



Vanderbilt Beach M.S.T.U

Advisory Committee

3299 East Tamiami Trail Suite 103
Naples, FL 34112

APRIL 5, 2018

I. CALL TO ORDER AND PLEDGE OF ALLEGIANCE

Vice Chair Sjostrom called the meeting to order at 2:00 P.M. The Pledge of Allegiance was recited.

II. ATTENDANCE

Advisory Committee: Bruce Forman – Chairman (Excused)
William Sjostrom – Vice Chair
Mark Weber
Gabriella R. Miyamoto
William Arell Harris (Excused)

Staff: Harry Sells - Project Manager

Others: Jennifer Rainey – Operations Analyst, Public Utilities
Wendy Warren - Juristaff

III. APPROVAL OF AGENDA

Mr. Sjostrom moved to approve the Agenda of the Vanderbilt Beach M.S.T.U. as presented. Second by Ms. Miyamoto. Carried unanimously 3 - 0.

IV. APPROVAL OF MINUTES OF MARCH 1, 2018

Mr. Sjostrom moved to approve the minutes of the March 1, 2018 Vanderbilt Beach M.S.T.U. meeting as presented. Second by Ms. Miyamoto. Carried unanimously 3 - 0.

V. LANDSCAPE MAINTENANCE REPORT – AARON GROSS, GROUND ZERO LANDSCAPE

Mr. Gross reported on landscape maintenance as follows:

- Podocarpus shrub planting north of Seagull Avenue will be completed week of April 3, 2018.
- The irrigation was adjusted to operate six days a week to ensure adequate coverage for new plantings.
- An irrigation lateral break by the sidewalk was repaired.
- Fertilizer has been applied to the north end of Vanderbilt Drive.

VI. PROJECT MANAGERS REPORT – HARRY SELLS

A. BUDGET REPORT for 04/01/2018

Mr. Sells provided an overview on the “Vanderbilt MSTU Budget Report on Fund 143” FY18 dated April 1, 2018 noting:

- \$1,172,106.78 of the FY18 Ad Valorem property tax revenue budget of \$1,280,300.00 has been collected.
- Total revenue FY18 is \$3,280,236.70 including investment interest, transfers and contributions (minus a 5% reserve of \$64,300).
- Operating Expense Budget is \$3,142,436.70 of which \$1,122,925.99 is committed; \$83,085.03 is expended.

- Unencumbered Operating Expense funds available are \$1,936,425.68.
- Mulch application in the Conner Park lot cost approximately \$1,000.
- Estimated Cash Balance, including funds committed and not spent, as of April 1, 2018 is \$3,168,927.01.

Mr. Sells requested a millage neutral rate of 0.5000 be applied to the FY-19 budget as recommended by the Committee at the March 2018 M.S.T.U. meeting.

B. ELECTRICAL COST OVERVIEW

Mr. Sells presented a Cost Analysis by Year, Vendor and Phase for the “*Vanderbilt Beach M.S.T.U. Aerial to Underground Utility Conversion*” for Phases I, II and III dated March 30, 2018.

Phase I conduit was buried by the utility providers. Phases II and III construction conduit was buried by the M.S.T.U. Phases II and III also include irrigation and landscaping.

The analysis for Phases II and III estimates the finished project cost for the Vanderbilt Beach M.S.T.U. at \$6,569,206 or \$1,127,141.53 per mile for 5.904 miles of roadway. Cost per mile will increase due to delays caused by the Public Utilities project and damage caused by Hurricane Irma.

Phase I actual construction cost for street renovation was \$3,135,707.68 or \$1,741,092.55 per mile for 1.801 miles of roadway, exclusive of landscaping.

The Committee queried regarding the vendor billing practices:

- Contractors are paid on a combination of time and material and unit or per foot basis.
- Hole Montes oversees the work, verifies quantities and approves the contractors invoices.
- Mr. Sells receives a daily report prepared by CEI (Road Construction, Construction Engineering Inspection) and signs off on the bill.

Mr. Sells noted Mitchell & Starks quality of work has improved and occurrence of damages has decreased significantly.

C. GENERAL STATUS OF BURIAL PROJECT and DELAYS

Phases II and III Network Electrical Activation

Mr. Sells distributed a map for the *Vanderbilt Drive Cul-de-Sacs Public Utilities Renewal Project*, titled “*MSTU Energize Feeders*” for the area depicting the projected start and end dates by street location for activation. He noted:

- Public Utility’s construction potential completion date is June 2019.
- Costs for the activation of the network may be modified due to project delays as requested by Public Utilities and potential deterioration of the buried components.
- Any increased costs to the MSTU will be absorbed by Public Utilities. Costs will be billed by Hole Montes, Inc. and USIC (Underground Utility Location and Damage Prevention).
- MasTec North America, Inc.’s contract, approved by the Advisory Committee, will be extended to late 2019 pending Board of County Commissioners (BCC) approval.
- The MSTU will test system components prior to the conversion (in lieu of replacement of 190 transformers) to confirm insulation has not deteriorated or been damaged.

