



COMMISSION MEMORANDUM

TO: Honorable Mayor and Members of the City Commission

FROM: Rickelle Williams, Interim City Manager

DATE: June 26, 2024

TITLE: A RESOLUTION OF THE MAYOR AND CITY COMMISSION OF THE CITY OF MIAMI BEACH, FLORIDA, ACCEPTING THE RECOMMENDATION OF THE LAND USE AND SUSTAINABILITY COMMITTEE (LUSC), AT ITS SPECIAL MAY 28, 2024 MEETING, TO PROCEED WITH CONSTRUCTION OF THE WEST AVENUE PHASE II NEIGHBORHOOD IMPROVEMENT PROJECT, UTILIZING A MULTI-SEGMENTED APPROACH, THEREBY SHORTENING THE OVERALL PROJECT DURATION, PROVIDED THAT SEGMENTS ACHIEVE BENEFICIAL OCCUPANCY TO THE EXTENT THAT ROADS ARE SAFE, DRIVABLE AND PARKABLE, PRIOR TO PROCEEDING TO THE NEXT SEGMENT, THAT PROGRESSION IS LIMITED TO CONSTRUCTION IN NO MORE THAN TWO CONCURRENT SEGMENTS WITH THE EXCEPTION OF SEGMENT 1, AND THAT SEGMENTS 2 AND 3 ARE NOT PERFORMED CONCURRENTLY.

RECOMMENDATION

The Administration recommends the Mayor and City Commission consider the recommendation of the Land Use and Sustainability Committee (LUSC) and adopt the resolution.

BACKGROUND/HISTORY

On May 15, 2024, the Mayor and City Commission (City Commission) referred items C4 AQ and R9 AH to the LUSC (Exhibit A) to (1) discuss/consider expanding parking options for residents within the West Avenue neighborhood by permanently converting approximately 133 metered on-street parking spaces within zone 12, to metered 24-hour residential spaces; and (2) discuss/consider a potential parking solution for permanent residential parking as part of the West Avenue Phase II (Segment 1 and 2) Project.

The West Avenue Phase II Neighborhood Improvements Project (Project), represents a comprehensively defined neighborhood improvement program, focused on resolving challenges associated with climate impacts and aged infrastructure. The proposed improvements within the West Avenue neighborhood include the replacement of the existing water distribution/transmission systems and gravity sanitary sewers, installation of a new robust storm water drainage collection and pumping system including the raising of the paved roadway and harmonization to the adjacent properties, installation of new street lighting, pedestrian lighting, replacement of existing and installation of new signalized intersections with mast arms, new landscaping, irrigation and construction of a new bay walk segment.

On March 22, 2017, the City Commission adopted Resolution No. 2017-29800, awarding design/build services (Agreement) to Ric-Man Construction Florida, Inc. (Ric-Man), for the Project. The Design Criteria Package for the Project included a requirement that the construction be performed in segments with the additional requirement that each segment attain substantial completion prior to continuing with the next segment. In the summer of 2019, Ric-Man submitted their project segmentation and sequencing plan (Exhibit B).

ANALYSIS

In May of 2023, in an effort to mitigate project delays and reduce overall project duration, Ric-Man proposed working concurrently in more than one (1) segment, but in no case more than two (2), with the exception of Segment 1 (pump station and outfall), which would be ongoing throughout much of the Project. This approach would allow Ric-Man to compress the work schedule and reduce the overall duration of the Project in the neighborhood, at no cost to the City. The Administration agreed to consider the proposal, provided that Ric-Man obtain concurrence from the West Avenue Neighborhood Association (WAvNA) and area residents.

On August 22, 2023, the City met with representatives from the neighborhood, which expressed a concern with conducting construction activities concurrently in Segments 2 and 3, as this would create too great an impact to local traffic, excessively impede access, and cause too much disruption to the neighborhood. Ric-Man, in accordance with the community's request and suggestion, agreed to revise the sequencing of the construction activities so that Segments 2 and 3 would not experience concurrent construction activities.

On May 28, 2024, the LUSC held a special meeting and passed a motion, by acclamation, recommending that the Mayor and City Commission adopt a resolution to proceed with construction of the Project, utilizing a multi-segmented approach, thereby shortening the overall project duration, provided that segments achieve beneficial occupancy to the extent that roads are safe, drivable and parkable, prior to proceeding to the next segment, and that progression is limited to construction in no more than two (2) concurrent segments, with the exception of Segment 1, and that Segments 2 and 3 are not performed concurrently.

FISCAL IMPACT STATEMENT

Not applicable.

Does this Ordinance require a Business Impact Estimate? Click or tap here to enter text.
(FOR ORDINANCES ONLY)

The Business Impact Estimate (BIE) was published on . See BIE at:
<https://www.miamibeachfl.gov/city-hall/city-clerk/meeting-notice/>

FINANCIAL INFORMATION

Not applicable.

CONCLUSION

The Land Use and Sustainability Committee recommends that the Mayor and City Commission adopt a resolution to proceed with construction of the Project, utilizing a multi-segmented approach, thereby shortening the overall project duration, provided that segments achieve beneficial occupancy to the extent that roads are safe, drivable and parkable, prior to proceeding to the next segment, that progression is limited to construction in no more than two (2) concurrent segments, with the exception of Segment 1, and that Segments 2 and 3 are not performed concurrently.

Applicable Area

South Beach

Is this a "Residents Right to Know" item, pursuant to City Code Section 2-17?

Is this item related to a G.O. Bond Project?

Yes

No

Was this Agenda Item initially requested by a lobbyist which, as defined in Code Sec. 2-481, includes a principal engaged in lobbying? No

If so, specify the name of lobbyist(s) and principal(s):

Department

Capital Improvement Projects

Sponsor(s)

Commissioner Alex Fernandez

Co-sponsor(s)

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