



***CITY OF MIAMI SPRINGS, FLORIDA***

**Mayor Xavier M. Garcia**

**Vice Mayor Billy Bain  
Councilman George V. Lob**

**Councilman Michael Windrem  
Councilman Jaime A. Petralanda**

**Decorum:** "Any person making impertinent or slanderous remarks or who becomes boisterous while addressing the City Council, shall be barred from further audience before the City Council by the Mayor, unless permission to continue or again address the City Council is granted by the majority vote of the City Council members present. In accordance with the foregoing, the City Council has determined that racial or ethnic slurs, personal attacks and comments unrelated to City matters or issues constitute prohibited comments from the podium".

**AGENDA**

**REGULAR MEETING**

**Monday, February 10, 2014 - 7:00 p.m.  
Council Chambers - City Hall  
201 Westward Drive - Miami Springs**

**1. Call to Order/Roll Call**

**2. Invocation: Councilman Lob**

**Salute to the Flag:** Students from All Angels Academy will lead the audience in the Pledge of Allegiance and Salute to the Flag

**3. Awards & Presentations:**

**A) Proclamation - "Raul Miro Day"**

**4. Open Forum:** Persons wishing to speak on items of general city business, please sign the register located on the speaker's stand before the meeting begins

**5. Approval of Council Minutes:**

**A) 01-13-2014 - Regular Meeting**

**B) 01-15-2014 - Workshop Meeting**

**C) 01-27-2014 - Regular Meeting**

6. Reports from Boards & Commissions:

- A) 11-07-2013 – General Employees Retirement System – Minutes
- B) 11-07-2013 – Police & Firefighters Retirement System - Minutes
- C) 02-03-2014 – Zoning and Planning Board – Cancellation Notice
- D) 02-04-2014 – Code Enforcement Board – Cancellation Notice
- E) 02-03-2014 – Board of Adjustment – Approval of Actions Taken at their Meeting of February 3, 2014, Subject to the 10-day Appeal Period

7. Public Hearings: None

8. Consent Agenda: (Funded and/or Budgeted)

- A) Curtiss Parkway Crosswalk Enhancement Project to Enhance Driver Awareness and Provide a Pedestrian Friendly Path to and From the Designated Transit and Shuttle Services; This project is entirely funded by CITT funds, however it is broken down into several vendors as follows:
  - 1. Recommendation that Council Award a Bid to Computer Electric, Utilizing the Current City of Miami Springs Contract in the Amount of \$17,435.00, for Labor and Small Components for the Electrical Installation Portion of Curtiss Parkway Crosswalk Enhancement Project, Pursuant to Section 31.11 (E)(1) of the City Code
  - 2. Recommendation that Council Approve an Expenditure of \$47,250.00, to AGC Electric Inc. a sole distributor of Stop Experts, Inc. for the Ornamental Walkway Lights, for the Curtiss Parkway Crosswalk Enhancement Project, as a Sole Source Provider, Pursuant to Section 31.11 (E)(6)(c) of the City Code
  - 3. Recommendation that Council Waive the Competitive Bid Process and Approve an Expenditure of \$1,330.41, to National Traffic Signs for small Electrical Parts needed for the Curtiss Parkway Crosswalk Enhancement Project, Pursuant to Section 31.11 (E)(6)(g) of the City Code.
  - 4. Recommendation that Council award a bid to Wrangler Construction, utilizing Miami Dade County RPQ #20130171 in the amount of \$13,540.00, for new concrete curbs and slabs for the Curtiss Parkway Crosswalk Enhancement Project, pursuant to Section 31.11 (E)(5) of the City Code
  - 5. Recommendation that Council Award a Bid to Highway Striping, Inc., Utilizing Miami Dade County RPQ #20120101 in the Amount of \$9,500.00, for Restriping & Lane Markings as Designed by Miami Dade Traffic Engineers for the Curtiss Parkway Crosswalk Enhancement Project, Pursuant to Section 31.11 (E)(5) of the City Code

8. Consent Agenda (continued)

- B) Approval of City Attorney's Invoice for January 2014 in the amount of \$14,870.25, as Funds were Approved in the FY 13/14 Budget
- C) Recommendation that Council Waive the Competitive Bid Process and Approve an Expenditure of \$15,000.00, on an "as needed basis" to Atkins for Additional Services for the Mokena Drive Drainage Improvements Project "for Fiscal Year 2013-2014", Pursuant to Section §31.11(E)(6)(g) of the City Code

9. Old Business:

- A) Appointments to Advisory Boards by the Mayor and Council Members
- B) Recommendation to Approve an Extension of Suzanne Hitaffer's Special Administrative Appointment as an Acting City Clerk from February 13, 2014 Until April 1, 2014, Per Section 34-14 (E) (d) of the Civil Service Code of Ordinance
- C) Approval of Voting Procedures for the April 8, 2014 Special Election Regarding the Sale of the Golf Course Property to Manuel Perez-Vichot, Springs on the Green LLC

10. New Business:

- A) Recommendation that Council Approve an Extension of the Facility Agreement – Jazzercise
- B) Resolution No. 2014-3613 - A Resolution of the City Council of The City of Miami Springs Amending the Current Schedule of Charges For The Use Of City Recreation Facilities and Related Services; Effective Date
- C) First Reading - Ordinance No. 1061-2014 – An Ordinance of the City Council of the City of Miami Springs Amending Code of Ordinance Section 150-015, Parking of Commercial Vehicles In City Limits, to Update And Clarify Which Commercial Vehicles May or May Not Be Parked in the Residential, Multi-Family Residential, Business, and Commercial Zoning Districts of The City; Repealing All Ordinances or Parts Of Ordinances In Conflict; Effective Date
- D) First Reading – Ordinance No. 1062-2014 – An Ordinance of the City Council of the City of Miami Springs Amending Code of Ordinance Section 150-030(J) Sign Regulations/Temporary Signs; By Clarifying The Location of Open House and Talking House Signs; Repealing All Ordinances or Parts of Ordinances in Conflict; Effective Date
- E) First Reading – Ordinance No. 1063-2014 – An Ordinance of the City Council of the City of Miami Springs Amending Code of Ordinance Section 90-02, Keeping of Animals Prohibited; Exception; By Adding Hereto a Provision Prohibiting the Feeding of Any Animal or Bird on Public Property or Private Property Without Permission; Repealing All Ordinances or Parts of Ordinance In Conflict; Effective Date

**10. New Business: (continued)**

- F) First Reading – Ordinance No. 1064-2014 – An Ordinance of the City Council of the City of Miami Springs Amending Code of Ordinance Section 99-08, Construction Sounds; By Adding Other Prohibited Sounds and Establishing a New Permitted Sound Period; Repealing All Ordinances or Parts of Ordinances in Conflict; Providing an Effective Date
- G) First Reading – Ordinance No. 1065-2014 – An Ordinance of the City Council of the City of Miami Springs Amending Code of Ordinance Section 99-02, Operation of Radio, Phonographs, or Other Sound Making Devices or Ensembles, and Section 99-03, Hours of Operation of Sound Making Devices; By Changing the Periods in Which the Sounds and Noises Set Forth in Each Ordinance Are Prohibited; Repealing All Ordinances or Parts of Ordinances in Conflict; Providing an Effective Date
- H) First Reading – Ordinance No. 1066-2014 - An Ordinance of the City Council of the City of Miami Springs Amending Code of Ordinance Section 150-013, Residential Plantings, Fences, And Walls; By Permitting the Installation and Construction of Decorative Gates on Side And Rear Yard Fences and Walls; Repealing All Ordinances or Parts of Ordinances in Conflict; Providing an Effective Date
- I) First Reading – Ordinance No. 1067-2014 – An Ordinance of the City Council of the City of Miami Springs Amending Code of Ordinance Section 93-10, Location, Accessibility, And Appearance of Multi-Family Residential and Commercial Garbage and Recycling Receptacles; By Removing The Provisions Related To Amortized Compliance; Acknowledging Non-Conforming Sites And Providing Safety Regulations; Repealing All Ordinances or Parts of Ordinances in Conflict; Providing an Effective Date
- J) First Reading – Ordinance No. 1068-2014 - An Ordinance of the City Council of the City of Miami Springs Amending Code of Ordinance Section 93-05, Garbage, Garden Trash, and Rubbish; Placement in Receptacles for Collection and Removal; By Providing Additional Regulations for the Placement of Trash and Recycling Materials by Multi-Family and Commercial Sites Adjacent to City Streets and for the Retrieval of Trash and Recycling Receptacles; Establishing Inapplicability to Alley Pickups and Single Family Residential Zoning Districts of City; Repealing All Ordinances or Parts of Ordinances in Conflict; Providing an Effective Date
- K) ConEdison Presentation and Discussion
- L) Consideration of Council Participation in Miami-Dade County Days in Tallahassee – April 2 and 3, 2014

**11. Other Business:**

- A) Fiscal Year 2013-2014 First Quarter Budget Status Report (Unaudited)
- B) Red Light Revenue Budget Shortfall Discussion

12. Reports & Recommendations:

- A) City Attorney
- B) City Manager
- C) City Council

13. Adjourn

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If any person decides to appeal any decision of this Board with respect to any matter considered, s/he will need a record of the proceedings and for such purpose may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is made (F. S. 286.0105), all of which the City does not provide.

\*\*\*\*\*  
In accordance with the Americans with Disabilities Act, persons needing a special accommodation to participate in this proceeding should contact the City Clerk, 201 Westward Drive, Miami Springs, Florida 33166. Telephone: (305) 805-5006, no later than (7) days prior to the proceeding.

\*\*\*\*\*  
Pursuant to Sec. 2-11.1 (S) of the Miami-Dade County Code and Miami Springs Code of Ordinances Chapter 33 - §33-20, all persons, firms or corporations employed or retained by a principal who seeks to encourage the passage, defeat, or modifications of (1) ordinance, resolution, action or decision of the City Council; (2) any action, decision, recommendation of any City Board or Committee; or (3) any action, decision or recommendation of City personnel during the time period of the entire decision-making process on such action, decision or recommendation which will be heard or reviewed by the City Council, or a City Board or Committee shall register with the City before engaging in any lobbying activities on forms prepared for this purpose and shall state under oath his or her name, business address, the name and business address of each person or entity which has employed said registrant to lobby, and the specific issue on which he or she has been employed to lobby. A copy of the lobbyist registration form is available from the Office of the City Clerk.

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# Proclamation

By the Mayor of the City of Miami Springs

*WHEREAS, exemplary achievements made by individuals symbolize the characteristics which make our community a thriving City, hence it is essential that they be praised and recognized for making a difference in our midst; and,*

*WHEREAS, Raul Miro had an extensive background in the aviation industry and he was the Managing Director and Owner of Orion Engine Services, LLC, which is a local company that purchases and sells jet engines for large aircraft; and,*

*WHEREAS, Raul Miro served our Country for many years with the Florida National Guard, California National Guard and with the U.S. Army Individual Ready Reserve as a helicopter Repairman; and,*

*WHEREAS, in spite of his professional career, Raul Miro volunteered his time as a Miami Springs/Virginia Gardens soccer coach in 2003, and a Miami Springs Little League coach in 2003, 2005, and 2007; and,*

*WHEREAS, Raul Miro was a resident of Miami Springs from 1999 until his passing on December 9, 2010 and he is greatly missed by his friends, family, business associates and all who knew and loved him; and,*

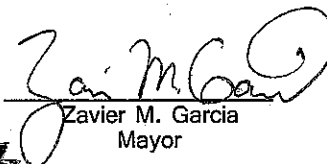
*WHEREAS, Raul Miro gave unselfishly of his time as a coach and was very generous with his donations to youth sports,*

*NOW, THEREFORE, I, Xavier M. Garcia, Mayor of the City of Miami Springs, Florida, do hereby proclaim Monday, February 10, 2014 as*

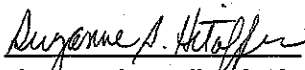
## **"RAUL MIRO DAY"**

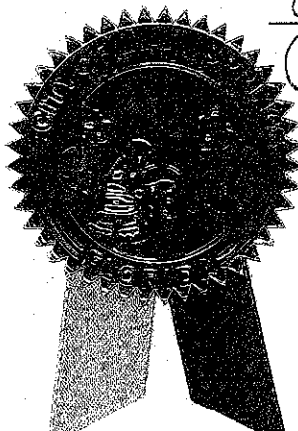
*in Miami Springs and in observance thereof, I call upon the citizens of Miami Springs to join me in remembering him and his dedication as a volunteer coach and contributor to youth sports.*

*IN WITNESS WHEREOF, I have hereunto set my hand and caused the Seal of the City of Miami Springs, Florida to be affixed this 10<sup>th</sup> day of February 2014.*

  
Xavier M. Garcia  
Mayor

ATTEST:

  
Suzanne S. Hitaffer, CMC  
Acting City Clerk





*City of Miami Springs, Florida*

The Miami Springs City Council held a **REGULAR MEETING** in the Council Chambers at City Hall on Monday, January 13, 2014, at 7:00 p.m.

**1. Call to Order/Roll Call**

The meeting was called to order at 7:06 p.m.

The following were present:

- Mayor Zavier M. Garcia
- Vice Mayor Billy Bain
- Councilman Michael Windrem
- Councilman George V. Lob
- Councilman Jaime A. Petralanda

Also Present:

- City Manager Ronald K. Gorland
- Assistant City Manager/Finance Director William Alonso
- City Attorney Jan K. Seiden
- Police Captain Jonathan Kahn
- Recreation Director Omar L. Luna
- Building & Code Compliance Director H. "Tex" Ziadie
- Public Works Director Thomas Nash
- Acting City Clerk Suzanne S. Hitaffer
- Assistant City Clerk Elora R. Sakal

**2. Invocation: Offered by Councilman Windrem**

**Salute to the Flag:** Students from Miami Springs Elementary School led the audience in the Pledge of Allegiance and Salute to the Flag

The Mayor presented baseball caps to the students who participated in the salute to the flag.

(Agenda Items 3B and 3C were presented before 3A)

**3. Awards & Presentations:**

**3A) Proclamation - "Tom Curtis 'The Battery Man' Day"**

Mayor Garcia presented a Proclamation to Tom Curtis "The Battery Man" for his lifetime achievements, kindness and generous contributions to the Miami Springs Woman's Club.

Mr. Curtis thanked everyone for coming to the meeting. He said that he is 98 years old and glad to be present to receive the award.

**3B) Yard of the Month for December 2013 – Richard and Bonnie Wheeler – 33 Pinecrest Drive**

Mayor Garcia presented the Yard of the Month Award for December 2013 to Richard and Bonnie Wheeler of 33 Pinecrest Drive.

**3C) Yard of the Month for January 2014 – David and Jessica Rodriguez – 464 La Villa Drive**

David and Jessica Rodriguez were not present to receive their award.

**4. Open Forum:**

**Tom Curtis**

Former Councilwoman Helen Gannon of 219 Miami Springs Avenue said that in 1949 she went to Mr. Curtis' business to purchase a battery for her car.

**Tree Trimming**

Ms. Gannon asked who is paying for the tree trimming in the alleys. She would like to know why the homeowners were not cited to cut their trees back.

**Woody's Tavern**

Ms. Gannon said that Woody's Tavern occasionally requests permission from the City to use the area in front of his business for parties, which is fine with her, but she would like to ask the City to close a thoroughfare so that her daughter can go to visit her friend.

**5. Approval of Council Minutes:**

**5A) 12-09-2013 – Regular Meeting**

Minutes of the December 9, 2013 Regular Meeting were approved as written.

Councilman Lob moved the item. Councilman Windrem seconded the motion which was carried 5-0 on roll call vote.

**6. Reports from Boards & Commissions:**

**6A) 01-06-2014 – Zoning and Planning Board – Cancellation Notice**

Cancellation Notice of the January 6, 2014 Zoning and Planning Board meeting was received for information without comment.



**6B) 01-06-2014 – Board of Adjustment – Cancellation Notice**

Cancellation Notice of the January 6, 2014 Board of Adjustment meeting was received for information without comment.

**6C) 01-07-2014 – Code Enforcement Board – Cancellation Notice**

Cancellation Notice of the January 7, 2014 Code Enforcement Board meeting was received for information without comment.

**7. Public Hearings: None**

**8. Consent Agenda: (Budgeted and/or Funded)**

**8A) Approval of the City Attorney's Invoice for December 2013 in the Amount of \$12,345.75, as Funds were Approved in the FY 13/14 Budget**

City Manager Ronald K. Gorland read the titles of the consent agenda items 8A through 8J. He clarified that the consent agenda items from now on will only be budgeted and/or funded items.

There was no discussion regarding this item.

**Councilman Lob moved the item. Councilman Petralanda seconded the motion which was carried 5-0 on roll call vote.**

**8B) Approval of the Curtis Publishing Company Invoice for the 2014-2015 Miami Springs Area Directory in the Amount of \$5,000.00, Utilizing Funds Budgeted in the FY 2013-2014 City Council – "City Event" Fund**

There was no discussion regarding this item.

**Councilman Lob moved the item. Councilman Petralanda seconded the motion which was carried 5-0 on roll call vote.**

**8C) Recommendation that Council Award a Bid to Wrangler Construction Inc., Utilizing Miami Dade County RPQ #20130171 in the Amount of \$110,185.00, Utilizing CITT Funds (\$5,000), and Funds Approved in the FY 2013-2014 Budget (\$105,185), for Sidewalk Improvements City Wide, Pursuant to Section 31.11 (E) (5) of the City Code**

There was no discussion regarding this item.

**Councilman Lob moved the item. Councilman Petralanda seconded the motion which was carried 5-0 on roll call vote.**

**8D) Recommendation that Council Waive the Competitive Bid Process and Approve an Expenditure of \$86,400.00, to Kelly Janitorial for Janitorial Services for All City Buildings, as Funds were Approved in the FY 2013-2014 Budget, Pursuant to Section 31.11 (E) (6) (g) of the City Code and Pursuant to the Contract Renewal Option Provided by the City's Existing Contract for an Additional One (1) Year Period**

There was no discussion regarding this item.

**Councilman Lob moved the item. Councilman Petralanda seconded the motion which was carried 5-0 on roll call vote.**

**8E) Recommendation that Council Approve a Change Order to H & R Paving, Utilizing Miami-Dade County RPQ # 20120159 in the Amount of \$17,100.00, for an Additional 180 Tons of Asphalt Needed for the Completion of the Hammond Dr. Project, Pursuant to Section 31.11 (F)(11)(b) of the City Code, to be Funded from Citizen Independent Transportation Trust (CITT) Funds**

There was no discussion regarding this item.

**Councilman Lob moved the item. Councilman Petralanda seconded the motion which was carried 5-0 on roll call vote.**

**8F) Recommendation that Council Waive the Competitive Bid Process and Approve an Expenditure to Kimmons Builders Inc., the Lowest Responsible Quote, in the Amount of \$45,480.00 for City Hall Plumbing Restorations as Funds were Approved in the FY 13/14 Budget, Pursuant to Section 31.11(E)(6)(g) of the City Code**

There was no discussion regarding this item.

**Councilman Lob moved the item. Councilman Petralanda seconded the motion which was carried 5-0 on roll call vote.**

**8G) Recommendation that Council Waive the Competitive Bid Process and Approve an Expenditure to Triple J Plumbing, the Lowest Responsible Quote, in the Amount of \$30,550.00 for Replacement of Water Lines in City Hall as Funds were Approved in the FY 13/14 Budget, Pursuant to Section 31.11(E)(6)(g) of the City Code**

There was no discussion regarding this item.

**Councilman Lob moved the item. Councilman Petralanda seconded the motion which was carried 5-0 on roll call vote.**

**8H) Recommendation that Council Approve an Expenditure in an Amount not to Exceed \$35,000.00, on an "As Needed Basis" to Aeration Technology, Inc. for Aerating the Golf Course Greens, Tees and Fairways, as Funds were Approved in the FY 2013-2014 Budget, as a Sole Source Provider, Pursuant to Section 31.11 (E)(6)(c) of the City Code**

There was no discussion regarding this item.

Councilman Lob moved the item. Councilman Petralanda seconded the motion which was carried 5-0 on roll call vote.

8I) Recommendation that Council Award a Bid to Howard Fertilizer & Chemical Company Inc., Utilizing the Town of Davie Bid # B-12-34-3, In the Amount of \$15,000.00, on an "As Needed Basis" for Custom Blended Fertilizers for the Golf Course Fairways, Tees and Putting Green Surfaces, as Funds were Approved in the Fiscal Year 2013-2014 Budget, Pursuant to Section 31.11 (E) (5) of the City Code

There was no discussion regarding this item.

Councilman Lob moved the item. Councilman Petralanda seconded the motion which was carried 5-0 on roll call vote.

8J) Recommendation that Council Waive the Competitive Bid Process and Approve an Expenditure in an Amount not to Exceed \$6,000.00 on an "As Needed Basis" to Palmdale Oil Company for Golf Course Fuel Services, as Funds were Approved in the FY 2013-2014 Budget, Pursuant to Section 31.11 (E)(6)(g) of the City Code

There was no discussion regarding this item.

Councilman Lob moved the item. Councilman Petralanda seconded the motion which was carried 5-0 on roll call vote.

9. Old Business:

9A) Appointments to Advisory Boards by the Mayor and Council Members

Vice Mayor Bain appointed Grace Bain to the Disability Advisory Board for a 3-year term ending December 31, 2016.

City Attorney Seiden stated that if the Mayor cannot find someone to appoint to the Disability Advisory Board within the next week, the City Clerk can try to schedule a meeting with four members if there is no objection.

9B) Discussion Regarding Application Fees for Variance Requests to the Board of Adjustment and Board of Appeals

Building and Code Compliance Director Harold "Tex" Ziadie stated that the Administration was asked to prepare a cost analysis for variances and appeals. He referred to the back-up documentation and a memorandum from the City Attorney outlining his issues and concerns. He explained that the amount of time spent on every variance case is different and when the fee was \$100.00 it was not enough to recover the cost involved. The current fee of \$350.00 is enough to cover the cost in some cases and it is not enough in other cases.

Mayor Garcia asked if the appeal fee is enough to breakeven and Mr. Ziadie stated that the cost involved for an appeal is approximately half the cost of the work involved for a variance since most of the preparatory work has already been completed.

Mr. Ziadie referred to the analysis prepared by the Assistant City Manager/Finance Director showing the Building Department expenses for the last three fiscal years. He explained that the fees are kept as low as possible since the department is not allowed to make a profit.

Vice Mayor Bain stated that he would like to reduce the fees because the City Attorney has funds allocated in his budget for the variance process and Staff is not working outside of their normal workday to perform the work. He understands that there are expenses related to research and paperwork. The residents should have the opportunity to file for a variance and the fees should be as reasonable as possible.

Vice Mayor Bain commented that the total cost for a variance and appeal is \$800.00. The appeal fee should be less than the variance fee since the paperwork has already been done and it does not involve overtime for Staff.

Mr. Ziadie said that the analysis shows that an appeal is half the cost of the initial variance.

City Attorney Seiden stated that the appeal process is less time intensive because most of the work has already been done and no one should object to reducing the appeal fee to \$350.00; he feels that \$350.00 for the initial variance is appropriate.

**Vice Mayor Bain moved to charge \$350.00 total for the variance and appeal process. Councilman Windrem seconded the motion.**

Councilman Lob said that there are expenditures for the appeals process and Council should consider charging a fee to cover the process.

Vice Mayor Bain explained that the labor that the employee spends on the appeal process is within their 40 hour work week and the City Attorney is budgeted to do this work as well.

Councilman Lob would consider voting yes if the price were \$250 for the variance and \$100 for the appeal.

**Vice Mayor Bain amended his motion to charge a fee of \$250.00 for variances and \$100.00 for appeals. Councilman Windrem seconded the amended motion.**

Mayor Garcia asked if the fees cover the funds that were spent for the process and City Manager Gorland replied in agreement.

Mayor Garcia asked if the funds are a separate designated line item in the General Fund and Mr. Alonso responded that the Building Department has their own budget for expenses and a corresponding revenue line item for application fees.

Mr. Alonso clarified that what Vice Mayor Bain means is that the Administrative Assistant and the City Planner are on a 40 hour work week and the City Attorney bills the City for the hours he works.

Mayor Garcia advised residents that even though the City is paying the City Attorney they are paying him from tax dollars.

City Manager Gorland said that the staffing that is in place is dependent on a certain level of activity. Part of the revenues are added together to offset some of the staff expenses.

Mr. Alonso stated that in 2012 there were thirteen variances and two appeals and in 2013 there were eight variances and three appeals.

Councilman Windrem commented that it is not a revenue stream because it is not revenue positive. The City is trying to recoup the cost of the process. He would like to set the lowest fee possible, which seems to be \$468, not including the appeal.

City Manager Gorland explained that on average the Building Department does not have a surplus. The City can have a surplus in a particular year, but by State Statute it is not allowed.

Councilman Petralanda agreed that the fees could be lowered but not to where it would cost the City money.

Mayor Garcia noted that the fees were raised based on information that Staff provided to Council. He asked where the \$350 difference comes from and City Manager Gorland replied that it is coming from the General Fund.

City Attorney Seiden advised Council not to combine the fees because that would be unfair. There are a number of people who would not file for an appeal. When Mr. Holland was here they made an effort to reduce the number of variances to be heard. The reason why the numbers are so extensive is because the variance cases that the City has received over the last couple of years were difficult cases.

Mr. Ziadie commented that he spent approximately twelve hours preparing the packets for the upcoming variance cases and much of the work had already been done by Mr. Holland.

Vice Mayor Bain said that the work that Mr. Ziadie did was during his regular eight hour shift and he did not get paid overtime. His point is that there is no additional time being spent on the variances other than what the City Attorney charges and the cost for paper and publication.

Mayor Garcia clarified that it takes revenue to make up for the taxes that the residents pay.

To answer Mayor Garcia's question, Mr. Alonso stated that the City budgeted a certain amount for variances and appeals when the fees were changed.

Mr. Alonso noted that he prepared the analysis for the Attorney's cost and out of pocket expenses and the average cost for the variance is \$443 and \$241 for an appeal.

Councilman Windrem commented that the fee stated in the current motion is too low and he would like to give some relief because the \$500 fee is exorbitant.

Vice Mayor Bain amended his motion to charge a fee of \$350.00 for variances and \$100.00 for appeals. Councilman Windrem seconded the amended motion.

Mr. Ziadie commented that City Attorney Seiden will have to prepare a resolution adopting the new fee schedule.

To answer Mr. Ziadie's question, Vice Mayor Bain said that the amended fees only apply to residential variances and appeals; the commercial fees will remain the same.

The motion was carried 5-0 on roll call vote.

**9C) Recommendation to Approve Wall of Fame Plaque/Award (tabled 9/23/13 and 10/14/13)**

City Manager Gorland read the recommendation memo in its entirety.

Recreation Director Omar Luna commented that the company he is proposing to use for the Wall of Fame is Metro Signs. They will provide a fabric banner that will sit between two other pictures on the wall by the jogging track. The distance from the ground to the header is very high and nobody will be able to touch it. He considered using steel or aluminum letters but the cost was approximately \$3,000.00. This type of fabric header will cost approximately \$900.00 and should last a very long time. He discussed the different types of plaques that will be used to display the names.

Mr. Luna recommended the fabric header and a 14" x 20" bronze or etched plaque. The only issue with the bronze plaque is that the cost is approximately \$1,100.00 whereas the etched plaque is approximately \$458.00. He would like to get Council's approval and then he will bring back a better design of what the banner would actually look like.

To answer Councilman Petralanda's question, Mr. Luna said that if a person was on the basketball court, they would not be able to read the names on the plaques.

Vice Mayor Bain noted that the reason for the location of the Wall of Fame is because other areas have art work covering the walls and if it was placed on the basketball courts the balls may hit the plaques.

Councilman Lob moved to approve the recommendation. Vice Mayor Bain seconded the motion which was carried 5-0 on roll call vote.

**9D) Update on Okeechobee Boat Ramp**

City Attorney Seiden said that he had contacted Jose Fuentes and representatives of the South Florida Water Management District (SFWMD). He verified that the canal is considered non-navigable.

Attorney Seiden said that Mr. Fuentes thought that the City may have to enter into an agreement with SFWMD but he recently received confirmation that the most the City would have to do is get a modified permit. The bottom line is that the City can do whatever they wish as long as they realize the consequences.

Vice Mayor Bain said that if Council decides to go forward with the boat ramp he believes that it should be done during the next budget so that funds are budgeted, unless the City can find someone to make a donation to fix the ramp.

City Attorney Seiden explained that the City would need to give direction to the Police Department. When Chief of Police Baan was involved in this topic, he made some suggestions to Council about how much or how little the regulations might be. If Council decides to improve the boat ramp and post a warning sign that would reduce the City's liability. Chief of

Police Baan mentioned to him that if Council decides to implement regulations as to types of boats and hours then he would demand additional manpower which he believes Council is trying to avoid.

Vice Mayor Bain said that he will speak with Chief of Police Baan and City Manager Gorland and bring the recommendation back to Council for approval.

(Agenda Item 9E was discussed after Agenda Item 11A)

### **9E) City Clerk Selection Discussion**

Mayor Garcia asked Council if anyone had spoken to any of the candidates over the phone and Council replied that they did not have a conversation with any of them.

Vice Mayor Bain stated that there are three options:

1. Keep Ms. Hitaffer as the City Clerk; promote Ms. Sakal to Deputy Clerk and hire someone for the Clerical position.
2. Keep Ms. Hitaffer as the City Clerk and hire a Deputy Clerk from the other candidates.
3. Hire a new City Clerk and move Ms. Hitaffer back to her original Deputy Clerk position.

Vice Mayor Bain said that some Council members were going to call the candidates to ask them if they would consider the Deputy Clerk position but none of them were contacted.

Vice Mayor Bain stated that his idea is for Ms. Hitaffer to serve out her last two years and four months as City Clerk; train Ms. Sakal who will continue with her schooling and then hire someone to fill the Administrative Assistant position. If Ms. Sakal is qualified to step into the City Clerk position in two years and four months then she will be ready.

**Vice Mayor Bain made a motion to keep Ms. Hitaffer as the City Clerk; promote Ms. Sakal to Deputy Clerk and hire someone for the Clerical position. Councilman Lob seconded the motion.**

Vice Mayor Bain asked the other Council members why this is not an option.

Councilman Lob commented that the City has a chance to hire someone who is very qualified and he is uncertain where the Clerk's office will be two years from now. He does not think that any of the candidates would take the position of Deputy City Clerk. He personally feels that if Council waits until Ms. Hitaffer retires then they will be in a position where whoever comes in will not have enough time with Ms. Hitaffer unless Ms. Sakal takes over the position.

Vice Mayor Bain said that his premise is that Ms. Sakal will receive training in the two and a half years going forward. He has talked to some people who have watched the meetings and the thought of Mr. Urquia leaving his job for a smaller salary with the qualifications that he has does not make sense.

Councilman Lob advised Vice Mayor Bain that his consideration is not for hiring Mr. Urquia.

Councilman Windrem stated that from a staffing standpoint it is very optimistic to move down a path that grooms Ms. Sakal for either being the Deputy Clerk or the Clerk sometime in the next twenty eight months. Ms. Sakal's position has been difficult to fill and she is stellar. He does not believe that the option presented by Vice Mayor Bain is good for the City because it will be a revolving door for the Administrative Assistant position.

City Manager Gorland clarified that the Administrative Assistant position was never a revolving door. There was only one employee that did not work out.

Vice Mayor Bain explained that as the responsibilities of the City Clerk grew, Ms. Valls felt that she needed a person to assist in the office. One person was there for a period of time to help and they were transferred to the Police Department. There was one other person before Ms. Sakal.

Councilman Windrem said that having Ms. Hitaffer and Ms. Sakal along with either of the two candidates as the Clerk or Deputy Clerk position would be the best for the Clerk's office.

Vice Mayor Bain said that all of this is an assumption. If the Clerk's office did not have what they have now, they would not have Ms. Sakal with the potential that she has. He does not like to say that he will be right but he does not want to assume that the third person that is going to come in as the Administrative Assistant might be a better fit than Ms. Sakal. The City currently has two people who work well together.

Vice Mayor Bain noted that it is one thing to speak about the imagination that the candidates may have but Ms. Sakal is in a position where she is delegated to do her job and she has not had the opportunity to show what she can do as a Deputy Clerk or a Clerk until now.

To answer Councilman Petralanda's question, Councilman Windrem said that his options are to hire either Ms. Gonzalez-Santamaria or Mr. Urquia as the Clerk or Deputy Clerk.

Vice Mayor Bain said that it is disconcerting that Council expressed the desire to speak with the candidates to help make their decision and nobody took that opportunity. They do not have an answer as to whether or not the two candidates would be willing to take the Deputy Clerk position.

Mayor Garcia said that he brought up the discussion of wanting to speak with the candidates to see if they would consider being Deputy Clerk. He did not contact any of the candidates because that is not something he is willing to consider.

Councilman Petralanda said that he did not contact any of the candidates because he was confused. He believes that one of the options should have been chosen at the last meeting so that it would have given him the opportunity to call the candidates and know what it is that Council is offering them.

Councilman Petralanda explained that the Clerk's Office is a crucial department and Council should be thinking of experience. He is debating between keeping Ms. Hitaffer as the City Clerk and hiring a Deputy Clerk from the other candidates or hiring a new City Clerk and moving Ms. Hitaffer back to her original Deputy Clerk position.



The motion was failed 1-4 on roll call vote with Councilman Windrem, Councilman Lob, Councilman Petralanda and Mayor Garcia casting the dissenting votes.

City Attorney Seiden commented that two of the candidates did appear to be willing to discuss the Deputy Clerk position. He and Mr. Alonso were unable to find out what Ms. Gonzalez-Santamaria is making at Southwest Ranches.

Vice Mayor Bain stated that the Clerk's office is functioning fine with the employees that are currently there. He is not certain what Council's expectations are of a City Clerk but he has not received any phone calls or complaints about the office.

Mayor Garcia said that Vice Mayor Bain should not make the assumption that because his option was not the same as the rest of Council that they believe there is something wrong in the Clerk's office.

City Attorney Seiden said that if Ms. Hitaffer was not in the DROP then Council would not be having this meeting.

Councilman Lob stated that he is considering someone else because Ms. Hitaffer is in the DROP.

Vice Mayor Bain commented that Councilman Lob should look at the situation as he sees it. There is someone who has been here for two and a half years with college experience. The City has the advantage of currently having someone who is committed and knows the job and can adapt and move forward. He looks at this situation as an asset.

Councilman Lob noted that if the City were to hire one of the candidates, that person would have the benefit of working with both Ms. Sakal and Ms. Hitaffer for a period of time. That person may also bring some new ideas that were not considered before. He is not in any way saying that the current staff in the Clerk's office is not qualified; he is considering the future of the City.

Councilman Petralanda believes that option three is the best option because once Ms. Hitaffer retires then Ms. Sakal can move up to the Deputy Clerk position.

Councilman Windrem said that there are other departments that are in the same situation that have leadership personnel in the DROP and this process should be done in every department. The City is very lucky to have Ms. Sakal and Ms. Hitaffer after Ms. Valls retired. He reiterated that Council should be looking at the other departments as well.

City Attorney Seiden advised Councilman Windrem that Council does not have the responsibility for hiring in other departments.

Mayor Garcia clarified that Ms. Gonzalez-Santamaria's current salary at the Town of Southwest Ranches is \$73,000. He assumed that it will be very unlikely that Ms. Gonzalez-Santamaria would take a lower salary than what she is currently making unless Council is looking to have two employees at equal salaries.

Mayor Garcia passed the gavel to Vice Mayor Bain.

To answer Mayor Garcia's question, City Attorney Seiden stated that Council decides on salaries, raises and bonuses for the City Clerk only.

Mayor Garcia clarified that the City Manager has control over the rest of the employees in the Clerks Department.

Mayor Garcia made a motion to hire Erika Gonzalez-Santamaria as the City Clerk and have Suzanne Hitaffer as the Deputy Clerk and Elora Sakai as the Administrative Assistant. Councilman Lob seconded the motion.

Vice Mayor Bain said that if Council decides to approve the motion then there has to be a strict evaluation in three months on whether the new Clerk is doing the job properly or not. He does not want this to be like situations that have occurred in the City before where a person is not doing the job satisfactorily and it lingers on for some time.

Mayor Garcia stated that the City Attorney, the City Clerk and the City Manager are under constant evaluation and per the Charter they need a vote of confidence every year.

Vice Mayor Bain commented that if Council votes on this decision then he does not want it to linger into a situation where it becomes out of control such as past experiences during his first term.

Councilman Lob said that he has no issue with having an evaluation in three months.

The motion was carried 4-1 on roll call vote with Vice Mayor Bain casting the dissenting vote.

City Attorney Seiden noted that Council must decide what the conditions of employment and the salary they are going to offer Ms. Gonzalez-Santamaria.

Mayor Garcia asked how the process was done with City Manager Gorland and City Attorney Seiden replied that he believes he negotiated a contract. He would recommend against Council giving a contract to anyone except for the City Manager.

Vice Mayor Bain moved to start the salary negotiations for Ms. Gonzalez-Santamaria at the minimum salary of \$71,850. Councilman Lob seconded the motion.

City Attorney Seiden said that Human Resources Director Loretta Boucher can speak to Ms. Gonzalez-Santamaria regarding the salary negotiations.

The motion carried 3-2 with Vice Mayor Bain and Mayor Garcia being the dissenting votes.

**10. New Business:**

(Agenda Item 10A was discussed after Agenda Item 10C)

**10A) Consideration of a Request from Miami-Dade County League of Cities for Sponsorship Opportunities and Participation in their 60<sup>th</sup> Annual Installation Gala to be Held on Saturday, February 8, 2014 at Jungle Island**

City Manager Gorland read the agenda packet memo in its entirety.

By consensus, Council agreed to purchase a black and white ¼ page ad and six tickets.

**10B) Resolution No. 2014-3608 – A Resolution of the City Council of the City of Miami Springs Approving a New Lease Agreement with The School Board of Miami-Dade County, Florida for the 501 East Drive/Stafford Park Site; Authorizing the Proper Officers and Officials to Execute the Lease Agreement and any other Required Documentation Related thereto; Effective Date**

City Attorney Seiden stated that the City advised the School Board that they going to consider the resolution this evening and send it to them in the morning. The resolution attaches all of the documents that are specifically referenced. He was also asked to redraft the facility agreement that the City has with the Historical Society because it did not reference the new lease or the requirements incorporated within it. He referred to Agenda Item 10E which is the Sublease Agreement.

City Attorney Seiden said that he spoke to someone from the School Board and was told that they were prepared to present the agreement and that their internal committee had prepared a memorandum approving the transaction. They said that they were going to move forward although they may revise the City agreement so it is more accurate. The School Board has agreed to use those documents as the approval documents.

City Attorney Seiden noted that Agenda Item 10E is the same document except that he adjusted three provisions dealing with authority to sublease, inclusion of lease terms and conditions and other minor adjustments. He was never given any specifics as to what the objections were except for the fact that it did not reference the current lease. He would ask that Council adopt it or authorize it in concept, subject to the School Board's approval. He will bring it back in revised form if necessary.

Councilman Lob moved the item. Councilman Petralanda seconded the motion which was carried 5-0 on roll call vote.

**10C) Resolution No. 2014-3609 – A Resolution of the City of Miami Springs Calling for the Holding of a Special Election for the City on Tuesday, April 8, 2014; Specifying the Purpose of the Special Election; Providing Authorizations and Directions to the City Clerk; Effective Date**

City Attorney Seiden read the resolution in its entirety.

City Attorney Seiden commented that the Special Election date is set for April 8, 2014, which the County's Election Department has agreed to. There was miscommunication as to the proper format. He has just recently received a copy of a contract that he needs to review. He changed the language to say that the City would have an agreement as to the contract prior to the election. He asked Council to review the ballot question which reads as follows:

*"Shall the City Council be authorized to sell and rezone the 10,299 square feet of Golf Course property adjacent to the former James Medical Clinic currently under License Agreement as a parking area to proposed contract purchasers for \$115,000?"*

City Attorney Seiden said that he wanted to include as much information as possible in the question. In speaking to Mr. Perez-Vichot, he is going to prepare publication materials prior to the election in order to educate the electorate on the issue. Assuming a positive result, the City can determine whether they will close before the official rezoning and the Comprehensive Plan process that is required.

City Attorney Seiden stated that Exhibit "A" shows a line of demarcation inside and outside the golf course. The original exhibit shows the yellow area that it is within the golf course property.

Vice Mayor Bain suggested including the size of the land in the ballot question which is less than one quarter of an acre.

By consensus, Council agreed to amend the ballot question to read as follows:

*"Shall the City Council be authorized to sell and rezone the 10,299 square feet (less than a quarter of an acre) of Golf Course property adjacent to the former James Medical Clinic currently under License Agreement as a parking area to proposed contract purchasers for \$115,000?"*

Mayor Garcia asked what the City Clerk's office has to do in terms of the filing and Acting City Clerk Hitaffer commented that there is a lot less involved in this type of election. She believes that it only involves legal advertising and she has already worked on a schedule.

Mayor Garcia asked if there were limits to what Mr. Perez-Vichot could do and Acting City Clerk Hitaffer replied that she would have to contact the Elections Department to find out because this is the first time the City has done something like this. She knows that if a political committee is formed that it would involve campaign reporting requirements.

Councilman Petralanda asked if the question should state what the property it is being rezoned as and City Attorney Seiden replied that it can only be rezoned according to the zoning in the adjacent Airport Golf District.

Vice Mayor Bain moved to adopt the resolution with the changes in the ballot question made by Council. Councilman Lob seconded the motion which was carried 5-0 on roll call vote.

(Agenda Item 10D was discussed after Agenda Item 10E)

**10D) Consideration of Drafting a Resolution Requesting an Intergovernmental Agency Agreement with Miami-Dade County Granting the City of Miami Springs Autonomy Regarding Street Safety and Traffic Calming on all Roads in the City**

City Manager Gorland said that this resolution came from another community since other communities are taking this responsibility over from the County. He has tried to find out if there has been any liability exposure but the Florida League of Cities has not yet responded.

City Attorney Seiden stated that the City will now be assuming the responsibility for determining signage and where it should be placed within the City. If it proves to be a wrong decision from an engineering standpoint and it causes some type of injury or accident then the City would have to face liabilities.

By consensus, Council directed the Administration to obtain information and bring it back to Council.

**10E) Review of Proposed Sublease Agreement (Revised Facility Agreement for Miami Springs Historical Society)**

This agenda item was discussed under Agenda Item 10B.

Councilman Lob moved to approve the sublease agreement in concept as per the City Attorney's request. Councilman Petralanda seconded the motion which was carried 5-0 on roll call vote.

**11. Other Business:**

**11A) Scheduling of a Special Meeting in February for Review of Investment Grade Audit from ConEdison**

City Manager Gorland explained that the proposed meeting would take approximately two hours for Council to consider a proposal that the City has been working on for about six months to upgrade the lighting and other electrical facilities. The expense will be paid back as a result of reduced power usage.

Mayor Garcia asked if there was information that Council could have prior to the meeting for review and City Manager Gorland said that they could receive the information except it is highly complicated to understand without an explanation.

Mayor Garcia said that he would like to have an explanation before the meeting in order to help Council make a decision and not be pressed to make a decision on the same night that the information is presented.

By consensus, Council agreed to discuss this item at one of the upcoming regular meetings if the agenda is small.

**12. Reports & Recommendations:**

**12A) City Attorney**

None.

**12B) City Manager**

**Heat on Wheels**

City Manager Gorland reported that there is a Heat on Wheels tournament this weekend at the Community Center at 9:00 a.m. on Saturday and Sunday. He recommended that Council go to watch a game because it is amazing to watch.

**Workshop Meeting**

City Manager Gorland reminded Council of the Workshop meeting on Wednesday, January 15<sup>th</sup> at 7:00 p.m. to discuss Code revisions.

## **Sports Programs**

City Manager Gorland said that the soccer, football and Little League programs are still going on and he encourages everyone to attend the games.

## **Daddy/Daughter Dance**

City Manager Gorland reported that the Daddy/Daughter dance is on Saturday, February 8<sup>th</sup>.

## **Farmers Market**

City Manager Gorland stated that the Farmers Market is doing well and he encouraged everyone to make a visit.

## **Workshop Meeting**

After discussion, Council agreed to change the time for the January 15<sup>th</sup> Workshop meeting to 6:00 p.m.

To answer City Attorney Seiden question, Mayor Garcia said that it is a Workshop meeting and Council does not take comments from the residents.

## **12C) City Council**

### **Congratulations**

Mayor Garcia congratulated Mikey Gavila for completing his marathon and Mr. Gavila said that he finished the 26-mile marathon in 4 hours and 55 minutes.

### **Hank Flowers**

Vice Mayor Bain said that he hopes that Hank Flowers gets well soon and he will keep him in his prayers since he means a lot to him.

### **City Clerk Selection**

Vice Mayor Bain said that he wishes Council would have reconsidered their decision for the City Clerk selection but he understands that they did what they thought was right.

### **Lost and Found Pets**

Councilman Petralanda thanked City Manager Gorland for implementing information on the City website for lost and found pets.

### **City Clerk Selection**

Mayor Garcia hopes that Assistant City Clerk Sakal and Acting City Clerk Hitaffer are not going anywhere. He thanked them both for all of their hard work. He said that they both are a very important part of the department and the job that has been done since former City Clerk Valls retired. There has been magnificent team work and he thinks the department will continue to have a magnificent team with City Clerk Erika Gonzalez-Santamaria.

**Lieutenant Governor**

Mayor Garcia said that if everyone tunes in to their televisions at approximately 9:30 a.m. Governor Scott will be making a very important announcement about his appointment of Property Appraiser Carlos Lopez-Cantera as the Lieutenant Governor.

**13. Adjournment**

There being no further business to be discussed the meeting was adjourned at 9:35 p.m.

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Zavier M. Garcia  
Mayor

**ATTEST:**

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Suzanne S. Hitaffer, CMC  
Acting City Clerk

Approved as \_\_\_\_\_ during meeting of:

Transcription assistance provided by Elora R. Sakal.

Words ~~-stricken through-~~ have been deleted. Underscored words represent changes. All other words remain unchanged.

**DRAFT**



***City of Miami Springs, Florida***

The Miami Springs City Council held a **WORKSHOP MEETING** in the Council Chambers at City Hall on Wednesday, January 15, 2014, at 6:00 p.m.

**1. Call to Order/Roll Call**

The meeting was called to order at 6:21 p.m.

The following were present:

- Mayor Zavier M. Garcia
- Vice Mayor Billy Bain
- Councilman Michael Windrem
- Councilman George V. Lob
- Councilman Jaime A. Petralanda

Also Present:

- City Manager Ronald K. Gorland
- Assistant City Manager/Finance Director William Alonso
- City Attorney Jan K. Seiden
- Building & Code Compliance Director H. "Tex" Ziadie
- Acting City Clerk Suzanne S. Hitaffer

**2. Invocation: Vice Mayor Bain**

**Salute to the Flag:** The audience participated.

**3. Code Revisions:**

City Attorney Seiden advised Council of the City Clerk position and salary. Ms. Gonzalez-Santamaria's current salary is \$73,000 with a 5% raise in May. She requested that the City consider starting her at \$75,000. She is under contract with Southwest Ranches and must give a 60 days' notice but she said that she may be able to negotiate for 30 days.

Council agreed to place this discussion on the next agenda for the next regular meeting.



### 3A) Commercial Vehicles

Mayor Garcia clarified for the residents that this is a workshop meeting and there will be no audience participation. He encouraged the residents to contact Council should they have any questions, comments or concerns.

Building and Code Compliance Director Harold "Tex" Ziadie stated that the last time commercial vehicles was discussed a memo was given to Council from City Attorney Seiden which explained modifications that could be made to the ordinance. There have not been any changes to the draft of the ordinance and it still includes a provision for allowing variances for parking in a side or rear yard for vehicles that exceed the size limit. The specific vehicles that are prohibited are listed on the first page.

City Attorney Seiden added that Council has had a number of meetings on the ordinance that was drafted for discussion purposes but could not come to an agreement. The first page tries to set forth the basics as simplistically as possible. It is not all agreed upon but it is a decent starting point. A provision was added in Section three which states that there is discretion to approve specific vehicles. He tried to address as many of the comments that were made before within this document.

Mr. Ziadie noted that with regards to the vehicle size, he did some research and went to a couple of dealerships. He measured every large vehicle on the lot and found out the size of the longest vehicle and the tallest vehicle. The longest vehicle that was non-commercial was 22 feet long.

City Manager Gorland asked where tow truck vehicles would be listed and Mr. Ziadie replied that they would be listed as a commercial transport vehicle.

Mr. Ziadie commented that the proposed regulations for other zoning districts besides residential districts are also listed.