- The Switching Order required for Florida Power & Light to activate power has been written.
- As depicted in the MSTU Energize Feeders map, the north and south ends of Vanderbilt Drive and contingent finger streets can be activated exclusive of the streets affected by the “washouts.”
- The “feeders” and “primaries” will be tested prior to conversion followed by activation of the transformers. Conversion stages are a) single family homes; b) high rise structures (some transformers must be changed) and c) finger streets.
- Estimated commencement dates for feeders (Exhibit A) are May 2018 for the north end and June 2018 for the south end of Vanderbilt Drive; Bluebill Avenue. The Dunes of Naples may be activated in May.
- Scheduled phasing date to activate the streets affected by the ‘washouts’, outlined in yellow, to be determined.
- The underground network and existing utility poles will be active simultaneously for up to three months to confirm the new underground system is stable.
- FPL has consented to “staging” of pole removal; Staff prefers to schedule this activity “off season.”
- Staff is pursuing repair and stabilization of the vault damaged by the Hurricane in advance of the “washout” construction project.

Mr. Sells will update the Committee on the status of the “washout construction project” noting work to date addressed the irrigation system and stabilization of one homeowner’s residence.

D. STATUS OF PHASE IV DESIGN

Mr. Sells reported:

- The schedule for the Vanderbilt Drive FPL Phase IV Project, encompassing the section from 111th Avenue to the north side of the third bridge is contingent on Board of County Commissioners (BCC) approval on a timeline provided by Mr. Sells – estimate six months.
- The MSTU will assume responsibility for the work (similar to the activity for Phases 2 & 3).
- A set of plans from FPL are anticipated April 9, 2018.
- Three easements are required for large equipment - two for the Anchorage of Naples, one for the Dunes of Naples.
- Mr. Sells will coordinate FDEP and Army Corp of Engineer permits.
- *Invitations to Bid* will be distributed to qualified contractors.
- Contracts will be submitted to the BCC for approval.

Mr. Sells will update Committee members on the status of the project.

E. STREET WIDENING

Mr. Sells distributed the document “*Intersection Improvements*” detailing the Public Utilities proposed project restoration of remaining intersections to increase the radius corners and widen street entrances twenty (20) feet wide. Sight line issues will be improved by relocating the sidewalks within six feet of Vanderbilt Drive and removing existing Right-of-Way landscaping.

- Public Utilities agreed to design the project and provide the drawings prepared by their engineer representing a significant financial savings to the M.S.T.U.

- Mitchell & Stark will assume responsibility for construction for eleven finger streets; the first three finger streets, already completed, will be modified by the M.S.T.U.

During Committee discussion the following was noted:

- Lighting to improve night time visibility for street signs should be considered
- Cost for the brick crosswalk and relocation of the sidewalk will be borne by the M.S.T.U.
- Paver type, color (brick vs. tan) and pattern will be selected by the M.S.T.U. at a future date.

F. CONNER PARK LANDSCAPING

Mr. Sells reported Mr. McGee will develop a landscape design for Conner Park on receipt of a Purchase Order from the Procurement Department and issuance of a Notice-to-Proceed.

G. BENCH INSTALLATION at THE ANCHORAGE

Mr. Sells reported the bench removed from the Anchorage at Vanderbilt will be replaced on completion of Phase IV construction.

The tidal creek area, north of 111th Avenue, will also be considered for a bench installation.

VII. OLD BUSINESS

None

VIII. NEW BUSINESS

A. POSSIBLE NEW PROJECTS

Mr. Sells introduced concepts for future improvements to the Vanderbilt Beach M.S.T.U. for Committee consideration including:

- **Street Lights**
Street lights will be considered as a future project on completion of Phases II and III construction.
- **Park Benches**
Additional benches will be considered for installation on completion of the County's utility project.
- **Trash Cans on Vanderbilt Drive**
Trash cans would be placed next to benches on completion of utility construction. Ground Zero Landscaping would be responsible for trash bag removal weekly and the affiliated cost incorporated into his landscaping contract.
- **Refurbishment of Vanderbilt Drive Landscape**
This project will be considered for implementation upon completion of Public Utility construction and the underground utility project.
- **Sidewalks east and west side of Gulf Shore Drive**
This project requires designing and fund allocation. Sidewalks must conform to codes and be ADA compliant.
- **Trees in ROW Finger Streets**
A resident's proposal to plant trees on one or both sides of the finger streets will be considered.

IX. PUBLIC COMMENT AND BOARD COMMENTS

Alan Yarusevich, 495 Tradewinds Avenue, introduced suggestions and requested clarification on issues with the following noted:

- Staff recommended Mr. Yarusevich contact FPL for replacement of two lamps on the east side of Vanderbilt Drive near Flamingo Avenue.
- The M.S.T.U. will repair the underground concrete vault and invoice Mitchell & Stark.
- Trees damaged by Hurricane Irma bordering the Connors parking lot are being removed and the area landscaped. Lighting solutions for the middle and west end sections of the parking lot will be considered.
- Curbs will be installed on designated finger streets as Mitchell & Stark complete construction.
- Ms. Rainey will research the paving schedule for Vanderbilt Drive and report her findings to the M.S.T.U.
- Mr. Sells confirmed Parks & Recreation will repair the irrigation system in Connors Park.

X. ADJOURN

There being no further business for the good of the County, the meeting was adjourned by order of the Chair at 3:14 P.M.

VANDERBILT BEACH MSTU ADVISORY COMMITTEE

Bruce Forman, Chairman

The minutes approved by the Board/Committee on _____, 2018
“as submitted” **OR** “as amended” .

NEXT MEETING DATE:

MAY 3, 2018 2:00 P.M.
“CLAUSSEN FAMILY CENTER” AT ST. JOHN’S CHURCH
625 111TH AVENUE, NAPLES, FLORIDA