

GENERAL OBLIGATION BOND PROJECT OVERSIGHT COMMITTEE
MEETING MINUTES
JULY 7, 2003

1. Attendance – See Attendance Sheet attachment.
2. Review and Acceptance of June 2, 2003 meeting minutes.

ACTION: Mr. Roberto Sanchez expressed his concern that his comments from the June 2, 2003 meeting, as captured in the minutes, needed to be clarified. He wanted them to reflect that he felt the basketball courts at Normandy Isle Park should not have been demolished without having enough funding to repair or replace them. Mr. Sanchez made a motion to approve the minutes with his corrections. The motion was seconded by Mr. Mijel Brazlavsky. The motion passed.

3. Discussion Item

- (A) Discussion regarding August presentation of BODRs and July/August Community Workshops

Mr. Hemstreet reported that there were several meetings scheduled during the months of July and August where BODRs or partially complete construction drawings would be reviewed. This included the Committee meetings, the City Commission meetings, as well as Community Design Review Meetings (CDRMs). The Administration recommended to move forward and hold the BODR reviews and CDRMs, and was seeking the Committee's policy direction so that schedules could be adjusted if necessary.

Ms. Deede Weithorn requested that the active Homeowner's Associations and residents be given notice of the meetings even earlier than usual.

ACTION: Mr. Roberto Sanchez motioned to approve going ahead with presentations of Basis of Design Reports (BODR) and Community Design Review Meetings in July and August, with the stipulation that active Homeowner's Associations and residents be given notice of the meetings earlier than usual. The motion was seconded by Mr. Mijel Brazlavsky. The motion passed.

4. Change Orders

The Change Order Report was presented and reviewed.

Mr. Marty Hyman was concerned on the North Shore Youth Center Change Order number 14, items 1, 2, 3 and 5; which were as follows:

1. Provision of gypsum drywall ceiling for Tennis Center restrooms - \$1,290

2. Inclusion of Value Eng. Item 16R - \$17,754
3. Exterior paint color sample - \$237
5. Additional 4" roof drain - \$1,616

Mr. Todd Osborn from URS, the Program Manager for this project, explained that Item 1 called for the provision of drywall in the Tennis Center restrooms. He continued by explaining that Item 2 was for the reinstatement of the shuffle board courts which had originally be value engineered out of the project. Item 3 related to exterior paint samples, which were applied to the building, when trying to determine which color the building would be painted. Item 5, which provided for two additional roof drains, was due to an oversight in the documents prepared by the Architect.

Mr. Hyman inquires as to what was included in Change Order number 15, item 1 and 2. Mr. Osborn explained that Item 1 was for a drop ceiling in Tennis Center, and was valued at \$748. This resulted from work done in relation to the first item in Change Order number 14. Item 2 in Change Order number 15 was for an access ladder to the roof of the building, and was valued at \$3,333. This was requested by the Building Inspectors.

Mr. Hyman also wanted to know why there was an additional 20 days granted in relation to Change Order number 15. Mr. Osborn did not recall the answer at the time, but told the Committee he would let them know at the next Committee meeting.

Mr. Mike Rotbart wanted to know if there were restrooms in the baseball field. Mr. Osborn responded that there were no restrooms due to lack of funding, and were value engineered out of the project.

5. Recommendation to City Commission

(A) North Shore BODR

Mr. Hemstreet informed the Committee that the Basis of Design Report on the North Shore Neighborhood Improvement Project would be presented for the Committee's approval, and then if recommended, the approval of the Commission. He introduced Joe Corradino from The Corradino Group, the Architect/Engineer on the project. Mr. Corradino presented the proposed improvements for review by the Committee. The improvements were also further described in the Basis of Design Report (BODR) distributed to the Committee.

Mr. Michael Rotbart was concerned about how the traffic would be affected with bulbouts and wanted to know if this would be a problem. Mr. Corradino explained that this would not inhibit the traffic, but slows it down and would make the area safer.

Ms. Deede Weithorn wanted to know if a traffic study had been done in the early morning hours when children are going to school. She added that if one had not

been conducted, she felt that one should be done. Mr. Corradino said that the crosswalks and corners would make the area safer. He added that he would do a study in the early hours, to make sure the improvements were adequate to the pedestrians.

A Park View Island resident spoke to the Committee, and said that he felt very positive about the design and was in agreement with the bulbouts that have been planned for the area.

Ms. Becky Atkins, a Park View Island resident, commented that she was very positive about the plan and felt the safety issues had been addressed with the bulbouts.

Ms. Anne Mince, a Park View Island resident, commented that she also liked the plan and wanted to know if there were any plans to buy more land and build parking garages.

Mayor David Dermer explained that there are some parking garages that will be opening soon. He added that some garages were not greatly used, but it would take some time before a decision would be made on if some more garages would be built in that area.

