

West Avenue Phase 2 Neighborhood Improvement Project

Frequently Asked Questions

June 30, 2020

PROJECT OVERVIEW

What is the purpose of this project?

This crucial project will help the West Avenue neighborhood stay dry and remain a walkable, active community for many years to come. This design-build project includes underground infrastructure utility improvements, installing a pump station and raising the elevation of the roadway to minimize street flooding. It will complete the previous work performed in the neighborhood.

Where will this project take place?

- West Avenue between 8 Street and Lincoln Road, including side streets
- Bay Road between 14 Street and Collins Canal

How long will the project take?

Construction will begin once all construction plans are finalized and all necessary permits are secured following a segmented approach (please see segmented construction section below). This coordination is underway with city departments and agencies. Once construction is underway it is anticipated the overall work will take approximately 2.5 years to complete.

Please note this schedule may change due to weather or unforeseen circumstances.

How much does this project cost?

The current estimated cost of the project is \$80.9 million, which includes construction, design, construction management and contingency funds.

What work does the project include?

This project includes the following scope of work:

Infrastructure Improvements

- Storm water drainage system, including a pump station at the western street end of Lincoln Road
- Fire hydrants
- Sanitary sewer main
- Water main, service lines, and relocation of water and sewer connections from back of property to front of property at certain locations

Roadway Improvements

- Elevating the roadway
- Constructing new curb, gutter and sidewalks
- Installing new crosswalk pavers at various intersections
- Installing new signage and pavement markings
- Installing new protected bicycle lanes along West Avenue
- Installing new street and pedestrian lighting and traffic signals
- Resurfacing Alton Court between Lincoln Road and 16 Street
- Creating smooth connection from the new roadway elevation to existing driveways (Harmonization)
- Constructing a section of the Bay walk at Lincoln Road street end
- Installing new landscaping and irrigation
- Enhancing street ends with pavers and additional landscape
 - Lincoln Court
 - Bay Road
 - Lincoln Terrace
 - 16 Street
 - 14 Street
 - 10 Street

PROJECT DESIGN AND CONSTRUCTION PHASING

Why are the design and construction phases combined for this project?

Design-build is a construction project delivery system where the design and construction aspects are contracted with a single entity known as the design-builder or design-build firm. The design-builder is usually the general contractor, but in many cases, they enlist a design professional (architect or engineer) to become part of the team and prepare the design plans. This method is used to reduce the delivery schedule by overlapping the design/permitting phase and construction of a project.

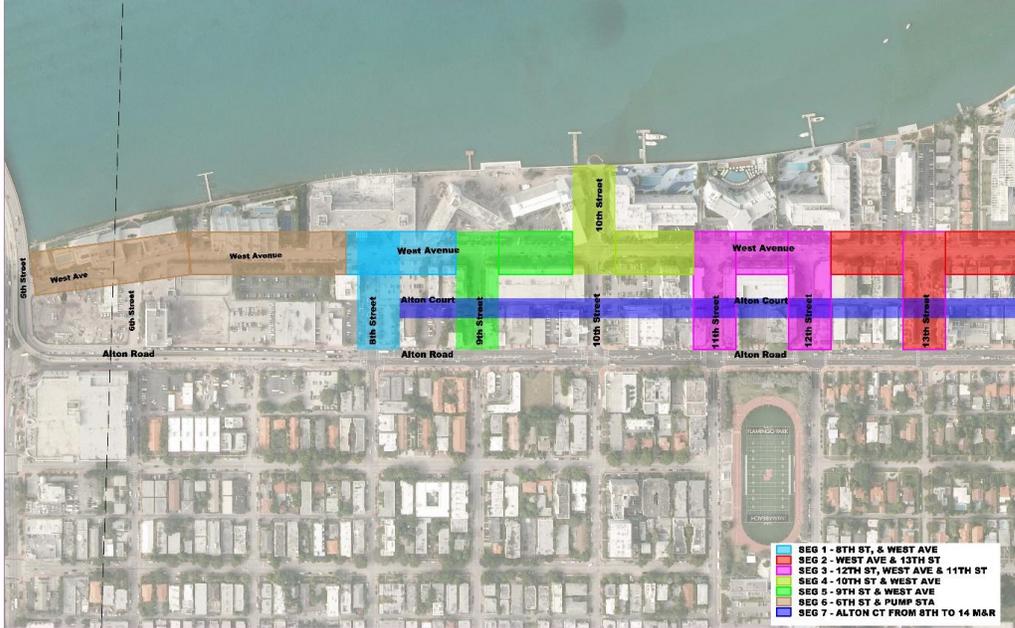
How does segmented construction work?

