

TOWN OF PALM BEACH

Office of the Town Clerk

REPORT OF THE PUBLIC WORKS COMMITTEE MEETING HELD ON WEDNESDAY, SEPTEMBER 12, 2012

I. CALL TO ORDER AND ROLL CALL

The Public Works Committee meeting was called to order on Wednesday, February 12, 2012, at 9:30 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. PUBLIC COMMENT – None

IV. ACCELERATED CAPITAL IMPROVEMENT PROGRAM UPDATE

Director of Public Works Brazil provided an update on the Accelerated Capital Improvement Program (ACIP).

1) D-15 (D-6 & D-7) Pump Station Rehabilitation at Lakeside Park

He stated that Staff anticipates completing the project on time and under budget. There will be some opportunities to improve the landscaping a little bit, but that will not be ACIP money. Funding for that might be something we do from the operating or recreation funds.

2) A-39 to A-7 Force Main Replacements

He stated that Staff is going to change the approach to the paving, and do full paving for the entire project. Right now, we are ahead of schedule. The force main is in from Southern Boulevard south, from South County Road north, and going down El Bravo to the A-7 Pump Station. We asked the Town Council yesterday to transfer in the savings from another part of this project to round out our contingency to cover the additional paving. We anticipate about \$92,000 in contingency; and, we don't expect to have to use that and, hopefully, we will return it to the ACIP.

1 The crews have done temporary paving; and, probably within about two weeks,
2 crews will be starting the additional paving at the south end and work their way
3 towards Southern Boulevard. We will not close the road completely again. There
4 will be individual lane closures like before, with flagging operations around them.
5 Our goal is to reach final completion before Thanksgiving.
6

7 3) Pump Station S-2 Inline Booster System
8

9 He stated that this project is on schedule to be completed November 12, 2012.
10 There have been a couple small change orders for some additional valving in a
11 small section of the force main that we did not expect. Funding was accomplished
12 through our contingency. We expect to finish the project on budget.
13

14 4) Street Lighting Improvements
15

16 He stated that this was the project that we stopped last year in order to get
17 clarification from the Town Council regarding what types of light poles the existing
18 ones should be replaced with. We picked up work again this year. We expect to
19 complete the project before November, 2012. The project is on budget.
20

21 5) Pump Stations A-5 & A-6 Improvements
22

23 He stated that we have about \$400,000 worth of work to do to replace pumps in
24 these stations. We will bid the project to our pre-qualified contractors. We are
25 currently designing the project now.
26

27 6) Sanitary Gravity Main Replacement Program
28

29 He stated that the project is going to come in substantially under budget. We
30 anticipate returning about \$440,000 to the ACIP. There was less work than
31 anticipated, and the bids came in lower than expected.
32

33 7) Stormwater Corrugated Metal Pipe Replacement Program (includes D-4 Pipe
34 Repair)
35

36 He stated that the project is going to come in substantially under budget. We
37 anticipate returning about \$580,000 to the ACIP. There was less work than
38 anticipated, and the bids came in lower than expected.
39

40 Committee Member Kleid asked about the estimated savings going back into the ACIP
41 from several of these projects.
42

43 Director of Public Works Brazil responded that there was a possibility that we might be
44 able to use these savings to do some of the projects that we were not able to fund this
45 year. Staff has prioritized the D-4 & D-10 storm water stations as the first projects they
46 would like to proceed with if there is a surplus.

1 8) D-4 Pipe Repair

2
3 He stated that Staff and the Town consultants found a way to repair the pipe without
4 removing the entire section that had the leaks. We think we can save a substantial
5 amount of money with this option.
6

7 9) Telemetry System Improvements

8
9 He stated that the Town rejected all bids for this project due to some issues
10 regarding bid bonds and whether or not the bid specifications were too product
11 specific. We will come back with a performance-based set of specifications and re-
12 bid it. We do have a deadline with the Federal Communications Commission.
13 Everyone has to do the conversion from narrow band by the first of the year. We
14 believe that if we show a good faith effort, and hopefully even have a contract in
15 place, then the Federal Communications Commission will be lenient with us.
16