Mayor Garcia would like for Council to discuss whether a personal vehicle that is wrapped with advertising would be considered a commercial vehicle.

City Attorney Seiden advised Mayor Garcia that currently within Section one, those vehicles are permitted.

City Attorney Seiden said that he will prepare a draft ordinance based upon what was presented.

### 3B) Signs

Mr. Ziadie said that the only major issue in terms of enforcement is the percentage of window coverage that is allowed. The current ordinance only allows 15% coverage. A decision needs to be made on whether to increase the percentage or keep it the same.

Mayor Garcia believes that it should be amended. He is uncertain as to whether or not the City should allow complete coverage of a window. There are window coverings that allow the business to see out but people on the outside cannot see into the business.

Mayor Garcia asked how the sign ordinance works when there are multiple businesses in one building and Mr. Ziadie responded that the ordinance is referenced by property and each property is limited to 15%.

To answer Mayor Garcia's question, Mr. Ziadie said that a building with multiple windows would only be able to cover 15% of each window.

City Attorney Seiden stated that there could be a standard the deals strictly with the coverings that Mayor Garcia mentioned since it is different from signage.

To answer Mayor Garcia's question, Mr. Ziadie commented that Council could limit the amount of window coverage for advertising purposes and decorative purposes.

Discussion ensued regarding some businesses in the City that have more than 15% of their windows covered.

City Attorney Seiden explained that Council could draft an ordinance in a fashion that says that the Department could consider the total square area of all the windows so long as the total percentage of the total square area was not covered.

Councilman Lob said that if Council is going to discuss the allowance of complete window coverage then murals should also be talked about. Some of the business windows are very large.

Vice Mayor Bain suggested that Mayor Garcia and Staff could come up with a guideline and bring it back to Council for review and discussion.

Mayor Garcia gave an example of closed businesses in Coral Gables and explained that the City uses their own type of paper with photos of the City to cover the windows of the empty business.

Mayor Garcia asked what the standard window coverage is in other cities and Mr. Ziadie replied that the standard is probably 25% coverage.

Mayor Garcia asked if Mr. Ziadie could show Council the difference between 15% and 25% coverage.

Discussion ensued regarding the signage being a certain square footage and other ways of measuring signage.

City Attorney Seiden asked for some direction from Council.

Councilman Lob stated that he believes that if a building has a design or photo instead of an advertisement covering the entire window he would be okay with that.

City Attorney Seiden asked if Council had an issue with what Councilman Lob stated and no other Council members stated that they had an issue.

City Attorney Seiden clarified that Council will be legislating anything that blocks the clear unobstructed view of the inside and outside. The one exception is going to be the perforated material and as long as it is art in the nature of artwork and not signage then it would be allowed.

Councilman Lob asked if Mr. Ziadie could provide Council with some examples from other Cities and he replied affirmatively.

City Attorney Seiden said that the information that has been requested will be given to Council before they meet again.

Mayor Garcia stated that there should also be discussion on setting standards for the maintenance of signage.

Mr. Ziadie commented that the issue Mayor Garcia is discussing would fall under maintenance of property.

Mayor Garcia asked what the maintenance regulations are because there are signs that are very old and the letters are peeling and outdated.

Mr. Ziadie said that approximately three years ago Code Compliance did a street sweep and some of the businesses along Westward Drive replaced their signage. It is an ongoing project.

Mayor Garcia asked how Council felt about requiring the business owner to remove their signage after the closing of the business.

Councilman Lob stated that he was okay with requiring the building owner to remove the signage.

Mayor Garcia asked what would be done once a building is vacant and City Attorney Seiden replied that the City could do something similar to the example he gave with the City of Coral Gables. The business owner could purchase a certain amount of paper to cover the windows and the paper could showcase photos of the different areas in the City.

Mr. Ziadie said that the language that is used in the recommendation reads as follows:

*"No sign advertising any business within the City shall be allowed to remain in place for more than 90 days after the closing of the business."*

Mr. Ziadie commented that the reason for the 90 days is because there have been situations where a business will close and then a month later they would reopen.

Mayor Garcia referred to Holleman's as an example of signage that is left up when a business is closed. There is a new restaurant in that location that lasted a few months and the sign still remains there. He questioned how long the sign would stay up.

Vice Mayor Bain stated that maybe if the sign stays up someone else will see an opportunity in that area and be able to use the same sign.

Mayor Garcia asked if Mr. Ziadie could find out what occurs in other Cities with signage for closed businesses.

Mr. Ziadie said that another frequent complaint the Department receives is in regard to open house and talking house signs. The Code currently states that talking house or open house signs are allowed on private property with the permission of the owners, specifically designated public rights-of-ways, and on the public right-of-way area of the street where the subject sale property is located.

Mr. Ziadie recommended that the language should be changed to say "on the public right-of-way area directly connected to the property being offered for sale."

City Attorney Seiden suggested that Council could also consider having one sign on the swale at the end of each street for the block that the house is located on.

Mr. Ziadie noted that his only issue with City Attorney Seiden's suggestion is that the person who lives on the corner will have open house signs on the swale of their home.

Vice Mayor Bain said that he would not mind having the signs in the swale area. But if it is an issue then the sign should be put in front of the home that is for sale.

By consensus, City Attorney Seiden will draft the ordinance to have the signs in front of the home that is for sale.

### **3C) Feeding of Animals or Birds on Public Property (Possible New Code)**

Mr. Ziadie commented that there are currently no prohibitions from feeding animals or birds and there have been many complaints regarding this issue. Council may want to discuss this issue for private properties as well as public properties because, in his opinion, nobody should be allowed to go into someone else's private property to feed animals or birds.

Councilman Lob said that he has heard many complaints regarding the feeding of animals and birds. He does not believe that anyone should be allowed to feed animals and birds on someone's private property. Animals also have certain diets and people may think that they are doing something good by feeding them but in reality they are hurting the animals.

Vice Mayor Bain commented that this discussion should be coordinated with Laney Silver and the C.A.T.S organization because they work hard to help the cats. He agrees with the issue of feeding animals on private property.

Discussion ensued regarding people feeding animals on private properties such as the parking lot of Milam's Market.

Mr. Ziadie stated that this issue was taken into consideration in the recommendation. The recommended addition to the Code reads as follows:

*"No feeding of any animals or bird shall take place in an exterior area of any commercial or multi-family zone district in the City."*

Mr. Ziadie noted that he has spoken to Laney Silver on several occasions regarding this topic and there were no disagreements.

### **3D) Noise Ordinance**

Mr. Ziadie said that the only recommendation for the noise ordinance is to add some stipulations. The current ordinance only deals with construction sounds in the early morning. It is being suggested that a provision be for the operation of lawn or other property maintenance equipment and hours before 7:00 a.m. are considered early hours.

Councilman Lob suggested changing the early hours to any time before 8:00 a.m. He would like to know how it would affect the lawn service companies that work in the City before Council decides to change the time.

Vice Mayor Bain said that the lawn services would have to adapt to the changes.

Mr. Ziadie noted that this is an ordinance that is only enforced by complaint.

By consensus, Council agreed to amend the time to 30 minutes after sunset until 8:00 a.m.

Mayor Garcia commented that he would like Council to consider setting a beginning time for the noise ordinance in terms of parties at night.

Mr. Ziadie noted that the noise ordinance is in place 24 hours a day and Mayor Garcia replied that he has an issue with that provision.

Mr. Ziadie commented that the only provision in the Code that time is regulated for pertains to noise making devices such as construction, restaurants and bars.

Councilman Petralanda said that this is a crucial topic and he believes that the Code should stay the way it is.

Mr. Ziadie read the following from the Code and stated that it refers to restaurants and commercial businesses:

*"It shall be unlawful for any person owning, occupying or having charge of any business establishment or part thereof to cause or allow the playing or operating of music boxes, juke boxes, radios, musical instruments or any other musical devices on or about the premises between the hours of 10:00 p.m. and 7:00 a.m."*

City Attorney Seiden suggested that Council amend the Code Section that Mr. Ziadie just read and not the Code Section for the noise ordinance that is in place 24 hours.

Mayor Garcia said that he does not want a person playing a guitar or having a party at 5:00 p.m. to be considered a noise complaint.

City Manager Gorland explained that there are a lot of kids in this community now. The equipment that supports a band is not designed for residential areas and yet it is used in residential areas.

Mr. Alonso read the City of Miami Beach code pertaining to noise as follows:

*"The operation of any such instrument, phonograph machine or device between the hours of 11:00 p.m. and 7:00 a.m. in such a manner as to be playing the audible at a distance of 100 feet from the building, structure or vehicle in which it is located shall be evidence of a violation of this Section."*

Mayor Garcia would like to amend the times to not allow music from midnight to 8:00 a.m. and Councilman Petralanda did not agree with amending the times.

Councilman Windrem would like to know how many complaints there have been in the last 90 days, what times those complaints were made and if the complaint was for the same location.

City Attorney Seiden suggested that Council could make the amendment consistent with commercial properties as well and Council agreed.

Discussion ensued regarding homes that are close to commercial businesses that play music.

### 3E) Dumpster Enclosures

Mr. Ziadie said that when the ordinance was drafted, the initial requirement of the ordinance was that all properties that did not comply were given 18 months to install dumpster enclosures. If they had dumpster enclosures already, but did not meet the requirements of the Code, they were given an additional 15 months to comply. Notices of violation were supposed to have been sent out to every commercial or multi-family residential property that had a dumpster that did not comply but this was never done.

Mr. Ziadie stated that the result is that there are many businesses with dumpsters and no enclosures. He asked if Council wanted to send the notifications now to advise business owners that they must enclose their dumpster or apply for a variance. It is believed that the reason for this code was because of aesthetics but he is more concerned about the safety aspect if a hurricane were to come; the dumpsters would roll up and down the streets or objects would fly out of them.

Vice Mayor Bain suggested creating moats around the dumpsters to prevent them from rolling around.

Mayor Garcia asked if the Code Compliance Department received complaints and Mr. Ziadie said that the problem is that it is a provision in the Code that needs to be dealt with because it is not being enforced. If the code is not being enforced then it should be changed.

Vice Mayor Bain referred to the parking lot behind Canal Street that belongs to the City. He suggested that in this case the City should be responsible.

Councilman Lob asked if there was something in the Code that requires business owners to secure their dumpsters in the event of a natural disaster and Mr. Ziadie responded that there is nothing in the Code specifically related to dumpsters. In the event that a natural disaster is approaching, they will visit construction sites and provide notices to them to ensure that their dumpster is secured or emptied before the storm arrives.

Mr. Ziadie recommended that the Code should be amended to require enclosures for all new construction and for existing dumpsters the owner should be required to have some means of securing it during a storm.

Council agreed to Mr. Ziadie's recommendation to eliminate the amortization period for dumpster enclosures and substitute a provision for securing them.

### **3F) Trash Pick-up Regulations**

Mr. Ziadie said that the complaints that are received in regard to trash pick-up regulations are mostly for the properties that are along South Royal Poinciana. Trash is put out along the street which includes couches and toilets. This is a recommendation to amend the Code to restrict the placement of trash.

Vice Mayor Bain agreed with the recommendation but suggested that commercial be separated from residential. Commercial properties should be restricted to putting out trash 48 hours before pick up and removing the bins 48 hours after pick up, while residential properties could be on a complaint basis.

Discussion ensued regarding whether the Code should apply to either residential and commercial properties or just commercial.

Mayor Garcia said that he is okay with keeping commercial and residential separate but would like to have more discussion on this again.

Mr. Ziadie clarified that for right now the amendment will be created for commercial and multi-family properties only.

### **3G) Wall Murals**

Mr. Ziadie said that there is currently no code provision for regulating wall murals or art work, therefore a property owner on either a residential, commercial or multi-family property could paint a wall mural or other artwork onto their walls.

Vice Mayor Bain suggested that this item be tabled so that Staff can provide Council with examples of the code regulations from other cities.

City Attorney Seiden commented that he does not believe that Council should consider this item at all. This is mainly for the downtown neighborhood district, commercial district and other areas.

This item was tabled.

### **3H) Shutters as Security Devices**

Mr. Ziadie said that particular provision in the Code as it relates to commercial properties has been on hold since 2008, and he would like to know if Council wants to begin enforcing this again.

City Attorney Seiden said that a decision cannot be made tonight regarding this issue and it will be placed on the next agenda so that Council can advise Staff what they would like to do.

**31) Section 150-013 - Residential Plantings, Fences and Walls**

Mr. Ziadie commented that fence height for side and rear yard is limited to six feet. In the past, there have been a number of fences and primarily metal gates installed in the City. He spoke with the Building Official and he would approve certain gates as long as there is no wind load issue. The Florida Building Code will only allow the City to regulate fences and gates up to six feet. He suggested that if a provision is included in the Code then it should state that the limit is six feet with the exception of decorative elements that are allowed on certain gates provided that the wind load requirements are met.

City Attorney Seiden said that under the current Code the person with the gate will have to get a variance and before doing so they should have their fence wind load tested because the wind load test can supersede the variance. It is not a matter of changing the Code; it is a matter of the resident having a wind load test done.

Councilman Lob suggested that a provision be included in the Code that states that someone can install a decorative border as long as it meets wind load requirements.

Mayor Garcia asked what the height limitation would be. With regards to gates, he would not have an issue with the decorative features going three feet above the required six feet.

Mr. Ziadie said that in speaking to the Building Official, he recommends that the fence not go more than two feet above what is allowed which is six feet.

Mayor Garcia said that he would not mind having a gate with a total height of nine feet as long as it passes the wind load test.

Councilman Windrem said that he is in favor of allowing gates with a height up to nine feet as long as it meets the wind load test.

Discussion ensued regarding decorative elements on the posts of six foot fences that the City has historically allowed. Mayor Garcia requested examples of the codes from other cities.

Mayor Garcia asked for Council to consider the allowance of wood fences in the front of the house not to exceed 42-inches.

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4. Adjournment

There being no further business to be discussed the meeting was adjourned at 8:47 p.m.

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Zavier M. Garcia  
Mayor

ATTEST:

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Suzanne S. Hitaffer, CMC  
Acting City Clerk

Approved as \_\_\_\_\_ during meeting of:

Transcription assistance provided by Elora R. Sakal.

Words ~~-stricken through-~~ have been deleted. Underscored words represent changes. All other words remain unchanged.



## *City of Miami Springs, Florida*

The Miami Springs City Council held a **REGULAR MEETING** in the Council Chambers at City Hall on Monday, January 27, 2014, at 7:00 p.m.

### 1. Call to Order/Roll Call

The meeting was called to order at 7:05 p.m.

The following were present:

- Mayor Xavier M. Garcia
- Vice Mayor Billy Bain
- Councilman Michael Windrem
- Councilman George V. Lob
- Councilman Jaime A. Petralanda

Also Present:

- City Manager Ronald K. Gorland
- Assistant City Manager/Finance Director William Alonso
- City Attorney Jan K. Seiden
- Chief of Police Peter G. Baan
- Professional Services Supervisor Tammy L. Romero
- Acting City Clerk Suzanne S. Hitaffer
- Assistant City Clerk Elora R. Sakal

### 2. Invocation: Offered by Mayor Garcia

Salute to the Flag: The audience participated.

### 3. Awards & Presentations:

#### 3A) Proclamation – “Skyler Odin Day”

Mayor Garcia presented a proclamation to Skyler Odin in recognition of her exemplary achievements and numerous awards, including Junior Orange Bowl Princess and “Do the Right Thing” Student of the Year award.

Skyler introduced her family members who were in the audience.

**3B) Certificate of Appreciation to Richard Lyons for his Plant Donations to the Butterfly Garden**

Mayor Garcia presented a Certificate of Appreciation to Richard Lyons for his generous donation of plants for the butterfly garden.

On behalf of the Board of Parks and Parkways, Board member Irene Priess presented a framed River Cities Gazette article about Mr. Lyon and his generous donation of plants. She said that the Board appreciates everything he did for the City.

Mr. Lyons thanked everyone and introduced his wife Patricia who was in the audience.

**4. Open Forum:**

**Police Pension**

Officer Janice Simon of 201 Westward Drive stated that she has been with the Miami Springs Police Department for 15 years. She said that if nothing is done to fix the police pension that is satisfactory to both sides, she fears for the future of the Miami Springs Police Department. In the next four years approximately ten senior members of the Department will be leaving who are in the DROP and younger officers may leave to find another department that offers a better salary and benefits. Experienced officers may leave because they cannot afford to stay with this Department any longer.

Officer Simon said that adding years to their employment and asking them to pay increased amounts toward their pension does not solve the problem. When she began working for the City she agreed to retirement in 20 years at 30% of her salary. Now she is approaching retirement in less than five years and the City wants to change the rules. Extending the years of service for officers who are close to retiring is not morally or ethically right. She has not received a step raise in more than five years and her pension contributions are going up.

Office Simon gave an example of her first paycheck of the month in which her pension contribution is \$679.49. The second paycheck of the month the contribution is \$650.28 or 25.2% of her pay, which is one of the highest in the country. Currently they pay 18.6% with the difference coming from the 185 monies.

Officer Simon said that the Police Officers give the City all they have and they are asking to be respected as human beings and not as a source to cut in order to save money. They have tried to work with the City to find a solution and the cost sharing mechanism needs to be changed. It seems that the City would rather spend funds on a failing golf course, subsidize the Pelican Playhouse and Tennis Center. The City has a responsibility to be fiscally responsible for the citizens and it also has a responsibility to its employees.

**Police Pension**

Officer Juan Capote said that at the Regular Council meeting on August 13, 2012, Councilwoman Grace Bain said that she was very disturbed by what the Police Officers had to say that night during the Open Forum. She said that pressure had to be applied to people in order to come to a compromise, good or bad, but she did not realize that the people she was referring to were sitting at the dais that night.

Officer Capote said that it has been seventeen months and nothing had changed. Most of Council has the same faces and this is not new to them. He quoted the City Manager's statement in the River Cities Gazette Article in regard to the pension package that is similar to what is offered by the Florida Retirement System (FRS). He explained that the difference between the FRS and the City's proposal is a fixed contribution rate, but this would do away with the cost sharing mechanism.

Officer Capote referred to Mayor Garcia's comments at the same meeting when he said that he was willing to jeopardize "the golden egg" in order to reach a compromise, but none of the offers made by the City since that time have ever reflected that. They have been told by the City's Labor Attorney that the offer did not affect the cost sharing mechanism. He said that the City Manager stated that the contribution could be reduced from 29% to 19% and this is true for only one year. Next year the cost will go up and "the golden egg" guarantees that the cost will be split almost down the middle and he will be paying more money for fewer benefits, which is worse than the current benefit status.

Officer Capote asked Council to give him defined benefits with a fixed contribution rate and he and his fellow officers will be on board. He commented that there is a reality that he is not sure anyone is planning for: One person is set to retire this year; four the next year; three the year after that and three in 2017. He said that ten people equates to 1/4 of the Police Department.

Officer Capote asked how the City will replace those positions with quality people without a competitive benefits package; the sad answer is that they will not be able to. Some may fit in, but others will be less than ideal and they will not care about the benefits. These will not be the type of people that he would want to trust with his life and the residents should not have to either in order to save a few bucks. He urged Council to show that they care by compromising on a fair benefits package.

#### **Police Pension**

Officer Darryl Cates of 201 Westward Drive, member of the Miami Springs Police Department for more than 15 years, stated that the pension contribution is outrageous. He has attended almost every contract negotiation meeting when raises were rejected and there was no counter offer. Take home cars were rejected; an increase in comp time hours was rejected and they asked to utilize 5% of the red light camera revenue to offset the pension cost, which was rejected.

Officer Cates referred to the City website and a response to a River Cities Gazette article. He asked when the PBA representatives will be allowed to post their response on the website also, since the website is funded with taxpayer's money.

Officer Cates said that a few years ago they were at impasse and Council promised that they were going to fix the problem, but it was not fixed. He said that the contribution must be capped or it will continue to increase forever. The only real winner is the labor attorney who is getting paid with the taxpayer's money.

After going through the testing process for a Lieutenant position, Council decided that they were not going to make the promotion, according to Officer Cates. He said that all the officers who applied had to study for the test and command officers came in from other agencies for the oral interviews, which was a waste of time.

Officer Cates said that in July 2011, the FRS reduced their benefits to new hires and the City should also install a new pension plan for new hires, capping the pension for the current officers. This will cost money, but he asked Council to consider how much is it compared to the cost of his life. He asked Council to show them that they are appreciated, not to just say it, because words do not mean anything right now.

### **Police Pension**

Sergeant Claire Gurney of 201 Westward Drive stated that Miami Springs is a place where there is quality of life. Research shows there is a direct correlation between quality of life and the quality of police services. She said that if Council values what Miami Springs represents as a community, she does not understand how they can treat the Police Officers as second class citizens.

Sergeant Gurney said that the police pension is in crisis; without interventions officers will be contributing approximately 29% of their pay effective October 2014, which is almost 1/3 of their salary. No other city in the State of Florida comes close to this percentage. It is outrageous and unacceptable.

Sergeant Gurney said that Council can sleep comfortably at night because of the Police Department; they live without fear and crime and their children are protected because of the Police Department and now it is their turn to protect the ones that protect them and their families. She asked for Council to treat the police officers the way they deserve to be treated.

### **Miami Springs Historical Society**

On behalf of the Miami Springs Historical Society, Jim Watson of 350 Cardinal Street gave an update on the relocation of the museum and the fundraising activities of the Society. He reported that they currently have 117 members and they are ready to begin moving to the new location. They have secured temporary storage to protect the historic collection.

Mr. Watson thanked local architects Manuel Perez-Vichot and Roger Plasencia for the help they have offered. He announced that they have support from the Miami office of Perkins & Will, which one of the largest architectural firms in the world.

The next general meeting of the Society will be held on February 6<sup>th</sup> and Mr. Watson invited everyone to attend. He said that the Society is looking forward to Dade Heritage Trust Days and the Miami Springs historic tour, as well as the mini-museum in the City Hall lobby in February.

## **5. Approval of Council Minutes:**

### **5A) 01-08-2014 - Special Meeting**

Minutes of the January 8, 2014 Special Meeting were approved as written.

Vice Mayor Bain moved the item. Councilman Lob seconded the motion which was carried 5-0 on roll call vote.

6. Reports from Boards & Commissions: None

7. Public Hearings: None

8. Consent Agenda:

**8A) Curtiss Parkway Crosswalk Enhancement Project to Enhance Driver Awareness and Provide a Pedestrian Friendly Path to and From the Designated Transit and Shuttle Services, Utilizing Citizen Independent Transportation Trust (CITT) Funds:**

8A i. Recommendation that Council Award a Bid to Computer Electric, Utilizing City of Miami Springs Bid # ITBO3-11/12 in the amount of \$77,325.00, for the Cross Walk Traffic Signs and Labor Cost for the Curtiss Parkway Crosswalk Enhancement Project, this Project is Entirely Funded by CITT funds, Pursuant to Section 31.11 (E)(1) of the City Code

8A ii. Recommendation that Council Award a Bid to Wrangler Construction, Utilizing Miami Dade County RPQ #20130171 in the Amount of \$13,540.00, for New Concrete Curbs and Slabs for the Curtiss Parkway Crosswalk Enhancement Project, Pursuant to Section 31.11 (E)(5) of the City Code

8A iii. Recommendation that Council Award a Bid to Highway Striping, Inc, Utilizing Miami Dade County RPQ #20120101 in the Amount of \$9,500.00, for New Concrete Curbs and Slabs for the Curtiss Parkway Crosswalk Enhancement project, Pursuant to Section 31.11 (E)(5) of the City Code

City Manager Gorland pulled Agenda Item 8A. He said that it would be on the agenda for the first meeting in February.

**8B) Recommendation that Council Award a Bid to Wrangler Construction Inc., Utilizing Miami Dade County RPQ #20130171 in the Amount of \$49,465.00, to be Funded from the Stormwater Fund, for a New Storm Drain System Located in Alley Between Cardinal St. & Plover Ave., Pursuant to Section 31.11 (E) (5) of the City Code**

Councilman Lob moved the item. Councilman Petralanda seconded the motion.

To answer Vice Mayor Bain's question, Assistant City Manager/Finance Director Alonso said that the Stormwater fund is an enterprise fund and the revenue comes from the fee that the residents pay on their water bill. The funds must be used specifically for stormwater projects and any funds that are not spent during the fiscal year are accumulated in the fund.

The motion was carried 5-0 on roll call vote.

9. Old Business:

**9A) Appointments to Advisory Boards by the Mayor and Council Members**

None.

**9B) Salary and Date of Hire Negotiation for City Clerk Candidate Erika Gonzalez-Santamaria**

City Attorney Jan K. Seiden referred to the copies that Council received of the responses from Erika Gonzalez-Santamaria. He explained that she has an agreement with her current employer that requires her to stay 60 days or until approximately April 1, 2014. In response to Council's offer of the lowest salary range for the City Clerk in the pay plan, she has requested a salary of \$75,000 based upon the fact that she is currently earning \$73,000 and is due for a 3-5% raise in May that would raise her to that figure. Council must negotiate her beginning salary and the start date.

Mayor Garcia asked Ms. Gonzalez-Santamaria to respond to the 60-day starting date and whether or not she was able to negotiate 30-days, as mentioned in her letter.

Ms. Gonzalez-Santamaria said that she spoke to her Town Administrator and he is requesting that she stay 60-days until her replacement is found or until they go through the hiring process.

Councilman Lob moved to allow sixty days for the starting date. Councilman Windrem seconded the motion which was carried 4-1 on roll call vote with Vice Mayor Bain casting the dissenting vote.

Councilman Windrem moved to approve \$75,000 for the starting salary. Councilman Petralanda seconded the motion.

Councilman Lob said that Council is negotiating a \$2,000 difference and he would ask Ms. Gonzalez-Santamaria to start at \$73,000. He explained that Council had received some financial news and they are looking to make budget cuts wherever they can.

Ms. Gonzalez-Santamaria respectfully asked Council to consider \$75,000.

The motion was carried 3-2 on roll call vote with Vice Mayor Bain and Councilman Lob casting the dissenting votes.

To answer the Mayor's question, City Attorney Seiden stated that Ms. Gonzalez-Santamaria would contact the Human Resources Director to take care of all the documentation before her starting date of April 1<sup>st</sup>.

**10. New Business:**

**10A) Engagement of Siegfried, Rivera, Hyman, Lerner, De La Torre, Mars & Sobel, P.A. – City of Miami Springs v. Carivon Construction, Co. et. al. – Construction Defects**

City Manager Gorland stated that this item is relative to legal representation that is required as outlined in his memorandum of January 15, 2014, regarding the condition of the cypress poles used in the Curtiss Mansion construction. It was determined that they need to move as rapidly as possible regarding the repair/replacement and determining the parties that are responsible.

The City Manager explained that based on the advice of Attorney Michael Kurzman and City Attorney Seiden, it was determined that Mr. Kurzman will be immediately engaged and pursue negligent claims against all parties involved in the design and construction of the Mansion.

City Manager Gorland said that an additional issue is that three of the seven Mansion HVAC units have failed, which are under warranty and there is a manufacturing or installation problem that needs to be addressed. There is another \$2,500 invoice to cover the labor cost to replace the latest failure that needs to be paid from the parking lot funds.

Councilman Lob expressed his concern about the HVAC units and that the \$2,500 should be covered if there is an ongoing issue and City Manager Gorland agreed.

City Attorney Seiden said that they are special units that were designed for historic buildings and they are all under warranty. The issue is the labor cost and there must be something wrong with the engineering because three units have problems after only two years.

Vice Mayor Bain asked who will pay for the expenses and the City Attorney clarified that the City would pay for it out of the CMI parking lot monies with the hope of getting paid back.

To answer Vice Mayor Bain's question, City Attorney Seiden said that the Mansion is the City's responsibility because the City owns the building and the City has been involved in every step of the process. The fault is not CMI's and clearly the timber issue is someone's fault, which is left to be determined. They will explore all possible avenues of recourse and the Curtiss Mansion building and property belongs to the City, not CMI.

**Councilman Lob moved the item. Councilman Windrem seconded the motion which was carried 3-2 on roll call vote with Vice Mayor Bain and Councilman Petralanda casting the dissenting votes.**

Vice Mayor Bain commented that if the City is going to continue to take on the burden of the tough decisions on the Mansion, he would like to reconsider the leasing arrangements or the possibility of having an independent contractor take it over. He feels that most of the decisions were made by the CMI Board of Directors and when the times are tough it all comes back to the City.

**10B) Resolution No. 2014-3610 - A Resolution Of The City Council Of The City Of Miami Springs Amending The Current "Schedule Of Charges" For Building, Plumbing, Electrical, Mechanical And Other Related Permit Charges Or Fees; Effective Date**

City Attorney Jan K. Seiden read the resolution by title. He referred to page eleven of the Schedule of Charges and the change in the variance fees that were requested and approved by Council at a prior meeting.

**Vice Mayor Bain moved to adopt the resolution. Councilman Petralanda seconded the motion which was carried 5-0 on roll call vote.**



**10C) Resolution No. 2014-3611 - A Resolution of The City Council of The City of Miami Springs Providing for the Second Budget Amendment To The FY 2013-2014 Budget; By Recording Loan Proceeds, Other Received Revenues, And Debt Service Payments to the General Fund; Transferring The Expense of Hearing Officers to the Finance Department From the Police Department Budget in the General Fund; Appropriating Funds From the General Fund Designated Fund Balance For the Costs of Shoring Up the City Pool and Pool Facility; Providing Intent; Specifying Compliance With Budgetary Processes And Procedures; Effective Date**

City Attorney Jan K. Seiden read the title of the resolution.

**Councilman Windrem moved to adopt the resolution. Councilman Lob seconded the motion.**

To answer Councilman Lob's question about the funding, Assistant City Manager/Finance Director Alonso explained that there are no funds being expended that have not already been approved. The \$49,000 for the shoring of the pool facility is coming from the undesignated fund balance and the remaining items simply account for the revenues and expenses. There are no new expenditures that were not approved or budgeted.

The motion was carried 5-0 on roll call vote.

**10D) Resolution No. 2014-3612 – A Resolution of the City Council of the City of Miami Springs Amending the Schedule of Golf Charges and Fees for the Operation of the Miami Springs Golf And Country Club; Reserving the Right and Authority to Amend or Supplement the Schedule of Charges; Effective Date**

City Attorney Jan K. Seiden read the resolution by title.

**Councilman Windrem moved to adopt the resolution. Vice Mayor Bain seconded the motion which was carried 5-0 on roll call vote.**

**10E) Request from Tom Curtis to Sell Alcoholic Beverages on City Property and Extend Circle Closure Hours for the River Cities Festival on April 11, 12 and 13, 2014**

Mayor Garcia clarified that this item is brought to Council every year for approval and the request is same except for the extension of the hours for closing of the Circle.

**Councilman Lob moved to approve. Councilman Windrem seconded the motion.**

Mr. Tom Curtis wanted to give an update on the River Cities Festival and make sure everyone is aware when it is occurring. The Rotary Club is the non-profit arm that will be handling the alcoholic beverage sales, the same as in the past. They are asking to close the Circle at 2:00 p.m. on Friday afternoon, April 11<sup>th</sup>, instead of 4:00 p.m. He met with the Chief of Police who said that he needed Council approval.

Mr. Curtis said that another issue is the parking that is allowed at the end of the Curtiss Parkway adjacent to Harvest Moon, which will interfere with the set up and inspection of the Children's World equipment. He is requesting that the area be blocked off to allow for setting up the rides that day.

In response to Mayor Garcia, Mr. Curtis clarified that they are requesting to close the Circle on Friday, April 11<sup>th</sup> at 2:00 p.m.

Vice Mayor Bain asked if the motion should state that the Rotary Club is receiving approval to sell the alcoholic beverages and the Mayor said that the approval is given to the Festival Committee.

Mr. Curtiss stated that the Rotary Club is the charitable foundation, which is required to obtain the alcoholic beverage permit and a letter is needed from the City giving their approval.

**The motion was carried 5-0 on roll call vote.**

In regard to the request to block off the parking on Curtiss Parkway, Mayor Garcia commented that parking is allowed in that area for many businesses, not just Harvest Moon, and he would like the Administration and the Police Department to work out a solution with all the businesses.

Mr. Curtis reported that two stages are being brought in by Miami-Dade Country for the festival. The main stage is on the Circle and the other is on Canal Street by the parking lot. He would like to bring in the stages on Thursday.

Mayor Garcia said that the Administration should look into the request because there might be some issues to address before giving approval.

#### **10F) Discussion Regarding the Development of a Code for the use of Non-street Legally Certified Golf Carts on Miami Springs' Streets**

City Manager Gorland stated that the Administration is asking authority from Council to develop this proposal to the point of a formal recommendation for allowing golf carts on City streets. He said that it would be manageable, but it would take time and he would first like to know if this is something Council would like to do.

Mayor Garcia asked those individuals who signed up to speak to come forward.

Carlos Gonzalez of 600 Lawn Way stated that he owns a golf cart and he uses it mostly when he goes camping. He is not asking for anything illegal or to avoid the safety issues of the golf cart; he wants to comply with every street legal aspect of a golf cart, including lights, horns, seatbelts, adequate speed limit, proper licensing, etc. He is asking for nothing different from what the State of Florida requires.

Mr. Gonzalez stated that the golf carts take up less parking area and they do not go more than 20 mph. He researched other cities that allow golf carts and they do not allow them on the main streets, like Westward Drive, Curtiss Parkway, Royal Poinciana and Ludlam. He feels that golf carts would be good for the community and reduce pollution.

Thad Ovcarchich stated that he provided the Mayor with ordinances from Key Biscayne, Cutler Bay and Palmetto Bay. Miami Springs can follow what other cities have done to allow golf carts on the streets and it would be good for Miami Springs since it is a golf course community. He felt that it would be an incentive for people who own golf carts to take them to the Golf and Country Club.

Mayor Garcia commented that he would like Council to consider the idea and give direction to Staff if there is a consensus to go forward.

Councilman Lob asked for an opinion from Chief of Police Pete Baan.

Chief Baan said that there are safety issues that can be addressed in an ordinance and the City Attorney prepared a memorandum a few years ago regarding the state law that applies to the situation. Florida State law provides for a City like Miami Springs to enact a municipal ordinance to legalize the use of golf carts on City streets, not to be confused with low speed vehicles that have lights, horns, insurance, etc. According to Florida Statutes, a driver's license is not required to drive golf carts on City streets, but he would recommend some type of license because it would not be a good idea to allow kids without a license to drive a motorized vehicle on the streets.

Chief Baan noted that according to State law, golf carts are not allowed on some streets if the speed limit is more than 45 mph. Another issue is that signage is required and the City would have to install a lot of signs. He added that a municipal ordinance can be more restrictive than State law. In checking with Palmetto Bay and Cutler Bay, their police have nothing to do with the golf carts; Public Works or the Clerk's office provide the registration and inspections.

Mayor Garcia spoke with Key Biscayne and their police department provides the inspection.

Councilman Petralanda asked if allowing golf carts would require signage in front of residential homes and Mayor Garcia responded that he did not see any signs in Key Biscayne.

Mayor Garcia clarified that Council is not voting to implement anything or to spend any money; it is just a matter of giving direction to Staff to look into the possibility and provide more information about signage and regulations.

Vice Mayor Bain felt that Mr. Gonzalez had the best idea regarding low speed vehicles and then the City would not have to do anything. He felt it would be the easiest way.

Mayor Garcia said that low speed vehicles require a state license tag that has to be renewed every year, which is a burden. A low speed vehicle was his first thought and then he was told it is not the easiest way.

Mr. Gonzalez stated that they are trying to avoid a license tag because it is a burden. He has visited the cities that allow golf carts and he has only seen five signs that state it is a golf cart community and watch out for golf carts. Key Biscayne does not have signs and they abide by state law. A low speed vehicle goes more than 30 mph. and a golf cart typically goes 12 mph. while there are high speed motors that allow them to go up to 25 mph.

Mr. Gonzalez said that they want to avoid paying the initial inspection fee of \$1,500 plus the cost of a tag that is \$140 per year, plus insurance. They would rather pay a fee to the City every year.

By consensus, Council directed the Administration to move forward with the idea and obtain more information on the use of golf carts on City streets.

## 10G) Aquatic Facility Consultant Recommendation and Discussion

City Manager Gorland stated that in the process of moving forward on the replacement of the pool, the selection of the Aquatic Facility Consultant is probably the most important decision to be made. Council must decide how many of the seven firms are qualified and should be considered in the selection process. There is a Staff recommendation for five out of the seven as follows:

1. Stantec Consulting Services, Inc.
2. Gili-McGraw Architects, LLP
3. Bermello Ajamil & Partners, Inc.
4. Carty & Alleguez Architecture, Inc.
5. McHarry & Associates, Inc.

Mayor Garcia said that he is okay with reviewing the top five firms that were recommended by Staff, unless Council agrees to interview all seven.

Councilman Lob responded that he would be okay with reviewing five. He would also like to consider the funding issues going forward.

**Councilman Lob moved to hear presentations from the top five companies. Councilman Windrem seconded the motion which was carried 5-0 on roll call vote.**

City Manager Gorland stated that Professional Services Supervisor Tammy Romero had done an excellent job of vetting the RFQ responses.

To answer the Mayor's question, Ms. Romero clarified that there were a total of seven responses to the RFQ and fourteen companies attended the pre-bid meeting.

Ms. Romero stated that in the past, presentations have been limited to 30 minutes, including a question and answer session. She will do a random double draw by picking a number and a name in order to determine the order of the presentations.

Mayor Garcia asked if the all the companies would be allowed to sit in the audience to listen to all the presentations and City Attorney Seiden responded that they can sit anywhere they like.

City Attorney Seiden said that Council is dealing with a Request for Qualifications (RFQ) and that means the City is soliciting qualified firms to perform the work for design specifications and project supervision according to the Florida Statute.

Mayor Garcia stated that the City will acquire a loan to pay for the pool replacement. He was figuring that the expense for the consultant would be covered by the loan proceeds and the City Manager confirmed that it could be done.

To answer the Mayor's question, Ms. Romero clarified that she would let the firms know in advance the date and time they would be making their 30-minute presentation. She will explain how the order was selected with the double draw in a standard email.

Councilman Petralanda questioned whether or not the firms should be allowed in the audience while the presentations are being made and the City Attorney replied that it is a public meeting that is open to anyone who wants to sit in the audience.

Council agreed to schedule a Special meeting for either Wednesday, February 5<sup>th</sup> or Tuesday, February 11, 2014 at 7:00 p.m. depending on the availability of the firms.

11. Other Business: None

12. Reports & Recommendations:

12A) City Attorney

**Code Revision Ordinances**

City Attorney Seiden reported that he drafted six of the code revision ordinances that should be ready for first reading and discussion at the next Regular Council meeting. He is working on two additional ordinances that he will try to finish also.

12B) City Manager

**Pelican Playhouse**

City Manager Gorland announced that Pelican Playhouse is presenting "Homer's Odyssey" in the style of Dr. Seuss that is funny and imaginative. The play will run until Sunday, February 2<sup>nd</sup>.

**Daddy/Daughter Dance**

City Manager Gorland reported that the Daddy/Daughter Dance is sold out and they are taking reservations for a waiting list.

**Taste of the Springs**

City Manager Gorland said that the annual Taste of the Springs event will be held at Miami Springs Country Club on Sunday, February 9<sup>th</sup>.

12C) City Council

**Michael William Windrem**

Councilman Windrem announced that he and his wife had their first child on Friday, January 24<sup>th</sup> weighing in at 6 pounds 7 ounces. His son, Russell William Windrem, is Miami Springs' newest resident.

**Rotary Poker Tournament**

Vice Mayor Bain said that the weekend was spectacular with the Rotary Club Poker Tournament and Mayor Garcia placed fourth. He congratulated Harry Hearn who placed first and Tom Curtis for organizing the event.

### **MSVG Soccer Club**

Councilman Bain announced that the Miami Springs/Virginia Gardens Soccer Club held their annual banquet at Virginia Gardens on Sunday, January 26<sup>th</sup>. They received a proclamation and there were approximately 600 people in attendance.

### **Rotary Poker Tournament**

Mayor Garcia echoed Vice Mayor Bain's comments about the Rotary Club Poker Tournament. He hopes that next year's event is bigger and that the event could be held at a City venue. It was a great event and well organized.

### **MSVG Soccer Club**

Mayor Garcia congratulated the Miami Springs/Virginia Gardens Soccer Club who received a joint proclamation from him, on behalf of Miami Springs, and Virginia Gardens Mayor Deno for 29 years of service to youth soccer. The Club has reached out to many kids over the years that are now grown and it covers an 80-mile radius. He congratulated Club founders' Bill Reed, Spencer Deno, Jimmy Carter and others for a great job.

### **Lady Hawk Regional Semi-finals**

Mayor Garcia urged everyone to attend the Regional Semi-finals of the Miami Springs Senior High School "Lady Hawk" Girls' Soccer Team at Pines Charter School on Tuesday evening, January 28<sup>th</sup>.

### **Relay for Life**

Vice Mayor Bain congratulated City Manager Gorland for receiving the Relay for Life purple toilet.

### **Relay for Life**

Mayor Garcia reported that the Relay for Life Optimist Club team fundraiser is a purple toilet that is sent to someone's home and for \$10.00 it can be picked up and taken away. For \$20.00 it can be sent to another house or for \$30.00 it can be sent to another house with insurance to make sure it never comes back.

13. Adjournment

There being no further business to be discussed the meeting was adjourned at 8:31 p.m.

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Zavier M. Garcia  
Mayor

ATTEST:

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Suzanne S. Hitaffer, CMC  
Acting City Clerk

Approved as \_\_\_\_\_ during meeting of:

Words ~~-stricken through-~~ have been deleted. Underscored words represent changes. All other words remain unchanged.

**CITY OF MIAMI SPRINGS GENERAL EMPLOYEES'  
RETIREMENT SYSTEM  
MINUTES OF THE MEETING HELD  
NOVEMBER 7, 2013**

The regular meeting of the Board of Trustees of the City of Miami Springs General Employees' Retirement System was called to order at 8:34AM by Chairman Tom Cummings in the Commission Chambers at the City of Miami Springs City Hall at 201 Westward Drive, Miami Springs, Florida.

**TRUSTEES PRESENT**

Tom Cummings, Chair  
Sheryl Bowein, Secretary  
Francisco Arguelles, Trustee  
Ronald Gorland, Trustee  
Terri Schuh, Trustee

**OTHERS PRESENT**

Audrey Ross, Pension Resource Centers (PRC)  
Steve Cypen, Cypen & Cypen  
Grant McMurry, ICC Capital  
Brendon Vavrica, Thistle Asset Consulting  
Jim Haymes, Polen Capital  
Steve Atkins, Polen Capital

**PUBLIC COMMENTS**

N/A

**INVESTMENT MANAGER REPORT: POLEN CAPITAL MANAGEMENT (JIM HAYMES & STEVE ATKINS)**

Mr. Haymes introduced himself and Mr. Atkins. He briefly updated the board on the firm and noted that they got 3 new clients within the last quarter and also their current investors are adding more money with them as well. Mr. Haymes reviewed the funds historical performance and explained why they have been underperforming more recently. He commented that this plan has had a bad run with Polen since they were hired earlier this year, but he reminded the board that Polen adds the downside protection to the portfolio. For the quarter ending September 30, 2013 the fund was still behind the index net of fees at 6.48% versus 8.11%, and for the fiscal year ending 2013 they are in the same position at 7.76% net of fees versus the index at 18.03%. Lastly, since inception on January 3, 2013 though October 31, 2013 they are also behind the index at 11.98% versus 23.25%. Mr. Atkins reviewed the funds stock selection and discussed how the market change has affected their performance. Polen only buys high quality growth companies with low debt and unfortunately the market is not rewarding their investments style at this time. Investors are currently looking for low yield in the market place and unfortunately it is not coming from the high quality stocks. Mr. Atkins reiterated that Polen helps protect the portfolio on the downside over time and they do not go up as high as the index does when the market does rise. Currently they feel that the market is being driven by non-fundamental issues, which does not work for their style. Hopefully things will start slowly turning around.

**INVESTMENT MANAGER REPORT: ICC CAPITAL MANAGEMENT (GRANT MCMURRY)**

Mr. Grant discussed the current market environment and commented that September was a volatile month. The 10 year Treasury bond yield rate increased, which made ICC shorten their duration to reduce their risk in the bond market. He also noted that there was not a lot of movement in fixed income, as investors are still moving into stocks. For the quarter ending September 30, 2013 the total fund was behind the index at 2.15% net of fees versus 3.55%,



but for the fiscal year ending 2013 they outperformed the index net of fees at 11.75% versus 11.564%.

**INVESTMENT CONSULTANT REPORT: THISTLE ASSET CONSULTING (BRENDON VAVRICA)**

Mr. Vavrica commented that he just received the Salem Trust September custodial statement yesterday so today's reports are hot off the press. He noted that Thistle will be doing a thorough comparison of statements to see if there was any impact to the portfolio because of Salem Trust's delays.

Mr. Vavrica reviewed the report for the quarter and fiscal year ending September 30, 2013. During the quarter all indices were positive, even fixed income, although it did not outperform the benchmark. He reviewed the plans compliance checklist and stated that there were a lot of "no's" for the total fund returns for all time periods. Mr. Vavrica briefly commented on the plan's current asset allocation and noted that the plan now has a 3% allocation to American Realty. For the quarter ending September 30, 2013 the total fund was slightly behind the index net of fees at 3.24% versus 4%, but for the fiscal year they outperformed the benchmark and also the plans assumed rate of return at 11.80% net of fees versus 10.70%. Mr. Vavrica briefly reviewed each manager's return for the quarter and stated that all the managers were positive, but Polen and ICC did not outperform their benchmark net of fees; American Realty did at 3.52% versus 2.59%. The board reviewed the risk versus reward chart and Mr. Vavrica pointed out that the plan has basically stayed in the same position (the "bad quadrant") for quite sometime now and it does not compare to other funds. Overall the plan is taking more risk for less of a return, but in 2010 the fund was at the top of the "bad quadrant" box, but now they are slowly moving towards the top which is positive. Mr. Vavrica stated that is why he has been trying to get the plan to diversify out more; such as International. The Trustees discussed and noted that they did recently invest in Real Estate which added a little more diversification to the portfolio, but they would also like to revisit the International funds since they already interviewed them. Mr. Vavrica noted that he will bring back the International information to the next meeting.

**MINUTES**

The board reviewed the minutes of the July 12, 2013 special meeting.

**MOTION: Ms. Bowein made a motion to approve the minutes of July 12, 2013 special meeting.**

**SECOND: Ms. Schuh seconded the motion.**

**CARRIED: The motion carried 5-0.**

The board reviewed the minutes of the August 1, 2013 regular meeting.

**MOTION: Mr. Gorland made a motion to approve the minutes of August 1, 2013 regular meeting.**

**SECOND: Ms. Schuh seconded the motion.**

**CARRIED: The motion carried 5-0.**

**DISBURSEMENTS APPROVAL**

Ratification of warrants processed since the August 1, 2013 meeting:

Warrant #	Payee	Amount	Invoice Date
331	<b>Holland &amp; Knight LLP</b> - Invoice #2939199 & #2948870 for professional services rendered through August 2013 (Pension Plan Compliance Review - IRS Determination Letter).	\$775.00	7/29/13 & 8/23/13
	<b>Cypen &amp; Cypen</b> - Invoice #6702 & #6727 (August & September 2013 Legal Fee)	\$2,500.00	8/1/13 & 9/1/13
	<b>Mutual of Omaha</b> (Inv #000295058776 & #000298987625) - September & October 2013 Life Insurance Fee	\$315.70	8/15/13 & 9/16/13
	<b>Resource Centers, LLC</b> - Invoice #12647 & #12709 (August & September 2013 Admin Fee)	\$3,134.46	7/31/13 & 8/30/13
	<b>Evergreen Insurance Agency</b> (Inv #6511) Fiduciary Liability Insurance Renewal - 8/22/13 to 8/22/14	\$5,356.54	7/23/13 (prepaid)
332	<b>Pollen Capital Management</b> - Performance Monitoring for the Quarter Ending September 30, 2013	\$5,572.00	10/7/13
	<b>Resource Centers, LLC</b> - Invoice #12764 (October 2013 Admin Fee)	\$1,550.00	9/30/13
	<b>Cypen &amp; Cypen</b> - Invoice #1754 (October 2013 Legal Fee)	\$1,250.00	10/1/13
	<b>Mutual of Omaha</b> (Inv # 000303392760) - November 2013 Life Insurance Fee	\$157.85	10/16/13
	<b>Holland &amp; Knight LLP</b> - Invoice #2960800 for professional services rendered through September 2013 (Pension Plan Compliance Review - IRS Determination Letter).	\$125.00	9/25/13
	<b>Thistle Asset Consulting, Inc.</b> (Invoice #20130915) Performance Monitoring for the Quarter Ending September 30, 2013	\$4,617.00	10/28/13
	<b>TC Capital Management, Inc.</b> (Invoice #5753358) 10/1/2013 - 12/31/2013 Quarterly Management Fee	\$14,463.42	10/4/13

**MOTION:** Mr. Arguelles made a motion to approve Warrants 331 through 332.

**SECOND:** Ms. Bowein seconded the motion.

**CARRIED:** The motion carried 5-0.

**BENEFIT APPROVALS:**

- **Applications for a Refund of Contributions:**
  - Maureen Harkey-Torres
  - Noslen Penaranda
  - Sandra Pell
- **Applications for Death Benefit – Active Member (Refund of Contributions):**
  - Fredrick Chernes (beneficiary of Scott Chernes - father) 33.3%
  - Paulette Chernes (beneficiary of Scott Chernes - mother) 33.3%
  - Tangie Chernes (beneficiary of Scott Chernes - sister) 33.3%

**MOTION:** Mr. Arguelles made a motion to approve the applications for a refund of contributions for Maurren Harkey-Torres, Noslen Penaranda & Sandra Pell; and the applications for death benefit (active member – refund of contributions) for Fredrick Chernes, Paulette Chernes, and Tangie Chernes (beneficiaries of Scott Chernes).

