

GENERAL OBLIGATION BOND PROJECT OVERSIGHT COMMITTEE  
MEETING MINUTES  
September 15, 2003

1. Attendance – See Attendance Sheet attachment

2. Review and Acceptance of Minutes from August 4, 2003 meeting

ACTION: A motion to approve the minutes from the August 4, 2003 Committee meeting was made by Mr. Leonard Wien and seconded by Michael Rotbart. The minutes were unanimously approved.

3. Presentation

(a) FTAA Conference

Captain John DiCenso of the Miami Beach Police Department informed the Committee that the Free Trade Areas of the Americas (FTAA) Conference will take place in Miami from Sunday, November 15, 2003 through Friday, November 21, 2003. The venues will be the Inter-Continental Hotel (where all the dignitaries will stay and hold meetings) and the Hyatt Hotel. The FTAA was created by the 34 democratically elected heads of State of the Western Hemisphere in order to link all of the hemisphere's economies.

The FTAA conference is expected to draw anywhere from 20,000 to 70,000 demonstrators to the Miami area. At conferences like this elsewhere, small groups of demonstrators have resorted to acts of civil disobedience, vandalism and looting requiring police response. In preparation for the FTAA Conference, the City of Miami Beach Police Department will be implementing Alpha/Bravo staffing for the week, which means that all personnel will be working 12-hour shifts, and all days off will be cancelled.

Captain DiCenso informed the Committee that an operational plan will be in place detailing the police response to any occurrences related to the FTAA that develop within the City, and a traffic plan will be in place to re-route traffic in the event of any disruptions to major roadways leading into or out of the City, as well as local arteries. He also told the Committee that the biggest dates where demonstration is expected are Wednesday, November 18 and Thursday, November 19. Traffic is likely to be heavy in the I-95 and Biscayne Boulevard areas.

4. Change Order Report

The Change Order Report listing change orders approved since the last Committee meeting was presented and reviewed.

5. Project Status Report

(a) Update on Fire Station No. 2

Tim Hemstreet informed the Committee that Jasco, the Contractor, was doing a good job with the water tank portion of the project to date, but that construction was not that far along.

(b) Update on Fire Station No. 4

Mr. Hemstreet informed the Committee that the Historic Preservation Board (HPB) had voted on September 9, 2003 to issue a Certificate of Appropriateness to demolish Fire Station No. 4 by a vote of 4 to 3. At the September 10, 2003 City Commission meeting, the City Commission passed a Resolution setting a public hearing for October 15, 2003 to decide whether or not the City should approve the Certificate of Appropriateness. Although the City Commission does not have to follow this procedure for considering demolition of a historic City facility, it is the same procedure HPB uses when considering demolition of non-City-owned historic facilities.

Mr. Hemstreet let the Committee know that 100% complete Construction Documents were expected from the Architect by the end of September or the beginning of October for review and permitting by the City. It was anticipated that the project would be out to bid in December 2003, with construction to start hopefully in March 2004.

Michael Rotbart wanted to know the approximate shortfall in funding for the building portion of the new construction. Mr. Hemstreet said it was approximately \$100,000 to \$200,000. Mr. Rotbart asked if that included any of the conditions that HPB placed on the project. Mr. Hemstreet informed the Committee that HPB placed conditions on its approval of the project, such as additional landscaping (shade trees) and sufficient swale footage. Those conditions are outside the current scope of the project, and have not been factored into a potential funding shortfall.

Assistant City Manager Robert C. Middaugh informed the Committee that the funds would be found to make up any potential shortfall, as this is a priority project for the City. He stated that funding sources such as the Capital Reserve Fund are created for purposes just like this, and that it could be a potential funding source for a potential shortfall.

(c) Update on Normandy Isle Park and Pool

Jorge Chartrand, CIP Office Assistant Director, and Todd Osborn, Program Manager from URS for this project, updated the Committee on the status of the project. They told the Committee that the Contractor had begun to address the issues with the pool deck slab, but that the issues with the pool bottom were being reviewed by attorneys. Mr. Chartrand explained that he did not want to discuss too many issues with this project, as the project may wind up in litigation.

Amy Rabin inquired about the status of the ice rink at the Scott Rakow Youth Center. Mr. Hemstreet informed her that the Contractor had been defaulted, and that the City was working with the bonding company to complete the work. He stated that there was probably less than two (2) weeks worth of work left in the first phase of the project.

Sherri Krassner inquired about the status of the 29<sup>th</sup> Street restroom portion of the Beachfront Restroom project. Assistant City Manager Middaugh responded that the alternate location for the former 29<sup>th</sup> Street restroom has not yet been identified.

6. Informational Items

- (a) Updated Calendar of Scheduled Community Design Workshops – The updated calendar of scheduled Community Design Workshops was presented to the Committee but not reviewed.
- (b) Roles of CIP Office and Program Management Staff – A memorandum outlining the roles of the CIP Office staff and the various Program Management staffs was provided to the Committee. Frank Del Vecchio sought clarification as to which job descriptions included with the memorandum were under the purview of the CIP Office. Mr. Hemstreet informed the Committee that all of the positions for which City of Miami Beach job descriptions were included were under the purview of the CIP Office.
- (c) Letter to Commission regarding North Shore Park and Youth Center – A Letter to the City Commission (LTC) regarding the status of the North Shore Park and Youth Center project was presented to the Committee but not reviewed during the meeting.

7. Discussion Regarding Program Advisory Group to Address Problem Projects, Contracts and Litigation

Marty Hyman proposed that there be a separate committee established to come up with ideas of how to deal with problems on construction projects. Mr. Hyman suggested that the separate committee consist of one member of the General Obligation Bond Oversight Committee, a staff member from the City Attorney's Office, staff from the CIP Office, and the respective Program Managers. He proposed that the committee meet for approximately 30 to 60 days, as needed, and report results back to the General Obligation Bond Oversight Committee.

Assistant City Manager Middaugh informed the Committee that the Administration was going to be holding a work session with the City Commission and the General Obligation Bond Oversight Committee, jointly, to discuss the differences of construction work in the public sector versus the private sector, the problems the City faced when the current capital construction program first began, how those problems were resolved, and how the City may be able to do things better in the future.

There was discussion of what kind of committee or work session was needed. It was agreed that a separate committee would be established to brainstorm on solutions to issues faced on projects, and how things can be improved in the future, which would serve as preparation for a work session to be held jointly with the City Commission and the General Obligation Bond Oversight Committee.

The meeting adjourned at 6:20 p.m.