17 Town Manager Elwell added that we will come back to the Town Council for a bid
18 award in November if we can, but it will probably be the December Town Council
19 meeting. We want to get this project under contract by the end of the year, and then
20 complete it as soon as possible.
21

22 10) D-4 Pump Station Improvement Project

23
24 Director of Public Works Brazil stated that, when we update this station, we will
25 also upgrade the overflow station, D-3, so that it does not have to run on a
26 generator, which has impacted the neighbors.
27

28 Council Member Kleid asked about the status of the projects funded under the current
29 and potential second bond.
30

31 Director of Public Works Brazil stated that the Town is nearly 75% complete with the
32 first set of bonded projects. We hope to finish the vast majority of the work in the next
33 construction season.
34

35 Town Manager Elwell stated that the initial decision with the bonds was that there would
36 be three phases of approximately \$40 million dollars each, where we would go out to
37 market every seven to eight years. Since the economy has not recovered yet, interest
38 rates are remaining extremely low, and it would probably be advantageous to the Town to
39 have Phase II happen sooner. One of the things we will be doing over the next several
40 months is looking at the priority projects. At that point, it will be a policy decision and
41 financing question as to whether we proceed with the projects as soon as possible, or
42 whether we take a pause at the end of the phase.
43

44 11) Traffic Signal Improvement Project

45
46 He stated that Staff has managed to do a lot of the work in house, and we came in

1 under budget. The Town Council approved Staff's recommendation to complete
2 the last three intersections with the remaining funds. He clarified that these
3 detectors are only used to sense cars and switch the lights; they do not shoot film.
4

5 Director of Public Works Brazil stated that the following projects have been designed and
6 are awaiting construction scheduling/funding availability:
7

- 8 1) D-4 Pump Station Improvements
- 9 2) D-10 Pump Station Improvements

10
11 He stated that the following projects are being designed, and will be ready for bidding
12 late this year, and are anticipated to go to construction in 2013:
13

- 14 1) Ejector Station Upgrades
- 15 2) A-42 to A-41 and Par 3 to A-39 Force Main Replacements
- 16 3) E-6, Bradley Park to Tangier Avenue, Force Main Replacement
- 17 4) North Flagler Drive Force Main
- 18 5) Pump Station A-7 Inline Booster Station
- 19 6) Pump Stations A-39 & A-41 Improvements
- 20 7) Pump Stations A-42 & A-43 Improvements

21
22 He stated that the ACIP projects previously completed include:
23

- 24 1) Subaqueous Force Main Crossing
- 25 2) Tangier Avenue Infrastructure Improvements
- 26 3) North Lake Way and El Dorado Lane to Plantation Road Infrastructure
27 Improvements
- 28 4) North Lake Way & Laurian Lane Infrastructure Improvements

29
30 He added that all of these projects were completed within budget.
31

32 He stated that the following projects have cost significantly more than original estimates,
33 and have been placed on hold pending funding availability:
34

- 35 1) A-39 to A-7 Force Main Replacement
- 36 2) D-15 (D-6 & D-7) Pump Station Rehabilitation

37
38 He stated that the Town is issuing design contracts with the expectation that sufficient
39 funding will be available to complete the following projects under the current ACIP:
40

- 41 1) A-7 to Hammon Avenue Force Main Replacement
 - 42 2) Pinewalk Force Main Replacement
 - 43 3) E-3 Force Main Replacement
 - 44 4) Garden Road to Cherry Lane Force Main Replacement
 - 45 5) Ocean Outfall Junction Box Rehabilitation
- 46

1 Director of Public Works Brazil stated that Staff is seeking Committee approval for an
2 analysis to be conducted regarding the possible extension of the E-3 force main from the
3 intersection of Lake Trail and Cherry Lane down to the E-6 force main at Tangier
4 Avenue. Staff feels that this extension will help control sewage odors, save on
5 electricity, and reduce pump costs.

