

City of Coral Gables City Commission Meeting

Agenda Item H-2

November 10, 2015

City Commission Chambers

405 Biltmore Way, Coral Gables, FL

City Commission

Mayor Jim Cason

Commissioner Pat Keon

Commissioner Vince Lago

Vice Mayor Frank Quesada

Commissioner Jeannett Slesnick

City Staff

City Manager, Cathy Swanson-Rivenbark

Assistant City Manager, Carmen Olazabal

City Attorney, Craig E. Leen

City Clerk, Walter J. Foeman

Deputy City Clerk, Billy Urquia

Planning and Zoning Director, Ramon Trias

Finance Director, Diana Gomez

Public Speaker(s)

James Koepp

Earl Jackson

Victor Menocal

Robert Parsley

Orestes Betancourt

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Agenda Item H-2 - Update on the Miracle Mile and Giralda Avenue Streetscape project

Agenda Item H-2 [0:00:00 a.m.]

Update on the Miracle Mile and Giralda Avenue Streetscape project.

Mayor Cason: Cathy, do we have a time certain at 11 for streetscape?

City Manager Swanson-Rivenbark: I wasn't aware. Oh, we do have...

Mayor Cason: Okay.

City Manager Swanson-Rivenbark: A time certain at 11.

Mayor Cason: At 11, time certain for our streetscape. Do you want to -- why don't you come on up and we'll do the streetscape now.

City Manager Swanson-Rivenbark: So we'll -- at the last meeting, the Commission asked for an update on where we were with streetscape, what the estimated cost would be, and so the staff was going to be presenting this item.

Mayor Cason: And Craig, are we going to do the appeal after lunch?

City Attorney Leen: Appeal -- no, appeal would be after this item.

Mayor Cason: Okay, thank you. Carmen.

Assistant City Manager Olazabal: Good morning. For the record, I'm Carmen Olazabal, Assistant City Manager for Operations. And we're here today to provide an update of where we are with the Miracle Mile and Giralda Streetscape project. With me today is the design team,

Earl Jackson from Cooper Robertson. He's here with some of his subconsultants as well, which include Orestes Betancourt from Coastal Engineering. He's in charge of the civil and drainage aspects of this project. We also have Robert Parsley, who's the landscape architect for the job. Also with me today is Jim Koepp, from AECOM. He's been working as our owner/representative and has been in our coordination meetings with the design team and the construction manager at risk. He has extensive experience in construction manager at risk contracts, so he's very -- he's been very instrumental in taking this project to where we are today. We also have Victor Menocal. He is our contractor manager at risk, and he's been helping us identify constructability issues and affordability issues for this project. Could I get the presentation? There we go. So, if you are -- as you're aware, the Miracle Mile and Giralda Avenue project is the result of decades of community visioning. When completed, we will have -- Miracle Mile will be a 50 percent wider pedestrian environment with extensive landscape, trees, sidewalk cafés, public art, beautiful lighting and inviting street furnishings. And Giralda will become a spectacular shared pedestrian environment, which will include creative and artful paving, lighting and landscaping. Where are we currently? So, after decades of community planning, discussions and dialogue, Miracle Mile has successfully moved along from conceptual design to working and finalizing that design and starting guaranteed maximum price contract negotiation conversations. Through this process, we have worked closely with the Commission, with the Steering Committee and the community. We have had -- and I know that's a small slide, but we're trying to put all the meetings on one slide and, you know, there's a lot of meetings. There's been a total of thirteen Commission meetings, counting this one, nine Steering Committee meetings, five public meetings, plus one public meeting which we'll have next week on Thursday, November 18. And there have been some flyers, which I'll pass out as well because we need to get the word out. They've been passed to the BID, so you know, we're starting to get the word out, and I'll pass it after the presentation. So, today, the agenda, we will talk about project coordination, and Jim Koepp will talk about the progress that we've made since our last meeting. Then we'll talk about design and O will provide a quick design update and talk about the timeline and what are the next steps. And then construction management, we'll have Victor Menocal talk about what the public outreach has been so far and the

sequencing and timeline of the construction. So, with that, I'm going to pass it to Jim Koepp, who's going to update us on the progress since our last meeting.

James Koepp: Thank you very much. Like Carmen said, my name is James Keopp. I'm with AECOM. My role is to represent you and the City with regards to the project and the meeting with and dealing -- representing the City with contractor and the designers. The stage we're at right now is in the process of -- the designers are in the process of completing the construction documents. We'd anticipate having those delivered by the 17th. And with those in hand, we'll be able to finalize the GMP. The GMP is currently being prepared with the anticipation of delivering to the City Commission on the December 8 meeting, the guaranteed maximum price for your vote. In part of that process, we've been looking at the value engineering aspects of this project. There are many things that go into it, obviously, with the intent, though, of retaining the highest quality possible assuring the City that their dollars are being well spent. Another aspect of it is the direct purchase order process that we will be entering into for the purchase of the largest dollar volume items, which are the stone and the landscaping, and possibly the lighting fixtures. So, those are the things that we've been doing thus far. The designers are working forward looking towards getting the job drawings done, and I can -- I would certainly anticipate getting them by the 17th. But to address that particularly would be Mr. Earl Jackson, who's with us.

Earl Jackson: Hi. Thank you, again, for having us. I think we have a few slides. What I have to present today is a mixture of decisions and updates in design that have occurred since the last time we met at the end of August. A couple of statements to talk about things that we'll be showing at the public meeting next week, and then as mentioned, just a few next steps, which I think we'll probably repeat a few times. The slide that comes next, which I guess I have control over -- that's the outline, remind you of the concept of capturing the elements of the sky, the timeless qualities of the place and bringing them into the pavement. The renderings that we showed last time that show an extended pavement area and what that material may begin to feel like when it's in place. The stone palette which we're working with right now is a combination

of the stones that you see on the screen. It's five colors. I think we had them in the room the last time we were together in August, and they've just been delivered to 206 Miracle Mile this morning, so there's a truck waiting there for the end of this meeting we're going to start laying them out and getting them ready for next week's meeting. We're going to put them in the sidewalk, so that long strip you see in that slide there is a two-foot-wide strip that will run from storefront to curb to give a sense of where the blue in the clouds and the grays will be running so that you can understand if it were running the full length of the Mile with the character that might be now. Because it's a mosaic, it has a lot of variation in it and it's very hard to demonstrate the full effect in a two-foot strip, but you will be able to see the quality of the stone, the color of the stone and how it will be set. The idea of moving from stone to landscape is one that we spent a lot of time working on. I think when we had the agreement to go to a curbless environment for the project, we talked about paving in parking areas, paving in road areas. The one thing that we've turned up is a shift in grade. If you go to the Mile today, the majority of the street is higher than the business elevations. So, in order to track the trench drain out to where it needs to be, we have a little bit more cut in the road, which Victor and his team have accommodated for in the numbers they're putting together and in the way that they're thinking about construction. And we think the trench drain is in the right place and that grading is headed in the right direction. That would be supported by this three tree strategy, which I think by now everybody is very familiar with and very comfortable with. The three tree strategy changes at the crosswalks. We have paving coming across the crosswalk so that everywhere where people move is a quality, durable and resilient beautiful paver and we're making the black and white stripes out of black and white stones or gray and white stones. And the pink (INAUDIBLE) and pink cassia trees are those that mark that special moment. That has not changed. The image of what it looks like is there. For Douglas Plaza -- I put it in just as a reminder. It's a very simple strategy, mostly landscape driven. And the series of slides that show it existing today revealing the leg of the arch so the arch stands a bit more proud, doing something with the letters to make the letters more visible so people recognize that this is the entry to Coral Gables from the City of Miami, and then building up the landscape behind that to help support a strong and full and gracious entry to the city. This design hasn't changed. For Giralda Avenue, again, capturing the

