

HOMELAND DEFENSE/  
NEIGHBORHOOD IMPROVEMENT  
BOND OVERSIGHT BOARD  
MINUTES

6-27-06 – 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 6:06 p.m., with the following members found to be

**Present:** Rolando Aedo  
Eileen Broton  
Robert A. Flanders (Chairman)  
David Kubiliun  
Gary Reshefsky

**Absent:** Kay Hancock Apfel  
Elaine Black  
Luis Cabrera  
Ringo Cayard  
Mariano Cruz  
Luis De Rosa  
Walter Harvey  
David E. Marko  
Jami Reyes  
Manolo Reyes (Vice Chairman)

**ALSO PRESENT:** Rafael O. Diaz, Deputy City Attorney  
Gary Fabrikant, CIP Department  
Danette Perez, CIP Department  
Zimri Prendes, CIP Department  
Albert Vila, Police Department  
Maria Liz Babun-Matos, Police Department  
Ed Blanco, Parks & Recreation  
Stephen Bogner, Public Facilities  
Jose Ortega, CIP Department  
Lionel Zapata, CIP Department  
Tony Sabbag, CIP Department  
Teri E. Thomas, City Clerk's Office

June 27, 2006

I. **APPROVAL OF THE MINUTES OF THE MEETING OF MAY 23, 2006.**

NOT TAKEN UP DUE TO LACK OF QUORUM.

II. **NEW BUSINESS:**

**NEW ITEM:**

- Additional Increase in Contract for Enhancements to NW 14<sup>th</sup> Street Improvements Project

NOT TAKEN UP DUE TO LACK OF QUORUM.

**UPDATES:**

1. Dinner Key Mooring Anchorage Field Project

Stephen Bogner, Public Facilities, reported that the City has received permit approvals from the FDEP and the Army Corps of Engineers for the project. Permits remaining to be obtained are Dade County DERM and the City of Miami, and the City is in the final stages of receiving permit approvals from those agencies. This past Friday, the City presented a formal grant application to the Florida Inland Navigation District, in Coco Beach, for matching grant funding for the balance of the project. The presentation was well-received by the FIND Commission, and a positive outcome is anticipated for late August. The latest round of sunk and abandoned and derelict vessel removal citywide was recently completed, which included the removal of sunken vessels and debris in the project area. Next steps for the project are to complete the outstanding permitting requirements with Dade County DERM, obtain the matching grant from the Florida Inland Navigation District that will enable the Department to begin construction, and then initiate construction. If everything goes according to plan, construction is anticipated to begin in October of this year, with completion of the project in June 2007.

Rolando Aedo questioned whether the current project had any correlation with the fuel station project. Mr. Bogner stated that the fuel project would support the mooring field in that there would be a dedicated pump-out facility located at the fuel dock. In addition, there would be an additional source of projected revenue from customers out in the mooring field.

Rolando Aedo asked if there was anything new to report on the fuel dock project. Mr. Bogner stated he had nothing new to report since the last meeting where the resolution was passed to address the Commission and the Administration of the Board's concerns and desire to put the project back on track.

Chairman Flanders requested that Gary Fabrikant discuss the CIP Department's updates with the Board, so that the Board, within the course of a month before the meeting, understands what is going on before the meeting.

2. Police Training Facility Professional Services

Maria Liz Babun-Matos, Police Department, reported that the City has a contract with Spillis Candela, the architects that have been selected for the project. The project is currently in the programming and schematic stage. The Department has had several meetings with them already and have selected schematic number 2 out of several schematics that they offered at the meeting. The Department has met with a programmer and outlined the

different points that were accepted and not accepted as part of the comments that he made in his report. A timeline has been received from the architects, and the timeline indicates that the building should be in operation in approximately 2 years.

Gary Fabrikant, Assistant Director, CIP & Transportation, stated that the Department is also working with the School Board on this project. The School Board approached the City to put in place a full high school as part of the facility. Originally, the facility was going to be about 56,000 square feet. Now the facility is estimated to be about 101,000 square feet in a joint use facility, and that will also help the City defray some of the costs of constructing the facility at some of the areas, such as the auditorium, the gymnasium, and some other minor areas, which will be shared costs, and the City is still in negotiations with the School Board regarding those shared costs. The original item was only for \$16,000 for the potential purchase of property. No property is being purchased for the college of policing for the facility. It is going to be located on City property, right next to the headquarters building. The \$16,000 is still available and will be used as part of this project towards the geotechnical testing, surveys, and other things that will go towards the design.

