



**AMENDED  
AGENDA  
CITY OF LAKE WORTH  
CITY COMMISSION WORK SESSION  
CASINO BALLROOM AND BEACH COMPLEX  
10 SOUTH OCEAN BLVD., LAKE WORTH, FLORIDA  
THURSDAY, NOVEMBER 03, 2016  
IMMEDIATELY FOLLOWING A SPECIAL MEETING**

**1. ROLL CALL:**

**2. UPDATES/FUTURE ACTION/DIRECTION:**

A. Discussion on Proposed Fixes to the Casino Building

**3. ADJOURNMENT:**

4. If a person decides to appeal any decision made by the board, agency or commission with respect to any matter considered at such meeting or hearing, he or she will need a record of the proceedings, and that, for such purpose, he or she may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based. (F.S. 286.0105)

NOTE: ONE OR MORE MEMBERS OF ANY BOARD, AUTHORITY OR COMMISSION MAY ATTEND AND SPEAK AT ANY MEETING OF ANOTHER CITY BOARD, AUTHORITY OR COMMISSION.



**AGENDA DATE:** November 3, 2016, Work Session

**DEPARTMENT:** Legal

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**EXECUTIVE BRIEF**

**TITLE:**

Discussion on Proposed Fixes at Casino Building

**SUMMARY:**

Discussion with REG Architects, Inc., and The Morganti Group, Inc., on their proposed fixes at the Casino Building.

**BACKGROUND AND JUSTIFICATION:**

In May 2015, the City attended pre-suit mediation with REG Architects, Inc. (REG) and The Morganti Group, Inc. (Morganti) to resolve issues related to the design and construction of the Casino Building. The mediation resulted in a Tolling Agreement between the parties to stay any applicable statute of limitations and to allow the parties time to resolve the issues without litigation.

On February 16, 2016, the City Commission heard a request from City staff to declare REG, Morganti and Morganti's surety in default. City staff made the request due to a lack of responsiveness from either REG or Morganti on a proposed solution for the issues. The City Commission tabled the request to its March 1, 2016 meeting. On March 1, 2016, the City Commission agreed to extend the Tolling Agreement to March 22, 2016. On March 22, 2016, the City Commission agreed to extend the Tolling Agreement to June 7, 2016. On June 7, 2016, the City Commission agreed to extend the Tolling Agreement four (4) months (until October 5, 2016).

Since June 7, 2016, a proposed solution to the Casino Building's leaky doors on the second story and the second story drainage issues has been designed by REG and installed at the north-east corner of the second story. The City's experts, Will Smith (doors) and June Willcott (engineering), have reviewed the design and installation and have shared their comments and concerns with REG and Morganti.

This discussion is REG's and Morganti's opportunity to provide the City with their proposed fixes for the issues.

**MOTION:**

There is no proposed motion.

**ATTACHMENT(S):**

Fiscal Impact Analysis – Not Applicable