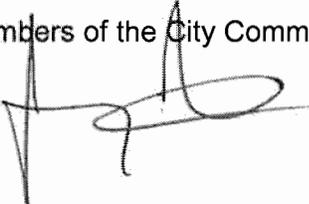




COMMITTEE MEMORANDUM

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

FROM: Jimmy L. Morales, City Manager 

DATE: April 17, 2012

SUBJECT: **REPORT OF THE CAPITAL IMPROVEMENT PROJECTS OVERSIGHT COMMITTEE MEETING OF JANUARY 14, 2013**

A meeting of the CIP Oversight Committee was held on Monday, January 14, 2013.
The meeting was called to order at 5:42 p.m.

Please note:

1) *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](http://www.miamibeachfl.gov/video/video.asp)*

2) *Minutes reflect the order of the meeting according to the printed agenda. Items were taken out of order. Refer to the times at the right of the page for when the item was heard.*

1. ATTENDANCE

See attendance sheet copy attached.

Saul Gross inquired as to why Eleanor Carney's name was still included on the attendance report. Mrs. Carney is no longer a committee member. Staff informed the committee that the City Clerk gave the direction to leave the name on the report until a replacement member is selected.

Staff will further check with the City Clerk's Office on the status of committee vacancies.

2. REVIEW AND ACCEPTANCE OF MINUTES

5:43 p.m.

Report of the Capital Improvement Oversight Committee Meeting of October 22, 2012

Dwight Kraai pointed out that the minutes only stated, under the "additional discussion" section, that a discussion was held about seawalls, without any summary of the discussion. He added that he wanted his opinion entered into the record (additional to the discussion at the October meeting) that raising the height of seawalls would be insufficient as protection devices in addressing the effects of sea level rise in Miami Beach. Mr. Kraai also sent to staff some information he also wanted added to the record that explains the point. This is provided as an attachment with the January 14, 2013 Minutes.

Saul Gross pointed out that the point of that discussion was that many of the public seawalls are in disrepair, such as the Indian Creek seawall from 41 Street to 23 Street. The Committee recommends that the City adopt a program to address the conditions of the seawalls while taking into account their role in the overall improvements that will be part of the comprehensive stormwater master plan that is also addressing sea level rise.

The October 22, 2012 minutes have been updated to include the substance of the discussion about seawalls.

Agenda Item CG B
 Date 4-17-13

MOTION: Acceptance of Report (Minutes) of the October 22, 2012 CIPOC Meeting.
As updated.
MOVED: T. Trujillo 2nd: Robert Rabinowitz
PASSED: UNANIMOUS

*It was also noted that two items that were included as Commission items at the October meeting were pulled from the October Commission agenda (the Beachfront Restrooms at 6 and 53rd Streets; and the Sunset Island I & II contingency increase) and were placed on the Commission agenda for January 16, 2013.

3. APPROVAL OF 2013 MEETING DATES

Meeting dates are as follows and posted on the City's web site

Monday, February 4, 2013
Monday, March 11, 2013
Monday, April 15, 2013
Monday, May 6, 2013
Monday, June 3, 2013
Monday, July 15, 2013
August - Recess
Monday, September 9, 2013
Monday, October 14, 2013
Monday, November 18, 2013
Monday, December 9, 2013

4. PUBLIC COMMENTS

No one came forward with public comments (Terry Beinstock spoke about Sunset Islands III & IV when that business was discussed)

5. OLD BUSINESS / REQUESTED REPORTS

a. North Beach Neighborhoods

Status Report: Normandy Isle Phase II Neighborhood Improvements 6:01 p.m.

Mattie Reyes, Senior Capital Projects Coordinator reported on the status of the project. A detailed written report is included in the January 14, 2013 agenda packet.

The City is currently negotiating with Lockwood, Andrews & Newman (LAN), the A/E consultant. They resubmitted their fee schedule and staff is negotiating fees and scope of work for this part of the project.

Although it is a relatively small project, the City will proceed to issue an ITB for the contractor. Fernando Vazquez said that in this case, the Office of CIP prefers to go through the ITB process, diminishing the use of Job Order Contracting (JOC) in light of recent events surrounding contractors on that list. If a project is well planned, he stated, it is best to go out and, competitively bid.

Status on Biscayne Point Neighborhood Improvement Project 6:12 p.m.

Carla Dixon, the project manager, was not present at the meeting. No committee member had questions about the Biscayne Point project, so nothing was presented verbally.

