

CAPITAL IMPROVEMENT PROJECTS OVERSIGHT COMMITTEE
MEETING MINUTES
November 3, 2008

The meeting was called to order at 5:34 p.m.

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

2. **Review and Acceptance of Minutes**

Elizabeth Camargo noted that the minutes reflected Mr. William Goldsmith's presentation about Sunset Island I & II under the heading of the Sunset Island Sub-committee report. Ms. Camargo wanted to clarify that his report was not the sub-committee report and that their findings are in written format in the September 15, 2008 CIPOC agenda packet, Item 5b.

MOTION: Acceptance of Minutes of the October 6, 2008 CIPOC Meeting

MOVED: Fred Karlton 2nd: Stacy Kilroy

PASSED

Note: Meeting conducted out of order from agenda. Please note times alongside each item.

3. **Public Comments**

Taken according to agenda item, no additional items heard.

SPECIAL NOTE: Chairperson, Commissioner Deede Weithorn announced her desire to see the Committee take the direction of overseeing a project from beginning to end. There are several projects coming on line to which the Committee could apply this.

The Flamingo Neighborhood project is one example, and this project will be included on the December 1, 2008 CIPOC agenda and the Committee is expected to create a sub-committee to look closely at this project.

4. **Old Business**

a. **Procurement Options** (7:00pm)

This information was included in the report of the Unit Pricing Sub-Committee (Item 5c)

b. **Best Value Procurement Selection Process**

TABLED

c. **Review of Priority Basins** (6:24pm)

This material to be included in sub-committee on flooding.

5. **Sub-Committee Meeting Reports**

a. **South Pointe Master Booster Pump Station** 7:39pm

Jason Johnson, CDM, the Engineer of Record for the South Pointe Master Booster Pump Station spoke about the project. The Consent Agreement sent out by the County is related to rehabilitation of the City's sanitary sewers and infiltration and inflow of the system. There is no consent order specifically relating to construction of the pump station at South Pointe. The point of the consent order is to ensure that the pipelines are preserved to convey base wastewater flow. The City is implementing measures to minimize the amount of rainwater and groundwater infiltration into the pipes, which helps to comply with the Consent Agreement, and the building of the master Booster Pump Station at South Pointe, further brings the City into compliance.

Dwight Kraai, Sub-committee Chair, asked why the City is building the pump station instead of addressing inflow and infiltration at all of the pump stations. He pointed out that the issue was addressed at just seven of the 22 total stations around the city. Mr. Kraai's concern is that he has not seen sufficient cost/benefit analysis to justify the addition of this booster pump station.

Mr. Johnson answered that CDM and the City studied the issue for many years and found that of all the methods of addressing the infiltration and inflow into the sewer system, the combination of lining certain pipe systems and adding this pump station is the best option. (Infiltration is groundwater seepage into cracks in pipes. Inflow is direct runoff of rainwater that comes into the sanitary sewer system.) It is not possible to completely eliminate "I & I." Even if Infiltration and Inflow were completely controlled, there would still be a need for the additional pump station. The City has a comprehensive program that addressed Infiltration and Inflow and brings the City into compliance with DERM.

Fred Beckmann, Public Works Director, explained that the City has been following a comprehensive program to address infiltration and inflow and continues to do so. The entire system is being addressed, and the additional pump station also brings the City into compliance.

The Committee still has many questions on this subject and an additional sub-committee meeting will address this.

Frank Delvecchio, 301 Ocean Drive, stated that the justification for this pump station has not been sufficiently explained, nevertheless, he is confident that this station is needed.

b. Sunset Islands I & II 6:59pm
The RFQ is on the City Commission agenda for November 5, 2008.

c. Unit Pricing Sub-Committee 7:00pm
The unit pricing sub-committee met on October 21, 2008.

The sub-committee came to three conclusions:

- 1) New schedule of values sheet created. This is an improvement over unit pricing sheet that was sent out with the South Pointe Phase II bid.
- 2) Bids are to remain Lump-sum bids to include a listing of the top 20 (or so) items for informational purposes. The prices included on the unit prices sheet could be used when considering pricing for change orders, but are not binding. (This was clarified by Deputy City Attorney, Raul Aguila).
- 3) Bid documents will include quantities of materials with consistent units of measure. Usually 20/80 (The top 20 items to cover 80% of construction costs) included in the bid documents.

Christina Cuervo asked how this system differs from the unit pricing included in the JOC contract and noted that the JOC system is very similar to what is being proposed.

Stacy Kilroy suggested that the City consider re-bidding the JOC contract to reflect the changes in the market with the current economy.

Israel Magrisso noted that the unit pricing should be carefully monitored to avoid "lopsided" bidding. The engineer of record, he says, should provide the reasonable lump-sum range.

Fred Karlton wanted to clarify his position on Lump-Sum bids. He is not fond of lump-sum bids and thinks they benefit only the contractors. He would prefer to see line-item bids sent out for all projects.

Rick Kendle offered that he had worked with the Federal bid process model and found it to be a transparent process. The Chair suggested that Mr. Kendle bring information about the Federal process to the next Unit Pricing Sub-Committee meeting.