motif of the sky, but doing it differently. Celebrating the rain has been the concept that we've been working with. The rendering that we showed last month or a couple months ago at the end of August is the one that you see on the screen. (INAUDIBLE) raindrop lights, concentric pattern for raindrops on the ground. The actual stone also has been delivered and we have a mockup that's going to be placed inside 206 Miracle Mile for this. We have spent a lot of time on the pattern to make sure that it's efficient. It has like a Pythagorean 3-4-5 triangle proportion so that the ease of installation has been maximized. We've tried to reduce oddities. And the pattern you see on the screen here for paving is where we've ended with this. It's great. There's a bright blue tone in the middle, which tapers off to warm reds and yellows and oranges at the ends to bring in this idea of the color of the sky in the morning and the afternoon, sunrise and sunset, typically warmer, overhead typically more bright blue. And it helps draw a distinction between the three rooms that we've created for that street, the two entry rooms where we slow traffic, compress space and make it an intimate feel at the entry points to the more ceremonial, more open and eventful room like space in the middle. Streetscape elements, we've done a lot of work with suppliers and providers and fabricators to try and nail this down. We like the idea that the stone furniture carries through the materiality of Coral Gables, so the coral stone was something we looked at representative of many, many buildings, the building which we're in, in Coral Gables. That thread of material consistency actually ties the project to the history of the place, and we think that's a really important thing to do. We're looking at two materials right now. One is a Spanish stone, which is slightly denser. It's much more dense and durable. It's a little bit cleaner. And we're still holding the option for potentially seeing how the furniture turns out for the traditional and local stone. The bollards look like this. The last time we were together, I think I showed you a foam one we sort of cut in our workshop. This is one that has been fabricated in Spain. It's probably in the port today waiting to be shipped here. We're going to have this on site for the public presentation on the 17th and 18th, so you'll be able to see it, touch it, sit on it and get a sense of what the material is and how it feels. Furniture is one thing that's still to be decided. The final pick of furniture, I think we need to meet maybe one more time to nail that down, but we like the idea of movable furniture so people can gather in unexpected ways. We're looking at a range that -- range from 5 to 8 pounds in weight, very

lightweight, very movable. The kind of thing that nobody wants in their house, but is great in the public for convenience. And then the last time we were here together, we looked at some that were a little bit heavier that we brought up from the University of Miami, also movable, but you know, less windblown, a little heavier. There's a little bit of a trade-off, so that's one thing that we're going to be nailing down in the next probably five to ten days. Signage, we had a great meeting last week to sort of come to a point of agreement in color direction. The image you see on the screen here is where the group -- the design group, with the City's input, has landed on color on the idea, again, of making the Mile special, but having a common thread so you can see some of the corals that exist in some of the other signs throughout the City showing up here and some blues, things that make it pop and punch so they're really visible on the mile to help with parking and finding paseos. Lighting is the next issue. I think we've shown a number of images. We're certainly on the warmer side of white for all of our lights. We expect to have a number of samples for lights in the room on the 17th and 18th; I think potentially some signage samples too, like materials and colors so people can touch them and see them in the real environment.

Vice Mayor Quesada: You know, when it comes to lighting -- and when I saw this in our packet I was thinking, in the private setting, a residential setting, Philips Hue -- you know, they have those LED lights that they can change all those colors. Does that exist in the commercial setting?

Mr. Jackson: It's -- well, I think it's the same technology. Like with an LED, you have a range...

Vice Mayor Quesada: Yeah.

Mr. Jackson: And whether it's the brand by Philips or some other (INAUDIBLE)...

Vice Mayor Quesada: It doesn't matter the brand.

Mr. Jackson: Yeah.

Vice Mayor Quesada: I was just curious if that existed in a commercial setting.

Mr. Jackson: It does, and I think everything we're looking at -- we met with our lighting guy this morning over breakfast and talked through a couple of options. We made it clear the warmer side of white. What's great with LED technology is that you really have a lot of control over the color temperature.

Vice Mayor Quesada: But I'm saying, you don't have to change the bulb on the ones that you guys are thinking about. It's -- you could...

Mr. Jackson: It lasts like...

Vice Mayor Quesada: Be able to control...

Mr. Jackson: It lasts like 5,000 hours or...

Vice Mayor Quesada: I'm not saying the length of time it lasts. I'm saying, can you change the color with the same bulb on the ones that you guys are thinking?

Mr. Jackson: You can program...

Vice Mayor Quesada: I'm saying it would be nice for any kind of event that we have going on (INAUDIBLE)...

Mr. Jackson: Yeah.

Vice Mayor Quesada: Whoever is controlling the lights can change whatever color.

Mr. Jackson: It would be different for different fixtures. And if there's a desire for that in certain places, we should get that nailed down before...

Vice Mayor Quesada: I mean, if it was -- if the price was competitive, I don't see why we wouldn't.

Mr. Jackson: Yeah.

Commissioner Lago: It would be great if you're celebrating something on the Mile if you could change the color.

Mr. Jackson: Sure.

Commissioner Lago: And have it be either Christmas or, let's say, you know, the night of Halloween we could maybe do a...

Mr. Jackson: Maybe orange.

Commissioner Lago: Light tinge of orange, or Thanksgiving...

Vice Mayor Quesada: Or whatever it is.

Commissioner Lago: Yeah.

Mr. Jackson: Yeah.

Vice Mayor Quesada: Or if we want a warmer white or a brighter white, we could control that as well.

Mr. Jackson: We'll take another look and see exactly where we are with what we have specified and what that range would be, but the technology is there to do it so...

Vice Mayor Quesada: Yeah.

Mr. Jackson: I don't see any reason why that would be a problem.

Vice Mayor Quesada: Okay, thanks.

Mr. Jackson: The manhole covers, we're working with (INAUDIBLE) Foundry. We've gotten the first sort of small sample for the manhole cover. They made like a nine-inch disc, which we're going to have at the public presentation so you could see what it looks like in 3D. It's still the same pattern and the same design motif which I think was favorably received. Everybody that sees it thinks it's pretty cool. We're pretty excited about it too. The removable bollards at the beginning and end, at the Ponce end and at the Galiano end of Giralda are simple steel posts that are to be painted by artists. The idea right now is to do an abstract of what it might be like to stack raindrops. So, while they look like stripes, the concept is a stacked raindrop paint pattern. These are open to a future competition, but this is where we are with it now.

Commissioner Slesnick: They remind me of, you know, that -- I don't know how old you are, but in the '70s, anyway, we used to take all kinds of candles and they would put them in those Chianti wine bottles or whatever. You would melt them and that's what it looked like.

Mr. Jackson: Yeah.

Commissioner Slesnick: That reminds me of sort of -- yeah.

Vice Mayor Quesada: Commissioner, I didn't know you were a hippie in the '70s.

Commissioner Slesnick: You know I saw it once.

Commissioner Lago: In a textbook.