Detailed written status of the work being performed in the three sub-neighborhoods (Biscayne Point Island, Biscayne Beach and Stillwater Drive) is included in the printed agenda packet for the January 14, 2013 meeting.

b. Middle Beach Neighborhoods

Status Report: Central Bayshore Improvements

6:12 p.m.

Maria Hernandez, Senior Capital Projects Coordinator said that water meter “back-to-front” relocations are underway on Flamingo Drive (the only area in the project with this work).

The drainage work is now 60% complete. Mrs. Hernandez noted that the drainage was at 20% in September and work has progressed very well.

Scope of work was added, based on resident input and extensive community outreach, and the team considers this “Phase II” of the project. This includes roadway narrowing, valley gutters and relocating a pump station. Additional drainage work was also added, resulting in a change order for design.

Overall, resident response has been as expected. The work on pump stations and dewatering efforts in particular can be noisy and presents some inconveniences. Once residents get information from PIOs and understand the process, they are appreciative and less likely to be upset about the impacts. The project team has demonstrated that they are committed to completing tasks and cleaning up.

There are resident groups who disagree about Prairie Avenue – widening to include bike lanes. This portion of the work requires direction from Commission. Most streets in the project will be narrowed.

Status Report: Lake Pancoast Improvements

6:14 p.m.

Maria Hernandez, Senior Capital Projects Coordinator reported that the project is 70% completed overall and targeted for completion in March, 2013. The pump station on the street end at 24 Street is now at 50% completion. 24 Street and the rotunda in front of the Mantell Plaza are the last part of the project. The year-long project is on schedule.

Status Report: Sunset Islands I & II

6:17 p.m.

Maria Hernandez, Senior Capital Projects Coordinator reported that the project is 70% completed overall and targeted for substantial completion in March, 2013.

DMSI is completing the last of seven drainage structures. The first lift of asphalt will be put down on Island I soon. The first lift has already been placed on Island II.

Saul Gross asked about change orders on this project. Staff is working with DMSI, the contractor, as some of the change orders have been approved, some have not. Some of the change orders submitted are contingent on Commission approval of the additional contingency.

All of the outfalls are completed with the exception of outfall #11, which requires additional work at an additional cost, which is now being negotiated. The resident had removed the encroachment from the easement over this outfall, making way for the necessary open-cut trenching.

Status Report: Sunset Islands III & IV

6:29 p.m.

Terry Bienstock, of the Sunset Island III & IV Association, spoke about the project. The residents participated in a (one) 1 month long process of voting for the utility undergrounding. There was an overwhelming response in favor of placing utilities underground.

Rick Saltrick, City Engineer, further explained that the Public Works Department has completed the Design Criteria Package (DCP) for the streetscape work.

Elizabeth Camargo asked how far into private property does the topographic survey show, referencing the need on Sunset Island II for driveway harmonization with the street elevation.

Mr. Saltrick said that the survey shows conditions that are 25 feet into private property from the right of way. The question was asked in reference to issue of the 19 driveways on Sunset Island II that now require harmonization with the new roadway elevation. This condition is not expected to be an issue for the Sunset Island III & IV project. Mr. Saltrick pointed out that the Sunset III & IV project is a design/build project, as opposed to a design/bid/build project. The design/build firm is involved in design and construction and carries the burden of proper design and execution of the plans.

Status Report: Lower North Bay Road

6:21 p.m.

Maria Hernandez explained that the project is currently on hold. The contractors were terminated for convenience. Fernando Vazquez further explained that this was a legal decision as a result of the issues with the JOC (job order contract) list. A new invitation to bid (ITB) will go out after the Public Work Department approves recent "tweaks" to the design documents (which are based on recommendations in the new stormwater master plan).

c. South Beach Neighborhoods

Status Report: Venetian Island Neighborhood Improvement Project

6:24 p.m.

Mattie Reyes, Senior Capital Projects Coordinator said that bids were received and the City hired a third-party consultant to review the bids. The Technical Review Panel will meet on January 17 to evaluate the bidders. The firm of Craven and Thompson will analyze the structure of the bids, and that analysis will be presented at the February CIPOC meeting.

Roberto Rodriguez reported that the County is completing the landscaping work on the causeway. The County work on the causeway is not interfering with the neighborhood project going forward.

Status Report: Palm & Hibiscus Island Undergrounding

6:03 p.m.