Ms. Karen Bromberg, a Park View Island resident, wanted to know when this project would begin. Her concern on the timing was due to the difficult parking situation in multi-family area. Mr. Corradino responded that as soon as the Commission approves the BODR, the design and permitting phases would have to take place before the project could be bid for construction. He estimated that the project would be under construction beginning in Fiscal Year 2006.

There was discussion regarding the budget for the project as listed in the BODR, and if it reflected the soft costs for the project or not. Mr. Hemstreet clarified that the budget in the BODR did not include the soft costs, but the Project Status Report in the Committee meeting agenda did include the soft costs.

Mr. Frank Del Vecchio wanted to know if the parking spaces are in the public Right-of-Way and what the net gain or loss in the number of spaces would be after construction. He also wanted to know if the total amount of legal and non-legal spaces had changed. Mr. Corradino responded that the spaces were in the public Right-of-Way and there was a negligible loss of parking spaces.

ACTION: Mr. Mike Brazlavsky motioned to recommend that the City Commission approve the North Shore Basis of Design Report. The motion was seconded by Mr. Leonard Wien. The motion passed.

6. Project Status Report

(A) Update on Fire Station #2

Mr. Tim Hemstreet informed the Committee that Phase I of the Fire Station No. 2 project, which is to construct new water tanks at the site, is moving forward nicely. He said that Jasco Construction is estimated to complete the project in May 2004. He also added that negotiations are still being discussed on the Guaranteed Maximum Price for the construction of the Fire Station facility itself, and that will be brought to the City Commission when a final price is agreed upon.

Mr. Wien wanted to know if another contactor could be brought in to begin the Fire Station earlier. Mr. Hemstreet explained that two contractors should not work on site at the same time due to likely conflicts in staging and coordination of work. He added that Jasco had to finish the water tanks first and then the work on the Fire Station would be able to begin. He said that if Jasco is permitted to continue with the Fire Station project, it is conceivable that they could begin ahead of schedule. A discussion continued with the Committee on the issue of how to coordinate both projects in order to advance the scheduled date of completion.

Mayor Dermer commented that if Jasco does a good job on the Water Tanks and comes down on the price estimate, it was possible that they could continue with the Fire Station project and finish it ahead of the estimated time of completion.

(B) Update on Fire Station #4

Mr. Hemstreet informed the Committee that the cost from the Job Order Contracting (JOC) contractor on Phase I of the Fire Station No. 4 project, which was to relocate the historic facility, exceeded the previous A/E estimate by approximately \$425,000. He continued by saying that adding the unfunded Furniture, Fixtures and Equipment (FF&E) amount and the projected shortfall for the construction of the new fire station building would bring the total estimated shortfall to \$929,169. Mayor Dermer explained that there was a split Commission vote of 4 against and 3 in favor of demolishing the historic building when the Commission last voted on the issue. He added that after reviewing the escalated cost estimates, his views regarding demolition had changed. He felt that there was consensus among the Commission, and that they would vote to demolish it. He continued by saying that the issue needs to go to the Historic Preservation Board for final approval of demolishing the historic facility.

Mr. Sanchez expressed his concern on how long it has taken to get this project started. Mr. Hemstreet explained that if the Commission voted to demolish the historic facility, and the Historic Preservation Board issued a Certificate of Appropriateness, the project would still need to go through the permitting

process. He added that after the plans are put out to bid, construction would probably start some time in March 2004.

Mr. Rotbart expressed that he believed that when the safety of the residence is at stake, decisions on Fire Stations should not take so long. Mayor Dermer expressed that the Commission had wanted both the historic building and a new Fire Station, but there is not sufficient funding in the existing project budget to retain the Historic Building.

Mr. Marty Hyman expressed his concern regarding how this project had evolved. He added that the delays on this project were unnecessary if good planning had been done from the beginning. Mr. Hemstreet explained that there are a number of unknowns when moving a building that could not be anticipated until engineers studied the plans. He said that the original engineers did not realize where the water table was, that an additional road would need to be built to move the building, and a foundation for where the Historic Building would be relocated to would also need to be built.

Mr. Todd Osborn from URS, the Program Manager for this project, explained that the A/E that was on this project did not originally anticipate relocating this building, and did not know the land would not support the weight of the building. He added that the company that has been brought in to relocate the facility is experienced in moving buildings of this type.

Mr. Hyman said that hiring people that know what they are doing would eliminate something like this from happening. He added that if it does happen again, he would recommend someone gets fired. He said that something should be done immediately, so that there are no more delays or waste of money on this project, and the project should be put back on the original schedule.

Mayor Dermer wanted to know if the project could be put back on the original schedule. Mr. Hemstreet explained that since the Fire Department had requested a change of design, and that the permitting review process by the Building Department still needed to be done, the project timeframe could not be put back to the original schedule. Mr. Osborn explained that the designer had completed the construction documents for the Fire Station design to the 75% completion state, which are being reviewed by the City. Mr. Hemstreet explained that the Fire Department had legitimate operational concerns with the kitchen and dormitory areas after reviewing the plans. These concerns are being addressed, and may result in minimal redesign of those areas.

