



COMMITTEE MEMORANDUM

TO: Members of the CIP Oversight Committee

DATE: September 12, 2011

SUBJECT: **REPORT OF THE CAPITAL IMPROVEMENT PROJECTS OVERSIGHT
COMMITTEE MEETING OF July 11, 2011**

The meeting was called to order at 5:47 p.m.

Please note: These minutes are not a full transcript of the meeting.

Full audio and visual record of this meeting available online on the City's website:

<http://www.miamibeachfl.gov/video/video.asp>

1. **ATTENDANCE**

See attendance sheet copy attached.

2. **REVIEW AND ACCEPTANCE OF MINUTES**

5:47

Minutes from the April 11, 2011 CIPOC meeting were not included in the agenda packet. There was no quorum for the May 9, 2011 CIPOC meeting, therefore approval of minutes from the April 11, 2011 meeting are still pending approval.

ACTION ITEM: Include a copy of the corrected April 11, 2011 meeting minutes in the September CIPOC agenda packet for review by Committee.

Report of the Capital Improvement Oversight Committee Meeting of May 9, 2011

MOTION: Acceptance of Minutes of the May 9, 2011 CIPOC Meeting.

Changes requested to minutes (clarify paragraph on diesel vs. natural gas generator power)

MOVED: (as amended) C. Cuervo 2nd: D. Kraai

PASSED: Unanimous

3. **PRESENTATION**

5:48

Certificate of Appreciation to Daniel Veitia For His Assistance With Community Outreach

Saul Gross acknowledged that Mr. Veitia works very hard on behalf of the community, especially in North Beach. Fernando Vazquez, Director, Office of Capital Improvement Projects, explained that Mr. Veitia was being recognized because of his assistance to the Office of Capital Improvement Projects in disseminating information to residents along the Indian Creek, Dickens Avenue and Byron Avenue corridor that would be affected by the ARRA project. This is an area that is difficult to reach through typical outreach efforts. Although the information about the project and the community meeting for the project was sent out via advertisement in the Miami Herald, list-serve email and to surrounding HOA leadership, the core area was not likely getting the information because the multi-family units are not represented by any neighborhood association.

Mr. Veitia volunteered to walk the corridor with the project manager and PIO and to hand-deliver flyers with information. He spoke with residents along the way, inviting them to the community meeting and telling them where they could get further information.

Daniel Veitia thanked the Committee, and said he was happy to assist in getting the word out as well as advocate for the right improvements. He took the opportunity to mention that he was also happy with the progress the City was taking in approving the budget for work in the north part of Normandy Isles for work that the community had been expecting because it was originally included in the BODR for the Normandy Isle right of way project.

4. PUBLIC COMMENTS

5:53

Flamingo Neighborhood Improvement Project

Denis Russ, Flamingo Park Neighborhood Association (FPNA), said his association had just met with Aaron Sinnes, the Senior Capital Projects Coordinator who is working on the Flamingo Neighborhood improvements and with Rick Saltrick, Acting City Engineer. He also attended the first round of budget hearings for the Capital Program, which included a request for funding for 6 and 16 Streets. Both the items are supported by the FPNA. He added that he hopes that the requests will be advanced, as the neighborhood is looking forward to the upgrades.

Rick Saltrick gave an update on the status of the City's Stormwater Master Plan (the findings of this plan will affect the implementation of the improvements in the Flamingo Neighborhood). The Public Works Department received a first draft of the Master Plan on July 1, 2011. As of the CIPOC meeting, there was a meeting scheduled for July 13 with the representatives of CDM, the engineering firm preparing the plan, to go over items that Mr. Saltrick deemed were missing or otherwise needed addressing. He clarified, as requested by the Chair, that this meeting addressed the entire citywide package, but that particular attention is being paid to the Flamingo portion. The City directed CDM to go into detail in that area, in the effort to include drainage improvements proposals from the consultant in the design package (which constitutes a re-design) for that neighborhood. Dwight Kraai clarified that Flamingo design is being "pushed forward" faster under the Master Plan so that it can be incorporated into the existing design for the Flamingo neighborhood.