**SECOND:** Mr. Gorland seconded the motion.

**CARRIED:** The motion carried 5-0.

**FINANCIAL STATEMENTS**

Ms. Ross presented to the board the financial statements through the end of August 2013.

**The Board received and filed the financial statements through the end of August 2013.**

**OLD BUSINESS**

Ms. Ross noted that she has not heard anything back from Ms. Margaret Watson or her daughter since the last meeting. After the last meeting Ms. Ross explained that she confirmed with the Actuary yet again that the IRS publication tables that were provided to Ms. Watson were correct. The Actuary confirmed that they were correct, and Ms. Ross once again relayed that information to Ms. Watson and her daughter; she commented that has not heard anything back from them since.

**NEW BUSINESS**

Ms. Ross presented the board with the GASB 67 implementation package from GRS. The trustees tabled this matter until next meeting when Ms. Ross receives more information from GRS.

**OTHER BUSINESS**

The Trustees discussed staggering the investment manager's presentations in 2014. They noted that they would still like to hear from Thistle Assets every quarter, but they would like to alternate the attendance of Polen Capital and ICC to every other meeting.

**MOTION:** Mr. Arguelles made a motion to approve and authorize that ICC Capital and Polen Capital alternate attending the meeting dates in 2014 (each manager will only attend 2 meeting in 2014).

**SECOND:** Mr. Gorland seconded the motion.

**CARRIED:** The motion carried 5-0.

**REPORTS**

• **Administrator: PRC (Audrey Ross)**

- Ms. Ross presented the board with the 2014 meeting dates.
- Ms. Ross reviewed the letter from Salem Trust regarding their system conversation update. As of yesterday they have released the September statements, but obviously they were issued late. Ms. Ross stated that she will pass along any other correspondence that she may receive from Salem Trust regarding the conversion.

• **Attorney: Cypen & Cypen (Alison Bieler)**

- Mr. Cypen briefly reviewed Senate Bill 50 regarding the public comments section at public board meetings. He commented that this bill now requires that a public comments section be placed on every agenda, in which this board already abides by.
- Mr. Cypen explained that the board needs to file for another IRS Determination Letter before January 31, 2014 as the boards current letter expires on that day. He noted that the new letter will be good for another 5 years. Holland & Knight will again be helping Mr. Cypen's office file the letter and his projected fee will be no more than \$8K. In addition to the Holland & Knight fee there is another filing fee in the amount of \$2,500, which is sent directly to the U.S Treasury.

**MOTION:** Mr. Gorland made a motion to approve and authorize Holland & Knight to file the plan's IRS Determination letter by January 31, 2014, with the fee not to exceed \$8K (in addition to the \$2,500 filing fee).

**SECOND:** Ms. Bowein seconded the motion.

**CARRIED:** The motion carried 5-0.

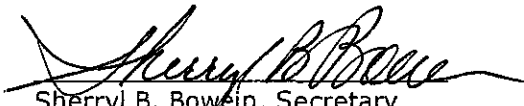
**NEXT MEETING DATE**

Thursday February 6, 2014 @ 8:30 AM

**ADJOURN**

There being no further business, a motion was made to adjourn the meeting at 10:29AM.

Respectfully submitted,

  
Sherryl B. Bowein, Secretary

**City of Miami Springs Police and Firefighters'  
Retirement System  
Minutes of the Meeting Held  
November 7, 2013**

The regular meeting of the Board of Trustees of the City of Miami Springs Police and Firefighters' Retirement System was called to order at 8:36 AM by Chairman Peter Baan in the Commission Chambers at the City of Miami Springs City Hall at 201 Westward Drive, Miami Springs, Florida.

**TRUSTEES PRESENT**

Peter Baan, Chair  
Jimmy Deal, Trustee  
Jonathan Kahn, Trustee  
Robert Gordon, Trustee

**OTHERS PRESENT**

Audrey Ross, Pension Resource Centers (PRC)  
Steve Cypen, Cypen & Cypen  
Grant McMurry, ICC Capital Management  
Brendon Vavrica, Thistle Asset Consulting  
Jim Haymes, Polen Capital  
Steve Atkins, Polen Capital

**PUBLIC COMMENTS**

N/A

**REAPPOINTMENT OF 5<sup>TH</sup> TRUSTEE**

Ms. Ross noted that Mr. Kahn is currently the 5<sup>th</sup> Trustee and his term expired September 30, 2013.

**MOTION:** Mr. Deal made a motion to reappoint Mr. Jonathan Kahn as the 5<sup>th</sup> Trustee on the board with his new term set to expire on September 30, 2015.

**SECOND:** Mr. Gordon seconded the motion.

**CARRIED:** The motion carried 4-0.

**INVESTMENT MANAGER REPORT: POLEN CAPITAL MANAGEMENT (JIM HAYMES & STEVE ATKINS)**

Mr. Haymes introduced himself and Mr. Atkins. He briefly updated the board on the firm and noted that they got 3 new clients within the last quarter and also their current investors are adding more money with them as well. Mr. Haymes reviewed the funds historical performance and explained why they have been underperforming more recently. He commented that this plan has had a bad run with Polen since they were hired earlier this year, but he reminded the board that Polen adds the downside protection to the portfolio. For the quarter ending September 30, 2013 the fund was still behind the index net of fees at 6.47% versus 8.11%, and for the fiscal year ending 2013 they are in the same position at 7.75% net of fees versus the index at 18.03%. Lastly, since inception on January 3, 2013 through October 31, 2013 they are also behind the index at 12.01% versus 23.25%. Mr. Atkins reviewed the funds stock selection and discussed how the market change has affected their performance. Polen only buys high quality growth companies with low debt and unfortunately the market is not rewarding their investments style at this time. Investors are currently looking for low yield in the market place and unfortunately it is not coming from the high quality stocks. Mr. Atkins reiterated that Polen helps protect the portfolio on the downside over time and they do not go up as high as the index does when the

market does rise. Currently they feel that the market is being driven by non-fundamental issues, which does not work for their style. Hopefully things will start slowly turning around.

**INVESTMENT MANAGER REPORT: ICC CAPITAL MANAGEMENT (GRANT MCMURRY)**

Mr. Grant discussed the current market environment and commented that September was a volatile month. The 10 year Treasury bond yield rate increased, which made ICC shorten their duration to reduce their risk in the bond market. He also noted that there was not a lot of movement in fixed income, as investors are still moving into stocks. For the quarter ending September 30, 2013 the total fund was behind the index at 2.08% net of fees versus 3.55%, but for the fiscal year ending 2013 they outperformed the index net of fees at 11.59% versus 11.54%.

**INVESTMENT CONSULTANT REPORT: THISTLE ASSET CONSULTING (BRENDON VAVRICA)**

Mr. Vavrica commented that he just received the Salem Trust September custodial statement yesterday so today's reports are hot off the press. He noted that Thistle will be doing a thorough comparison of statements to see if there was any impact to the portfolio because of Salem Trust's delays.

Mr. Vavrica reviewed the report for the quarter and fiscal year ending September 30, 2013. During the quarter all indices were positive, even fixed income, although it did not outperform the benchmark. He reviewed the plans compliance checklist and stated that there were a lot of "no's" for the total fund returns for all time periods. Mr. Vavrica briefly commented on the plan's current asset allocation and noted that the plan now has a 3% allocation to American Realty. For the quarter ending September 30, 2013 the total fund was slightly behind the index net of fees at 3.23% versus 4%, but for the fiscal year they outperformed the benchmark and also the plans assumed rate of return at 11.64% net of fees versus 10.70%. Mr. Vavrica briefly reviewed each manager's return for the quarter and stated that all the managers were positive, but Polen and ICC did not outperform their benchmark net of fees; American Realty did at 3.11% versus 2.59%. The board reviewed the risk versus reward chart and Mr. Vavrica pointed out that the plan has basically stayed in the same position (the "bad quadrant") for quite sometime now and it does not compare to other funds. Overall the plan is taking more risk for less of a return, but in 2010 the fund was at the top of the "bad quadrant" box, but now they are slowly moving towards the top which is positive. Mr. Vavrica stated that is why he has been trying to get the plan to diversify out more; such as International. The Trustees discussed and noted that they did recently invest in Real Estate which added a little more diversification to the portfolio, but they would also like to revisit the International funds since they already interviewed them. Mr. Vavrica noted that he will bring back the International information to the next meeting.

**MINUTES**

The board reviewed the minutes of the July 12, 2013 special meeting.

**MOTION: Mr. Deal made a motion to approve the minutes of July 12, 2013 special meeting.**

**SECOND: Mr. Kahn seconded the motion.**

**CARRIED: The motion carried 4-0.**

The board reviewed the minutes of the August 1, 2013 regular meeting.

**MOTION: Mr. Kahn made a motion to approve the minutes of August 1, 2013 regular**

meeting.

**SECOND: Mr. Deal seconded the motion.**

**CARRIED: The motion carried 4-0.**

**DISBURSEMENTS APPROVAL**

Ratification of warrants processed since the August 1, 2013 Meeting

Warrant #	Payee	Amount	Invoice Date
283	Holland & Knight LLP - Invoice # 2939200 for professional services rendered through July 29, 2013 (Periston Plan Compliance Review - IRS Determination Letter)	\$225.00	7/29/13
	Averagreen Insurance Agency - Invoice #6510 - Fiduciary Liability renewal - \$5,176 & Company Fee - \$105 (Effective Date 03/22/13 til 3/22/14)	\$5,281.00	7/26/13
	Polen Capital Management, Inc. - 4/1/2013 thru 6/30/2013 Quarterly Management Fee	\$8,029.00	7/8/13
	Thisble Asset Consulting, Inc. Inv # 20130617 (Executive Reports for the Quarter Ending June 30, 2013)	\$4,617.00	7/22/13
	Omni Orlando Resort at ChampionsGate - Hotel Reservations for John Kahn (2013 FPPTA Conference - June 23-26, 2013 in Orlando, FL)	\$600.00	6/14/13
	ICC Capital Management, Inc. Inv #57533192 (7/1/2013 thru 9/30/2013 Quarterly Management Fee)	\$22,937.22	7/3/13
	Resource Centers, LLC - Invoices #12598 & #12648 (July & August 2013 Admin Fee)	\$1,300.00	6/28/13 & 7/31/13
	Cabral Roderick Smith & Company - Inv #401901 for services rendered through 5/31/2013 (Current Charges for Preparation of the 10/1/2012 Adjusted Valuation Report = \$5,021.00) Review & Update SPOI = \$1,642.00 & Preparation of Pro Forma for Annual Report = \$500) & Inv #402255 for services rendered through 6/30/2013 (Final Charges for Preparation of the 10/1/2012 Adjusted Valuation Report = \$3,868)	\$11,031.00	6/10/13 & 7/3/13
Cypen & Cypen Invoices #6677 & 6701 (July & August 2013 Legal Fee)	\$2,500.00	7/1/13 & 8/1/13	
284	<b>FPPTA - Trustee School Registration Fee for Rob Gordon (9/29/2013 - 10/2/2013, PGA)</b>	\$450.00	8/21/13
	<b>Cypen &amp; Cypen Invoice #6726 (September 2013 Legal Fee)</b>	\$1,250.00	9/1/13

	<b>Resource Centers, LLC - Invoice #12710 (September 2013 Admin Fee)</b>	\$934.46	8/30/13
	<b>Holland &amp; Knight LLP - Invoice #2948871 for professional services rendered through August 31, 2013 (Pension Plan Compliance Review - IRS Determination Letter).</b>	\$550.00	8/23/13
285	<b>Trustee Asset Consulting, Inc. Inv # 20130916 (Executive Reports for the Quarter Ending September 30, 2013)</b>	\$4,617.00	10/28/13
	<b>Cypen &amp; Cypen Invoice #6753 (October 2013 Legal Fee)</b>	\$1,250.00	10/1/13
	<b>Resource Centers, LLC - Invoice #12765 (October 2013 Admin Fee)</b>	\$907.78	9/30/13
	<b>RCC Capital Management, Inc. Inv #57533357 (10/1/2013 thru 12/31/2013 Quarterly Management Fee)</b>	\$23,039.43	10/4/13
	<b>Holland &amp; Knight LLP - Invoice #2960801 for professional services rendered through September 30, 2013 (Pension Plan Compliance Review - IRS Determination Letter).</b>	\$125.00	9/25/13

**MOTION: Mr. Kahn made a motion to approve Warrants 283 through 285.**

**SECOND: Mr. Deal seconded the motion.**

**CARRIED: The motion carried 4-0.**

**FINANCIAL STATEMENTS**

Ms. Ross presented to the board the financial statements through the end of August 2013.

**The Board received and filed the financial statements through the end of August 2013.**

**OLD BUSINESS**

Ms. Ross stated that she spoke to the Actuary in regards to the Summary Plan Description (SPD) and he needed more direction as to what the DROP language needs to be revised to say. Mr. Deal stated that he just needs to update the DROP language to reflect the new language that was recently adopted by the board. Ms. Ross commented that she will relay that information to the Actuary and will have the revised SPD at the next meeting.

**NEW BUSINESS**

Ms. Ross presented the board with the GASB 67 implementation package from GRS. The trustees tabled this matter until next meeting when Ms. Ross receives more information from GRS.

Mr. Deal explained that the PBA recently requested a study to be completed by GRS in regards to negotiations. Ms. Ross noted that a copy of the GRS study that was completed at the request of the PBA was included in the meeting packets. Mr. Deal commented that the salary increase assumption that was used in the study was not up to date, nor accurate. Mr. Deal spoke to the Actuary about this and the Actuary recommended that an updated experience study should be completed by every 5 years. Therefore Mr. Deal would like the board to approve GRS to complete an updated experience study to review the salary increase assumption only at this time.



**MOTION:** Mr. Deal made a motion to approve and authorize the Actuary (GRS) to complete a salary increase assumption study, with the cost not to exceed \$2,500.

**SECOND:** Mr. Kahn seconded the motion.

**CARRIED:** The motion carried 4-0.

#### **OTHER BUSINESS**

The Trustees discussed staggering the investment manager's presentations in 2014. They noted that they would still like to hear from Thistle Assets every quarter, but they would like to alternate the attendance of Polen Capital and ICC to every other meeting.

**MOTION:** Mr. Gordon made a motion to approve and authorize that ICC Capital and Polen Capital alternate attending the meeting dates in 2014 (each manager will only attend 2 meeting in 2014).

**SECOND:** Mr. Kahn seconded the motion.

**CARRIED:** The motion carried 4-0.

#### **REPORTS**

**• Administrator: PRC (Audrey Ross)**

- Ms. Ross presented the board with the 2014 meeting dates.
- Ms. Ross reviewed the letter from Salem Trust regarding their system conversation update. As of yesterday they have released the September statements, but obviously they were issued late. Ms. Ross stated that she will pass along any other correspondence that she may receive from Salem Trust regarding the conversion.

**• Attorney: Cypen & Cypen (Alison Bieler)**

- Mr. Cypen briefly reviewed Senate Bill 50 regarding the public comments section at public board meetings. He commented that this bill now requires that a public comments section be placed on every agenda, in which this board already abides by.
- Mr. Cypen explained that the board needs to file for another IRS Determination Letter before January 31, 2014 as the board's current letter expires on that day. He noted that the new letter will be good for another 5 years. Holland & Knight will again be helping Mr. Cypen's office file the letter and his projected fee will be no more than \$8K. In addition to the Holland & Knight fee there is another filing fee in the amount of \$2,500, which is sent directly to the U.S Treasury.

**MOTION:** Mr. Kahn made a motion to approve and authorize Holland & Knight to file the plan's IRS Determination letter by January 31, 2014, with the fee not to exceed \$8K (in addition to the \$2,500 filing fee).

**SECOND:** Mr. Gordon seconded the motion.

**CARRIED:** The motion carried 4-0.

- Mr. Cypen presented the board with the forfeiture rules of procedures in regards to what happens to a member who is convicted of a specified offense

prior to retirement. Mr. Cypen explained that this document outlines what actions need to take place in case a circumstance where to arise.

**MOTION:** Mr. Kahn made a motion to approve and accept the forfeiture rules of procedures as presented.

**SECOND:** Mr. Deal seconded the motion.

**CARRIED:** The motion carried 4-0.

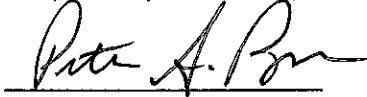
**NEXT MEETING DATE**

Thursday February 6, 2014 @ 8:30 AM

**ADJOURN**

There being no further business, a motion was made to adjourn the meeting at 10:34 AM.

Respectfully submitted,



Pete Baan, Chairman



*City of Miami Springs, Florida*  
*Zoning and Planning Board*

CANCELLATION NOTICE

The Zoning and Planning Board meeting of Monday, February 3, 2014 has been canceled since there are no new cases to be heard by the Board.

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Elora R. Sakal  
Board Secretary

cc: City Council  
City Manager  
Assistant City Manager/Finance Director  
City Attorney  
Acting City Clerk  
Zoning and Planning Board Members  
Post



CITY OF MIAMI SPRINGS  
FLORIDA

CANCELLATION NOTICE  
CODE ENFORCEMENT BOARD

The regular meeting of the Code Enforcement Board scheduled for Tuesday, February 4, 2014 has been cancelled in advance due to cases not being prepared in time.

*Tex Ziadie*

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Tex Ziadie  
Director-Building and Code Compliance Department

cc: City Clerk  
City Manager  
Code Enforcement Board Members by E-Mail  
Post



**DRAFT**

## *City of Miami Springs, Florida*

The Board of Adjustment met in Regular Session at 7:00 p.m., on Monday, February 3, 2014 in the Council Chambers at City Hall.

### 1) Call to Order/Roll Call

The meeting was called to order at 7:06 p.m.

The following were present:                      Chairman Manuel Pérez-Vichot  
   Vice Chairman Francisco Fernández  
   Bob Calvert  
   Michael White

Absent:    Bill Tallman  
   Ernie Aloma

Also present:    City Attorney Jan K. Seiden  
   Planning and Zoning Director Chris Heid  
   Board Secretary Elora R. Sakal

### 2) Approval of Minutes

Minutes of the October 7, 2013 meeting were approved as written.

Vice Chairman Fernández moved to approve the minutes. Board member Calvert seconded the motion which was carried unanimously on voice vote.

### 3) Old Business: None

### 4) New Business:

Board Secretary Sakal swore in the applicants and the Building and Code Compliance Director.

- A) Case No. 01-V-14  
MARTHA LERA  
1290 DOVE AVENUE  
Zoning: R-1B  
Lot Size: 9,080 SQ. FT.

Applicant is seeking variances to permit an existing tiki hut to have an interior side yard of less than 7.15 feet and a setback from the principal structure (residence) of less than 10 feet.

Building and Code Compliance Director Tex Ziadie read the memo in its entirety.

City Attorney Seiden explained that the legislation itself within this process prohibits Mr. Ziadie of giving a violation notice if he enters a home and notices a violation because it is not the purpose of the legislation.

Chair Pérez-Vichot asked how this violation was created and Mr. Ziadie commented that one of the Code Officers observed that the thatch was being replaced and they checked to see if a permit had been issued for the original structure and there was no permit on file.

Chair Pérez-Vichot noted that the tiki hut was already installed when the applicant purchased the home.

Board Alternate White moved to approve both variances. Board member Calvert seconded the motion which was carried unanimously on voice vote.

City Attorney Seiden advised all applicants of 10-day appeal period and the fact that the Board only makes recommendations.

- B) Case No. 02-V-14  
MARLENE JIMENEZ  
611 PLOVER AVENUE  
Zoning: R-1B  
Lot Size: 10,125 SQ. FT.

Applicant is seeking a variance from Code Section 150-017 Recreational Vehicles (B) *Parking and Storage*: To store a boat in the side yard of their property.

Building and Code Compliance Director Tex Ziadie read the memo in its entirety.

There was a courtesy notice response from 620 Plover Avenue which Mr. Ziadie read into the record:

*"That would be fine; they keep their property very nice."*

Mr. Ziadie commented that the side is properly screened but the front needs to be screened better because that is where the boat is most visible.

To answer City Attorney Seiden's question, Ms. Jimenez commented that the boat belongs to her son-in-law and her daughter which live with her.

Chair Pérez-Vichot said that he would like the applicant to add screening on the east side yard and in the front.

City Attorney Seiden noted that the fence on the side yard is only five feet high and needs to be six feet.

Board Alternate White moved to approve the variance based on the screening conditions for the east side yard and front of the gate. Vice Chair Fernández seconded the motion which was carried unanimously on voice vote.

Mr. Ziadie asked that the Board members be specific when naming side yards by including whether it is the east or west side.

- C) Case No. 03-V-14  
LEDYS A. GARCIA  
811 FALCON AVENUE  
Zoning: R-1C  
Lot Size: 9,525 SQ. FT.

Applicant is seeking a variance from Code Section 150-017 Recreational Vehicles (B) *Parking and Storage*: To store a boat in the side yard of their property.

Building and Code Compliance Director Tex Ziadie read the memo in its entirety.

Danny Diaz of 811 Falcon Avenue commented that it is not possible to get the boat into the back yard through the alley due to the size of the boat. Getting the boat into the side yard is not easy. He may be able to move it farther back.

To answer Chair Pérez-Vichot's question, Mr. Diaz said that he can possibly move the boat back approximately 10 feet.

Mr. Ziadie stated that he believes it would be possible to push the boat straight back but the alternative is to change the rear gate structure. There were two courtesy notice responses from 810 Falcon Avenue and 821 Falcon Avenue and he read them into the record:

*"I do not see any problem with their request. The boat is behind a wood fence. I kindly ask the variance be granted."*

*"I have no objection to having the boat located on the side of the house and I support approving this variance."*

Board Alternate White asked how big the boat was with the trailer and Mr. Diaz replied that it is approximately 30 feet.

Board Alternate White said that it would be impossible for the applicant to put the boat in the back yard from the alley.

To answer Chair Pérez-Vichot's question, Mr. Ziadie said that the width of the house is 52.8 feet and the length is 41 feet.

Board member Calvert said that the rear yard is large and if the applicant can maneuver it in the side yard then he does not see why he cannot move it to the back of his yard.

Mr. Diaz commented that there is an air conditioning unit on the wall and it may be difficult to move it further back without hitting it.

Mr. Ziadie explained that the Code states that if it is possible for a boat to go into the rear yard then that would be the primary requisite.

Vice Chair Fernández said that the boat could be pushed to the back of the yard but the issue is the grass. The applicant satisfies the requirement of proper screening but needs to have gravel or a cement slab so that it is easier to maneuver the boat into the rear yard.

Mr. Ziadie commented that if the boat cannot be backed into the rear yard from the front then the other alternative would be to reconfigure the rear gate so it would be cantilevered to allow the applicant to pull into the alley from the west side and back the boat in at an angle.

Chair Pérez-Vichot does not remember ever asking a resident to make major revisions on a rear fence.

Vice Chair Fernández made a motion to deny the variance. Board member Calvert seconded the motion.

Chair Pérez-Vichot wants to know if the applicant can move the boat to the back from the front yard and Mr. Diaz replied that he could measure it to see if it would be possible but he believes that it will be very tight.

Vice Chair Fernández withdrew his motion. Board member Calvert withdrew his second to the motion.

Vice Chair Fernández moved to approve the variance contingent on the clearance from the air conditioning unit. If there is no conflict with the boat hitting the air conditioning unit then the boat needs to be moved to the rear yard. The motion died for lack of a second.

Board Alternate White made a motion to approve the variance with the condition that the applicant move the boat as far back as possible and provide proper screening. Vice Chair Fernández seconded the motion which was denied 2-2 with Vice Chair Fernández and Board member Calvert being the dissenting votes.

City Attorney Seiden stated that the variance was denied. The applicant has the right to appeal their decision to the City Council within 10 days.

Mr. Ziadie advised the applicant that if he would like to make an appointment with him so that he can verify whether the boat can be moved back further to support his case then he would be happy to assist him.

Discussion ensued regarding the possibility of revising of the Code.

D) Case No. 04-V-14  
GUSTAVO DE LA CRUZ  
1085 NIGHTINGALE AVENUE  
Zoning: R-1B  
Lot Size: 17,414.20 SQ. FT.

Applicant is seeking a variance from Code Section 150-013 (B) (2) and 150-013 (C) (1) to keep a front yard fence taller than 42 inches.



This variance was rescheduled for the next Board of Adjustment meeting in March.

5) Other Business

Mr. Ziadie commented that he had the privilege of conducting a memorial service for Jim Holland at the request of his wife and siblings. Jim is missed and was a wonderful man with tremendous experience. He had continued to stay in touch with his family and they appreciated all of the consideration that was given to him. Having met Chris Heid, he believes that he will step into Jim's shoes just fine.

6) Adjournment

There was no further business to be discussed and the meeting was adjourned at 7:51 p.m.

Respectfully Submitted,

Elora R. Sakal  
Board Secretary

Approved as \_\_\_\_\_ during meeting of: \_\_\_\_\_

Words ~~-stricken through-~~ have been deleted. Underscored words represent changes. All other words remain unchanged.

\*\*\*\*\*  
*"The comments, discussions, recommendations and proposed actions of City Citizen Advisory Boards do not constitute the policy, position, or prospective action of the City, which may only be established and authorized by an appropriate vote or other action of the City Council".*  
\*\*\*\*\*



**CITY OF MIAMI SPRINGS**  
Public Works  
345 N Royal Poinciana Blvd  
Miami Springs, FL 33166-5259  
Phone: (305) 805-5170  
Fax: (305) 805-5195

Agenda Item No.

City Council Meeting of:

2-10-2014

**TO:** Honorable Mayor Garcia and Members of the City Council  
**VIA:** Ronald Gorland, City Manager   
**FROM:** Thomas Nash, Public Works Director   
**DATE:** February 3, 2014

**RECOMMENDATION:**

This project is entirely funded by CITT funds, however it is broken down into several vendors as follows.

Attachment A

Recommendation that Council award a bid to Computer Electric, utilizing the current City of Miami Springs Contract in the amount of **\$17,435.00**, for labor and small components for the electrical installation portion of Curtiss Parkway Crosswalk Enhancement project, pursuant to Section §31.11 (E)(1) of the City Code.

Attachment B

Recommendation that Council approve an expenditure of **\$47,250.00**, to AGC Electric Inc. a sole distributor of Stop Experts, Inc. for the ornamental walkway lights, for the Curtiss Parkway Crosswalk Enhancement project, as a sole source provider, pursuant to Section §31.11 (E)(6)(c) of the City Code.

Attachment C

Recommendation that Council waive the competitive bid process and approve an expenditure of **\$1,330.41**, to National Traffic Signs for small electrical parts needed for the Curtiss Parkway Crosswalk Enhancement project, pursuant to Section §31.11 (E)(6)(g) of the City Code.

Attachment D

Recommendation that Council award a bid to Wrangler Construction, utilizing Miami Dade County RPQ #20130171 in the amount of **\$13,540.00**, for new concrete curbs and slabs for the Curtiss Parkway Crosswalk Enhancement project, pursuant to Section §31.11 (E)(5) of the City Code.

Attachment E

Recommendation that Council award a bid to Highway Striping, Inc, utilizing Miami Dade County RPQ #20120101 in the amount of **\$9,500.00**, for restriping & lane markings as designed by Miami Dade traffic engineers for the Curtiss Parkway Crosswalk Enhancement project, pursuant to Section §31.11 (E)(5) of the City Code.

**DISCUSSION:**

This project was designed by Miami Dade County Traffic Engineering in conjunction with the City of Miami Springs. This project is to enhance driver awareness and to provide a pedestrian friendly path to and from the designated transit and shuttle services in the immediate area.

**REQUEST:**

**\$ 89,055.41**

**FUNDING:** Department/ Description: Citizens Independent Transportation Trust  
Account Number: 135-0902-541-4600

**ATTACHMENTS:** Computer Electric proposal  
Sole source recommendation from Miami Dade for Stop Experts, Inc. (AGC Electric is  
a distributor)  
AGC Electric proposal  
National Traffic Signs estimate  
Wrangler Construction proposal, MD RPQ 20130171  
Highway Striping proposal, MD RPQ 20120101  
Miami Dade County engineering drawing

**PROFESSIONAL SERVICES APPROVAL:**

Handwritten initials "TR" and "WJ" in black ink, positioned to the right of the "PROFESSIONAL SERVICES APPROVAL:" text.

**Computer Electric, Inc.**

660 Miller Drive  
Miami Springs, FL 33166

EC #13001721

Office (305) 889-0018  
Fax No. (305) 889-8088

Website: [www.computerelectricinc.com](http://www.computerelectricinc.com)Email : [mark@computerelectricinc.com](mailto:mark@computerelectricinc.com)


---

## Proposal

Wednesday, January 22, 2014

City of Miami Springs  
201 Westward Drive  
Miami Springs, FL 33166

Attention: Tom Nash Email: [nasht@miamisprings-fl.gov](mailto:nasht@miamisprings-fl.gov)

Jobsite: Miami Springs Circle Crosswalk  
RE: Cross Walk Signs and Related Traffic Signs

**Computer Electric, Inc.** will provide materials and labor for installation of new crosswalk signs at Curtiss Parkway and Circle as per plans dated 1/6/2014, including:

- Install three LED solar powered crosswalk signs as per plans (concrete base provided in place by others).
- Install directional arrow signs as per plans.
- Install pedestrian and handicapped signs as per plans.
- Relocate existing signs as per plans.
- Install additional signs on existing poles as per plans.
- Bases for small signs provided in place by others.
- Provide trenching across traffic lanes for communication conduit between three crossing lights.
- Install conduit and wire for communication between three crossing lights.
- Remove existing crossing lights and electrical service feeding concrete pole to be removed.
- Relocate receptacles at base of concrete pole.
- Install grounding electrode and grounding connection for three crosswalk signs.

<b>Material and installation hardware</b>	<b>\$ 3,718.00</b>
<b>Installation labor cost</b>	<b>\$ 13,717.00</b>
<b>TOTAL COST OF MATERIALS AND LABOR</b>	<b>\$ 17,435.00</b> ←

**\*Permit provided by City of Miami Springs at no charge.**

**\*All signs and crosswalk LEDs provided by others.**

Accepted this \_\_\_\_\_ Day of \_\_\_\_\_, 2014.

By: \_\_\_\_\_

Please pay by invoice – Due upon receipt, statements will not be rendered. All equipment and materials provided by Computer Electric Inc remains as the property of Computer Electric Inc until full and final payment is received. A service charge of 1-1/2% per month (18% per annum) will be charged on invoices over 60 days. In the event it becomes necessary for Computer Electric, Inc. to engage the services of an attorney to collect any sums due under this invoice, the customer will pay reasonable attorney's fees and all costs in making such collection.



Electric Inc.

2660 West 79 Street, Hialeah, FL 33016  
 Phone (305) 823-2280 • Fax (305) 828-4515  
 e-mail: agc@agcelectric.com - EC0000764

# PROPOSAL

DATE	ESTIMATE NO....
1/27/2014	24794

Proposed to
City of Miami Springs Tom Nash 345 N Royal Poinciana Blvd. Miami Springs, FL. 33166

TERMS	PROJECT NAME
	RRFB. Curtis Parkway

DESCRIPTION	TOTAL
Project : Rectangular Rapid Flashing Beacons. Curtis Parkway @ 050 BLK Miami Spring, FL.	0.00
(2) Stop Experts Complete Enhancer – PCW/DI/LK Unit @ \$15,850.00= \$31,700.00 (Ornamental Design, Pedestrian Crosswalk / w/ Direct Aim / Dual Indicated Complete Light Package – Pedestrian Pad Area Push button Placard w/voice prompts in 2 languages, hidden day and night system counters) Complete start up and testing of all components is included	46,350.00
(1)-Ornamental Stop Experts Complete Median Unit @ \$14,650.00. Complete Enhancer – ODPMU/DI/CLP/DV. (Ornamental Design, Pedestrian Median Unit / Dual Indicated. Complete Light Package – Pedestrian Pad Area and Signs / Dual Verification Lights, one internally illuminated Crosswalk sign)	
(Base Anchor Bolts and Template will be shipped in advance of system arriving for deployment).	
It excludes installation of the RRFBS, Concrete base, ground rods, in-ground pull box, 2" conduit, #6 AWG ground wires from rectangular rapid flashing beacon to ground rod, sidewalk removal, sidewalk repairs, sodding, pavement markings, maintenance of traffic, and permitting.	
Sale tax is not included	
There is a 10-12 weeks lead time from time of Order and Terms	
TERMS: PRE-PAID. ALL ORDERS OUTSIDE MUNICIPAL ORDERS ARE PREPAID	
The above components which create a Solar Powered RRFBS are protected under U.S. Patent Number 8,081,087 and 8,269,654B2	
NOTE: FLORIDA PE SIGNED AND SEALED WIND LOAD CALCULATIONS FOR CONCRETE BASE IS NOT INCLUDED. If required please add \$700.00	
<b>TOTAL</b>	

If you should have any questions or concerns, please do not hesitate to contact our office.

Payments shall be due in accordance with the terms described. Customer agrees to pay all courts and attorneys fees if legal means are necessary for collection. Please sign to indicate your approval. Customer Name \_\_\_\_\_

Customer Signature \_\_\_\_\_ Date Accepted \_\_\_\_\_



Electric Inc.

2660 West 79 Street, Hialeah, Fl. 33016  
Phone (305) 823-2280 • Fax (305) 828-4515  
e-mail: ago@agcelectric.com • EC0000764

# PROPOSAL

DATE	ESTIMATE NO....
1/27/2014	24794

Proposed to
City of Miami Springs Tom Nash 345 N Royal Poinciana Blvd. Miami Springs, FL. 33166

TERMS	PROJECT NAME
	RRFB. Curtis Parkway

DESCRIPTION	TOTAL
Shipping of all components. 3 X \$300.00= \$900.00	900.00
<b>TOTAL</b>	
	<b>\$47,250.00</b>

If you should have any questions or concerns, please do not hesitate to contact our office.  
 Payments shall be due in accordance with the terms described. Customer agrees to pay all courts and attorneys fees if legal means are necessary for collection. Please sign to indicate your approval. Customer Name \_\_\_\_\_  
 Customer Signature \_\_\_\_\_ Date Accepted \_\_\_\_\_

## Tom Nash

---

**From:** Fernandez, Nahum (PWWM) <FernaN@miamidade.gov>  
**Sent:** Monday, December 23, 2013 3:35 PM  
**To:** Shen, Joan (PWWM)  
**Cc:** Tom Nash; Aira, Frank (PWWM)  
**Subject:** RE: City of Miami Springs (SR 2013044978)

Good afternoon,

\* There is currently only one Rectangular Rapid Flashing Beacon (RRFB) product approved on the Miami-Dade County QPL for use in midblock crosswalks. \*

### QPL Description:

Dual forward and rear facing rectangular shaped Yellow LED modules; Color: Black flasher and solar panel housing furnished with Stainless Steel hardware; Dual alternating rapid flash pattern when activated; Flash operation commences upon pedestrian actuation; equipped with pedestrian push button with verbal message center and rectangular shaped LED modules to audibly and visually advise pedestrian that rapid flash beacons are activated to the motorists of pedestrian; complete with MUTCD fluorescent yellow/green compliant dual sided pedestrian crossing symbol signage

FDOT APL NO 65414352453011

Manufacturer: Stop Experts Inc.

Model: Enhancer Series

Manufacturer: Stop Experts Inc. [www.stopexperts.com](http://www.stopexperts.com)

Address: 723 Commerce Dr., Venice, FL, 34292, USA

Phone: (941) 484-4003 (888-RDJONES)

Fax: (941) 484-4009

The FDOT Standard Specification which addresses these devices is Section 654 - Midblock Crosswalk Enhancement Assemblies.

<http://www.dot.state.fl.us/specificationsoffice/Implemented/SpecBooks/2014/Files/654-114.pdf>

Thanks,

Nahum Fernández

Traffic Control Standards and Specifications Coordinator Miami-Dade County, Department of Public Works and Waste Management

111 NW 1st Street, 14th Floor, Florida 33128

305-375-3234 Phone 305-375-2931 Fax

<http://www.miamidade.gov/publicworks/>

"Delivering Excellence Every Day"

Miami-Dade County is a public entity subject to Chapter 119 of the Florida Statutes concerning public records. E-mail messages are covered under such laws and thus subject to disclosure.

National Traffic Signs, Inc.

14521 60th Street N  
Clearwater, FL 33760**Estimate**

Date	Estimate #
1/24/2014	14191

Name / Address
City of Miami Springs Tom Nash 345 N Royal Poinciana Blvd Miami Springs, FL 33166 (305)805-5170

Ship To
City of Miami Springs Tom Nash 345 N Royal Poinciana Blvd Miami Springs, FL 33166

Rep	Project

Item	Description	Qty	Cost	Total
R3-2-24-HI	24x24 HI No left turn Sym <b>**Stock**</b> w/ Z-bars Attached	1	42.83	42.83T
R2-1-24-20-HI	24x30 High Intensity - Speed Limit 20 w/ Z-bars Attached	2	49.265	98.53T
R3-1-24-HI	24x24 HI No Right Turn Sym <b>**Stock**</b> w/ Z-bars Attached	1	42.83	42.83T
W11-2-30-HI	30x30 (HI INTENSITY) PEDESTRIAN WARNING (NO LINES) <b>**Stock**</b> w/ Z-bars Attached	3	64.03	192.09T
W16-7pL-24-HI	24x12 HI ARROW LEFT <b>**Stock**</b> w/ Z-bars Attached	3	24.69	74.07T
R1-5cL-24-HI	24x30 HI Stop Here ( left Arrow ) for Pedestrians w/ Z-bars Attached	1	49.26	49.26T
R1-5cR-24-HI	24x30 HI Stop Here (Right Arrow) for Pedestrians	1	49.26	49.26T
Ada-60-24-ret-y	60x24 Retrofit Yellow Tile ( Includes all screws & Adhesive )	2	117.50	235.00T
315alumr	3" x 15'x 1/8 Aluminum Round <b>** Stock **</b>	6	44.66	267.96T
U-bolt-3	3" U-bolt & Hardware	24	2.50	60.00T
soilplate-R	14x12x.250 Aluminum Round Soil Plate	6	13.93	83.58T
Ship	Shipping & Handling  Shipped on: Shipped by: Tracking / Pro #	1	135.00	135.00
			<b>Subtotal</b>	\$1,330.41
			<b>Sales Tax (0.0%)</b>	\$0.00
			<b>Total</b>	\$1,330.41

Phone #	Fax #	E-mail	Web Site
727-446-7983	727-443-1225	kevin@ntsigns.com	www.ntsigns.com



# WRANGLER CONSTRUCTION, INC.

---

January 6, 2014

Mr. Lazaro Garaboa.

Via facsimile: Fax 305-805-5176

Re: Curtiss Parkway and Canal Street.  
Miami Springs, FL.

Subject: **New concrete curbs and slabs.**

Dear Mr. Garaboa:

Please consider this correspondence as our Proposal for the Labor Material and Equipment needed for the completion of the **new concrete curbs and slabs** at the referenced projects. All construction will be in accordance with the information provided during the site visit.

This Proposal is based only on a site visit. No Drawings and/or Technical Specifications were provided.

## ARTICLE 1 - BASE BID SCOPE OF WORK

- 1.1 Removal and disposal of approximately 540 SF of existing asphalt pavement.
- 1.2 Installation of approximately 230 LF of new type "D" concrete curb.
- 1.3 Installation of approximately 530 SF of new 4" concrete slabs (inside new curbs boundaries)
- 1.4 Required asphalt restoration.
- 1.5 Maintenance of traffic.
- 1.6 Permit Fees.

## ARTICLE 2 - INCLUSIONS

### *ITEMS PROVIDED BY WRANGLER CONSTRUCTION, INC.*

- 2.1 Furnish all labor, equipment and supervision to perform the scope of work outlined above.

## ARTICLE 3 - EXCLUSIONS

- 3.1 Required police officers if any (By the City of Miami Springs.)
- 3.2 Permits costs and/or processing fees (By the City of Miami Springs.)
- 3.3 Striping.
- 3.4 Wrangler Construction is not responsible for any unmarked underground utilities.

12855 SW 136 Avenue, Suite 206  
Miami, Florida 33186

Telephone: 305-278-4719  
Telefax: 305-278-4720

Page 2

ARTICLE 4 BASE BID QUOTATION

*OUR LUMP SUM PROPOSAL FOR THE WORK:*

- REINFORCED CONCRETE CURB

 **THIRTEEN THOUSAND FIVE HUNDRED FORTY DOLLARS and NO CENTS  
(\$ 13,540.00).**

Please note that this Proposal is based **ONLY** on a site visit. No Drawings and/or Technical Specifications were provided.

All work will be done in accordance with the latest requirement requirements of the Miami Springs Public Work Department, Florida Building Code and the Florida Department of Transportation and of other applicable regulatory agencies having jurisdiction.

**Performance Bond not included in this price.**

We appreciate the opportunity to quote on this project. If we can be of further service, or if you have any questions regarding this Proposal, please do not hesitate to contact us at your earliest convenience. We remain

Cordially yours,

WRANGLER CONSTRUCTION, INC.

---

Felix R. Clavelo  
PM/Estimator

WRANGLER



Public Works and Waste Management  
111 NW 1<sup>st</sup> Street Suite 1410  
Miami, Florida 33128-1970  
T 305-375-2930 F 305-375-2931

miamidade.gov

November 15, 2013

CERTIFIED MAIL No.  
7011 1150 0000 4340 0412

FACSIMILE; TELEPHONE No.  
(305) 278-4720; (305) 278-4719

Mr. Rafael A. Quesada  
Wrangler Construction, Inc.  
12855 SW 136 Avenue, Suite 206  
Medley, Florida 33186

Re: **Recommendation for Award**  
**Request for Price Quotation (RPQ) No. 20130171 (MCC 7040 Plan – CICC 7040-0/07)**  
**Push-Button Contract for Sidewalk Improvements**

Dear Mr. Quesada:

This letter will serve as your notification that you have been recommended for award for the above referenced RPQ based on your Price Quotation submitted on Friday, October 25, 2013. The total RPQ amount is for nine hundred eighty-nine thousand six hundred fifty-nine dollars and thirty-two cents (\$989,659.32). This includes a base contract amount of eight hundred sixty-eight thousand seven hundred eighty-one dollars and twenty cents (\$866,781.20), a contingency amount of eighty-six thousand eight hundred seventy-eight dollars and twelve cents (\$86,878.12), and dedicated allowances totaling thirty-four thousand dollars and zero cents (\$34,000.00). The contract duration is established as 450-calendar days. However, the recommendation of award is contingent upon the submission of the required items listed below:

1. Performance and Payment Bond as required in Contract No. MCC 7040 Plan, Section 2.0 Special Conditions, Page 16, Article 2.11, PERFORMANCE AND PAYMENT BOND. (The original attached documents must be used and three (3) sets must be provided).
2. Letter from Bonding Agent granting Miami-Dade County authorization to date the Performance Bond.
3. Copies of current insurance certificates.
4. Copies of required license(s).

The preceding documents are required as outlined within Contract MCC 7040 Plan and to be submitted within 10 business days. Failure to submit the document(s) within the specified time, or any extension granted, will result in the award being rescinded.

Subsequent to the review and approval of the aforementioned documents, you are required to obtain the required permits in the time stipulated in the RPQ. Upon obtaining the permit(s), a copy(s) must be submitted to the Project Manager prior to commencement of work.

Page 2

Recommendation for Award  
RPO No. 20130171

No work is to be performed without a permit unless the Project Manager issues a written directive to proceed without permit(s).

This letter will also serve as a reminder that all work must be performed according to the scope of work and contract's terms and conditions, all permits and inspections and in accordance with all applicable Federal, State and local laws, codes and regulations.

Additionally, this contract, along with any future contracts awarded to your firm, have very similar completion scheduled and competing deadlines. Please be advised that your firm must have the resources to ensure work proceeds without delay once the "Notice to Proceed" is issued. Lack of equipment, personnel or additional contracts with similar completion schedules, will not be reason for delay.

Further, it shall be understood that since proceeds from the Charter County Transportation System Sales Surtax levied pursuant to Section 29.121 of the Code of Miami-Dade County may be used to pay for all or some part of the cost of this contract, no award of this contract shall be effective and thereby give rise to a contractual relationship with the County unless and until the Citizens' Independent Transportation Trust (CITT) and the County Commission have approved the award of the contract, and such award becomes final (either by expiration of 10 days after such award without veto by the Mayor, or by Commission override of a veto).

Should you have any questions please contact me at (305) 375-2930.

Sincerely,



Frank Aira, P.E., CFM  
Division Manager, PWWM

FA/lc

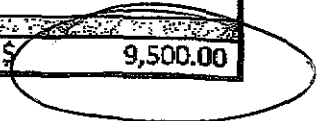
cc: Antonio Cotarelo, P.E., PWWM  
Bassam Moubayed, PWWM  
Rene Idarraga, P.E., PWWM  
Duane Kopp, P.E., PWWM  
Joaquin Rabassa, P.E., PWWM  
Ruth Rodriguez, PWWM  
Alvaro Castro, PWWM  
Bernard Philippeaux, PWWM  
Marcia Martin, ISD  
Ultimo De Oliveira, ISD  
Patrice Hill, SBD  
Traci Adams-Parish, SBD  
Clerk of the Board  
Project File

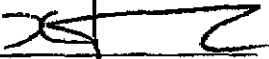
**HIGHWAY STRIPING, INC.**  
 10724 SW 188th St.  
 MIAMI, FL. 33157  
 (305) 934-8833 (Phone) / (800) 859-1655 (FAX)  
 CONTRACTOR: Miami Springs City  
 DATE: 01/22/2014  
 FOR: Curtiss Parkway



Quote

ITEM NO.	DESCRIPTION	QTY	UNIT	PRICE	TOTAL
	Striping, removable pavement marking and signs per work plan	1	LS	\$ 9,500.00	\$ 9,500.00
				TOTAL:	\$ 9,500.00



  
 Julio C. Nieto  
 President



miamidade.gov

Public Works and Waste Management Department  
111 NW 1<sup>st</sup> Street - Suite # 1410  
Miami, Florida 33128  
T 305-375-2930; F 305-375-2931

October 17, 2012

CERTIFIED MAIL No.  
7011 1150 0000 4340 4403

FACSIMILE: TELEPHONE No.  
(800) 859-1655; (305) 934-8833

Mr. Julio C. Nieto  
Highway Striping, Inc.  
17071 SW 266<sup>th</sup> Terrace  
Homestead, Florida 33031

Re: Bid Confirmation  
Request for Price Quotation (RPQ) No. 20120101 (MCC 7040 Plan-CICC 7040-0/07)  
People's Transportation Plan Pavement Markings Installation

Dear Mr. Nieto:

Your firm is the apparent low bidder on the above referenced Project. The bid proffered, consisting of a bid amount of \$347,418.50 is substantially lower than the Project's estimated value. Over the past year, the Thermoplastic Paint Industry and the local striping contractors have been affected by the worldwide shortage of raw materials for traffic marking coatings and thermoplastic projects. As such, before proceeding with an award recommendation, we need a written confirmation that your firm can complete this project for the proposed bid amount, complete the work on schedule in accordance with the RPQ and the Contract Documents, and comply with the requirements of the Bid Bond.

Please provide your confirmation by signing in the space provided below and providing an executed copy of this correspondence to the Contracts and Specifications Section, Public Works and Waste Management Department (PWWM), 111 N.W. 1<sup>st</sup> Street, 14<sup>th</sup> Floor, Miami, Florida 33128-1917 or fax to (305) 375-2931 no later than close of business Friday, October 19, 2012. Should you have any questions please contact me at (305) 375-2930.

