

HOMELAND DEFENSE/  
NEIGHBORHOOD IMPROVEMENT  
BOND OVERSIGHT BOARD  
MINUTES

2-28-06 – 6:00 P.M.  
CITY OF MIAMI  
CITY HALL CHAMBERS  
3500 Pan American Drive  
MIAMI, FLORIDA 33133

---

The meeting was called to order at 6:09 p.m., with the following members found to be

**Present:** Rolando Aedo  
Eileen Broton  
Luis Cabrera  
Mariano Cruz  
Luis De Rosa  
Kay Hancock Apfel (arrived at 6:24 p.m.)  
Jason Manowitz  
Manolo Reyes (Vice Chairman)  
Albena Sumner (arrived at 6:47 p.m.)

**Absent:** Ringo Cayard  
Robert A. Flanders (Chairman)  
Walter Harvey  
David E. Marko  
Gary Reshefsky  
Jami Reyes

**ALSO PRESENT:** Rafael O. Diaz, Deputy City Attorney  
Mary Conway, CIP/Transportation Director  
Danette Perez, CIP Department  
Zimri Prendes, CIP Department  
Ed Blanco, Parks & Recreation  
Cesar Gonzalez, CIP Department  
Edgar Munoz, CIP Department  
Juan Ordonez, CIP Department  
Ed Herald, CIP Department  
Sandra Vega, CIP Department  
Fernando Paiva, CIP Department  
Lionel Zapata, CIP Department  
Teri E. Thomas, City Clerk's Office

February 28, 2006

**I. APPROVAL OF THE MINUTES OF THE MEETINGS OF DECEMBER 6, 2005 AND JANUARY 24, 2006.**

HD/NIB MOTION 06-1

A MOTION TO APPROVE THE MINUTES OF THE MEETINGS OF DECEMBER 6, 2005 AND JANUARY 24, 2006.

MOVED: R. Aedo  
SECONDED: J. Manowitz  
ABSENT: R. Cayard, R. Flanders, W. Harvey, D. Marko, G. Reshefsky, J. Reyes

Note for the Record: Motion passed by unanimous vote of all Board Members present.

**II. OLD BUSINESS:**

- Bryan Park New Tennis Center

Mary Conway, Director, CIP & Transportation, reported that the item was scheduled earlier in the month before the Zoning Advisory Board regarding a parking waiver for the project. The parking waiver was denied by the Zoning Advisory Board. It will go before the full City Commission on the parking waiver issue at a March Commission agenda. When the item is before the Commission on the parking waiver issue, the CIP office will also be respectfully requesting from the Commission to give a position on whether the project, with the tennis courts and the building, as designed, will move forward or not so that there will be a final decision.

When asked by Rolando Aedo why the Zoning Advisory Board denied the waiver, Mary Conway stated that the City did not have representation at the Zoning meeting. Since there was no staff present to present the item and explain the item, the Zoning Board members chose to vote it down.

- Gibson Park Improvements Phase I & II

Ed Herald, CIP Department, reported that phase I is being closed out. The light fixtures are the only remaining issue; waiting on updating the permit. The permits should be secured within the next two to three weeks. Phase II includes the roofing renovations, where the roof on the recreation building will be replaced. At that point, all the concerns of the molding can be addressed. Currently, the Department is negotiating with the contractor on the price for those repairs, in hopes to have the contractor under contract within the next 30 to 45 days.

Ed Blanco, Parks & Recreation, reported that the Department is waiting until the permits are secured for the light fixtures, and once they are done, the building will unofficially be opened.

**III. NEW BUSINESS:**

- Kinloch Storm Sewer Improvements Project – Design Services
- 

**NAME OF PROJECT:** KINLOCH STORM SEWER IMPROVEMENTS PROJECT  
DESIGN SERVICES

TOTAL DOLLAR AMOUNT: \$398,023 (3.0 Million total allocation)  
SOURCE OF FUNDS: Kinloch Storm Sewers  
ACCOUNT CODE(S): CIP #352262  
DESCRIPTION OF PROJECT: The project consists of the design and proposed alternatives for the drainage improvements on the area bounded by 42 Avenue on the East, 47 Avenue on the West, NW 7 St on the North and SW 8 Street on the South.

