



Minutes

Community Redevelopment Agency

Monday, July 11, 2016

7:00 PM

Council Chambers

CALL TO ORDER

Acting Chairperson Povloski called the meeting to order at 5:00 P.M.

ROLL CALL

Present: 4- Acting Chairperson Povloski
Mr. Jones
Mr. Nichols
Mr. Gay

Absent: 0- None

Also present were CRA Administrator Bill Mann, Deputy City Manager Trish Roberts, Police Chief Pat Dooley, and Recording Secretary Chandra Medford.

APPROVAL OF MINUTES

a. Special Community Redevelopment Agency Meeting Held April 26, 2016

It was moved by Mr. Nichols, and seconded by Mr. Gay, and passed unanimously by voice vote, to approve the April 26, 2016 minutes as amended.

Mr. Nichols requested a correction to the first line of the third paragraph of new business item a to read, "...this application was filed...".

OLD BUSINESS

There was no old business.

NEW BUSINESS

a. **Resolution No. 2016-08** - Amending the South Beach Capital Improvement Budget for the fiscal year beginning October 1, 2015 and ending September 30, 2016 to appropriate \$1,106,721.00 from South Beach Tax Increment Trust Funds for consultant fees for construction and construction administration services related to the "Irrigation, Landscaping, and Related Improvements on South Beach Parkway and Jacksonville Drive" project; and providing for an effective date.

It was moved by Mr. Nichols and seconded by Mr. Jones, to approve CRA Resolution No. 2016-08. After a short discussion, the motion carried unanimously by roll call vote.

Marty Martirone stated this project is a two-part project. Part A consists of renovating the existing medians on South Beach Parkway and Jacksonville Drive to keep the existing the oak trees and replace the existing sod with Florida-friendly plants and mulch. The irrigation will be supplied by a reuse line that is currently along South Beach Parkway and Jacksonville Drive. There will be some sable palm trees scattered throughout the area. The milling, resurfacing and striping of Jacksonville Drive from A-1-A to South Beach Parkway is also included. Part B is a new pedestrian crossing with solar-powered flashing beacon lights at the intersection of Ocean Cay Circle, Riptide Boulevard, and South Beach Parkway, as recommended by the Police Chief to be constructed under this project.

Richard Cannon Gaskin, Junior, Vice President of BGCO, Inc., 7036 West 12th Street, Jacksonville, Florida, stated he found an issue with the RFP bid form which caused an inaccurate total bid price to be submitted. Part of the project that involves irrigation requires sleeves to be installed underneath the roadway and sidewalks. The project documents call out either open cutting or at the contractor's discretion, horizontal directional drilling. The way the bid form is arranged, there are discrepancies in the bid items, as item numbers 4, 5, and 6 are not required if using directional drilling. He stated they did not submit a request for modification of the bid form because this information was discovered after the deadline for submitting questions passed and right before the bid deadline. He stated that if these three items were removed from their proposal, the total bid price would be reduced by \$51,950. Mr. Gaskin stated there was no clarification in the bid for which option was selected and there was no line item on the bid form for credits if directional drill is used in lieu of the open-cutting method. After the bid opened, he submitted a clarification letter to the City during the bid evaluation process; a response indicating this was not being taken into consideration was sent out but that he had not seen it. Mr. Gaskin asked the Board to take this information into consideration when making their recommendation.

Ty Edwards, Public Works Director, was asked to address Mr. Gaskin's concerns. He stated that the questions posed to the Board deals with our Purchasing Department's contracting. He explained funding of the project is what is requested and the City Council awards bids and that Mr. Gaskin has an opportunity to file a protest after being issued a notice of award from Purchasing. During the bid process, there is a timeframe for asking questions. Mr. Edwards explained if the Board approves the resolution, the Council will award the project with a contingency, a purchase order will be issued to the contractor for the amount authorized by Council; if there are additional funds leftover, those funds will be returned to the trust fund.

Mr. Mann stated the total funds requested is a budget allotment; any unspent money allocated to this project would be returned to the trust fund. He confirmed the correct resolution of the bidding process issue is through Purchasing, not through this venue nor through staff present.

Mr. Martirone stated the last time Jacksonville Drive was paved was in the mid 1990's and regardless of the proposed irrigation, the milling and overlay would still be completed. Although there is another construction project in the same vicinity, close coordination between the two design firms to ensure that this project would not be completed before the current project. He stated an engineer's estimate of \$1.2 million was obtained before bids were requested and the intent of the bid was the open cut method.

- b. **Resolution No. 2016-09** - Amending the South Beach Capital Improvement Budget for the fiscal year beginning October 1, 2015 and ending September 30, 2016 to appropriate \$4,436,546.61 from South Beach Tax Increment Trust Funds for the "Stormwater Pipe Cleaning, Sheet Pile Channel

and Related Improvements in the South Beach Parkway/Jacksonville Drive Vicinity (Parts A and B)” project; and providing for an effective date.