Sincerely,

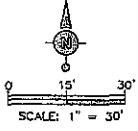
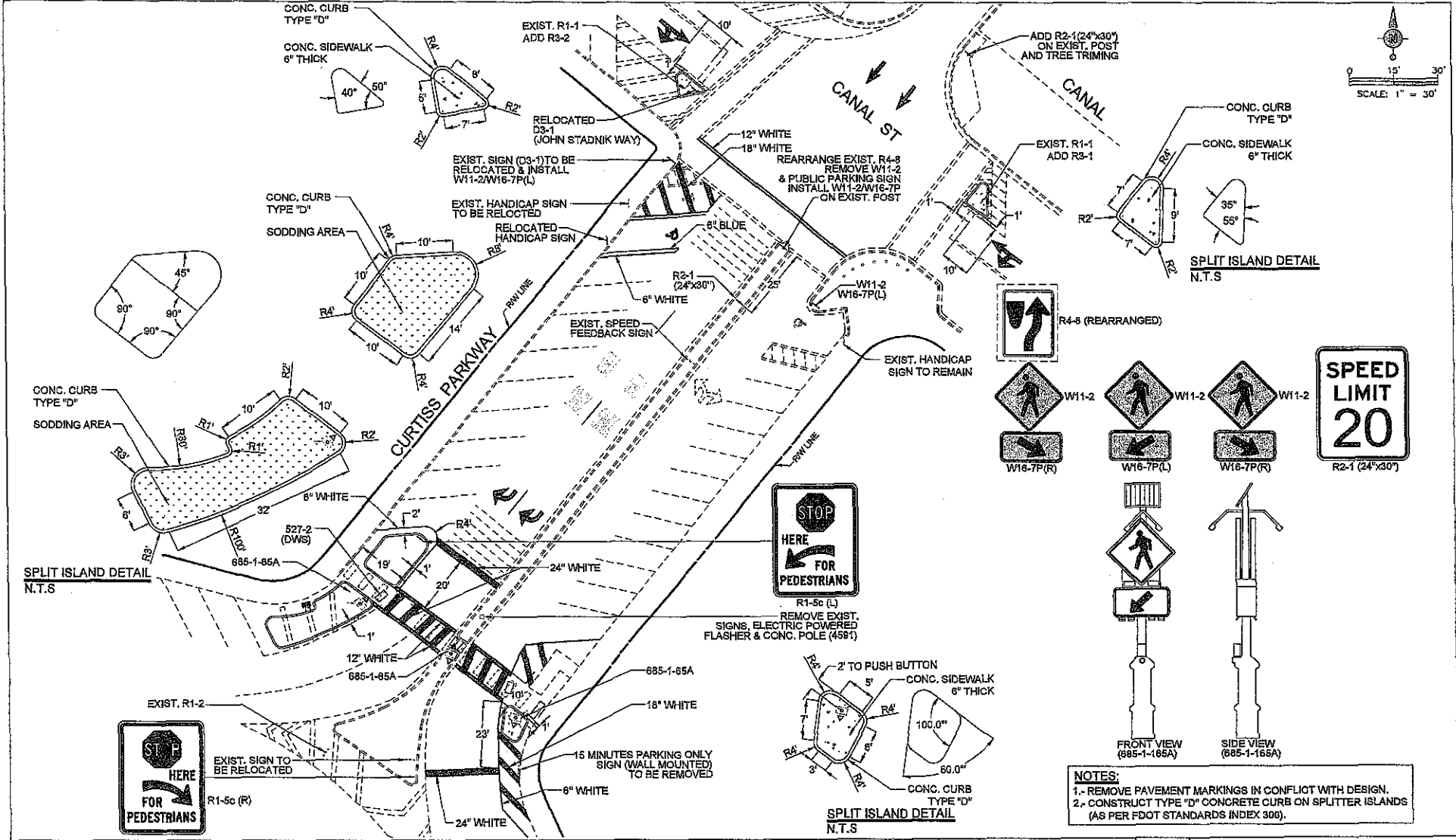
Frank Aira, P.E., CFM  
Division Manager, PWWM

I, Julio C. Nieto agree with the bid proffered on October 10, 2012.  
Julio C. Nieto  
Highway Striping, Inc.

*Delivering Excellence Every Day*

FA/c

c: Alfredo Muñoz, P.E., PWWM  
Project File



**NOTES:**  
 1. REMOVE PAVEMENT MARKINGS IN CONFLICT WITH DESIGN.  
 2. CONSTRUCT TYPE 'D' CONCRETE CURB ON SPLITTER ISLANDS (AS PER FDOT STANDARDS INDEX 300).



MIAMI-DADE COUNTY PUBLIC WORKS & WASTE MANAGEMENT DEPARTMENT TRAFFIC ENGINEERING DIVISION				<b>CURTISS PARKWAY @ 050 BLK.          SOLAR POWERED PEDESTRIAN BEACON</b>			
PROJECT No XXXXXXXX	SHEET 1 OF 1	REV. DATE	DESCRIPTION	BY:	L.J. DIAZ	D.HAYS	1/6/14
				DESIGN	CHECK	DATE	ID #: 7371

2-10-2014



The City of Miami Springs  
 Summary of Monthly Attorney Invoice  
 Orshan, Lithman, Seiden, Ramos, Hatton & Huesmann, LLLP

February 5 for January

<u>General Fund Departments</u>	<u>Cost</u>	<u>Hours</u>
Office of the City Clerk	4,252.50	31.50
Human Resources Department	677.70	5.02
Risk Management	477.90	3.54
Finance Department	652.05	4.83
Building, Zoning & Code Enforcement Department	1,339.20	9.92
Planning	275.40	2.04
Police Department	454.95	3.37
Public Works Department	332.10	2.46
Recreation Department	322.65	2.39
IT Department		0.00
Golf	665.55	4.93
Senior		0.00
General - Administrative Work	<u>5,420.25</u>	<u>40.15</u>
<b>Sub-total - General Fund</b>	<b>\$14,870.25</b>	<b>110.15</b>
<u>Special Revenue, Trust &amp; Agency Funds</u>		
Golf Course Operations		0.00
L.E.T.F.		0.00
Due from Pension Funds		<u>0.00</u>
<b>Sub-total - Special Funds</b>	<b>\$0.00</b>	<b>0.00</b>
<b>GRAND TOTAL: ALL FUNDS</b>	<b>\$14,870.25</b>	<b>110.15</b>





**CITY OF MIAMI SPRINGS**  
Public Works  
345 N Royal Poinciana Blvd  
Miami Springs, FL 33166-5259  
Phone: (305) 805-5170  
Fax: (305) 805-5195

Agenda Item No.

City Council Meeting of:

2-10-2014

**TO:** Honorable Mayor Garcia and Members of the City Council

**VIA:** Ronald Gorland, City Manager

**FROM:** Thomas Nash, Public Works Director

**DATE:**

**RECOMMENDATION:**

Recommendation that Council waive the competitive bid process and approve an expenditure of \$15,000.00, on an "as needed basis" to Atkins for additional services for the Mokena Drive drainage improvements project "for fiscal year 2013-2014", pursuant to Section §31.11 (E)(6)(g) of the City Code.

**DISCUSSION:** Attached is a 12 page summary report outlying the original plan & findings. Due to the site conditions and FDOT requirements the original funding under PO 130919 has been exhausted. In order to proceed in finalizing this project to the recommended design plan and permitting phase we are requesting the additional funds.

**REQUEST:** \$ 15,000.00

**FUNDING:** Department/ Description: Storm Water Professional Service  
Account Number: 440-3901-539-3100

**PROFESSIONAL SERVICES APPROVAL:**

# Memo

<b>To:</b>	Tom Nash		
<b>From:</b>	Chris Ossa, E.I.	<b>Email:</b>	nasht@miamisprings-fl.gov
<b>Phone:</b>	(305) 805-5170	<b>Date:</b>	05 FEB 2014
<b>Ref:</b>	<b>cc:</b> Victor Herrera P.E, Derrick Lewis, P.E.		
<b>Subject:</b>	Mokena Drive Drainage Improvements - Additional Services No.2		

Mr. Nash,

Atkins and the City of Miami Springs have been actively working on a drainage design that will alleviate the flooding problems being experienced at Mokena Drive in the City of Miami Springs.

Our initial contract with the City had a sum of \$18,500.00. This fee would allow Atkins to Investigate, Design and Permit the new drainage improvements for Mokena Drive. Due to Mokena Drive's proximity to NW 36<sup>th</sup> Street and the FDOT owned drainage system running beneath it the City directed Atkins to look into a design that would connect into the FDOT's drainage system.

During our initial investigations, we advised the City that a topographic survey and a head percolation test (geotechnical tests) were not anticipated with the original proposal. Atkins informed the Public Works department that both a topographic survey and percolation test were necessary in order to complete the project. A formal request was issued, which allowed Atkins to perform both activities and pay for the work using the funds within the original Purchase Order (PO). These additional services were issued and approved on September 30<sup>th</sup>, 2013. Please see attached proposals.

The cost for both the topographic survey and the percolation tests go as follows:

- Topographic Survey, prepared by Atkins - \$7,400.00
- Percolation Tests, prepared by Geosol, Inc. - \$2,990.00

At the time of the request for the additional services our investigative task (task 1) had a balance of \$1,500.00 which was used to coordinate with the survey and geotech teams. After the additional services were completed there was a remaining balance of \$6,610. That balance was utilized for the following:

- Meeting with MDC RER 11/12/2013
- Meeting with the City of Miami Springs on 11/20/2013
- Preliminary drainage calculations in order to recommend remedial action to the City.
  - This exercise was significant due to the constraints found with the subsurface conditions on Mokena Drive.
  - Determined that connection to FDOT drainage system would not be a feasible option due to existing conditions at Mokena Drive.

On January 29<sup>th</sup>, 2014 Atkins presented our findings and recommendations to the City. During the meeting it was also communicated that the initial PO has been exhausted and additional funds would be needed in order to finalize the task previously approved.

Remaining services required for the project consist of Design Development and Permitting (Task 2 and 3 of the original PO). An amount of \$15,000 is respectfully requested in order to allow Atkins to properly finalize the recommended design, produce construction drawings and submit for permitting.



# Memo

If you have any questions or concerns regarding this above stated information please don't hesitate to contact me.

Regards,



Chris Ossa, E.I.  
Engineer, Engineering

Attachments:

Atkins Additional Services  
City of Miami Springs Purchase Order #130919

cc:

Victor Herrera, P.E. – Atkins  
Derrick Lewis, P.E. – Atkins



# Memo

**To:** Tom Nash

---

**From:** Chris Ossa, E.I.      **Email:** nasht@miamisprings-fl.gov

---

**Phone:** (305) 805-5170      **Date:** 30 Sep 2013

---

**Ref:**      **cc:** Victor Herrera P.E, Derrick Lewis, P.E.

---

**Subject:** Mokena Drive Drainage Improvements - Additional Services

Mr. Nash,

Our preliminary investigative effort have determined that additional services need to be requested in order to finalize our recommended course of action for the design of the drainage improvements at Mokena Drive in the City of Miami Springs.

Some of the preliminary findings have determined that the existing closed loop exfiltration system at Mokena Drive has exceeded it services life and needs to be replaced.

In order to determined the design parameters of the new system the following data needs to be gathered:

- Topographic survey of the project.
- Head percolation testing in two (2) locations at depths of 15 feet below existing grades to determine the hydraulic conductivity of the subsurface materials.

Attached you will find the proposals for the services stated above. All services will be catered to meet Florida Department of Transportation (FDOT) parameters. This will allow us to use the topographic survey and percolation tests if the results of our investigation lead us to recommend that a connection to the FDOT drainage system on NW 36<sup>th</sup> Street is required.

We respectfully request these services in order to continue our design of the drainage improvements to Mokena Drive.

If you have any questions or concerns regarding this above stated information please don't hesitate to contact me.

Regards,



Chris Ossa, E.I.  
Engineer, Engineering

Attachments:  
Atkins Topographic Survey proposal  
Geosol, Inc. Geotechnical proposal

cc:  
Victor Herrera, P.E. – Atkins  
Derrick Lewis, P.E. – Atkins



Mr. Chris Ossa, EI  
Atkins Global  
2001 NW 107<sup>th</sup> Avenue  
Miami, FL 33172

September 3, 2013

Re: **Proposal for Geotechnical Services for Proposed Drainage Improvements**  
Mokena Drive Between NW 36<sup>th</sup> Street and Oakwood Drive  
City of Miami Springs, Florida  
GEOSOL Proposal No. P-213177

Dear Mr. Ossa:

In accordance with your request on August 30, 2013, Geosol, Inc. (GEOSOL) is pleased to submit this proposal pertaining to geotechnical services for the above-referenced project. Based on information you provided to us on August 30, 2013, we understand that the project consists of providing drainage improvements along Mokena Drive between NW 36<sup>th</sup> Street and Oakwood Drive in the City of Miami Springs, Florida. Based on the scope of services you provided, the following geotechnical services will be required:

- 1) Perform falling head percolation testing in two (2) locations at depths of 15 feet below existing grades to determine the hydraulic conductivity of the subsurface materials.

At the conclusion of our study, we will provide five (5) geotechnical reports signed and sealed by a Professional Engineer registered in the State of Florida. The reports will contain, but not limited to, a discussion of our field exploration procedures, discussion about subsurface stratigraphy, hydraulic conductivity (k) values, and any other information the Geotechnical Engineer deems appropriate based on our findings.

Based on the anticipated field exploration program, we anticipate that the required services can be completed within in a 3 to 4-week period after receiving Notice to Proceed. This includes underground utility clearances, field work, laboratory testing, and report preparation.

Based on our general knowledge and an interpretation of your requirements, we are willing to complete the geotechnical services and report preparation for a total sum of **\$2,990.00**. We have enclosed a detailed Fee Proposal for your review. If this proposal is found acceptable, please indicate so by signing and returning the Acceptance sheet of Geotechnical Services section on the following page.

GEOSOL appreciates your consideration of our firm to undertake this project. If you have any questions, please do not hesitate to contact us.

Sincerely,  
GEOSOL, INC.



Oracio Riccobono, P.E.  
Senior Geotechnical Engineer/President

Attachment: 1) Fee Proposal

**ACCEPTANCE SHEET OF GEOTECHNICAL SERVICES**

AGREED TO THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2013

BY: \_\_\_\_\_

PLEASE PRINT NAME: \_\_\_\_\_

TITLE: \_\_\_\_\_

FIRM: \_\_\_\_\_



5795-A N.W. 151<sup>st</sup> Street  
Miami Lakes, FL 33014  
Phone (305) 828-4367; Fax (305) 828-4235  
E-mail: geosolusa@bellsouth.net

# GEOSOL, INC.

**Proposal for Geotechnical Services for Proposed Drainage Improvements  
Mokena Drive Between NW 36th Street and Oakwood Drive  
City of Miami Springs, Florida**

**GEOSOL PROPOSAL No. P-213177**

<u>DESCRIPTION</u>	UNITS	# OF UNITS	UNIT RATE (\$)	TOTAL \$
<b><u>1. FIELD INVESTIGATION</u></b>				
Mobilization of Truck Mounted Drill Rig	day	1	\$350.00	\$350.00
Falling Head Percolation Testing - 15 ft. in depth	each	2	\$375.00	\$750.00
Grout Seal Boreholes - percolation testing locations	feet	30	\$8.00	\$240.00
MOT Devices (Cones, Flags, Sign & Arrow Board)	each	1	\$200.00	\$200.00
Senior Technician (Boring Layout, Utility Clearance, Field Meetings, MOT, etc.)	hour	4	\$65.00	\$260.00
<b>SUB-TOTAL (FIELD EXPLORATION PROGRAM)</b>				<b>\$1,800.00</b>
<b>TOTAL FIELD AND LABORATORY PROGRAMS</b>				<b>\$1,800.00</b>
<b><u>2. ENGINEERING AND TECHNICAL SERVICES</u></b>				
Senior Project Engineer	hour	2	\$150.00	\$300.00
Project Engineer	hour	4	\$120.00	\$480.00
Engineer Intern	hour	4	\$75.00	\$300.00
Clerical	hour	2	\$55.00	\$110.00
<b>SUB-TOTAL (ENGINEERING SERVICES )</b>				<b>\$1,190.00</b>
<b>TOTAL GEOTECHNICAL FEES FOR PROJECT</b>				<b>\$2,990.00</b>

# ATKINS

Atkins North America, Inc.  
National Geomatics Division

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## PROPOSAL:

**TO:** Christian Ossa  
**FROM:** Carlos M. del Valle  
**DATE:** September 3, 2013  
**SUBJECT:** Mokena Drive Drainage Study

Pursuant to your direction, the following proposal is submitted for your consideration:

### PROJECT LOCATION:

The public Right of Ways known as "Mokena Drive," and "NW 36<sup>th</sup> Street," situate, lying and being the City of Miami Springs, Miami-Dade County, Florida, generally butted and bounded by the area as indicated on the exhibit map as attached hereto and made a part hereof.

### SCOPE OF SERVICES:

This is a topographic survey for drainage improvement purposes. Inasmuch as part of the area falls within the jurisdiction of the Florida Department of Transportation, the following elements of that agency's requirements will be applied:

#### **FLORIDA DEPARTMENT OF TRANSPORTATION GENERIC SCOPE OF SERVICES RRR**

- 27.01 PNC-Recover/Establish PN points (Should be placed away from block corners and out of construction limits, if possible.)
- 27.02 Control levels-Verify/Establish elevations on PNC points (Use NAVD 88)
- 27.03 Baseline-Establish "Historic Baseline(s)" using all pertinent information. Set Begin and End survey points and at any change in direction, *i.e.*, PC, PT and angle breaks. Verify Mainline and side street Rights of Way depicting stationing and direction of side street intersections. Depict all Right of Way lines on Right of Way file.
- 27.06 Topography-Locate all improvements within the Rights of Way along with driveways, curb cuts, ADA ramps, sidewalks servicing adjacent properties, pavement markings, *etc.* Topo to extend along side streets beyond pavement returns 150 feet and 100 feet at major and minor streets, respectively. Topo for MOT to extend 500 feet generally beyond survey limits. (To be determined by Professional Engineer).
- 27.07 DTM-Perform in areas to be determined by Professional Engineer as needed in areas of Drainage Surveys noted in Task 27.12.

- 27.08 Cross-Sections (Cross Slope Verification) Sections to be taken at mid-block or no greater than 500 foot intervals. (Show all breaks).
- 27.12 Drainage Survey-Obtain drainage details if a structure is in or near radius returns in intersections (Rim and invert elevations, pipe sizes, materials and directions).

**DELIVERABLES:**

The deliverables will consist of DTM and topographic map products.

**QUALIFICATIONS:**

1. All procedures in connection with this project will be performed in accordance with the applicable provisions of the "Minimum Technical Standards for Land Surveying in the State of Florida," pursuant to Rule 5J-17 of the Florida Administrative Code.
2. Elevations will be referenced to NAVD88.
3. This proposal is limited to the discipline of professional land surveying and mapping only. Requests for service for other disciplines, or for services not specifically stated in this proposal shall be considered supplemental to same and subject to fee negotiation accordingly.
4. As always, ATKINS is prepared to commence upon receipt of the City of Miami Springs's written authorisation.

Our fee to perform the services as requested by the City of Miami Springs, subject to the Qualifications as stated herein, shall be lump sum amount of \$7,400.00.

**END OF DOCUMENT**



PURCHASE ORDER

PAGE: 1

P.O. #: 130919

ORIGINAL

INVOICE TO:  
CITY OF MIAMI SPRINGS  
FINANCE DEPARTMENT  
201 WESTWARD DRIVE  
FIRST FLOOR  
MIAMI SPRINGS, FL 33166-5259

DATE: 08/14/13

TO: ATKINS NORTH AMERICA, INC.  
2001 NW 107 AVENUE  
MIAMI, FL 33172-2507

SHIP TO:  
CITY OF MIAMI SPRINGS  
PUBLIC WORKS DEPARTMENT  
345 NORTH ROYAL  
POINCIANA BOULEVARD  
MIAMI SPRINGS, FL 33166

TEL# (305) 592-7275

FAX# (305) 594-9574

VENDOR #  
372

DELIVER BY:  
08/13/13

SHIP VIA:  
BEST WAY

F.O.B.  
DESTINATION

TERMS  
NET

CONFIRM BY  
RICK KARASIEWICZ

CONFIRM TO  
TAMMY ROMERO

REQUISITIONED BY  
R HERNANDEZ/T NASH

ACCOUNT NO.  
440-3901-539.31-00

REQ. NO.  
37834

REQ. DATE  
08/13/13

LINE#	QUANTITY	UOM	ITEM NO. AND DESCRIPTION	UNIT COS	EXTENDED COST
1	18500.00	DOL	FDOT CONNECTIONS, DRAINAGE . IMPROVEMENT COUNCIL APP approved by council 8/12/13	1.000	18500.00
				SUB-TOTAL	18500.00
				TOTAL	18500.00

AUTHORIZED BY

  
PURCHASING AGENT



**Atkins North America, Inc.**  
2001 Northwest 107th Avenue  
Miami, Florida 33172-2507  
**Telephone: +1.305.592.7275**  
[www.atkinsglobal.com/northamerica](http://www.atkinsglobal.com/northamerica)

## SCOPE OF SERVICES

July 30<sup>th</sup>, 2013  
Letter of Proposal  
Via email to [nasht@miamisprings-fl.gov](mailto:nasht@miamisprings-fl.gov)

Mr. Tom Nash  
City of Miami Springs  
345 N. Royal Poinciana Boulevard  
Miami Springs, FL 33166

RE: Miami Springs; FDOT connection - Drainage System Improvements

Dear Mr. Nash:

Atkins is pleased to submit the following scope of services intended to address the flooding issues at Mokena Drive in the City of Miami Springs. On July 25<sup>th</sup>, 2013, Atkins meet with City of Miami Springs Public Works personnel in order to see the project area and discuss possible remedies to the ongoing flooding problem associated with an existing french drain and drainage system on Mokena Drive.

### **OBJECTIVE**

To provide the City of Miami Springs construction documents for drainage system improvements at Mokena Drive. Atkins will also coordinate pertinent permitting efforts associated with drainage system improvements and connection(s) to Florida Department of Transportation (FDOT) drainage systems identified on NW 36<sup>th</sup> Street.

### **PROJECT DESCRIPTION**

The following tasks are anticipated as part of the scope of services:

- 1) Investigation (*\$3,000 time and materials*): Atkins will coordinate with FDOT and Miami-Dade County Regulatory and Economic Resources (RER) Water Control Section to identify engineering options to address drainage issue at Mokena Drive.
  - a) If survey services are identified as needed they will be considered additional services and will utilizes the rates described on Attachment A.
- 2) Design Development (*\$10,000 time and materials*): Based on the results of task #1, Atkins will prepare engineering drawings to address the flooding issue on Mokena Drive.
- 3) Permitting (*\$5,000 time and materials*): Atkins will coordinate and submit permitting packages to FDOT and MDC RER for the proposed drainage improvements.

Because the final design cannot be determined at this time, the above tasks are proposed on a *TIME/MATERIALS* basis per the rates in Attachment A, with a not to exceed value of \$18,500.

City of Miami Springs  
July 30<sup>th</sup>, 2013

### DELIVERABLES

Task #1: Meeting Minutes

Task #2: Engineering Drawings

Task #3: Permit Packages and Applications

### COMPENSATION

Fee Breakdown:

Task 1:	Investigation	\$ 3,000.00	Time/Materials
Task 2:	Design Development	\$ 10,000.00	Time/Materials
Task 3:	Permitting Assistance	\$ 5,000.00	Time/Materials
	**Expenses	\$ 500.00	Time/Materials

**Total \$ 18,500.00 Time/Materials**

\* Hourly rate, not to exceed

\*\* Expenses are not to exceed \$500.00 without prior authorization from the City of Miami Springs (printing, mileage, etc.).

### INFORMATION TO BE FURNISHED BY THE OWNER

The City will provide a direct point of contact that will be able to facilitate any requested information in an expeditious manner. This information may include, but is not limited to, providing drawings, geotechnical data, sampling reports, or other information that may be required.

### ADDITIONAL SERVICES (NOT INCLUDED)

Services authorized by the client other than those specifically listed above will be considered additional services. Atkins may perform these services and any other requested miscellaneous additional service on an agreed time/materials sum and/or time charge plus reimbursable basis upon written authorization.

- Coordination with additional regulatory agencies not mentioned above.
- Preparing to serve or serving as an expert witness in connection with any public hearing, arbitration proceeding or legal proceeding.
- Providing any other services not otherwise included in this Agreement.

If you have any questions or comments, please do not hesitate to contact me directly at 305-514-3455 at your convenience.

Sincerely,



Victor H. Herrera, P.E.  
Engineering Manager

CHRIS OSSA  
FOR VICTOR HERRERA, P.E.

Attachment A: Hourly Labor Rate  
Attachment B: Project Location Map

City of Miami Springs  
July 30<sup>th</sup>, 2013

**ATTACHMENT "A"**  
**HOURLY LABOR RATE**

<u>JOB CLASSIFICATION</u>	<u>BILLING RATES</u>
ENGINEERING MANAGER	\$180.00
SENIOR PROJECT MANAGER	\$150.00
SENIOR CIVIL ENGINEER	\$120.00
CIVIL ENGINEER	\$100.00
CLERICAL	\$55.00

**National Geomatics Division**  
**SCHEDULE OF HOURLY LABOR RATE**

<u>JOB CLASSIFICATION</u>	<u>BILLING RATES</u>
ASSOCIATE VICE-PRESIDENT, DIVISION MANAGER	\$193.00
SENIOR SURVEYOR II	\$135.00
SURVEYOR II	\$110.00
SENIOR TECHNICIAN II SURVEY	\$100.00
CADD TECHNICIAN I	\$90.00
THREE-PERSON SURVEY PARTY	\$166.00
TWO-PERSON SURVEY PARTY	\$132.00
PROGRAM ASSISTANT	\$52.00

*The hourly rates will remain in force until January 1, 2014. Hourly rates after January 1, 2014 shall be increased by 2% per category.*



**ATKINS**  
 2001 NW 40th Avenue  
 Suite 300  
 Miami Springs, FL 33166  
 Phone: 305.562.7275  
 Fax: 305.562.7276

CLIENT: CITY OF MIAMI SPRINGS  
 345 MIAMI SPRINGS, FL 33166

ORIGINAL: \_\_\_\_\_  
 1: ISSUED: \_\_\_\_\_  
 2: \_\_\_\_\_  
 3: \_\_\_\_\_  
 4: \_\_\_\_\_

I warrant that the information contained herein is true and correct to the best of my knowledge and belief, and that I am not providing any false or misleading information. I warrant that the information contained herein is true and correct to the best of my knowledge and belief, and that I am not providing any false or misleading information.

PROJECT: DRAINAGE IMPROVEMENTS  
 SHEET TITLE: MOKENA DRIVE  
 SHEET NO.: \_\_\_\_\_  
 SHEET TOTAL: \_\_\_\_\_

07/20/2013 02:00:19 PM



CITY OF MIAMI SPRINGS  
 OFFICE OF THE CITY CLERK  
 201 Westward Drive  
 Miami Springs, FL 33166-5259  
 Phone: 305.805.5006  
 Fax: 305.805.5028

TO: Honorable Mayor Garcia and Members of the City Council  
 FROM: Suzanne S. Hitaffer, Acting City Clerk *S. Hitaffer*  
 DATE: February 4, 2014  
 SUBJECT: PENDING BOARD APPOINTMENTS

\*\*\*\*\*

The following appointments are pending:

APPOINTMENT COUNCILMEMBER	CURRENT MEMBER	NEW TERM EXPIRES	ORIGINAL APPOINTMENT DATE	LAST APPOINTMENT DATE
------------------------------	-------------------	------------------------	---------------------------------	-----------------------------

Board of Adjustment/Zoning and Planning Board

Mayor Xavier Garcia	Francisco Fernández	04-30-2015	10-14-1991	11-28-2011
Vice Mayor Bain – Group 2	Ernie Aloma	04-30-2016	04-13-2009	01-11-2011
Councilman Lob – Group 3	Bill Tallman	04-30-2016	01-11-2010	05-14-2012

Architectural Review Board

Vice Mayor Bain – Group 2	Joe Valencia	10-31-2014	02-27-2012	02-27-2012
---------------------------	--------------	------------	------------	------------

Code Enforcement Board

Mayor Xavier Garcia	Walter Dworak	09-30-2016	11-14-2005	09-14-2010
Councilman Petralanda-Group 4	Robert Williams	09-30-2016	03-10-2008	10-25-2010

Civil Service Board

Councilman Windrem – Group 1	Rob Youngs	06-30-2015	01-11-2010	01-11-2010
Vice Mayor Bain – Group 2	Carrie Figueredo	06-30-2015	08-24-2009	08-24-2009

Code Review Board

Mayor Xavier Garcia	Connie Kostyra*	04-30-2015	VACANT	VACANT
Councilman Lob – Group 3	Dan Dorrego	04-30-2016	08-11-2003	05-24-2010
Councilman Petralanda-Group 4	Jana Armstrong	04-30-2016	06-11-2001	05-10-2010

Disability Advisory Board

Mayor Xavier Garcia	Charlene Anderson*	12-31-2016	VACANT	VACANT
Councilman Windrem – Group 1	Catherine Stadnik	12-31-2016	12-14-1998	02-14-2011
Councilman Lob – Group 3	Richard Barnes	12-31-2016	05-11-2009	01-24-2011
Councilman Petralanda Group 4	Roslyn Buckner	12-31-2016	03-26-2012	03-26-2012

APPOINTMENT COUNCILMEMBER	CURRENT MEMBER	NEW TERM EXPIRES	ORIGINAL APPOINTMENT DATE	LAST APPOINTMENT DATE
<b><u>Education Advisory Board</u></b>				
Mayor Zavier Garcia	Caridad Hidalgo	05-31-2015	01-28-2013	01-28-2013
Vice Mayor Bain – Group 2	Dr. Mara Zapata	05-31-2015	06-13-2011	06-13-2011
Councilman Lob – Group 3	Dr. John Salomon	05-31-2015	12-14-2009	06-13-2011
<b><u>Golf and Country Club Advisory Board</u></b>				
Mayor Zavier Garcia	Michael Domínguez	07-31-2013	04-12-2010	09-26-2011
Councilman Windrem – Group 1	Mark Safreed	07-31-2013	08-08-2005	06-27-2011
Vice Mayor Bain – Group 2	George Heider	07-31-2013	08-13-2001	06-27-2011
Councilman Lob – Group 3	Ken Amendola	07-31-2013	10-10-2011	10-10-2011
Councilman Petralanda-Group 4	Art Rabade	07-31-2013	03-11-2013	03-11-2013
<b><u>Historic Preservation Board</u></b>				
Mayor Zavier Garcia	Sydney Garton**	01-31-2016	11-08-1993	02-08-2010
Vice Mayor Bain – Group 2	Yvonne Shonberger**	02-28-2017	06-13-2005	09-10-2012
<b><u>Recreation Commission</u></b>				
Mayor Zavier Garcia	E. Jorge Santin	04-30-2016	04-14-2008	12-13-2010

\* Connie Kostyra resigned on April 28, 2011.  
 Charlene Anderson resigned on June 6, 2011.

\*\* Historic Preservation Board – Council confirmation required per §153.11 of the City Code of Ordinances: “..... No board member who shall have served three consecutive terms of office shall be eligible to serve an additional term of office for 2 years thereafter, unless the appointment for any additional term shall be confirmed by a majority of the council.....”

cc: City Manager  
 Assistant City Manager/Finance Director  
 City Attorney

# CITY OF MIAMI SPRINGS

## PERSONNEL ACTION FORM

Name SUZANNE S. HITAFFER Date 01/31/2014

Department CITY CLERK Effective Date 02/13/2014

Classification ACTING CITY CLERK

Status: Probation ( )

Permanent (XX)

Salary step \$71,850

Temporary ( )

Hours per week 40

Provisional ( )

Exempt ( )

Part Time ( )

### Type of Action

Appointment ( )

Resignation ( )

Salary Increase ( )

Dismissal ( )

Salary Decrease ( )

Retirement ( )

Promotion ( )

Lay-off ( )

Demotion ( )

Suspension ( )

Transfer ( )

Leave of Absence ( )

Change of Status ( )

Other; (X)

EXTENSION OF SPECIAL ADMIN. APPT.

### Explanation & Justification:

EXTENSION OF MRS. HITAFFER'S SPECIAL ADMINISTRATIVE APPOINTMENT AS AN ACTING CITY CLERK FROM 2/13/2014 UNTIL 4/01/2014, PER SECTION 34-14 (E) (d) of the CIVIL SERVICE CODE of ORDINANCE

Recommended By:

Approved By:

\_\_\_\_\_  
Department Head

  
\_\_\_\_\_  
City Manager or  
Human Resources Director

Date \_\_\_\_\_

Date 1.31.04



Agenda Item No.

City Council Meeting of:

2-10-2014



**CITY OF MIAMI SPRINGS  
OFFICE OF THE CITY CLERK**  
201 Westward Drive  
Miami Springs, FL 33166-5259  
Phone: 305.805.5006  
Fax: 305.805.5028

**TO:** Honorable Mayor Garcia and Members of the City Council *for*

**FROM:** Suzanne S. Hitaffer, CMC, Acting City Clerk *S. Hitaffer*

**DATE:** February 4, 2014

**SUBJECT:** Approval of Voting Procedures for the April 8, 2014 Special Election Regarding the Sale of the Golf Course Property to Manuel Perez-Vichot, Springs on the Green LLC

**DISCUSSION:** After discussion with the Miami-Dade County Elections Department and consultation with Manuel Perez-Vichot, the Administration is requesting Council approval of the following voting options:

1. The ballot (one question) will be in English and Spanish (not Creole).
2. The City will not offer early voting.
3. There will be a change of polling place for precincts 343 and 346. All four precincts will vote in the multi-purpose room at the Community Center, 1401 Westward Drive (343, 344, 345 and 346). Canvassing and tabulation of the votes will be in the game room across the hall and open to the public.
4. The City will be reimbursed for all costs of the election, including, but not limited to, the cost of return postage on absentee ballots.

**Suzanne S. Hitaffer**

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**From:** Suzanne S. Hitaffer  
**Sent:** Wednesday, January 29, 2014 9:05 AM  
**To:** zeidar@miamidade.gov  
**Cc:** bacogc@miamidade.gov; lopezc@miamidade.gov; innocen@miamidade.gov; Ronald K. Gorland; William Alonso; Jan Seiden; Elora Sakal; Manuel Perez-Vichot; Omar Luna  
**Subject:** April 8, 2014 Special Election

Good morning Zeida,

Per our conversation yesterday and your questions regarding the April 8<sup>th</sup> Special Election the following will apply:

1. The ballot (one question) will be in English and Spanish (not Creole).
2. The City will not provide a ballot box at City Hall for the drop off of absentee ballots.
3. The City will pay return postage for the absentee ballots.
4. The City will not offer early voting.
5. The County will hire the poll workers.
6. There will be a change of polling place for precincts 343 and 346. All four precincts will vote in the multi-purpose room at the Community Center, 1401 Westward Drive (343, 344, 345 and 346).  
Canvassing and tabulation of the votes will be in the game room across the hall and open to the public.
7. Per our Charter Section 11-02, the canvassing board will consist of the City Clerk, City Manager and the Miami-Dade Supervisory of Elections, or his/her designee.
8. Certification of the election results will be on April 14, 2014 during the City Council Regular Meeting.

Please let me know if you need further clarification or have additional questions.

Thank you,

Suzanne S. Hitaffer, CMC  
Acting City Clerk  
305.805.5006

## Suzanne S. Hitaffer

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**From:** Manuel Perez-Vichot <mperez@sedainc.com>  
**Sent:** Tuesday, January 28, 2014 4:41 PM  
**To:** Suzanne S. Hitaffer; Ron Gorland; William Alonso; Jan Seiden; Elora Sakal; prezvichot@aol.com  
**Cc:** Aguerrevere, Enrique (enriquej@cohabi.com); Schwab, Jack (Jack@thecarlyngroup.com); Clara Perez  
**Subject:** RE: April 8, 2014 Special Election

Hello Suzie,

Below is our response to the three voting options you mention.

Basically,

- 1 - English and Spanish is O.K.
- 2 - No early voting
- 3 - One voting location , the Community Center .

Thanks, call me if you have any questions.

Manny

Regards,

**Manuel Perez-Vichot, AIA**  
Principal

**Southeast Design**

ARCHITECTURE • INTERIOR DESIGN

627 Eldron Drive Suite 101, Miami Springs, FL 33166

T 305.871.1648 F 305.871.1734 C 305.989.4132

E [mperez@sedainc.com](mailto:mperez@sedainc.com)

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**From:** [PrezVichot@aol.com](mailto:PrezVichot@aol.com) [<mailto:PrezVichot@aol.com>]

**Sent:** Tuesday, January 28, 2014 11:30 AM

**To:** Manuel Perez-Vichot

**Subject:** Fwd: April 8, 2014 Special Election

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From: [hitaffers@miamisprings-fl.gov](mailto:hitaffers@miamisprings-fl.gov)

To: [gorlandr@miamisprings-fl.gov](mailto:gorlandr@miamisprings-fl.gov), [alonsow@miamisprings-fl.gov](mailto:alonsow@miamisprings-fl.gov), [jseiden@olsrhh.com](mailto:jseiden@olsrhh.com)

CC: [sakale@miamisprings-fl.gov](mailto:sakale@miamisprings-fl.gov), [prezvichot@aol.com](mailto:prezvichot@aol.com)

Sent: 1/28/2014 9:57:03 A.M. Eastern Standard Time

Subj: April 8, 2014 Special Election

Good morning,

I called Zeida Reyes at the Miami-Dade County Elections Department to go over what is required for the Special Election on April 8<sup>th</sup>. The following questions must be answered:

1. Ballot – Do you want translations in English, Spanish and Creole? Only English and Spanish is required by law. ( English and Spanish is adequate )
  
2. Early Voting – We can opt out of early voting, which is normally the Friday and Saturday before the Tuesday Election from 8am to 4pm at City Hall . This is an additional expense. Do you want to opt out? ( We prefer to Opt Out, no need for early voting )
  
3. The Venue for the Election – Do you want the electors for all four precincts ( 343, 344, 345 and 346) to vote at one location instead of the three locations (Miami Springs Middle School, Springview Elementary and the Community Center). She said that we could choose one location, i.e. the Community Center. It would only require notification to the voters of a change in polling place. ( We prefer one location , the Community Center would be O.K. )

The tabulation of the votes must be at one location in a room separate from the area where the residents vote. The canvassing of the votes and the absentee ballots begins at 6:00 p.m. before the polling place closes at 7pm.

Your help is appreciated as I would like to plan ahead and not wait until the last minute.

Thank you,

Suzie

=

The City of Miami Springs is on [Twitter](#) and has a website [MiamiSprings-FL.Gov](#)  
**Please save a tree. Don't print this e-mail unless it's really necessary.**



2-10-2014

# CITY OF MIAMI SPRINGS

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Recreation Department  
1401 Westward Drive  
Miami Springs, FL 33166-5289  
Phone: (305) 805-5075  
Fax: (305) 805-5077

TO: Honorable Mayor Garcia and Members of the City Council

VIA: Ron Gorland, City Manager *Ron*

FROM: Omar Luna, Recreation Director

DATE: February 3, 2014

SUBJECT: Recommendation that the City renews its management contract with Jazzercise, Inc., for the use of the Multi-Purpose Room at the Community Center for exercise sessions.

Jazzercise is a very popular program in Miami Springs that provides our community with an opportunity for our residents to stay fit and healthy.

Proposed agreement is for one year from April 1, 2014 through March 31, 2015 for the right to utilize the Multi-Purpose Room on the first floor of the Community Center on Monday's and Wednesday's afternoons from 5:45 P.M. to 7:05 P.M., Tuesday's and Thursday's from 4:45 P.M. to 8:05 P.M., and Saturday mornings from 9:50 A.M. to 11:05 P.M.

Jazzercise agrees to pay the City monthly user fee of four hundred dollars (\$400.00) which is due, in advance, on the first of each month commencing April 1, 2014 and ending with final payment on March 31, 2015.

Brenda and Tatiana Knight and the Jazzercise coaches do an excellent job of providing our Community with a professional program. They also have a great working relationship with the Recreation Department. It is recommended that we continue to work together with Jazzercise, Inc., by approving the attached agreement.

## FACILITY AGREEMENT

THIS AGREEMENT is entered into this \_\_\_ day of \_\_\_\_\_, 2014 by and between the CITY OF MIAMI SPRINGS, a Florida Corporation, hereinafter referred to as "City", and Brenda Knight, a licensed franchisee of "Jazzercise", Inc., hereinafter referred to as "Jazzercise";

### WITNESSETH:

WHEREAS, "Jazzercise" has approached the City to solicit authorization to utilize the Multi-Purpose Room in the Community Center to conduct classes on Monday thru Thursday evenings and Saturday morning; and

WHEREAS, the Recreation Department of the City is desirous of providing the widest variety of recreational and educational activities for citizens on a continuing basis; and,

WHEREAS, the City Council of the City of Miami Springs has reviewed and discussed the proposal of the "Jazzercise" program and has determined that, subject to the terms and conditions of this Agreement, it is in the best interests of the City and its citizens to authorize the limited usage of the Miami Springs Community Center for the purposes proposed;

NOW, THEREFORE, in consideration of the mutual covenants contained herein, the mutual sufficiency of which is hereby acknowledged, the parties hereby agree as follows:

### USE OF PREMISES

The City of Miami Springs hereby grants to "Jazzercise" the right to utilize the multi-purpose room on the first floor of the Community Center on Monday's and Wednesday's afternoons from 5:45 P.M. to 7:05 P.M., Tuesday's and Thursday's from 4:45pm 8:05pm., and Saturday mornings from 9:50am to 11:05am., for the operation of a program known as "Jazzercise" upon the terms and conditions set forth herein. Notwithstanding the foregoing, the City reserves the right to utilize the areas being provided to "Jazzercise" upon reasonable advance notice for City related or sponsored activities, so long as a suitable alternate facility location is provided.

### PAYMENTS FOR USAGE

"Jazzercise" agrees to pay the City a monthly use fee of four hundred dollars (\$400.00) which is due, in advance, on the first of each month commencing April 1, 2014 and ending with final payment on March 31, 2015. Payments received more than 10 days after the due date will be subject to a twenty dollar (\$20.00) per day late payment fee.

### MAINTENANCE OF PREMISES

"Jazzercise" agrees to clean and maintain the area used for its activities so that it is returned to the City in the same condition as received. In the event that "Jazzercise" does not comply with this clean up and maintenance provision, "Jazzercise" agrees to reimburse the City for the actual costs incurred in cleaning the facility following its usage.

## ACCEPTANCE OF AGREEMENT

"Jazzercise" hereby accepts this agreement granted by the City for the use of multi-purpose room on the first floor of the Community Center for the operation of and "Jazzercise" program upon the terms and conditions set forth herein.

## TERM OF AGREEMENT

This Agreement shall be for a period of one (1) year beginning on April 1, 2014 and continue through March 31, 2015.

## RENEWAL OF AGREEMENT

This Agreement may be renewed upon the mutual consent and agreement of the parties hereto.

## TERMINATION OF AGREEMENT

This Agreement may be terminated by either party hereto, without cause, by providing the other party written notice thereof by certified mail, return receipt requested, or by hand delivery, to be effective thirty (30) days from receipt of said written notice.

## INSURANCE

"Jazzercise" shall, at all times during the term hereof, maintain insurance coverage in the amount of \$1,000,000, which shall also name the City as an additional insured under the policy. All such insurance, including renewals, shall be subject to the approval of the City for adequacy of protection and evidence of such coverage shall be furnished to the City on Certificates of Insurance indicating such insurance to be in force and effect and providing that it will not be cancelled during the performance of the services under this Agreement without thirty (30) calendar days prior written notice to the City. Completed Certificates of Insurance shall be filed with the City prior to the performance of services hereunder, provided, however, that "Jazzercise" shall, at any time, upon request, file duplicate copies of the policies of such insurance with the City.

## HOLD HARMLESS AND INDEMNIFICATION

In addition to the aforementioned required insurance coverage to be provided to the City, "Jazzercise" shall hold the City, including its officials, employees and representatives, harmless and indemnify it against all claims, demands, damages, actions, causes of actions, liability, costs, expenses, and attorney's fees arising out of, or resulting from, injury to or death of persons, or damage to or loss of property, sustained on or about the licensed premises, arising from the services, acts, actions, omissions or failures to act of "Jazzercise" or of any of its employees, agents, representatives, invitees, or guests. Additionally, the protections provided by this provision shall also include any costs, expenses, or legal fees the City may incur in establishing that "Jazzercise" or its insurer are responsible to provide protection, coverage, and representation to the City, its officials, employees, and representatives for any incident that may occur during the term hereof.

### PROHIBITED ACTIVITIES

"Jazzercise" shall not use the premises for any inappropriate or unlawful purpose and shall comply with all State, County and City laws, statutes, ordinances, policies, rules and regulations applicable now, or in the future, to the operation of "Jazzercise" and the premises. "Jazzercise" shall not permit any offensive, or dangerous activity, nor any nuisance or other conduct in violation of the public policy of the City, county or state on the premises.

### NONDISCRIMINATION

"Jazzercise" represents and warrants to the City that it does not and will not engage in discriminatory practices and that there shall be no discrimination in connection with the performance of this Agreement on account of race, color, sex, religion, age, handicap, marital status or national origin. "Jazzercise" further covenants that no otherwise qualified individual shall, solely by reason of his/her race, color, sex, religion, age, handicap, marital status or national origin, be excluded from participation in, be denied services, or be subject to discrimination under any provision of this Agreement.

### ASSIGNMENT

This Agreement shall not be assigned, in whole or in part, without the prior written consent of the City Manager, which may be withheld or conditioned, in the City Manager's sole and exclusive discretion.

### ATTORNEY FEES AND COSTS

If either party to this Agreement initiates litigation to enforce any provisions hereof or for damages on account of any breach of this Agreement, the prevailing party in any such litigation, and any appeals there from, shall be entitled to recover from the other party, in addition to any damages or other relief granted as a result of such litigation, all costs and expenses of such litigation and reasonable attorney's fee as fixed by the court.

### NOTICES

All notices or other communications required under this agreement shall be in writing and shall be given by hand-delivery or by registered or certified U.S. mail, return receipt requested, addressed to the other party at the following address or to such other address as a party may designate for notice:

**NOTICES TO BE GIVEN TO CITY SHALL BE ADDRESSED AS FOLLOWS:**

CITY OF MIAMI SPRINGS  
Attention: Ronald K. Gorland, City Manager  
201 Westward Drive  
Miami Springs, FL 33166



NOTICES TO BE GIVEN TO JAZZERCISE SHALL BE ADDRESSED AS FOLLOWS:

Brenda Knight  
20 Deer Run  
Miami Springs, FL 33166

MISCELLANEOUS PROVISIONS

A. That this Agreement shall be construed and enforced in accordance with the laws of the State of Florida.

B. That title and paragraph headings contained herein are for convenient reference and are not a part of this Agreement.

C. That should any provision, paragraph, sentence, word or phrase contained in this Agreement be determined by a court of competent jurisdiction to be invalid, illegal or otherwise unenforceable under the laws of the State of Florida, such provision, paragraph, sentence, word or phrase shall be deemed modified to the extent necessary in order to conform with such law, or if not modifiable, then same shall be deemed severable, and in either event, the remaining terms and provisions of this Agreement shall remain unmodified and in full force and effect or limitation of its use.

D. That this Agreement constitutes the sole and entire understanding between the parties hereto. No modification or amendment hereto shall be valid unless in writing and executed by properly authorized representatives of the parties hereto.

E. That this Agreement shall be binding upon the parties hereto, their heirs, executors, legal representatives, successors or assigns.

F. That "Jazzercise" has been procured and is being engaged to provide services to the City as an Independent Contractor, and not as an agent or employee of the City. Accordingly, "Jazzercise" shall not attain, nor be entitled to, any rights or benefits under the Civil Service or Pensions Ordinances of the City, nor any rights generally afforded civil services or non-civil service employees. "Jazzercise" further understands that Florida Worker's Compensation benefits available to employees of the City are not available to it, and it agrees to provide workers' compensation insurance for any employee or agent rendering services.

IN WITNESS WHEREOF, we have set our hands and seals on the day and year first above written.

(THIS SPACE INTENTIONALLY LEFT BLANK)

WITNESSES:

\_\_\_\_\_

Print Name: \_\_\_\_\_

\_\_\_\_\_

Print Name: \_\_\_\_\_

By: \_\_\_\_\_

Brenda Knight

STATE OF FLORIDA  
COUNTY OF MIAMI-DADE

The foregoing instrument was acknowledged before me this \_\_\_\_\_ day of \_\_\_\_\_, 2014, by Brenda Knight, who is personally known to me or has produced \_\_\_\_\_ as identification, and did take an oath.