6
7 **Motion was made by Committee Member Kleid, and seconded by Chairman Pucillo, to**
8 **recommend to the Town Council that an analysis be conducted to extend the E-3 force**
9 **main from the intersection of Lake Trail and Cherry Lane down to the E-6 force main at**
10 **Tangier Avenue. On call for a vote, the motion carried unanimously.**

11
12 Discussion ensued regarding the funding of projects that have been placed on hold with
13 the savings from the projects that had come in under budget, and the possibility of
14 completing projects with a combination of Phase I and Phase II ACIP bond proceeds.

15
16 William Diamond, 220 Wells Road, asked about the implications of the Lake Trail force
17 main project.

18
19 Director of Public Works Brazil replied that the final design is not done. We are leaving
20 the option to cut and cover or use directional bores to the bidding process to see which is
21 more economical. Either way, Lake Trail will be severely impacted. During
22 construction, the safest thing to do is close that section.

23
24 William Diamond, 220 Wells Road, asked whether, after the big force main project is
25 complete, we would be able to cut off our service from Lake Worth, and use the station in
26 West Palm Beach.

27
28 Director of Public Works Brazil replied that no, there is still more work to be done. The
29 force main goes as far as A-7, which is near Island Road. Next year we convert that
30 station to an inline station, and at the same time, we are going to be doing work in the
31 City of West Palm Beach. We're upgrading the station in Bradley Park so it can push
32 further. We have to get this run of pipe in on West Palm Beach. Then we have to do a
33 small bypass at lift station 22. When all those components are in, then we can pump to
34 West Palm Beach. We would still be tethered to the Lake Work system for about a year
35 or a year and a half.

36
37 A. Authorization to Add New Generators to Scope of Work for Pump Stations A-39,
38 A-41, A-42 and A-43

39
40 Director of Public Works Brazil stated that the current generators were installed in
41 the 1960's. Normally, what we would do in this case is rehabilitate these
42 generators; however, since so many of the projects have been coming in under
43 budget, we would recommend investing in new generators. The project will still
44 be within budget if the change in scope of work is approved.

45
46 **Motion was made by Committee Member Kleid, and seconded by Chairman Pucillo, to**

1 recommend to the Town Council a change in the scope of work, adding replacement of the
2 emergency generators to the Pump Stations A-39 and A-41 improvements, and the Pump
3 Stations A-42 and A-43 improvements. On call for a vote, the motion carried unanimously.
4

5 **V. PAY-AS-YOU-GO CAPITAL IMPROVEMENT PROGRAM UPDATE**
6

7 Director of Public Works Brazil provided an update on the Pay-As-You-Go Capital
8 Improvement Program.
9

10 1) Roadway Resurfacing
11

12 He stated that the micro-resurfacing is already under contract. We had a limited
13 amount of milling and resurfacing that we were trying to accomplish this year;
14 however, it wasn't enough work to be attractive to any of the local paving
15 companies. So, we are going to bundle that work together with next year's milling
16 and resurfacing. We are going to redo the program, re-bid it, see if we can get
17 somebody interested. The Town Council meeting yesterday may necessitate a
18 revision of our five-year program. If so, it will come back to the Town Council at
19 the next meeting.
20

21 Chairman Pucillo asked where the work being done was.
22

23 Director of Public Works Brazil stated that, as far as the milling and resurfacing
24 goes, we have some large quantities of work to do north of Country Club Road.
25 There is a substantial amount of work to do at Mid-Town as well. We have some
26 smaller projects on the south end. All of the milling and resurfacing south of
27 Phipps Ocean Park has been done.
28

29 2) A-39 Pump Station Soil Remediation
30

31 He stated that the first round of work was done under budget and ahead of schedule.
32 We are now in a monitoring phase of the groundwater for the next year. If the
33 groundwater contamination levels do not get better, then we will have to do some
34 type of groundwater remediation as well.
35

36 3) Ejector Station Force Mains and Air Lines
37

38 He stated that the money for this project will be used to augment the
39 upgrades/replacements of the multi-family air driven ejector stations within the
40 ACIP. Since the stations are being replaced, there is the opportunity to save money
41 by replacing the force mains and air lines servicing them at the same time. Pay-as-
42 you-go funding will still be used for these force mains and air lines.
43

44 4) Single Family Expulser Stations
45

46 He stated that the work is complete. We are at close out with the individual

homeowners, and we are working with the Town and the home owners' attorneys for the final payment and hand-off of the stations. He added that the individual owners will now be responsible for maintaining their stations.

