



**City Commission Meeting
SUPPLEMENTAL MATERIAL 4**

City Hall, Commission Chambers, 3rd Floor, 1700 Convention Center Drive
June 10, 2015

Mayor Philip Levine
Vice-Mayor Jonah Wolfson
Commissioner Michael Grieco
Commissioner Joy Malakoff
Commissioner Micky Steinberg
Commissioner Edward L. Tobin
Commissioner Deede Weithorn

City Manager Jimmy L. Morales
City Attorney Raul J. Aguila
City Clerk Rafael E. Granado

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ATTENTION ALL LOBBYISTS

Chapter 2, Article VII, Division 3 of the City Code of Miami Beach entitled "Lobbyists" requires the registration of all lobbyists with the City Clerk prior to engaging in any lobbying activity with the City Commission, any City Board or Committee, or any personnel as defined in the subject Code sections. Copies of the City Code sections on lobbyists laws are available in the City Clerk's office. Questions regarding the provisions of the Ordinance should be directed to the Office of the City Attorney.

SUPPLEMENTAL AGENDA

R7 - Resolutions

- R7G A Resolution Approving And Authorizing The Allocation Of State Housing Initiatives Partnership Program (SHIP) Funds, In The Amount Of \$43,508.85, From FY 2013-2014, And \$91,955.15 From FY 2014-15, To MBCDC/The Jefferson, Inc. (MBCDC/Jefferson) For The Rehabilitation Of The Affordable Housing Property Located At 542 Jefferson Avenue; To Include The Replacement Of The Roof And Upgrades To The Nine Units Located On The Third Floor Of The Property; And Further Authorizing The Mayor And City Clerk To Execute The SHIP Program Agreement Between MBCDC/Jefferson And The City.
(Housing & Community Services)
(Revised Memorandum & Resolution)
- R7O A Resolution Approving And Authorizing The Mayor And City Clerk To Execute Change Order No. 3 To David Mancini & Sons, Inc., Dated June 10, 2015; Said Change Order, In The Amount Of \$250,000, For An Additional Scope Of Service To Include Additional Bridge Repairs On 77th Street, And A Watermain Replacement, As Part Of A Flood Mitigation Project On Crespí Boulevard.

(Public Works)
(Memorandum)

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Condensed Title:

A Resolution allocating \$135,464 in SHIP funds for the rehabilitation of The Jefferson, a 28-unit affordable housing building, and authorizing the execution of the of the SHIP agreement between the City and MBCDC/The Jefferson, Inc.

Key Intended Outcome Supported:

N/A
Supporting Data: Community Satisfaction Survey: N/A

Item Summary/Recommendation:

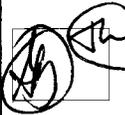
The City is a recipient of State Housing Initiatives Partnership (SHIP) Program funds. SHIP funds seek to stimulate the production of affordable housing. The City's Local Housing Assistance Plan (LHAP) establishes the strategies employed by the City to expend SHIP funds. Among these strategies is rental housing development (acquisition and rehabilitation of multi-family affordable housing). The SHIP funds available include \$ 124,311 from FY 2013/14 and \$ 262,729 from FY 2014/15.

The City advised registered affordable housing properties in the City of the availability of SHIP funds for the purpose of rehabilitation to ensure the retention of existing affordable units. SHIP funds invested in a property are secured by a Restrictive Covenant that assure the property's ongoing use as affordable housing for the duration of the affordability period, typically up to 30 years.

MBCDC/The Jefferson, Inc. (MBCDC/Jefferson) approached the City regarding its affordable housing property located at 542 Jefferson Avenue. The Jefferson is a 27-unit affordable housing building serving elder residents. The building is in need of a roof replacement, the replacement of an air conditioning unit, and the upgrade of the kitchens and bathrooms of the nine units located on the third floor. Repair costs are estimated at \$135,464.

