

HOMELAND DEFENSE/  
NEIGHBORHOOD IMPROVEMENT  
BOND OVERSIGHT BOARD  
MINUTES

1-24-06 – 6:00 P.M.  
CITY OF MIAMI  
CITY HALL CHAMBERS  
3500 Pan American Drive  
MIAMI, FLORIDA 33133

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The meeting was called to order at 6:18 p.m., with the following members found to be

**Present:** Eileen Broton  
Mariano Cruz  
Robert A. Flanders (Chairman)  
Kay Hancock Apfel  
Walter Harvey  
Albena Sumner (arrived at 6:47 p.m.)

**Absent:** Rolando Aedo  
Luis Cabrera  
Ringo Cayard  
Luis De Rosa  
Jason Manowitz  
David E. Marko  
Gary Reshefsky  
Jami Reyes  
Manolo Reyes (Vice Chairman)

**ALSO PRESENT:** Rafael O. Diaz, Deputy City Attorney (arrived at 6:26 p.m.)  
Kirk Menendez, Assistant City Attorney (left at 6:27 p.m.)  
Mary Conway, CIP/Transportation Director  
Danette Perez, CIP Department  
Zimri Prendes, CIP Department  
Jose Lago, CIP Department  
Tony Sabbag, CIP Department  
Edgar Munoz, CIP Department  
Juan Ordonez, CIP Department  
Jim Brittain, CIP Department  
Ed Herald, CIP Department  
Lionel Zapata, CIP Department  
Teri E. Thomas, City Clerk's Office

January 24, 2006

**I. APPROVAL OF THE MINUTES OF THE MEETING OF DECEMBER 6, 2005.**

**NOT TAKEN UP DUE TO LACK OF QUORUM.**

**II. NEW BUSINESS:**

**UPDATES:**

**1. Kinloch Storm Sewer Improvements – Design Services**

Jose Lago, CIP Department, reported that the project covers the area bounded by Northwest 7th Street, Southwest 8th Street, Northwest 42nd Avenue, and Northwest 47th Avenue. The preliminary drainage design was started in approximately November 2004 and was completed in October 2005. The dollar amount approved by the Board was \$201,553. There will be an increase to the design cost, which will be presented for the Board's approval in the following Bond Oversight Board meeting. The amount of \$201,553 was only for the preliminary drainage study that was performed on the project. There is a second part associated with the design of the project, and that will be presented in the following Bond Oversight Board meeting, as well.

Mary Conway, Director, CIP/Transportation, reported that for flood mitigation projects, the first phase of the preliminary engineering is an analysis that determines what the best engineering solution will be to address the flood mitigation. The upfront analysis is done, and what has been done in the past is an amount has been brought before the Board to do the analysis, and then based on the outcome of that study and the coordination with the regulatory agencies, CIP has then been able to negotiate the final design. The Kinloch project falls into that category.

**2. N.E. 2<sup>nd</sup> Avenue Improvements – Design Services**

Tony Sabbag, CIP Department, reported that the designer for the job is DMJM-Harris, and the fee for design is \$1.347 million, which includes coordination of utilities, survey, geotechnical and design services. The project extends from Northeast 20th Street to Northeast 87th Street and it encompasses the Miami Design District, the Creole Little Haiti residential neighborhood, and the Little Haiti industrial area. The design elements will be incorporating the distinct elements of these three areas. For the first phase, the geotechnical work has been completed, and there's ongoing coordination taking place with Miami-Dade County, with the public, and with other projects, such as the Miami Streetcar project that's going to be going along Northeast 2nd Avenue. Survey work is still underway for Phase I. Upon completion of Phase I, hopefully soon Phase II will begin, which will refine all aspects of the design.