Mattie Reyes, Senior Capital Projects Coordinator said that the design criteria package is being reviewed by a consultant. Public Works is also reviewing the DCP. When the revisions are returned, the City will issue an RFQ for consultants to submit bids for design/build.

Status Report: South Pointe Phase III, IV & V Neighborhood Improvement Project

7:49 p.m.

Capital Projects Coordinator Carla Dixon, the project manager for this project, was not present at the meeting. Information about the progress of this project are included in the agenda packet.

6. COMMISSION ITEMS:

6th and 53rd Street Restrooms Project

This item was voted on at the October 22, 2012 CIPOC meeting. This item is on the January 16, 2013 Commission Agenda.

Sunset Islands I & II Project

This item was voted on at the October 22, 2012 CIPOC meeting. This item is on the January 16, 2013 Commission Agenda.

Collins Park Garage Project

6:33 p.m.

Humberto Cabanas and Thais Vieira presented the item.

The plans for the garage were presented to the public at a community meeting in September. The BODR is complete and will be approved for review by Commission on January 16, 2013.

The project is for a 5-story garage that includes 17,500 square feet of retail space, 470 parking spaces, 50 bike stalls and incorporates a pedestrian plaza and public gathering space.

Saul Gross asked who the ultimate users will be of the garage, will the hotels use the space. Fernando Vazquez clarified that at this stage, CIP is handling design, and operational questions should be directed to the Parking Department.

Saul also asked if a cost analysis was being done in conjunction with the design. The original cost estimate was for \$16 million, and that cost is now up to \$20 million. The improvements proposed also include the surrounding area and may extend into Liberty Avenue north of 23 Street.

Robert Rabinowitz asked how parking will be provided while construction is underway as two current surface lots will be unavailable. CIP is coordinating with the Parking Department, as they have on other projects. For example, when Collins Park surface lot was under construction, temporary parking on a gravel lot was provided within Collins Park.

Brian Ehrlich asked the capacity of the current lots on 23 Street, which will be demolished to make way for the new garage. Staff did not have that answer at the time of the meeting.

MOTION: Recommend to the Mayor and Commission to pass the resolution.
MOVED: D. Kraai 2nd: S. Kilroy
PASSED: UNANIMOUS

South Pointe Park Pier Project

6:04 p.m.

Amendment #4 to the Professional Services Agreement with Atkins North America includes Resident Project Representative (RPR) services to supplement the already contacted Construction Administration (CA) services. to oversee construction and engineering, in addition to the contracted CEI services. The contract includes specialty items such as scuba diving and pile testing.

A third party looked at the additional cost. Mattie Reyes negotiated the price, which includes inspection services.

Demolition was to begin in November, but there was a setback with the location of the corals. The City is now negotiating with DERM for a solution to rebuilding the relocation boxes.

Q: What happens if the consultant is still being paid while the project is stalled? The contract is on a 12-month basis, the City has the option towards the end of the project to scale back services. Saul Gross suggested adding an amendment to the contract with language preventing payment to the consultant in instances where the project is on hold. Mattie Reyes pointed out that this project is a construction manager at risk, so it is in the contractor's best interest to complete the project as soon as possible.

MOTION: Recommend to the Mayor and Commission to pass the resolution.
MOVED: T. Trujillo 2nd: E. Camargo
PASSED: UNANIMOUS

Additional Discussion:

5:50 p.m.

Capital Improvement Projects Web Site

Maria Palacios presented on the progress of the new CIP site, which is to go live by February, 2013. The site can be navigated by searching by neighborhood, by project and by type of project.

It includes information about each active project, and such items as photos, alerts and related documents.

One component of the site is an interactive map with GIS (Geographic Information System) layers which also brings users to individual project information. Integration of this element is taking longer than expected, but the site will launch soon.

The Committee asked that contact information for the individual Public Information Officers (PIO) for the projects be included, as well as searchable copies of the Basis of Design Reports for each project be included on the site. Staff is already working on these components.

Meeting Adjourned:

6:44 p.m.

Next CIPOC meeting is scheduled for Monday, February 4, 2014 at 5:30 p.m. in Commission Chambers. However, meeting schedule may change. Official notification will be posted on the City Clerk Calendar, <http://www.miamibeachfl.gov/calendar/cmbcalendar.aspx> each month.

Attachments:

Attendance report

Information on the "Netherlands Effect" submitted by Dwight Kraai