5) Queen's Lane, Nightingale Trail, and Garden Alley Drainage Improvements

He stated that every year the Town does minor drainage projects for roadways or small neighborhoods. This year, Staff had determined that these roads had insufficient drainage. They required the addition of a couple of inlets, and milling and resurfacing.

6) Refurbish Memorial Fountain

He stated that there may be an opportunity to do a project with the community through the Centennial Commission or other community groups. We do not know their timeframes, however. If the project isn't implemented relatively soon, we are going to have to go out there and do the maintenance ourselves.

7) Town Dock Improvements, 2012

He stated that fire line upgrades to the Brazilian and Australian Docks began in July. There was a planned electrical upgrade for the Australian Dock; however, Recreation and Marina Staff are re-evaluating the cost benefit of that and determining whether it would really pay off. We have gotten a firm cost on the design. What Staff is looking at now is whether it would really pay off to do that.

Committee Member Kleid asked about yacht owners that have upgraded the electricity at their own expense.

Director of Public Works Brazil replied that there are two that he knows of.

Committee Member Kleid stated that there is demand for it then.

Director of Public Works Brazil stated that if they feel that it is necessary, then we will take care of the project for them.

8) Undergrounding FPL Lines on Everglade Island

He stated that the Town has work on the north end of the Island for storm and sanitary sewers. The water lines need to be replaced on the south end. When all of that work is done, then we will go in and mill and resurface and recover the crown of the road, and provide some proper drainage.

Town Manager Elwell clarified that this project is not Town-initiated. The residents had met the 80% petition threshold, and the project came before the Town Council for approval.

1 **VI. AUTHORIZATION TO BEGIN 2013 CONSTRUCTION SEASON EARLY**

2
3 Director of Public Works Brazil stated that Staff expects another extremely busy
4 construction season, and is requesting authorization to begin the 2013 construction season
5 on or after April 8, 2013. The impacts will be minimal to the residents as the majority of
6 them leave Town right after the Easter/Passover season.
7

8 **Motion was made by Committee Member Kleid, and seconded by Chairman Pucillo, to**
9 **recommend to the Town Council that Town projects be allowed to commence on or after**
10 **April 8, 2013. On call for a vote, the motion carried unanimously.**
11

12 **VII. CITY OF WEST PALM BEACH SHARED USE OF TOWN FORCE MAIN**

13
14 Director of Public Works Brazil stated that the Town has an existing force main in Currie
15 Park running along 23rd Street, in West Palm Beach, to lift station (LS) 22. LS 22 is an
16 old City of West Palm Beach lift station that the Town has used and paid its share for.
17 Our recent capital improvement projects have allowed us to pump past LS 22, and
18 directly to the regional plant. We need to bypass LS 22 because the City of West Palm
19 Beach plans to construct a new potable water tank on the site. We anticipate it costing
20 \$550,000 to do the piping to bypass this station.
21

22 He stated that the Town has learned that the City is also planning to lay a new force main
23 along a similar route. Town Engineer Bowser has worked with the City, and they may be
24 willing to share the costs of this section. There would be an incremental cost differential
25 from \$550,000 to \$600,000 to get the additional capacity needed to accommodate both
26 the Town's and the City's flows. If we do this with the City, then they would share
27 approximately 33% of the cost. Our work ends up in the same spot; it just costs the
28 Town and the City less. The Town has good relations with the City, and already shares
29 other mains with them.
30

