

TOWN OF PALM BEACH

Office of the Town Clerk

REPORT OF THE PUBLIC WORKS COMMITTEE MEETING HELD ON TUESDAY, NOVEMBER 27, 2012

I. CALL TO ORDER AND ROLL CALL

The Public Works Committee meeting was called to order on Tuesday, November 27, 2012, at 9:33 a.m., in the Town Council Chambers. On roll call, Chairman Pucillo and Committee Member Kleid were found to be present.

II. APPROVAL OF AGENDA

Motion was made by Committee Member Kleid, and seconded by Chairman Pucillo, to approve the Agenda. On call for a vote, the motion carried unanimously.

III. FY2013 ACCELERATED CAPITAL IMPROVEMENT PROJECTS

Director of Public Works Brazil provided an update on the FY2013 Accelerated Capital Improvement Projects. He stated that Staff is recommending that like projects be bundled together and that Staff be authorized to begin the selection process for a construction management firm to manage the projects as bundled below. This will improve oversight, save money, expedite the projects, and reduce the number of contracts to be bid and administered by Staff. These are not complex projects, and Staff feels comfortable using Construction Manager (CM) services rather than a Construction Manager at Risk. The requested bundles include:

Pump Station Bundle

- Pump Station A-7 Inline Booster Station
- Pump Stations A-39 & A-41 Improvements
- Pump Stations A-42 & A-43 Improvements
- Ejector Station Upgrades

Force Main Bundle

- A-42 to A-41 & Par 3 to A-39 Force Main
- North Flagler Drive Force Main
- A-7 to Hammon Avenue Force Main Replacement
- Pinewalk Force Main Replacement

Other miscellaneous projects that would not be bundled

- Pump Stations A-5 & A-6
- Telemetry Improvements
- E-3 and E-6 Force Main Lining
- E-3 Force Main Extension
- A-39, A-41, A-42 & A-43 Generator Replacements

Committee Member Kleid requested that the condo managers and home owners in the affected areas be notified well in advance of the construction.

Town Manager Elwell responded that, the good thing about going the CM route is that they will provide extensive public outreach.

Responding to Chairman Pucillo, Director of Public Works Brazil stated that construction on the force mains will begin as soon as possible. Our target date for completion is early November 2013. Some of the projects may be able to be done simultaneously.

Committee Member Kleid asked if there was any consideration of installing additional lighting along the south end of A-1A, where there are gaps.

Director of Public Works Brazil stated that Staff was directed by the Town Council to not proceed with such a lighting fill-in project.

Motion was made by Committee Member Kleid, and seconded by Chairman Pucillo, to recommend to the Town Council approval of Staff's recommendations to bundle like projects, as specified above, and to start the selection process for a Construction Manager for next year's projects. On call for a vote, the motion carried unanimously.

IV. PRELIMINARY PROJECT LIST FOR PHASE 2 OF THE ACCELERATED CAPITAL IMPROVEMENT PROGRAM

Town Manager Elwell spoke regarding bonding of the three phases of the Accelerated Capital Improvement Program.

Town Engineer Bowser stated that there might be funds left over from Phase I that could be used to start designing Phase II's projects.

Town Manager Elwell and Director of Public Works Brazil stated that Staff's recommendations regarding the ACIP are in compliance with the internal auditor's recommendations regarding oversight, peer reviews, purchasing issues, dealing with field problems, documentation, and quality control.

Town Engineer Bowser stated that the costs indicated with the projects below include design and construction; however, they are rough estimates. Further design is needed to refine these estimates. Some projects have no estimates as Staff is seeking conceptual approval of the projects before spending money and time on developing the estimates.