- It divides the overall project into smaller work zones
- Design-build firm works in one designated area at a time to complete as much work as possible before moving onto next segment
 - Nine segments north of 14 Street
 - Seven segments south of 14 Street
- Only final layer of asphalt will remain pending in a section
 - Will be placed all at once toward end of project
- Engineer of Record (EOR) and team members will meet with representatives from each individual property
 - To discuss harmonization of properties and resolve encroachment issues
 - Develop plans
 - Meetings are being scheduled based on segmented construction phasing

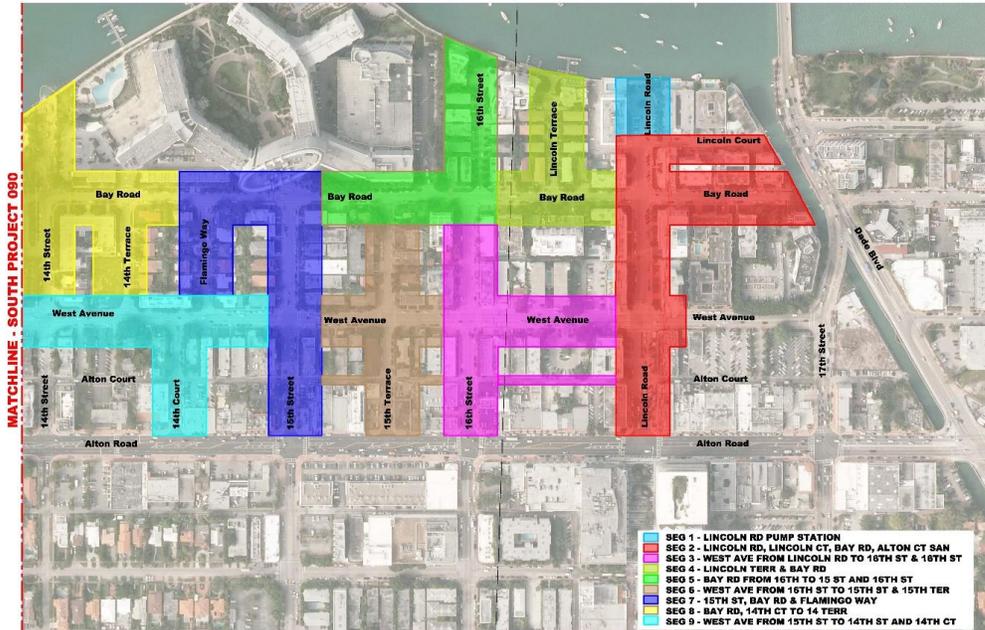
What segment does my property fall into?

Below are the current anticipated segment maps for the north and south projects. Please note there may be changes to the limits of each segment as we get closer to starting construction and throughout the work.

WEST AVE - PROPOSED CONSTRUCTION SEGMENTS - SOUTH 090



WEST AVE - PROPOSED CONSTRUCTION SEGMENTS - NORTH 091



What are the benefits of a segmented construction approach?

- Fully dedicates resources to one segment at a time
- Shortens the overall duration of work in each area
- Community will see progress within each segment rather than experiencing work in waves as each task is completed at a time
- Minimizes construction traffic impacts and provides consistent routing and detours along West Avenue as the entire street will not be an open work zone
- Local traffic will be maintained within active segment
 - General traffic will be detoured around the work and not change until a specific segment is completed

HARMONIZATION

Public Works and CIP staff will be discussing the proposed harmonization policy at the May 6, 2020 Land Use and Sustainability Committee meeting. The policy will then be discussed by Commissioners. This section of the FAQs will be updated once a final policy has been executed.

CONSTRUCTION IMPACTS

What kind of impacts can I expect during construction?

The city and design-build firm will work hard to minimize all project related impacts, but you might experience one or more of the following during construction: increased dust, additional noise, reduced speed limits, temporary detours and/or lane closures, temporary sidewalk closures and pedestrian detours, heavy machinery and equipment moving in and around the construction zone, flagmen directing motorists around construction activity, and project personnel moving in and around the project area.

The team is available to meet and discuss your questions at any time.

Why are water and sewer connections being relocated at some properties?

The relocation of water meter and sewer lines from the back of a property to its front are being performed where the existing older system may be abandoned once the project is complete. Relocating these features to the front of the property in the city's right of way also allows for easier access for service maintenance and checking meters. If your property is one where a "back to front" move applies, the project team will be contacting you directly for detailed coordination. Please be on the lookout for postcards that were mailed requesting your contact information.

How will construction affect access to and from my property?