Chairman Flanders requested an update on a regular basis of where the project is so that everybody gets a sense that it is moving forward and how it is evolving because there is a great deal of interest in the project from the Board.

### 3. Police Homeland Defense Preparedness Initiatives

Albert Vila, Police Department, reported that the police mobile command center has been delivered and is operational as of May 25, 2006. The police security gates at the South District Substation, which were damaged, have been repaired as of the end of May and they are now operating in good order. A police surveillance platform, a vehicle used for covert surveillance, is being replaced because it is outdated. The vendor, a Coral Springs company, has been identified and a purchase order has been cut. The date for expected delivery is currently unknown, but it can be provided at the next meeting. The police stables in Lummus Park are expected to be completed by July 2006. The CBS block is up; the roof is up. The roofing paper is there now, and the project is about 80 to 85 percent complete. The bathrooms at the police station are being renovated to meet ADA requirements, starting with the fifth floor. Some of the bathrooms on the fifth floor have been gutted, and they're working their way down to the first floor. Expected completion is February 2007. The police bomb squad bunker, at this point, has some issues with the project. Due to problems with the flood zone where the project is located, the platform would have to be raised in order to house administrative offices for the K-9 unit, SWAT, and the bomb squad. The estimate is about \$176,000 additional dollars, which would bring the total project cost to \$300,000. Three analyses were done and they all resulted in the same situation, a flooding danger for the offices, not the bunker.

Gary Reshefsky raised a concern about the funds expended on the projects outlined by Mr. Vila. Mr. Vila stated that there are funds that may have been encumbered that have not yet reached the books. Mr. Reshefsky inquired if there is still enough money in the first series of the bonds to fulfill the \$5.5 million that was allocated, or if the rest of the money was pushed to the second series; if still in the first series, are there any plans to spend the rest of the money. Mr. Vila stated he does not have the answer at this time, but he believes there are other projects that the funds will be used for. Gary Fabrikant, CIP & Transportation, stated that all of the funding is available to complete all of the projects within the first homeland

defense series. He stated that he will go back and give the Board a full report on the exact list of the full allocation.

4. West End Park Water Playground
  5. Juan Pablo Duarte Park Water Playground
- AND

Ed Blanco, Parks & Recreation, stated that he would combine the updates for West End Park and Juan Pablo Duarte Park because both parks have the same problem. Over a year ago, a contract was awarded to do the water park for both parks to one contractor. After eight months of going back and forth, the City had to pull the plug on the contractor because they were not performing for either park. As a result of that, the Department decided that it would probably be best to go back to the contractor who did the Roberto Clemente playground, which was successful. The Department requested an estimate from that contractor on a playground in both parks. The Department was very happy with the quote given and plans to use that contractor under the Dade County contract. When the quotations were sent to the Purchasing Department, CIP was told that the contractor could not be used because the specialized equipment that would be used to do the water playgrounds was not on the Dade County contract bid. Therefore, CIP is back to square one; both projects will have to go through a formal bid process again.

#### 6. Jose Marti Park Water Playground

Ed Blanco, Parks & Recreation, reported that there is another major project at Jose Marti Park, the development of an indoor gymnasium. The Department was informed that there was a shortfall in that project, so the funds that would have been used for the development of the water playground have been shifted to the gymnasium project. Therefore, funds are no longer available to do the Jose Marti water playground.

Gary Reshefsky raised concerns about the most recent update on the Jose Marti gymnasium because he did not remember being told that the project was over budget. Mr. Reshefsky asked for an explanation of the JOC contract process because he was under the impression that those were guaranteed costs.

Gary Fabrikant, CIP & Transportation, stated that the Jose Marti gymnasium is not a JOC contract; it's a CM at-risk contract with Pirtle Construction. It does not use the JOC process. Right now, the Department anticipates a shortfall. The Department is in the process of receiving the guaranteed maximum price for the contract. The problem is that the construction industry itself is basically out of control. During some months, the prices are going up as much as 23 percent. That's where the shortfall will probably come into play. The cost of materials and labor are out of sight. The Department will provide an update on the status of the project at the next meeting.

Danette Perez, CIP Department, directed Mr. Reshefsky to the May 23, 2006 minutes, page 13, number 8, for the most recent update on the Jose Marti Gym project. Mr. Fabrikant stated that the update summary is accurate, and in addition, as part of the CM at-risk process, the Department does not wait to get final pricing until all the permitting is done. The plans are now about 100 percent, without dry run approval, so the Department has gotten their GMP proposal; it will be reviewed and then negotiated, and then brought to the Commission. The Department will come back at the Board's next meeting and give an update as to the amount of the shortfall, if there is one.