31 Town Engineer Bowser stated that Staff is currently rewriting a 1972 agreement with the
32 City about the shared force main in LS 22. What Staff will do is incorporate this new
33 force main section into the new agreement. The agreement will make clear that all
34 operation, maintenance, and replacement costs are shared proportionally by flows.
35

36 Chairman Pucillo asked if this item needed to go before the Town Council.
37

38 Town Manager Elwell responded that it did not; but, that it would be helpful if the
39 Committee takes an official action.
40

41 **Motion was made by Committee Member Kleid, and seconded by Chairman Pucillo, to**
42 **recommend to the Town Council to approve Staff's continuing discussion with the City of**
43 **West Palm Beach on the shared use of a Town-owned force main between 23rd Street and**
44 **North Flagler Drive, to the intersection of 23rd Street and Tamarind Avenue, in West Palm**
45 **Beach. On call for a vote, the motion carried unanimously.**
46

1 Town Manager Elwell advised that, because of the timing of the project, there will be an
2 interim agreement brought before the Town Council that will speak specifically to this
3 bypass section. The full, revised 1972 agreement will come before the full Town Council
4 afterwards.

5
6 **VIII. EAST COAST REGIONAL WATER RECLAMATION FACILITY BIOSOLIDS**
7 **PROJECT FINANCING ALTERNATIVES**
8

9 Director of Public Works Brazil stated that the cost for disposing our sewage sludge at
10 the Solid Waste Authority's (SWA) landfill is high (\$24/ton), and they are about to go
11 up. The members of the East Coast Regional Water Reclamation Facility (ECRWRF)
12 Board have been trying to develop a new program to treat the sludge.

13
14 Town Engineer Bowser stated that the current agreement with SWA expires in 2014, and
15 they do not want to compost our sludge anymore. We need to find a new methodology to
16 dispose of the solids from the regional facility. We did two engineering analyses, and the
17 recommendation is that we: 1) construct anaerobic digesters, which will provide a
18 significant volume reduction in the solids that we have to dispose of, 2) rebuild our
19 dewatering building and go to centrifuges, which further reduces the amount of solids to
20 dispose of, and 3) focus on where the solids go: A) using a third-party-there's a number
21 of vendors that will take them away for us, B) joining in an existing pelletizer at the SWA
22 that was built by SWA and is shared by the County and several other treatment plants in
23 Palm Beach County, and C) building our own pelletizer. Our economic analysis
24 concluded that it was better for us to build our own pelletizer.

25
26 He stated that the disposal cost of the SWA pelletizer is \$52/ton. Currently we are
27 paying \$24/ton, but because the SWA is backing off their compost facility, this year our
28 solids disposal cost is only \$13/ton. We are having a tremendous savings this year; but,
29 regardless of whether we join the SWA pelletizer or we build our own, the costs at the
30 regional plant are going to go up significantly. Based on the engineering analysis, Staff
31 believes that we will be able to operate and maintain a pelletizer at much less than
32 \$52/ton.

33
34 He stated the City of West Palm Beach is re-investigating whether they want the
35 ECRWRF Board to build the pelletizer. Palm Beach County has always voted against it
36 because they are a partner with the SWA pelletizer, and there is a cost savings to them if
37 we join their pelletizer.

38
39 Director of Public Works Brazil stated that the Town is part owner of this plant, 7.14%.
40 Constructing the pelletizer is a \$105 million project; and, the Board is looking at issuing a
41 30-yr bond. Our financial responsibility is based upon our percentage of ownership.

42
43 Town Manager Elwell stated that Staff has accounted for this project in the long-term
44 financial forecast. He added that, historically, these cost have come out of the General
45 Fund rather than being charged as user fees, primarily because property taxes are federal
46 income tax deductible.

1 Committee Member Kleid asked whether there are any environmental benefits with
2 making this transition.

3
4 Town Engineer Bowser stated that the final product is used in fertilizer, and there is a
5 very large demand for that. Also, the changes will reduce the facility's carbon footprint
6 by reducing energy needs. We will also be able to create and use methane gas at the
7 facility.