**HD/NIB MOTION 06-2**

**A MOTION TO APPROVE THE AUDIT COMMITTEE’S RECOMMENDATION TO FUND THE KINLOCH STORM SEWER IMPROVEMENTS PROJECT - DESIGN SERVICES.**

MOVED: R. Aedo  
SECONDED: L. Cabrera  
ABSENT: R. Cayard, R. Flanders, W. Harvey, D. Marko, G. Reshefsky, J. Reyes

Note for the Record: Motion passed by unanimous vote of all Board Members present.

**UPDATES:**

1. Spring Garden Point Park Privacy Wall

Ed Blanco, Parks & Recreation, reported that the wall should have been finished a few months ago, but it is finished now. It is awaiting final inspection by the City.

2. Curb Replacement Project for District 4

Mary Conway, Director, CIP & Transportation, reported that the item was initially brought before the Board at a total dollar amount of \$300,000. To date, the six locations have been completed at a cost of a little over \$241,000, and the remaining \$58,000 will be identified to a future location.

3. Model City Infrastructure – MLK Boulevard

Lionel Zapata, CIP Department, reported that the project area was Northwest 5th Place to Northwest 12th Avenue. The project is broken into two pieces: the City portion and the County portion. The total construction dollars on the project is \$2,034,998.86. The scope of work includes milling and resurfacing, limited landscaping, pavement markings, and decorative lighting. The estimated completion date of the City portion is late summer/early

fall of 2006. The contractor has begun construction. The first progress meeting for the project will be on Thursday. There have been a couple of areas of the project that need to be addressed, but they are expected to be within the allocated construction costs. The project is still on budget.

#### 4. Miamarina Pier 5 Dock Emergency Repairs

Juan Ordonez, CIP Department, reported that the project is 90 percent complete. The structural portion of the project is 100 percent complete. There is about 85 percent completion on the electrical and the plumbing. The project is expected to be completed for the final plans to be submitted for permitting at the end of March. Construction can start in May, and the construction process can be finished by the end of the year. The design of the project is still within budget.

#### 5. Armbrister Recreation Building Improvements – Design Services

Sandra Vega, CIP Department, reported that the design is 100 percent complete.

#### 6. Armbrister Recreation Building Improvements

Sandra Vega, CIP Department, reported that the improvements are computer stations, ADA compliance in the restrooms, the main building entrance, and new lighting fixtures. The construction document permits and bidding phases are 100 percent complete, as well. The JOC pricing is 100 percent complete. The project is on budget. The construction estimated start date is about the second week in March, and the construction estimated completion date is October 2006.

#### 7. Simpson Park Wood Trail

Sandra Vega, CIP Department, reported that the project includes the construction of approximately 700 linear feet of boardwalk connecting the existing community building to the newly refurbished pond. At this moment, the JOC pricing on the project is in progress. The DERM permit is also in progress. The Department needs to work with DERM for the final approval of the design. The construction estimated start date is November 2006. The project may start earlier depending on DERM's response to the new design, as well as how well the community responds to the new design.

Mary Conway, Director, CIP & Transportation, reported that the community has already provided input as part of the process, and there has been extensive coordination with DERM as a result of that because of the hardwood hammock that exists at this site and the sensitivity to making sure that the trail is as minimally disruptive to that as possible. Once the issues are resolved with DERM, the Department will go back and coordinate with the public further so they know what the final decisions are.

Jason Manowitz questioned whether additional funding could be sought to use a different material other than wood on the project. Mary Conway stated that funding could not be through the Bond, but the Department could explore, with the Parks Department, the possibility of looking at impact fee dollars or another revenue source. It is very, very much more expensive from a capital standpoint to use a recycled material than to use the wood.