Overall, the Committee is moving in the direction of having the City prepare a standard format of scheduled values with room for variations. This new pricing structure, tailor-made for each project, will first be included in the South Pointe Phase II RFQ. The bids remain as lump-sum bids, but the unit pricing will be used as a guideline for the bidders and can be taken into consideration when deciding on the award. The bid will still be based on lump sum.

All bids will come back to the CIPOC for review.

6. Items Referred to CIPOC From October 7, 2008 City Commission Meeting

- a. Sunset Island I & II Flooding** 6:59 pm
The RFQ is on the City Commission agenda for November 5, 2008.

- b. Royal Palm and 44th Street Flooding Remediation** 6:37pm

Stacy Kilroy asked if lines are flushed when the work is completed on ROW projects. They are, answered **Jorge Chartrand**, and the wells are also cleaned. Ms. Kilroy suggested that those cleaning events, when new systems go online, should be included into the PW records of cleaning.

Fred Karlton asked when the drains and pipes at 44th Street and Royal Palm Avenue were last cleaned. **Fred Beckmann**, Public Works Director, responded that EnviroWaste cleaned the entire system from the drain all the way to the outfall in September of this year.

Mrs. Tamara Shifman, 4600 Royal Palm Avenue spoke about the area near her home that had been flooded since the work on the street was started. Her additional complaint was that the swales were muddy and torn apart.

Mr. Jeff Gale, of 4360 Royal Palm, spoke about the flooding he has experienced in front of his home. He stated that flooding has been a problem since he moved into the home in 1992.

He has sent numerous communiqués to the City, including photographs of water up to his front door, for several years. He says the street experiences flooding after every rain, regardless of the intensity of the shower. Mr. Gale said he spoke with Mr. William Goldsmith and Commissioner Ed Tobin, who both informed him that there was no problem at this location. He pointed out that on the day of the meeting, after a short rain, the drain took over one half-hour to collect all the water.

The consultant who was hired to look at the drainage systems outside of priority basins is expected to be engaged by November 17 and modeling should take an additional 3 weeks.

The information from this consultant will be presented at the January meeting.

STAFF ACTION: Bring preliminary findings from Milian Swain & Associates study to the CIPOC meeting in January (tentatively January 12, 2009).

7. Discussion on how City is to address isolated flooding conditions in areas outside of identified priority basins 6:26pm

The Committee wants to investigate, neighborhood by neighborhood, areas that experience spot flooding, in order to develop a uniform solution. Commissioner Weithorn asked that this be presented at this meeting, but taken up again at Mr. William Goldsmith's request, as he wishes to be involved.

Fred Beckmann, Director of Public Works explained that the City has a record of complaints that come in, recorded geographically. The Public Works Department is preparing material to bring to a sub-committee, but will also present this GIS map at the December meeting.

STAFF ACTION: Provide copy of the GIS flooding complaint map from PW to the Committee.

Global approach to all flooding includes accepting certain criteria. For example, how quickly should water drain and what type of flooding do we design for? (5- or 10-year floods)

City Engineer **Fernando Vasquez** explained that The City is hiring the engineering firm of Millian Swane & Associates to do a study of all the areas of the City outside of the priority basins. This engineer is one who has done little private work on Miami Beach, has not been involved in City projects in the past, and is not involved in any current projects.

MOTION ON FORMATION OF SUB-COMMITTEE: Sub-committee to address isolated flooding conditions in areas outside of identified priority basins and to suggest a citywide plan of action to address the issues.

8. Status of Stillwater Drive (Biscayne Point ROW Project) Issues 5:54pm

The ROW project for Biscayne Point has a completed design, but the residents of Stillwater Drive, one sub-neighborhood within the entire Biscayne Point project, protested some of the plans, asked that construction be halted while they ask for significant changes and that the CIPOC consider their requests.

Jorge Chartrand, CIP Director, announced that some progress was made on two of the suggestions from residents that would not significantly affect the scope of the project.

EAC, the engineer of record, is looking at the possibility of increasing the number of pump stations in order to address spot flooding just east of the guard gate. Stillwater Drive is included in Priority Basin #194, although the flooding that occurs in that priority basin is outside of Stillwater Drive. There are two outfalls on the street, which run through easements between properties. Over the years, however, residents have planted material, sometimes at significant cost that would have to be removed in order to upsize the outfalls, which is the tactic approved in the BODR. Now the engineer is considering the less-invasive, albeit more expensive procedure of adding additional pump stations above ground. The calculations and plan have not yet been completed. When this is done, it will be presented to the Committee as an alternative.

The area in front of the guard gate on the north side of the street was originally proposed to be one-way. The residents felt that they would be "trapped" in their driveways and cited other issues why changing the street direction would be a hardship for them. The CIP Office negotiated further with Miami-Dade County to re-design the new street as a two-way, and received approval. CIP is now waiting on the updated drawings from EAC.