Mary Conway, Director, CIP/Transportation, reported that because the corridor is so long -- it runs from 20th Street all the way to the City limits -- the same treatment will not be done along the entire limits of the corridor. The Department is currently working on the upfront data collection, the geotechnical work, the survey work, so that the dialogue can start with the County and the community to look at how sections of the project will be broken out. There are master plan studies and other initiatives happening along the corridor. Initial thoughts right now are that the section that's in the Midtown/Design District area that has a master plan study that was already approved will probably be one of the sections that the Department will look to break out the final design plans of that and advance those more quickly. For the section of Northeast 2nd Avenue that abuts the Little Haiti Park project, which is at least ten or more blocks, the Department wants to also break out and advance that portion, so the Department will be looking at that and also looking at refining the cost estimate for those sections of the corridor that will have a higher level aesthetic and treatment versus the rest of the corridor that'll probably be

more aligned with basic infrastructure, so there are going to be different timeframes. This corridor will actually end up being segmented into different sections, and those sections -- depending on the level of effort that's associated with each one of them -- will be on slightly different timeframes moving forward. We're probably a couple months away from being able to have sat down with the County, have sat down with the elected officials, and then received some input from the public to be able to define exactly what those sections will be and what their associated schedules will be. Because the streetcar, in portion, falls along the Northeast 2nd Avenue alignment, the Department is making sure internally that we're coordinating and that those projects will be compatible

### 3. West Model City/Floral Park Improvements – Design Services

Tony Sabbag, CIP Department, reported that the design for all three phases is complete, for a fee of \$242,610.93, which is Homeland Defense Series One bond money. The job is fully designed and moving into construction. The scope of the work is partial reconstruction, sidewalk repairs, implementing ADA ramps in various areas, and turf blocks on the swale areas for parking. The designer is Marlin Engineering. for all three phases. The contractor for Phase I was Tran Construction. The construction cost for Phase I was \$1.48 million. Phase I is complete. Phase II is now being procured. The estimate for construction is about 400,000, community development funds. Construction is expected to begin within the next 30 to 60 days. The construction estimate for Phase III is approximately \$6.2 million, but that will be funded under the street bonds, which will be available in March.

Mary Conway, Director, CIP/Transportation, reported that the Department is not anticipating that the streets bond proceeds will be available until probably the latter part of the calendar year, so probably not until fall or winter.

Tony Sabbag, CIP Department, reported that Phase IA is from Northwest 44th Street, and Phase II will extend from Northwest 45th to 57th Streets, which will exclude Northwest 46th and Northwest 54th Street; working along 18th Avenue, excluding 17th and 19th Avenues. Those segments are going to be subdivided into several segments for funding purposes and to be able to build them and stage them out, and minimize the impacts.

### 4. Athalie Range Park Mini Stadium Complex

Edgar Munoz, CIP Department, reported that the scope of work includes demolition of the existing baseball and softball fields, the design and construction of a soccer/football field, concession, storage, bleachers for about 500 spectators, with ADA accessibility from the parking lot. The design consultant is C3TS. The construction cost is \$1,539,266. The project total cost is \$1,936,256. The design process started September 1, 2005, and the estimated completion date is June 2006. The construction will start September 2006, and the estimated completion date is February 2007. The first meeting was held January 20, 2006.

### 5. Orange Bowl Structural Repairs 2003 (Third Amendment)

Juan Ordonez, CIP Department, reported that the work was completed on September 15, 2005, prior to the football season of the University of Miami. The total cost of the third amendment was \$3,318,818. Mainly, the work was directed to the lower bowl of the stadium, to have completed all the structural repairs that need to be taken care of at the lower bowl of the stadium. The work was completed on time for the football season and this project has been completed.

**6. Professional Services Agreement for O.B. – Hammes Contract**

Mary Conway, Director, CIP/Transportation, reported that there was never a contract executed between the City and Hammes, and for issues that arose, the City made a decision not to proceed. What has been done in lieu of that is an advertisement has been put out in December for the same program management services on a nationwide basis, and the Department is in the middle of the selection process right now and anticipates being back before the Bond Oversight Board and the City Commission by March of this year for the program management services for the larger project, which may include things like premium seating, concessions, and restrooms on the lower bowl, adding a concourse to the upper bowl; also, looking at the financial aspects and doing cost to benefit analysis before the final scope and budget for the ultimate Orange Bowl renovations are completed. The Department has not expended any dollars. A contract was not executed with that firm. The Department decided to go out for a competitive selection, and that did occur in December on a national basis, and the Cone of Silence is in effect, as the Department is in the middle of that selection process right now. When competitive negotiations are completed with the short-listed firms and a Manager's recommendation is obtained, and the Cone of Silence is lifted, the Department will be coming back before the Board, and then also be going before the City Commission for their approval of the selection.