Rolando Aedo questioned if there was any money spent in design work for the water playground. Mr. Fabrikant stated that there was none.

#### **7. Williams Park Site Furnishings**

Ed Blanco, Parks & Recreation, reported that the project has been completed and pictures are available.

#### **8. Roberto Clemente Park Building Renovation**

Jose Ortega, CIP Department, reported that the estimated cost of the project is about \$724,000. The general scope of the work is to repair the roof structure, install a new roof, and make some ADA modifications to the building. The contractor mobilized May 15, and he has completed his requirements of demolition to have the structural engineer onboard do his analysis on the termite inspection. He was brought on-site as of Monday. He has completed his inspection along with two of his associates, and at the present time, the Department is awaiting his report and his recommendation for the mitigation of trusses as it sits right now. There is a good possibility a portion of the existing trusses may need to be torn down to accomplish the project.

Rolando Aedo questioned whether the budget would allow for that probability. Mr. Ortega stated that there is a high likelihood that there are not enough monies available to go into that task. Mr. Fabrikant stated that the Department is waiting for the report to come in, so the extent of options available is unknown. The likelihood is there is not sufficient money allocated at this time to cover the costs of any mitigation because the report is expected to come back showing significant issues that will require an increase in the overall construction cost, as well as delay in completing the project. The report should be ready by the next meeting.

#### **9. Coral Way Beautification Uplighting Phase I**

Tony Sabbag, CIP Department, reported that the project is about 97 to 98 percent complete. At the last meeting, it was reported that there was some hurricane damage on about 16 or 18 lamps. Right now, there are about 10 lamps missing. The contractor is expected to be out there tomorrow to replace those last 10 lamps. The uplighting has been functioning since June 6, and it is expected to be done by the end of this month, early next week, the latest.

Gary Reshefsky asked how the lights are working. Mr. Sabbag stated that the lights are working fine. The first night they were turned on, the Department had a drive-through done on both sides. There weren't any glare issues, and they seemed to be lighting up the canopy pretty well.

#### **10. Coral Way Beautification Phase II**

Tony Sabbag, CIP Department, reported that the estimated cost was \$86,900, which consisted of the landscaping along the median islands and around the uplighting fixtures. The project is 100 percent complete. The last update reported that there was some hurricane damage and the Department was negotiating costs. That has all been done. The project was completed and turned over to Public Works maintenance on May 22.

Chairman Flanders questioned if part of the project included irrigation. Mr. Sabbag stated that the project did not include irrigation. Most of the species that were selected to go in there were species that needed very little light and irrigation, and all the species seem to be doing pretty well. The root systems along the medians are not very deep.

Chairman Flanders requested a list of the plants that were identified as “zeroscapic,” and suggested that it be put on the Web site for the public.

#### **11. Coral View Project – The Aston**

Lionel Zapata, CIP Department, reported that the project is 100 percent complete. The Department will be taking care of the closeout documents within the next 30 days. A meeting is set up with the developer next week. As relates to the construction, it is 100 percent completed, inspected, and accepted. The scope of work of the project included landscaping, drainage, milling and resurfacing of the road, swale block, parking and additional drainage, and signage. The neighbors are happy with the way the project looks today.

#### **12. New Public Plaza & Roadway Improvements Adjacent to Mary Brickell Village**

Lionel Zapata, CIP Department, reported that the project has progressed very well. Eighty-five to ninety percent of the City commitment to this project has been accomplished. The contractor is shooting for 100 percent completion by September. Most of the tasks that were agreed upon between the City and the contractor have been achieved. The few items remaining should be closed out by September.

Rolando Aedo questioned whether prime locations in the plaza are being strategically held back from occupancy for the right tenants. Mr. Zapata stated that the way it was explained to him is that they want to get the CO out the door by September. He thinks this is one of the reasons why they have not been able to secure a person in there right now. Mr. Zapata stated that he was told that tenants should be moving in the plaza by September.

#### **13. Neo Lofts Greenway Segment E1**

Lionel Zapata, CIP Department, reported that the project has been 100 percent completed and accepted by the City; transferred over to Public Works for maintenance. The property owners in the immediate area seem to be happy. FPL has finally come in and put up the lighting, so the lighting is also in place.