\_\_\_\_\_  
Notary Public, State of Florida

COMMISSION:

WITNESSES:

CITY OF MIAMI SPRINGS

\_\_\_\_\_  
Print Name: \_\_\_\_\_  
\_\_\_\_\_

By: \_\_\_\_\_  
RONALD K. GORLAND,  
City Manager

Print Name: \_\_\_\_\_

ATTEST: \_\_\_\_\_  
Suzanne Hitaffer, CMC  
Acting City Clerk

STATE OF FLORIDA

COUNTY OF MIAMI-DADE

The foregoing instrument was acknowledged before me this \_\_\_\_\_ day of \_\_\_\_\_, 2013, by RONALD K. GORLAND, City Manager and Suzanne Hitaffer, Acting City Clerk of the City of Miami Springs, Florida. They are personally known to me or have produced \_\_\_\_\_ as identification, and did take an oath.

\_\_\_\_\_  
Notary Public, State of Florida

COMMISSION:

O:\3\Contracts\Jazzercise - Facility Agreement - 04-01-2014.doc  
2/3/2014 8:39 AM

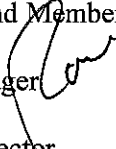


**CITY OF MIAMI SPRINGS**  
Parks and Recreation  
1401 Westward Drive  
Miami Springs, FL 33166-5259  
Phone: (305) 805-5075  
Fax: (305) 805-5077

Agenda Item No.

City Council Meeting of:

2-10-2014

**TO:** Honorable Mayor Garcia and Members of the City Council  
**VIA:** Ronald Gorland, City Manager   
**FROM:** Omar Luna, Recreation Director  
**DATE:** February 6, 2014

**RECOMMENDATION:** Increase Summer Camp Activity Fee

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**Recommendation:**

The Parks and Recreation Department is requesting an increase to the Summer Camp Activity Fee to \$150.00, the current fee is \$100.00.

**Reason:**

We're requesting this rate change due to increased Field Trip expenses. This increase will provide a wider variety of Field Trips to the camp participants.

The revenue received from the Activity Fee is a pass through to cover the expense.

**REVENUE:** 001-0000-347.20-41

**EXPENSE:** 001-5701-572.48-01

RESOLUTION NO. 2014-3613

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MIAMI SPRINGS AMENDING THE CURRENT SCHEDULE OF CHARGES FOR THE USE OF CITY RECREATION FACILITIES AND RELATED SERVICES; EFFECTIVE DATE

WHEREAS, Ordinance 655-81 was passed on September 14, 1981, authorizing and directing the establishment and maintenance of a "Schedule of Charges" for the use of City recreation facilities and related services; and,

WHEREAS, Ordinance 655-81, as currently codified in the Code of Ordinance Section 95.03, further authorized and directed the adoption of a current "Schedule of Charges" from time to time by City Council Resolution; and,

WHEREAS, the most current "Recreation Department Schedules of Charges" was established on March 25, 2013 by the adoption of City Resolution No. 2013-3575; and,

WHEREAS, the City Council of the City of Miami Springs is desirous of amending the City's current "Recreation Department Schedule of Charges" as authorized by Code of Ordinance Section 95.03;

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF MIAMI SPRINGS, FLORIDA:

Section 1: That the attached "Recreation Department Schedule of Charges" (Exhibit "A") is hereby approved and adopted for the use of City Recreation facilities and related services.

Section 2: That the provisions of this Resolution shall become effective immediately upon adoption by the City Council.

**PASSED AND ADOPTED** by the City Council of the City of Miami Springs, Florida, this 10<sup>th</sup> day of February 2014.

The motion to adopt the foregoing resolution was offered by \_\_\_\_\_, seconded by \_\_\_\_\_, and on roll call the following vote ensued:

Vice Mayor Bain	" _____ "
Councilman Windrem	" _____ "
Councilman Lob	" _____ "
Councilman Petralanda	" _____ "
Mayor Garcia	" _____ "

\_\_\_\_\_  
Zavier M. Garcia  
Mayor

**ATTEST:**

\_\_\_\_\_  
Suzanne S. Hitaffer, CMC  
Acting City Clerk

**APPROVED AS TO FORM AND LEGAL SUFFICIENCY**



Jan K. Seiden, Esquire  
City Attorney

**EXHIBIT "A"**  
**CITY OF MIAMI SPRINGS**  
**RECREATION DEPARTMENT**  
**SCHEDULE OF CHARGES**  
**EFFECTIVE FEBRUARY 10, 2014**  
**(includes applicable taxes)**

**1. FITNESS ROOM MEMBERSHIP/YEARLY**

Adult – 18 & older	\$150.00
Youth – 13 to 17	\$150.00
Seniors (60 & over)	\$75.00
Daily Guest Rate	\$5.00

**2. OPEN GYM ACTIVITY**

18 & Over	\$4.00
17 & Under	FREE

**3. RECREATION MEMBERSHIP/YEARLY – FULL ACCESS TO POOL, \*FITNESS ROOM, OPEN GYM**

18 & Over	\$340.00
13-17 (17 & under never pays for open gym)	\$190.00
Seniors (60 & over)	\$170.00
(*13-17, with parent supervision only)	

**4. YEARLY FAMILY \*FITNESS ROOM MEMBERSHIP**

Family of 2	\$188.00
Family of 3	\$263.00
Additional Family Members (per membership)	\$75.00
(*13-17, with parent supervision only)	

**5. YEARLY INDIVIDUAL MEMBERSHIP**

<b>Open Gymnasium Membership</b>	
Seniors (60 & over)	\$75.00
Adults (18 & over)	\$150.00
<b>Open Swimming</b>	
Seniors (60 & over)	\$40.00
Children (17 & under)	\$40.00
Adults (18 & over)	\$80.00
Family of 4	\$200.00
Additional Family Members (per membership)	\$20.00

**6. POOL FEES**

<b>General Pool Admission</b>	
Seniors & Children	\$2.00
Adults	\$4.00

<b>Lessons</b>	
Tiny Tot Lessons – 6 months – 5 years	\$40.00
6 & older Lessons	\$40.00
Private Swim Lessons	\$40.00/hr.
<b>Rentals</b>	
Non-Profit Group Pool Rental	\$30.00/hr.
Observation Deck Rental	\$50.00/4 hrs.
(plus refundable clean up deposit)	\$100.00
(plus entrance fee per child)	\$2.00/child
(plus entrance fee per adult)	\$4.00/adult
Pool Rental – 50 people	\$60.00/hr.
(for every 12 people over 50 - \$20.00 per guard, per hr.)	
Outside Clubs/Organizations – Team Usage	\$600.00/mo.
Outside Clubs/Organizations – Family Membership	\$100.00 Annually Or \$10.00 monthly
Red Cross Certification Courses	Negotiated
Senior High Schools (ex: Swim Teams/Water Polo)	\$1,500.00 season
Middle Schools (ex: Swim Teams/Water Polo)	\$200.00 monthly
Swim Meets	Negotiated
Water Fitness Programs Lane Rental (up to 10 participants sessions)	\$40.00/class (8 or \$15.00/hr/lane \$15.00/hr/lane
Lane Rental (over 10 participants) additional rental	

7. CHILDREN'S PROGRAMS

<b>After School Program</b>	
Registration Fee	\$35.00
Daily Fee	\$8.00
Weekly Fee	\$35.00
After School Bus Only Weekly Fee (applies only to middle school)	\$10.00
<b>School Holiday Program</b>	
Registration Fee*	\$35.00
Daily	\$20.00

\*Registration fee will not be charged for registered after school program participants.

<b>Full Day Summer Camp</b>	
Registration Fee	\$50.00
Activity Fee	\$150.00*
Weekly Fee (1 <sup>st</sup> child)	\$100.00
Weekly Fee (each additional child)	\$75.00

\*Field Trip, Special Events Fees



**8. FACILITY RENTAL FEES\***

<b>Multi-Purpose/Meeting Room</b>	<b><u>Non-Profit/Private</u></b>	<b><u>For Profit</u></b>
3 hr. Minimum	\$150.00	\$225.00
Every Additional Hour	\$50.00	\$100.00
Security Deposit	\$200.00	\$200.00
<b>Theatre</b>		Negotiated
<b>10X10 Pavilion at Prince Field</b>		
Residents (3 Hour Minimum)		\$50.00
Residents (Additional Hour)		\$15.00
Non-Residents (3 Hour Minimum)		\$100.00
Non-Residents (Additional Hour)		\$25.00
Deposit		\$100.00
**Virginia Gardens Residents are included with Miami Springs Residents		
<b>Field House**</b>		
Resident		\$250.00/4 hrs.
Non-Resident		\$500.00/4 hrs.
Refundable damage deposit		\$100.00
**Facilities (if available) with no charge for City sponsored activities		
<b>Basketball Gym (Per Hour)</b>	<b><u>Non-Profit/Private</u></b>	<b><u>For Profit</u></b>
Full Court	\$60.00	\$100.00
Half Court	\$30.00	\$50.00
<b>Volleyball Gym (Per Hour)</b>	<b><u>Non-Profit/Private</u></b>	<b><u>For Profit</u></b>
Full Court	\$30.00	\$50.00
<b>Complete Gym (Wrestling/Judo)</b>	<b><u>Non-Profit/Private</u></b>	<b><u>For Profit</u></b>
Tournament (the whole gym)	\$500.00	\$750.00
Maximum (4) Hours		
Every Additional Hour	\$125.00	\$175.00
<b>Softball &amp; Baseball Field Rentals</b>	<b><u>Non-Profit/Private</u></b>	<b><u>For Profit</u></b>
Practice Fee (no field prep required)	\$10.00	\$15.00
Game Rental (2/hr minimum)	\$30.00	\$40.00
Additional Hour	\$15.00	\$20.00
Game Rental w/Lights (2/hr minimum)	\$40.00	\$50.00
Additional Hour w/Lights	\$20.00	\$25.00
Lining Fee (field prep, drag & line)	\$35.00	\$35.00
<b>Soccer/Flag Football Field Rentals</b>		
Game Rental (2/hr minimum)	\$35.00	\$45.00
Additional Hour	\$17.00	\$22.00
Game Rental w/Lights (2/hr minimum)	\$45.00	\$55.00
Additional Hour w/Lights	\$22.00	\$28.00
Lining Fee	\$75.00	\$75.00

<b>Batting Cages</b>	
No Lights per Hour	\$15.00
Lights per Hour	\$25.00

**Buses**

<b>Big Bus</b>	
Hourly Rate within MS/VG City Limits	\$75.00
Hourly Rate outside City Limits	\$100.00
**Bus is only restricted to Miami-Dade County	

<b>Small Bus</b>	
Hourly Rate within MS/VG City Limits	\$50.00
Hourly Rate outside City Limits	\$75.00
**Bus is only restricted to Miami-Dade County	

<b>4<sup>th</sup> of July</b>	
Spot in the Parade	\$50.00

**\*\*Non-Profit Organizations will not be charged a fee. Proper Documentation must be shown.**

**Circle/Gazebo Pavilion for Weddings and/or Private Events**

Rental (3 Hour Minimum)	\$500.00
Every Additional Hour	\$125.00

**\*\*Police and Public Works will be an additional cost per the staff and services needed to support the wedding/event.**

**Curtiss Parkway Median Rental**

Rental	\$100.00
--------	----------

**\*\*PROVIDE-SET UP-TAKE DOWN OF 5 TABLES & 50 CHAIRS FOR MULTI-PURPOSE ROOM RENTAL: \$50 (not included in the rental fee set by Resolution)**

**\*\*JUMP HOUSES: Will be permitted if they use vendors that are approved by the City. They must also show proof of insurance w/City as co-insured.**

**9. CITY EMPLOYEES – Full Time Employees, City Council Members and their immediate family members under age 25.**

- A. General Admission Pool, Gym, Fitness Room – FREE
  - B. 50% discount for summer programs operated by the Recreational Department
  - C. 50% discount on special events operated by the Recreational Department
- Note: there are no City provided discounts for programs operated by other Organizations such as the Optimists, Little League, etc.

**10. SPECIAL CONTRACTUAL ACTIVITIES:**  
 These activities will be offered as available and appropriate fees will be charged. Additional information may be obtained from the Recreation Office.

11. SPECIAL CONDITIONS, REQUIREMENTS, AND RATES

- A. There will be no rental or private use of the Prince Field Tot Lot due to its unique nature as a community built park for use by all our residents.
- B. Authorization is hereby given to the City Manager to add and/or adjust Schedule of Charges based upon promotional and marketing activities to encourage usership of the City's recreation facilities. City Manager will advise City Council of changes.
- C. Security Deposit will be up to the discretion of the City Manager and/or Recreation Director.
- D. Quarterly payment plans available for memberships in excess of \$150 annually.
- E. All City of Miami Springs employees, their spouses, and their immediate family members (parents and children) under the age of 25, are eligible for resident fees upon presentation of proof satisfactory to the cashier.
- F. All City of Miami Springs property and/or business owners and their immediate family members (parents and children) under the age of 25, are eligible for resident fees upon presentation of proof satisfactory to the cashier.

2-10-2014



AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF MIAMI SPRINGS AMENDING CODE OF ORDINANCE SECTION 150-015, PARKING OF COMMERCIAL VEHICLES IN CITY LIMITS, TO UPDATE AND CLARIFY WHICH COMMERCIAL VEHICLES MAY OR MAY NOT BE PARKED IN THE RESIDENTIAL, MULTI-FAMILY RESIDENTIAL, BUSINESS, AND COMMERCIAL ZONING DISTRICTS OF THE CITY; REPEALING ALL ORDINANCES OR PARTS OF ORDINANCES IN CONFLICT; EFFECTIVE DATE

WHEREAS, the City ordinance related to the parking of commercial vehicles in the City has not been reviewed or updated in many years; and,

WHEREAS, the City has become aware of the recent trends related to the operation of vans, trucks, and sport utility vehicles instead of standard automobiles for family purposes; and,

WHEREAS, it has also become apparent that many of the vehicles being used for family transportation are also being used in family businesses; and,

WHEREAS, the use and nature of the vehicles currently being purchased and operated for family and business purposes are sufficiently different from single use family automobiles to justify a review of the City's parking provisions; and,

WHEREAS, there appears to be sufficient current justification to permit the parking of certain vehicles previously categorized as "commercial vehicles" in the various zoning districts of the City; and,

WHEREAS, despite the current justification for the amendment of the City's commercial vehicle parking regulations, it is equally apparent that the same trends today from single purpose automobiles to larger multi-purpose vehicles requires the enactment of restrictions, limitations, and controls on the parking of the current day "commercial vehicles" within the various zoning districts of the City; and,

WHEREAS, the City Council has received presentations from City Staff and conducted extensive debate at public meetings regarding the updating and revising of the City's current commercial vehicle parking Ordinance; and,

WHEREAS, the City Council has determined that the updated, clarified, and revised provisions presented regarding the parking of commercial vehicles in the City is in the best interests of the City and its citizens:

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF MIAMI SPRINGS:

Section 1: That Code of Ordinance Section 150-015 – Parking of commercial vehicles in City limits, is hereby amended as follows:

Sec. 150-015. - Parking of commercial vehicles in City limits.

- (A) ~~It shall be unlawful for any person to park any commercial vehicle or truck of one-ton load capacity or over, and any motor vehicle commonly known as a bus, which term shall include vehicles, excluding station wagons, used for the transportation of school children, or any trailer with or without refrigeration motors, in or upon any public or private property, including off-street parking facilities, in any zoned residential district of the City as designated on the official zoning map referred to in § 150-003, for a period of time in excess of two hours between 7:00 a.m. and 6:00 p.m., and at any time between 6:00 p.m. and 7:00 a.m., or upon any public or private property including off-street parking facilities in any other zoning district of the City for a period of time in excess of two hours at any time, unless specific permission to do so has been secured in writing from the City Manager or his duly authorized designee. The authority to grant specific permission to deviate from the provisions of this section shall be limited as follows:~~
- ~~(1) If permission for additional parking hours only is being requested, no more than an additional seven hours for each seven day period may be granted.~~
- ~~(2) If permission for additional days of parking is being requested, no more than seven days for each six month period may be granted.~~
- ~~(3) Any requests in excess of the foregoing for additional parking hours or for additional days of parking may only be authorized by the securing of a variance from the City. A record of such written permission shall be maintained in the City's official records and copies provided to the police department and code enforcement officer.~~
- (B) ~~The term *commercial vehicle* as herein used shall mean a motor vehicle of the above described capacity not designated exclusively for the transportation of persons.~~
- (A) Parking of commercial vehicles in the single family residential zoning districts of the City.
- (1) The following vehicles shall be permitted to park in the single family residential zoning districts of the City as provided herein.

- (a) Approved Parking - All cars, trucks, vans, or sport utility vehicles that do not exceed 10,000 pounds of gross vehicle weight, 22 feet in length, and 8 feet in height may park in any approved parking location in any single family residential zoning district of the City.
- (b) Approved Additions to Vehicles - All cars, trucks, vans, or sport utility vehicles approved for parking in Section (a) above may also be permitted to be equipped with the following vehicle additions.
- (1) Signage
  - (2) Elevated Racks, so long as such equipment is properly and safely secured to the vehicle. However, the approval of this equipment shall not be construed to allow the carrying of ladders, pipes, lumber, or any similar items in the racks attached to any vehicle.
  - (3) Equipment Cabinets and Bed Coverings, so long as such equipment is properly and safely secured to the vehicle. However, the approval of this equipment shall not be construed to allow the carrying of materials or supplies in the rear or beds of vehicles unless contained within equipment cabinets or covered in a manner which eliminates both the view of, and access to, the materials or supplies.
- (c) Specially Customized Vehicles - Any specially customized vehicles that exceed the previously established dimensions for approved parking in the Single Family Residential Zoning Districts of the City may be approved for such parking, in the sole and exclusive discretion of the City Code Compliance Department, if a written request is submitted by the vehicle owner for a determination that the subject vehicle contains specially customized features, is clearly "non-commercial" in nature and appearance, and will only be used for social driving purposes. The Code Compliance Department determination may require that any specially customized vehicles be parked in the rear or side yard of any residential property and properly screened from adjacent properties.
- (d) Residential Parking Variances - Except for the vehicles that are specially prohibited from parking in the single family residential zoning districts of the City set forth in this Ordinance, any cars, trucks, vans, or sport utility vehicles that exceed the weight, length, and height limitations for approved residential zoning district parking may apply for a variance to park in such districts. The variance process shall be conducted in the same manner and in conformity with the same standards and requirements that are applicable to the consideration of the granting of variances for alternate rear or side yard approved parking of recreational vehicles in the City.

(e) Daytime and Visitation Parking - All commercial vehicles that are providing repair or other services to any single family residential property in the City may park in any approved parking location in the residential zoning districts of the City from 8 o' clock a.m. to 5 o' clock p.m. daily. In addition, any residents of the City who regularly operate commercial vehicles as part of their employment may park their commercial vehicles at their single family residences during the aforesaid daily hours. However, such parking shall not be for the purposes of repairing, cleaning, or the stocking of the commercial vehicle.

(2) The following vehicles shall be prohibited from parking in the single family residential zoning districts of the City:

(a) The following vehicles are prohibited from parking in the single family residential zoning districts of the City, except for qualified daytime and visitation parking as previously provided in this Ordinance, to wit:

- (1) Box trucks
- (2) Equipment carriers
- (3) Trailers/pick-up trucks
- (4) Lunch/food trucks
- (5) Materials/supplies carriers
- (6) Commercial transport vans
- (7) Buses
- (8) Tractor trailers
- (9) Glass/mirror trucks
- (10) Other vehicles clearly designed for commercial use of carriage.
- (11) Other vehicles that present health, safety, or welfare hazards to the City.

(b) Notwithstanding any City policy, provision, custom, or code section to the contrary, none of the specifically identified vehicles in Section 2(a) above shall be eligible to seek parking approval by variance or any other means.

(B) Parking of commercial vehicles in the multi-family residential zoning districts of the City.

(1) The following vehicles shall be permitted to park in appropriately striped parking lots in the multi-family residential zoning districts of the City as provided herein.

- (a) The vehicles identified in Section (A)(1)(a) of this Ordinance.
- (b) The vehicles identified in Section (A)(1)(b) of this Ordinance.
- (c) The vehicles identified in Section (A)(1)(c) of this Ordinance.
- (d) The vehicles identified in Section (A)(1)(e) of this Ordinance.

(2) The following vehicles shall be prohibited from parking in the multi-family zoning districts of the City.

(a) The vehicles provided in Section (A)(2)(a) of this Ordinance.

(b) Notwithstanding anything contained in Section (B)(1) above, vehicles that require more than one parking space in a single vehicle striped parking lot, despite being otherwise approved for parking in the multi-family zoning districts of the City, are hereby prohibited from parking in such districts.

(C) Parking of Commercial Vehicles in the Business/Commercial, Public Properties, and Church Use Only zoning districts of the City - for the purposes of this Section, a small commercial vehicle shall be defined as anything up to 10,000 pounds of gross vehicle weight, while a large commercial vehicle shall be defined as any vehicle in excess of the gross vehicle weight of a small commercial vehicle.

(1) Northwest 36<sup>th</sup> Street District, Abraham Tract District, and Airport/Golf District - Large and small commercial vehicles shall be allowed, provided that they are parked in appropriately striped parking lots and do not require more than one parking space, unless the property has specially designated and approved parking spaces for them. Said parking shall not be allowed for rental or sale vehicles, unless the property owner or lessee has an appropriate license for vehicle rentals or sales. No parking shall be allowed for any commercial vehicle which could present health, safety or welfare hazards to the City, unless specially approved and contained parking is provided for said vehicles.

(2) Central Business and Neighborhood Business Districts - Small commercial vehicles only shall be allowed, provided that they are parked in appropriately striped parking lots and do not require more than one parking space, unless the property has specially designated and approved parking spaces for them. Said parking shall not be allowed for rental or sale vehicles, unless the property owner or lessee has an appropriate license for vehicle rentals or sales. No parking shall be allowed for any commercial vehicle which could present health, safety or welfare hazards to the City, unless specially approved and contained parking is provided for said vehicles.

(3) Public Properties District - No parking of commercial vehicles shall be allowed on any public property, with the exception of vehicles which are providing repair, delivery or other service to adjacent properties between the hours of 8 o' clock a.m. and 5 o' clock p.m. unless otherwise approved in writing by the City Manager or his designee. No parking shall be allowed for any commercial vehicle which could present health, safety or welfare hazards to the City, unless specially approved and contained parking is provided for said vehicles.



- (4) Church Use Only District - No parking of commercial vehicles shall be allowed on any church properties, except vehicles which are providing repair, delivery or other service to the church, and vehicles used by the church for transportation (buses, vans, etc.) which fall under the definition of small commercial vehicles and are parked in appropriately striped parking lots and do not require more than one parking space, unless the church has specially designated and approved parking spaces for them. No parking shall be allowed for any commercial vehicle which could present health, safety or welfare hazards to the City, unless specially approved and contained parking is provided for said vehicles.

Section 2: That all Ordinances or parts of Ordinances in conflict herewith are hereby repealed insofar as they are in conflict.

Section 3: That this Ordinance shall take effect immediately upon adoption.

**(THIS SPACE INTENTIONALLY LEFT BLANK)**

PASSED AND ADOPTED by the City Council of the City of Miami Springs, Florida this \_\_\_\_ day of \_\_\_\_ 2014.

The motion to adopt the foregoing ordinance was offered on second reading by \_\_\_\_\_, seconded by \_\_\_\_\_, and on roll call the following vote ensued:

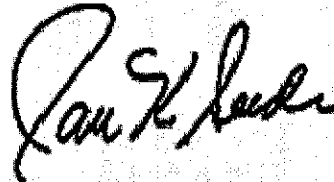
Vice Mayor Bain	" _____ "
Councilman Windrem	" _____ "
Councilman Lob	" _____ "
Councilman Petralanda	" _____ "
Mayor Garcia	" _____ "

\_\_\_\_\_  
Zavier M. Garcia  
Mayor

ATTEST:

\_\_\_\_\_  
Suzanne S. Hitaffer, CMC  
Acting City Clerk

APPROVED AS TO FORM AND LEGAL SUFFICIENCY




Jan K. Seiden, Esquire  
City Attorney

Discussed: 05-13-2013  
First reading: 02-10-2014  
Second reading: 00-00-2014

Words ~~-stricken through-~~ shall be deleted. Underscored words constitute the amendment proposed. Words remaining are now in effect and remain unchanged.

ORDINANCE NO. 1062-2014

2-10-2014 

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF MIAMI SPRINGS AMENDING CODE OF ORDINANCE SECTION 150-030(J) SIGN REGULATIONS/TEMPORARY SIGNS; BY CLARIFYING THE LOCATION OF OPEN HOUSE AND TALKING HOUSE SIGNS; REPEALING ALL ORDINANCES OR PARTS OF ORDINANCES IN CONFLICT; PROVIDING AN EFFECTIVE DATE

WHEREAS, since the recent amendment of Code Section 150-030(J), it has become apparent that the intention of amendment has been misinterpreted; and,

WHEREAS, as a result of the misinterpretation, open house and talking house signs have appeared on various public rights-of-way not intended to be used for such signage; and,

WHEREAS, the City Code Compliance Department has received comments and complaints in regard to the unintended overuse of the public rights-of-way for these signs; and,

WHEREAS, the City Council discussed the prior Code amendment and the current unintended use of the public right-of-way by the subject signs; and,

WHEREAS, the City Council has determined that it is both proper and appropriate and in the best interests of the City and its citizens to clarify the public right-of-way locations authorized for the use of these signs:

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF MIAMI SPRINGS:

Section 1: That Code of Ordinance Section 150-030(J), temporary signs, is hereby amended as follows:

Section 150-030. Sign Regulations

- (A) . . . . .
- (B) . . . . .
- (C) . . . . .
- (D) . . . . .
- (E) . . . . .
- (F) . . . . .
- (G) . . . . .
- (H) . . . . .
- (I) . . . . .
- (J) Temporary Signs. Only the following temporary signs shall be permitted

Commercial special event sign . . . . .  
Real estate for sale and for lease signs . . . . .

Residential real estate open house and talking house directional signs . .

- Area maximum . . . . .
- Open house sign regulations . . . . .
- Talking house sign regulations . . . . .
- Location

~~On private property with permission of owner, specifically designated public rights-of-way as shown in Figure 1, and on the public right-of-way area of the street where the subject sale property is located~~

~~On private property with permission of owner, specifically designated public rights-of-way as shown in Figure 1, and on the public right-of-way area of the street where the subject sale property is located~~

On the property of the house being offered for sale, with the permission of the owner, specifically designated public rights-of-way as shown in Figure 1, and on the public right-of-way area directly adjacent to the property being offered for sale.

On the property of the house being offered for sale, with the permission of the owner, specifically designated public rights-of-way as shown in Figure 1, and on the public right-of-way area directly adjacent to the property being offered for sale.

- Contractor/architect construction sign . . . . .
- Project construction sign . . . . .
- Garage sale sign . . . . .
- Political/ideological sign . . . . .

- (K) . . . . .
- (L) . . . . .
- (M) . . . . .

**Section 2:** That all Ordinances or parts of Ordinances in conflict herewith are hereby repealed insofar as they are in conflict.

**Section 3:** That this Ordinance shall take effect immediately upon adoption.

PASSED AND ADOPTED by the City Council of the City of Miami Springs, Florida this \_\_\_\_\_ day of \_\_\_\_\_, 2014.

The motion to adopt the foregoing ordinance was offered on second reading by \_\_\_\_\_, seconded by \_\_\_\_\_, and on roll call the following vote ensued:

Vice Mayor Bain	" _____ "
Councilman Windrem	" _____ "
Councilman Lob	" _____ "
Councilman Petralanda	" _____ "
Mayor Garcia	" _____ "

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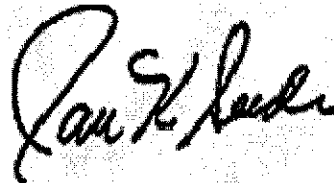
Zavier M. Garcia  
Mayor

ATTEST:

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Suzanne S. Hitaffer, CMC  
Acting City Clerk

APPROVED AS TO FORM AND LEGAL SUFFICIENCY



Jan K. Seiden, Esquire  
City Attorney

First reading: 02-10-2014  
Second reading: 00-00-2014

Words ~~-stricken through-~~ shall be deleted. Underscored words constitute the amendment proposed. Words remaining are now in effect and remain unchanged.

ORDINANCE NO. 1063-2014

2-10-2014

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF MIAMI SPRINGS AMENDING CODE OF ORDINANCE SECTION 90-02, KEEPING OF ANIMALS PROHIBITED; EXCEPTION; BY ADDING THERETO A PROVISION PROHIBITING THE FEEDING OF ANY ANIMAL OR BIRD ON PUBLIC PROPERTY OR PRIVATE PROPERTY WITHOUT PERMISSION; REPEALING ALL ORDINANCES OR PARTS OF ORDINANCES IN CONFLICT; PROVIDING AN EFFECTIVE DATE

WHEREAS, the City Code Compliance Department has received many complaints over the last few years regarding the feeding of ducks, cats, and other animals on public property; and,

WHEREAS, new complaints are being received from private property owners of other parties feeding animals or birds on their property without permission; and,

WHEREAS, in some areas the feeding of the various animals and birds have caused concern that the health, safety, and welfare of the community might be in jeopardy; and,

WHEREAS, the City Council has discussed the various complaints received from its Code Compliance Department; and,

WHEREAS, the City Council has determined that it is both proper and appropriate and in the best interests of the City and its citizens to prohibit the feeding of animals and birds described by the City Code Compliance Department:

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF MIAMI SPRINGS:

Section 1: That Code of Ordinance Section 90-02, Keeping of animals prohibited; exception, is hereby amended as follows:

Section 90-02. Keeping of animals prohibited; exception; Feeding of animals and birds prohibited.

No animals, livestock, poultry, or fowl of any kind shall be raised, bred, or kept in any structure or on any lot within the City; except that not more than three dogs or other strictly household pets over six weeks of age may be kept, provided they are not kept, bred, or maintained for any commercial purpose.

In addition to the foregoing, the feeding of any animals or birds on public property, or on private property without the permission of the property owner, is strictly prohibited. The aforesaid prohibitions are likewise applicable to the exterior areas of business, commercial, and multi-family zoned properties in the City. Violations of the provisions of this ordinance are subject to the issuance of civil infraction citations and the penalty/fines related thereto.

Section 2: That all Ordinances or parts of Ordinances in conflict herewith are hereby repealed insofar as they are in conflict.

Section 3: That this Ordinance shall take effect immediately upon adoption.

**PASSED AND ADOPTED** by the City Council of the City of Miami Springs, Florida this \_\_\_\_\_ day of \_\_\_\_\_, 2014.

The motion to adopt the foregoing ordinance was offered on second reading by \_\_\_\_\_, seconded by \_\_\_\_\_, and on roll call the following vote ensued:

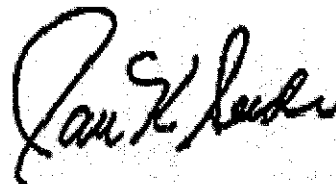
Vice Mayor Bain	" _____ "
Councilman Windrem	" _____ "
Councilman Lob	" _____ "
Councilman Petralanda	" _____ "
Mayor Garcia	" _____ "

\_\_\_\_\_  
Zavier M. Garcia  
Mayor

ATTEST:

\_\_\_\_\_  
Suzanne S. Hitaffer, CMC  
Acting City Clerk

APPROVED AS TO FORM AND LEGAL SUFFICIENCY



Jan K. Seiden, Esquire  
City Attorney

First reading: 02-10-2014  
Second reading: 00-00-2014

Words ~~-stricken through-~~ shall be deleted. Underscored words constitute the amendment proposed. Words remaining are now in effect and remain unchanged.

ORDINANCE NO. 1064-2014

City Council Meeting of:

2-10-2014



AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF MIAMI SPRINGS AMENDING CODE OF ORDINANCE SECTION 99-08, CONSTRUCTION SOUNDS; BY ADDING OTHER PROHIBITED SOUNDS AND ESTABLISHING A NEW PERMITTED SOUND PERIOD; REPEALING ALL ORDINANCES OR PARTS OF ORDINANCES IN CONFLICT; PROVIDING AN EFFECTIVE DATE

WHEREAS, the use of construction and maintenance equipment that generates loud noise has increased over the years; and,

WHEREAS, in light of the current economic conditions, many people are performing their own construction and maintenance tasks on their own properties; and,

WHEREAS, the proliferation of lawn and property maintenance activities have caused the problem of sound generation in neighborhoods to become more obvious; and,

WHEREAS, the City Council has received comments and advice from its Code Compliance Department as to how the problems could be reduced; and,

WHEREAS, the City Council has determined that it is both proper and appropriate and in the best interests of the City and its citizens to expand the prohibitions against noise generating equipment:

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF MIAMI SPRINGS:

Section 1: That Code of Ordinance Section 99-08, Construction Sounds, is hereby amended as follows:

Sec. 99-08. Construction sounds and property maintenance noise.

It shall be ~~unlawful~~ prohibited for any person in conducting any building operations between the hours of ~~10:00 p.m.~~ thirty minutes after sunset and ~~7:00~~ 8:00 a.m. to operate or use any pile driver, steam shovel, pneumatic hammer, derrick, steam or electric hoist, or other apparatus, the use of which is attended by loud or unusual noise, except by written permission of the City Manager, and then only in case of emergency.

In addition, the aforesaid prohibition against the generation of loud or unusual noise shall also be applicable to the operation of lawn mowers, edging equipment, hedge or tree trimming equipment, pressure cleaning equipment, and all other home and lawn maintenance machines and equipment.

Section 2: That all Ordinances or parts of Ordinances in conflict herewith are hereby repealed insofar as they are in conflict.



Section 3: That this Ordinance shall take effect immediately upon adoption.

**PASSED AND ADOPTED** by the City Council of the City of Miami Springs,  
Florida this \_\_\_\_\_ day of \_\_\_\_\_, 2014.

The motion to adopt the foregoing ordinance was offered on  
second reading by \_\_\_\_\_, seconded by \_\_\_\_\_,  
and on roll call the following vote ensued:

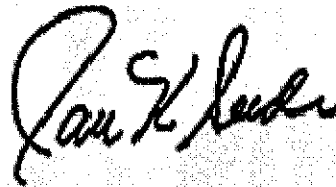
Vice Mayor Bain	"_____"
Councilman Windrem	"_____"
Councilman Lob	"_____"
Councilman Petralanda	"_____"
Mayor Garcia	"_____"

\_\_\_\_\_  
Zavier M. Garcia  
Mayor

ATTEST:

\_\_\_\_\_  
Suzanne S. Hitaffer, CMC  
Acting City Clerk

APPROVED AS TO FORM AND LEGAL SUFFICIENCY



Jan K. Seiden, Esquire  
City Attorney

First reading: 02-10-2014  
Second reading: 00-00-2014

Words ~~stricken through~~ shall be deleted. Underscored words constitute the amendment proposed. Words remaining are now in effect and remain unchanged.

ORDINANCE NO. 1065-2014

2-10-2014



AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF MIAMI SPRINGS AMENDING CODE OF ORDINANCE SECTION 99-02, OPERATION OF RADIO, PHONOGRAPHS, OR OTHER SOUND MAKING DEVICES OR ENSEMBLES, AND SECTION 99-03, HOURS OF OPERATION OF SOUND MAKING DEVICES; BY CHANGING THE PERIODS IN WHICH THE SOUNDS AND NOISES SET FORTH IN EACH ORDINANCE ARE PROHIBITED; REPEALING ALL ORDINANCES OR PARTS OF ORDINANCES IN CONFLICT; PROVIDING AN EFFECTIVE DATE

WHEREAS, although the City regulations related to sound or noise have been the subject of various complaints over the years, for the most part, the regulations have successfully passed the test of time; and,

WHEREAS, despite the foregoing and the City's intermittent discussions whether to wholly revise the sound and noise code regulations, it is currently believed that only certain minor changes are required; and,

WHEREAS, the current complaints are more related to the times of the day that they are experienced rather than the frequency of complaint events; and,

WHEREAS, the City Council has discussed the current state of the City's sound and noise regulations and is unwilling at this time to wholly revise the regulations to a decibel monitoring system; and,

WHEREAS, the City Council of the City of Miami Springs has determined that it is both proper and appropriate and in the best interest of the City and its citizens to change the periods of time in which the various sounds and noises are prohibited:

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF MIAMI SPRINGS:

Section 1: That Code of Ordinance Section 99-02, Operation of radios, phonographs, or other sound making devices or ensembles, and Section 99-03, hours of operation of sound-making devices, are hereby amended as follows:

Sec. 99-02. Operation of radios, phonographs, or other sound-making devices or ensembles.

It shall be ~~unlawful~~ prohibited for any person owning, occupying, or having charge of any building or premises or any part thereof, ~~in the City, at any time between the hours of midnight and 8:00 a.m.,~~ to cause or allow any loud, unnecessary, excessive, or unusual noises in the operation of any radio, phonograph, or other mechanical sound-making device, or instrument, or reproducing device or instrument, or in the playing of any band, orchestra, musician, or group of musicians, or in the use of any device to amplify the music of any band, orchestra, musician, or group of musicians, where the noise or music is plainly audible at a distance of 50 feet in commercial or business districts or 25 feet in residential

districts from the building, structure, vehicle, or premises in which or from which it is produced. The fact that the noise or music is plainly audible at a distance set out above from the vehicle or premises from which it originates constitutes prima facie evidence of a violation of this section.

Sec. 99-03. Hours of operation of sound-making devices.

It shall be ~~unlawful~~ prohibited for any person owning, occupying, or having charge of any business establishment, or any part thereof, ~~in the City,~~ to cause or allow the playing or operating of music boxes, juke boxes, radios, musical instruments, or any other musical devices on or about the premises between the hours of ~~10:00 p.m.~~ midnight and ~~7:00~~ 8:00 a.m. the following day; unless such music boxes, juke boxes, radios, musical instruments, and other devices are played or operated in a closed building and the sound is not audible from outside the building so as to disturb the quiet, comfort, or repose of persons in any dwelling, hotel, or other type of residence.

Section 2: That all Ordinances or parts of Ordinances in conflict herewith are hereby repealed insofar as they are in conflict.

Section 3: That this Ordinance shall take effect immediately upon adoption.

**(THIS SPACE INTENTIONALLY LEFT BLANK)**

PASSED AND ADOPTED by the City Council of the City of Miami Springs,  
Florida this \_\_\_\_\_ day of \_\_\_\_\_, 2014.

The motion to adopt the foregoing ordinance was offered on  
second reading by \_\_\_\_\_, seconded by \_\_\_\_\_,  
and on roll call the following vote ensued:

Vice Mayor Bain	" _____ "
Councilman Windrem	" _____ "
Councilman Lob	" _____ "
Councilman Petralanda	" _____ "
Mayor Garcia	" _____ "

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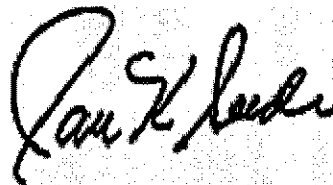
Zavier M. Garcia  
Mayor

ATTEST:

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Suzanne S. Hitaffer, CMC  
Acting City Clerk

APPROVED AS TO FORM AND LEGAL SUFFICIENCY



Jan K. Seiden, Esquire  
City Attorney

First reading: 02-10-2014  
Second reading: 00-00-2014

Words ~~-stricken through-~~ shall be deleted. Underscored words constitute the amendment  
proposed. Words remaining are now in effect and remain unchanged.

2-10-2014

ORDINANCE NO. 1066-2014

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF MIAMI SPRINGS AMENDING CODE OF ORDINANCE SECTION 150-013, RESIDENTIAL PLANTINGS, FENCES, AND WALLS; BY PERMITTING THE INSTALLATION AND CONSTRUCTION OF DECORATIVE GATES ON SIDE AND REAR YARD FENCES AND WALLS; REPEALING ALL ORDINANCES OR PARTS OF ORDINANCES IN CONFLICT; PROVIDING AN EFFECTIVE DATE

WHEREAS, the City has recently experienced a demand by citizens for the installation and construction of decorative gates on side and rear yard fences and walls; and,

WHEREAS, while it appears that the proposed types of gates are both functional and attractive, there are Florida Building Code provisions that mitigate against their use; and,

WHEREAS, although the City is willing to consider the enactment of a provision to allow such gates for side and rear yard fences, any such provision must be in compliance with the Florida Building Code; and,

WHEREAS, the City Council has reviewed photos of representative types of the gates being requested and discussed the required limitations that must accompany the approval of such gates; and,

WHEREAS, the City Council has determined that it is both proper and appropriate and in the best interest of the City to enact legislation providing for the limited and restrictive use of such gates:

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF MIAMI SPRINGS:

Section 1: That Code of Ordinance Section 150-013, Residential plantings, fences, and walls, is hereby amended as follows:

150-013. Residential plantings, fences, and walls

- (A) . . . . .
- (B) Fences, and walls, and gates
  - (1) . . . . .
  - (2) . . . . .
  - (3) . . . . .
  - (4) . . . . .
  - (5) Decorative gates on side and rear yard fences and walls may be installed and constructed up to a height of nine (9) feet, so long as Miami-Dade County product approval is provided along with all appropriate and approved wind load engineering data and testing required by the Florida Building Code, Miami-Dade County and the City.
- (C) . . . . .

Section 2: That all Ordinances or parts of Ordinances in conflict herewith are hereby repealed insofar as they are in conflict.

Section 3: That this Ordinance shall take effect immediately upon adoption.

**PASSED AND ADOPTED** by the City Council of the City of Miami Springs, Florida this \_\_\_\_\_ day of \_\_\_\_\_, 2014.

The motion to adopt the foregoing ordinance was offered on second reading by \_\_\_\_\_, seconded by \_\_\_\_\_, and on roll call the following vote ensued:

Vice Mayor Bain	" _____ "
Councilman Windrem	" _____ "
Councilman Lob	" _____ "
Councilman Petralanda	" _____ "
Mayor Garcia	" _____ "

\_\_\_\_\_  
Zavier M. Garcia  
Mayor

ATTEST:

\_\_\_\_\_  
Suzanne S. Hitaffer, CMC  
Acting City Clerk

APPROVED AS TO FORM AND LEGAL SUFFICIENCY



Jan K. Seiden, Esquire  
City Attorney

First reading: 02-10-2014  
Second reading: 00-00-2014

Words ~~stricken through~~ shall be deleted. Underscored words constitute the amendment proposed. Words remaining are now in effect and remain unchanged.

2-10-2014



ORDINANCE NO. 1067-2014

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF MIAMI SPRINGS AMENDING CODE OF ORDINANCE SECTION 93-10, LOCATION, ACCESSIBILITY, AND APPEARANCE OF MULTI-FAMILY RESIDENTIAL AND COMMERCIAL GARBAGE AND RECYCLING RECEPTACLES; BY REMOVING THE PROVISIONS RELATED TO AMORTIZED COMPLIANCE; ACKNOWLEDGING NON-CONFORMING SITES AND PROVIDING SAFETY REGULATIONS; REPEALING ALL ORDINANCES OR PARTS OF ORDINANCES IN CONFLICT; PROVIDING AN EFFECTIVE DATE

WHEREAS, the amortized compliance provisions of this Code Section applicable to nonconforming multi-family and commercial sites has gone unenforced; and,

WHEREAS, the Code Compliance Department has advised that current enforcement would require the commencement of a new amortization period for nonconforming sites; and,

WHEREAS, due to the existing footprints of many of the multi-family and commercial sites in nonconformity with the provisions of this ordinance, it is unlikely that many could conform to the ordinance requirements; and,

WHEREAS, the City Council has discussed whether a current problem exists that would necessitate the implementation of a new amortization period; and,

WHEREAS, the City Council has determined that it is both proper and appropriate and in the best interests of the City and its citizens to remove the unused amortization provisions of Code Section 93-10 and instead provide for a safety standard for nonconforming sites:

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF MIAMI SPRINGS:

Section 1: That Code of Ordinance Section 93-10, Location, accessibility and appearance of multi-family residential and garbage and recycling receptacles, is hereby amended as follows:

Sec. 93-10. Location, accessibility, securing for safety, and appearance of multi-family residential and commercial garbage and recycling receptacles- and dumpsters.

(A) *Intent.* It is the intent of this section to establish standards for the location, accessibility, securing for safety, and appearance of garbage and recycling receptacles and dumpsters on multi-family residential and commercial property sites in the City.

- (B) *Applicability.* The provisions contained herein shall be applicable to all new construction on properties in the City that are zoned for multi-family residential use, in excess of single family and duplex, and all commercially zoned property sites that utilize dumpsters for garbage or recycling collection. In addition, ~~existing nonconforming properties shall be required to comply with the provisions contained herein in accordance with the provisions contained in Section (G) of this section.~~
- (C) Location of dumpsters . . . . .
- (D) Placement of dumpsters . . . . .
- (E) Construction standards for enclosures . . . . .
- (F) Appearance and maintenance standards . . . . .
- ~~(G) *Amortization of existing properties in nonconformity with requirements.*~~
  - ~~1. All nonconforming locations, placements, containers or enclosures in service and being utilized on the effective date of this section shall conform with current requirements within the time period specified in this section. Existing enclosures which meet appearance and maintenance standards shall not be required to conform to construction and placement standards. If a nonconforming enclosure is destroyed or deteriorated by more than 50 percent of its value, the enclosure shall be required to meet all standards of this section.~~
  - ~~2. Within 15 months of the issuance of a notice of violation, all garbage and recycling containers and their enclosures, nonconforming as to appearance and maintenance standards, but otherwise in conformance with other standards contained herein, shall comply with the requirements of this section.~~
  - ~~3. Within 18 months of the issuance of a notice of violation, existing nonconforming properties for which an enclosure is lacking or is inadequate with respect to present construction, location, placement, appearance or maintenance standards contained herein shall comply with the requirements of this section.~~
  - ~~4. The owner of any existing nonconforming property may apply for a variance, in accordance with the procedures and requirements contained in Chapter 150 of the Code of Ordinances, to excuse compliance with the foregoing provisions predicated upon a demonstration of the following:
 
    - ~~(a) Special conditions exist peculiar to the land, structure or building involved.~~
    - ~~(b) Such conditions do not arise from the actions of the applicant.~~
    - ~~(c) That literal interpretation of the Code would work unnecessary hardship on the applicant.~~
    - ~~(d) That the relief requested is the minimum necessary to permit the use of the subject area and facilities.~~~~
  - ~~5. A denial of a variance may be appealed in the same manner as all other variances denied by the Board of Adjustment.~~



(G) Nonconforming existing multi-family and commercial sites; existing dumpster enclosures

1. Existing multi-family and commercial sites shall be considered to be in non-conformity if the site does not contain an exterior enclosure for garbage and recycling dumpsters or other large receptacle containers.

2. Such sites shall not be required to construct enclosures for their garbage and recycling dumpsters and/or large receptacle containers, so long as such dumpsters and large receptacle containers are safely secured in their present location so as not to pose a threat to any adjacent property.

Section 2: That all Ordinances or parts of Ordinances in conflict herewith are hereby repealed insofar as they are in conflict.

Section 3: That this Ordinance shall take effect immediately upon adoption.

**(THIS SPACE INTENTIONALLY LEFT BLANK)**

PASSED AND ADOPTED by the City Council of the City of Miami Springs,  
Florida this \_\_\_\_\_ day of \_\_\_\_\_, 2014.

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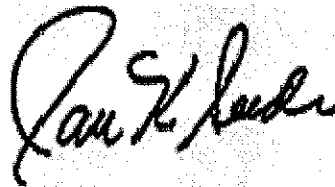
Vice Mayor Bain	" _____ "
Councilman Windrem	" _____ "
Councilman Lob	" _____ "
Councilman Petralanda	" _____ "
Mayor Garcia	" _____ "

\_\_\_\_\_  
Zavier M. Garcia  
Mayor

ATTEST:

\_\_\_\_\_  
Suzanne S. Hitaffer, CMC  
Acting City Clerk

APPROVED AS TO FORM AND LEGAL SUFFICIENCY



Jan K. Seiden, Esquire  
City Attorney

First reading: 02-10-2014  
Second reading: 00-00-2014

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proposed. Words remaining are now in effect and remain unchanged.

