

**Minutes of Regular Community Redevelopment Agency
Meeting Held Monday, February 20, 2006, at 5:00 P.M.
in the Council Chambers, 11 North 3rd Street,
Jacksonville Beach, Florida**



Call to Order

The meeting was called to order at 5:10 p.m., by Chairperson Ray Fisher.

Roll Call

James Bomhard
Ray Fisher
Bill Hillegass (*absent*)
Terry Simmons
Lynn Varnadoe (*absent*)

Also present were Steve Lindorff, Planning & Development Director and Assistant City Clerk Judy Bullock.

Approval of Minutes

It was moved by Dr. Bomhard, seconded by Mr. Simmons, and passed, to approve the minutes of the December 19, 2005, meeting, as presented.

Old Business

None.

New Business

(a) Approval of Revised Budget for Construction of the Marsh Landing Parkway/South Beach Parkway Intersection Improvements in the Amount of \$844,748.00.

Mr. Lindorff reviewed the history of the project and provided an overview of the request for a revised budget.

He explained in December 2005, the Agency approved a construction budget for the Marsh Landing Parkway/South Beach Parkway intersection improvement project in the amount of \$494,403, which included a 15% contingency. The budget request was based on an engineer's estimate. Shortly after the meeting held in December, staff received a revised estimate of \$453,928 (\$499,321 with a 10% contingency). The latter estimate was requested just prior to going out for sealed bids for the work.

On February 1, 2006, two bids were received, with the lowest bid being submitted by *Miranda Contracting, Inc.* in the amount of \$767,953. This bid was \$268,632 over the engineer's estimate and \$273,550 over the budget amount previously approved by the Agency. Mr. Lindorff explained, with the *Nocatee* project underway, and the other growth throughout the Jacksonville area, contractors have plenty of work and that results in higher bid prices for new construction projects. He also emphasized the importance of the Marsh Landing/South Beach Parkway project and advised that the initial study of the intersection showed that it was nearing a failed condition in some directions and for some turning movements.

Mr. Lindorff added, without the proposed project, and additional traffic resulting from growth in the surrounding areas, the intersection is likely to be rated LOS E or F by year 2014. In addition, the city is withholding certificates of occupancy for the Valencia Condominium pending the start of the construction on the intersection improvements.

Mr. Lindorff summarized by recommending that the Agency approve the additional funding for the project from South Beach Tax Increment funds; with the total amount of the revised budget being \$844,748 (\$767,953 plus a 10% contingency).

Motion: It was moved by Mr. Simmons, seconded by Dr. Bomhard, to approve the revised budget request in the amount of \$844,748 (\$767,953 plus a 10% contingency).

Discussion: Under discussion, Mr. Paul Vetter with *Edwards & Kelcey, Inc.* responded to questions and concerns voiced by Board members.

Dr. Bomhard questioned why the bids for the overhead cantilever sign came in between \$48,000 and \$57,600 when the engineer's estimate was only \$22,050. He also expressed his concerns regarding the numerous items that had bid prices considerably higher than the estimated costs.

Mr. Vetter responded that the estimate was based on DOT prices from the past year; additionally, the construction industry is inundated with major projects throughout the area, which impacts the cost of construction and related items.

Mr. Simmons asked about the amount of costs that are to be recouped from the developers of the *Valencia, Paradise Key* and *Target* and if the project should be re-bid.

Mr. Lindorff advised that the amount paid by the developers is based on a percentage formula, with 10% already having been paid. He added that the

city would receive more monies, based on actual construction costs, but that it would be a significant amount.

Mr. Vetter responded to Mr. Simmons question concerning re-bidding of the project. He cautioned against re-bidding, as the bids received would probably increase in price.

Speaker: Jim Overby, 21 Burling Way, Jacksonville Beach, inquired about the time difference in the completion of the *Valencia* project and the start of the intersection improvements. He stated, in his understanding, the intersection project would be well underway by the time the *Valencia* project is ready for certificates of occupancy.