Chairman Flanders asked who would be maintaining the project. Mr. Zapata stated that the project would be maintained by Public Works. The Trust for Public Land, the Miami River Commission, and another entity are looking to take over the maintenance responsibility instead of City of Miami Public Works. They are having meetings on trying to develop how it will be done, where the money will come from, and the date it needs to be implemented. This will be more of an issue once the remaining segments are 100 percent complete because now you have a look for an entire area.

#### **14. Miami River Greenways Segment A**

Lionel Zapata, CIP Department, reported that the project is 100 percent complete. The documents are already closed out, but there is one pending item that still needs to be

resolved from the contractor, but it is very minute and ties into Segment E2, but for construction purposes, the entire project has been completed, reviewed, and accepted. Responsibility for maintenance on that will be transferred to the City of Miami Public Works Department.

Eileen Broton stated that part of the project is being used as Garcia's parking lot. Mr. Zapata stated that the business is taking advantage of that area for parking. He stated that Code Enforcement needs to take a look at that. Ms. Broton stated that it is inconvenient because she has seen people have to walk out into the street, instead of using the greenway, as a result of the parking.

Chairman Flanders asked that the item be brought back because it is a quality of life issue that needs to be addressed. Gary Fabrikant, Assistant Director, CIP & Transportation, stated that it is an issue of enforcement. Mr. Fabrikant stated that he will pass on the issue to the local NET office to ensure that there's some enforcement in the area.

- 15.** Miami River Greenways Segment B AND
- 16.** Miami River Greenways Segment C

Lionel Zapata, CIP Department, reported that Segments B and C are not in construction. The reason for that is there has been some paperwork that has not been taken care of. In addition to that, the Department has identified some utility conflicts that need to be addressed before construction begins; further coordination with Miami-Dade Water & Sewer and Florida Power & Light. They have some underground work that they need to do. FPL has already completed that work. Miami-Dade Water & Sewer needs to come in and dig up the road, so the Department wants them to come in and do what they need to do, and then it will be restored after they are finished. It is in the City's best interest to allow them to come in, do what they need to do, and then the project will commence.

Chairman Flanders asked that the project be brought back. Gary Fabrikant, Assistant Director, CIP & Transportation, stated that what has happened here has been a painstaking process in getting FDOT to sign off on the agreements. There is one ready to be signed off, and once that one's done, the others will fall into place much easier than the process for the first one. The Department will bring back an update on when and where those are expected to proceed.

- 17.** Miami River Greenways Segment E2

Lionel Zapata, CIP Department, reported that the project is 95 percent complete. There were a lot of underground utility conflicts that had to be mitigated. Nonetheless, they were addressed and taken care of, and right now, all of the underground work is complete; all of the surface work is completed. The Department is waiting for final signage and striping. The project should be 100 percent complete within the next 30 days.

- 18.** Brentwood Village Project

Gary Fabrikant, Assistant Director, CIP & Transportation, reported that the status of the project has not changed since the last report to the Board. The project is still on hold. When the project was first brought forward, a developer had bought a considerable amount of property in the area and has cleaned up the area. It was an area that had a lot of drug use, gangs. The developer cleaned up the area and, in conjunction with that, the City

committed to doing some resurfacing, new street lighting, striping, and drainage. However, what's happened is the developer has notified the City that they plan to redevelop the site, and to proceed at this time, would not be in the best interest of the City because the City does not know what work they're going to be doing.

Gary Reshefsky asked how much money has been set aside for the project. Mr. Fabrikant stated the estimated cost was \$200,000 for design. The money is still set aside and the issue will be addressed once the developer goes forward.

Gary Reshefsky suggested that the money allocated to the project be used to do another project. Chairman Flanders suggested that the money be allocated to a project in the second series and then replaced when the second series is issued. Mr. Fabrikant stated that the project currently does not have any second series funds identified for it. He stated that he does not know if there will be sufficient funding under second series if the funds are reallocated.

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

**III. ADDITIONAL ITEMS:**

Gary Fabrikant, Assistant Director, CIP & Transportation, stated that the new business item will be brought back at the next meeting. He also stated that there are several initiatives that the Department is going to take to help keep the Board better informed about projects. In some instances, items will be brought back on an as-needed basis to keep the Board informed, instead of waiting for the items to appear on the agenda. Another thing the Department will be doing is providing a quarterly report to the Board on projects that the Capital Improvements Department is handling across-the-board, not only projects using bond funds.