8
9 Town Manager Elwell stated that the Town saw this change coming, and has been
10 working on it for several years. Staff is confident moving forward with this option.

11
12 Town Engineer Bowser stated that there was an ECRWRF Board meeting this morning.
13 The City of West Palm Beach requested that the ECRWRF Board not enter into an
14 engineering contract to begin the design of the pelletizer yet.

15
16 This item was for informational purposes only; no action was needed.

17
18 **IX. MIRAFLORES INTERSECTION MODIFICATION**

19
20 Director of Public Works Brazil stated that Staff had the Town's consultant come up with
21 a plan to restripe the intersection, and we think it's going to lead to a much safer
22 situation. We can do the project inside our existing operating budget for about \$5,500.
23 The project will include removal of stop bars, addition of do not enter signs, addition of a
24 1-way only sign, addition of another stop bar, and addition of reflective pavement
25 markers. We maintain the landscaping; so, if there is ever a visibility problem, we can
26 fix it ourselves.

27
28 **Motion was made by Committee Member Kleid, and seconded by Chairman Pucillo, to**
29 **recommend to the Town Council to approve the proposed modification of the intersection**
30 **of Miraflores Drive and North Lake Way. On call for a vote, the motion carried**
31 **unanimously.**

32
33 **X. ANY OTHER MATTERS**

34
35 **A. RIGHT-OF-WAY MANUAL**

36
37 Director of Public Works Brazil stated that the Right-of-Way (ROW) Manual was
38 recently updated to mirror the Florida Department of Transportation's (FDOT)
39 standards. These standards work well for a majority of the smaller projects in
40 Town. The problem that has arisen is road restoration and aesthetical standards
41 for major utility replacements, such as the Town's force main replacement, and
42 Florida Public Utilities (FPU) replacement of their entire system on the north end.
43 He suggested that a separate category of work be created, and appropriate
44 standards be considered.

45
46 Town Manager Elwell stated that Staff had a very brief discussion yesterday, but

1 that the issue really needs some more thought, and consideration of the
2 implications of any modifications. Conceptually, Staff was thinking that perhaps
3 there would be a threshold determined by a certain number of individual cuts in
4 the road within a certain designated space. If we are going to require something
5 above FDOT standards, then we think it is very important that it not be on a case-
6 by-case basis, but rather a published standard.

7
8 Committee Member Kleid stated that he would like to proceed along that basis.
9 He would like to get some feedback from Staff as to how we could quantify when
10 we are going to require a full paving job.

11
12 Chairman Pucillo stated that we should think about distinguishing between the
13 north/south streets and the cross streets. We want to be careful not to impose a
14 more stringent requirement on residential cross streets. It seems to me that the
15 bigger issues have been on the north/south streets.

16
17 Town Manager Elwell responded that he feels the real issue here is system
18 replacement work that a utility company is doing, versus a homeowner doing a
19 particular project. The Committee should look on that as applying equally to the
20 main roads and side streets because, even if it is on a side street, the utility
21 company is going to impact multiple properties and they could end up leaving the
22 road looking really patchwork. I think the principle involved here is the scale of
23 what the utility company is doing, not the location.

24
25 Committee Member Kleid stated that we also have a better message to send if we
26 talk about quantity as opposed to particular streets. It would be easier to sell to
27 residents; and, it doesn't look like we're dividing up the Town.

28
29 Chairman Pucillo asked how relations were with FPU.

30
31 Director of Public Works Brazil responded that about a year ago it was rocky; but,
32 that they are good now and he has faith that they are going to hold up their end on
33 their projects.

34
35 Director of Public Works Brazil stated that the standards will apply to Town
36 projects as well.

37
38 Town Manager Elwell stated that Staff is going to put the item on the agenda for
39 the next Town Council meeting for substantive discussion and decision. There
40 will be one item dealing with this year's specific issues with FPU, and one item
41 including Staff recommendations regarding changes to the ROW Manual.

42 43 **B. UTILITY UNDERGROUNDING**

44
45 Deputy Town Manager Bradford provided an overview of the process for
46 undergrounding utilities and other non-ad valorem assessment projects.