Commissioner Slesnick: I saw it once in an open house.

Mr. Jackson: The idea is that they would be fun.

Commissioner Slesnick: That's what they remind me of.

Mr. Jackson: They should be fun; they should be visible.

Commissioner Slesnick: That was fun.

Mr. Jackson: Yeah, exactly. We've been working with a number of artists. The list was at four. We grew to five, we grew to nine. We've gotten favorable responses, some submissions and some declines since that whole process has began. We're down to four. Math Best is the only one on the list yet who hasn't submitted their proposal, and I think we're working on that now. The other three, Blessing Hancock, Andy Cao, and Sibylle Pasche, have all submitted their preliminary design for consideration. So, when we get the fourth, then there will be another review of those and the discussion for how to integrate art (INAUDIBLE) back up again. This is a quick sketch. I know it's actually really tiny on your screen, but this is the space at 206 Miracle Mile. We put the sketch in just so you could have some sense of how we're going to lay out the evening. It's going to -- the event is going to run from 3 o'clock until 7 o'clock with a soft ending, so we'll probably run a little bit later than that. The things you see at the bottom of the little diagram on the left hand side of your screen, there's going to be inside a fan-shaped layout of the Giralda stone in one-quarter radii or one-quarter movement -- 90-degree movement of that stone pattern, actual size, actual colors, actual stone. The outside I described to you was

going to have a stripe, which is what you see at the top right there. We're going to cut a stripe, that stripe of Miracle Mile stone is going to be in the pavement, so we're working with your Public Works Department to install that. It'll be great because it'll be there to look at and see probably for nine months or so until that part of the street -- six to nine months -- gets built. We're going to have a series of stations along the wall, which include design boards and tables with comment cards so that people can look at the boards and write down thoughts and feelings and ideas about where the design is today and any suggestions they might have that remain. Right now the evening is scheduled as a social event, like a walking and talking and moving around kind of event. There's not currently a schedule to stand up and give a presentation on a slideshow, which I think is pretty cool. So, most of the comments will be handled via how we talk to people and how we read them on the comment cards, which I think it works really well for the space and it should be good. We'll still have outdoor seating, so that area of the sidewalk which has been extended is going to be extended a little further west so you get the full 23 feet for a wider strip, so that we can start to play with that and you guys can look at it over the next few months to really get a sense of how that change is taking place. Lastly, there's next steps, so as Jim mentioned, we're on schedule to deliver the construction documents on November 17. We're in communications with the people who are providing stone, furniture, lighting, all of the things that are going to be used in the project. We're triangulating on, you know, how to be efficient with everything we're choosing and how to make sure we have resilient projects or products in the project and then, you know, we're establishing right now construction staging and a project timeline which Victor will show you in a couple of slides.

Commissioner Lago: Before you move on to that next slide, can we discuss the submission of the CDs on November 17. What's -- how realistic is that?

Mr. Jackson: It's...

Commissioner Lago: I don't mean to put you on the spot.

Mr. Jackson: No, no.

Commissioner Lago: But I know you're dependent on the MEPs and...

Mr. Jackson: Exactly.

Commissioner Lago: The engineers to come through, but how are we looking on that?

Mr. Jackson: We're -- we feel very confident in everything, in the design to date as being present in that set. The one soft spot, which Robert can speak to, if we need to, is due to the negotiation and the coordination between grading and landscape and subsurface and stone and all of that, we've spent a lot of time focusing on that. And the planting plan, in particular, is maybe a couple of weeks behind. In our discussions, we've made this clear to the City; we've made it clear to the team and everybody who's been involved in the project and everybody is comfortable with the fact that there is a budget held for what will go in. Robert feels comfortable that budget is adequate. It's just the final drawing of where -- what plants go in those soft planters that we think is going to remain.

Commissioner Lago: Let me tell you the reason why my question. I mean, I know that you guys, a world-class architecture firm and you guys have done much bigger projects than this because there is a chain besides November 17. After November 17 comes, we got to get a GMP, and we're pushing staff and I want to be realistic with staff. I don't want to put staff in a position where they've made a promise that we're going to get started in January. We've been talking about this project for 25 years.

Mr. Jackson: I know.

Commissioner Lago: So, once we make a promise to the residents and the business community, I want to make sure that we can follow through on that. So, if there is a delay in reference to the

CDs, it's going to delay us in getting a GMP. We're not going to get started on the project without having a GMP in place. So, I want to make sure that we put everything out on the table now and that we can actually get to that date of November 17. Because that date of November 17 is just a week away.

Mr. Jackson: No, we understand the urgency. We understand also the financial pressure that's tied to that date as it relates to negotiations and bonds and things like that, so everybody's working around the clock reviewing. We've had multiple reviews from 50 percent to 70 to 90. Now, in the home stretch with one week to go, I know that I have a stack of 224 drawings on my desk that I'm going through. I have four other guys in my office that are going through them. Our local guys here are going through them. We feel very confident that the things that are yet to be done are not things that are going to affect in any negative way your GMP, and really, it's the planting plan. I mentioned that the furniture hasn't been selected (INAUDIBLE)...

Commissioner Lago: No, but that's a big ticket item. And when you're talking about a GMP, you know, the biggest issues on the GMP are going to be drainage and they're going to be actual -- the stone...

Mr. Jackson: Yeah.

Commissioner Lago: That's chosen for the sidewalk. So, you're potentially talking about a lead time of three months for the stone to arrive here?

Mr. Jackson: I think the stone -- the first stone, as I understand it, it's six weeks at the quarry and fabrication down in Brazil. It's six weeks to get it up here; that's twelve. I think the first bit of fabrication we might see on site after another eight weeks, but it's about 200,000 square feet, a little less than 200,000 square feet of stone. So, that stone is going to be delivered in waves, as I'm sure you understand. So, we expect the first bit of stone in about twenty weeks, which call it almost five months. That's why we're working hard -- we've been working hard since January

with multiple stone suppliers and fabricators to, one, make sure we get the right stone; two, make sure we get a great price on the right stone, and I think we're in position where we know what it is.

Commissioner Lago: But, you can't release that stone until you have a GMP in place.

Mr. Jackson: Until you -- exactly.

Commissioner Lago: So, it's -- all this is tied in...

Mr. Jackson: We understand.

Commissioner Lago: And we can't move forward in regards to the project. So, that's my biggest concern.

Mr. Jackson: Yeah, I understand.

Commissioner Lago: And I know that you guys are swamped and you guys are doing a great job, but you know, we can't start root pruning the trees. We can't start making that progress until a GMP is in place. So, anything you need from me, anything -- I mean, I know we've met several times. I met with staff this past week. I know that the Commission as a whole -- not as a whole, excuse me, individually, met with staff. But, I just -- that's my biggest concern, that we meet the November 17 date.

Mr. Jackson: Yeah.

Commissioner Keon: What I think is important is the issue of going out for the bonds is that we have to have final plans. You have to have final estimates. You have to have all that in place. The plans cannot be at all ambiguous. We are hoping that there is no change order involved in

here so that your numbers remain the same. But Diana and our Finance staff cannot go out for bonds until we have a firm cost as to what this is going to be, and that cost cannot exceed what you've been authorized to spend. So, we can't get -- you know, they can't go out and get bonds and three months later come back and say, you know, that drainage system, it was a little more complicated. We need another couple of million dollars. We can't do that because whatever you're going to do, you know what, you're going to have to make a change to some design to cut some costs to come into those numbers. So, we are tied to those dollars. Finance is tied to that amount to be able to go out and raise the money and go to the bond market for this, so you have to be -- I'll ask the Manager, what is -- we have to have that number by the 17th?