1 He presented Staff's proposed list of Phase II ACIP projects, which includes project
2 management fees:

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4 Storm Water Pump Stations

- 5 ○ D-4 Stormwater Pump Station Improvements
- 6 ○ D-10 Stormwater Pump Station Improvements

7
8 Sewage Gravity and Force Mains

- 9 ○ Barton Avenue to Bradley Place Force Main Replacement
- 10 ○ Royal Palm Way Force Main - Coconut Row to South Ocean Boulevard
- 11 ○ Inflow / Infiltration Studies
- 12 ○ Sanitary Sewer Lining

13
14 Storm Drainage Collection Systems

- 15 ○ D-2 to D-9 Drainage Basin Pipe Interconnect
- 16 ○ D-6 to D-7 Drainage Basin Pipe Interconnect

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18 Chairman Pucillo spoke regarding the recent flooding on Lake Trail due to Hurricane
19 Sandy, and asked how the storm drainage system performed through that.

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21 Town Engineer Bowser responded that there is little to no storm drainage along Lake
22 Trail. What Staff is finding is that a lot of the water is not actually coming over the
23 seawall, but rather from under the seawall. In this instance, there is not much we can do.
24 In the areas where the water is actually coming in over the seawalls, we have been raising
25 those seawalls.

- 26
27 ○ Seminole Avenue Drainage
- 28 ○ 400 Block Worth Ave Drainage

29
30 Streets

- 31 ○ Street Lighting Improvements

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33 Committee Member Kleid asked why these improvements do not include the entire
34 Town.

35
36 Town Manager Elwell responded that the sections of Town that are not being improved
37 are part of the State system. The policy decision of the Town Council was that the Town
38 was not going to pay for upgrading the State's infrastructure.

39
40 Committee Member Kleid asked if the costs for the Town to update the lights along that
41 stretch of A-1A would be the same as our lighting improvements.

42
43 Town Engineer Bowser responded that the State has different style fixtures and that they
44 are on FPL poles. If the Town were to make the improvements, it would have to do a
45 complete underground conduit wiring.

Director of Public Works Brazil stated that, because of the height of the State's fixtures, assembly costs would be higher than those of the Town's light fixtures.

Town Manager Elwell stated that Staff can provide the cost estimates to improve those light structures within the State system.

- Traffic Signal System Upgrade

Responding to Committee Member Kleid, Town Manager Elwell stated that those portions of the structures not having a useful life of over 30 years cannot be included in the bond. Those items will be funded as Pay-as-You-Go.

Director of Public Works Brazil added that this piece of infrastructure is typically replaced small bits at a time.

Chairman Pucillo asked if portions of the program and bond could be financed for shorter terms than 30 years.

Town Manager Elwell stated that, as the Town goes back out to market for the Phase II bond, Staff will research whether or not portions of the Phase II bond can be financed for terms of less than 30 years.

- Golfview Alleyway Infrastructure Replacement
- Lake Trail under the Flagler Memorial Bridge

Town Engineer Bowser stated that Staff will be requesting grant funding through the Metropolitan Planning Agency for this project, as well as the Traffic Signal System Upgrades. He also mentioned that the Town may have an opportunity to work with PCL as they work on constructing the new bridge.

Buildings

- Town Building Renovations

Town Engineer Bowser stated that the Town needs to have an architect go through our buildings and determine what we should be upgrading. The overhead doors at the three fire stations have constant problems and need to be replaced.

Director of Public Works stated that, for the majority of our buildings, the last major renovations were done in 2004-2005, and that work was mostly for roof failures. Although the buildings are well maintained, the structures and systems are extraordinarily old. The north fire station is particularly old and in need of major renovations.

- North Fire Station Emergency Generator Replacement
- Phipps Ocean Park North End Restroom Building
- Storm and Sanitary Sewerage Pump Station Buildings Architectural Improvements

Director of Public Works Brazil stated that this project is not related to failing infrastructure; it would need to be a policy decision by the Town Council if they want to make the investment in improving the aesthetics of the stations.

Chairman Pucillo stated that, if the Town moves forward with this project, the most visible areas should be improved first.

Town Manager Elwell stated that the Town has tried to hide the pump stations. Some are so well hidden that you don't even know they are there.

