

**GENERAL OBLIGATION BOND PROJECT OVERSIGHT COMMITTEE
MEETING MINUTES
FEBRUARY 2, 2004**

1. **Attendance – See Attendance Sheet attachment.**

2. **Review and Acceptance of January 5, 2004 meeting minutes.**

ACTION: Mr. Leonard Wien motioned to approve the minutes. The motion was seconded by Mr. Roberto Sanchez. The motion passed.

3. **Change Orders**

The Administration informed the Committee of the new change orders that had been approved since the last meeting.

4. **Discussion Items**

(A) Project Sequencing Update

Mr. Tim Hemstreet, CIP Office Director, informed the Committee that the memorandum provided to the Committee includes all GO Bond funded projects that the CIP Office manages. The memorandum outlined changes in the project sequencing timelines since the report was last seen by the Committee in August 2002.

Mr. Frank Del Vecchio wanted to know if there was a place where a resident could find the current timetable for construction of a project. Mr. Hemstreet responded that the information could be found on the City of Miami Beach website, which is www.miamibeachfl.gov or at the CIP Office capital improvement project website, which is www.cmbprojects.com. The City's website also includes a link to the capital improvement project website. He added that any information that is contained in the GO Bond Oversight Committee agenda is also available on the City's website.

Mr. Del Vecchio stated that he was very appreciative and satisfied for the CIP Office placing the Sequencing of Construction memo on the agenda for discussion and giving the Committee an update on the schedules. He provided a brief analysis of the status of the projects.

5. **Project Status Report**

(A) Fire Station #2

Mr. Hemstreet informed the Committee that the contractor, Jasco Construction, is on schedule with the water tank portion of the project, and that the City Commission awarded an amendment to construct Phase II

(the Fire Station portion) to them. He added that negotiations on the amendment and a Notice To Proceed should be completed by end of February 2004. He continued by saying that work cannot start on the Fire Station portion of the project until the water tank portion of the project is complete, which should be by the end of April or beginning May 2004.

(B) Fire Station #4

Mr. Hemstreet informed the Committee that the schedule has been delayed due to changes requested during the permit review process. He mentioned that based on the comments received from the reviewers, the consultant is revising the Construction Documents to be presented again for permitting. He added that if all issues are addressed and the bid process is completed by March, construction should begin by the end of May or June 2004.

(C) Normandy Isle Park and Pool

Mr. Hemstreet informed the Committee that the project is behind schedule. The revised construction schedule shows that construction will be continuing until August 2004 to complete the project. He added that the design issues that were reported in December and January have been resolved. He continued by saying that installations that were originally done without proper inspections have now been tested and approved.

Mr. Mike Rotbart commented that he believed that this construction would not be completed by the end of this year and was concerned about the project. Mr. Hemstreet responded that the City was reviewing its options under the contract.

Mayor David Dermer commented that Mr. Hemstreet needed to be very careful about what comments he made about this project since it might go to litigation at a later time. He also said that committee members could meet with Mr. Hemstreet individually on the status of the project if they wanted to.

Mr. Roberto Sanchez wanted to know if there was a timeframe when the project would come to the Committee for recommendations. Mr. Hemstreet responded that the Administration would only bring the project to the Committee with status reports, or for a recommendation if additional funding appropriations were needed. Otherwise, the Administration would make the requisite decisions and enact them, then report back the actions in a status report to the Committee, as appropriate.

Mr. Scott Needelman wanted to know how extra days were approved beyond the contract date for completion of construction and if the additional \$40,000 in change orders was due to delays. Mr. Hemstreet responded that the reason for extra days was due to the Parks and

Recreation Department asking for changes and a change order that was requested by the contractor. He added that the concrete deck negotiations at the beginning of the project made the construction be delayed. Mr. Jorge Chartrand, Assistant Director of the CIP Office, explained that Parks and Recreation requested and funded change orders for bullet proof glass in the office and other security issues. He added that change orders dealing with irrigation were added to facilitate construction.

(D) Scott Rakow Youth Center

Mr. Chartrand informed the Committee that the Scott Rakow Youth Center Ice Rink was open. He continued by saying that some issues on Phase I still need to be completed to obtain a full Certificate of Occupancy (CO). Mr. Hemstreet continued by saying that construction of the decorative fins on the building's exterior was being negotiated to become an Art in Public Places project instead of the current design. He added that the Design Review Board (DRB) had to approve the change in the design prior to obtaining a CO on the building. He continued by saying that a resolution should be reached within 30 to 45 days.

Mr. Sanchez commented that he was aware that there is a problem with ADA compliance on a door and suggested that perhaps an automatic door opener would be convenient and inexpensive. Mr. Hemstreet responded that the suggestion has been brought up and is under consideration.

Mr. Hemstreet reported that there would be a Community Design Workshop (CDW) to review the options and design for Phase II of the project. The CDW would likely be held in early March and a report would be given to the Committee outlining the results of that meeting.

Mr. Rotbart wanted to know the status of the North Shore Park and Youth Center project. Mr. Hemstreet reported that the contractor had reported that construction should be complete around the end of February. He added that staff had calculated that it will probably be the middle of March. He continued by saying that the contractor was working on site and that there are issues with the HVAC, elevator and fire alarm systems. He added that in order to obtain a Temporary Certificate of Occupancy (TCO) on the building, the contractor must resolve these issues. He continued by saying that there was also work on the ball field that had been rejected and that this portion of the project is further away from completion than the other portions (i.e., Youth Center and Tennis Center).