City Manager Swanson-Rivenbark: I've made it very clear that the bonds, we will not go to bond market until we have a true number.

Commissioner Keon: Right.

City Manager Swanson-Rivenbark: And so, we've been keeping a lot of pressure on staff and on the design team.

Commissioner Keon: Right.

City Manager Swanson-Rivenbark: We cannot put you into a position of issuing bonds...

Commissioner Keon: Right.

City Manager Swanson-Rivenbark: That we don't know what the full price of the project is.

Commissioner Keon: No, and we know that the interests rates -- there has been talk about interest rates rising in December, so I think we want to try and go out as soon as we can so that we have the money in place so that we can begin the project when it starts. So, it is really

imperative that we have good numbers any very unambiguous plans so that we can go forward without change orders and without all these other things.

Commissioner Lago: I mean, we -- let's say we do get them November 17. The contractor -- Mr. Menocal, please come forward.

Assistant City Manager Olazabal: And he's actually next.

Mr. Jackson: His slide is next so...

Commissioner Lago: Oh, okay.

Commissioner Keon: Okay.

Commissioner Lago: Do you mind if I just talk?

Mr. Jackson: Yeah, let's.

Commissioner Lago: If you do get plans November 17 -- and we know how great the architect is, let's say 95 percent, close to 100 percent plans ready to go -- how comfortable do you feel that you could submit a GMP within a month? I know it's Christmas. Do you know why I'm asking December 17? Because being in this business, we know that a week before Christmas there isn't really any work, and a week after Christmas, there really isn't work. So, right there, you're talking about two to three weeks we're about to lose, and then you get into the new year and it just becomes really ineffective and the time. And I'm concerned about, like the Commissioner said, Commissioner Keon said, interest rates going up half a point, a quarter point, you're talking about a lot of money.

Victor Menocal: From the beginning of the job, we've -- I've always included all of our subs and suppliers, so everybody's quite aware of this job. So, getting this job November 17 so they could start quoting it shouldn't be as much of a concern. I think I understand, Commissioner Lago, your concern is because some people walk away for Thanksgiving and Christmas.

Commissioner Lago: Yeah.

Mr. Menocal: So, if they have never seen these set of drawings, that could become a potential issue, but everybody's seen these drawings since July.

Commissioner Lago: So, when you had -- you showed them 50s, 75s?

Mr. Menocal: I showed them DDs, 50s, 70s, 90s, so they've seen every iteration of it.

Commissioner Lago: No, I just want to make sure. No, that's a big -- that's big.

Mr. Menocal: Yes.

Commissioner Lago: That's very important. So, you think that if we get 100 percent or 95 to 100 percent by the 17th, you think you can have three -- is three weeks too much to ask or is it -- or you feel more comfortable with four weeks? What's your schedule right now?

Mr. Menocal: Three to four weeks seems reasonable. What I'm looking at is getting the actual estimate by us in two weeks, and then negotiations with the City because it'll take us two weeks to recount all the quantities and recheck all the, you know, costs just to make sure the minor little changes between 70 and 100 percent.

Commissioner Lago: And another question -- I know I had spoken to our Public Works Director and I had requested from him to get me the information. Did we ever get a number, just an idea,

a rough number of the cost of putting Chicago brick on --? Assistant City Manager is coming up. She's got an answer.

Assistant City Manager Olazabal: Well, and I -- Victor can probably help me on this. But the square footage of the asphalt is about 180,000 square feet.

Mr. Menocal: Two hundred (INAUDIBLE).

Assistant City Manager Olazabal: Oh, right. And about \$14 per square foot puts it in a 2.5 million range.

Commissioner Lago: The reason why I asked, I just wanted to make sure the Commission was aware because this is something that we had discussed about a month ago, and that was in reference to instead of having any asphalt, we'd have that transition from -- you know, to a nice Chicago brick paver, if the Commission, number one, wanted to entertain that, and if we could have enough cost savings to implement that additional scope into the project.

Commissioner Keon: Well, I think that's a real design issue is whether you go from pavers into another material...

Commissioner Lago: But there is a few...

Commissioner Keon: Into whatever...

Commissioner Lago: Other things that, like the...

Commissioner Keon: Yeah.

Commissioner Lago: Assistant City Manager had brought up, along with Glenn. It was the issue of noise. It was the issue of a few different. I just wanted...

Commissioner Keon: Oh, okay.

Commissioner Lago: We had requested that information, and I know that we had discussed it and I wanted to bring that up.

Commissioner Slesnick: Another thing...

Commissioner Lago: Thank you.

Commissioner Slesnick: That I had mentioned before is -- especially with the lights and the benches is having outlets for cellular hookups, cell phone hookups, or having some kind of solar powered stuff like at the airport where you can put in three or four phones near the benches. Have we looked into that at all or --? I mean, you know, you want to make it user-friendly, so if somebody's out there waiting for somebody else in the store or a restaurant or whatever, it's great to recharge.

Mr. Jackson: Our electrical team has outlets in every planter throughout the length of the Mile.

Commissioner Slesnick: That are accessible.

Mr. Jackson: That are accessible.

Commissioner Slesnick: You don't have to go through the bushes, okay.

Mr. Jackson: Yeah. They sit in small boxes and they -- but, yeah, you don't have to -- I mean, they're not standing up proud like here I am an...

Commissioner Slesnick: No, but I mean...

Mr. Jackson: Outlet, but they are -- they're there, yeah.

Commissioner Slesnick: Okay, so is this like...

Mr. Jackson: They're not solar because one of the big things that -- you know, the three rows of trees makes a great people place and having the shade and the microclimate in there is critical. To do solar, you wouldn't get anything from it unless it were...

Commissioner Slesnick: So these are like next to where the parking spaces are where the tables would be out for restaurants or something near the trees?

Mr. Jackson: They're at the edge of the curb, and then they're in...

Commissioner Slesnick: Where if we had a curb.

Mr. Jackson: Yeah, then I should say the limit of the sidewalk. They're at the edge of the limit of the sidewalk and then they're in all of the tree planters that -- where an existing tree remains.

Commissioner Slesnick: Wonderful. Thank you.

Mayor Cason: You want to continue with the rest of the presentation?

Mr. Menocal: Absolutely. Commissioner Quesada, I know you had mentioned about the lights that do change. We are actually doing that for Sunny Isles. There is these lights called RGB lights, done by Philips, Cree and a bunch of them do it, in which essentially you got to program - - you could do Fourth of July, Christmas, Hanukkah, whatever it is that you guys want and those

could be preset for certain days. So, that is available -- coincidentally, Earl and I met with one of the lighting guys today and that was one of the alternatives he suggested.

Vice Mayor Quesada: And price difference, comparable?

Mr. Menocal: Same cost. Actually, it's a cost savings in this one in particular.

Vice Mayor Quesada: Oh, okay.

Mr. Menocal: This one in particular.

Vice Mayor Quesada: Then yes. Let's do it.

Mr. Menocal: Don't want to say all.

Mr. Jackson: We've been working very hard to be cost conscious.