MBCDC/Jefferson is a wholly owned subsidiary of Miami Beach Community Development Corporation (MBCDC). The City has reviewed MBCDC's prior performance concerns and the agency's overall fiscal and operational health. MBCDC has completed a 100 percent turnover of all staff that had been present during the period of prior performance concerns and has agreed to strict performance timelines as a condition of receiving rehabilitation funds. MBCDC would be required to complete the rehabilitation project by September 30, 2015 and submit weekly progress reports. Reimbursement packages would require evidence of expenditure as well as staff inspections to verify submissions.

Financial Information:

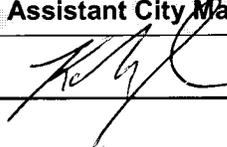
Source of Funds	#	Grant Name/Project	Approx. Award Amount	Approximate Match Amount/ Source
		SHIP Account - 152.5721.000349	\$135,464	N/A

Financial Impact Summary: N/A

City Clerk's Office Legislative Tracking:

Maria L. Ruiz, Department Director, Office of Housing and Community Services, Extension 6491

Sign-Offs:

Department Director	Assistant City Manager	City Manager
		

MIAMI BEACH

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

COMMISSION MEMORANDUM

TO: Mayor Philip Levine and Members of the City Commission

FROM: Jimmy L. Morales, City Manager

DATE: June 10, 2015

SUBJECT: **A RESOLUTION OF THE MAYOR AND CITY COMMISSION OF THE CITY OF MIAMI BEACH, FLORIDA, APPROVING AND AUTHORIZING THE ALLOCATION OF STATE HOUSING INITIATIVES PARTNERSHIP PROGRAM (SHIP) FUNDS, IN THE AMOUNT OF \$43,508.85, FROM FY 2013-2014, AND \$91,955.15 FROM FY 2014-15, TO MBCDC/THE JEFFERSON, INC. (MBCDC/JEFFERSON) FOR THE REHABILITATION OF THE AFFORDABLE HOUSING PROPERTY LOCATED AT 542 JEFFERSON AVENUE; TO INCLUDE THE REPLACEMENT OF THE ROOF AND UPGRADES TO THE NINE UNITS LOCATED ON THE THIRD FLOOR OF THE PROPERTY; AND FURTHER AUTHORIZING THE MAYOR AND CITY CLERK TO EXECUTE THE SHIP PROGRAM AGREEMENT BETWEEN MBCDC/JEFFERSON AND THE CITY.**

ADMINISTRATION RECOMMENDATION

Approve the resolution.

BACKGROUND

The City is a recipient of State Housing Initiatives Partnership (SHIP) Program funds. SHIP funds were created via the William E. Sadowski Affordable Housing Act on July 7, 1992 as a means of stimulating the production of affordable housing. Funds are derived from documentary stamp taxes on deeds and then allocated to local governments.

SHIP funds have very specific expenditure rules including:

- At least 75 percent of the funds made available to each municipality must be reserved for construction, rehabilitation, or emergency repair of affordable, eligible housing.
- At least 30 percent of the funds must be reserved to benefit very low-income households.
- At least 65 percent of funds made available to each municipality must be reserved for home ownership for eligible persons residing in very low- and low-income households.

Please note that the percentage thresholds are overlapping and equal greater than 100 percent.

The City is required to submit its Local Housing Assistance Plan (LHAP) to the State every three years. The LHAP establishes the strategies employed by the City to properly expend SHIP funds. The City's latest LHAP was amended by the City Commission via Resolution 2014-28824 and includes the following expenditure strategies:

- Housing rehabilitation of single family, owner-occupied housing
- Disaster Mitigation Recovery (a strategy that allows the use of SHIP funds for home repair in the event of a disaster declaration)

- New construction of home ownership opportunities
- Down payment and closing cost assistance with rehabilitation (providing first-time homebuyers with cash assistance for acquisition and rehabilitation of acquired homes)
- Rental housing development (acquisition and rehabilitation of multi-family affordable housing)

The following SHIP funds available:

FY 2013/14	\$ 124,311
FY 2014/15	\$ 262,729

While the City has had relatively little or no SHIP funds for the past several years, the revitalized real estate market appears to be trending upwards and the City expects to receive increasing allocations. As a reminder, SHIP funds must be expended within two years of receipt. SHIP administration funds are capped at three (3) percent of award. As a result, the City leverages other housing resources to properly manage the program.