**7. Elizabeth Virrick Park Community Center & Gym Repairs**

Ed Herald, CIP Department, reported that the construction started spring of 2005. The actual construction cost was \$363,233. The contractor was Carivon Construction. The scope of work included waterproofing and new textured stucco, repairing front entrance of beam with stucco, manufacture and installation of aluminum cap for all parapet walls, repair water damage at basketball hoops, repair scoreboard, and painting, as needed. There was a meeting held last night with the Virrick Park community, and their punch list items are being addressed. The project is expected to be finished within the next 30 days.

Mary Conway, Director, CIP/Transportation, reported that City staff looked at the contract and all of the events that took place during the design development on the project, and determined that the City was not in a position to pursue recourse with the contractor, and that the City was responsible for addressing the issue there, but there was a full investigation, where we looked at the various contractor responsibilities, as well as all of the correspondence and decision-making that went on through the design process.

**8. Demolition of Existing Structure & Construction of Parking Lot in Connection with the Tower Theater (1501 SW 9 Street)**

Ed Herald, CIP Department, reported that construction started spring of 2005. The construction dollar amount was \$134,528. The scope of work included construction of a parking lot, providing irrigation, lighting, and landscaping. Presently, the punch list items are being addressed, and the project is expected to be completed within the next 30 days.

**9. Tamiami Storm Sewer Improvements – Design Services**

Jose Lago, CIP Department, reported that the project area is bounded by Northwest 7th Street, Southwest 8th Street, 57th Avenue, and 61st Avenue. The preliminary drainage study was completed in October 2005. Since that time, a contract has been negotiated with ADA

Engineering, who will be the firm preparing the final design for the project. The final design was started in November 2005 and it is expected to be completed in October 2006. The design contract amount is \$246,337.

#### **10. Fairlawn Storm Sewer Improvements Phase III – Design Services**

Jose Lago, CIP Department, reported that the project area is bounded by Southwest 8th Street, West Flagler Street, Southwest 47th Avenue, and Southwest 57th Avenue. The preliminary drainage study was completed in October 2005. The final design, which is being prepared by Post Buckley, is expected to begin in February 2006, and the anticipated completed date is December 2006. The final design costs are \$277,905.

#### **11. Fairlawn Storm Water Pump Station Phase IIA**

Jose Lago, CIP Department, reported that the project is in construction, which began January 2006, with an anticipated completion date of June 2007. The project area is bounded by Northwest 7th Street, Northwest 4th Terrace, Northwest 47th Avenue, and Northwest 51st Avenue, and it also includes a portion of Antonio Maceo Park.

#### **12. Black Police Precinct & Museum Restoration**

Jim Brittain, CIP Department, reported that the museum has been under construction for almost one year. The contractor is currently in the process of installing plumbing and electrical. Most of the interior partitions have been installed, and the large exterior window frames are expected to be in this week. A dedication of the facility is expected to occur between late 2006 and early 2007.

Mary Conway, Director, CIP/Transportation, reported that the anticipated construction completion date is summer 2006.

#### **13. Gibson Park Improvements Phase I**

Jim Brittain, CIP Department, reported that the interior work on Phase I is complete on the recreation building, except for the installation of the suspended lights within the main room of the recreation building, and the contractor should be starting on those any day now; they have been given the go-ahead to do that. The exterior landscaping between the recreation building and the library is all complete. The irrigation system is complete, and the remaining site work, part of Phase I, cannot be done until Phase II is almost complete because they overlap.