Mr. Menocal: Alright, so pretty much since we got going, we started the public outreach effort with essentially the blocks, the miles, Giralda. We visited every single business. We've actually spoken to the owners or the managers of probably 95 percent. There's been a handful that we're still playing phone tag, so to speak. We -- about a month ago, we had block captain meetings with each individual block so we could present the team, we could present Jim Koepp from the City. We could present -- you know, Marina kind of put this all together from the BID. We finished Giralda probably last week. What did we do in there? We provided the brochures, which I believe Carmen handed out, right?

Assistant City Manager Olazabal: (COMMENTS MADE OFF THE RECORD).

Mr. Menocal: The brochures, and then we provided each individual business with questionnaires. What do these questionnaires include? They had essentially hours of operations, special events, any special notices that we may need to know so when we do schedule the work we kind of are sensitive to those items. Right now we've received about 20 percent of the questionnaires returned to us, so we're in the process of creating a big spreadsheet that says, you know, the major concerns of each individual business. So, when we finalize the schedule, we could take that into account. Now, the consensus was the businesses were very positive. There's been a handful here and there with some critique, let's say. Now, during construction, the feedback we got back is essentially they want most of the demolition done at night. The guys from the businesses by Randazzo on Le Jeune Plaza, they would like for us to finish by August or outside the August timeline, so that is something we're taking into account when we finalize our schedule. Now, this is the sequencing as it is today based on what we heard back from the community, the businesses in particular. Essentially, we color coordinated. The way we have it starting is three work zones all at the same time, one at Giralda, one all the way on the west side on Le Jeune on the south side, and then the other one by Ponce slightly on the east side, and we're going to work all of them concurrently. Our intent is to leave a block in between not impacted so we can kind of give the businesses a little bit of a -- you know, alleviate their, you know, construction a little bit. What we're going to do is we're going to finish the block, half a block at a time, a substantial amount, and then we're just going to move to the east. Once we get done, we're going to move to the north in the same pattern. So, we're going to start on the north side all the way to the west and then move to the east.

Vice Mayor Quesada: So is purple the first one where you're starting?

Mr. Menocal: The red. The red is the first.

Commissioner Keon: The red is first.

Mr. Menocal: Then we're going to move to the blue, yellow -- I guess that's green.

Commissioner Keon: Green.

Mr. Menocal: And then the purple. And that's kind of how we're going to sequence it.

Commissioner Slesnick: And when does it start?

Mr. Menocal: Let's talk about timeline. With the CDs being ready in about a week, we expect -- one, permitting, the engineering permit is going to take about two months roughly. That's going to DERM, RER. That's traditional for a drainage permit and a tree removal permit. That's typical what it takes. Now, for -- to negotiate GMP, what we've been talking about is essentially from November to December -- excuse me, November and December. That's what we expect for it to take for purposes of the GMP. As it relates now to construction -- and there's different ways we could do this. Because of the constraints we were told that for the root pruning has to take three months before we do anything. So, we'd like to start the root pruning process in January. We were actually going back to the City to potentially do it now, but what we did not want to do is impact the holiday season twice. This way we only impact them once, so our goal is to start in January. It'll take about two or three months for purposes of the establishment. And then we also have to relocate three oaks, which also takes about a month or two for them to take. At that point, before we start that, we'd like to start in February/March, the underground. That is the rotary construction with the drainage. One of the things in reviewing with Earl and the engineering team is that we noticed that the grades weren't going to work for curbless, so we're going to have to drop about four to six inches in order to make it float correctly. So, that's something that maybe y'all didn't know, you know, two months ago, so that's something that did happen. So, we expect that to happen between February and March. Now, another thing that you all tasked us with getting with the City and Miami-Dade WASA is the water main project. WASA has, I think, everybody's aware they have a certain amount of money they were going to replace the water main in about three or four years. The City scheduled a meeting with WASA

and right now they're coordinating a JPA with WASA directly and the design will be done in January.

Commissioner Lago: So, we won't have to cut that street up twice.

Mr. Menocal: You'll do it once. That's exactly correct.

Commissioner Lago: Great.

Commissioner Keon: Good for you.

Commissioner Lago: Great. That's very efficient.

Commissioner Keon: Thank you.

Mr. Menocal: Absolutely. And I think the businesses will appreciate not being impacted twice. We expect that to happen between March and April. We figure if the drawings are done in Jan, maybe within a month to finalize price and all that and permitting, and maybe a month after that to start. And that should take about a month -- depending on the final design, about a month to complete, and that will all be done at night work. And then we'll put temporary asphalt at the end of the day so in the mornings everybody could go about the business. Now, the major bulk of the work, the ugly work, let's say, the paver installation. There's a demolition. We expect that to take a full year. That's from May to May. That is based off, obviously, the delivery schedule of 20 weeks. That will put us about mid-May. And then finally, between June and July of 2017 is the furniture, the understory, whatever little signs, the kiosks that will be done after all the paver work is done. Obviously, our concern being that it could get damaged -- even by us, you know, during construction inadvertently. I think -- okay, staging area. I think, as you're all aware, we have been negotiating with the Old Spanish River site -- Villa site, excuse me, for a staging area. We finally reached an agreement and we have the full lot. The reason we wanted

the full lot is because we don't know exactly when we're getting the pavers. We potentially need to store 200,000 square feet of pavers, at least as a portion of a it at one time. So, we've negotiated for the full lot, which is 111 Paloma Avenue. What are we going to also use that site? We're going to have our construction trailers. We're going to have space for all our subcontractors to have their Conex and, you know, all their equipment and material.

Mayor Cason: Are they going to park there as well, your workers?

Mr. Menocal: We will have a place to park for all our workers, exactly, so they don't impact the Mile.

Commissioner Slesnick: Is that going to be paved so that the dust doesn't intrude on the neighbors?

Mr. Menocal: Well, what we have today is they did the foundation already, so we plan to use the foundation, which is concrete, for purposes of parking. What we need to do is create a, essentially, like a driveway approach because there's no way of getting to it. So, that, coincidentally, is existing.

City Manager Swanson-Rivenbark: And Craig, you may want to comment on it, but we made it very clear to the contractor that under no circumstances can the neighborhood around it feel the impact of that staging area.

City Attorney Leen: Yes, we did. We met -- not only did we do that by e-mail, but we also met individually. We went over those conditions, which were agreed to by all the parties.

City Manager Swanson-Rivenbark: To the point that we could include revocation in that approval.

City Attorney Leen: Yes, we can. We can revoke that approval, correct.

Mr. Menocal: And then, the one thing I did promise the Commission from the very beginning is that any equipment that's on wheels, we'll store it there every single day. The whole intent is to get every piece of equipment, the materials from the Mile into an area where it's not as, you know, visible. Obviously, our goal is not to have big equipment so people can still see the businesses and hopefully not impact them as much.

Commissioner Slesnick: I wanted to ask about the trees. When the trees come out, are the new ones going in at that time?

Mr. Menocal: That's...

Commissioner Slesnick: Are you waiting like a year with no trees on Miracle Mile?

Mr. Menocal: The way we have it today, because the trees are a critical path, and the reason they're a critical path is they get installed before the pavers. But we're planning to do, in order to get the best price is demolish maybe the south side first and then the north side. If you start doing little pieces at a time it starts getting real expensive.

