

HOMELAND DEFENSE/
NEIGHBORHOOD IMPROVEMENT
BOND OVERSIGHT BOARD
MINUTES

9-25-07 –6:00 P.M.
CITY OF MIAMI
CITY HALL CHAMBERS
3500 Pan American Drive
MIAMI, FLORIDA 33133

The meeting was called to order at 6:03 p.m., with the following members found to be

Present: Hugo P. Arza
Eileen Broton
Mariano Cruz
Ramon De La Cabada
Robert A. Flanders (Chairman)
Charisse L. Grant
Kay Hancock-Apfel (arrived at 6:15 p.m.)
Ricardo Lambert
Gary Reshefsky (arrived at 6:30 p.m.)
Hattie Willis

Absent: Luis Cabrera
Carmen Matos
Jami Reyes
Manolo Reyes (Vice Chairman)
Jose Solares

ALSO PRESENT: Rafael O. Diaz, Deputy City Attorney
Ola O. Aluko, Director, CIP Department
David Mendez, Assistant Director, CIP Department
Pilar Saenz, Assistant Director, CIP Department
Edgar Muñoz, Professional Engineer II, CIP Department
Marcel Douge, Senior Project Manager, CIP Department
Fernando Paiva, Senior Project Manager, CIP Department
Ed Herald, Program Manager, CIP Department
Kevin Brown, Program Manager, CIP Department
Jose Lago, Program Manager, CIP Department
Mike Tyler, Project Manager, CIP Department
Lionel Zapata, Program Manager, CIP Department
Danette Perez, Board Liaison, CIP Department
Zimri Prendes, Administrative Assistant I, CIP Department
Teri E. Thomas, City Clerk's Office

I. APPROVAL OF THE MINUTES OF THE MEETING OF AUGUST 28, 2007.

HD/NIB MOTION 07-39

A MOTION TO APPROVE THE MINUTES OF THE MEETINGS OF AUGUST 28, 2007.

MOVED: M. Cruz
SECONDED: R. Lambert
ABSENT: K. Apfel, L. Cabrera, C. Matos, G. Reshefsky, J. Reyes, M. Reyes, J. Solares

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

II. NEW BUSINESS:

UPDATES:

1. NE 2nd Avenue Improvements Design Services

Kevin Brown, CIP Department, reported that the Northeast 2nd Avenue project is a joint participation between the City of Miami and Miami-Dade County, where the City is using Homeland Defense funds to cover the design and also to supplement the construction cost of the project. Miami-Dade County is using PTP funds to fund the construction. The project limits are Northeast 2nd Avenue starting at Northeast 20th Street to Northeast 87th Street. The objective of the project is to make Northeast 2nd Avenue a more livable roadway by adding bike lanes and also a continuous sidewalk from 20th Street to 87th Street. Other elements of the design are landscaping, drainage upgrades, and roadway reconstruction. Northeast 2nd Avenue is a County roadway. Therefore, all designs and design criteria must be approved by Miami-Dade County Public Works Department. In April 2007, the City CIP Department, along with their consultants, created typical sections for the entire corridor from 20th Street to 87th Street. The Department has had discussions with the County regarding the sections and what can be approved for the sections. In April 2007, the County approved the sections from Northeast 57th Street to 87th Street. There are ongoing discussions regarding the sections from 20th Street to 57th Street. The sections from 57th Street to 69th Street will be used as the first segment for this corridor. The reason for that is because this is in the vicinity of Little Haiti Park and Cultural Center, and the objective is to get this portion advanced as much as possible to minimize the impacts to the new facility when it opens. The project is about 70 percent complete in the designs for 57th Street to 69th Street. The design for this section is expected to be completed in the first quarter of 2008 and quickly move into construction to have that piece completed. The segment from 69th Street to 87th Street is about 40 percent complete in designs.

2. Antonio Maceo Park New Community Building

Ed Herald, CIP Department, reported that the project is a new 5,300 square foot community center. The project is substantially complete. All inspections with the Building Department are

currently being closed out. Once the inspections are done, the building will be ready to be occupied. The project experienced a three- to four-month delay, and there will be a few change orders to address some of the design issues that were not addressed, approximately \$150,000.

3. Kinloch Storm Sewer Improvements Design Services

Jose Lago, CIP Department, reported that the project scope consists of drainage and miscellaneous road improvements. The project is located in Districts 1 and 4. The project design is 60 percent complete. The project area is bounded by Northwest 7th Street, Southwest 8th Street, Southwest/Northwest 42nd Avenue and Southwest/Northwest 47th Avenue. Design completion is expected by March 2008, and construction is expected to begin by October 2008.