#### **14. Gibson Park Improvements Phase II**

Jim Brittain, CIP Department, reported that the PO should be issued for Phase II within the next month to start on the Phase II construction.

Mary Conway, Director, CIP/Transportation, reported that there are different improvements being overseen at the park by the CIP office on behalf of the Parks Department. There are other initiatives that the Parks Department is overseeing directly. Mary Conway makes a commitment to the Board that she will get together with both CIP staff and Ernest Burkeen, Parks Director, and Park staff to make sure that all of the different areas where improvements are needed within the park are being addressed, and this project will be included as an

additional update on the next monthly meeting so that some of the questions raised by Board Member Albena Sumner can be answered.

Chairman Robert Flanders suggested that the next meeting of the Audit Committee be staged at Gibson Park to discuss issues at park, with Parks staff present.

**15. Buena Vista Heights Improvements – Design Services**

Tony Sabbag, CIP Department, reported that the design for the project was performed by Marlin Engineering, and the design has been completed.

**16. Buena Vista Heights Phase I - Construction**

Tony Sabbag, CIP Department, reported that construction has not started yet. Prices have been received recently, and they are being reviewed by the Department's procurement section. The scope of work consists of curb and gutter replacement, sidewalk replacement, drainage upgrades, trees throughout the area, and milling and resurfacing. The contractor that submitted a proposal is Tran Construction Inc., and once the proposal is approved, construction will begin.

**17. Coral Way Beautification Project Phase II - Landscaping**

Tony Sabbag, CIP Department, reported that there was some hurricane damage to the landscape. The contractor for the landscaping is Tran Construction. A proposal is expected from Tran Construction to replace a portion of the shrubs that were damaged and to do mulching of some areas. That is expected to be finalized within the next week or two. Completion of the project is expected in March.

**18. Coral Way Beautification Project Phase I - Uplighting**

Tony Sabbag, CIP Department, reported that the project scope of work consists of median uplighting. The contractor on the project was Gancedo Technologies, with a construction cost of \$673,031. There has been some hurricane damage on a lot of the lights. The contractor was brought back in, and the Department fully agreed on the additional costs negotiated with the contractor. A change order was signed today to do some of the hurricane repair work, and the estimated completion date is March 2006.

**19. N.W. 14 Street Improvements**

Ed Herald, CIP Department, reported that the project area is located between 22nd Avenue and 35th Avenue. The other roads included in the project are the roads between 14th Street and 16th Street Road, and between 24th Avenue and 27th Avenue. Construction began in January 2005. The bid came in of \$1.9 million, and the contractor, through conventional procurement, was Williams Paving. The scope of the project included milling and surfacing, installation of turf block, sod, sidewalk repair, installation of ADA ramps, traffic striping, and certain areas included new sidewalk installation where sidewalk did not exist. Presently, sod work and punch list items are being finished up. At this time, construction is expected to be completed within 45 days.

**20. S.W. 10 Street Road Improvements**

Ed Herald, CIP Department, reported that the project is located between 22nd Avenue to 18th Avenue. Construction began February 2005. The construction amount was \$236,000. The

contractor on this project was Weekley. The scope of the project included milling and surfacing, sidewalk repair, installation of ADA compliant ramps, and traffic striping. The project was completed in June 2005.

#### **21. Glen Royal Parkway Improvements**

Ed Herald, CIP Department, reported that the project originally went out with Weekley to scope project down, but immediately noticed there would be a development constructed on the corner of Glen Royal and 22nd Avenue, so this project has been put on hold. Part of Glen Royal is being used as a parking area for the construction workers on the development. The project is estimated to be \$113,000. The scope of work includes milling and surfacing, sidewalk repair, and sod.

#### **22. Model City Beautification Project**

Ed Herald, CIP Department, reported that the project has been defunded.