Commissioner Slesnick: No, I just wondered, so we're going to have -- I mean, you're keeping only 20 percent or 25 percent of the current trees, so are we going for like a year without any -- many trees on Miracle Mile?

Mr. Menocal: Six months because I plan to do half and then half. So remember, as I continue moving forward, trees will be installed as we move forward, so I would like to only demo the half -- let's call it the south side. When we get the south side done to a substantial amount, we'll do the north side afterwards for that purpose, not to leave it bare.

City Manager Swanson-Rivenbark: And Mr. Mayor, at some point it's important for Diana Gomez to come forward. This is a significant slippage in timeframe. As enthusiastic as I'm sure everyone is, it does put us at risk in the bond market not knowing what the interest rate will be and we don't want to go out to that bond market until we have that guaranteed maximum price, so I have to have you aware of that. There may be some additional value engineering that will need to happen. Our commitment to you was that we would stay within the budget. We are continuing with that commitment.

Commissioner Keon: When was the date for the guaranteed maximum price?

Mr. Menocal: We said the first week in December.

Commissioner Keon: The first week in the summer?

Mr. Menocal: December, December.

Commissioner Keon: In December.

Mr. Menocal: Yes.

Commissioner Keon: When were we planning to go to the bond market?

City Manager Swanson-Rivenbark: Diana, will you come forward?

Mayor Cason: Second week of December?

Commissioner Keon: I'm sorry. I don't want to -- did you have more to do?

City Manager Swanson-Rivenbark: No. I thought it was a blank slide.

Mr. Menocal: It was. I was -- yeah.

Commissioner Keon: Oh, was it -- yeah. I'm sorry, okay.

Commissioner Lago: Thank you, sir.

Mayor Cason: Thank you.

Commissioner Lago: Thank you, Victor.

Finance Director Gomez: Good morning. Diana Gomez, again. So, originally, we were planning to be issuing -- which we would have issued our POS already -- actually, we postponed it from two weeks ago to maybe getting a number by the end of this week, putting the POS out on the streets on November 16 or 17 and then issuing the bonds December 1st or 2nd is what the original plan is. But if we don't have solid numbers until possibly December 17, we really have to wait until after the holidays to go out on the market. So, the earliest we will issue the POS, which it has to be out on the streets for at least a week, ten days or so, is the first week of January, so not the Monday or Tuesday, but maybe the Wednesday or Thursday after we're back from the holidays and then a week to ten days later is actually pricing and issuing the bonds. So, you know, the concern obviously is that, you know, where is the market going to be. there's talk about interest rates rising in December...

Commissioner Keon: In December, yeah.

Finance Director Gomez: We were hoping to get the bonds out and sold prior to that so it doesn't look like that's what we're going to have that opportunity to do that -- I don't have a crystal ball, so I don't know where the rates are going to be but, you know, as the Financial advisor I always tell you it's better it's better to issue it as soon as you can because you know

where you're at today. You don't know what's going to happen, you know, at some point in the future.

City Manager Swanson-Rivenbark: And just as clarification, I don't want you to think that it's staff's holiday schedule that is postponing this.

Finance Director Gomez: No, no.

City Manager Swanson-Rivenbark: Can you explain that?

Finance Director Gomez: So, after the 10th or 12th of December, you know, you really just shouldn't -- you know, everybody kind of -- there are things that are being -- you know, the markets are still open, but they just -- nobody really -- or the -- our financial advisor does not advise us to do anything during that time. You just -- you'll get better pricing and everything if you're not in that window. So, the bond market essentially closes for the holidays and your best bet is to wait until afterwards.

Commissioner Keon: When do they close by?

Finance Director Gomez: He advised -- my -- Jay Glover, our financial advisor, advised that if we don't sell by December 8, 9, maybe...

Commissioner Keon: Okay.

Finance Director Gomez: The 10th, we really shouldn't -- you know, we should just wait until after the holidays at that point. And so, if we're not getting a number until December 17ish, then we just really can't because that would mean that the POS would have been out ten days before that December 10 date, so.

Mayor Cason: Alright.

Commissioner Keon: And what is holding...

City Manager Swanson-Rivenbark: And just for the public...

Commissioner Keon: I'm sorry, go ahead.

City Manager Swanson-Rivenbark: Just for the public, POS means?

Finance Director Gomez: Sure. Preliminary Official Statement. It's a document that talks about everything, what the monies are going to be used for, what the credit is, everything -- all the details of the actual bond offerings because this is something that it is a public issuance, not a direct placement loan typically done -- a lot of direct bank loans with our bonds, but this is an actual public offering.

Commissioner Keon: Right, and so that's why it's essential that we have good numbers.

Finance Director Gomez: Absolutely.

Commissioner Keon: And so, what is it that is holding us up?

Mayor Cason: Guaranteed maximum price.

Finance Director Gomez: The guaranteed maximum price. The actual number -- the actual contract -- the amount that we need.

Commissioner Keon: Okay, and is the guaranteed price being held up because we don't have a design finished?

Commissioner Lago: That's exactly...

Assistant City Manager Olazabal: Because we don't have the final construction documents. We were hoping that a progress set that we received last Monday would have been more advanced and it would have been closer to the contract -- those numbers would be closer and then Finance -- you know, once you get the CDs, you're so close, but you can get to that number. But, we found that there was some civil drainage issues that still needed to be addressed and some of them included that it needs -- some of the street is going to need to be cut and that needs to be addressed in the cost and all of that. So, when we found out, you know, just very recently, so that's...

Commissioner Lago: Mayor, if I may, I just want to just explain to my colleagues why, you know, we're going this route and why it's important.

Assistant City Manager Olazabal: Yes.

Commissioner Lago: You know, they did find an issue in regards to the drainage, and that's why going with a GMP and having the contractor and the architect work hand in hand is a very efficient way to make sure that you don't have cost overruns and that you actually get to a real number, not to a hard bid style procedure which, at the end of the day, puts you in a position where you could have cost overruns of ten or fifteen percent because you go with, let's say, the low bidder, which, in most cases, is not the real number because sometimes the drawings are not a hundred percent ready.

Commissioner Keon: Right.

Commissioner Lago: So, when you go down this process, the purpose of having a GMP and a contractor on the job or on contract for five or six months prior to an actual commencement of the project allows you to get to a more defined scope.

Assistant City Manager Olazabal: Absolutely.

Commissioner Keon: But I understand -- and from the conversations that each of us had, I think with the people involved, there were some issues raised with the drainage system, and is the drainage system -- I mean, is this -- it seems to be a pretty elaborate drainage system, yes or --? We've seen that drainage system before?

Mr. Koepp: Yeah. The drainage system is a little more complex than, shall we say, the typical, but it also has some benefits to the City that you don't get if you do just a plain, old ordinary -- what we call French drains. Because you're going to get some additional benefits, it does have a little bit more cost to it. Earl and, I'm sure, Mr. Parsley could address the specific technical questions you may have. But it's a more sustainable approach to allowing for rainwater to be conserved and serve as the irrigation for the planting that's there. And a typical French drain system that you would put down the middle of a road, you don't get that benefit.

Commissioner Keon: No. Okay, and we know that -- and who else has this? I think I asked you that before. Where have we seen this, and does it work?

Mr. Koepp: Yeah. Earl, I'm sure you've...

Mr. Jackson: Orestes, you want to come up and describe any of the drainage that needs to be described? Okay, yeah.

