\$100,000
Repairs associated with the foundation repairs and landscaping cost estimate	\$150,000
Mold / Lead / asbestos Remediation – Allowance	\$ 50,000
CM Fees / General Conditions / General Requirements	\$ 50,000
Total Option #1 Cost Range for foundation underpinning only	\$250K - \$450K
<u>Option #2 - Building Renovations to the Building</u>	
Building Renovations Cost Estimate (Per Reports from Architect & Structural Engineer)	\$ 1,998,982
Mold / Lead / asbestos Remediation – Allowance	\$ 50,000
Total Option #2 Building Renovations Conceptual Estimate	\$2,048,982
<u>Option #3 - New Period Style Building to match</u>	
Mold / Lead / asbestos Remediation – Allowance	\$ 50,000
New Building Rough Order of Magnitude (ROM)	\$2,714,949
Total Option #3 ROM Cost Range Estimate	\$2,764,949

CONCLUSION

This is by no means an exhaustive list of every item that is required to be addressed, however it illustrates that remediation of the building will require extensive work to; the foundations, floor slab, exterior walls, exterior openings, interior finishes, building systems, roof structure and roof finish.

“This amount of alterations required to the building will put the amount of alterations above the threshold that will require this building to be brought up to current building codes and as highlighted under bullet points above”.