2-10-2014

ORDINANCE NO. 1068-2014

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF MIAMI SPRINGS AMENDING CODE OF ORDINANCE SECTION 93-05, GARBAGE, GARDEN TRASH, AND RUBBISH; PLACEMENT IN RECEPTACLES FOR COLLECTION AND REMOVAL; BY PROVIDING ADDITIONAL REGULATIONS FOR THE PLACEMENT OF TRASH AND RECYCLING MATERIALS BY MULTI-FAMILY AND COMMERCIAL SITES ADJACENT TO CITY STREETS AND FOR THE RETRIEVAL OF TRASH AND RECYCLING RECEPTACLES; ESTABLISHING INAPPLICABILITY TO ALLEY PICKUPS AND SINGLE FAMILY RESIDENTIAL ZONING DISTRICTS OF CITY; REPEALING ALL ORDINANCES OR PARTS OF ORDINANCES IN CONFLICT; PROVIDING AN EFFECTIVE DATE

WHEREAS, the Code Compliance Department has advised that it has received numerous complaints regarding the untimely placement of trash on City swales; and,

WHEREAS, complaints are also received regarding the failure of multi-family and commercial properties to timely retrieve trash and recycling receptacles from City swales; and,

WHEREAS, the current code does not provide timeframes for the placement of trash or recycling materials for pickup or for the retrieval of trash or recycling receptacles; and,

WHEREAS, the City Council has considered the various City complaints and discussed whether any new regulations should be City wide in application or limited to multi-family and commercial sites; and,

WHEREAS, the City Council has determined that it is both proper and appropriate and in the best interests of the City and its citizens to provide regulations for the placement of trash and recycling for pickup and for the retrieval of trash and recycling receptacles in the multi-family and commercial zoning districts of the City;

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF MIAMI SPRINGS:

Section 1: That Code of Ordinance Section 93-05, Garbage, garden trash, and rubbish; placement in receptacles for collection and removal, is hereby amended as follows:

Sec. 93-05. Garbage, garden trash, and rubbish; placement in receptacles for collection and removal; placement for pick-up and retrieval of containers.

(A) . . . . .

(B) . . . . .

(C) . . . . .

(D) Loose trash, including bagged materials, white goods, furniture, and any other non-containerized or containerized trash materials may not be placed for pick up by any multi-family or commercial site adjacent to any City street earlier than 24 hours prior to any scheduled pick up. Any receptacles used for the disposal of these materials must be retrieved and returned to the interior of the site within 24 hours of pick up.

(E) In addition to the provision of Section (D) above, all recycling containers may not be placed for pick up by any multi-family or commercial site adjacent to any City street earlier than 24 hours prior to any scheduled pick up. All recycling containers must be retrieved and returned to the interior of the property site within 24 hours of pick up.

(F) The provisions of subsections (D) and (E) above shall not be applicable to any pick ups performed in City alleys and in the single family residentially zoned districts of the City.

Section 2: That all Ordinances or parts of Ordinances in conflict herewith are hereby repealed insofar as they are in conflict.

Section 3: That this Ordinance shall take effect immediately upon adoption.

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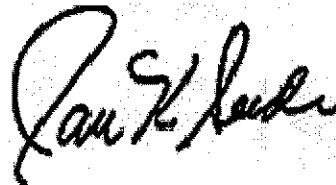
Vice Mayor Bain	" _____ "
Councilman Windrem	" _____ "
Councilman Lob	" _____ "
Councilman Petralanda	" _____ "
Mayor Garcia	" _____ "

\_\_\_\_\_  
Zavier M. Garcia  
Mayor

ATTEST:

\_\_\_\_\_  
Suzanne S. Hitaffer, CMC  
Acting City Clerk

APPROVED AS TO FORM AND LEGAL SUFFICIENCY



Jan K. Seiden, Esquire  
City Attorney

First reading: 02-10-2014  
Second reading: 00-00-2014

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## **Performance Contracting Program**

Prepared for:

**The City of Miami Springs**

January 30, 2014

# Agenda

- ❖ Introductions
- ❖ ConEdison Solutions Program Overview
- ❖ Performance Contracting
- ❖ Engineering Analysis
- ❖ Energy Conservation Measures
- ❖ **ECM MasterPlan**
- ❖ Final Recommended Project
- ❖ Project Financials
- ❖ Measurement and Verification Plan
- ❖ Questions





## **ConEdison Solutions Qualifications & Expertise**

**We Have the Horsepower!!**



# ConEdison *Solutions* (CES)



- ❖ A ConEdison Inc., company
- ❖ One of the premier ESCOs\* in the Country
- ❖ **DOD** and **DOE** pre-qualified ESCO
- ❖ Highest **NAESCO** accreditation – Energy Service Provider Level
- ❖ US Green Building Council for **LEED** assessment
- ❖ **ENERGY STAR** service and product provider
- ❖ National Minority Supplier Development Council – Corporate member
- ❖ Twice awarded the prestigious **USPS** supplier performance award for delivering energy efficiency services

\* Energy Services Company



U.S. DEPARTMENT OF  
**ENERGY**



CES Tampa Office (BGA, Inc.)  
Accepting USPS Award in  
Washington D.C. -May 2009



# CES Florida Experience

❖ School District of Indian River County	Recently Selected!
❖ City of Punta Gorda (finalizing project)	\$750,000
❖ City of Hialeah (finalizing project)	\$9-12M
❖ City of Fort Pierce (finalizing project)	\$6,100,000
❖ Brevard County Government (finalizing project)	\$15,500,000
❖ DOD 99 <sup>th</sup> Army Reserve (installing project)	\$25,495,000
❖ Martin County Government (installing project)	\$14,013,579
❖ Pasco-Hernando Community College (installing project)	\$6,090,203
❖ Lake County School District (recently completed)	\$6,328,851
❖ Miami-Dade County Government (recently completed)	\$20,314,700
❖ Miami-Dade County Government (Past PC Projects)	\$11,200,000
❖ Naval Air Station Jacksonville	\$12,200,000
❖ U. S. Postal Service, Various Cities	\$50,000,000
❖ U. S. Postal Service Central FL	\$13,264,582
❖ U. S. General Services Administration	\$ 1,500,000
❖ Department of Corrections	\$11,738,930
❖ Hillsborough Community College	\$ 3,719,277
❖ Manatee Community College	\$ 1,939,053
❖ Central Florida Community College	\$ 2,526,077
❖ Escambia County Schools	\$12,000,000
❖ Charlotte County Public Schools	\$ 6,000,000
❖ Hillsborough County Public Schools	\$ 2,005,263
❖ Broward County Public Schools	\$ 1,883,915
❖ Franklin County Public Schools	\$ 1,579,572
❖ St. Lucie County Government	\$ 4,141,760



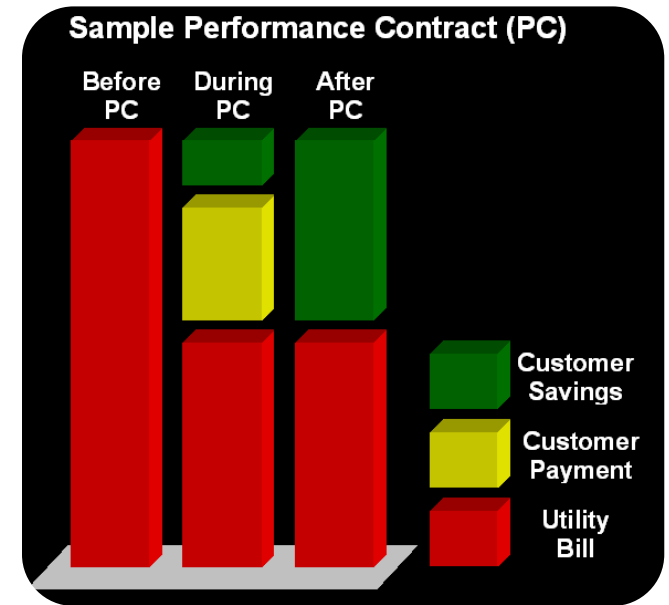
## **The City of Miami Springs**

### Performance Contracting

# ConEdison *Solutions* Performance Contracting

## ❖ All projects paid for from savings

- ❑ Savings are guaranteed
- ❑ Guarantee reconciled annually
- ❑ No carryover of excess savings
- ❑ No cost to the City or taxpayer
- ❑ Generate positive cash flow
- ❑ Reduce future capital expenditures
- ❑ No change-orders for proposed scope



# ConEdison *Solutions* Performance Contracting



*How do you spend your money?*



## **PRESENT LIABILITIES**

**\$2,000,000**

- ❖ *Utility Companies*
- ❖ *Service Costs*
- ❖ *Patching equipment*
- ❖ *Reactive Maintenance*
- ❖ *Lower Reliability*
- ❖ *Code Issues*
- ❖ *Safety Hazards*

## **FUTURE ASSET**

**\$2,000,000**

- High Efficiency – No Maintenance Sports Lighting*
- High Efficiency – Low Maintenance Street Lighting*
- HVAC Improvements*
- ❖ *New Equipment*
- ❖ *Expand Building Automation*
- ❖ *Ability to control environment*
- Improved Lighting*
- Improved Water Efficiency*

# Selection Process

- ❖ April 2013 - The City of Miami Springs initiated an RFP for Energy Performance Contracting
- ❖ June 24 2013 - City authorization of award of Energy Performance Contract to ConEdison *Solutions*
- ❖ Today – Final review of City-wide energy savings contract

# Preliminary Engineering Analysis

- ❖ ~\$6M in potential projects were identified
- ❖ City Administration selected key priorities for final development with target projects of ~\$2M
- ❖ Key goals were:
  - ❑ City Hall ductwork
  - ❑ Decorative street lighting poles along Westward Dr.
  - ❑ Reduce ongoing costs
- ❖ Total project needed to be budget neutral and funded from savings



## Engineering Analysis



# Investment Grade Audit

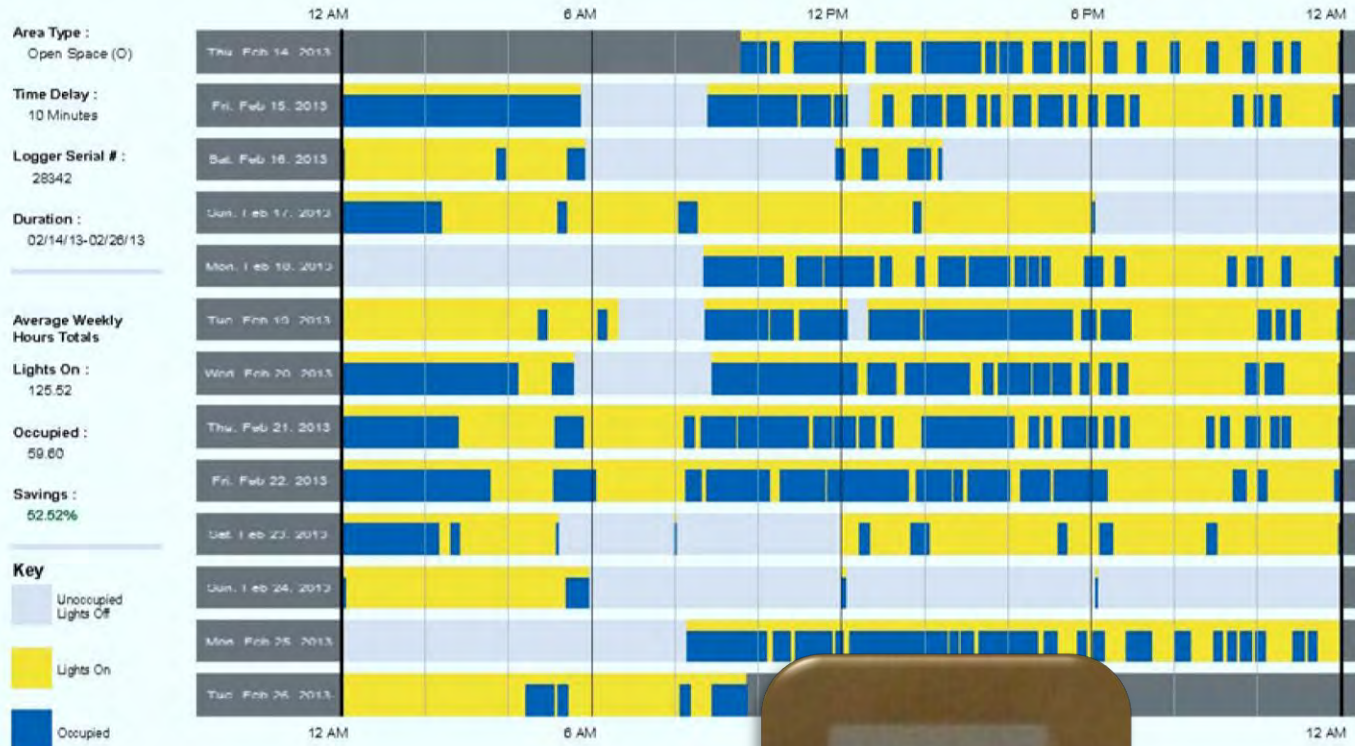
- ❖ Gathering and inputting utility data
- ❖ Auditing City buildings and infrastructure
  - ❑ Lighting surveys
  - ❑ HVAC surveys
  - ❑ Water conservation surveys
  - ❑ Logging of building operations
  - ❑ Examining miscellaneous electrical loads
  - ❑ Working with staff to identify critical issues and needs
- ❖ Performing detailed building modeling
- ❖ Identification of Energy Conservation Measures (ECM)

# Lighting & Occupancy Measurements

Con Ed Solutions  
City of Miami Springs

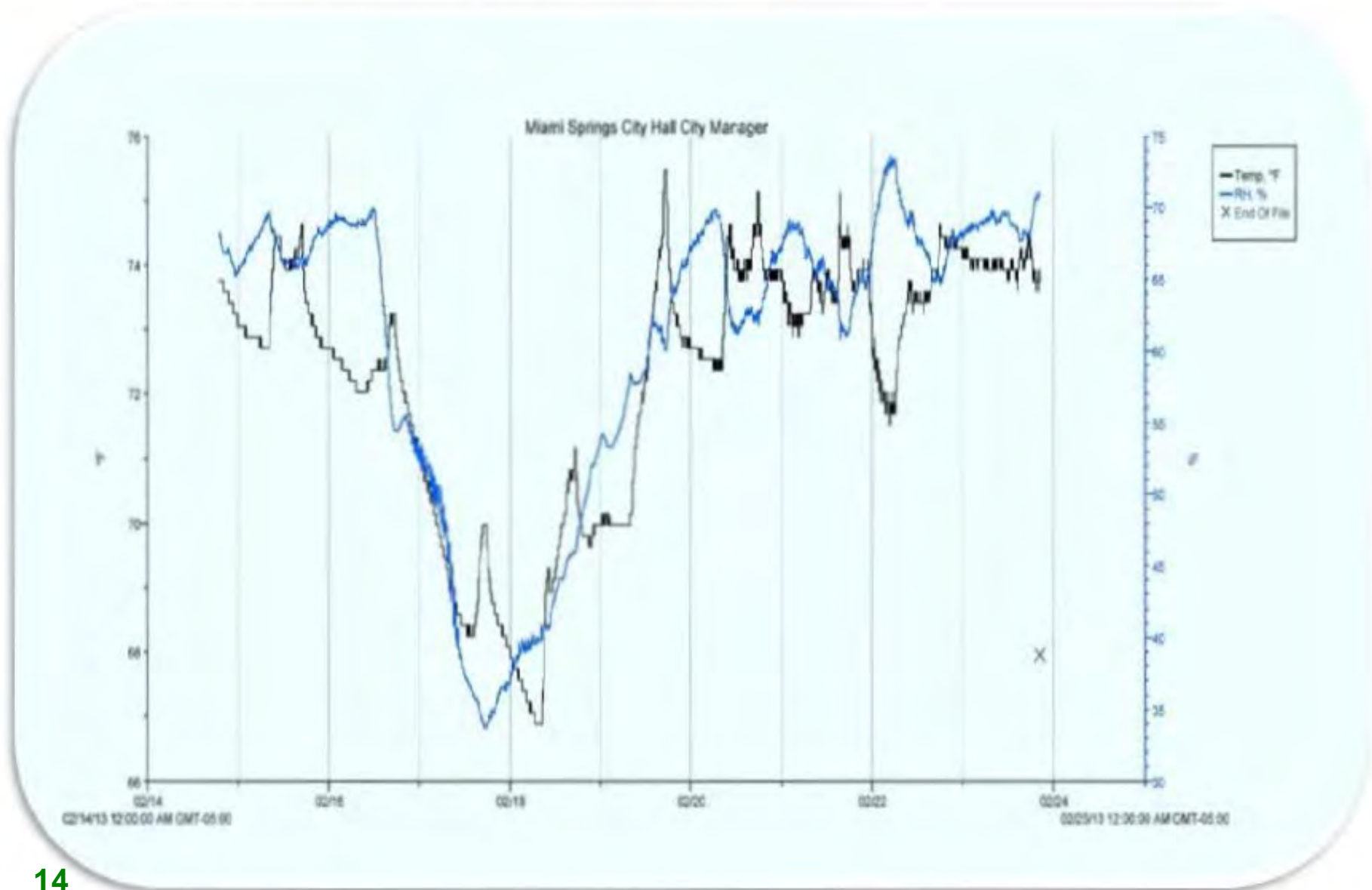
CITY HALL BREAK ROOM

**DATALOGGER**  
CONTROLS & LIGHTING



Occupancy Sensor Data  
Logger Deployed at City Hall

# Temperature & Humidity Measurements





## **The City of Miami Springs**

### **Energy Conservation Measures (ECMs)**

# ECM Criteria

1. Be technically sound and economically feasible
2. Provide significant energy and / or operational savings
3. Address critical infrastructure needs
4. Enhance City infrastructure for the City and constituents
5. Address code and / or safety deficiencies

# ECM Summary

1. Interior Lighting Upgrades
2. Lighting Controls / Automation
3. Exterior Lighting Upgrades
4. LED street lighting
5. Domestic Water Conservation (eliminated)
6. City Hall HVAC
7. HVAC DX Replacements
8. Vending Misers
9. Ice Machine Heat Exchanger (eliminated)
10. Stafford Park Sports Lighting Completion
11. PC Power Management (eliminated)
12. Solar Window Film
13. Inactive Water Accounts

# Interior & Exterior Lighting & Lighting Controls

❖ Interior lighting retrofits are planned include over 1,200 light fixtures

- City Hall
- Community Center
- Senior Center
- Golf Course
- Public Works



Building	Total Savings \$/Yr	Energy Savings \$/Yr	Ltg KW Saved/Yr	Ltg KWH Saved/Yr	Sensor KWH Saved/Yr	HVAC Cooling KWH Saved/Yr	Material Maintenance Savings \$/Yr	Labor Hours Saved Per Year	Labor Savings per Year*	kW Rate	KWH rate
City Hall	\$ 7,403	\$ 5,265	9	43,272	11,816	6,488	\$ 428	38	\$ 1,710	\$ 10.04	\$ 0.084
Public Works	\$ 3,631	\$ 2,649	5	18,538	4,091	2,357	\$ 171	18	\$ 810	\$ 10.04	\$ 0.104
Senior Center	\$ 2,850	\$ 2,024	4	13,338	2,174	2,237	\$ 196	14	\$ 630	\$ 10.04	\$ 0.112
Community Center	\$ 11,143	\$ 8,026	23	86,417	0	11,079	\$ 822	51	\$ 2,295	\$ 10.04	\$ 0.080
Golf Club	\$ 21,117	\$ 9,815	21	80,683	1,276	10,365	\$ 366	243	\$ 10,935	\$ 10.04	\$ 0.104
<b>TOTAL</b>	<b>\$ 46,143</b>	<b>\$ 27,779</b>	<b>62</b>	<b>242,247</b>	<b>19,357</b>	<b>32,527</b>	<b>\$ 1,984</b>	<b>364</b>	<b>\$ 16,380</b>		

\* Based on \$45/hour labor rate that the city is currently paying as part of their annual street lighting maintenance contract.



# Street Lighting Improvements

❖ 40-50% Energy Savings!!!



Installed on 5<sup>th</sup> Street, west of Palm



**New LED**



**Old HID**





# Street Lighting Improvements



Cree LEDway Fixture

## MIAMI SPRINGS STREET LIGHTING SAVINGS ANALYSIS

Existing Fixture Type.	ECM Type	Survey Fixture Qty.*	Proposed LED Lamp Size	Proposed Energy Cost	Proposed Annual Maintenance Cost	Total
100W HPS Post Top	Retrofit	6	60	\$43	-	\$43
150W HPS Post Top	Retrofit	8	60	\$55	-	\$55
175W HPS Post Top	Retrofit	269	60	\$2,047	-	\$2,047
200W HID Cobrahead	Replacement	75	160	\$1,526	-	\$1,526
250W HID Cobrahead	Replacement	44	160	\$845	-	\$845
400W HID Cobrahead	Replacement	18	160	\$333	-	\$333
		420		\$4,849	\$22,276	\$27,125
Existing Bill:				<b>\$9,323</b>	<b>\$56,276</b>	<b>\$65,599</b>
Savings:				<b>\$4,474</b>	<b>\$34,000</b>	<b>\$38,474</b>
% Bill Reduction:				<b>48%</b>	<b>60%</b>	<b>59%</b>
*What the Existing Bill Should Be:				<b>\$10,241</b>	<b>\$56,276</b>	<b>\$66,517</b>
*Savings:				<b>\$5,392</b>	<b>\$34,000</b>	<b>\$39,392</b>
*% Bill Reduction:				<b>53%</b>	<b>60%</b>	<b>59%</b>

\* Our survey indicates that there is a discrepancy between what FPL is currently billing the city for and what is actually installed. Therefore the savings shown is a comparison of the new fixture charges compared to the actual monthly bill.

# Bollard Lighting Improvements

- ❖ Significant maintenance issue for the City
- ❖ Custom fit solution designed specifically for the City's existing fixtures
- ❖ New lamps have 10-year warranty, and rated life is 100,000 hrs

Building	Total Savings \$/Yr	Energy Savings \$/Yr	Ltg KWH Saved/Yr	Material Maintenance Savings \$/Yr	Labor Hours Saved Per Year	Labor Savings per Year*	KWH rate
Pathway Bollards	\$ 10,656	\$ 3,179	39,735	\$ 682	151	\$ 6,795	\$ 0.080

\* Based on \$45/hour labor rate that the city is currently paying as part of their annual street lighting maintenance contract.



# Maintenance Savings

## ❖ Facility Lighting

- ❑ City Spend: \$30,757 last year
- ❑ 60% used for saving: \$18,364

## ❖ Street Lighting

- ❑ City Spend: \$56,276 last year
- ❑ 60% used for savings: \$34,000

## ❖ Bollard Lighting

- ❑ City Spend: \$9,438 last year
- ❑ 79% used for saving: \$7,477

- ❑ Note: Using 62% of what the City is actually spending to ensure conservative savings number

# Water Conservation

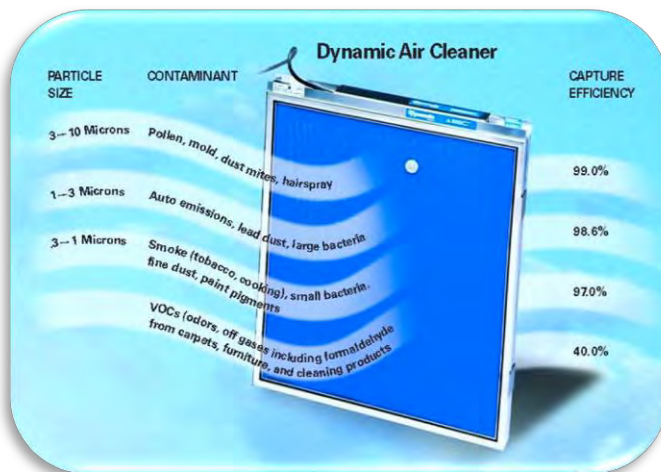
- ❖ Replace standard flow toilets with low gpf toilets
- ❖ Replace standard urinals with 0.5 gpf fixtures
- ❖ Install 0.5 gpm aerators in faucets

Location	High Flow FV Water Closet	High Flow Tank Water Closet	High Flow Urinal	High Flow Lavatory Faucet	High Flow Shower Head	High Flow Kitchen Faucet
City Hall	9		1	12	4	2
Public Works Complex	3			4		1
Senior Center				6		1
Golf Course Clubhouse			3	13		6
Stafford Park				6		
Peavey Field				6		



# City Hall HVAC

- ❖ Cleaning of the ductwork system
- ❖ Cleaning of HVAC units, including evaporator and condenser coils and AHU blower section – this should improve heat transfer across the coil and improve dehumidification;
- ❖ Installation of a high efficiency air filtration system designed to trap over 99% of allergens;



# HVAC DX Unit Replacement

- ❖ **Public Works:** replace 5 window units with high efficiency mini-splits
- ❖ **Senior Center:** replace 16 year old 5-ton Nordyne with new high efficiency unit
- ❖ **Golf Course Club House:** replace aging 20-ton condensing unit, 10-ton condensing unit, (2) 4-ton roof-top units
- ❖ **Golf Course Option:** replace 3 additional 5-ton roof-top units



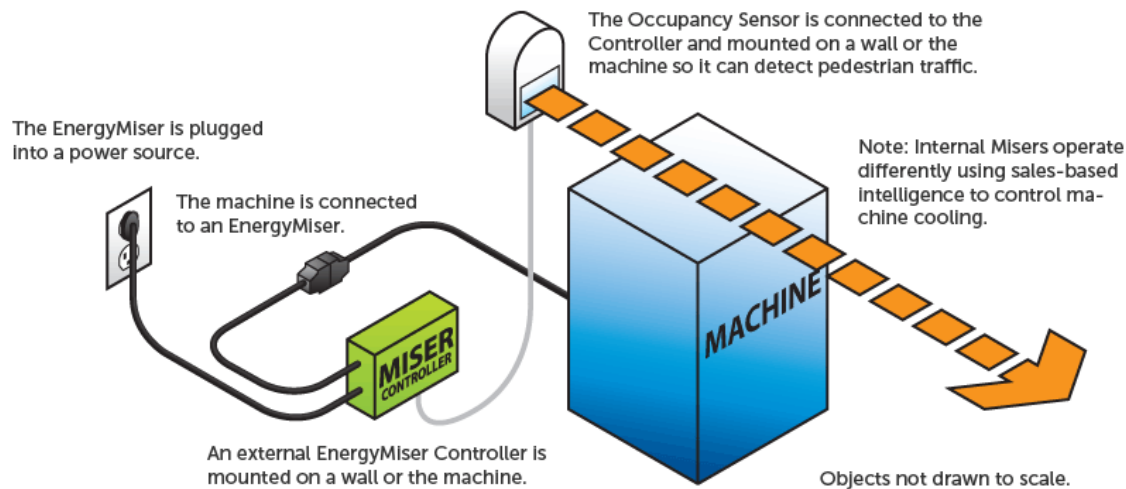
# Building Control Systems

- ❖ HVAC controls will be installed or modified in the following locations to implement cost saving strategies:
  - ❖ City Hall: controls system will be retro commissioned
  - ❖ Community Center: modify the sequences of operations to allow sequencing of the units to meet the demands of these spaces while maximizing energy savings
  - ❖ Senior Center: install a new networkable programmable control system
  - ❖ Public Works: Install programmable thermostats for the new HVAC systems



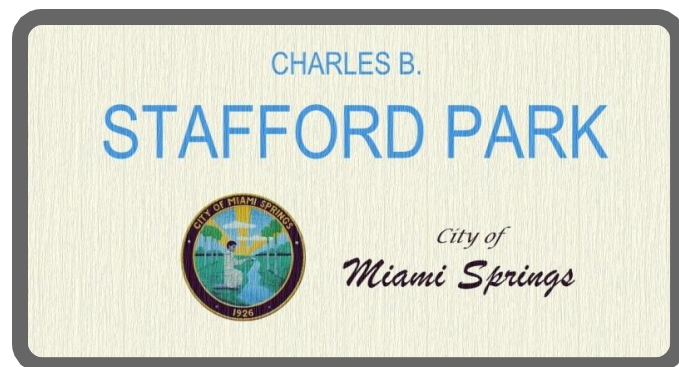
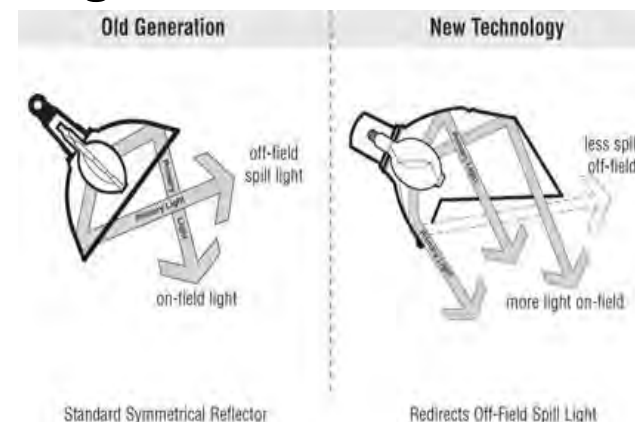
# Vending Machine Controls

- ❖ VendingMiser vending machine controls
- ❖ Reduce energy usage by an average of 46% for each machine



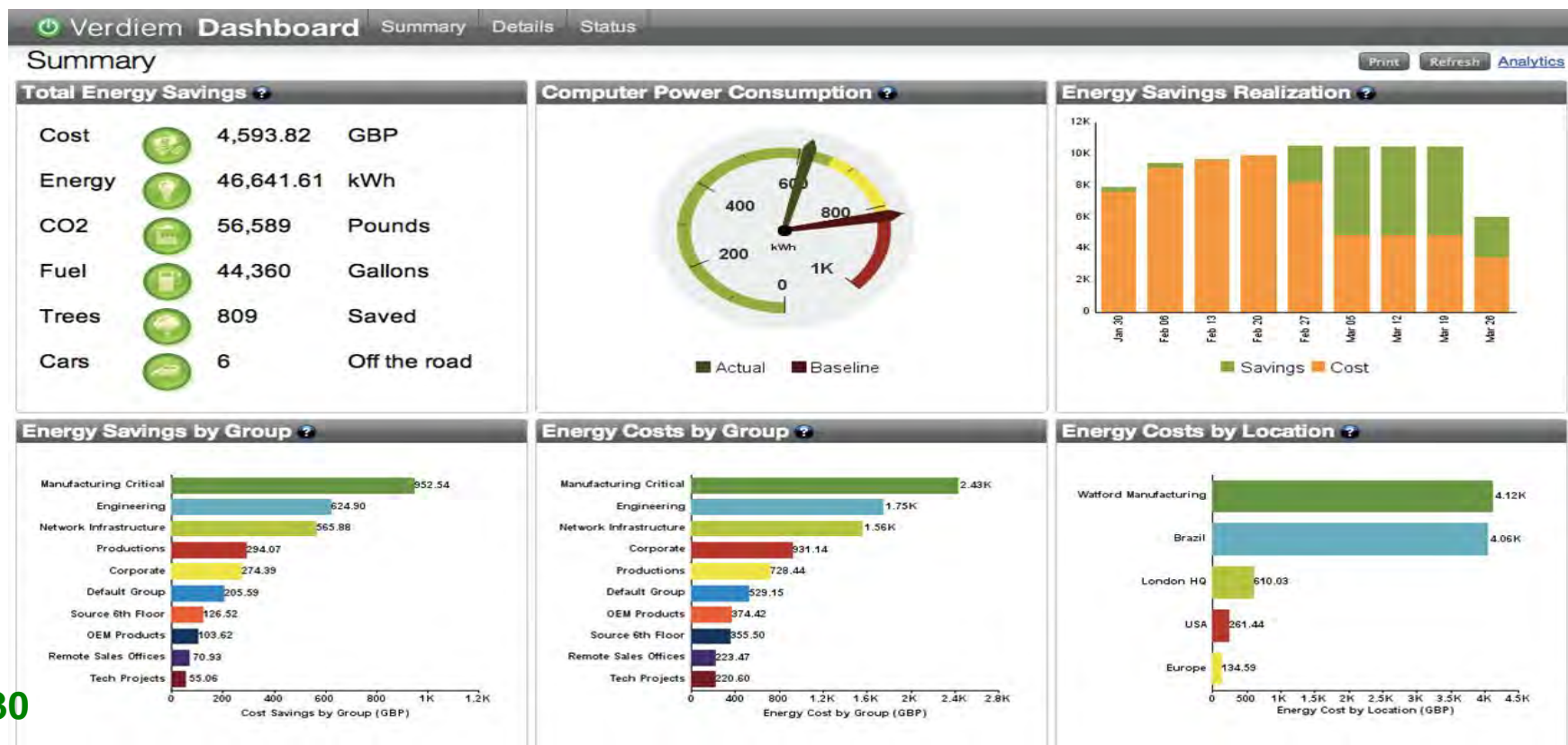
# Sports Lighting – Stafford Park

- ❖ The latest and most efficient MUSCO HID Technology
  - ❑ Better lighting
  - ❑ Less spill and glare
- ❖ Control Link Technology
  - ❑ Electronic control of Stafford field lighting
  - ❑ Further reduction in utility costs
  - ❑ Notification of outages



# Computer Power Management

- ❖ Verdiem Surveyor
- ❖ Intelligent policies maximize energy savings by placing machines into a lower power states without interfering with end-user productivity, desktop maintenance or upgrades




# Solar Film

- ❖ The outside walls of the senior center are predominantly glass. Window shades are installed to minimize heat gain. An option to install solar film will allow the shades to be open to introduce natural sun lighting while also minimizing solar heat gain.



# Inactive Water Accounts

- ❖ The City has several water accounts with no usage for the past 2 years. Deactivating the accounts will save the City \$2,674/year.



**MIAMI-DADE COUNTY**  
Delivering Excellence Every Day

**Miami-Dade Water and Sewer Department**  
P O Box 026055  
Miami, FL 33102-6055

Name: CITY OF MIAMI SPRINGS  
Account Number: 6124000000 *Sp12*  
Billing Date: 10/03/2012  
Past Due Date: 10/24/2012

Billing Inquiries (hours 8:00 AM - 4:30 PM) 305-666-7477  
Report any hazardous conditions to 305-274-9272  
Water Conservation Program Information- Call 311

Page 1 of 3

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**Messages**  
Pay your bill and view your account on-line at [www.miamidade.gov/water/make-payments.asp](http://www.miamidade.gov/water/make-payments.asp). To pay by phone, call 1-877-565-9300 to use a banking account or 1-877-729-3390 to use a credit card.  
In an effort to be more eco-friendly, WASD will now post the quarterly Pipeline newsletter at [www.miamidade.gov/water/publications-reports.asp](http://www.miamidade.gov/water/publications-reports.asp)

**Account Summary**

Previous Balance	\$ 117.46
Payment Received	-117.46
Current Charges	117.46
<b>Total Account Balance</b>	<b>\$ 117.46</b>

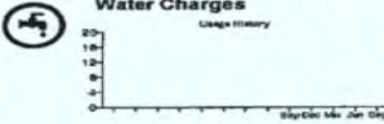
000114

Service From	Service To	Meter Number	Days of Service	Prior Reading	Current Reading	Consumption in CCF	Consumption in Gallons
06/29/12	09/26/12	08416510	89	0	0	0	0

**Service Address:** 1X SOUTH DR, SPRKLOOM

**Water Charges**

City of Miami Springs Surcharge	20.39
Water Charges	90.30
<b>Water Charges Subtotal</b>	<b>\$ 110.69</b>



*Usage History*

*001-5404-541.43-02*

<b>Water Fees and Taxes</b>		6.77
Meter Number: 08416510	Utility Service Fee	6.77
	<b>Water Fees and Taxes Subtotal</b>	<b>\$ 6.77</b>

# ECM Master Plan

SELECTED	INCLUDED	ECM #	FACILITY	ECM DESCRIPTION	TOTAL PROJECT COST	ESTIMATED UTILITY REBATE	ANNUAL PROJECT SAVINGS	SIMPLE PAYBACK (YEARS)	TOTAL ANNUAL UTILITY SAVINGS
<input type="checkbox"/>	FALSE								
<input checked="" type="checkbox"/>	TRUE	1A	City Hall, Recreation Center, Public Works, Senior Center & Golf	Lighting & Control Upgrades/ Exterior LED	\$183,484	\$2,634	\$44,751	4.1	\$26,390
<input checked="" type="checkbox"/>	TRUE	2	Recreation Center	Parking lot Lighting	\$3,650	\$0	\$1,168	3.1	\$1,164
<input type="checkbox"/>	FALSE								
<input checked="" type="checkbox"/>	TRUE	3A	City Wide	Street Lighting Alternative/34 Decorative Fixtures & Pole	\$526,489	\$0	\$89,714	13.4	\$5,714
<input checked="" type="checkbox"/>	TRUE	3B	City Wide	Parkway Bulbs	\$183,579	\$0	\$10,477	17.5	\$3,020
<input type="checkbox"/>	FALSE								
<input checked="" type="checkbox"/>	TRUE	5	City Hall	City Hall HVAC Upgrades	\$82,500	\$0	\$0		\$0
<input checked="" type="checkbox"/>	TRUE	6	Various	UK Equipment Replacement	\$107,494	\$0	\$11,531	9.3	\$11,531
<input checked="" type="checkbox"/>	TRUE	6A	Golf Course	Remaining Golf Course UK Units	\$90,625	\$0	\$1,249	72.7	\$1,249
<input checked="" type="checkbox"/>	TRUE	7	City Hall, Recreation Center, Public Works, Senior Center & Golf	HVAC Control Upgrades	\$43,751	\$0	\$4,516	9.7	\$4,516
<input checked="" type="checkbox"/>	TRUE	8	City Hall, Recreation Center & Public Works	Washing Machines Controls	\$371	\$0	\$48	7.7	\$48
<input type="checkbox"/>	FALSE								
<input checked="" type="checkbox"/>	TRUE	10	Scaffold Park	City Park Lighting & Controls	\$98,750	\$0	\$6,623	14.7	\$5,529
<input type="checkbox"/>	FALSE								
<input checked="" type="checkbox"/>	TRUE	12	Senior Center	Solar Window Film	\$7,264	\$0	\$0		\$0
<input checked="" type="checkbox"/>	TRUE	13	Multiple Sites	Inactive Water Accounts	\$0	\$0	\$7,674	DN	\$7,674
<input checked="" type="checkbox"/>	TRUE	14	All Facilities	IGA Development Costs	\$18,750	\$0	\$0		\$0
<input type="checkbox"/>				Sub-Total of ECMs	\$1,299,057				
				Contingency	\$72,179				
				General Conditions	\$14,486				
				Training	\$14,260				
				Commissioning	\$11,384				
				Project Management	\$95,178				
				Engineering	\$50,846				
				Measurement & Verification	\$20,007				
				IGA Development Costs Internal Labor	\$45,630				
				Bonds & Insurance	\$16,105				
				<b>TOTALS</b>	<b>\$1,610,671</b>	<b>\$ 3,824</b>	<b>\$123,327</b>	<b>13.1</b>	<b>\$62,358</b>

# Project Financials

## Project Cash Flow Proforma

City of Miami Springs  
Energy Savings Performance Contract  
Preliminary



Financing Parameters		Inflation Factors													
Project Turnkey Cost	\$1,610,671	Utility Annual Cost Escalation	3%												
Total Cost to Finance	<b>\$1,610,671</b>	O&M Annual Cost Escalation	2%												
Finance Rate (APR)	3.25%	ConEdison Service Contract Escalation	3%												
Finance Term (years)	15.0	<table border="1"> <thead> <tr> <th colspan="2">Total Project Summary</th> </tr> </thead> <tbody> <tr> <td>Total Savings Through Term of Contract</td> <td>\$2,629,954</td> </tr> <tr> <td>Total Costs Through Term of Contract</td> <td>\$2,166,390</td> </tr> <tr> <td>Total Financed Cost Simple Payback</td> <td>13.1</td> </tr> <tr> <td>Internal Rate of Return</td> <td>3.6%</td> </tr> <tr> <td>Total Interest Over Project Term</td> <td>\$385,046</td> </tr> </tbody> </table>		Total Project Summary		Total Savings Through Term of Contract	\$2,629,954	Total Costs Through Term of Contract	\$2,166,390	Total Financed Cost Simple Payback	13.1	Internal Rate of Return	3.6%	Total Interest Over Project Term	\$385,046
Total Project Summary															
Total Savings Through Term of Contract	\$2,629,954														
Total Costs Through Term of Contract	\$2,166,390														
Total Financed Cost Simple Payback	13.1														
Internal Rate of Return	3.6%														
Total Interest Over Project Term	\$385,046														
Payment Frequency	Annual														
Payment Due Date (Advance/ Arrears)	Advance														

### Project Cash Flow Analysis

Project Term	Annual Utility Savings	Annual Operational & Maintenance Savings	Total Annual Project Savings	Annual Finance Payment	Savings Verification	Total Annual Cost	Annual Net Cash Flow	Cumulative Cash Flow
Installation Period	\$9,354	\$0	\$9,354		\$0	\$0	\$9,354	\$9,354
Guarantee Year 1	\$62,358	\$60,969	\$123,327	\$116,326	\$4,080	\$120,406	\$2,921	\$12,275
Guarantee Year 2	\$64,229	\$62,188	\$126,417	\$119,336	\$4,202	\$123,538	\$2,879	\$15,153
Guarantee Year 3	\$66,156	\$63,432	\$129,588	\$122,435	\$4,328	\$126,763	\$2,824	\$17,978
Guarantee Year 4	\$68,140	\$64,701	\$132,841	\$125,595	\$4,458	\$130,053	\$2,788	\$20,765
Guarantee Year 5	\$70,184	\$65,995	\$136,179	\$128,849	\$4,592	\$133,441	\$2,738	\$23,504
Guarantee Year 6	\$72,290	\$67,315	\$139,605	\$132,187	\$4,730	\$136,917	\$2,688	\$26,192
Guarantee Year 7	\$74,459	\$68,661	\$143,120	\$135,614	\$4,872	\$140,486	\$2,634	\$28,825
Guarantee Year 8	\$76,692	\$70,034	\$146,727	\$139,131	\$5,018	\$144,149	\$2,578	\$31,403
Guarantee Year 9	\$78,993	\$71,435	\$150,428	\$142,741	\$5,168	\$147,909	\$2,519	\$33,922
Guarantee Year 10	\$81,363	\$72,864	\$154,227	\$146,445	\$5,323	\$151,768	\$2,458	\$36,380
Guarantee Year 11	\$83,804	\$74,321	\$158,125	\$150,248	\$5,483	\$155,731	\$2,394	\$38,774
Guarantee Year 12	\$86,318	\$75,807	\$162,125	\$153,152	\$5,648	\$158,800	\$3,326	\$42,099
Guarantee Year 13	\$88,908	\$77,323	\$166,231	\$158,157	\$5,817	\$163,974	\$2,257	\$44,356
Guarantee Year 14	\$91,575	\$78,870	\$170,445	\$162,269	\$5,992	\$168,261	\$2,184	\$46,541
Guarantee Year 15	\$94,322	\$80,447	\$174,769	\$168,021	\$6,171	\$164,192	\$10,577	\$57,118
<b>Project Totals</b>	<b>\$1,575,591</b>	<b>\$1,054,362</b>	<b>\$2,629,954</b>	<b>\$2,090,506</b>	<b>\$75,884</b>	<b>\$2,166,390</b>	<b>\$57,118</b>	<b>\$57,118</b>



**Questions?**



# Investment Grade Audit

## City of Miami Springs Florida

February, 2014



**ConEdison Solutions**  
3101 West Dr. Martin Luther King, Jr. Blvd.  
Suite 110  
Tampa, FL 33607

**Program Manager: Doug Hennen**

Tel: (404) 309-4768

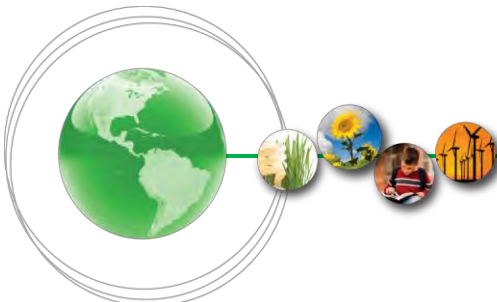
Fax: (813) 375-3400

Cell: (404) 309-4768

[hennend@conedsolutions.com](mailto:hennend@conedsolutions.com)

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**Appendix ECM-1: Lighting and Controls Upgrades**

**Appendix ECM-1A: Lighting and Controls Upgrades – Alt. A**

**Appendix ECM-2: Parking Lot Lighting**

**Appendix ECM-3: Street Lighting**

**Appendix ECM-3A: Street Lighting – Alt. A**

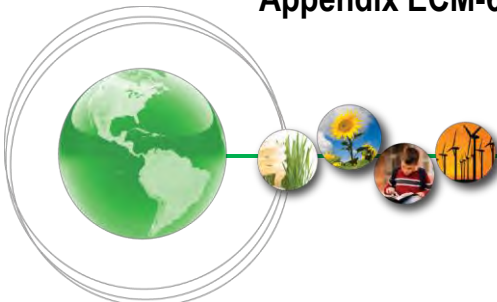
**Appendix ECM-3B: Street Lighting – Pathway Bollards**

**Appendix ECM-4: Low Flow Plumbing Fixtures**

**Appendix ECM-5: City Hall HVAC System Upgrades (Dynamic Air Filters)**

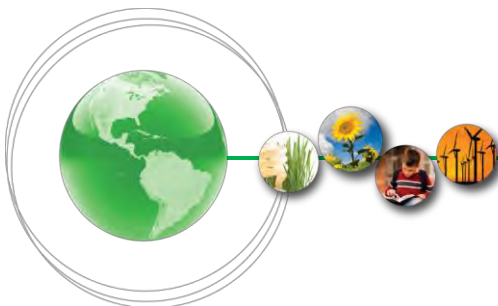
**Appendix ECM-6: Replace DX Equipment**

**Appendix ECM-6A: Replace Golf Course RTU's**



## Appendix ECM-11: PC Power Management

## Appendix ECM-12: Solar Window Film



## Executive Summary

As an introduction, BGA, Inc. (“BGA”), a ConEdison *Solutions* Company, has been a Florida focused business since its inception in 1986, specializing in analyzing, engineering and implementing energy conservation projects. ConEdison *Solutions*’ Florida Office (aka BGA) has an extensive staff of energy and engineering professionals with credentials including licensed professional engineers, licensed general contractors, licensed mechanical contractors, Certified Energy Managers, Certified Lighting Efficiency Professionals, and Leadership in Energy and Environmental Design (LEED) Accredited Professionals. BGA will be referred to as ConEdison *Solutions* throughout the remainder of this document.

ConEdison *Solutions* has completed an Investment Grade Audit (IGA) for the City of Miami Springs. The IGA targeted (5) City buildings and (3) City parks.

**The objective of the IGA was to develop a list of Energy Conservation Measures (ECMs) that the City can fund through an Energy Saving Performance Contract (ESPC).**

In order to expedite the implementation of this project, ConEdison *Solutions* has performed a significant amount of engineering and design including:

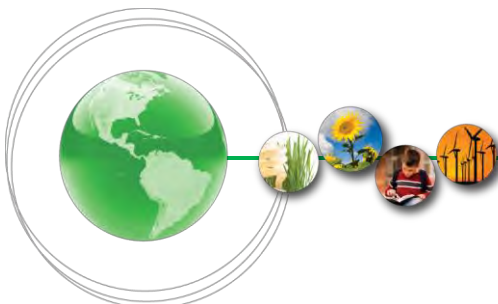
- ✓ **Building energy consumption modeling**
- ✓ **Temperature and humidity data logging**
- ✓ **Lighting data logging**

The IGA involved extensive interviews with personnel from most of the City’s departments. Facilities and Public Works personnel, Engineering, Building, Finance, Administrative, and many others contributed to the extensive amount of data that was collected, and also helped us develop an understanding of building use and operations, specific known issues, and occupant needs. Energy calculations were performed using commercially available software that takes into account the interactive effects of electrical and HVAC (Heating, Ventilating, Air Conditioning) loads.

All of the city’s energy consuming systems were analyzed in detail including, but not limited to the following:

- ✓ **Lighting and electrical systems in city buildings and parks**
- ✓ **HVAC systems in city buildings**
- ✓ **EMS (Energy Management Systems) in city buildings**
- ✓ **Utility billing analysis**

The goal of the Investment Grade Audit was to finalize the details for budget neutral project to improve City infrastructure and address critical needs while using energy and operational savings to pay for the project. Some of the key needs discussed as a result of the Preliminary Energy Audit include:



- Addressing the ductwork in City Hall. Although the mechanical equipment is only 8 years old, the ductwork has over 50 years of dust and dirt that has caused concerns related to Indoor-Air Quality;
- Better heating and cooling control for City Hall;
- Replacing aging heating and air-conditioning equipment at other City facilities;
- Investigating solutions to address City Street lighting and provide a solution for decorative lighting along Westward Drive;
- Providing interior and exterior lighting solutions that will significantly reduce maintenance costs since the majority of this work is outsourced and resulting in significant costs.