## **8. Downtown Streets Infrastructure Phase I**

Lionel Zapata, CIP Department, reported that the total construction dollars on the project is \$3,640,175. The scope of work is milling and resurfacing, replacement of curb and gutter, sidewalk, ADA ramps, limited landscaping, and retrofitting existing drainage structures. The estimated completion date is late summer of 2006. There have not been any major issues with this project. There has been a substantial amount of coordination with other agencies due to all of the construction in downtown.

In response to a question posed by Luis Cabrera, Mary Conway, Director, CIP & Transportation, reported that through the City's Public Works Department, any utility company that is doing work within the City street public rights-of-way are required to make a permit application. The Public Works Department has inspectors that go out whose responsibility is to ensure compliance with the permit conditions, including restoration of facilities, so there is a process and a protocol in place through the City's Public Works Department.

## **9. NE 40<sup>th</sup> Street Project**

Lionel Zapata, CIP Department, reported that the project was substantially completed on December 1, 2005. The project limits are within Northeast 40th Street between Northeast 2nd Avenue though North Miami Avenue. The scope of work was milling and resurfacing, landscaping, streetscape, decorative lighting, major drainage improvements, and ADA ramps. Ninety-nine percent of the punched list items were addressed. The project should be closed out within the next 30 days, and then the contract will be completed. The project came in on time and under budget.

## **10. South Miami Avenue Project – Design Services**

Lionel Zapata, CIP Department, reported that the design is at 90 percent completion. The engineer of record is addressing final comments before signed and sealed plans are issued. The contract cost proposal is being reviewed, and it's expected that construction will commence within 45 to 60 days. The project was broken into two pieces: one is the roundabout and one is the actual Miami Avenue. It includes traffic calming, which is the roundabout, curb ramps for ADA compliance, lighting, landscaping, and removal and replacement of various Royal Poinciana trees and palms that were structurally damaged during the hurricane. The Department met with the community association, as well as with some of the homeowners of the area. They're aware and they're excited that some of those trees are coming out.

In response to a question concerning the estimated construction date, Mary Conway, Director, CIP & Transportation, reported that the monies that came from the Bond for this project represent only a small portion of the total funding that's required. A significant portion of the funding is proposed through the City Streets bond. Those proceeds will probably not be available until the latter part of the calendar year, so the plans will be ready and on the shelf waiting for the funds to be in place. As far as funding from the County, there are funds through CITT, through the People's Transportation Plan and the half-cent that are funding both the circle as well as a portion of the resurfacing. As far as the developer, the developer already -- along Miami Avenue north of 15th -- has made some improvements in conjunction with the development. They're not contributing to the funding for the construction of the roundabout itself. However, they have been coordinating with the

City regarding the placement of a gateway or entryway fountain in the area that would serve as a focal point coming into the community.

**11. SW 16 Terrace Road Reconstruction Phase II**

Ed Herald, CIP Department, reported that construction began this week. The project consists of total road reconstruction, new curbing, sidewalk, installation of ADA ramps, and some installation of French drains. The construction cost for the project is estimated to be \$1,090,865, and construction is expected to last for a duration of six months. The project limits are from 29th Avenue to 32nd Avenue.

**12. Curtis Park Bleachers Repair**

Ed Herald, CIP Department, reported that the project began in March 2005 and was completed in November 2005. The project scope consisted of replacing the old timber bleachers and upgrading them to the aluminum bleachers. A chain-link fence was installed around the perimeter of the bleachers. The construction cost for the project was \$381,070.94. The project came in on time and on budget. A shed was installed with the remaining money from the project.