It was moved by Mr. Nichols and seconded by Mr. Gay, to approve CRA Resolution No. 2016-09. After a brief discussion, the motion failed by the following roll call vote: Ayes-Gay and Jones. Nays- Nichols and Povloski.

Mr. Martirone explained this project is a two-part project. Part A involves cleaning and televising the existing stormwater pipe from Jacksonville Drive south through the South Beach Regional/Sandcastle Shopping Center, then the box culvert under JTB, then it goes to an open canal under JTB just north of the Marsh Landing Shopping Center twin box culvert through the center to the south. Part B is to sheet pile the existing canal on the south side of JTB by Longhorns and the Mayo Clinic. The area is going to be cleaned and the overgrown vegetation will be removed, a double sheet pile with a concrete cap and handrail on both sides of the ditch will be installed, and a stabilized access road on the north side to allow City staff access for maintenance on regular basis; these improvements will allow the drainage to flow a lot better from Osceola down through this area. He stated the engineer’s estimate for the improvement was approximately \$3 million.

Kyle Davis of Baker Klein Engineering, 756 West Kings College Drive, Saint Johns, Florida, asked, “Once we are notified of the lowest bidder, is that when our time starts to protest the bid and if I want to bring up comments related to that, is that where I should do it?” Mr. Mann stated that his question should be directed to the purchasing officer, Jason Phitides. Mr. Davis stated his company requested a pre-bid, which is typical on jobs of this size, but they never received that. He said there was a discrepancy in addendum number one that clouded some areas on the plans; two sheets were changed. More specifically one of the sheets had a different type of sheet pile wall and it wasn’t indicated on other bid sheets.

Mr. Nichols asked if there has been a flooding issue in that specific area and stated that he did not understand the need for the sheet pile walls. He explained if there is not a flooding issue then the project is not worth spending \$4 million of CRA funding when there is so much other stuff that needs to be done. Mrs. Povloski asked if this project is in addition to a project that was completed last year. Mr. Martirone stated an access structure was installed in a twin 72” pipe in the South Beach Regional/Sandcastle shopping center. Mr. Nichols asked if other options were looked at for the area. Mr. Martirone stated other options were reviewed, but this method is a long-term solution. He stated the pipes should be cleaned out annually or semi-annually. Mr. Mann added the channel does not currently have adequate access for maintenance purposes; the sheet pile solution would allow the creation of an access way along the north side of the channel, accommodating a long-term maintenance plan to access and clean the channel annually. Access to this area is currently restricted because the equipment cannot be used on the north side of the ditch due to the elevation of the JTB overpass. The only other option would be to block off Marsh Landing Parkway for an unlimited amount of time, in order to provided required maintenance to the channel.

Brian Hepburn, Project Manager for Jones Edmunds, stated there were a number of issues why the estimate was so low. Comparing the estimate and the bids, the sheet piling was the largest item and material suppliers have indicated recent increases in steel prices are responsible for the cost increases that were not captured in the last project estimate. There was a difference in cost for cleaning the pipes because data collection for pricing was very difficult to obtain. He stated that a lack of bidders results in a less competitive bid environment, resulting in higher bids.

- c. Request authorization for CRA Administrator to submit an offer to purchase the *Wavecrest* Apartments located at 120 4th Avenue North.

It was moved by Mr. Nichols and seconded by Mr. Gay, to authorize the CRA Administrator to submit an offer to purchase property located at 120 4th Avenue North. After a brief discussion, the motion carried unanimously by roll call vote.

Mr. Mann stated this is a request is to make an initial offer to begin negotiations for the purchase of the property; any agreed to price will be brought back to the Agency for approval. He explained the Downtown Vision Plan identified the public parking lot in the same block as a potential location for a parking garage. He stated we currently own the public parking lot located between 3rd and 4th Avenue North and 1st and 2nd Street North. Acquisition of the *Wavecrest* Apartments would allow it to be combined with property currently owned by the CRA located north of the *Ritz* Bar, which would allow more flexibility in development of the site. As part of the negotiations with the seller, a feasibility study may need to be conducted to determine the net gain of the property. The primary reason for acquiring the property is to enhance the parking structure that we are considering on the current public parking lot. He added that the seller approached the City to acquire the property, and he did not believe the seller had yet advertised it on the open market.

INFORMATION ITEMS

Mr. Mann explained this meeting was titled a "Special Meeting" because the CRA is scheduled to meet on the third Monday of the month under the current Code. He stated he would like to call another special meeting for August 8th instead of the scheduled meeting on August 15th. There are already several agenda items for the next meeting.

COURTESY OF THE FLOOR TO VISITORS

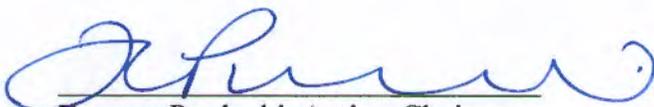
No one wished to speak under Courtesy of the Floor.

ADJOURNMENT

There being no further business, Mrs. Povloski adjourned the meeting at 6:03 P.M.

Submitted by: Chandra Medford, Recording Secretary

Approval:


Frances Povloski, Acting Chairperson

Date: 8-10-16