Chairman Pucillo stated that the Town should work with residents near the pump stations in residential areas.

Director of Public Works responded that we typically do this. The residents' preferences are usually for the Town to match their landscape.

Bulkheads

- Lakeside Park Bulkhead Replacement

Streetscape Projects

- South Ocean Boulevard / Mid-Town Beach Streetscape
- South County Road Streetscape

Committee Member Kleid inquired about the status of the Legacy Project Commission's efforts regarding Memorial Fountain.

Town Manager Elwell stated that the private stakeholders are still in the planning and fundraising stage; and, Staff is assisting as needed.

Director of Public Works Brazil stated that the Town just completed some of the repairs at Memorial Fountain yesterday; and, it is now functional. Additional maintenance will be required while the stakeholders remain in the planning stage. Staff has not received a definitive timeframe from them.

Town Manager Elwell suggested that, since the Memorial Fountain renovations are dependent upon a private organization, this project be taken out of the Street Projects-South County Road Streetscape Program, and be considered as a separate item.

Chairman Pucillo concurred and requested that Staff keep in close contact with the Preservation Foundation and the other stakeholders. They have some money set aside and they have a very keen interest in the Fountain.

Town Manager Elwell further suggested that the remainder of the South County Road Streetscape project and the full Peruvian Avenue Streetscape project be placed on hold pending renovation of the Fountain and community interest and commitment.

Committee Member Kleid reiterated his desire to have the Town work with the Preservation Foundation and the Legacy Project Commission on these projects.

Town Manager Elwell stated that the Town plans to do so; however, if the private efforts don't come through, the Town still must do the renovations. I don't think that's the same case on the South County Road and Peruvian Avenue projects. These projects offer a lot of value to the community, and they fit the model of what we did on Worth Avenue. We could also contact the affected property owners and see if they are willing to form a partnership with the Town and pay for the improvements here too. This makes these two projects different from the Fountain and the South Ocean Boulevard/Mid-Town Beach Streetscape projects.

Responding to Chairman Pucillo, Town Manager Elwell stated that the South Ocean Boulevard/Mid-Town Beach Streetscape project is needed as it is a high traffic area, it hasn't been upgraded in a very long time, and it is not in great shape. The project will become more and more urgent as time progresses.

- Peruvian Avenue Streetscape

Parks and Medians

- Parks / Median Irrigation System Upgrades

Committee Member Kleid spoke regarding a small section of landscaped median north of the Lake Worth Bridge. He asked if irrigation to that area was a part of this program.

Town Manager Elwell stated that the landscaping planted there was a xeriscape demonstration project with the intent to plant materials that would not need to be regularly maintained or irrigated.

Committee Member Kleid stated that the roundabout at Southern Boulevard was another one of the demonstration projects, and that he thinks there is an irrigation system there.

Town Manager Elwell responded that area was done more recently and at a much larger scale. There are other demonstration projects at the southeast corner of Bradley Park and Tangier Avenue.

Chairman Pucillo requested that the Town work with the Garden Club on the Royal Poinciana Way upgrades, and that Staff explore the possibility of some type of walkway around or across the median.

Director of Public Works Brazil stated that he would get in touch with the Garden Club, but noted that previous similar recommendations were not well received.

Chairman Pucillo stated that he would also speak with the Garden Club. There has to be a better way to utilize the parking on the south side of that street and safely allow people to get from the south side to the north side of the street.

Director of Public Works Brazil stated that Staff will make sure to include options for creating sidewalks along the Royal Poinciana Way median and options for the landscaping median north of the Lake Worth Bridge in the project planning.

Yard Trash Landfills

- Okeechobee Boulevard / Skees Road Class III Landfills

Town Engineer Bowser stated that there have been permitting issues and concerns regarding these facilities. Staff is not sure what is going to come out of this, perhaps we will need to abandon Okeechobee and make Skees work. When we see the terms and conditions of the permits, we will come back to the Committee with a firmer recommendation.