**13. Virrick Park Pool Building Renovations**

Ed Herald, CIP Department, reported that the permit was recently obtained from the Building Department. A preconstruction meeting is scheduled for this week. The actual construction is estimated to begin within the next 30 to 45 days. The project scope consists of renovation of the men's and ladies' restrooms. The construction cost for the project is estimated to be \$288,840, and the construction schedule is approximately nine months.

**14. Virrick Park Library Addition**

Fernando Paiva, CIP Department, reported that the design plans have been completed. The project is currently in the permitting process. The project has been approved by the Building Department, Fire, and DERM. Zoning Department approval is pending. There will be a special exception to have the library in the park. This is a 4,000 square foot project. The construction is estimated to begin in April 2006 and be completed within 11 months, in February 2007.

**15. Athalie Range Mini Park Redevelopment**

Fernando Paiva, CIP Department, reported that the plans have been reviewed by DERM and the Building and Zoning Departments, and the consultant is currently addressing comments. The construction is estimated to begin in April 2006 and be completed in November 2006.

**16. Miami Watersports Complex Hangar Improvements**

Fernando Paiva, CIP Department, reported that the project has been approved by the state and local historic agencies and the Zoning Department. The consultant is currently addressing Building Department comments to complete the permitting process. The construction is estimated to start March 2006 and be completed September 2006.

**17. Spring Garden Point Park Renovation of the Historic Seybold Carriage House**

Mary Conway, Director, CIP & Transportation, reported that when the item was brought before the Board, it was for approval of \$300,000 of historic preservation initiative monies to be used for the restoration of the building at the site. At that point, the project had been managed and administered by the neighborhood association. Some time later, CIP was asked to get involved and started looking at the scope of the project, validating of the cost estimate. The existing structure is in very deteriorated condition, so CIP sought an independent estimate for what the true cost was anticipated to be to restore the structure at the existing site and also to do some seawall repairs. Based on the information CIP has, there is a significant funding shortfall, so the project that was brought before the Board is on hold until the discrepancy associated with the funding shortfall can be resolved. The original 300,000 was only anticipated for the building and did not take into account seawall or site work that would also be required.

- 18. Dorsey Park Building Renovation – Design Services  
AND  
19. Dorsey Park Building Renovation**

Edgar Munoz, CIP Department, reported that the scope of work includes a 900 square foot addition and interior renovations to comply with ADA. The original estimated project cost is \$440,000. The design is complete and the permit plans have been approved by the Building Department. The construction will start March 2006 and will end December 2006.

- 20. Roberto Clemente Park Building Renovation – Design Services  
AND  
21. Roberto Clemente Park Building Renovation**

Edgar Munoz, CIP Department, reported that the building renovations include roof replacement and compliance with ADA for the entire building. The original project cost estimate is \$725,000. The estimated construction start date is March 2006 and the estimated completion date is January 2007.

- 22. Williams Park Pool and ADA Improvements – Design Services,  
23. Williams Park Recreation Building Improvements and Expansion –  
Design Services  
AND  
24. Williams Park Improvements**

Fernando Paiva, CIP Department, reported that the project includes the renovation of the existing 2,000 square foot building, new 2,106 square foot addition, and renovations to the pool house. The scope of work also includes landscaping, new walkways, and addressing the drainage problems. The consultant is currently addressing the Building Department comments, and the estimated construction start date is March or April 2006 and completion in March 2007. There are permitting issues that the Department has been addressing, as well as issues with the design.

- 25. Lummus Park Recreation Addition and Renovation – Design Services AND
- 26. Lummus Park Recreation Addition and Renovation

Edgar Munoz, CIP Department, reported that the design is complete, and the project is currently in the permitting and pricing stages. The estimated construction timeframe is May 2006 through November 2006.

- 27. Morningside Park Recreation Building Improvements – Design Services AND
- 28. Morningside Park Recreation Building Improvements

Edgar Munoz, CIP Department, reported that the design for the project is complete and is currently under permitting approval and pricing. The scope of work is 900 square feet of addition and building renovations to meet ADA. The estimated construction timeframe is April 2006 through February 2007.

