
Minutes

Attendees:

*David Adato
Wilfredo Mulkay
Hector Badia
Garry Ressler
Amal Solh Kabbani*

*Brian Alonso
Neal Schafers
Jennie Rogers
Melanie Dawn
Rick Soria*

*Terrell Fritz
Kenia Silva
Cyntia Zicari
Jacob Lafever
Isis Pellegrino*

*Robert Geitner
Maria Porrata*

City of Miami – Construction update and Schedule

- City of Miami Construction Manager David Adato stated that contractor was able to install additional sidewalks on north and south of phase 2.
- Mr. Adato referenced a meeting with Miami-Dade County Water & Sewer (WASA) from December 2nd. WASA requested from contractor to submit a plan for diversional flow of sewage. It took until a Dec. 23rd meeting with WASA to approve.
- Mr. Adato stated the excavation will take place this Wednesday afternoon after 6:00pm. (NOTE: work was further delayed when WASA inspector did not approve of materials even though the plans were previously approved by WASA)
- Construction Engineering Inspector (CEI) Wilfredo Mulkay and Mr. Adato stated that contractor roadwork in phases 2-3 will start as soon as sewage work is complete. Roadwork will consist of limerock base, regrading and applying asphalt. It will take approximately 2-3 weeks to finish completely and possibly by the end of January/beginning of February, both phases could be open.
- It will available for vehicular traffic and pedestrian traffic will be transferred to the extension of the sidewalk. They will be closing the sidewalk between the courthouse steps and federal building, and this work is almost completed.
- Both Mr. Adato and Mr. Mulkay stated that the way Phase 4 was designed, they will have to connect and install a new sewer line that is tied to Phase 5; thus in order to complete the work, they will have to open Phase 5.

- DDA Board Member Gary Ressler raised concerns and is opposed to opening up Phase 5 until all current phases are complete. He suggested that the City revise the phases internally until the contractor issues can be resolved.
- City of Miami Senior Construction Manager Robert Fenton stated that they can change the eastern end of Phase 4, complete their work, and complete the sewer work in a larger Phase 5.
- FSTF member Terrell Fritz stated that before phase 5 is opened a schedule needs to be accepted, predictable and understandable; and open to the public.
- Mr. Ressler asked if a schedule has been accepted. Mr. Adato confirmed that it had not.
- Co-Chair Alonso added that there is still considerable work to be finished in Phases 2-4 before we begin even thinking about opening Phase 5 in March or April.
- Mr. Alonso also informed the Task Force that the DDA hired a private construction attorney to look at the contract and they came back with serious recommendations and things that need to be corrected; such as how to get the bonding company involved; how to force the contractor to move forward.
- As a result of that, the DDA and Mr. Alonso are meeting with City Manager after the FSTF meeting.
- Mr. Alonso also spoke with Mayor Regalado about the issues they're having with progress.
- Mr. Alonso also stated that he spoke with Andres Viglucci, the Miami Herald reporter who introduced the Flagler Project a couple years ago to the public. Mr. Viglucci walked down Flagler the last Thursday and was appalled by what he saw, and now the Miami Herald wants to do a cover story on where this project stands as of today.
- Co-Chair Alonso shared his hope that once Phase 5 proceeds, there will be strict guidelines in place on the contractor's hours, including night and weekend hours; things the FSTF asked for in the beginning.
- Co-Chair Alonso reiterated that the contract is exclusively between the City of Miami and the contractor; there is no third party involvement.
- DDA Project Liaison Neal Schafers asked that if 3/4th of Phase 4 could be completed without starting sewer work in Phase 5, would that be possible and acceptable?
- Mr. Fenton agreed that it would be.
- Mr. Alonso stated that as soon as he meets with City Manager, and has something concrete to share, he will follow up with the FSTF.
- Mr. Ressler expressed his concerns when we should have an updated schedule approved? Mr. Lafever stated it will take time and negotiations with the contractor. Mr. Lafever stated by mid Feb to analyze binders and negotiate. Mr. Badia stated the contractor has not submitted a schedule;

Information was received in December and CIP will look at it. Co-Chair Alonso express his concerns that contractor was never given a warning of violation.

- Mr. Williams stated that many of the businesses are concern about the timeline of the project and no one is communicating to them where the project stands; more detail.
- Mr. Melendez express his concerns about the preliminary review of the binders shows their adding 292 days. Mr. Adato stated binders were open but the logic of the binders was not approved and last week they resubmitted.

