



City of Miami Beach, 1700 Convention Center Drive, Miami Beach, Florida 33139, www.miamibeachfl.gov

COMMITTEE MEMORANDUM

TO: Members of the Land Use and Sustainability Committee

FROM: Jimmy L. Morales, City Manager

DATE: May 6, 2020

SUBJECT: **DIRECTION REGARDING THE RELOCATION OF THE AUXILIARY POWER GENERATOR FOR THE STORM WATER PUMP STATION, AS PART OF THE INDIAN CREEK DRIVE FLOODING MITIGATION PROJECT, PHASE III, FROM 2925 INDIAN CREEK DRIVE TO THE CITY OWNED PARKING LOT (P-55) LOCATED AT 2660 COLLINS AVENUE, ALONG INDIAN CREEK DRIVE.**

BACKGROUND

On July 31, 2019, The City Commission adopted Resolution 2019-30915 to award of a contract to Ric-Man Construction Florida, Inc., for the construction of Indian Creek Drive Flooding Mitigation Project, Phase III.

Construction commenced the week of March 2 and is expected to have a duration of approximately two (2) years.

The project was designed to include a generator to supply auxiliary power to the proposed stormwater pump station. The generator is to be located on the west side of Indian Creek Drive, across from 2925 Indian Creek Drive, within the right of way, as depicted in the attached map (Exhibit 1). This location was selected due to its close proximity (550 feet) to the stormwater pump station. The proposed location also provides sufficient area between Indian Creek Drive and the seawall to accommodate the generator.

In a meeting on February 25, 2020, at the request of the City Commission, and chaired by Commissioner Gongora, representatives from the Commission, the adjacent neighborhood, city departments and the engineer of record, discussed several topics regarding the Project. One of the discussion items focused on the proposed location for the auxiliary power generator. Representatives from the community have objected to the visibility of the proposed location and requested that alternative locations be evaluated. Two alternate locations were reviewed, and group preference at this meeting was to relocate the auxiliary power generator to the northwest corner of the city parking lot (P-55) located at 2660 Collins Avenue. The parking lot is adjacent to the intersection of 27th Street and Indian Creek Drive, as depicted on the attached map (Exhibit 1). This alternative location is approximately 1400 feet from the pump station controls. It was understood that the relocation of the generator would not include the relocation of the control panels and that any change in the generator location would require redesign. The group also discussed a desire to include adequate screening which would provide noise abatement and improve aesthetics. Additional design and construction costs would be incurred to accommodate the relocation.

ANALYSIS

Prior to proceeding with the relocation of the generator, in order to determine feasibility, City staff in conjunction with the design consultant will need to conduct proper due diligence. Coordination with the Planning and Zoning, Parking Departments and the community are needed. Consensus with the properties immediately adjacent to the alternate location will be critical. The relocation will have a financial impact. Additionally, if determination to proceed and necessary re-design is not completed in a timely fashion, the relocation may also impact project schedule and duration. Items to be considered in the proper due diligence of the proposed relocation include, but are not limited to:

- Coordination with Planning and Zoning Department. This site is within an existing city parking lot, which requires review and adherence to all development regulations.
- FDOT review and approval.
- Design modification and permitting effort will require a contract amendment to the project design team.
- A change order must be negotiated with the contractor for this work.
- The placement of the generator within this site will require a full Building Department permit.
- The area of the parking lot where the generator is proposed will have to be reconfigured, resulting in some loss of parking. The actual impact will be determined by the design.
- Removal/relocation of existing trees.
- Community outreach will need to take place to ensure consensus, particularly with adjacent properties.
- Relocation of the generator to the alternate site may limit any potential future development of that site, should the City so choose in the future (i.e. parking garage or other).
- Additional funding will need to be identified.

CONCLUSION

The Administration seeks direction on how to proceed.

Attachments

Exhibit 1- Map of area showing original and proposed alternate location

Exhibit 1