Mr. Lindorff advised the ordinance states that permits would not be issued; however, the delay is on the City's part and the certificates of occupancy will be withheld.

Vote: Voice vote to approve the revised budget resulted in ayes by board members; motion passed unanimously.

(b) Approval of Budget for the Preliminary Design Phase for the Recreation and Parks Administration Building in the Amount of \$12,100.00.

Mr. Lindorff reviewed the project and explained that the Agency had earmarked tax increment trust funds for a number of community redevelopment projects, including the construction of an administration building for the Recreation and Parks Department. The new facility is to be located on South Beach Parkway, adjacent to the new fire station. Subsequently a request for proposals for design-build was issued. Of the two responses received, staff is recommending the team of *C. Young Construction* and *Ebert-Norman-Brady Architects* to perform the work.

Mr. Lindorff advised a quote of \$11,000 was received, which would cover the preliminary design phase services to develop a schematic design and cost estimate for the building. Upon completion, a contract for the construction phase will be negotiated (to include a guaranteed maximum price) and the Agency will be asked to approve the agreement and provide funding by the use of tax increment trust fund monies.

Mr. Lindorff summarized by recommending approval of the expenditure of up to 12,000 (\$11,000 plus a 10% contingency) for Phase I of the Design-Build Agreement.

Motion: It was moved by Dr. Bomhard, seconded by Mr. Simmons, to authorize the expenditure of up to \$12,100 for Phase I of the Design-Build Agreement

with *C. Young Construction* and *Ebert-Norman-Brady Architects* for the Recreation and Parks Department Administration Building.

Speaker: Jim Overby, 21 Burling Way, Jacksonville Beach, stated that he had attended the workshops on the South Beach Park. During those meetings, it seemed that a skateboard park would be constructed in the area. He expressed his disappointment that a recreation building will be built, rather than the skateboard park.

Vote: Voice vote resulted to authorize the expenditure resulted in ayes by board members; motion passed unanimously.

(c) Approval of the 4th Avenue South Streetscape Improvement Project and Authorize a Budget for the Phase I: Master Planning in the Amount of \$19,156.00.

Mr. Lindorff explained that owners of businesses along 4th Avenue South contacted the City Manager and requested improvements along their street between 2nd and 3rd Street. Mr. Forbes then asked if the Agency would consider acceptance of the project and proceed with a preliminary design concept to determine the estimated cost of improving the area.

Mr. Lindorff advised that he met with the City's contract landscape architectural firm, *Prosser Hallock, Inc.*, who subsequently submitted a scope of work and a cost proposal. The proposal suggests the work be done in two phases – Master Planning and Construction Documentation and Regulatory Approval.

Mr. Lindorff recommended that the Agency accept the 4th Avenue South Streetscape Improvements as a project and authorize the expenditure of up to \$19,156 (\$17,415.04 plus a 10% contingency) for the work described in Phase I of the Scope of Work.

Motion: It was moved by Mr. Simmons, seconded by Dr. Bomhard, to accept the 4th Avenue South Streetscape Improvements as a project and authorize the expenditure of up to \$19,156 (\$17,415.04 plus a 10% contingency), for *Prosser Hallock, Inc.* to undertake the work described in Phase I of the Scope of Work.

Speaker: Anne Morgan, 1717 Selva Marina Drive, Atlantic Beach (owner of *Sugarfoot Antiques*, 228 South 4th Avenue, Jacksonville Beach) expressed her appreciation to the Agency for their consideration of the improvements and requested that the City also consider installation of sidewalks in the area.

Vote: Voice vote to accept the project and approve the expenditure, resulted in ayes by board members; motion passed unanimously.

Courtesy of the Floor

The Chairperson offered Courtesy of the Floor to anyone wishing to address the Board; no one came forward.

Adjournment

There being no further business coming before the Board, Mr. Fisher adjourned the meeting at 5:40 P.M.

Submitted by: Judy L. Bullock, Assistant City Clerk

Approval:

/s/Ray Fisher
Ray Fisher, Chairman

Date: April 17, 2006