PIO Update:

- Mrs. Porrata stated she has received numerous calls with the merchants are happy with signs place by the DDA.
- Passport Office (Phase 2) closed on the December 11.
- Mr. Porrata stated the surface parking lot @66 West Flagler as well as La Loggia will be affected this week by the work on the lateral connection of the sewer line. Mrs. Porrata produced a flyer and took it to the businesses to let them know when it's coming. She advised them that construction would take place from 6pm Wednesday evening to 6am Thursday morning.
- Also, inquiries about the Flagler logo and a professor of the Adrienne Arsht Center came to office asking for more information about the project and the communities within the property.

Miami Parking Authority (Update on Valet Procurement & Loading Zone Times)

- Mr. Fritz stated he would review November minutes to make sure everything that was discussed on the commitment from MPA is followed up on and he will reach out to Terrell Reid.

Miami DDA Update

- Co- Chair Alonso stated some additional signage has been added in the construction zone.
- Mr. Schafers stated that he, the Business Concierge Antoine Williams and the PIO Maria Porrata have been hearing from business owners and property owners that they need help; that their business is declining; the project has dragged on for a year now, and they still don't have an updated schedule. In response to this, the DDA introduced the "Flagler Street All Businesses Open Action Plan" that the DDA has created. The plan has several elements:
 1. Two large A-Frames (8'Hx4'W) showing that "All Businesses Are Open" were placed at the both ends of project: NW/SW 1ST by MDCC and at the end Flagler by Biscayne Blvd.

2. Two large A-Frames (8'Hx4'W) were placed at the current construction limits (by the fencing) that demonstrates every actual business open within the current construction phase, and their logo.
 3. One large banner (4'Hx9'W) on the construction fencing that demonstrates every actual business open within the current construction phase, and their logo.
 4. As the project moves to the east, the DDA will continue updating the signs with the businesses within the current construction block.
 5. The DDA has placed slip-resistant, exterior stickers (12"Hx18") on the hardscape right in front of the stores, so as people are walking b, they can be reminded of what businesses are in front of them.
 6. The DDA will be updating the webpage within the month to highlight the businesses open with current construction phase and will also update as the project proceeds east.
 7. The DDA will also offer to highlight promotions for any business that wishes to advertise on both the Flagler Street webpage and the DDA webpage.
- Mr. Fritz commended the signage; he likes the look and size and notices people viewing it on a daily basis. He also thinks the stickers have been quite effective.
 - A representative from Rubio's Coastal Grill also mentioned how much she liked the new signage.
 - Mr. Alonso stated that the City of Coral Gables is doing a similar streetscape project and also impacting businesses and is doing a great job with signage in the street, as well as signage as you approach the project. He thought that additional signage at the entrances and exits into and out of Downtown would be helpful. Mrs. Melanie Wood of Coldwell Banker and the DNA echoed these sentiments and added that we should emphasize the beautification, not so much the reconstruction, so as not to frighten people. (NOTE: this request was relayed to the Executive Director and the request for additional signage at the highway ingress and egress points was denied.)
 - Mr. Schafers introduced Mr. Antoine Williams who has been going door to door to meet with property and business owners; informing them of what we are doing and asking what additional assistance they would like to see.
 - Mr. Williams has created a stakeholder feedback form so property and business owners can list their concerns about the project and has already received three back.

Presentation of Flagler Street Intersection Design (Miami DDA and Curtis + Rogers)

- Mr. Alonso stated that original design had concrete intersections and because of utility conflicts, we looked into switching into asphalt to make construction easier, flexible and durable. However, new challenges on how to make the intersection more aesthetically pleasing when the final markings are done is something Curtis + Rogers has been working on.
- Mrs. Jennie Rogers and Mr. Jacob LaFever of Curtis + Rogers gave a presentation on the Intersection Design: they presented samples with the idea is to match the aggregate look of the sidewalks within the crosswalks and utilize that material throughout the design. Primarily the banding: light bands and dark bands. The dark bands are going to be darker than the asphalt once the street lightens.
- Mrs. Rogers informed the FSTF that the design is evocative of the front of a locomotive steam engine.
- Mrs. Rogers stated that asphalt process makes it more creative and they wanted to emphasize the railroad theme and make it a focal point on the street. The timeframe for installation would be at the very end of the whole project. Temporary striping will be employed in the intermediary.
- Mr. Alonso stated that since North Miami Ave and Flagler are the 0°, 0° coordinates of the grid system for all of Miami-Dade, there should be something highlighting/indicating it graphically.
- Mr. Ressler suggested possibly a compass arrow design.
- Mr. Schafers stated his preference for the Flagler Text on the intersection design; it helps with identification, branding, it lets pedestrians and drivers know where they are. Further, that whatever the final design is, it's important to keep it simple; as the road is dug up and repaired, the easier it will be for the contractor to fix and more closely match the existing design.
- Mr. Alonso also noted how many tall buildings there are along Flagler, and for those looking down on Flagler, this will be a dynamic opportunity, much like Biscayne Boulevard and the Burle Marx design.
- Co-Chair Alonso stated there is time and opportunity to get feedback and have more and options on design.
- Mr. Schafers reiterated that the intersection designs would not be implemented until the final roadway pour is complete after all the phases were done.
- Mrs. Wood inquired as to the opportunity of the placement of the historical markers along Flagler?
- Mr. Ressler and Mr. Fritz confirmed that there aren't many proponents of the Orange Trail signs.
- Mr. Alonso informed the Curtis + Rogers team that last month the FSTF conducted a walkthrough of the construction site and noticed that the gray concrete aggregate colors were a bit strong, and the darker black bands were possibly too light. The question is, is there flexibility in the concrete