Mr. Koepp: The landscape architect is better (INAUDIBLE).

Commissioner Keon: Oh, okay.

Mr. Jackson: So, you can see this at the stadium in Miami. It's a trench drain that handles sheet flow, as opposed to point drains that handle collection on the surface...

Commissioner Keon: Right.

Mr. Jackson: Small rivers that run to those point drains like you have today. So, this -- what this does is it takes water off the surface quicker, as opposed to gathering it and running it to point drains and then taking it off. And when you run it -- in a sort of very simple way of putting it, when you run it to the point drains, you have to create a series of grading and valleys.

Commissioner Keon: Yeah.

Mr. Jackson: The water goes to the valleys. It collects in valleys, so it's now a little deeper, and then it moves to those locations and if there's anything...

Commissioner Keon: Okay. The only thing I asked was where. Who has this drainage system?

Mr. Jackson: You can see it all...

Commissioner Keon: All over?

Mr. Jackson: Yeah.

Commissioner Keon: So, it's a common drainage system?

Mr. Jackson: It's pretty common.

Commissioner Keon: Often, works better, so it's not that we're -- we're not embarking on something that isn't known in the field and is great.

Mr. Jackson: You should describe the landscape (INAUDIBLE).

Commissioner Keon: You don't have to even describe it. Just tell me that we know it works.

Mr. Jackson: We know it works.

Commissioner Keon: Okay. That's all I want to know.

Robert Parsley: We're confident it will work.

Commissioner Keon: But you could explain the details and it would go right by me.

Commissioner Lago: And another thing that we discussed when we met -- and this is Commissioner -- you remember when we had that -- you called for that special meeting...

Commissioner Keon: Yeah.

Commissioner Lago: When we were discussing curb versus curbless.

Commissioner Keon: Yeah.

Commissioner Lago: A business owner mentioned, you know, how -- if we don't have a curb, how are you going to stop the water from entering my storefront? And this is something that I wanted you to mention that the system that you are designing or your engineers are designing are -- I don't want to say fail proof, but they're accounting for higher numbers than expected in reference to the hundred year flood. And that's what I want to make sure that the business

owners understand that, yes, we have approved a curbless design and we're taking measures so that the drainage -- the proposed drainage that will be installed by the contractor is above and beyond what could potentially happen on Miracle Mile if a heavy storm came. They would be protected.

Commissioner Keon: Okay.

Mr. Koepp: Yes.

Commissioner Keon: Thank you.

Mr. Koepp: And to follow up on that, one of the things we're doing -- two things, actually, that the designers are doing is first of all, they have to go to DERM for storm water permitting, so there's a one-step approval process that they will go through to vet the design. In addition to that, you have an outside civil engineering consultant that works with the City and who will be also reviewing their design to make sure that it in fact drains the way it's supposed to.

Commissioner Keon: So what is the thing that's holding us up? What is slowing this process down?

Mr. Jackson: I don't think anything is slowing it down at the moment. I think we're scheduled to finish on the 17th. We're on schedule to finish on time.

Commissioner Keon: But we don't have the guaranteed maximal (sic) price.

Mr. Jackson: And the guaranteed maximum price has to come from the negotiation on reading those drawings...

Commissioner Keon: Okay, so...

Mr. Jackson: Counting quantities, yeah.

Commissioner Keon: You know, but for some reason we're not going to get that on the 17th.

Mr. Jackson: Well, the 17th is when the drawings are delivered that creates the document upon which that work occurs. So, those documents are what Victor then counts...

Commissioner Keon: Okay.

City Manager Swanson-Rivenbark: Excuse me. In fairness, we're not on schedule because the date that was given to me before was November 13, and now we're into November 17. And I know a lot can happen in a weekend, but we've had slippage in the dead -- in the timeframes.

Commissioner Keon: Yes.

City Manager Swanson-Rivenbark: Clearly, this project has to be right.

Commissioner Keon: Yes.

City Manager Swanson-Rivenbark: But at the same time, we have to make -- it is not the construction manager at risk that is delaying the process. It's the, you know, details that are coming in so that he can get real plans...

Commissioner Keon: Right.

City Manager Swanson-Rivenbark: In order to make his real estimates.

Commissioner Keon: Right.

City Manager Swanson-Rivenbark: You have already capped the amount of money that the property owners will be assessed for in both Miracle Mile and Giralda.

Commissioner Keon: And we've also told the residents we have capped the amount of dollars that the City will contribute.

City Manager Swanson-Rivenbark: And if there's...

Commissioner Keon: So it's for all parties.

City Manager Swanson-Rivenbark: Yes, ma'am. And so, if there's...

Commissioner Keon: We've made a promise.

City Manager Swanson-Rivenbark: If there's any oops overage, we're going to...

Commissioner Keon: There's no whoops.

City Manager Swanson-Rivenbark: Have to eat it, and we're trying to avoid that as well.

Commissioner Lago: But let me also make sure that, you know, everybody understands that's watching today. There's several things that can happen which may cause an increase in the price, okay. Number one, these plans that we're going to get on the 17th still have to be reviewed by a private provider. They have to be reviewed by DERM. They can make decisions and can make statements which change the price of this project. By saying, you know, I don't approve that; you need to change that. So, that's why we have to be very careful -- that's why you can't get a GMP. And number two, let's be honest, that street hasn't been cut open in how many years? Everybody knows what an unforeseen condition is. So, I just want to be upfront

that, yes, we do hold to a GMP, but there is a contingency on these projects, five percent, ten percent, depending on what staff dictates, and that's why those contingencies are there. Those contingencies are for an unforeseen condition. You're going to open up a street and you don't know what's there. GPR can only provide you with so much insight in reference to what's potentially hidden underneath that asphalt. So, I don't want any cost overruns, but I just want to be also...

Commissioner Keon: Right.

Commissioner Lago: Honest with everybody here...

Commissioner Keon: No, and...

Commissioner Lago: That you never know what comes up.

Commissioner Keon: But I understand all the issues of unknown conditions and whatever, but the known conditions are planned.

Commissioner Lago: But you can't...

Commissioner Keon: It's like design the project and...

Commissioner Lago: Get a GMP until you have a hundred percent CDs.

Commissioner Keon: Right, so we need to get them what they need.

Commissioner Slesnick: And working with the Water and Sewer Authority and so forth -- and I'd like to hear from the engineer -- is that going to --? Can we come in on time on that? I mean, is there going to be a delay working?

Mr. Menocal: No. The...

Commissioner Slesnick: I mean...

Mr. Menocal: Plans are actually being designed by Miami-Dade Water and Sewer themselves. They're not hiring a consultant. The reason they did that is because for them to go to Commission, you know, it would take two or three months so it would delay the design. So, they're keeping the design in house. I checked in with them about two weeks ago, and design is just starting and I believe the GMP has been reviewed by legal, at least that's the email I got from the County so...

Commissioner Lago: Are you handling that GMP also?

Mr. Menocal: What we've spoken with the County since we are one of the preferred contractors (INAUDIBLE)...

Commissioner Lago: I asked that because there's only like three or four contractors that have that expertise so...

Commissioner Slesnick: I think you...

Commissioner Lago: Yeah.

Commissioner Slesnick: You've mentioned that before that you were negotiating that.

Commissioner Lago: Yeah.

Mr. Menocal: Well, everything is based on price.