Mr. Hyman explained that he was very dissatisfied with the progress of the project. He wanted a detailed update on the status of the project at the next Committee meeting.

Mr. Sanchez wanted to know when the revised site plan would be presented to the Historic Preservation Board and could there be a special meeting held. Mr. Hemstreet explained that there is a five (5) week notice period to get on the Historic Preservation Board meeting calendar. He added that the revised site plan had to be prepared first and then could likely be presented at the September Historic Preservation Board meeting. Mayor Dermer said he was willing to call a special meeting of the Commission to do whatever was necessary to move this project along.

Mr. Wien expressed that he believed there was a lack of foresight on the costs of moving the building for this project and was concerned about the low priority the Fire Station project had received. He added that it was important to do whatever is necessary to speed up the job and learn from the mistakes that have been made.

(C) Update on Normandy Isle Park and Pool

Mr. Hemstreet informed the Committee that the basketball courts at the Park are being partially demolished for the installation of a walkway connecting Rue Granville to Trouville Esplanade. He said that site drainage must be installed for the entire park due to the walkways.

Mr. Osborn further reported that the pool construction foundation walls have been going up and have reached the deck level. He said that the design has created a bowl affect, where water will collect in one area, present some retention issues, which will be resolved when a drainage system is put in.

Mayor Dermer wanted to know what the estimated completion date on the project would be. Mr. Hemstreet explained that the projected completion date for the pool, fence and walkway portions is November 2003.

Mr. Sanchez wanted to know how much funding was needed in order to finish the park portion of the project. It was explained that the City Commission may appropriate funds from the previous GO Bond allocation for the Shane Watersports Center (\$150,000) and Community Development Block Grant (\$138,000) for a total amount of \$288,000. These funds would not be available until October 1, 2003. This would provide partial funding to construct some of the remaining portions of the park, including additional park drainage, landscaping and the multi-purpose court. Additional funds totaling approximately \$112,000 would still be needed to complete the park portion of the project.

Mr. Wien commented that maybe there was some way of advancing the funds from the GO Bond in order to finish the park until such time as other funding became available. He added that some kind of solution is needed for the good of the community.

Mr. Sanchez commented that there may be GO Bond fund interest that could be used for the completion of the project. He added that he would like the Chief Financial Officer to return to the Committee and report on the status of the GO Bond fund interest balance and let the Committee know if it is possible to use any of those funds for this project.

Mr. Hyman was concerned about the retention of water in the park and wanted a better explanation. Mr. Osborn explained that the elevation in the playing field area needed to be changed to avoid water collecting. He added that the conditions that exist right now, due to value engineering and scope reduction, took out the drainage systems in the playing fields, which would leave the fields in a muddy condition during the rainy season.

ACTION: Mr. Leonard Wien motioned to appropriate additional funds needed to complete the project in the amount of \$112,000, from GO Bond interest, pending a discussion with the Chief Financial Officer Patricia Walker at the next Committee meeting on August 4, 2003. The motion was seconded by Mr. Roberto Sanchez. The motion passed.

(C) Update on Indian Creek Greenway

Bruce Henderson, Environmental Specialist from the Public Works Department, reported that the project is moving forward. Mr. Henderson stated that the project had been broken into three phases, as follows:

Phase I – 23rd Street to 29th Street
Phase II – 29th Street to 41st Street
Phase III – 41st Street to 53rd Street

He further stated that funding for Phase I of the project was currently \$1.4 million, comprised of the \$300,000 GO Bond allocation toward the project, a portion of the GO Bond funds allocated toward the Shoreline and Seawall Rehabilitation Program, and a portion of the GO Bond funds allocated toward the overlooks that are currently a part of the Oceanfront Neighborhood Right-of-Way Infrastructure Improvement project.

He added that a contract for the design was just award for the Collins Canal Shoreline Restoration which will result in a bicycle pedestrian trail from Venetian Causeway along Dade Boulevard and across the 23rd Street Bridge. He continued by explaining that the City already owns title to part of the shoreline and the parking lot at 27th Street. He said that meetings have been held with property owners regarding a construction easement agreement which will allow the City to construct the project.

He said that EDAW and Coastal Systems International are in negotiations with the City to do the design for Phase I. He continued by saying that it is anticipated

that the design and permitting process should be finished and construction beginning by spring of 2004.

Mayor Dermer commented that a federal priority is the Greenway Project among the beaches and cultural issues.

7. Informational Items

- (A) The Updated Calendar of Scheduled Community Meetings was provided to the Committee, but not reviewed during the meeting.
- (B) "Garden Center" Botanical Garden A/E Negotiations.

This item was presented to the Committee but not reviewed during the meeting.

The Meeting adjourned at 8:30 p.m.

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