6. Informational Items

(A) Updated Calendar of Scheduled Community Meetings.

The calendar of scheduled community meetings was provided to the Committee, but not reviewed during the meeting.

7. **Additional Item**

The Administration asked the Committee to consider adding an item to the agenda regarding awarding additional services in the amount of \$30,500 to Tetra Tech WHS, formerly known as Williams, Hatfield and Stoner, the A/E for the Normandy Isle/Normandy Sud Right-of-Way (ROW) Infrastructure Improvement Project. The additional services would be 1) to redesign the lighting system for the neighborhood, pursuant to a new standard for residential neighborhoods created by the Public Works Department, 2) to perform a planning study related to hardscape and landscape revisions arising from the community rejecting a proposed guardhouse; and 3) for the administration specifications and reimbursable expenses related to the additional scope.

Mr. Sanchez expressed his recollection that at the community meetings for the project, the residents were concerned that there was not enough lighting; that ideal spacing of lights was 50 feet apart, but that the consultant was placing them 75 feet apart. Now, there is a recommendation to reduce the amount of light from each fixture by 40%.

Mr. Hemstreet stated that there were many factors to consider when discussing lighting, such as how far apart the fixtures were, the height of the bulb above the ground, the type of bulb, and the wattage of the bulb. He said that originally, the standard required by the Public Works Department was an average illumination of 1 foot candle. After further analysis, the Public Works Department determined that the average 1 foot candle standard was appropriate for the commercial areas of the City, but an average illumination 0.6 foot candle standard was more appropriate for residential areas.

Mr. Del Vecchio stated that he supported Mr. Sanchez's concerns on this issue. The Basis of Design Report (BODR) that was approved contained a plan for standard fixtures at a certain distance apart. Now that is being changed, with money being spent to replan the number of fixtures, without going back to the community.

Mr. Hemstreet explained that this new criteria was described to the community when they met at the 60% Design Review meeting. When the community met, the residents expressed their desire to have their design to be consistent with all other neighborhoods at an average 0.6 foot candle illumination. He continued by saying that the community also wanted this change in order to afford the design costs and fees associated with redesigning the landscaping and streetscape improvements needed due to the community's rejection of the proposed guardhouse during their November 2003 vote.

Mr. Frank Del Vecchio commented that since the approval of the BODR, the Public Works Department has decided that it will accept a reduction in illumination. He continued by saying that the City proposes to take \$12,000 to

reconfigure the lighting based on the new standards and save \$223,000 in construction costs. That funding can then be used for other enhancements.

Mr. Chartrand said that the community expressed desires that the funds that are saved from the redesign of the lighting enhancements be used for other landscaping requests. He explained that the change from 1 foot candle to 0.6 foot candles is not an issue of a 40% reduction. He said that they are lighting levels achieved by measurements at ground level, with whatever fixtures are designed and their spacing.

Mr. Sanchez explained that the guardhouse changes were not a concern for him, but in a neighborhood where he feels lighting is already inadequate, changing the proposed lighting enhancement is a concern for him.

ACTION: Mr. Frank Del Vecchio motioned to add the additional item to the February 2, 2004 General Obligation Bond Oversight Committee Agenda for consideration. The motion was seconded by Mr. Mike Rotbart. The motion passed.

ACTION: Mr. Frank Del Vecchio motioned to recommend that the City Commission approve an amount not to exceed \$10,176 as was requested for the redesign of the streetscape in the area of the guardhouse and approval of administrative costs not to exceed \$8,321 as costs associated with the change of the first item and recommend against the \$12,003 item for the redesign of the light pole reconfiguration and placement. The motion was seconded by Mr. Mike Rotbart. There was discussion held and the motion failed.

Assistant City Manager Bob Middaugh stated that there seemed to be some confusion regarding the lighting standard. He clarified that an average 1 foot candle is too bright for a residential neighborhood, but acceptable for a commercial area. An average 0.6 foot candle standard is more appropriate for a residential area.

ACTION: Deede Weithorn made a motion to bring the issue back to the community to ensure they were fully aware of the implications of the change, and defer the Committee's vote until the next appropriate Committee meeting. Scott Needleman seconded the motion. The motion passed by a vote of 7 for and 3 against.

Discussion continued. It was pointed out that the lighting in front of the City's Police Department was 1 foot candle. It was also clarified that all other neighborhoods in the City, except for the Orchard Park section of Nautilus are being designed to the average 0.6 foot candle standard. Due to the timing between the adoption of the BODR and the new standard, this is the only full neighborhood to need the change.

ACTION: Mr. Leonard Wien motioned to reconsider the item. The motion was seconded by Ms. Amy Rabin. The motion passed.

ACTION: Mr. Frank Del Vecchio motioned to recommend that the City Commission approve additional services to Tetra Tech WHS in the amount of \$30,500 as recommended by the Administration. The motion was seconded by Ms. Amy Rabin. The motion passed by a vote of 8 for and 2 against.

The Meeting adjourned at 7:03 p.m.

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