ANALYSIS

The SHIP program has very specific expenditure guidelines that have posed challenges in our community. While our LHAP provides up to \$60,000 in down payment and rehabilitation assistance to first-time homebuyers, the SHIP program's threshold of expending 65 percent of funds on very low- and low-income households has made it difficult to match eligible households with current market units. While most qualified households are obtaining mortgage approvals valued at around \$50,000, the marketplace is asking in excess of \$100,000 for studio units. Staff has been working with local area mortgage companies, lenders and development corporations to leverage resources and serve the prerequisite households seeking homeownership.

The City advised registered affordable housing properties in the City of the availability of SHIP funds for the purpose of rehabilitation to ensure the retention of existing affordable units. SHIP funds may be used for systems upgrades, Code and Building Department remediation, aging-in-place upgrades and modernization so that affordable buildings may continue to house income-eligible households. SHIP funds invested in a property are secured by a Restrictive Covenant that assure the property's ongoing use as affordable housing for the duration of the affordability period, typically up to 30 years.

Miami Beach Community Development Corporation approached the City regarding its affordable housing property located at 542 Jefferson Avenue, listed in property documents at MBCDC: The Jefferson, Inc., a wholly owned subsidiary of MBCDC. The Jefferson is a 27-unit affordable housing building serving elder residents. The building is in need of a roof replacement (to address pooling and trusses that are rotting), the replacement of an air conditioning unit (which has reached its life span and is currently buckling under its weight), and the upgrade of the kitchens (which require counter and cabinet replacement because of deterioration of the particle board material) and bathrooms (replace the cabinets and sinks because of material deterioration) of the nine units located on the third floor. When the roof is replaced, the electrical conduits will also need to be properly secured as this was a finding of the property's 40-year certification. These repairs are estimated at \$135,464, the amount of SHIP funds being requested.

The City has reviewed MBCDC's prior performance concerns and the agency's overall fiscal and operational health. MBCDC has completed a 100 percent turnover of all staff that had been present during the period of prior performance concerns and has agreed to strict performance timelines as a condition of receiving rehabilitation funds. MBCDC would be required to complete the rehabilitation project by September 30, 2015 and submit weekly progress reports. Reimbursement packages would require evidence of expenditure as well as staff inspections to verify submissions.

CONCLUSION

While there have been previous concerns with MBCDC, City staff have evaluated the proposed project, timeline and working conditions to ensure that the project is completed as planned. Current affordable housing restrictions are expiring, or have already expired, which means the property could become market-rate housing if not secured as affordable housing going forward. The rehabilitation of the building will ensure its ongoing use as an affordable housing property for 30 years and will improve the living conditions of its elderly tenants. As such, the project is recommended for funding.



JLM/KGB/MLR

T:\AGENDA\2015\June\HOUSING & COMMUNITY SERVICES\SHIP Award to MBCDC Memo

RESOLUTION NO. _____

A RESOLUTION OF THE MAYOR AND CITY COMMISSION OF THE CITY OF MIAMI BEACH, FLORIDA, APPROVING AND AUTHORIZING THE ALLOCATION OF STATE HOUSING INITIATIVES PARTNERSHIP PROGRAM (SHIP) FUNDS, IN THE AMOUNT OF \$43,508.85, FROM FY 2013-2014, AND \$91,955.15 FROM FY 2014-15, TO MBCDC/THE JEFFERSON, INC. (MBCDC/JEFFERSON) FOR THE REHABILITATION OF THE AFFORDABLE HOUSING PROPERTY LOCATED AT 542 JEFFERSON AVENUE; TO INCLUDE THE REPLACEMENT OF THE ROOF AND UPGRADES TO THE NINE UNITS LOCATED ON THE THIRD FLOOR OF THE PROPERTY; AND FURTHER AUTHORIZING THE MAYOR AND CITY CLERK TO EXECUTE THE SHIP PROGRAM AGREEMENT BETWEEN MBCDC/JEFFERSON AND THE CITY.

