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OFFICE OF THE CITY MANAGER

LTC # 236-2009

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## LETTER TO COMMISSION

TO: Mayor Matti Herrera Bower and Members of the City Commission

FROM: Jorge M. Gonzalez, City Manager

DATE: September 10, 2009

SUBJECT: Normandy Shores ROW Infrastructure Improvement Project – Driveway Aprons

This memo is to inform you of comments / concerns that the City is in receipt of due to recent construction activities in the Normandy Shores Neighborhood.

The construction of the proposed stormwater collection system in the Normandy Shores single-family neighborhood requires the installation of valley gutters and catch basins within the public right-of-way. This work contemplated the removal and replacement of driveway aprons, swale areas and other improvements located on public property.

The City's policy with respect to driveway apron reconstruction is as follows:

<u>Existing Apron Material</u>	<u>Proposed Apron Material</u>
Gravel	Asphalt
Grass	Asphalt
Concrete (Grey)	Concrete (Grey)
Stamped / Colored Concrete	Concrete (Grey)
Brick Pavers (sand set)	Re-utilized Brick Pavers
Tumbled Stone (sand set)	Re-utilized Tumbled Stone

The construction of valley gutters and catch basins through existing driveway aprons necessitated the replacement of the aprons. Therefore, this cost was included in the construction budget. In other right-of-way infrastructure projects, construction activities were not proposed in the driveway aprons, therefore they were not impacted. Residents in these other neighborhoods have approached the CIP Office that they would like their driveway aprons replaced similar to the Normandy Shores single-family neighborhood. These expenses were not accounted for in their respective project budget.

The CIP Office has received various comments about the driveway apron construction materials and the restoration limits. Comments regarding the driveway apron construction are generally of the following form:

- Residents with asphalt driveways often request that their driveway aprons be constructed of concrete at no additional cost.
- Residents with colored or stamped concrete driveways are often upset that the aprons are replaced with grey concrete.
- Residents with circular driveways occasionally are not familiar with the construction sequencing for their aprons.

#### Asphalt Driveway Options

The replacement of existing asphalt aprons are not re-constructed of concrete because the project budget did not contemplate this expense. However, two options are offered to residents that are not satisfied with the proposed asphalt driveway apron replacement options, as follows.

- The City contractor can prepare the driveway apron for the resident to pour its colored concrete with its own forces.
- The City contractor can pour grey concrete and the resident reimburses the contractor directly for the pricing differential between the asphalt and concrete apron material.

#### Colored / Stamped Concrete Options

Colored concrete and stamp patterns are not replaced because of the concern that the contractor will not be able to match the color or the pattern of the existing driveway portion. However, two other options are also offered when a resident is not satisfied with the proposed grey concrete apron option.

- The City contractor can prepare the driveway apron for the resident to pour / stamp its concrete pattern.
- The City contractor pours grey concrete and allows the resident with its own forces to add a color to the concrete when it is being poured and the resident finishes the driveway apron.

#### Circular Driveway Construction Sequencing

One apron is replaced at a time in front of homes with circular driveways. The contractor will begin work on the second apron only after the first apron has been returned to service. This sequencing allows the resident continuous use of their driveways, although staff has heard concerns regarding this replacement sequence. In order to provide the resident with access to its circular driveway, one of the two driveway aprons is replaced initially. However, this sequence of replacing one apron first, followed by the second, is the only way to guarantee the resident the ability to utilize its circular driveway from the other driveway entrance.

This sequencing minimizes the inconvenience to the resident although it prolongs construction activity adjacent to the resident's home. In addition, this sequencing is occasionally perceived that the driveway apron replacements will not be similar with respect to restoration limits.

  
JMG/THCOC/RWS