

Amphitheatre Task Force

MINUTES

Date: Thursday, November 16, 2023, 1:00 P.M.

Task Force Members Present: Kara Boyd, Mary Ellen Donner, Larry Lallo, Corey Mecagni, Dean Schaaf, Jack Smink, Ted Suzor, Donn Weaver

Staff Members Present: Steven Kimball, Stefani Maduskuie, Diana Marquardt

Location: 2575 N. Courtenay Pkwy, Suite 205, MIRA Conference Room

Approval of September 21, 2023 Minutes

Ted Suzor motioned to approve the minutes as presented. Second by Jack Smink. Motion passed unanimously.

MIRA Meeting and Amphitheatre Construction Update

Larry Lallo informed the Task Force Members that at the November 2, 2023 MIRA Board meeting the Board was very concerned about the project cost - \$8.1M GMP (Guaranteed Maximum Price). The concession/restrooms' cost is \$1,176,851.00. To try to get the project started, MIRA suggested it be done in two phases – Phase I would be the Amphitheatre and infrastructure, including electrical distribution lines up to the concession building, and sanitary lines. Phase II would be the concession/restrooms.

The Phase I price as described above was \$6,743,220.39. Included in that price were proposed deducts as outlined below:

- Bi-Folding Glass Store Front Door
- Removal of Flagpole (possibility of being a Veteran's project)
- Reduce Landscaping by 50%
- Two Large Windows Lounge area
- Remove Raised Loading Dock
- Reduce Landscaping Scope (Trees in non-project areas)

The MIRA Board approved the restroom/concession building would be constructed in Phase II. The deducts were never voted on.

Even with the phasing and deducts, MIRA did not have sufficient funds for the project. MIRA approved a budget change order transferring \$1,056,639.00 from another CIP project to the Amphitheatre project.

The contractors bid included a 5% contingency, approximately \$300,000. It also included approximately \$611,000 for permitting and sanitation connection fees.

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MIRA Meeting and Amphitheatre Construction Update (con't)

Larry has been meeting with the Amphitheatre Negotiating Committee and Kathy Wall, Director of Central Services in an effort to enter into a construction agreement for \$6,743,220.39. This revised price reduces the contingency to \$130,000 and eliminates the coordination fee. This revised proposal will be presented to the MIRA Board on December 7, 2023. Commissioner Goodson has called a meeting with County Manager Frank Abbate, MIRA Chairman Marcus Herman, and Tim Lawry to discuss a way forward.

Peter Cranis was consulted regarding the possibility of applying for a TDC Grant to fund the concession/restrooms. MIRA was encouraged to apply for the Grant, but there are no guarantees the funding would be awarded. There was also a discussion about borrowing the money from the County, but MIRA decided against this course of action.

Included in the Amphitheatre Project is MIRA's commitment to build the base for the Medal of Honor Park. The last cost estimate for the base was \$380,000. Donn Weaver expressed concern about multiple funding requests to the State when perhaps funding is at a premium.

Mary Ellen advised that the negotiating committee will potentially have one more meeting and then they hope to have a timeline for the project. The County cannot enter into contracts without funding being in place.

Scope Discussion:

- i. Administrative
 - a. Discussions were held regarding:
 - i. Fee Schedule needs to be developed (Pricing Packages/Customization for each Event).
 - ii. If a position(s) is recommended there may be office space potentially in the Central Area or the P&R Administrative Office.
 - iii. If a position(s) is recommended, that person(s) would work a flex schedule. It is anticipated not to be a remote position.
- ii. Maintenance
 - a. Discussions were held regarding:
 - i. Third-Party Party Vendors vs. Onsite Coordinator.
 - ii. Developing Maintenance Plans/Standard Operating Procedures (SOP).
 - iii. Two tracks: Event Days and Day-to-Day Operations.
 - iv. Staffing: If a position(s) is recommended, position(s) would potentially be a full-time Facility/Operations Manager (from the last meeting discussion) and perhaps one part-time maintenance employee reporting to the Facility/Operation Manager. These positions, if recommended, may be employed by the County.

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- iii. Safety & Security
 - a. Discussions were held regarding:
 - i. The need for cameras.
 - ii. Brevard County Sheriff's Office increasing patrols.
 - iii. Security Teams.
 - iv. Trained Crowd Control Manager (required for over 50 people).
 - v. Develop Rules and Regulations in Standard Operating Procedures (SOP).
 - vi. Safety: Fire, Police, Evacuations, Armed/Unarmed Security Guards.
 - vii. Signage. Alligator Warnings.
 - viii. AED Device (Portable). First Aid.

Additional

Donn Weaver expressed that he thought it is important to build what is going to be best for 30-40 years down the road even if we must delay the project.

Donn Weaver would like a groundbreaking after the first of the year if the project is moving forward.

Donn Weaver advised Larry Lallo to keep the flagpole on the construction drawings. Veteran's will buy the flagpole and dedicate it to the Veteran's and the fallen.

Next meeting dates:

Date	Time	Location
Thursday, December 7, 2023*	11:00 A.M.	MIRA Conference Room
Wednesday, December 20, 2023	1:00 P.M.	MIRA Conference Room

* *Workshop Working Lunch - Potluck*