WHEREAS, the State of Florida enacted the William E. Sadowski Affordable Housing Act on July 7, 1992, allocating a portion of new and existing documentary stamp taxes on deeds to local governments to stimulate the production of affordable housing through the State Housing Initiatives Partnership (SHIP) Program; and

WHEREAS, the Act requires that, in order to qualify for funding, local governments develop a Local Housing Assistance Plan outlining how the funds will be used; and

WHEREAS, the City developed its Local Housing Assistance Plan to include rental housing development as an approved strategy and as approved via Resolution 2014-28824; and

WHEREAS, MBCDC/The Jefferson, Inc. (MBCDC/Jefferson) is the owner of the affordable residential property located at 542 Jefferson Avenue; and

WHEREAS, MBCDC/Jefferson is a wholly owned subsidiary of Miami Beach Community Development Corporation (MBCDC); and

WHEREAS, the property is in need of repairs to ensure its continued use as affordable housing including replacement of the roof and air conditioning unit as well as upgrades to the nine units located on the third floor; and

WHEREAS, the City will ensure strict compliance of SHIP rules by MBCDC/Jefferson by conducting weekly progress inspections and ensuring that all expenditures are eligible for reimbursement; and

WHEREAS, MBCDC/Jefferson will be required to complete all rehabilitation and expend all awarded funds by September 30, 2015; and

WHEREAS, MBCDC/Jefferson will be required to submit to the City Building Department permit and inspection records for the project as well as ensure that appropriate procurement processes were followed in the selection of contractors and vendors involved with the project; and

WHEREAS, the City will secure the awarded funds by placing a 30-year Restrictive Covenant on the property.

Condensed Title:

A Resolution Of The Mayor And City Commission Of The City Of Miami Beach, Florida, Approving And Authorizing The Mayor And City Clerk To Execute Change Order No.3 To David Mancini & Sons, Inc., Dated June 10, 2015; Said Change Order, In The Amount Of \$250,000, For An Additional Scope Of Service To Include Additional Bridge Repairs On 77th Street, And A Watermain Replacement, As Part Of A Flood Mitigation Project On Crespi Boulevard.

Key Intended Outcome Supported:

Item Summary/Recommendation:

The Biscayne Point Neighborhood Right of Way Improvement Project (the Project) is currently in the process of being closed out. One of the intents of the project was to correct the storm water drainage within the neighborhood but, after further assessment, additional improvements needed to be made, including drainage on Crespi Boulevard, from 79th Street to 84th Streets, and an accompanying water main replacement, from 79th to 85th Streets.

At its October 29, 2014 meeting, the City Commission approved Resolution No. 2014-28816 authorizing the execution of Change Order No. 1 to the Agreement with the Project Design-Build Contractor, David Mancini & Sons, Inc. (DMSI), in the amount of \$3,550,876, for additional engineering services, drainage structure modification, drainage pipe, storm water pump station, pollution control structure, milling and repaving, and water main installation (as part of the Flood Mitigation Project on Crespi Boulevard).

At its April 15, 2015 meeting, the City Commission approved Resolution No. 2015-28982 authorizing the execution of Change Order No. 2 to the Agreement with DMSI, in the amount of \$325,000, for a seawall replacement at the 81st Street End, pump station landscaping enhancement, milling and repaving at the intersection of Crespi Boulevard and Hawthorne Avenue, and 77th Street bridge repairs, as part of the Flood Mitigation Project on Crespi Boulevard.

As the contractor proceeded with the approved repairs on the bridge, work revealed further damages to the bridge as well as a corroded water main. Consequently, Public Works staff has requested an additional scope of work from DMSI to address these concerns.

THE ADMINISTRATION RECOMMENDS ADOPTING THE RESOLUTION.