4. Fairlawn Storm Sewer Improvements Phase III Design Services

Jose Lago, CIP Department, reported that the project scope consists of drainage and miscellaneous road improvements. The design is 80 percent complete on the project. The project area is bounded by Southwest 8th Street and West Flagler Street, Southwest 47th Avenue and Southwest 57th Avenue. Design completion is expected on the project in January 2008. Construction is expected to begin on the project in August 2008.

Chairman Flanders requested that the CIP Director provide the Board with a spreadsheet for the next Audit Subcommittee meeting and next month's meeting that shows the difference between the alternative delivery methods that the City has.

Charisse L. Grant suggested that the Department include the delivery methods for each project on the project documents provided to the Board.

5. Bicentennial Park Shoreline Stabilization Phase III Design Phase

Marcel Douge, CIP Department, reported that the project scope consists of the construction of a new seawall to stabilize Bicentennial Park along the shoreline. The project is currently in construction and is 85 percent complete. The anticipated completion date for the project is January 2008. The project is on schedule and may possibly be completed before January 2008.

6. Fire Station No. 11

Marcel Douge, CIP Department, reported that the project is currently in the design phase. The project design is approximately 95 percent complete. The design is in dry run permitting at the Building Department, and the CIP Department has already responded to the comments from the Building Department. Bidding out for the project is expected in the beginning of November. The delivery method for the project is a conventional bid, so that is a time period of approximately five months, with completion around May 2008. Construction is expected to begin late May 2008, with construction anticipated completion after one year.

Charisse L. Grant requested that the Department include an address for each project in the project backup materials.

Gary Reshefsky requested a written memo on the whole fire station program regarding the time frames, where it started and where it is today, and the costs to complete the projects. Ola O. Aluko, Director, CIP Department, stated that he will provide the information before the next meeting.

7. Application for the Pan American Seaplane Terminal Historical and Structural Rehabilitation Grant

David Mendez, Assistant Director, CIP Department, reported that the project consists of three phases, the structural analysis of the building, the replacement of the glass block in the front of the building, and the restoration of the original façade. The Department is currently in solicitation to get a structural engineer to complete a forensic analysis of the building. The Department is also soliciting a window manufacturer, and the windows in the front of the building should be replaced by the beginning of the year. The restoration of the front of the building to its original condition is a little bit further out, and more than likely, the Department will be coming before the Board to ask for funding for that. The priority is really to analyze the existing structure and replace the glass block windows.

8. Police Headquarters Restrooms Rehabilitation & ADA Upgrades

Ed Herald, CIP Department, reported that the project consisted of ADA improvements to 11 existing bathrooms. The project is substantially completed and punch list items are being addressed. The project should be closed out within the next couple months.

9. Athalie Range Park Mini Stadium Complex

Fernando Paiva, CIP Department, reported that the project design is complete and the project is ready to begin construction. The project scope consists of the reconfiguration of the existing baseball and softball fields into a combined regulation soccer, football, and baseball field, plus lighting, drainage, storage, an electrical building, walkways, landscape and an irrigation system.

Ola O. Aluko, Director, CIP Department, stated that project construction is expected to begin in the first quarter of 2008. The project will be possibly a ten-month project, so the project should be complete by the last quarter of 2008.

Gary Reshefsky suggested that the Board receive a presentation of the construction timeline, to include the parts of the park that will be closed, how long they will be closed, and what other parks will be open for use while Athalie Range Park is unavailable.

10. Robert King High Park Soccer Field

Fernando Paiva, CIP Department, reported that design services have resumed for this portion of the park. The project stopped for a while because of the issue with the Cuban Museum. The project is fully funded.

11. Juan Pablo Duarte Building Renovations/Expansion

Edgar Muñoz, CIP Department, reported that the project has to be revised to be in line with the new building code. The project also must be revised to be ADA compliant. The estimated cost of the project is now \$957,188.

Charisse L. Grant requested a memo regarding this project at the next board meeting that explains the actual reasons why the project increased from approximately \$350,000 to almost \$1 million, and that any projects in the future also include a similar memo so that it can be discussed at the meeting.

Ola O. Aluko, Director, CIP Department, stated that the project is under design and is 75 percent complete. He stated that at the next meeting he would provide the Board with a cost benefit analysis stating why the project should be continued.

12. Coral Gate Park Building Improvements

Edgar Muñoz, CIP Department, reported that the project was going to be designed in-house, but the Department does not have the capability at this current time because the department lost staff working on the project.

Gary Reshefsky questioned if the parking variance for the park had been acquired. Mr. Muñoz stated that the neighbors did not like that idea, so the variance was not approved by the Zoning Board.

13. Virrick Park Library Addition

Mike Tyler, CIP Department, reported that the project fell behind for numerous reasons. The project will be completed by the end of next month. The project did go over budget at about \$75,000.