mixtures? Mrs. Rogers stated they are working with contractor and the City to work on these issues and to get the contrast right, as well as to ensure that there is greater consistency.

- Mrs. Rogers stated that she likes the seashells in the aggregate mix, although she is not sure of their durability.
- She also state that there will always be a difference between the pavers and the bands because we cannot get the poured concrete bands as consistent. They will look at reducing the amount of aggregate to make it bolder; but will wait to the next intersection.
- Mrs. Rogers asked if the FSTF were happy with the live oaks. Yes.
- Mr. Ressler discussed that the design called for bands only at the tree locations. And on those blocks that did not have a lot of trees, there were large gaps without banding in the hardscape.
- Mr. Schafers also highlighted the fact that in Phase 3 there is a large tree gap at the ingress/egress for the surface parking lot, as well as at the valet/loading stations.
- Mrs. Rogers will bring in the updated construction documents to the next meeting to look at opportunities for additional banding.
- Mr. Adato issued a field Directive to the contractor to eliminate expansion joint material: cardboard that was on the original plans. City of Miami Public Works approved and allowed the construction team to proceed with an empty expansion joint instead.

Signage and Wayfinding Update

- Mr. Schafers informed the FSTF that DDA staff member Fabian De La Espriella will be at the next meeting to give a signage and wayfinding update.
- Mr. Adato asked if the signs are from the FDOT?
- Mr. Schafers stated that the DDA is working with their consultant to place approximately 240 signs throughout Brickell, CBD and the Arts & Entertainment Districts. This is a DDA funded project and the signs are not specific to Flagler Street.
- Further, that all the locations need to be surveyed and utilize GPR (ground penetrating radar) to determine utility locations.

Branding/Marketing Discussion

- Mr. Alonso discussed the opportunity for next steps: we will need a logo design for the street, crossing gates, and trash receptacles. Do we want to accept this one or look for more options?

- Mr. Ressler suggested that the current logo design is a great placeholder, but it might be a good time to engage with a branding company and go through with a branding exercise. He believes that now is a good time to start creating an identity that matches with the street.
- Mr. Alonso believes that 80% of the work has been done, since a color palette and materials have already been chosen.
- Mr. Rogers stated that she has worked with consultants that specialize in this effort
- Mr. Ressler confirmed that there are a number of these consultants operating in downtown and have a vested interest in creating value downtown.
- Mr. Schafers inquired as to whom would pay for this effort. Mr. Alonso stated the Miami DDA will; Mr. Schafers stated he will pass the request to the DDA Executive Director.

Update on Flagler Street Planter Relocation Coordination

- Mr. Schafers stated that on December 2015 the DDA did a walkthrough on Flagler Street Corridor and at the time there were sixty-two (62) 60" planters and thirty-nine (39) 36" planters. They were cataloged photographed and compiled on an excel spreadsheet. Six are to remain in front of the MDCC, be replanted, and that's in the approved plans. The remainder are supposed to be moved throughout the City of Miami. The DDA have agreements with the MPA to relocate them to the 6 parking bays where the Biscayne green project is happening now; from the Bayfront Metromover station all the way to American Airlines Arena to spread them out. Also, we have an agreement to place them under the Metromover tracks in front of Whole Foods, to prevent people from parking there illegally. We would leave two spots open for the City of Miami Police. Agreements are in place and we sent the information to Brian Twomley, FHP's Project Manager. It might be up to FHP if it will be done all at one time or done by phase.
- Mr. Adato stated if the bill will be sent to City of Miami or the DDA? Mr. Schafers stated that there was an agreement that the contractor would be responsible and that the City of Miami was paying them for it. Mr. Alonso stated it was the City of Miami.
- The FSTF stated their unanimous desire to see the Contractor relocate the planters phase by phase, not all at once.

Adjourn:

- Next Meeting: March 6th, 2017