Saul Gross asked about the timeframe for construction in the Flamingo Neighborhood. Mr. Saltrick responded that there are about six or seven different packages in design so that when the construction begins, it is phased so as to minimize the impact to residents. Assistant City Manager, Duncan Ballantyne, added that an LTC was being drafted that would answer many of the questions about this project, and specifically the funding for 6 and 16 Streets, as this was requested by Commissioner Weithorn at the last Finance and Citywide Projects Committee meeting.

Rick Kendle asked about the condition of some aging drainage culverts. Rick Saltrick replied that they do not need to be replaced, but will need to be augmented as part of the project. FDOT is building three massive pump stations on Alton Road and this is a consideration in the design for the Flamingo neighborhood. Mr. Kendle added that the sidewalks in the original plans are narrow and may not meet certain code requirements. He asked to submit some comments that sidewalks would be at least six feet wide. Mr. Saltrick and Mr. Russ both acknowledged that this is included, with the exception of a portion of Euclid Avenue.

Dwight Kraai asked if the City is purchasing the computer program for stormwater modeling and if staff was being trained in this program. Mr. Saltrick responded affirmatively.

ACTION ITEM: Place status of Flamingo Park project on the September CIPOC agenda.

ACTION ITEM: Include status of Stormwater Master Plan on September CIPOC agenda. Include what is being recommended to Commission for Capital Improvements for the Flamingo neighborhood (for both the project and what is recommended under the Stormwater Master Plan).

Venetian Island Neighborhood Improvement Project

6:06

See below under Old Business. A significant number of Venetian Island Residents were in attendance and representatives of the County were also present for this item, so it was taken under PUBLIC COMMENTS.

5. COMMISSION ITEMS

6:33

Fire Station #2 Contingency Increase

CIP is requesting an increase in the contingency funds for the Fire Station #2 renovation project. Examination of the existing structure showed that there is considerable spalling in the concrete of the beams and there is exposed rebar. The request is for an additional \$415,000 for repairs.

Saul Gross asked if the pricing was based on research of competitive costs in the industry. The Architect of Record quantified the results and provided the price. Todd Tragash, STA Architectural Group, explained that the rates are competitive and further explained how the inspector is systematically evaluating the condition of the joists and beams.

Dwight Kraai asked what the original bid for the project was. The original bid was a low bid in November 2009 and came in at \$1.6 million. Bert Cabanas explained that this was well below the allocated Capital Budget, and with the additional request for funding to mitigate the spalling, the cost still falls within the allocated budget.

Rick Kendle asked why the City did not see the extent of the spalling early in the project and compared this project to the conditions at the Normandy Shores Golf Club. Bert Cabanas referred to the handout pictures that showed the extent of spalling and explained that the spalling was discovered after demolition was started.

Saul Gross suggested that in the future, it could be prudent to bid construction after demolition so that it can be determined what spalling mitigation would cost and the City could avoid having to seek extra contingency. Stacy Kilroy continued the discussion, suggesting that when working with historic preservation, as is often done in the City of Miami Beach that future projects look to the potential of discovering damage like this and make sure that projects are budgeted accordingly.

MOTION: Recommend approval of the contingency increase of \$415,000 for the Fire Station #2 project.

MOVED: S. Kilroy 2nd: R. Kendle

PASSED: Unanimous

Sunset Islands I & II

6:42

CIP is seeking an approval by Commission of the contract award and an executed agreement with David Mancini & Sons, Inc. (DMSI) for the Sunset Island I & II Neighborhood Project, at a not-to-exceed grand total of \$6,172,145. The technical review panel met on June 4, 2011 and selected DMSI. Staff hired an independent construction estimator whose evaluation of the cost is in line with the engineer's estimate of cost. Staff is comfortable with the cost, but is also in the process of continuing additional value engineering.

Maria Hernandez, Senior Capital Project Coordinator, began with the news that the work that had begun on outfalls 1 & 2 (a separate project) in the spring was nearing completion. Heavy rains the week prior were well handled by the new outfalls.