14. Virrick Park Pool Building Renovations

David Mendez, Assistant Director, CIP Department, reported that the design of the pool was 100 percent complete a year ago, but it was pulled because of structural issues with the building and unforeseen existing conditions of the building itself. The pool is not close to meeting the current standards for ADA compliance. In the end, it may be better to rebuild the entire facility rather than to try to put a Band-Aid on it. The project will be reevaluated and brought back to the Board with a better analysis of what will happen with this facility.

Kay Hancock-Apfel stated that she would like to see a lot more transparency and disclosure financially to the Board. She also suggested that the Department utilize a termite inspector because this is not the first building that has had issues with termite infestation. Mr. Mendez stated that termite inspection is now a standard operating procedure for all renovation projects.

15. Brickell Streetscape

Lionel Zapata, CIP Department, reported that the project is coming to an end. The projected included three crosswalks and two fountains. The lighting on the Brickell Street Lighting project has been 100 completed and accepted by the County. Final inspection from the Building Department on the fountains in the Brickell Streetscape project is pending. Currently, the decorative storm work is ongoing, as well as for the decorative posts at various locations between 15th through 25th Road along Brickell Avenue.

16. West End Park Pool Improvements

Lionel Zapata, CIP Department, reported that the project is 100 percent completed. A TCO has been issued. The project should be closed out within the next 30 days. The facility is currently being used by the Parks Department. The project came in a little later than expected, as was the case with other pool projects.

17. Miami River Greenways Segment B

AND

18. Miami River Greenways Segment C

Lionel Zapata, CIP Department, reported that the project is finally under construction and going well. The project is approximately 75 percent complete. If things continue to go well, the project should be substantially completed by December 2007, and the only thing that should be remaining at that time is punch list items. There are some historical markers that need to go there, and the manufacturing for those markers takes some time.

Gary Reshefsky questioned if there is ongoing community outreach regarding what the City is doing with these greenways because it's important that people know that the City is building this. He stated that currently people are parking in this area near Garcia's. Mr. Zapata stated that once the project is completed and is acceptable to the City, Public Works is alerted. A year after that, Public Works is responsible for the maintenance. As it relates to future projects, through the Trust for Public Lands, as well as the Miami River Commission, Mr. Kevin Brown has been actively engaged in keeping them informed of the progress and anybody else associated with these projects have been informed.

19. Glen Royal Parkway

Lionel Zapata, CIP Department, reported that the project is 100 percent completed and all punch list items have been addressed. The project came in ahead of schedule and on budget. The community is very happy with the project.

20. Brentwood Village Professional Services

Ola O. Aluko, Director, CIP Department, reported that nothing has moved forward since the last update on the project. Funding for this project was reallocated to another project, as requested by the Board. Approximately \$200,000 was taken from this project and moved to another District 5 project, at the Commissioner's request, to enhance the artwork in the Little Haiti Cultural Center. When the developer and the City decides what will be done in the Brentwood Village area, funds will be reallocated back to the project, but right now, the Commissioner is happy with the transfer of funds.

Hattie Willis directed Mr. Aluko to work with the entity responsible for the railroad tracks in the area when the project begins to further beautify the area.

III. CHAIRPERSON'S OPEN AGENDA:

IV. ADDITIONAL ITEMS:

➤ Problematic Project Updates

HD/NIB MOTION 07-40

A MOTION TO REFER PROBLEMATIC PROJECT UPDATES TO THE AUDIT SUBCOMMITTEE FOR REVIEW PRIOR TO BRINGING THE UPDATES TO THE FULL BOARD AT BOARD MEETINGS.

MOVED: G. Reshefsky
SECONDED: R. De La Cabada
ABSENT: L. Cabrera, C. Matos, J. Reyes, M. Reyes, J. Solares

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

➤ **Project Allocations**

Pilar Saenz, Assistant Director, CIP Department, stated that in April the projects were reviewed because every single project in the bond program could not be addressed because of many issues mentioned today by Ola and the team members. Projects were coming in at higher costs than anticipated. The original allocations in the bond program were more like allocations than budgets for the projects. In April, there were a series of meetings and discussions with the Board, Commissioners, and City Manager regarding reallocations for projects. As a result, \$38.8 million was reallocated as fairly to all of the districts as possible. Some of the projects brought today as updates are referring to the original estimates. However, dollars have been reallocated to them, in some cases. When the projects are procured, hopefully, they'll stay within those dollars, but if they don't, then it will be addressed at that point.

HD/NIB MOTION 07-41

A MOTION WAS MADE TO ADJOURN TODAY'S MEETING.

MOVED: G. Reshefsky
SECONDED: H. Arza
ABSENT: L. Cabrera, C. Matos, J. Reyes, M. Reyes, J. Solares

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