Advisory Board Recommendation:

Financial Information:

Source of Funds:	Amount	Account	Approved
1	\$250,000	423-2948-069357 Subject to	5 th Capital Amendment
2			
Total			

U.D. *[Signature]*
OBPI

Financial Impact Summary:

City Clerk's Office Legislative Tracking:

Eric Carpenter, Public Works X6012

Sign-Offs:

Department Director	Assistant City Manager	City Manager
ETC <i>[Signature]</i>	MT <i>[Signature]</i>	JLM <i>[Signature]</i>

T:\AGENDA\2015\June\PUBLIC WORKS\Crespi Change Order No 3. Sum.doc





MIAMI BEACH

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

COMMISSION MEMORANDUM

TO: Mayor Philip Levine and Members of the City Commission

FROM: Jimmy L. Morales, City Manager

DATE: June 10, 2015

SUBJECT: **A RESOLUTION OF THE MAYOR AND CITY COMMISSION OF THE CITY OF MIAMI BEACH, FLORIDA, APPROVING AND AUTHORIZING THE MAYOR AND CITY CLERK TO EXECUTE CHANGE ORDER NO.3 TO DAVID MANCINI & SONS, INC., DATED JUNE 10, 2015; SAID CHANGE ORDER, IN THE AMOUNT OF \$250,000, FOR AN ADDITIONAL SCOPE OF SERVICE TO INCLUDE ADDITIONAL BRIDGE REPAIRS ON 77TH STREET, AND A WATERMAIN REPLACEMENT, AS PART OF A FLOOD MITIGATION PROJECT ON CRESPI BOULEVARD.**

ADMINISTRATION RECOMMENDATION

The Administration recommends adopting the Resolution

FUNDING

\$250,000 423-2948-069357

BACKGROUND

The Biscayne Point Neighborhood Right of Way Improvement Project (the Project) is currently in the process of being closed out. One of the intents of the project was to correct the storm water drainage within the neighborhood but, after further assessment, additional improvements needed to be made, including drainage on Crespi Boulevard, from 79th Street to 84th Streets, and an accompanying water main replacement, from 79th to 85th Streets.

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Avenue, and 77th Street bridge repairs, as part of the Flood Mitigation Project on Crespi Boulevard.

As the contractor proceeded with the approved repairs on the bridge, work revealed further damages to the bridge as well as a corroded water main. Consequently, Public Works staff has requested an additional scope of work from DMSI to address these concerns.

COST ANALYSIS

DMSI has submitted a cost proposal in the approximate amount of \$250,000 (Attachment) for an additional watermain installation and bridge repair work. The proposal breakdown is as follows: \$32,343 for additional bridge repair work, and \$217,657 for watermain installation.

This cost proposal has been submitted to the City's Public Works Department for further review and recommendation. City staff reviewed the proposal and requested an alternative quote. Upon comparison of the cost it found that the amount was fair and reasonable.

CONCLUSION

The Administration recommends adopting the Resolution.

Attachment – DMSI cost proposal

JLM/MT/ETC/BAM/FRS



**DAVID MANCINI
& SONS, INC.**
GENERAL CONTRACTOR

1210 Washington Ave, Suite 250. Miami Beach, FL 33139
PH: (305) 532-8827 FAX: (305) 532-8835

1939 NW 40th Ct. Pompano Beach, FL 33064
PH: (954) 977-3556 FAX: (954) 944-2040

May 14, 2015

Eugene Egemba, PE
Civil Engineer III
City of Miami Beach
1700 Convention Center Drive
Miami Beach, FL 33139

Re: Crespi Blvd Improvements - Proposal for additional repairs needed to be performed at 77TH Street Bridge, FDOT No. 876718 for City of Miami Beach PWD

Mr. Egemba,

We are hereby submitting the proposal for the additional bridge repairs to be performed to the bridge above referenced for the total lump total lump sum amount of \$21,600.00 in accordance with the following breakdown:

ITEM	DESCRIPTION	UNIT	QUANTITY	UNIT PRICE	AMOUNT
1	GENERAL CONDITIONS AND OVERHEAD	LS	1	5,600.00	5,600.00
2	SAB REPAIR TYPE D	EA	2	3,400.00	6,800.00
3	BEAM REPAIR TYPE E	EA	4	2,300.00	9,200.00
TOTAL					21,600.00

Please provide me with your approval in order to proceed with the work.