The majority of the bids that came in were close in price. The technical review panel selected DMSI unanimously. William Goldsmith, resident of Sunset Island II, was in attendance at the technical review panel evaluation and spoke at the CIPOC meeting. He is in agreement with the packet of information that is being presented to Commission. He mentioned a concern that he received information from the Public Works Department that the sanitary sewer liner had not been completed and asked that this be completed prior to the project commencement. He is also asking for the underground utility effort to move forward, including natural gas, and thanked City staff for their efforts. There is some work that the HOA has to do toward this issue.

Saul Gross asked if Mr. Goldsmith was satisfied with the cost proposal. He replied that he was happy with the way the technical review panel had done the evaluation. He said that he had anticipated \$500 per lineal foot and that the price had come in close to that, adding that the current price of fuel adds to some of the costs in the bids. There is a possibility that additional value engineering can bring the final cost down.

Rick Kendle asked about the difference in how the road reconstruction was being handled from early in the plans until now. Mr. Goldsmith said that the original proposal was simply for a 1" overlay of asphalt, and now the project scope includes roadway reconstruction, including the sub-grade, not just resurfacing. Overall, Mr. Goldsmith feels that the proposed project now meets all the needs of the neighborhood.

Rick Kendle addressed the issue of the possibility of using C-900 piping as a way to address cost control. He cautioned that he knew of other cities that had installed C-900 and were now involved in subsequent costs for repairs and even law suits. He stated that he was happy that the Public Works Department is carefully evaluating the use of this material. Mr. Goldsmith said that he was not sure that this project would use the material.

Eleanor Carney expressed concern that this contractor is a new contractor and will be working on concurrent projects (they were also awarded the Biscayne Point neighborhood project). Maria Hernandez replied that yes, they would be working on two projects at once. The key, Ms. Hernandez said, is the people, not the company. The core people from DMSI were part of the project teams for some of the most successful right of way projects in the City. They performed the best at the technical review panel.

Eleanor Carney also mentioned the issue vibrations caused by equipment such as vibratory rollers. Fernando Vazquez and Maria Hernandez assured her that monitoring and level limitations are included in the contract.

MOTION: Recommend Commission approval of the contract to DMSI.
MOVED: R. Kendle 2nd: E. Camargo
PASSED: Unanimous

Bayshore – Atkins RPR & CH2MHill Services

7:11pm

Plans are being finalized toward retention of construction services for two Bayshore neighborhood projects: Lower North Bay Road and Central Bayshore/Lake Pancoast Neighborhood Improvements. Staff is asking for additional construction administration services for CH2MHill, the Engineer of Record and is also seeking an executed agreement with Atkins for Resident Project Representative Services. There are two items to go before Commission.

CH2MHill is limited to design services and to be the certifier of any plan modifications, as per Florida Law. This brought the cost down by over 50%. The Resident Project Representative is

the professional out in the field to oversee the production. The cost for this service on this project equals about 3%.

(Dwight Kraai asked if an RPR is included in the Sunset Harbor Garage project. Aaron Sinnes, Senior Capital Project Coordinator for the Garage project answered that for vertical construction, the City employs a Threshold Inspector, provided by the EOR. Mr. Kraai is concerned that work had started at 7 a.m., which is too early. The contractor is allowed to start at 8 a.m. Mr. Sinnes will look closer into the practices of this contractor to make sure they are in compliance.)

MOTION: Recommend Commission approval of the amendments.

MOVED: S. Kilroy 2nd: R. Kendle

PASSED: Unanimous

Indian Creek Improvements

7:16

This item is being reviewed and will not be presented to Commission at the next meeting, but will go to Commission once complete. These are all of the pending close out items needed in order to complete the Indian Creek project.

6. REQUESTED REPORTS

Status Report on Lower North Bay Road Neighborhood

7:19

CH2MHill is completing revisions and Public Works needs to review. The City is moving forward to begin construction. William Goldsmith stated that he requested the plans from CH2MHill, but had not received them. A number of requested changes are being implemented, as per City Staff. Mr. Goldsmith wants to go over specific items each month, at the CIPOC meetings, to ensure that CH2MHill is meeting the expected level of service.