Mary Conway, Director, CIP/Transportation, reported that the project was initially requested by the prior district Commissioner. It has not been entirely defunded. The schedule of the project has been changed. There are affordable housing projects that are being done within the Model City area. The CIP office will be working in conjunction with the other City departments as the construction of those separate, non-CIP projects are coming on-line to make sure that the street infrastructure is being addressed in conjunction, so the project that was initially conceived a year ago has been put on hold so that the CIP Department can coordinate the timing with the construction of the homes. There is some work that is already underway, as far as street infrastructure, to complement the construction of the affordable housing. The street currently being worked on is 58th Street, on the block between 16th and 17th Avenues.

#### **23. New Public Plaza & Roadway Improvements adjacent to Mary Brickell Village**

Lionel Zapata, CIP Department, reported that most of the major items on this project have been accomplished. Solutions for the vertical issues in the building are currently being worked on because they will potentially impact some of the horizontal items of the plaza. Those issues will be addressed in about two weeks. The City commitment on this project is \$1 million. Most of the demolition has been completed, as agreed to by the City. Curb and gutter replacement has been completed in some areas.

Mary Conway, Director, CIP/Transportation, reported that the project is being done as a public-private partnership with the developer, similar to what was done with the bay walk and One Miami, and also with the Aston and some of the street improvements.

#### **24. Miami River Greenways – Segment A**

Lionel Zapata, CIP Department, reported that the contractor on the project is FH Paschen, SN Nielsen. Segment A is located at North River Drive, from Northwest 6th Avenue to Northwest 3rd Avenue. The designer on the project was Kimley-Horn. The street will be a two-way street, and the width of the street has been reduced. The width of the sidewalks has been increased. Ninety percent of the major controlling items of work have already been accomplished. Within the next week to two weeks, paving, milling and resurfacing will begin; also, complete

landscaping and install street furniture. This project will be completed within the next 30 days, and it will be closed out in approximately 45 to 60 days.

Mary Conway, Director, CIP/Transportation, reported that through the Public Works Department and the requirements established for anyone who comes in for a Public Works permit, whether a developer or utility company, there are very specific restoration requirements that are tied to those permits to ensure that any of the street infrastructure, whether it's associated with a project like this or any of the other projects, is fully restored before they leave the area.

#### **25. Miami River Greenways – Segment E1**

Lionel Zapata, CIP Department, reported that the location of the project is South River Drive, from West Flagler Bridge to Southwest 1st. This project is substantially completed. Punch list items are currently being worked on. The estimated closing date for this project is 30 to 45 days. There are landscaping issues pending due to the procurement of a specific plant.

Mary Conway, Director, CIP/Transportation, reported that the City, through the Public Works Department is looking at having an RFP later this year that will address, from a citywide perspective, all street furniture, whether that be benches, bus shelters, and trash receptacles, so that there is a uniform and consistent look on every street throughout the City. However, for the river greenways, it was agreed that there would be one distinctive look that would just be associated with the greenway itself.

#### **26. Miami River Greenways – Segment F**

Lionel Zapata, CIP Department, reported that the project is substantially completed. Punch list items are currently being addressed with the contractor. There was a lot of damage to the plants from the hurricane, and it has taken some time to find new plants to ensure that they'll survive from this point forward. The estimated closing date for this project is 30 to 45 days.

#### **27. Miami River Greenways – Segment B**

Lionel Zapata, CIP Department, reported that Segment B is located on North River Drive, from Northwest 2nd Street to the Flagler Bridge. One of the things that have been done with Segments B & C is scheduling has been done in such a way to give ample time to the utility companies that have been working in the area, so that way when the contractor comes in, it's finished. Mr. Zapata is waiting for a phone call from Miami-Dade Water and Sewer. There will be a 30-inch water main coming across the segment underneath the river and ending on the south end of Segment F on the other side. Once clearance is given from Miami-Dade Water and Sewer, the current underground utility issues are resolved by the engineer of record, and funding is becomes available from FDOT, construction should begin on that project. The design is 100 percent completed, and Segment B and Segment C will go into construction simultaneously.