The city and design-build firm always strive to maintain access to businesses and residences. There are occasions when it is necessary to temporarily close a driveway to perform project-related work. Whenever this is necessary, the project team makes every effort to coordinate with the property owner in advance to minimize impacts. Signage and/barricades will also be used as needed to help identify the location of businesses and driveways, as well as to mark lane closures and detours.

Will I be compensated for loss of business during construction?

The project team takes measures to minimize any construction-related impacts. We always strive to maintain access and provide business operators with timely information about construction activities that might affect them. The city does not provide monetary compensation to businesses within the construction zone.

Is on-street parking expected to be impacted as part of this project?

Yes, on-street parking will also be impacted on a temporary basis during construction. Sections of on-street parking will also be removed permanently as part of the project's overall plan and community's desire to make the West Avenue corridor a more walkable and bicycle-friendly community. Please adhere to "No Parking" signs that may be posted on the roadway.

As a result of the parking challenges in the area, the Mayor and City Commission approved the inclusion of Municipal Parking Lot P24 (1671 West Avenue) to the Zone 12 Residential Parking Program.

Effective November 1, 2019, bona fide residents with a valid Zone 12 residential parking permit, are allowed to park at the Lot P24 as follows:

Monday to Friday:	7 p.m. to 6 a.m.
Weekends and Holidays:	24 hours

Please note that this does not apply to visitor parking.

If you have any questions, please contact the Parking Department at 305.673.7505 during business hours: 8:30 a.m. to 6 p.m. Monday -Friday excluding holiday.

Will the traffic signal timing on adjacent streets be adjusted to accommodate different traffic patterns?

The city will coordinate with Miami-Dade County for the optimization of the traffic signal timing. The County is the responsible agency for all traffic signals.

Will there be a fee to connect to the stormwater system?

Per the Public Meeting on May 20, 2020, the city will not have a fee to connect to the stormwater system for residential properties. Please note, this policy is still pending commission approval.

Am I responsible for the relocation of the Fire Department Connection (FDC)

Fire Department Connections were previously recommended as part of the harmonization plans, making it the responsibility of the homeowners. Following concerns from the community, the city has proposed to endure the cost to relocate the FDC connections within the project limits. Please note, this policy is still pending commission approval.

Does this project include rebuilding the Alton Court alley?

This project includes milling and repaving Alton Court between 8 Street and 14 Street, and between 15 Street and Lincoln Court. This street will not be raised.

What if I see vehicles blocking the alley?

Please call the city's Parking Enforcement Dispatch (305.604.CITY) or the Police Department's non-emergency telephone number (305.673.7901). The alley remains a city street where through traffic and deliveries are allowed. The Police Department is working with the Parking Authority to assist in enforcing the laws.

What do I do if construction appears to have caused damage to my private property?

The design-build firm is responsible to repair or restore any private property that is damaged during construction. The removal of items within the harmonization area in private property will be addressed on a case-by-case basis through the License Agreements being developed for resident's review and signature before construction in your segment commences. If you can locate a representative of the company, ask to speak with the superintendent. Inform them of your claim and they will provide you with information on how to contact their insurance provider. If you are unsuccessful at locating the proper member of the contracting team, please contact Neighborhood Affairs Coordinator Lauren Firtel at 305.986.6403. Ms. Firtel will put you in touch with the proper contractor representative. The city cannot act as a mediator. It is important that you contact the right contractor representative so that your claim can be handled through the proper channels.

PROJECT BENEFITS

How will residents, business owners and visitors benefit from this project?

- The project will install a new pump station at the west Lincoln Road street end, which will help minimize flooding throughout the neighborhood.
- A permanent generator will be installed to ensure the pump station is still operational when power is out during a major storm event.
- Raising the roadway and sidewalks is another component in the city's plan to adjust to sea level rise and make your neighborhood more sustainable and resilient.
- New underground infrastructure will replace the existing, aging water and sewer lines and minimize chances of future breaks and interruptions in service.
- New asphalt and sidewalks along West Avenue will provide a smoother riding surface for motorists and pedestrians, and a clear path for pedestrians.
- A continuous bicycle path will be provided for bicyclists along West Avenue.

How can I help make this project a success?

Make sure you are part of the process. We are constantly adding new names and contact information to the project database. Reach out to Neighborhood Affairs Coordinator Lauren Firtel at laurenfirtel@miamibeachfl.gov to get connected to the project's mailing list to receive updates on the work.

Please reach out to the team to schedule a meeting to discuss the work at your property. We are prioritizing meetings in the segments where construction is anticipated to start, but we are also available to meet during office hours, which are scheduled by appointment, on Fridays between 10 a.m. and noon.