Responding to Committee Member Kleid, Town Manager Elwell stated that this is an open area regarding cost. It is also contingent upon the administrative litigation related to Palm Beach County's objection to our operations.

Program Contingency

- Staff is recommending a \$2,000,000 (5%) program contingency be established.

Coastal Protection Program Projects

- North Ocean Boulevard Seawall Replacement
- Ocean Outfall Abandonments

Town Engineer Bowser stated that these projects will be included in the bond; however, they will not be a part of the ACIP.

Town Manager Elwell stated that this is because there will be some projects that will be above the \$40 million bond. We are trying to form a Phase II Program that will be about \$40 million worth of work. These two projects would be above and beyond that. They will be financed through the bond, but paid back from the Coastal Protection Fund.

Other or Not Included Projects

- Palm Beach Side Channels Dredging

Responding to Chairman Pucillo, Town Engineer Bowser stated that this may or may not be a bondable project. It would probably come down to the amount of sand moved and how deep the dredging will be.

- Sewage Force Main Replacement to Regional Sewage Treatment Facility
- Ibis Island and Everglades Island Bridges
- North End Roadway Rebuilding
- Country Club Road Guardrail

Town Manager Elwell stated that this item is really just being raised to the Committee's

attention as a potential safety issue. If the Committee feels that there would be a negative reaction from the community for this project, he suggested that this item be taken off the list and not be given any further consideration.

Chairman Pucillo and Committee Member Kleid concurred.

Alan Golboro, 2500 S. Ocean Blvd, stated that the Town is spending a lot of money on consultants double checking our engineering. Engineering doesn't need double checking, especially for the smaller projects. He suggested that the Town eliminate some of these contracts, and use those funds to pay for a couple of good engineers on staff.

Chairman Pucillo concurred and asked Mr. Goldboro to speak with Director of Public Works Brazil, between now and the next Town Council meeting, and see how Staff feels about that. This is a major policy decision, and we need to get a better sense of how the numbers would play out.

Motion was made by Committee Member Kleid, and seconded by Chairman Pucillo, to recommend to the Town Council that the Program as presented be further refined, subject to the following:

- 1. Under Streets Projects, Staff will prepare a cost estimate for a south end A-1A street lighting fill-in project.**
- 2. Under Streetscape Projects, the Memorial Fountain Project shall be broken out as a separate project, and no longer be under the umbrella of the South County Road Streetscape.**
- 3. What remains of the South County Road and Peruvian Avenue Streetscape Projects would not be further developed as projects at this time. Instead, they will be identified as potential future projects if there are private partners who wish to pursue those projects with the Town.**
- 4. The Country Club Guardrail Project will be removed from the list and not considered any further.**
- 5. Regarding financing of the Program, Staff will look into whether or not some of the bonds can be issued for less than a 30 year period in order to pay for work that might otherwise have to be paid for through operating budgets.**
- 6. Under Streetscape Projects, Staff will identify and develop a Project to include some form of pedestrian crossing on or through the Royal Poinciana Way median.**

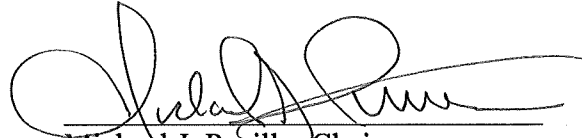
On call for a vote, the motion carried unanimously.

V. ANY OTHER MATTERS – None

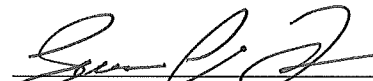
1 **VI. ADJOURNMENT**

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3 There being no further business, the Public Works Committee Meeting of Tuesday,
4 November 27, 2012, was adjourned at 11:20 a.m.
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8 APPROVED:

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13 Michael J. Pucillo, Chairman

14 ATTEST:

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18 Susan A. Owens, MMC, Town Clerk

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21 12/11/12
22 Date