#### **28. Miami River Greenways – Segment C**

Lionel Zapata, CIP Department, reported that Segment C is located on Southwest North River Drive from Southwest 2nd Avenue to Flagler Street. One of the things that have been done with Segments B & C is scheduling has been done in such a way to give ample time to the utility companies that have been working in the area, so that way when the contractor comes in, it's finished. Mr. Zapata is waiting for a phone call from Miami-Dade Water and Sewer. There will



be a 30-inch water main coming across the segment underneath the river and ending on the south end of Segment F on the other side. Once clearance is given from Miami-Dade Water and Sewer, the current underground utility issues are resolved by the engineer of record, and funding is becomes available from FDOT, construction should begin on that project. The design is 100 percent completed, and Segment B and Segment C will go into construction simultaneously.

**29. Miami River Greenways – Segment E2**

Lionel Zapata, CIP Department, reported that the project is currently under construction. There is a transition that needs to happen between Segment E1 and E2 that was critical. Originally, it was intended for Miami River Greenway - Segment E2 to be built at a later time, but because of safety reasons and because there was already a contractor there ready to build E1 and E2, CIP decided to move this project forward and have the contractor continue on to E2 after E1 had been substantially completed. The project is also located on North River Drive, just north of the current Segment E1. About 70 percent of the major controlling items of work are complete. Currently, leveling and back fielding is being done for the future sidewalks. The sidewalks are expected to be poured in the next week to two weeks, and the landscaping will follow, as well as street furniture. After that, milling and resurfacing will be done.

**30. Virginia Key Beach Park Circulation Road & Parking Improvements – Design Services**

Lionel Zapata, CIP Department, reported that last Friday afternoon, the engineer of record has addressed the plans with all of the comments provided by DERM. Those plans were delivered to DERM to basically rubberstamp everything that they wanted addressed in the plans. Typically, that process will take at most two weeks. Once those plans are approved by DERM, they will come to the City of Miami Building Department. That should take another week to two weeks. The contractor that will eventually do the work is CW Construction. The firm managing the project will be Metric Engineering.

**31. Virginia Key Beach Park Circulation Road & Parking Improvements - Construction**

Lionel Zapata, CIP Department, reported that the Virginia Key Trust needs to have a parking lot by November 1. It will go fast, but it will be done. There will be a preconstruction meeting on Friday, and everybody's getting invited to be there.

**III. CHAIRPERSON'S OPEN AGENDA:**

Chairman Flanders stated that the Bond Oversight Board has the obligation, this Thursday at 11:30 a.m., to present its annual report. Everybody is invited to attend if they can. Staff has prepared a PowerPoint presentation, which shows the improvements made in every district and also the citywide improvements. During the presentation, Chairman Flanders will comment on the following two things: One, the Board is to be commended for its diligence at attending the meetings and discharging their duties, but that the Board should be amended to oversee all of the capital improvement projects in the City of Miami. The Board has been successful in bringing integrity back to the City, back to the process, and to increase the trust that the citizens have in the ability of their city to undertake a project, to fund the project, to contract the project, and to bring it in. It's a great testament to the will of the people to rise above years of less than sterling activity. Two, Chairman Flanders will

endorse the concept of an annual audit. The annual audit pointed out that the Board was not only on the right track, but whatever small problems there were could easily be addressed.

#### **IV. ADDITIONAL ITEMS:**

Mary Conway, Director, CIP/Transportation, reported that CIP had committed to come back before the Bond Oversight Board with an update regarding the Bryan Park project. The item was not listed as an update this evening because the December deadline was not met to appear before the Zoning Board regarding the variance associated with the parking. CIP is scheduled to appear before the Zoning Board at their February 13 meeting. It is anticipated that the Department will be back at the next month's meeting to provide the Board with an update. The plans are completed and they have been priced. A contract is ready with the contractor to build the improvements, pending the parking issue. At the last City Commission meeting, the City Commission accepted five park grants, including the grant for Bryan Park. Mary Conway will verify if there have been additional follow-up meetings with community discussion involving the tennis center at Bryan Park.