1 He stated that the petition form was approved by the Town Council about four
2 years ago. It includes the following question for the petitioners to mark, "Does
3 this request entail the provision of a binding cost estimate prior to construction
4 commencement?". Also, at the bottom of every single page that they sign, it says,
5 in bold, "Please review conditions and procedures that follow." Then the
6 conditions and procedures are listed on the last page, and Item #5 pertains to the
7 binding cost estimate. He added that Item #5 could be worded better, and be
8 more specific. The Town Council may even want to go so far as recommending
9 that petitioners get a binding cost estimate or requiring a binding cost estimate
10 before going forward.
11

12 He stated that, when we receive a request, the first step is to determine how much
13 it is going to cost. We send the request to our engineering consultant. We tell
14 them to define the area of the beneficiaries, and to give us an engineer's opinion
15 of cost. I give that number to the "champion", and they talk amongst their
16 neighbors. Then I take the petition to Town Council and tell them Staff has
17 verified that they have met all of the conditions. If approved, then we proceed
18 with FPL and/or Comcast and/or AT&T to do the work. FPL has certain
19 contracts that they require the owner to do before they commence work. It's all
20 been approved by tariffs; we have no ability to change them directly. Then they
21 will tell the owner the amount of deposits and or money that has to be paid. We
22 know in advance of commencing construction, and we have a general idea
23 whether the engineer's opinion of cost is actually coming true or not.
24

25 He stated that, in the case of Via Fontana, the problem was that the owners did not
26 choose the binding cost estimate. The cost ended up being double what we had
27 estimated. We had estimated, through the engineer, that it would be \$115,000 and
28 change. It ended up being around \$224,000. The gentleman from 1616 South
29 Ocean Boulevard that spoke yesterday referenced a letter that he had received.
30 The champion in this neighborhood had indicated in this letter that it would only
31 be about \$1,000 a unit per year. I don't know where they got that number, or how
32 they got it. What we could do in the future is mandate the binding cost estimate.
33 The other thing that I will be doing on Everglade Island and on Lake Towers is to
34 control the narrative, and make sure that I send a post card or letter to all of those
35 people impacted; and, I tell them how much it's going to cost and how and when
36 we are going to do the work. If we had done that in Via Fontana, that probably
37 would have flushed out the cost problem that we had.
38

39 Chairman Pucillo stated that the Via Fontana situation was an unfortunate one,
40 and unfortunately there was some misrepresentation to the neighbors. I think you
41 might consider beefing up the language in Item #5 saying something like, "If you
42 don't get a binding cost estimate, it could cost more than you think, and you
43 would be better protected if you did get the estimate. Beyond that, the current
44 process is fine.
45
46

1 Committee Member Kleid agreed. He stated that he thinks the issue on Via
2 Fontana was an anomaly. They should have known what they were doing. The
3 only thing I am undecided about is if you want to mandate going to a binding cost
4 estimate; but, again, you are dealing with highly competent people here and they
5 should understand what they are signing and what they are reading, etc. Maybe
6 we should reiterate in the language that going outside of a binding cost estimate
7 could cost you more money.
8

9 Chairman Pucillo stated that is really all we need to do. Going forward, people
10 need to understand that the Town is just facilitating this operation.
11

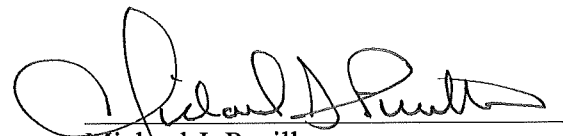
12 Deputy Town Manager Bradford stated that Staff will beef up Item # 5 on the
13 application regarding the conditions and procedures.
14

15 **XI. ADJOURNMENT**
16

17 There being no further business, the Public Works Committee Meeting of Wednesday,
18 September 12, 2012, was adjourned at 11:29 a.m.
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21 APPROVED:
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Michael J. Pucillo
Chairman


Susan A. Owens, MMC, Town Clerk

10/9/12
Date