The plans to build swales on the street and to place pedestrian lighting in the swales are still considered to be the direction to CIP, because these plans are in the BODR. The residents on the street have asked that the City re-think the inclusion of swales in the design. The arguments against the swale are included below in the comments from residents who spoke at the meeting. The consultant is currently evaluating several alternatives:

- 1) Construct carport areas where swale would be that is comprised of open block (honeycomb) through which grass can grow, while cars sit on the block.
- 2) Create concrete strips in the grassy swale for parking
- 3) As mentioned in the BODR, place special mesh fabric under the sod that allows for aeration, but combats some of the compression of the grass when vehicles are parked on the swale.

FORMATION OF SUB-COMMITTEE: To address the issues raised by Stillwater Drive residents concerning the Biscayne Point ROW project. Stacy Kilroy and Fred Karlton will Chair the sub-committee.

Michael Giardina, 1310 Stillwater Drive, said that 67 people of the 118 on the street are not happy with the project. He added, however, that it was not his objective to deteriorate the project. He stated that his main concern was grass swales, which he believes are an imposition. The residents' concerns are that they will now have more grass to care for and parking cars on the swales will kill the grass, which will defeat the purpose of beautification in the neighborhood. He added that he believed the majority of residents feel this way and the City should work to make the majority happy.

Fernando Raucci, 1420 Stillwater Drive, asked about the street being made one-way. It was clarified for him that this was changed. He also expressed concern that the project will have the same kinds of set-backs as the Normandy Shores project and offered that the contractors should be given incentives to complete the project on time.

Mark Weithorn, 1130 Stillwater Drive, clarified some of the questions for residents. He pointed out that the project is stormwater, potable water and streetscape. He further explained that the swales serve a dual purpose, not just for neighborhood beautification, but are also incorporated into the drainage design, as the engineers factor in the amount of porous ground in their calculations. He also clarified that all of the neighborhood beautification funding comes from GO Bonds, not taxes, and that the improvements to stormwater and water & sewer infrastructure were also paid for with special bonds. Because the projects are primarily covered by the GO Bond and the Water/Sewer and Stormwater Bonds, specific neighborhoods will not feel direct tax impacts. Mr. Weithorn also pointed out on behalf of his neighbors that Stillwater Drive does not experience flooding, so why is drainage included. Jorge Chartrand again explained the priority basin shared with the north end of Biscayne Beach, just to the east of Stillwater Drive. Mr. Weithorn also asked why the option is not available of doing nothing. Mr. Chartrand explained that there are DERM requirements and eventually there will be a mandate to treat all water that runs into the bay.

A discussion of driveways followed. It was clarified that the driveway configurations (single or horseshoe) will remain the same after the street work is completed. If the contractor damages any existing driveway apron or private driveway, they will repair the damage. No changes will be made to any driveways; the work may affect the driveway aprons. Asphalt driveway aprons will be replaced with asphalt, pavers will be preserved as best as possible and concrete driveway aprons will be replaced with concrete, although the City cannot match stamped concrete patterns or colors, so every effort will be made to minimize impact to the stamped concrete aprons.

Finally, the question was raised about the entrance signs to the three neighborhoods in Biscayne Point. Design and placement of these signs has not yet been completed. This information will be looked at by the Stillwater Drive sub-committee or will be brought to a future CIPOC meeting for review.

9. Status Report: Normandy Shores Golf Course

Jorge E. Chartrand, CIP Director, described the improvements being made in the golf course to address water accumulation and flooding.

The pipe installation under the trench along the rear of the homes on South Shore Drive is now complete and the pipes have been connected to the drainage system within the course. The City is now waiting on the sign-off from the regulatory agencies in order to energize the pumps and have them operating on power.

Weep-holes were bored into the pipes in the retention swale along Fairway Drive. These swales are tied in to the drainage system in the roadway, which is not yet operational during road construction. As road construction is completed, areas of the overall drainage system will come online, including the area connected to the Fairway Drive swale.

Finally, having already received the permit from South Florida Water Management District to operate the pumps in the interior of the course as well as enlarge the size of the weirs, the City is still waiting for the permit from Florida Department of Environmental Protection. There is no problem with this permit, but the agency is using its full allotted time to reply.

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All three items are expected to be resolved by the December 1, 2008 CIPOC meeting.

Erik Agazim visited the golf course earlier in the day. He was informed by personnel on the site that the sump pump for the rear swale will be operating by November 4, 2008.

Fred Karlton asked about how the system is tested. Mr. Chartrand replied that the area would be flooded and the pumps turned on to test their efficacy.

David Alschuler, 955 South Shore Drive, spoke about his concerns with the standing water on the golf course.

As soon as FDEP signs off on the pumps in the golf course, they will be operational.

10. **Construction Update: Normandy Shores Neighborhood Improvement Project**
Written report included in agenda packet.

11. **Staff Action Report**
Written report included in agenda packet.

STAFF ACTION: Status Report of all projects to be presented at January meeting.

12. **Calendar of Meetings**
Committee members did not object to proposed calendar. The date for the July meeting may be moved. This calendar will be finalized after the Commission decides on their calendar of meetings for 2009.

13. **Adjournment: 8:06pm**

The next meeting of the Capital Improvement Projects Oversight Committee will be held at 5:30pm, Monday, December 1, 2008

JMG/TH/JECh/shl

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