Respectfully,

Fabio Angarita
Project Manager



**DAVID MANCINI
& SONS, INC.**

GENERAL CONTRACTOR

1210 Washington Ave, Suite 250, Miami Beach, FL 33139
PH: (305) 532-8827 FAX: (305) 532-8835

1939 NW 40th Ct. Pompano Beach, FL 33064
PH: (954) 977-3556 FAX: (954) 944-2040

May 22, 2015

Eugene Egemba, PE
Civil Engineer III
City of Miami Beach
1700 Convention Center Drive
Miami Beach, FL 33139

Re: Crespi Blvd Improvements - Proposal for the installation of "MasterProtect H400" Saline Penetrating Sealer to the underside of the bridge deck at 77TH Street Bridge, FDOT No. 876718 for City of Miami Beach PWD

Mr. Egemba,

We are hereby submitting the proposal for the installation of MasterProtect H400 Saline Penetrating Sealer underside the bridge deck at 77TH Street in accordance with the manufacturer specifications for a total lump sum amount of \$10,743.00 in accordance with the following breakdown:

ITEM	DESCRIPTION	UNIT	QUANTITY	UNIT PRICE	AMOUNT
1	GENERAL CONDITIONS AND OVERHEAD	LS	1	2,785.00	2,785.00
2	Installation of "MasterProtect H400" Silane Penetrating Sealer to the underside of the bridge deck	LS	1	7,958.00	7,958.00
TOTAL					10,743.00

Please provide me with your approval in order to proceed with the work.

Respectfully,


Fabio Angarita
Project Manager

77th Street BPI Bridge WM Replacement

	Qty.	Unit	Unit Price	Total
General Conditions	1	LS	\$ 12,687.50	\$ 12,687.50
MOT	20	Dy	\$ 475.94	\$ 7,615.00
MOB/Demob	1	Ea	\$ 3,125.00	\$ 3,125.00
Design	1	LS	\$ 8,750.00	\$ 8,750.00
Permitting	1	LS	\$ 3,500.00	\$ 3,500.00
CEI, Asbuilts and Certification	1	LS	\$ 5,162.50	\$ 5,162.50
Watermain Construction (12" Aerial)	118	LF	\$ 502.12	\$ 59,250.00
Dewatering	1	LS	\$ 4,400.00	\$ 4,400.00
Restoration	1000	SF	\$ 25.00	\$ 25,000.00
Removal of Exisitng WM	1	LS	\$ 6,875.00	\$ 6,875.00

~~\$ 136,365.00~~

\$ 117,657

APPROVED
BY DMSI

6-3-15

BAN

Exclusions: Work at night, off-duty police, contamination, public information, Permit fees

77th Street (east) Bridge WM Replacement

	Qty.	Unit	Unit Price	Total
General Conditions	1	LS	\$ 12,687.50	\$ 12,687.50
MOT	20	Dy	\$ 475.94	\$ 7,615.00
MOB/Demob	0	Ea	\$ 3,125.00	\$ -
Design	1	LS	\$ 8,750.00	\$ 8,750.00
Permitting	1	LS	\$ 3,500.00	\$ 3,500.00
CEI, Asbuilts and Certification	1	LS	\$ 5,162.50	\$ 5,162.50
Watermain Construction (8" Aerial)	138	LF	\$ 425.91	\$ 58,775.00
Dewatering	1	LS	\$ 4,400.00	\$ 4,400.00
Restoration	333	SY	\$ 30.00	\$ 10,000.00
Removal of Exisitng WM	1	LS	\$ 6,875.00	\$ 6,875.00

~~\$ 117,765.00~~

\$ 100,000.00

RESOLUTION TO BE SUBMITTED