Janette Fernandez-Arencibia, Capital Projects Coordinator for the Bayshore A&C projects, addressed the roadway reconstruction design. She said that drainage and water line installations will result in having to reconstruct the roadway.

Rick Saltrick said that CH2MHill has acknowledged that they have been slow with the re-submittal, indicating that they resurveyed all the encroachments, which was a bigger effort than anticipated. The re-survey was part of the original proposal, therefore it is still included in the cost of professional services from CH2MHill. The City expects to receive the complete re-submittal by the week of July 18.

7. OLD BUSINESS

Status Report: Venetian Island Neighborhood Improvement Project

6:06

(Taken under Public Comments)

Roberto Rodriguez, Capital Projects Coordinator, reported that the Invitation to Bid (ITB) would be ready to for issuance the following day (July 12). The expectation at the time of the CIPOC meeting is that the evaluation committee for contractor selection would have a recommendation that is to be brought to Commission on September 14, 2011, and that the first Notice to Proceed (NTP1) could be issued to the selected contractor in November. This schedule coincides with the County work that is currently in progress on the Venetian Causeway, as they are expected to wind down most of the construction activity on the causeway by the end of the year.

Eleanor Carney pointed out to Mr. Rodriguez that some of the property owners in the Venetian Islands have driveway aprons that fall within the County's right of way. These were not scheduled for replacement with concrete. The neighborhood is asking that the County replace the aprons with concrete. Saul Gross asked if this was City policy, to replace aprons with concrete. Roberto Rodriguez explained that on Rivo Alto Island, where there are sidewalks, all aprons are to be

replaced with concrete. On DiLido and San Marino Islands, where there are no sidewalks, the project team will follow City guidelines (existing asphalt will be replaced with new asphalt, existing concrete replaced with concrete, pavers removed and reset, etc.) The section on Dilido that has sidewalks will get concrete in the aprons. There will be a communication effort to coincide with this effort. The public will be informed of the intent of the City before work is being done.

Eleanor Carney asked if timing will affect any of the funding for the project, since the work will begin after the new fiscal year. Fernando Vazquez clarified that the money for this project comes from dedicated capital funds.

Juan Paan, of the Miami Dade County Public Works Department, said that they are coordinating with the City of Miami Beach. The Notice To Proceed (for the Causeway project) was issued on January 10, 2011, but they delayed the start of construction until after the ING Marathon, so construction began on January 30. Work is taking place on the Causeway, and on Belle Isle, DiLido Island, Rivo Alto and San Marino. At the time of the meeting, work was 20% complete, which is slightly behind schedule. Work has been opened up on more than one island at a time in order to facilitate catching up to the schedule. Unforeseen circumstances have slowed down the project. They expect to be at 60% completion by the end of October, so that the City of Miami Beach Capital Improvements could begin. Final asphalt, thermal striping, electrical loops for signalization and landscaping will all be done at the end of the County project.

Eleanor Carney asked when work would be completed on the north side of the Venetian Causeway. Mr. Paan answered that work on the north side would be completed by the end of the next month (August, perhaps into September) and then work would switch over to the south side and traffic will be transferred. She also asked about signage for the bike lanes, indicating that it is currently a dangerous condition. "Share the Road" signs as well as bike lane indicators have been requested. Rakeshpal Gill, of the Miami Dade County Public Works Department clarified where signs are currently placed and where they will be placed. There are no signs currently westbound. Mrs. Carney also asked that the County look into providing safe areas for pedestrians along the causeway.

Dwight Kraai asked about removal of large trees along the causeway, which was information requested in the after-action report. Stephen Duncan, Certified Arborist with Miami Dade County and Matt Buchol, Landscape Architect with Kimley Horn, the Engineer of Record for the causeway project, spoke about the trees on the causeway. The majority of trees that were proposed to be removed are impacted by the construction; others are exotic trees that have to be removed by order of DERM. The project does consider relocating or replacing trees where possible. New trees to be planted include live oaks, green buttonwood, wax myrtles, orange ginger trees and coconut palms in the medians. Some mature trees will be cut down because they were not in a condition to be relocated or there were space restrictions. DERM has jurisdictional authority along the County right of way. The City of Miami Beach adheres to DERM regulations for tree removals. Trees that are to be replanted are pruned twice within a certain prescribed amount of time prior to relocation. Some of that has already been done.