#### **IV. CHAIRPERSON'S OPEN AGENDA:**

#### **V. ADDITIONAL ITEMS:**

1. Mary Conway, Director, CIP & Transportation, at the request of Luis Cabrera, stated that she would make a request to have Fire and Police Department representatives attend an upcoming BOB meeting to give an update on what they have been doing and compile a wish list or desired improvements list.

2. Mary Conway, Director, CIP & Transportation, in response to a question posed by Luis Cabrera, stated that the video detailing the proposed police facility involved a facility that was estimated to be approximately 96,000 square feet; was going to be much more elaborate than the plan conceived right now. The CIP Department went through an assessment of costing what the building would be, realizing that it would be significantly in excess of the available funding. The Department has since coordinated very closely with the Police Department and staff. The building has been scaled down to what they feel are the absolute minimum essential elements that would be needed for the police college. The Department anticipates that, at the end of the day, the final cost of the project will probably be in a \$17 - \$19 million range, above the \$10 million. However, there is a commitment on behalf of the Administration that the project will move forward, and the Department will seek and find the additional funding to support the schedule that has been developed for the project, which right now is a 12-month production schedule from the time the contract's executed at the end of March. Plans should be ready to go out for bid around this time next year. Collaborative partnership options are being explored with other agencies that might be able to share facilities and space in the building. The City is committed to seeing this project move forward.

3. Mary Conway, Director, CIP & Transportation, in response to a question concerning traffic calming devices posed by Jason Manowitz, stated that the studies for both Silver Bluff and Shenandoah have been brought before the Commission, approved by the Commission. They've been submitted to Miami-Dade County Public Works for review and approval. She believes approval by Miami-Dade County Public Works is in place.



She will verify if there are any pending issues for resolution, and through Danette, the information will be forwarded to the Board's attention. Currently, work is being done on the actual design plans for those locations so that they can move into an implementation phase. There are some nominal funds available for their actual construction. The Department will be looking at the current year revenues for that and all of the other street projects to determine which may move forward this year in advance of the streets bond being available toward the end of this calendar year outside the current budget year. They are still moving forward, but there are some issues still to resolve.

4. Mary Conway, Director, CIP & Transportation, in response to a comments concerning the Coral Way Corridor by Luis Cabrera, stated that in regards to the uplighting, the City Commission approved a change order for the City to go and make the corrections that are needed for some damage that occurred after the storm and some vandalism, as well as to install the shields. The Department is in the process of executing the change order with the contractor. The shields are on order, so the Department is hopeful that the work will be complete by March, early April. There is a change order in place to do landscape restoration for the materials that were damaged. As far as the sign, there had been a gateway sign contemplated. However, there's not the available public right-of-way to install the sign. The gateway monies that had been in the first series for Districts 3 and 4 were swapped out to the second series to give the Administration time to look at all of the potential gateway locations on a citywide basis, address the land issues, come up with a consistent theme or concept for what the aesthetic of those signs would look like, so that work will be restarting soon, and then the dollars for the actual design and implementation are in the second series. Through the NET office and Litter Busters, the issue of trash and debris collection will be addressed, and the City's Public Works Department is putting in place contracts not only for the Coral Way medians, but for any of the enhanced improvements that are being made.

5. Mary Conway, Director, CIP & Transportation, stated that March 8, 2006, from 6 to 8:30 at the Wolfson Campus of Miami-Dade College, will be the official kickoff meeting for the alternatives analysis and the environmental assessment on the Miami Streetcar project.

HD/NIB MOTION 06-3

A MOTION TO ADJOURN TODAY'S MEETING.

MOVED: M. Cruz  
SECONDED: L. Cabrera  
ABSENT: R. Cayard, R. Flanders, W. Harvey, D. Marko, G. Reshefsky, J. Reyes

Note for the Record: Motion passed by unanimous vote of all Board Members present.