How can I improve water quality on my property?

In Miami Beach, like in many other cities across the United States, we have an underground system of interconnected pipes that carries rainwater off our streets to prevent flooding. This stormwater system receives water through above-ground openings called inlets. All drains in Miami Beach lead to canals and Biscayne Bay.

Your property has drains in and around your yard and you play a very important role in protecting water quality by controlling what goes and does not go into those drains. Discharging anything but rainwater into a drain constitutes a violation of Miami Beach Code, as well as Chapter 24 of the Code of Miami-Dade County, both punishable by fines.

Only rain down the drain!

Step 1 - Do not dump anything down a storm drain. All storm drains in Miami Beach lead to Biscayne Bay, a sensitive aquatic habitat that is home to wildlife (seagrasses, fish, manatees) and popular for recreation. Anything you put into a storm drain or leave for the rain to carry into a storm drain ultimately ends up in and can harm its health.

Step 2 - Practice responsible yard care. Pesticides, fertilizers and herbicides can impact water quality and have detrimental effects on aquatic ecosystems by killing beneficial organisms, like fish, and fostering uncontrolled growth of harmful organisms, like algae. Use chemicals sparingly, only as recommended by the manufacturer and avoid applying them before a rain or near waterways and drains where they can wash in.

Step 3 - Pick up after your pet. Pet waste that is left behind or improperly disposed carries bacteria and parasites and can transmit diseases that are a risk to water quality and to human health. Always bring a bag or cup when walking your pet.

Step 4 - Use best practices when washing or maintaining your car. Wash your car over grass or other permeable surfaces that can absorb and filter dirty water of chemicals, nutrients, metals and hydrocarbons. Prevent spills by keeping up with maintenance schedules and quickly clean up any spills before they spread.

Step 5 - De-chlorinate and drain pool water into permeable areas, not into drains or into the bay. If you do not have enough greenspace to drain your pool, your pool maintenance company should remove the water and transport it for off-site disposal.

Step 6 - Maintain your yard drains from clogging debris, including new drains installed on your property as part of the harmonization plan.

PROJECT NEEDS

Why is the city raising roads?

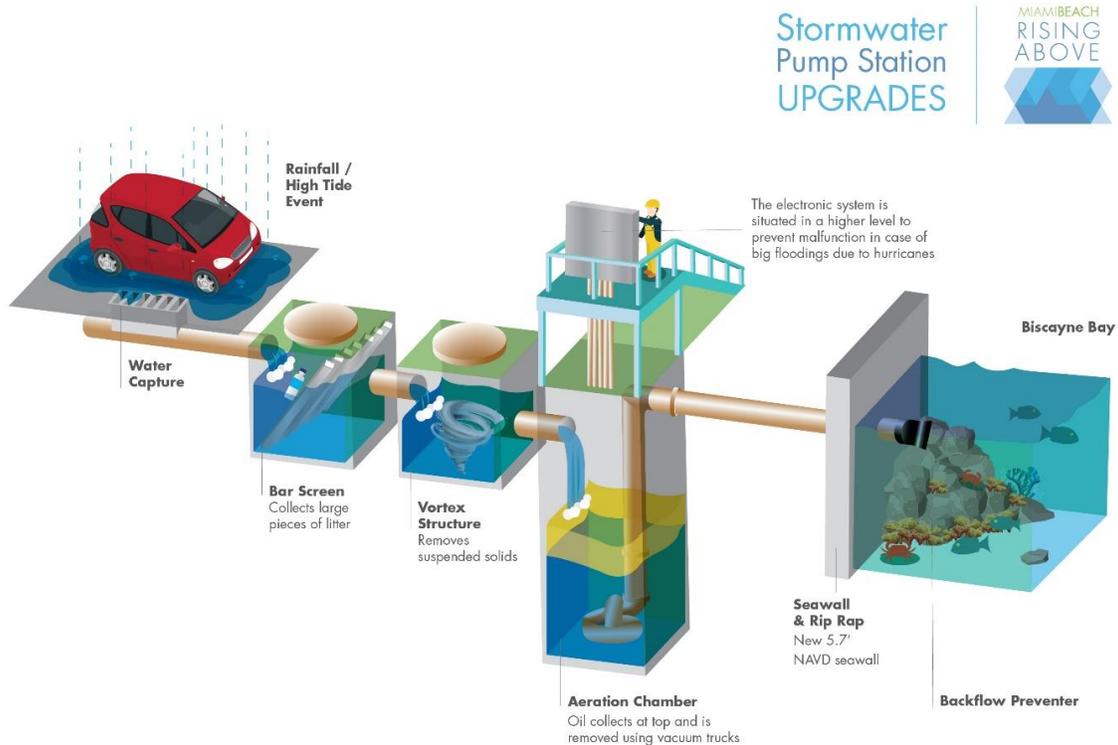
Numbers can be tricky, especially when discussing road elevation. As the city raises public property and harmonizes all driveway approaches as part of its resiliency strategy, city staff assesses needs on a lot-by-lot basis. What does that mean? Simply put, there are varying elevations in different areas throughout the city. Across Miami Beach, the city's current policy is that roadways should be at an elevation of 3.7 North American Vertical Datum (NAVD).