ACTION ITEM: Have a coordination meeting between the City Arborist, Dr. Chris Latt, the County Arborist and the Landscape Architect and report back to CIPOC on the combined decisions.

ACTION ITEM: Inform the neighborhood about the tree removal and relocation process and what to expect.

Stephen Duncan indicated that the County had done some outreach efforts to inform the community about the trees, including a public meeting.

Debbie (?), a Venetian Island resident expressed a concern about planting coconut palms because of the danger of fallen fronds. Mr. Paan answered that the County is responsible for the maintenance of the palms in the median and will clean the dead fronds and remove fallen fronds from the median, and will prune the palms as early as possible to avoid too many fallen fronds.

ACTION ITEM: Have Chris Latt discuss suitability of coconut palms with County officials at the afore-mentioned meeting.

Greg Carney, Venetian Island Homeowner Association President, asked about plans to keep planted trees alive once they have been planted. There is a warranty of one year once the project is complete as well as a maintenance schedule.

ACTION ITEM: Bring a report back to CIPOC from the meeting with the arborists and be sure to include information on the white fly infestation as well and how this affects planned plantings on the Venetian Islands.

Status Report: Sunset Islands III & IV

7:29

Mattie Reyes, Senior Capital Projects Coordinator, said that soil borings had been taken and staff was awaiting results from the geotechnical review. Staff is discussing bidding the project as a Design-Build. There may be an RFQ or a modification to the existing CH2MHill drawings that are at early stages. This requires some discussion with the Legal Department.

Peter Luria, Sunset III & IV HOA Board Member, indicated that there is an error in minutes of the status report. He clarified that the HOA voted that the streets will be configured as one-way. Mattie Reyes stated that the status report represents the status at the time of the discussions and the Board had informed CIP of the decision later. The minutes of the status report will reflect the mentioned.

The County had suggested a traffic round-about at the entrance, and the HOA has asked that this be incorporated into the plans. There is also an issue to be included that addresses the lack of sidewalk at certain areas. Mr. Luria also indicated that the HOA does not want to proceed with roadwork improvements unless conduits are installed for undergrounding of utilities.

ACTION ITEM: Coordinate with Public Works to address the HOA concerns, and also to include a report back on the status of the discussion with FPL on the sub-canal undergrounding.

Staff is seeking to reach an agreement with CH2MHill as soon as possible so that the City can proceed with completing a Design Criteria Package. This will address many of the concerns of the HOA.

The HOA is requesting finance information from the Finance Department in order to evaluate how to proceed.

ACTION ITEM: Set up a meeting with Mr. Luria to discuss the finance issues.

Mr. Goldsmith agrees with Fernando Vazquez's approach to give CH2MHill a cut-off date to present a completed package, either 30% plans or a DCP.

Rick Kendle stated that he opposes the City paying \$50,000 toward the guard gate. Saul Gross said that the Finance and Citywide Projects Committee approved it, and the decision has already been made.

Discussion:

7:50

Dwight Kraai asked about the right time for the Committee to get involved in a project. He specifically asked about the plan to build a plant to reconstitute wastewater for irrigation. Public Works held a preliminary public meeting about the topic, but no one at the CIPOC meeting had information.

ACTION ITEM: Public Works to bring information about what was discussed at the public meeting.

Mr. Kraai also lamented that the CIPOC was not involved in the Convention Center Improvement project. Saul Gross explained that there are no definitive plans yet and that there is a separate Convention Center Construction Oversight Committee. The meetings are open to the public, if they are still meeting.

He also inquired about the status of the I & I study.

ACTION ITEM: Public Works to bring back information, to include a report about a sewer system evaluation survey and when that would be conducted.

Mr. Kraai asked if the contract with CDM for the South Pointe Booster Pump Station had been terminated since the project had been put on hold. The answer is that the contract is being terminated. Mr. Kraai questioned how much money had been spent from the contract. He will put the questions in writing and submit via email to CIP for answers at the September meeting.

Meeting Adjourned:

7:55 p.m.