Commissioner Slesnick: Does that save us any money?

Mr. Menocal: It could. We've already spoken to staff a little bit about that. It could because, for instance, I'll be double dipped -- certain things will be double dipped, so there is potential.

City Manager Swanson-Rivenbark: And just as clarification, we've heard from Mr. Parsley that the engineering system -- the drainage system will work. We've heard from you that that is common in place. I'd like to hear from the engineer that has been brought on on this. Is this a system that you will recommend, and is this a system that will be flawless in your moving forward?

Commissioner Keon: And not being God. We'll allow for that.

Orestes Betancourt: Orestes Betancourt, Coastal Systems International. I designed a system similar to this in Miami Beach, 1st Street, between Alton Road and Washington, where the elevations and the profile of the road was not there, so we put a slotted drain inside a gutter. And I don't know what kind of maintenance they have there, but they don't have at least as good maintenance as you guys do. I hear that you guys do maintenance, street sweeping, like five times a week. That system is still going. We did an analysis and we did some calculation for the first block -- we call the first block -- that's the block that begins at Le Jeune, which is like your lowest area. And we did some calculation for the kind of trench that we're using and the trench works for, let's say, even half an inch of head pressure on it because for a rain event of, let's say, five years, seven inches of water, we haven't seen seven inches of water.

Commissioner Keon: Okay, I was going to say tell me what that...

Mr. Betancourt: It's like seven inches of water...

Commissioner Keon: Okay.

Mr. Betancourt: Coming down in one hour.

Commissioner Keon: Okay.

Mr. Betancourt: That's a big rain. And there was no problem with that. So, we're going to continue with that -- and that was only estimating that we were going to use a slot drain that has an opening of one inch per foot.

Commissioner Keon: Okay.

Mr. Betancourt: In the slot. So, it's -- a drain that we're using is much wider. It's four inches wide.

Commissioner Keon: Right.

Mr. Betancourt: And the advantage of having a trench drain, a linear trench is because it works everywhere evenly. And if there's a stoppage here for whatever reason, it's working right next to it. And the conditions that we have on the Mile is that we hardly have any change of grade between one block and the next, so there's no profile really to bring the water, make it conveyance to a catch basin at the end of the corners, so this is going to work better and it works better for the kind of design aesthetics that you're doing. You want to create like a plaza, so it's better than having to build high points and low points that will create like pimples on your road, and this is a better design.

Commissioner Keon: Okay.

Mr. Betancourt: We did the calculations. With the system we have, we're going to do a similar trench than what you have now in Coral Gables, which is an open trench, similar to that. It's going to be done and DERM approves all the time. I've been designing this for at least five years, Miami Beach. And so, that's what we want to do, which is -- it gives us a lot of storage and we're using all the area that our landscape architect had come up with that he needs for the structural soil. We find out that the structural soil is good also just as the same ballast rock that we use for a filtration system, so both systems combined, we meet the a hundred year storm analysis. That's close to sixteen inches of water in one day. And the maximum stage was still three feet below the grade.

Commissioner Keon: Okay.

Mr. Betancourt: It won't even overflow. And we're designing an overflow system to tie into the City system that you have currently now.

Commissioner Keon: Okay. Until it's a matter...

Commissioner Slesnick: We have a lot...

Commissioner Keon: I'm sorry. It's a matter of getting all of that information down on paper so that we can get a bid out.

Commissioner Slesnick: We have a lot more trees than Miami Beach, though. Do you have --? Is there a maintenance plan for all the leaves that fall at certain times of the year for the drains? I mean, Miami Beach really doesn't have many trees.

Mr. Menocal: Well, the major difference between Miami Beach and actually the City of Coral Gables, you guys have a fantastic limestone which actually percolates. Miami Beach does not percolate whatsoever. So, the reason you guys...

Commissioner Slesnick: So that makes a difference.

Mr. Menocal: Get flooding over there is because there's no way for the water to go. You put that on top of the fact that the outfalls don't work because of the sea level rising, so unfortunately, Miami Beach has a really difficult situation that you all are lucky not to have. You guys have a fantastic condition -- ground conditions where the water could go, so it's a little bit different. I think, Orestes, you'll probably -- you've worked just as much as I have over there and you'll probably agree, so you do have different situations. Now, back to what has happened is throughout the last two and a half months, three months since we've all really started the process of design reviews, we've actually been meeting with the engineers and the City to give our issues with it or maybe suggestions to try and bring costs down. We actually had...

Commissioner Keon: Okay.

Mr. Menocal: A meeting last week just to do that, and that's why I think it's...

Commissioner Keon: Okay.

Mr. Menocal: A work in progress because we have been...

Commissioner Keon: Because you've kind of gone to a different drainage...

Mr. Menocal: Absolutely.

Commissioner Keon: System as you've moved along in the project it sounds like. I mean, it sounds like you had a less elaborate maybe drainage system and have recognized that with the curbless or whatever you needed more -- a different type of drainage system that you've gone to. And so, you seem to be now designing or constructing or whatever.

Mr. Menocal: We changed it a little bit.

Mr. Jackson: It's really the...

Commissioner Keon: Okay, that's fine.

Assistant City Manager Olazabal: I think it's more details.

Mr. Jackson: It's really the same system.

Assistant City Manager Olazabal: Yeah.

Mr. Jackson: It's more of the grades changing and (INAUDIBLE)...

Commissioner Keon: Right, okay.

City Manager Swanson-Rivenbark: City Clerk is going to ask Earl to come to the microphone when he's talking.

Mr. Jackson: I'm sorry. The system hasn't changed. It's still the -- a valley gutter trench drain system.

Commissioner Keon: Right.

Mr. Jackson: What's changed is, in prior months, we were trying not to cut the road because we understand...

Commissioner Keon: Right.

Mr. Jackson: The impact.

Commissioner Keon: So, I understand that. I understand that...

Mr. Jackson: And that meant a lot of (INAUDIBLE) stuff...

Commissioner Keon: It's become -- right.

Mr. Jackson: So...

Commissioner Keon: The drainage itself has changed...

Mr. Jackson: At the end of the day...

Commissioner Keon: Underneath.

Mr. Jackson: It's cleaner and more efficient...

Commissioner Keon: Yeah.

Mr. Jackson: To cut the road...

Commissioner Keon: Okay.

Mr. Jackson: And put it in the right place the way it should be...

Commissioner Keon: Right.

Mr. Jackson: Than to do all the gymnastics.

Commissioner Keon: Okay.

Mr. Jackson: So, we've actually simplified the system...

Commissioner Keon: Yeah.

Mr. Jackson: That we are working with.

Commissioner Keon: Okay.

Mr. Jackson: But we're...

Commissioner Keon: You notice I'm really happy that we are going to have such a great system and we are -- feel very comfortable that we won't have any water or anything else. I think it's just, as the Manager had said, it is just so important that we get the drawings complete, that we get them reviewed, and that we get the maximum price because Finance can't go forward. Until Finance goes forward, you know, there isn't money to pay you, so it all backs up and so...

Mayor Cason: I suggest at this point we let them get on with the drawings...

Commissioner Keon: Yes.

Mayor Cason: So they can meet the deadline.

Commissioner Keon: Yes.

Mr. Jackson: Thank you.

Commissioner Keon: Get on with -- yes. Hurry.

Mayor Cason: Thank you very much. Thank you very much.