The common misconception is that this means to raise roads in all areas to 3.7 feet; however, it means to raise roads to the elevation of 3.7 feet NAVD only to the portions of the road where it is not already at that height.

How did the city agree on 3.7 feet NAVD to be the set height?

The city designs infrastructure in anticipation of sea level rise during the next 30 years, which is consistent with the 2015 projections by the Southeast Florida Regional Climate Compact. The center of the road elevation, also known as the crown of the road, is set at 3.7 feet NAVD based on these standards. The decided elevation criteria also considered the guidelines set forth by the Florida Department of Transportation (FDOT) who, considering exposure to king tides, design roads at least 3 feet above groundwater to ensure they will last their design lifetime.

How does the pump station work?



Why one large pump station and generator on Lincoln Road and not many smaller ones throughout the neighborhood?

That's what is best for your neighborhood. Each pump station includes a separate permanent generator and power supply cabinet. Because of the locations of the other pump stations, the Lincoln Road street end is the only available area for a pump station as it requires an outfall to the bay to move the water out. The location of the pump station generator and power supply is being reviewed by the city's Land Use and Sustainability Committee and will then be discussed at a Commission meeting. The team has also conducted a community presentation regarding the pump station and generator and continues to discuss the issue with residents.

Where can I learn about the city's plan?

Please visit <http://www.mbrisingabove.com/your-city-at-work/resilience-strategy/> to learn about the city's resilience strategy.

PROJECT BACKGROUND

Why was there a pause in the project?

On December 13, 2017, the Commission referred all planned and in-progress resiliency projects to the Sustainability and Resiliency Committee for further evaluation of criteria and design. During this time, the West Avenue Neighborhood Improvement Project was selected as one of five projects in South Florida to participate in the Resilience Accelerator to keep the project moving forward, while integrating a more holistic resiliency approach.

Who reevaluated the project?

The Resilience Accelerator is a partnership between 100 Resilient Cities and the Center for Resilient Cities & Landscapes at Columbia University, funded by a \$3.7 million grant from the Rockefeller Foundation. While this was a competitive grant program, Greater Miami & the Beaches was chosen to directly participate. Miami Beach's West Avenue Neighborhood Improvement Project was selected as one of four projects in South Florida.

How was the project reevaluated?

On August 6, 7, and 8, 2018, Columbia University brought together multi-disciplinary expertise to assist the city's team in advancing the strategy and project design to keep the project moving forward while integrating a more holistic resiliency approach. The workshop focused on strategy and design, stakeholder engagement, and benefits and costs. Over the course of the three-day workshop, the team identified appropriate enhancements based on the project's lifecycle, existing and future site challenges, and feedback from the local community. The city brought together the Design Build Team headed by Ric-Man Construction Florida; internal staff from CIP, Environment & Sustainability, Fire, Parking, Planning, Public Works, and Transportation Departments; and, local experts in engineering, architecture and urban design.

What were the results of the study?

- The final road elevation was recommended at 3.7' NAVD with harmonization
- Mobility
 - Two travel lanes with center turn lane
 - Two typical sections
- Enhanced street end design
 - Remove parking
 - Add tree canopy
- Street end pedestrian enhancements
- Storm protection: 10-year storm event
- Include sanitary sewer upgrades
- Include a permanent generator

The Two Typical Sections

- North of 14 Street
 - Protected bicycle lanes
 - Parking on east side
- South of 14 Street
 - Reduced parking
 - Protected bicycle lanes
 - Wider sidewalks
 - Green infrastructure

NEXT STEPS

What are the next steps for this project?

The project team continues developing and finalizing construction plans. Meetings are also underway with property representatives throughout the first phases of scheduled work. We encourage you to reach out to Neighborhood Affairs Coordinator Lauren Firtel (laurenfirtel@miamibeachfl.gov) to provide your contact information to be added to the list of meetings.

Additionally, the city and design-build team are working with other agencies to secure all appropriate permits before the start of construction.

When is construction likely to start?

The earliest we anticipate construction starting is fall/winter 2020.