In addition to addressing the infrastructure needs, there are several additional benefits from an Energy Performance Contract:

- Reduction in energy, gas and water bills from lower consumption;
- Minimizing future maintenance costs;
- Improving infrastructure without increasing millage;
- Better utilization of existing funds to highlight efforts being made to do more with less;
- Reducing the City's carbon footprint;
- Guaranteed reduction in costs to fund needed improvements;

ConEdison *Solutions* has developed a spreadsheet modeling tool called our Energy Conservation Measure MasterPlan (ECM MasterPlan). The ECM MasterPlan is a dynamic program that is tied directly into a project summary and project cash flow. All the identified and agreed upon ECMs are plugged into the ECM MasterPlan program in order to dynamically model, in real time, various ECMs and options, utility rebates, utility rate increases, inclusion/exclusion of O&M savings, etc. Typically, this is done in a workshop environment with the client actively and intimately involved in the evaluation. The city is able to specifically select ECMs of interest to move in and out of the ECM MasterPlan. This workshop allows the city to model a large number of project parameters and options in a short amount of time.

A summary of the final Energy Conservation Measures (ECMs) identified for the City facilities surveyed as part of this energy audit includes:

- ✓ Lighting System Improvements and Occupancy Controls
- ✓ Upgrade parking lot lighting at Recreation Center
- ✓ Street Lighting Improvements with an option for decorative poles
- ✓ Upgrade bollard lighting to LED to address energy and maintenance issues;
- ✓ Water Conservation Measures
- ✓ Ductwork cleaning and retro commissioning of the mechanical system at City Hall;
- ✓ New heating and cooling units at Public Works, Senior Center, and the Golf Course as defined in this report;
- ✓ Ice Machine Heat Exchanger;
- ✓ Retro Commission HVAC Controls at City Hall and Recreation Center to reduce cost and improve comfort;

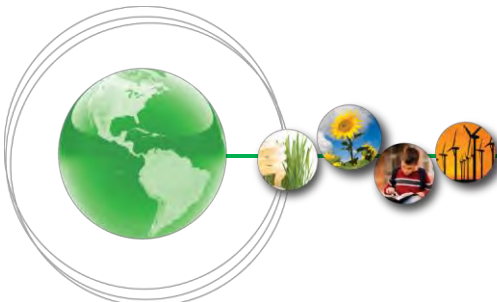


- ✓ New HVAC Controls at Public Works, Senior Center, and the Golf Course;
- ✓ Vending Machine Controls;
- ✓ Personal Computer Power Management;
- ✓ Solar Window Film Installation;
- ✓ Addressing the remaining sports lighting at Stafford Park;
- ✓ Eliminate Inactive Water Accounts.

Based on our meeting with City Administration, ConEdison *Solutions* recommends the following improvements that provide a budget neutral solution while addressing several of the goals as outlined by the City Administration:

- ✓ Lighting System Improvements and Occupancy Controls for 5 locations;
- ✓ Upgrade parking lot lighting at Recreation Center;
- ✓ Street Lighting Improvements with **34 decorative poles on Westward Drive** ;
- ✓ Upgrade bollard lighting to LED to address energy and maintenance issues;
- ✓ Ductwork cleaning and retro commissioning of the mechanical system at City Hall;
- ✓ New heating and cooling units at Public Works, Senior Center, and the Golf Course as defined in this report;
- ✓ Retro Commission HVAC Controls at City Hall and Recreation Center to reduce cost and improve comfort;
- ✓ New HVAC Controls at Public Works, Senior Center, and the Golf Course;
- ✓ Vending Machine Controls;
- ✓ Solar Window Film Installation;
- ✓ Addressing the remaining sports lighting at Stafford Park;
- ✓ Eliminate Inactive Water Accounts.

***The recommended project will have a total cost of \$1,610,671 with annual guaranteed savings in the amount of \$119,327 for a simple payback of 13.1 years.*** The savings consist of \$62,358 in energy savings and \$56,969 in maintenance savings. The energy savings has a safety factor of 5-10% depending on the improvement measure. The maintenance savings are also very conservative with anticipated maintenance savings closer to \$80,000-\$90,000 per year. We have also received an indicative interest rate of 3.25% for a 15-year term that allows all improvements to be funded through the savings that are achieved.



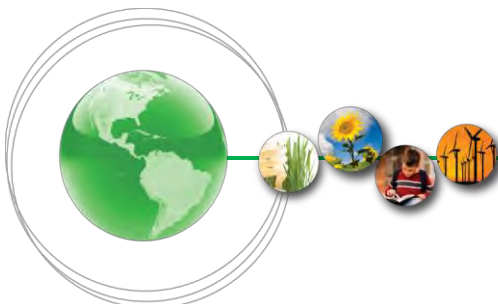
## Performance Contracting

The Investment Grade Energy Audit is intended to provide the City of Miami Springs with recommendations to augment the City's ongoing energy efficiency improvement efforts by confirming known opportunities and identifying additional opportunities which may be funded and implemented through a Performance Contracting Program.

The primary goal of ConEdison *Solutions*' proposed Performance Contracting Program is to identify and implement Energy Conservation Measures (ECMs) which will reduce the city's energy usage, energy costs, and operating costs while at the same time generating attractive returns on the capital investments required to generate the savings.

ConEdison *Solutions* can develop a Performance Contracting Program that combines quicker payback Energy Conservation Measures (such as Lighting and Controls Improvements) with longer payback HVAC modifications which enhance comfort while increasing energy and operating efficiency. The end result is a self-funding program that can pay for itself within a prescribed timeframe that will meet the requirements of the Florida Energy Performance Contracting Legislation.

ConEdison *Solutions*' Florida Office has been helping Florida Cities, School Districts, Colleges, Universities, and other facilities save energy and solve problems since its inception in 1986. We are looking forward to helping the City of Miami Springs save energy and provide comfortable, productive, and healthy environments for its occupants.





## Facility Descriptions

The following facilities are included in this Investment Grade Audit:

Facility	Sqft.	Address
City Hall	17,270	201 Westward Drive
Recreation Center	32,937	1401 Westward Drive
Public Works	7,300	345 North Royal Poinciana Blvd.
Senior Center	7,700	343 Payne Drive
Golf Course (Clubhouse)	14,000	650 Curtiss Parkway
Prince Park	N/A	343 Payne Drive
Stafford Park	N/A	501 East Drive
Peavy Field	N/A	700 Dove Avenue
<b>Total</b>	<b>79,207</b>	

The following section provides detailed descriptions of each facility.



## City Hall

The City Hall building located at 201 Westward Drive in Miami Springs, Florida is almost 60 years old and has approximately 18,000 square feet of mixed use spaces. The facility has multiple uses and includes the police department and a fire station. The east side of the facility includes the bays for housing the fire engines and a dormitory area for the fire fighters. The north side of the facility is a two-story structure that serves as general administration and dispatch for both fire rescue and police. The second story includes additional administrative offices and the council chambers.

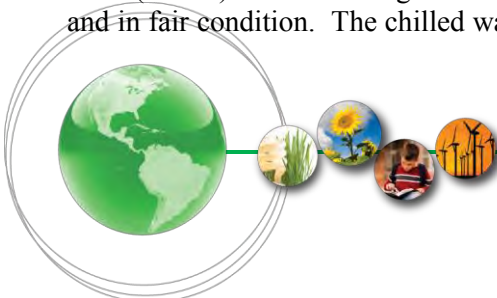


The majority of the interior lighting is 32W T8, with the exception of a few areas with T-12 lighting. Lighting levels appear appropriate in all areas, with the possible exception of the apparatus floor in the fire department section of the facility. There were no advanced lighting controls noted in the facility.

Plumbing fixtures throughout the facility consisted of 3.5 gpf and 1.6 gpf floor mounted water closets with manual flush valves and 1.5 gpf and 1.0 gpf urinals. Existing lavatory faucets are manual with high flow aerators. Hot water is produced by electric domestic hot water heaters. It was also noted during the walkthrough that the restrooms do not meet current ADA standards and the existing water piping is the original galvanized piping that is in poor condition.



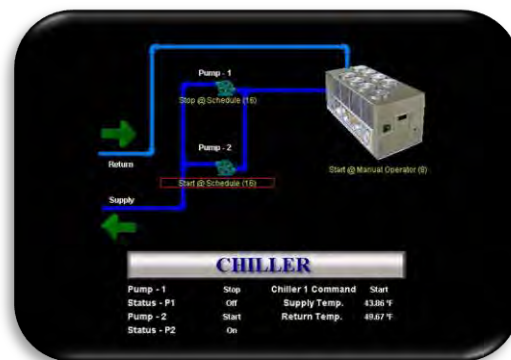
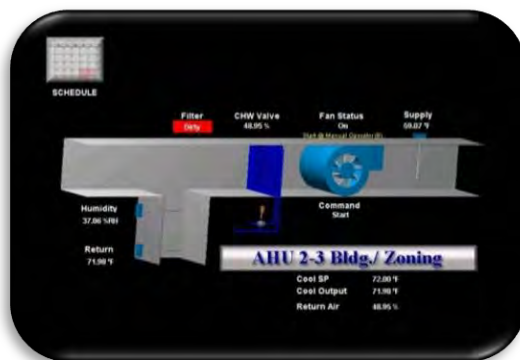
The building's mechanical systems consist of both chilled water and direct expansion (DX) systems. The facility utilizes (1) 70-ton Trane air-cooled chiller (RTAA-070) to produce the chilled water that serves the air handling units (AHUs) located throughout the building. The chiller is (7) years old and in fair condition. The chilled water is distributed using (2) 5hp constant



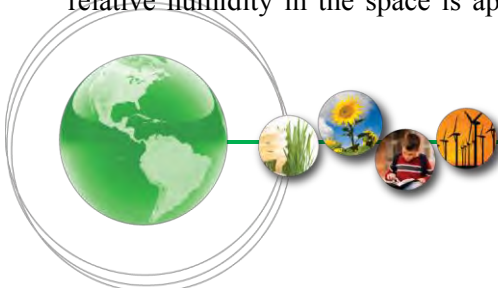
volume pumps. The facility utilizes (7) chilled water AHUs which provide constant volume air-flow to the spaces. Each unit has a three-way chilled water control valve. In addition, a section of the 2nd floor is served by a 10-ton Carrier DX Packaged RTU (50TC-D12) with a constant air volume air distribution system.

The chilled water system is controlled by an Invensys DDC control system. The following is a brief summary of existing control system operation:

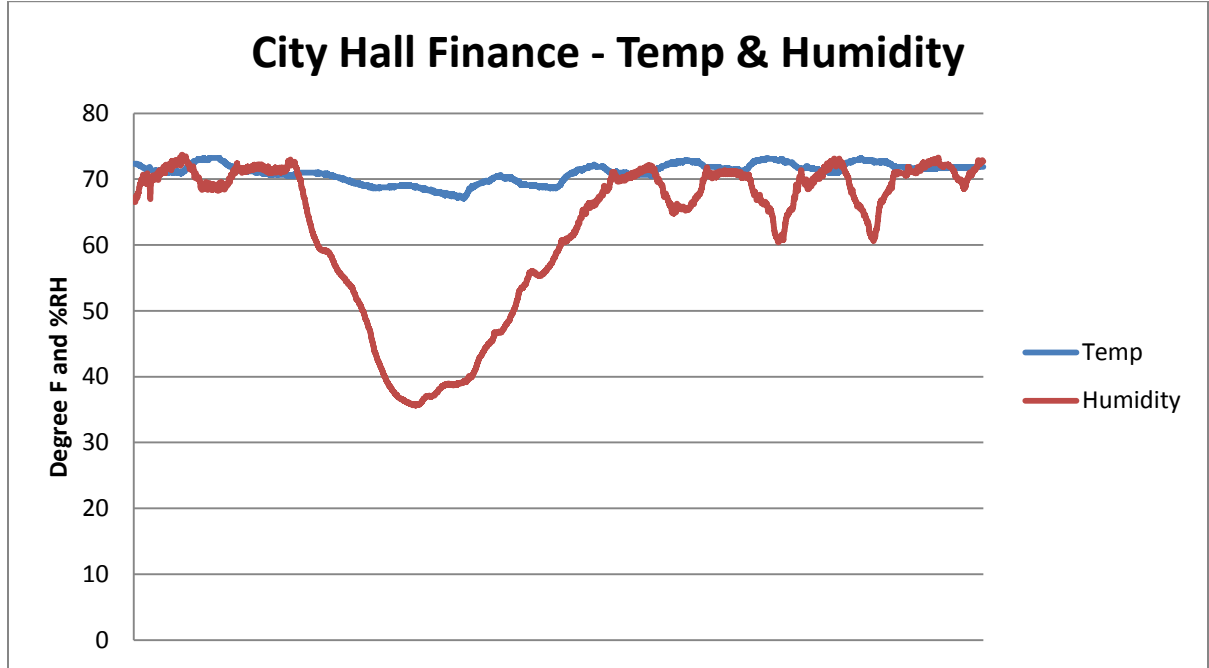
Unit	Area Served	Schedule	Notes
AHU 1-1	1 <sup>st</sup> Floor West - Finance Office	24/7 @ 71 degrees	
AHU 1-2	Fire Station	24/7 @ 71 degrees	
AHU 1-3	Police Station	24/7 @ 71 degrees	
AHU 1-4	Fire Station Dorms	24/7 @ 71 degrees	
AHU 2-1	2 <sup>nd</sup> floor West - Building & Zoning	M-W 3:30AM to 9PM T-F 4AM to 6PM @ 73 degrees Off – Sa/Su	
AHU 2-2	2 <sup>nd</sup> floor Board Room	24 hours and Sa- Su 7:30AM to Midnight @ 71F	CO <sub>2</sub> sensor installed but no control logic and sensor is out of calibration
AHU 2-3	2 <sup>nd</sup> floor East – Offices		Dirty filter noted
RTU	2 <sup>nd</sup> floor West – Detective Offices	Stand-alone thermostat	



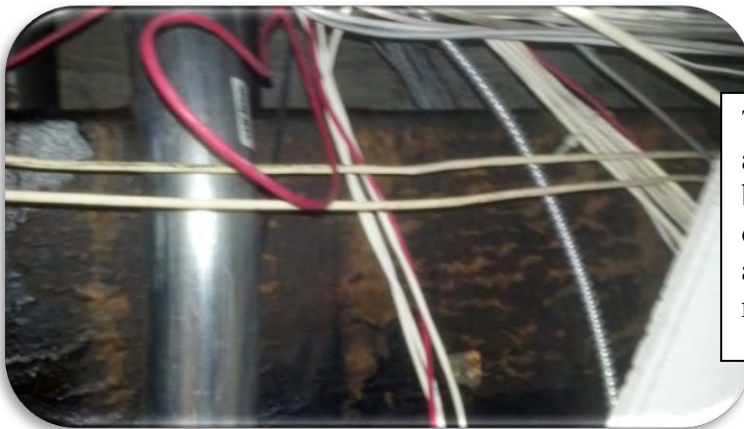
As part of the preliminary audit, data loggers were placed throughout the facility for two weeks to record the temperature and relative humidity (RH) in various spaces. After analyzing the results from the loggers, it appears that the average space temperature throughout the facility is about 71°F with an average swing of approximately 2°F above and below that point. At this temperature, the average relative humidity in the space is approximately 70-75% (the building is lacking humidity control).



The maximum threshold that ASHRAE recommends for an indoor environment is a relative humidity of 60%.



In addition, it appears that the entire mechanical system is in need of a thorough cleaning that will improve system performance. It was noted that several of the air returns were significantly plugged with dirt build-up which will negatively affect system performance. It was also noted that the majority of the ductwork has asbestos insulation.

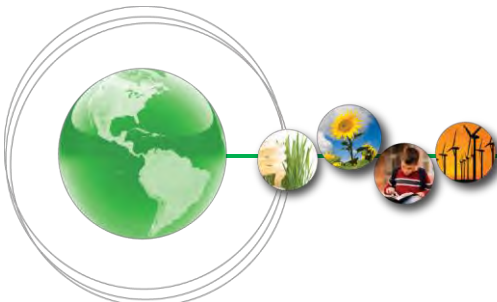


The picture to the left shows the asbestos duct insulation (the dark brown and black) as well as some of the interference that would be associated with a ductwork replacement project.



Potential ECMs for City Hall include:

- ECM 1. Lighting and Control Upgrades - 28W or 25W T8 lamps and ballasts retrofit.
- ECM 4. Low Flow Plumbing Fixtures - retrofit all high flow fixtures (restrooms currently not ADA compliant).
- ECM 5. City Hall HVAC System Upgrades - clean HVAC equipment and ductwork to improve operation of HVAC systems and to improve indoor air quality. Upgrade filtration system to Dynamic Air Cleaner system. Test and balance air distribution system.
- ECM 7. Upgrade HVAC Controls - Retro-commission HVAC control system to include thorough testing and repair to bring all system functions back up to original specifications.
- ECM 8. Vending Machine Controls - Install Vending Miser control on drink machine to reduce energy consumption.

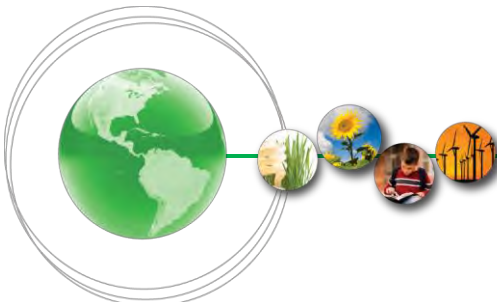


## Recreation Complex

The Recreation Complex is a new building, built in 2010, that is located at 1401 Westward Drive. The facility is three stories and approximately 32,900 ft<sup>2</sup> and includes a gymnasium, multi-purpose room, theatre, indoor track, and office spaces. The hours of operation are M-F 6AM to 9:30PM, Sa 7PM to 8:30 PM, and Su 9AM-7PM.



The heating and air conditioning is provided by (14) Trane DX roof-top units that are still in good condition and (3) split systems that are also in good condition. The heating and air conditioning is controlled through a Distech DDC Building Automation System.



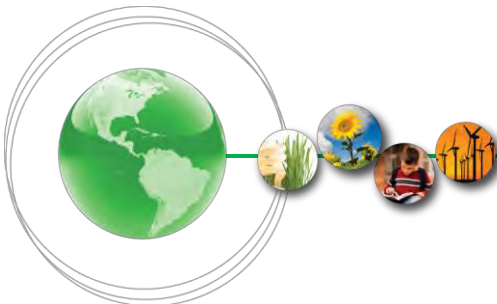
The lighting in the majority of the facility is efficient 32W T-8 with some compact fluorescents. The gymnasium lighting is HID. The outside lighting is HID and compact fluorescent. The majority of the lighting in the interior spaces, with the exception of the gymnasium, is controlled with motion sensors.



The interior plumbing fixtures are low flow devices, as would be expected in a new building.

Potential ECMs for the Recreation Complex include:

- ECM 1. Lighting and Control Upgrades – 25W T8 lamps and ballasts retrofit and replace existing metal halide fixtures in the Gymnasium with new induction technology fixtures.
- ECM 2. Parking Lot Lighting – replace the existing High Pressure Sodium lights with new LED lights.
- ECM 7. Upgrade HVAC Controls – program controls to stage the HVAC units for the Gymnasium and the Theater so that some of the units can be shut down when they not needed to satisfy the cooling and ventilation loads.
- ECM 8. Vending Machine Controls – Install Vending Miser control on drink machine to reduce energy consumption.





## Public Works Building



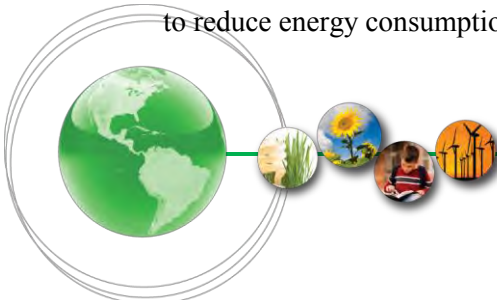
The Public Works Building is located at 345 N Royal Poinciana Blvd. It consists of two block structures that are approximately 7,300 ft<sup>2</sup>. The structures consist of administrative offices, an employee break room, mechanical bays for vehicle maintenance and repair, storage rooms, a staff weight room, and a refueling station. The hours of operation are Monday thru Friday from 6AM to 4PM.

The lighting in the facility consists mainly of T-12 fluorescent with some T-8 lighting in the administrative areas.

The heating and air conditioning for the facility consists of a split DX system and several window units. The main office is served by a Rheem 2-ton DX split system controlled by an electric non-programmable thermostat. There are (9) window air conditioners serving various small offices, the weight room, and storage areas. The window units are all controlled by on-board on/off warmer/cooler controls.

Potential ECMs for the Public Works Building include:

- ECM 1. Lighting and Control Upgrades – 25W T8 lamps and ballasts retrofit.
- ECM 4. Low Flow Plumbing Fixtures – retrofit or replace all high flow plumbing fixtures.
- ECM 6. Replace DX Equipment – replace (5) window units with (5) high efficiency ductless split systems (the other window units are either not used or are used infrequently, so replacement is not necessary).
- ECM 7. Upgrade HVAC Controls – install a 7-day programmable thermostat for the Rheem split system (the new ductless split systems come standard with 7-day programmable thermostats).
- ECM 8. Vending Machine Controls – install a Vending Miser control on the drink machine to reduce energy consumption.
- ECM 9. Ice Machine Heat Exchanger – install a heat exchanger on the ice machine drain line to reduce energy consumption.



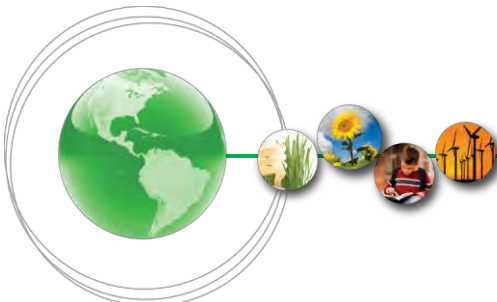
## Senior Center

The senior center is located at 343 Payne Drive and is a single story building, consisting of a large gathering space with a maximum occupancy of 240 people and a smaller library area. A small exterior accessed restroom is at the side of the facility, and this restroom is actually a part of the adjoining Prince Field Park (city-owned). Facility hours of operation are Monday thru Friday 8AM - 6PM, with some after hours and weekend use for rentals.



The facility is served by (3) DX split systems controlled by non-programmable thermostats.

- a. Rheem 5 ton – M#13AJ60A01757 208-230v/1ph installed 2011
- b. Trane 7.5 ton – M#TTTA090A300FA 208-230v/1ph installed 2008
- c. Nordyne 5 ton - nameplate worn - matching AHU M# B2Bv060k-C

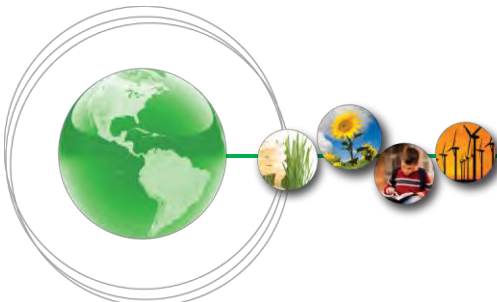


The main gathering hall for the center (“Community Room”) used to be an open air area that has now been enclosed using sliding glass doors. The glass doors provide little insulating value and allow infiltration of unconditioned outdoor air.



Potential ECMs for the Senior Center include:

- ECM 1. Lighting and Control Upgrades – 25W T8 lamps and ballasts retrofit.
- ECM 4. Low Flow Plumbing Fixtures – retrofit or replace all high flow plumbing fixtures.
- ECM 6. Replace DX Equipment – replace 5-ton Nordyne DX split system. Include cost for new metal stand on existing concrete pad to elevate unit (flood zone).
- ECM 7. Upgrade HVAC Controls – install programmable wireless networked thermostats for the (3) split systems. System can be accessed remotely via the internet.
- ECM 12. Solar Window Film – install film on the windows in the Community Room to improve aesthetics and reduce solar heat gain and glare.



## Golf Course

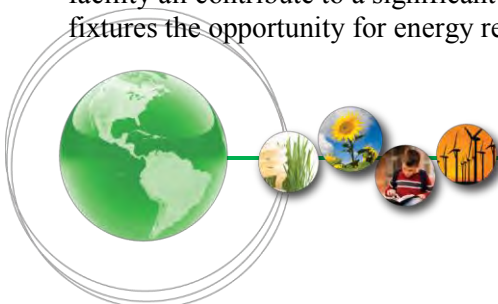
The golf course, located at 650 Curtiss Parkway, is owned by the City and is sub-leased to a private operator. The clubhouse is a single story building which houses an event rental room, Pro Shop, and restaurant with full kitchen. The roof on one section of the building has been recently replaced. A golf cart charging shed is attached to the building, which has (80) ceiling mounted 48V charging stations for the (73) golf carts at the facility. The hours of operation are M-Sa 6AM to 9PM and Su 6AM to 5PM.



The heating and air conditioning is provided by (6) packaged DX RTUs on the roof of the facility and (3) DX split systems. Non-programmable thermostats control all units. All zones are constant volume. Capacity, manufacturer, and model numbers for HVAC equipment are as follows:

- RTU-1: York 5 ton Pkgd. RTU; M# D4CE060 208-230v/1ph
- RTU-2: York 5 ton Pkgd. RTU; M# D4CE060 208-230v/1ph
- RTU-3: York 5 ton Pkgd. RTU; M# D4CE060 208-230v/1ph
- RTU-4: Carrier 5 ton Pkgd. RTU; M# 50HJ-006 208-230v/3ph install 2005
- RTU-5: Carrier 4 ton Pkgd. RTU; M# 50HJ-005 208-230v/3ph install 2006
- RTU-6: Carrier 4 ton Pkgd. RTU; M# 50HJ-005 208-230v/3ph install 2006
- CU-1: Rheem 4 ton DX split; M# 13AJA48A01 208-230v/1ph
- CU-2: Carrier 10ton DX split; M# 38AK-012
- CU-3: Carrier 2 ton DX split; M# 38AKS024

Significant decorative lighting exists, both inside and outside of the main facility. Concrete poles with field lighting are present in the driving range area but excluded from this evaluation. Dimming of lighting systems, decorative fixtures, and the nature of a privately run business within a public facility all contribute to a significant design challenge. However, with the abundance of incandescent fixtures the opportunity for energy reduction is quite significant.





Exterior lighting is a mixture of HID and incandescent. Many HID fixtures are shattered and some are non-functioning. Incandescent lighting is typically used in decorative exterior fixtures.

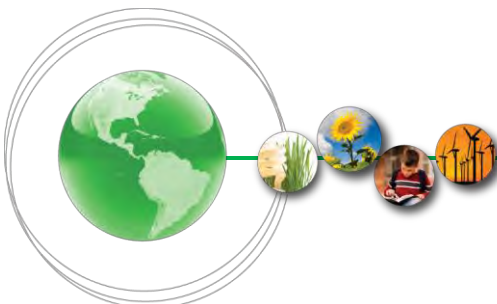
Potential ECMs for the Golf Course Clubhouse include:

- ECM 1. Lighting and Control Upgrades – 25W T8 lamps and ballasts retrofit.
- ECM 4. Low Flow Plumbing Fixtures – retrofit or replace all high flow plumbing fixtures.
- ECM 6. Replace DX Equipment – replace 10-ton split system, 20-ton split system, and (2) 4-ton packaged rooftop units. Add a new 1-ton ductless split system for the Pro Shop.
- ECM 6A. Replace Golf Course RTUs – replace (3) 5-ton York packaged rooftop units.
- ECM 7. Upgrade HVAC Controls – install programmable wireless networked thermostats for the (3) split systems and (6) rooftop units. System can be accessed remotely via the internet.



## City Parks

The City has (3) parks with ball fields. Prince Park has (12) light poles – (38) luminaries with one additional pole that was abandoned in place. Stafford Park has (12) poles – (85) luminaries. It was noted that (13) of the lights were out during a night audit of Stafford Park. The lights are currently controlled manually and are turned on Monday thru Saturday from 6PM to 9:30PM. Re-lamping of the lights is currently subcontracted. Peavey Field does not have lighting for nighttime operation. All parks were surveyed for plumbing fixture upgrades.



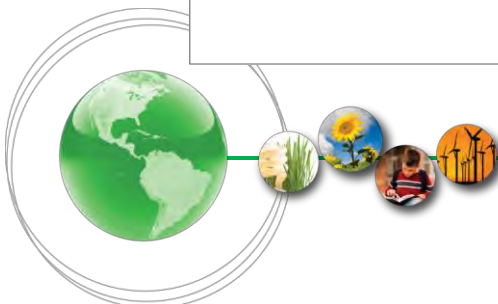
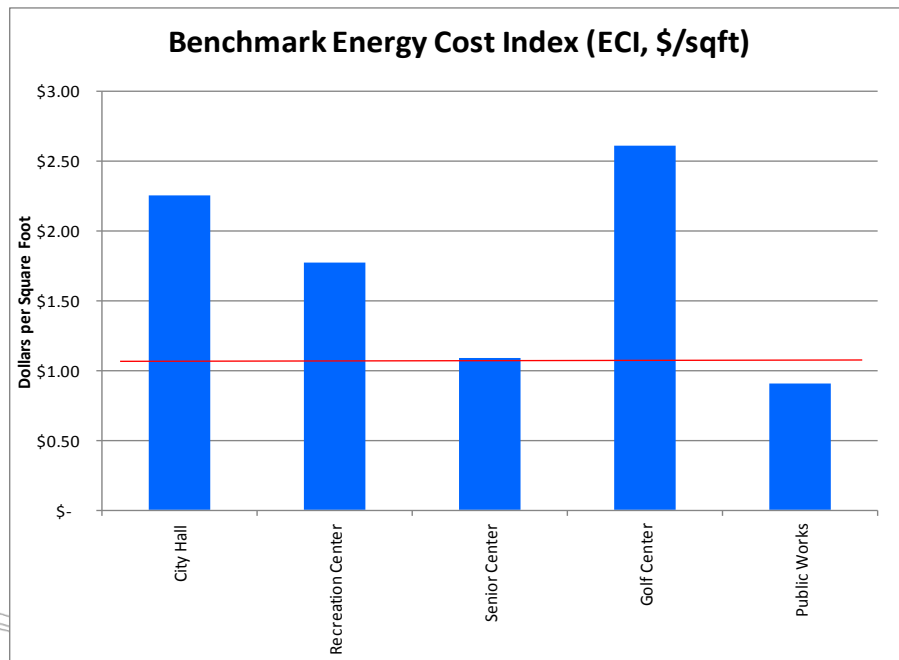
## Baseline Analysis

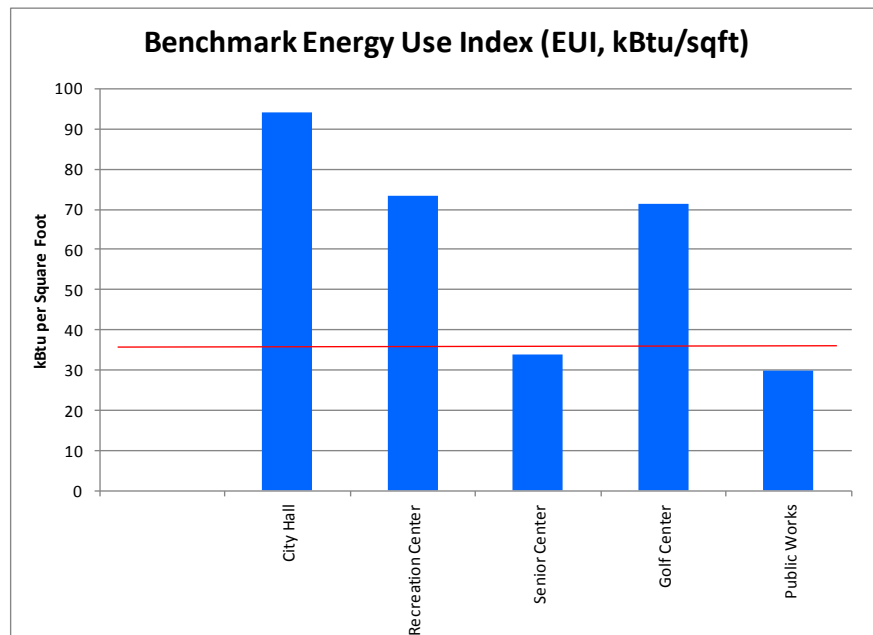
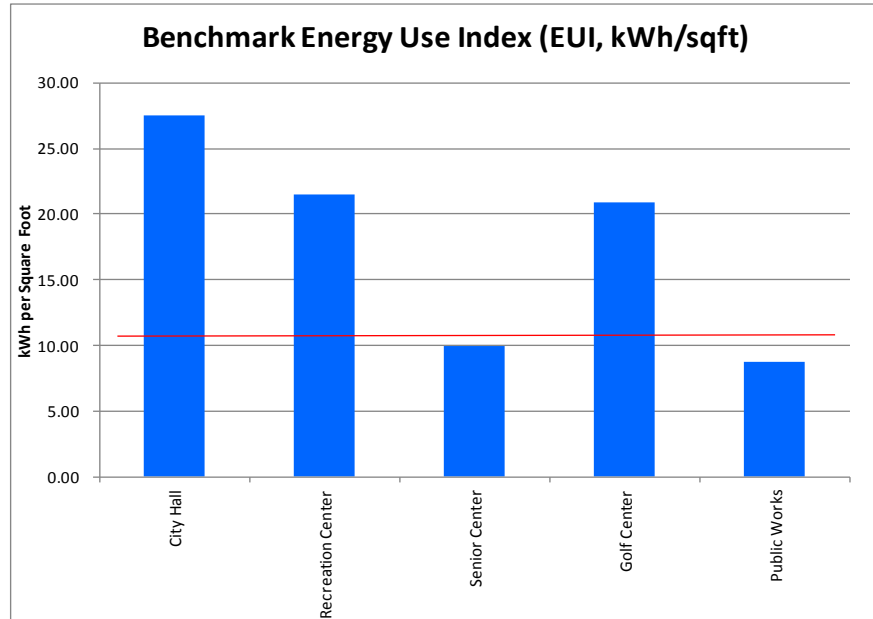
ConEdison *Solutions* engineers analyzed the utility bill information that was provided by the City to establish a baseline energy consumption and to calibrate the computer energy models that were used to analyze ECMs. Electricity is provided to each facility by Florida Power & Light (FPL). Most of the facilities are on a General Service Demand (GSD) rate structure.

The chart below summarizes the Utility Data for the audited facilities.

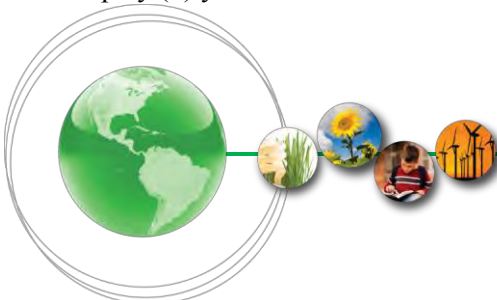
Location	Gross Square Footage (SF)	Annual Electricity			EUI kWh/sf	ECI \$/sf	EUI kBtu/sf
		Consumed (kWh)	Demand (kW)	Cost			
City Hall	17,270	475,980	1,040	\$ 39,026	27.56	\$ 2.26	94.04
Recreation Center	32,937	707,580	1,602	\$ 58,525	21.48	\$ 1.78	73.30
Senior Center	7,700	76,309	346	\$ 8,403	9.91	\$ 1.09	33.81
Golf Center	14,000	292,784	1,734	\$ 36,537	20.91	\$ 2.61	71.36
Public Works	7,300	63,799	250	\$ 6,632	8.74	\$ 0.91	29.82
<b>Totals</b>	<b>79,207</b>	<b>1,616,452</b>	<b>4,972</b>	<b>\$149,123</b>			

The two indices used by ConEdison Solutions to evaluate a facility’s energy use are the Energy Use Index (EUI) measuring the energy consumption per square foot and the Energy Cost Index (ECI) measuring the energy cost per square foot. The EUI and ECI are used to benchmark the facilities against each other and similar buildings. The charts below represent the EUI and ECI of each building.

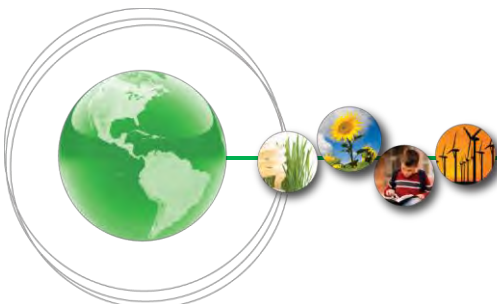
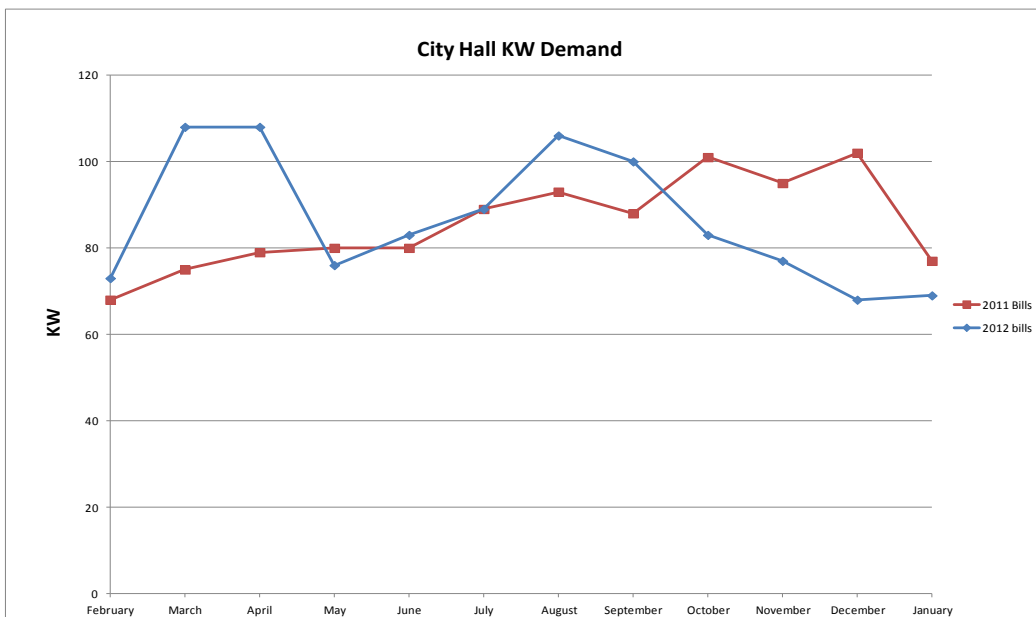
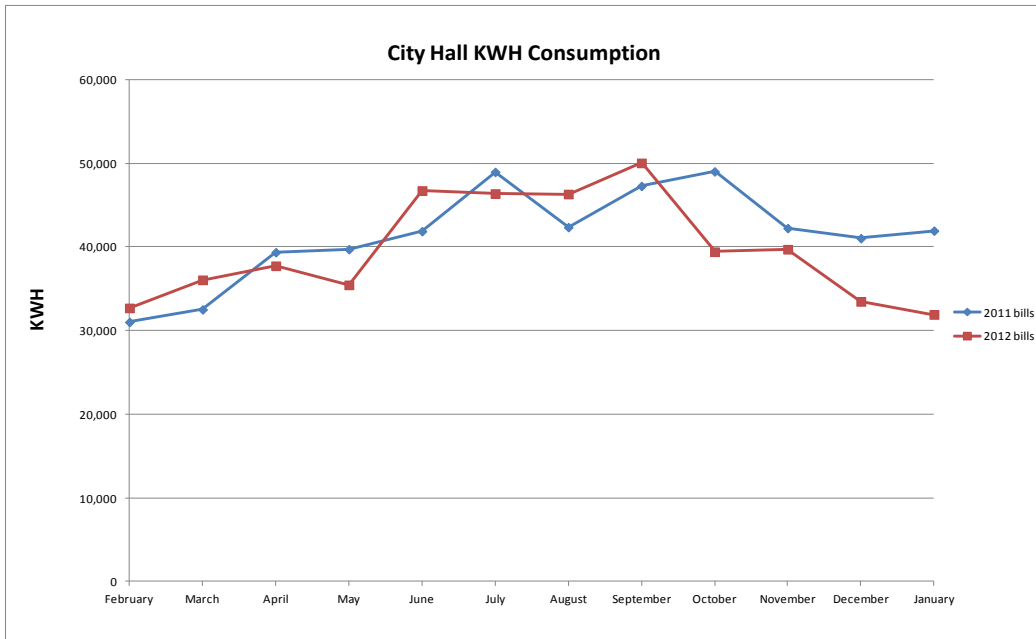


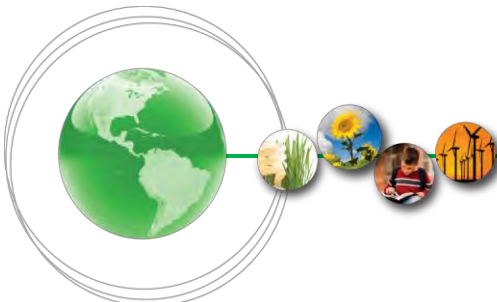
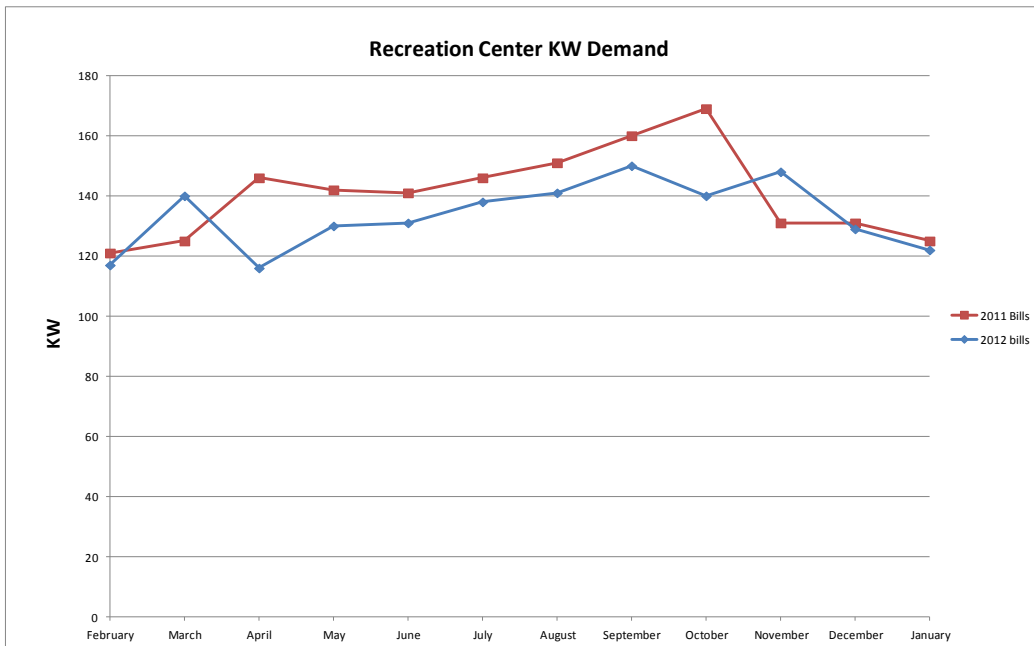
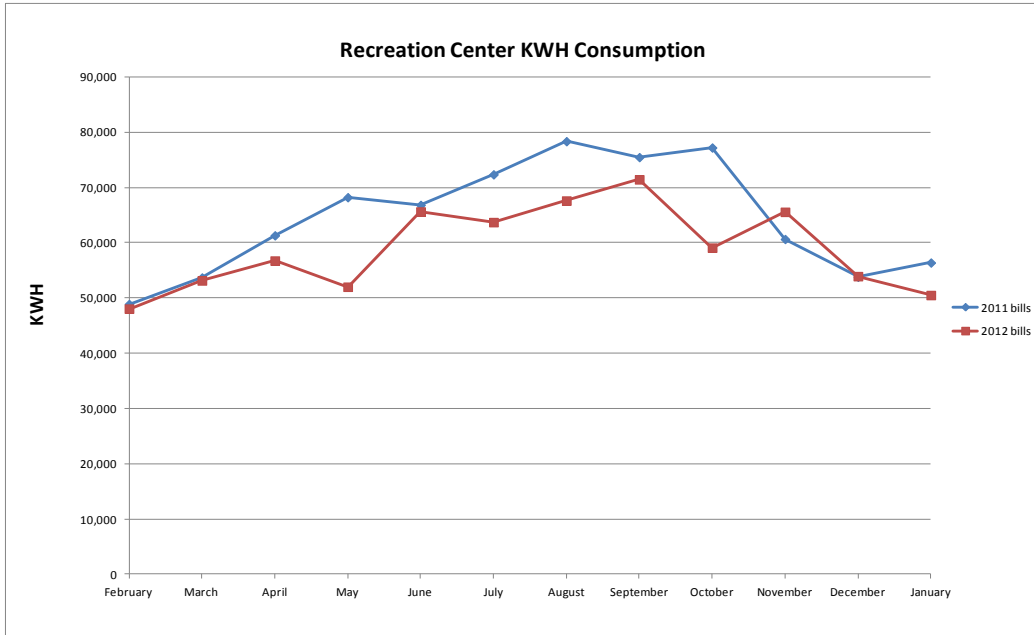


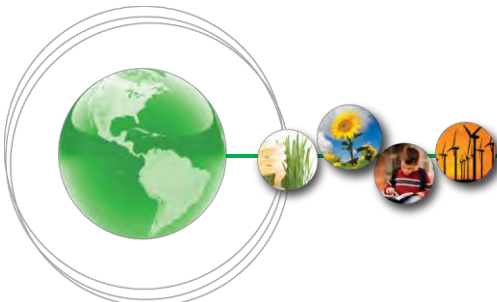
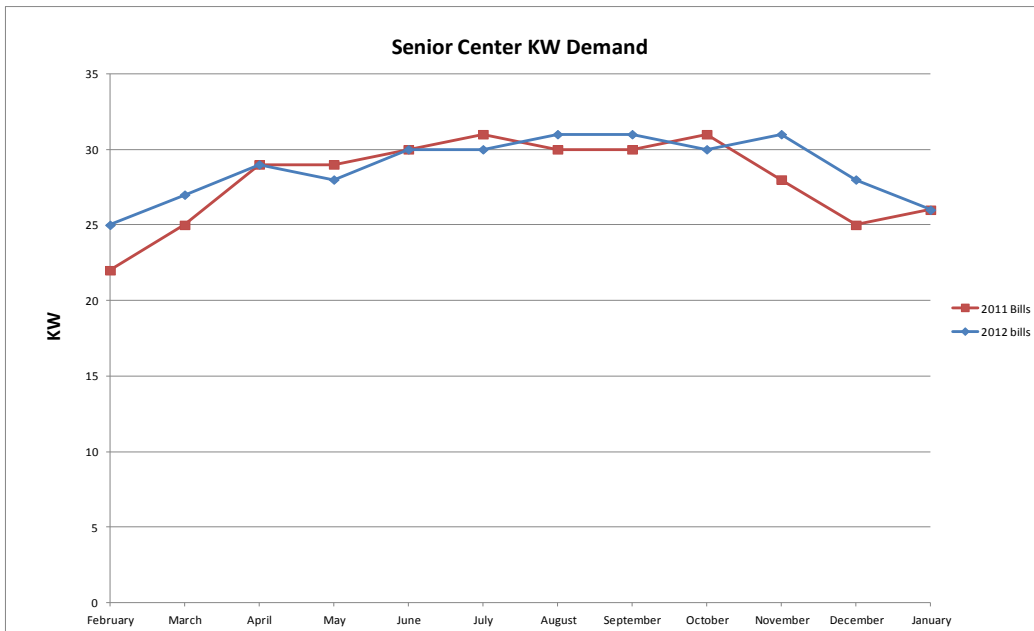
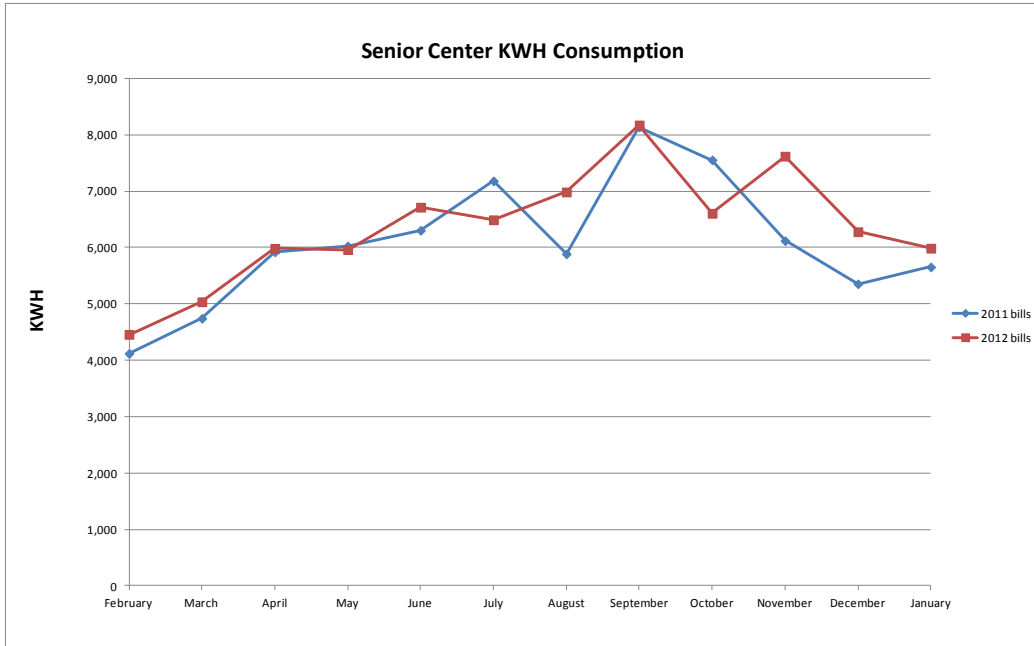
Additional insight into the energy performance and savings potential for facilities can be gained by comparing monthly electric consumption and demand data for multiple years. The charts below display (2) years of electric data for each of the audited facilities:

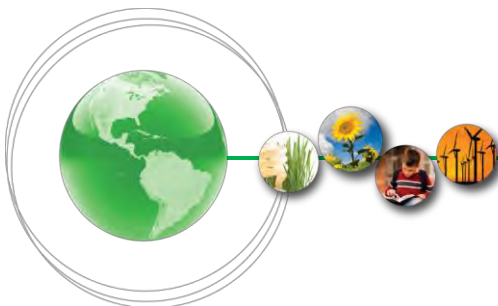
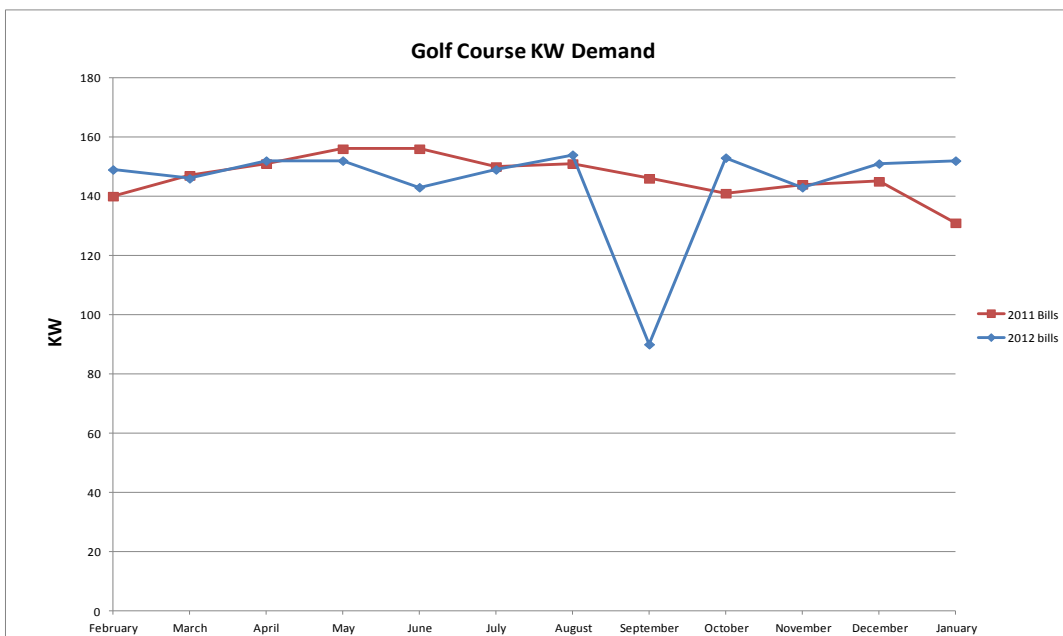
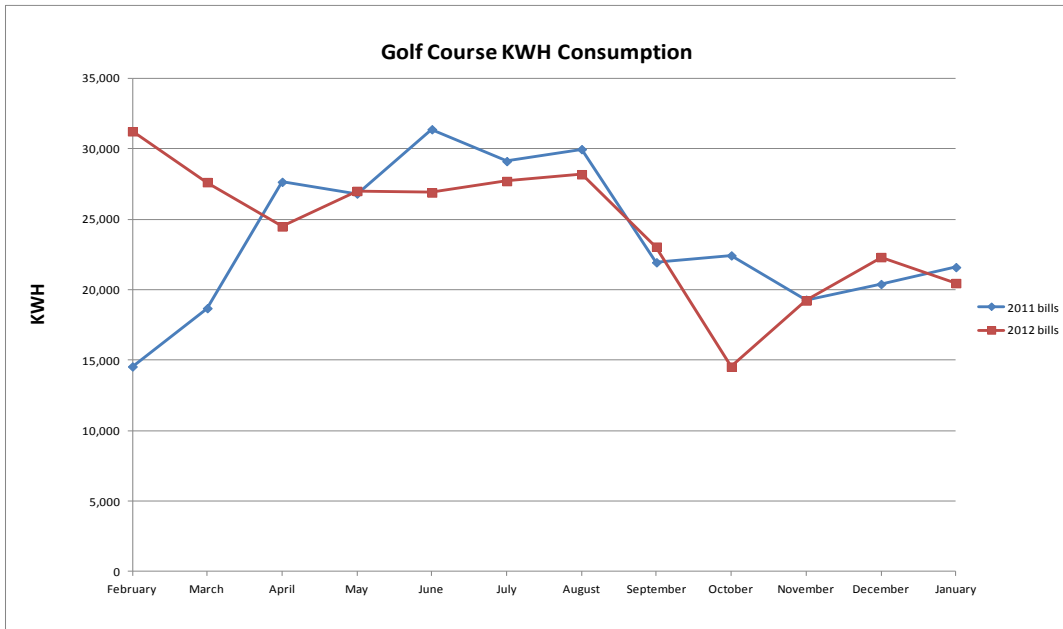


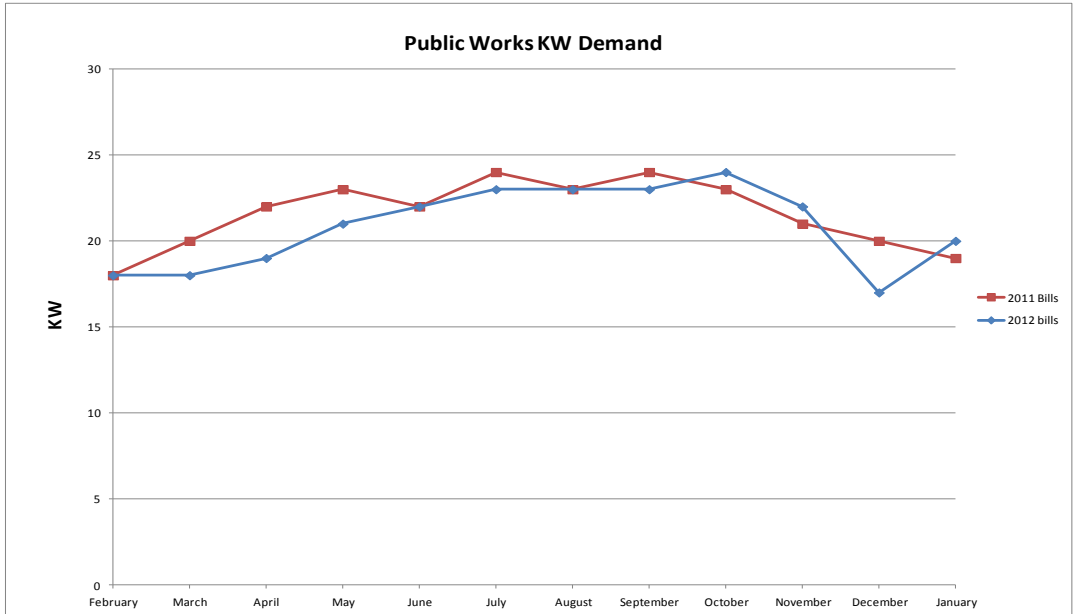
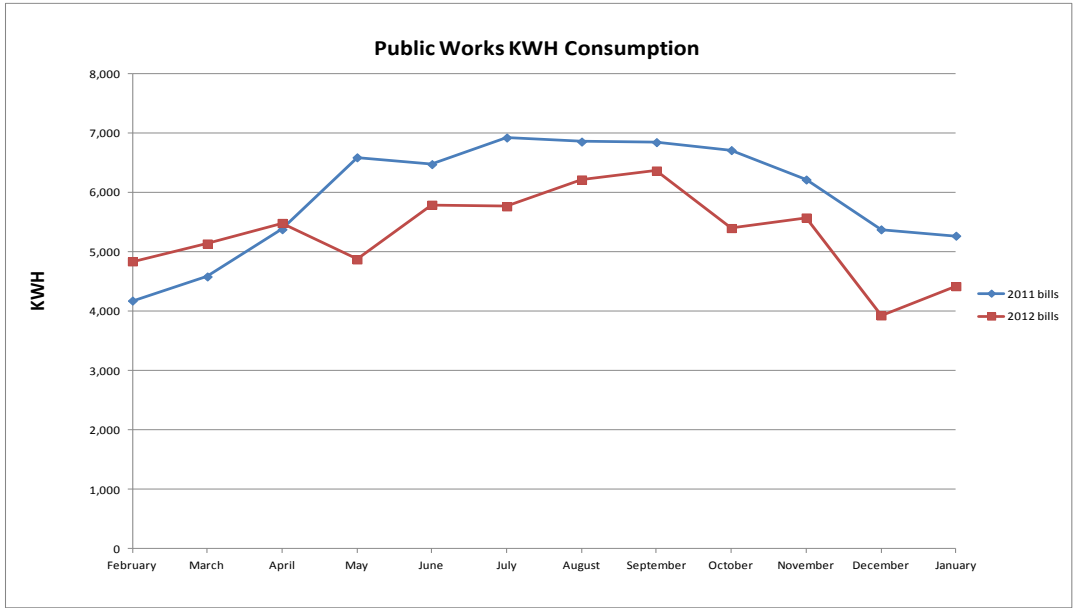












## Methodology

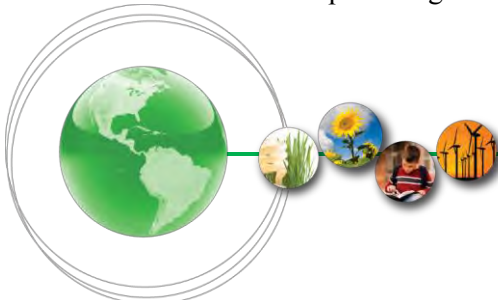
ConEdison *Solutions* brings many years of experience working in a variety of facility types. This experience gives ConEdison *Solutions* a working knowledge of building systems and energy consuming equipment and technologies, and moreover enables ConEdison *Solutions* to benchmark existing operations and develop energy cost comparisons to similar facilities. During the IGA phase, ConEdison *Solutions* uses historical energy consumption and utility data from each facility to develop an overall understanding of each building's existing energy consumption patterns throughout the year. Our project engineers use detailed utility and demand data along with comprehensive equipment inventories and operational information to develop an in-depth understanding of building energy usage, with the ultimate goal of reconciling engineering estimates with actual utility bills.

For this project, ConEdison *Solutions* has conducted detailed interviews with facility personnel and has reviewed operations, maintenance, and repair logs. We reviewed information and trend data from building energy management systems (where applicable), and have collected our own spot and trend meter data on specific end-use equipment to verify information provided or to fill in areas where information was lacking. ConEdison *Solutions* also collected information on space condition parameters such as occupancy, temperature, and humidity by means of spot measurement and placement of data loggers over periods of up to several weeks.

It is important to develop an accurate model of energy use. When appropriate we use high-level engineering modeling programs such as DOE-2, TRANE TRACE, Carrier HAP, or accepted engineering techniques such as block load calculations, to develop an understanding of energy use which will form the project's energy baseline. The energy baseline is presented to the customer for review and approval, as it forms the basis for savings calculations, and overall project performance which is confirmed through M&V (Measurement and Verification).

The baseline energy model takes into account typical thirty-year weather patterns to predict estimated average energy performance and this data is used to calibrate the model to actual utility bills, with adjustments for unusually cold or hot weather encountered during the base year's utility bill period.

Once the energy baseline is established, the engineering and project development process focuses on identifying the energy efficiency opportunities and performing the engineering and design analysis that will determine the projected savings. After electric, fuel, and water savings have been determined through calculations, the commodity price is applied to determine the dollar savings. The initial commodity price is established through review of rate schedules and baseline analysis of electricity, fuels, water, and sewer charges. To determine future energy commodity prices, escalation factors such as a flat percentage escalation rate or nationally-recognized governmental energy price



predictions are applied. The current commodity prices are used for the baseline year and then adjusted thereafter using the escalation factors over the life of the project.

## Procedures and Methodologies to Calculate Savings

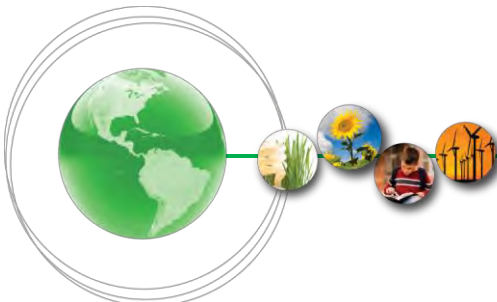
The procedures, formulas and methodologies described in this section are representative of the standard approach to measuring savings.

## Data Gathering

ConEdison *Solutions* uses the following data and methods to gather information regarding existing building energy systems and conditions, and to identify and evaluate potential efficiency measures and develop general recommendations. As part of the site-audit and planning phase the following types of information were obtained and reviewed:

- ❖ General Facility Details.
- ❖ Building Drawings – original design drawings and as-built drawings for the facilities were carefully studied.
- ❖ Utility Bills – This information is provided by the City and analyzed by ConEdison *Solutions*. Additional insight into the utility information was obtained through further organizing the data, researching the utility rate structures and through our building simulation modeling efforts.
- ❖ Temperature and Humidity Data Loggers – ConEdison *Solutions* deployed data loggers in City Hall and the Recreation Center to determine the effectiveness of the HVAC and control systems at maintaining desired temperature and humidity levels. This monitoring also provided detailed information on the time scheduling of the HVAC control systems.
- ❖ List of HVAC Equipment – This was developed based on the mechanical schedules provided in the available drawing sets. The list was checked and verified using the notes taken during the site audit.
- ❖ List of Lighting Fixture Quantities and Types
- ❖ List of Water Fixtures Quantities and Types

The audit field team focused on major building systems including HVAC systems, lighting systems, energy management systems, building envelope, backup power systems, and specialty energy systems including water fixtures. Of these, ConEdison *Solutions* focused on those areas that appear most promising: the audit concentrates on deriving projects and strategies that can be employed to reduce costs and improve building environments. Below is an explanation of the systems that were typically investigated and the corresponding information that was gathered:



HVAC Systems- The audit identified the type of cooling and heating systems used in each facility. The auditors identified and evaluated system control, size, capacity, effectiveness, age, and maintenance history. Equipment investigated in this section includes plant components such as:

- ✓ Chiller systems
- ✓ Pumping systems
- ✓ Heat exchangers
- ✓ Water heaters
- ✓ Supply and return fan systems
- ✓ Variable and constant volume air systems
- ✓ Exhaust fan systems
- ✓ Energy management and control systems

Lighting Systems- The audit determined the variety of lighting systems that are in place in the facilities. The auditors identified and evaluated system control, use, effectiveness, and age.

Water Systems- The audit identified the specific type of fixture, flush valve, sink aerator, and shower head to determine the typical flow quantity per use cycle.

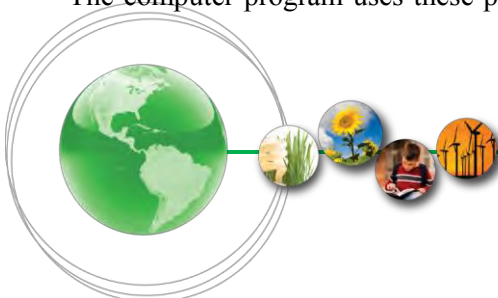
General Facility Characteristics- Detailed interviews with operating personnel and extensive walk-throughs of each facility were done to create a comprehensive understanding of how energy is utilized in the facilities during all weather conditions and occupancy periods.

## Building Energy Simulations Techniques

**Larger, Complex Buildings:** For larger and more complex facilities, the building's existing envelope, internal conditions and schedules, and energy-using systems are inputted into a Carrier HAP hourly energy simulation program.

**Architectural Inputs** - An accurate representation of the building's footprint, internal zoning, and exterior elevations is input into the Carrier HAP model. This is done with the aid of architectural drawings and specifications as well as observations made during the audits. This data includes accurate building square footages, roof and wall construction details, and the area of roofs and walls that is covered by glass. In this way, a representative building envelope load is established which allows the heating and cooling loads to be calculated for the facility.

**Loads** - Within each zone created in the Carrier HAP model, lighting estimates, people density, plug loads, and miscellaneous loads are input as well as schedules for all of these loads. These are obtained from the site data package, site surveys, and industry standards based on the building type. The computer program uses these parameters, along with the latest ASHRAE (American Society of

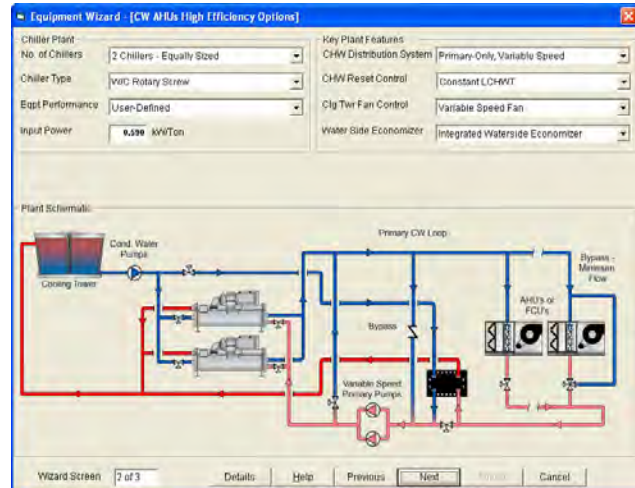




Heating, Refrigerating and Air-Conditioning Engineers) methodologies, to calculate the effect these loads will have on the overall cooling and heating loads for the facility.

### **Mechanical and Electrical Systems -**

Accurate HVAC and electrical system descriptions at the facility can be obtained from mechanical and electrical plans, as well as from site surveys and interviews. The computer program uses the resulting loads from the architectural and general load model inputs in combination with the system parameters to calculate the cooling and heating load profiles for the facility on an hourly basis.



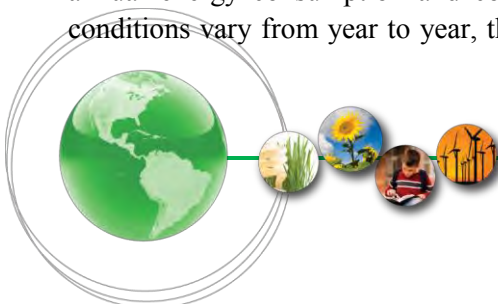
### **Plant Equipment Energy Consumption -**

Accurate information describing the energy consuming equipment in the central plant is input into this portion of the building simulation model. The program uses the load profiles and system requirements to calculate the energy consumption.

**Interactivity of Systems and Measures** – One major advantage of an hourly computerized building energy simulation program is its ability to automatically determine the interactions between various measures, and between one measure (e.g. lighting) and another system (e.g. heating). The Carrier HAP program, for example, automatically calculates the effect of a lighting kWh reduction on the building’s heating and cooling energy use. Lighting savings typically decrease summer cooling loads, but increase winter heating loads. The computer simulation automatically integrates these effects into annual calculations of the net savings for the lighting measure. In addition, once each individual energy measure is simulated in Carrier HAP, an interactive Carrier HAP run of all recommended measures is done to determine the ultimate integrated energy savings that will occur with each measure interacting with all other measures. This integrated analysis of measures is difficult or impossible to do with less sophisticated modeling tools.

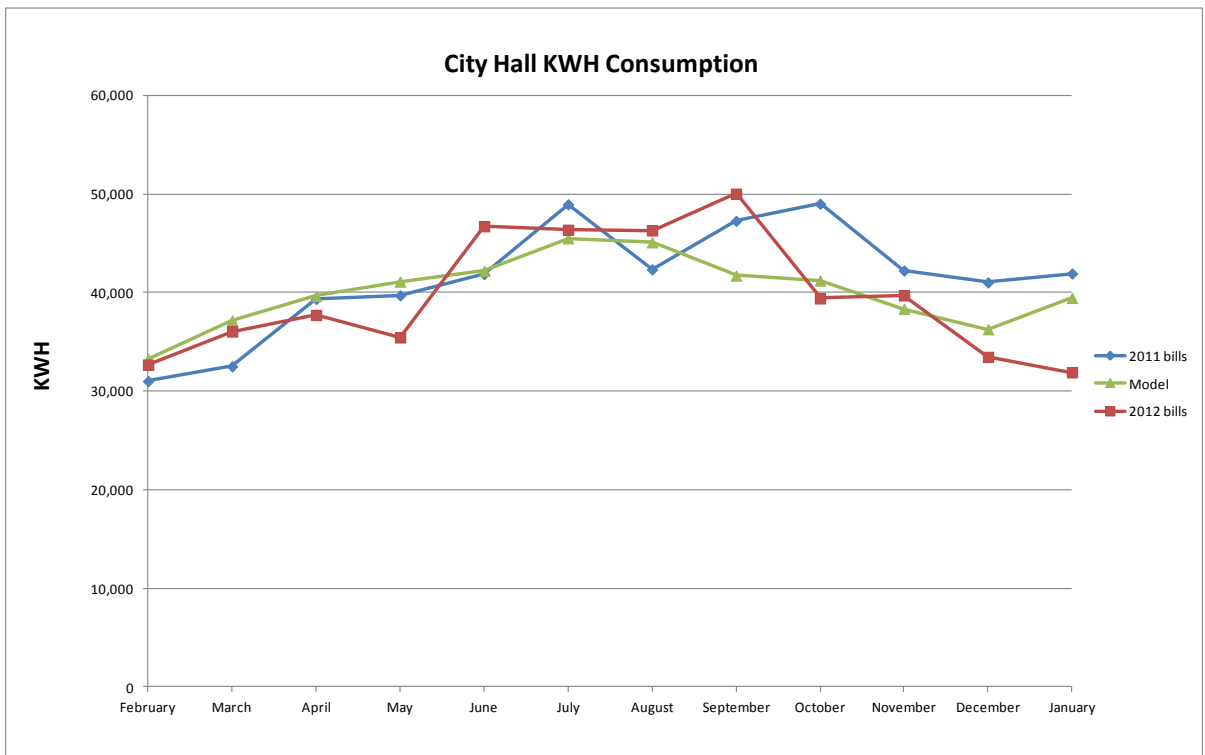
**Energy Economics** - In this final section, current electric and gas rate structures are defined in the computer model. The program uses this information to apply cost data to the energy consumptions calculated. The model is then adjusted until the calculated plant and system loads closely match the actual installed capacity, and the calculated energy consumption closely matches the actual energy consumption determined from the utility bills.

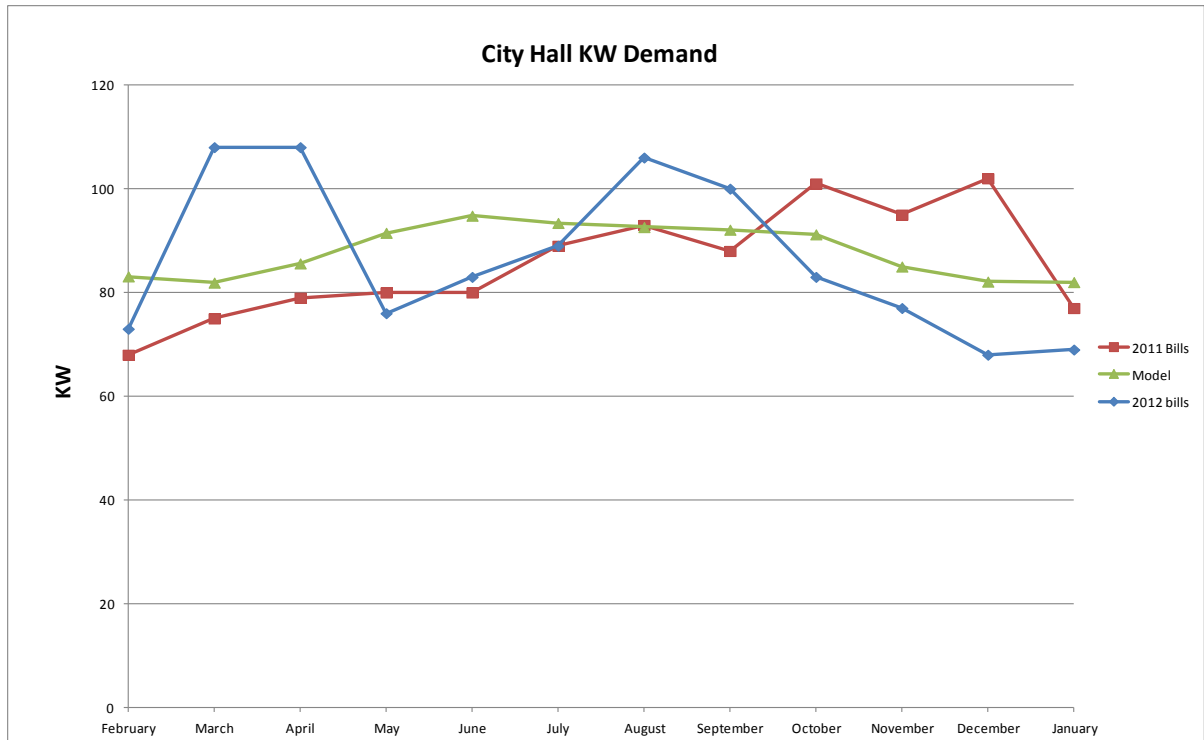
**Weather Data** - Typical Meteorological Year (TMY) weather data is also input to calculate the annual energy consumption and cost associated with the existing conditions. However, weather conditions vary from year to year, therefore the calculated annual energy consumption and cost will



not (and should not) be exactly equal to the actual energy consumption over the past year. The calculated results should, however, be within a few percent of the actual consumption and cost.

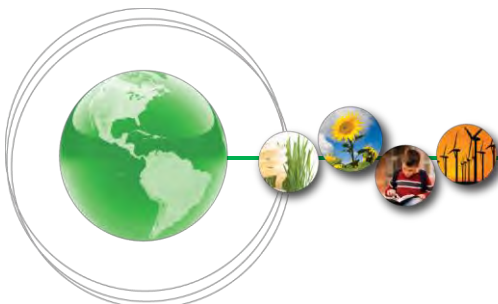
HAP energy model data for City Hall is graphed against data from Florida Power & Light bills in the charts below:





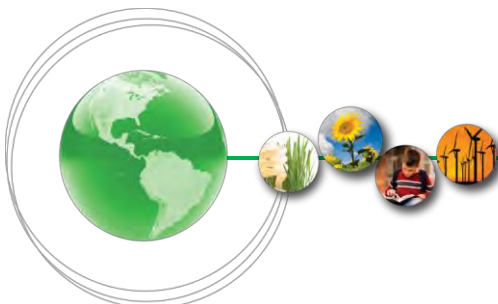
**Smaller, Less-complex Buildings:** For smaller and less complex facilities, the building’s existing envelope, internal conditions and schedules, and energy-using systems are inputted into a custom-developed spreadsheet-based “bin model” energy simulation program.

**Water and Equipment ECMs:** Several efficiency measures, such as plumbing fixture upgrades, vending machine controls, ice machine upgrades, water heater upgrades, etc., are not affected by the weather and therefore do not require a building energy simulation program to calculate savings. The savings for these measures are typically calculated with spreadsheets using industry-standard methodology.



## Energy Conservation Measure Descriptions

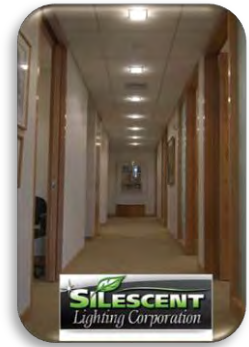
This section contains descriptions of the energy conservation measures and facility improvement measures that were evaluated in this IGA. From the baseline energy consumption, CES (ConEdison *Solutions*) proposes specific Energy Conservation Measures (ECMs) to be implemented through a self funded performance contract.



## ECM 1: Lighting Improvements and Controls





### Description

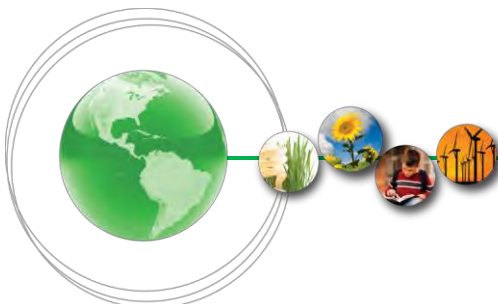
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### Fluorescent Lighting

A large portion of the proposed lighting upgrades include re-lamping existing fluorescent fixtures with energy saving 25W T8 lamps. The extended life of the proposed lamps will afford both energy savings and also significantly reduce maintenance costs. This is because the proposed 25W lamps have a rated life between 36,000-50,000 hours compared to 20,000-24,000 hours for most existing T8 lamps. In an effort to not over-stipulate the associated maintenance savings, we used a conservative 32,000 hours of rated life for the proposed 25W T8 lamp in our calculations. The table below from a leading lamp manufacturer indicates an energy savings of 22% while only reducing the total lumen output by 3%, when compared to a typical 32W T8 lamp.

CURRENT PRODUCT	PHILIPS UPGRADE PRODUCT	BENEFIT
 <p>32W 4ft T8</p>	 <p>Energy Advantage T8 4ft 25W featuring ALTO II Technology</p>	<ul style="list-style-type: none"> <li>&gt; Saves 7W per lamp</li> <li>&gt; 97% lumen maintenance</li> <li>&gt; Up to 36,000 hours rated average life; 36 month lamp warranty period</li> </ul>
 <p>32W 4ft T8</p>	 <p>Energy Advantage T8 XLL 4ft 25W featuring ALTO II Technology</p>	<ul style="list-style-type: none"> <li>&gt; Saves 7W per lamp</li> <li>&gt; 97% lumen maintenance</li> <li>&gt; Up to 40,000 hours rated average life; 48 month lamp warranty period</li> </ul>



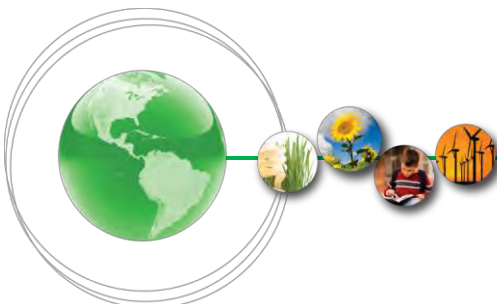
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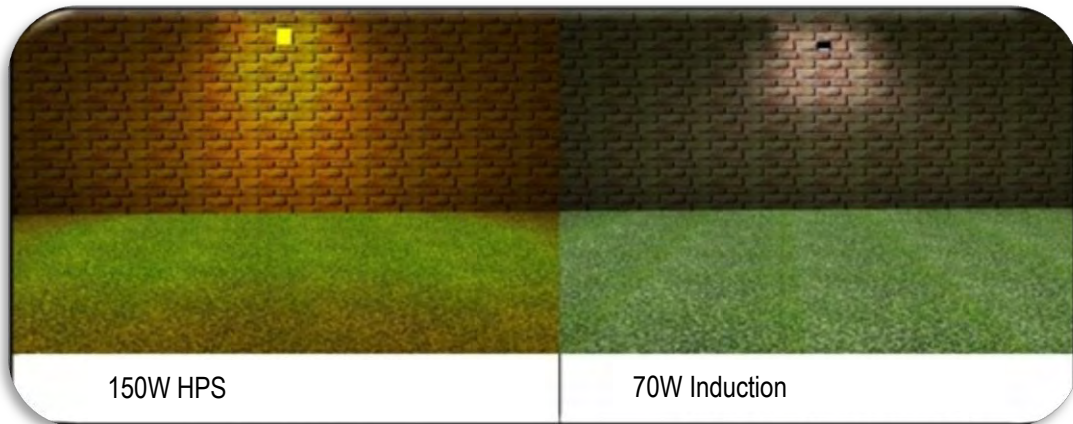
## Enhanced Interior Lighting Controls

In addition to reduced energy consumption, ConEdison *Solutions* proposes to install modern controls to ensure that lighting does not operate unnecessarily. Examples of wasteful lighting situations are when a space is unoccupied or when there is ample daylight present. By installing a combination of occupancy sensors and daylight sensors, the overall energy wasted by unnecessary lighting will be substantially reduced. An example of an appropriate area for lighting control is defined as one that contains several controllable fixtures, has intermittent occupancy, and where a safety hazard will not be created if the sensor turns the lights off. Typical applications of occupancy sensors include wall switch replacement type sensors installed in smaller rooms (offices, storage, single use bathroom, etc) and ceiling mounted occupancy sensors installed in larger areas (open offices, classrooms, gang bathrooms, meeting/conference rooms, hallways, etc). Every effort will be made to maintain dual switching functionality where it exists. Mechanical twist type timers will be installed in utility spaces (electric, mechanical, telephone, custodial, janitorial, storage rooms, etc.)



## Exterior Fixtures and Wall-packs

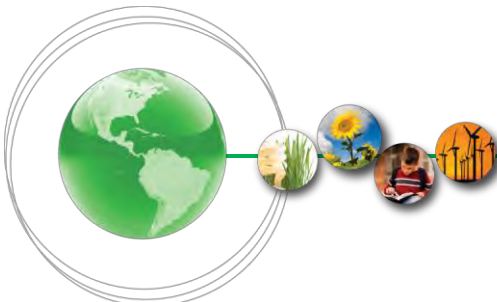
During the audit ConEdison Solutions observed many areas that had High Intensity Discharge (HID) wall pack fixtures with wattages ranging from 150W to 400W. ConEdison *Solutions* proposes to retrofit or replace these wall packs with Induction lamps. The new lamps will save approximately 50% of the energy consumption of the HID wall packs and will last 5 to 10 times longer. In addition, Induction lighting provides significantly higher color rendering which results in a more natural and uniform appearance and greater visibility for security cameras. The difference in color rendering is illustrated below.



## Miscellaneous Areas

Several flag poles around City buildings are illuminated with HID flood lights. The wattages of the lights varied, but in general, ConEdison *Solutions* recommends replacing the flood lights with new LED lights with wattages from 13 to 18 Watts.

The gym in the Miami Springs Recreation Center is lit using 400W (including ballast consumption) Metal Halide fixtures. ConEdison *Solutions* proposes to replace these fixtures with new Induction fixtures. The new fixtures will save a significant amount of the input wattage, and due to their 100,000 hour rated life, will reduce the maintenance costs associated with lamp replacement. Furthermore, light output from the Induction fixtures will be maintained throughout the life of the fixture as opposed to HID fixtures which lose approximately 30% of their light output in the first 3 years of burn hours. Due to the long start up times for the existing HID fixtures, they are usually turned on in the morning and left on for the rest of the day. Induction fixtures are instant re-strike meaning that they can turn on instantly, and provide greater incentive for users to turn them on and off as required.



## Savings Analysis

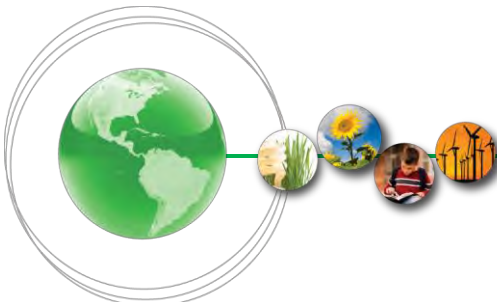
The table below illustrates the annual cost savings possible through implementing a comprehensive lighting and controls upgrade. The methodology supporting these calculations can be found on the following pages.

Building	Total Savings \$/Yr	Energy Savings \$/Yr	Ltq KW Saved/Yr	Ltg KWH Saved/Yr	Sensor KWH Saved/Yr	HVAC Cooling KWH Saved/Yr	Material Maintenance Savings \$/Yr	Labor Hours Saved Per Year	Labor Savings per Year*	kW Rate	KWH rate
City Hall	\$ 7,252	\$ 5,114	9	41,520	11,816	6,488	\$ 428	38	\$ 1,710	\$ 10.04	\$ 0.084
Public Works	\$ 3,578	\$ 2,598	5	18,056	4,091	2,357	\$ 171	18	\$ 810	\$ 10.04	\$ 0.104
Senior Center	\$ 2,805	\$ 1,979	3	12,952	2,174	2,237	\$ 196	14	\$ 630	\$ 10.04	\$ 0.112
Community Center	\$ 10,628	\$ 7,511	21	80,158	0	11,079	\$ 822	51	\$ 2,295	\$ 10.04	\$ 0.080
Golf Club	\$ 21,057	\$ 9,756	21	80,122	1,276	10,365	\$ 366	243	\$ 10,935	\$ 10.04	\$ 0.104
<b>TOTAL</b>	<b>\$ 45,321</b>	<b>\$ 26,958</b>	<b>59</b>	<b>232,808</b>	<b>19,357</b>	<b>32,527</b>	<b>\$ 1,984</b>	<b>364</b>	<b>\$ 16,380</b>		

\* Based on \$45/hour labor rate that the city is currently paying as part of their annual street lighting maintenance contract.

Facilities	kWh Reduced	Heat Gain to Space	Cooling Savings				Heating Penalty				Net KWH
			Cooling Months	% of Space Cooled	Cooling System COP	Cooling Savings KWH/Yr	Heating Months	Fraction Area on Perimeter	Heating System Efficiency	Heating Penalty KWH/Yr	
A	B	C	D	E	F	G	H	I	J	K	L
City Hall	51,051	75%	10	85%	3.0	9,040	2	0.4	100%	(2,553)	6,488
Public Works	22,186	75%	10	75%	3.0	3,467	2	0.4	100%	(1,109)	2,357
Senior Center	15,126	75%	10	95%	3.0	2,994	2	0.4	100%	(756)	2,237
Community Center	74,902	75%	10	95%	3.0	14,824	2	0.4	100%	(3,745)	11,079
Golf Club	81,563	75%	10	85%	3.0	14,443	2	0.4	100%	(4,078)	10,365
<b>TOTAL</b>											<b>32,527</b>
Cell Ref.	Comments										
A	Facility included in Audit										
B	Interior Lighting Consumption Savings (kWh)										
C	Fraction of lighting energy transmitted to conditioned space										
D	Estimated length of cooling season (months) (Based on Bin Data)										
E	Estimated percentage of space that is cooled										
F	System mean coefficient of performance										
G	Resulting cooling savings due to lighting upgrades = [colB] x [colC] x [colE] x ([colD] / 12) / [colF]										
H	Estimated length of heating season (months) (Based on Bin Data)										
I	Fraction Area of Perimeter (The fraction of floor area that is within 15 ft of a perimeter wall)										
J	Estimated heating system efficiency (100% assumes electric heating)										
K	Resulting heating penalty due to lighting upgrades (for electric heating) = [colB] x [colC] x [colI] x ([colH] / 12) / [colJ]										
L	Net Savings (kWh) = [colB] + [colG] + [colK]										

Due to wattage variations between individual light fixtures of the same type, calculated utility savings are nominal and CES will guarantee 95% of the calculated savings or \$25,429. See the M&V section of this report for more information about guaranteed savings, including measured and stipulated values.





## ECM 1: Savings Calculation Methodology

### Lighting and Controls Savings

- ❖ Energy (kWh) savings is computed in the following manner:

$$(FWE / 1000 \times QFE \times OHE) - (FWN / 1000 \times QFN \times OHN) = \text{Savings in kWh}$$

- ❖ The final kWh savings estimate is then multiplied by a stipulated utility energy rate.

Where:

FWE = Fixture Rated Wattage – Existing

QFE = Quantity of Fixtures – Existing

OHE = Operating Hours – Existing

FWN = ECM Rated Wattage – New

QFN = Quantity of Fixtures – New

OHN = Operating Hours – New

The lighting audit information is provided in the appendix at the end of this report. Savings for any specific room can be verified by applying the numbers from the audit in the formula above.

*Example: Assume that in a particular room, there are currently five 60-watt incandescent lamps. We propose replacing these light bulbs with five 23-watt compact fluorescent lamps. Based on observation data, the existing yearly operating hours for those lamps is 2,000 hours but the room is only occupied for 1,000 hours per year. The following is then true:*

$$QFE=5, FWE=60, QFN=5, FWN=23, OHE=2,000, OHN=1,000$$

*Using the above formulas, the usage (h) and energy (kW) savings can be calculated for these fixtures.*

$$\text{Energy (kWh) savings} = (FWE / 1000 \times QFE \times OHE) - (FWN / 1000 \times QFN \times OHN) = [((60 \times 5)/1000) \times 2000] - [((23 \times 5)/1000) \times 1000] = 485 \text{ kWh}$$

*The existing fixture watts are determined from a fixture by fixture audit performed at the locations. The operating hours are determined from usage data observed during the audit and conversations with building personnel.*



## Maintenance Savings

Annual material maintenance savings were calculated by comparing the life expectancy of both the existing and new lamps and the associated costs of replacement as well as the lamp life that is left on the existing fixtures. Taking the difference between the projected replacement costs of the new lamps and ballasts material over the course of the project versus the replacement costs of the existing lamps and ballasts materials yields an annual savings. The labor required to install new lamps and ballasts was also included since the time required to replace newer type fixtures can differ substantially from what required for existing lighting fixtures. This was done separately for each fixture in the City.

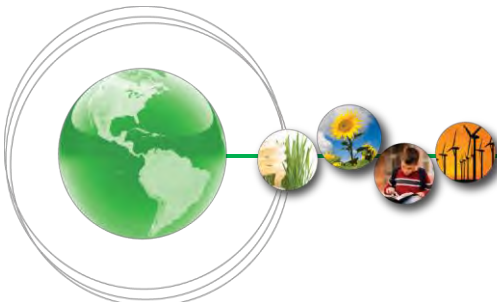


The material savings is calculated using the formula below:

- ❖ *Annual Labor Hour Savings* =  $\{[H/(D/C)] * A * F\} - \{[H/(E/C)] * B * G\} / H$
- ❖ *Material Savings Per Year* =  $\{[H/(D/C)] * I * F\} - \{[H/(E/C)] * J * G\} / H$
- ❖ *Total Maintenance Savings* =  $[(Annual Labor Hours Saved * Hourly Rate) + Annual Material Savings Per Year]$

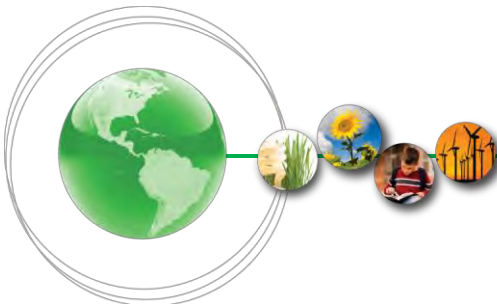
Where:

- |   |  |
|---|--|
| A = # of existing lamps or ballasts           | F = Labor Hours required to replace existing lamps |
| B = # of new lamps or ballasts                | G = Labor Hours required to replace proposed lamps |
| C = Hours lamps are used per year (hrs/year)  | H = Performance Contract Term (years)              |
| D = Life of existing lamps and ballasts (hrs) | I = Cost to replace existing fixture               |
| E = Life of proposed lamps and ballasts (hrs) | J = Cost to replace new fixture                    |



## HVAC Savings Due to Lighting Retrofit

Included with the lighting savings is a calculation of the interactive savings associated with lighting. When the lighting watts are reduced, the amount of heat in the building is reduced. Therefore, in the summer months, air-conditioning loads are lowered. Conversely, in the winter months, heating loads are increased. The interactive calculation is based upon methodology published by the American Society of Heating, Refrigeration and Air-Conditioning Engineers (ASHRAE). The spreadsheet calculation shown in the "Savings Analysis" portion of this report was performed by ConEdison *Solutions* to show the interactive HVAC savings associated with the interior lighting retrofit.

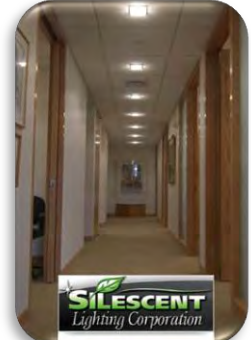


## ECM 1A: Lighting Improvements and Controls - Alt. A

### Exterior Fixtures Replaced with LED





#### Description

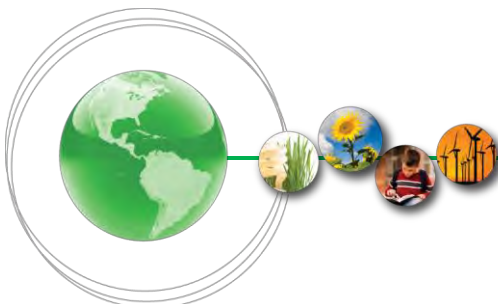
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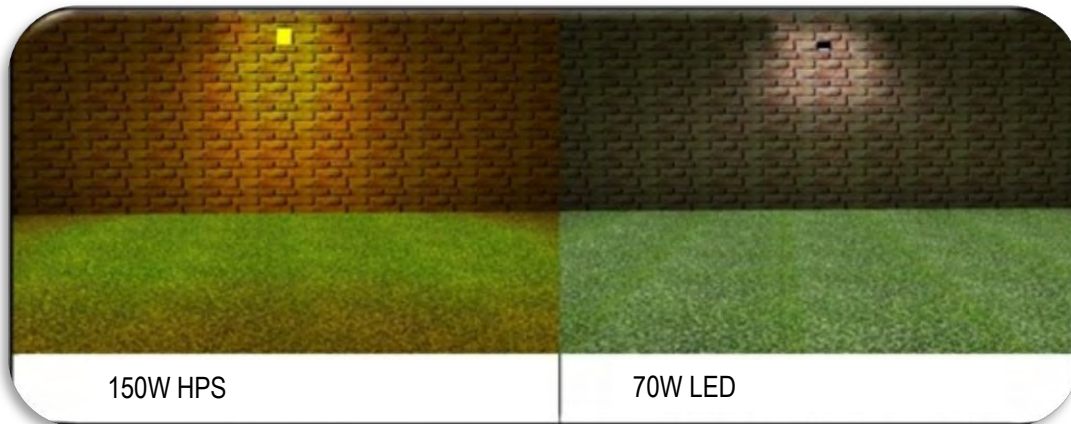
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## Exterior Fixtures and Wall-packs

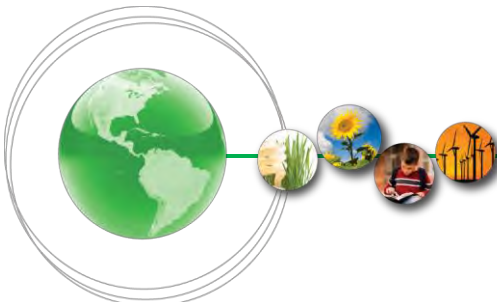
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## Induction vs. LED Comparison Table

The following list of pros and cons is an excerpt from a white paper “Comparing Light Technologies LED vs. Induction & HPS Lamps” published by Relume Technologies.



Induction Lamp:

Pros:

- » Rated life 60,000 hours L-50 (to 70% lumens, limited by ballast life)
- » CRI=+80
- » CCT= 3000K
- » Luminous flux: 8,000 lm (100 hour), 5,600 lm (60,000 Hours)
- » Luminous Efficacy: 80 lm/w (100 hour).
- » Highly Efficient and Energy Saving
- » Instant starting, no cold-start
- » No flickering
- » Perform well under extreme cold conditions
- » Bright, white light (CRI ≥ 80)
- » Improved visibility and security
- » No glare and light pollution
- » Green Light Source
- » Startup Speed Rapid (2 seconds)
- » Maintenance cost low



LED Lamp:

Pros:

- » Long life span 100,000+ Watt hours L-70
- » Very high energy conversion efficiency up to 135 Lumens/watt new generation LEDs, Relume products produce Luminous Efficacy: 80-90 lm/w installed inside the fixture with optimal heat sink.
- » CRI (Color Rendering Index) of 60-96
- » CCT (Correlated Color Temperature) available from 2000K to 10,000K
- » Minimal lumen depreciation (decline light output with age) compared to other lamp types as filament evaporation and depletion is absent
- » “Instant-on” and hot re-strike, unlike Sodium vapors and Metal Halides
- » Ability to focus exact luminous area
- » Focus area and color design help eliminate light pollution
- » No toxic materials used in manufacturing

Induction Lamp:

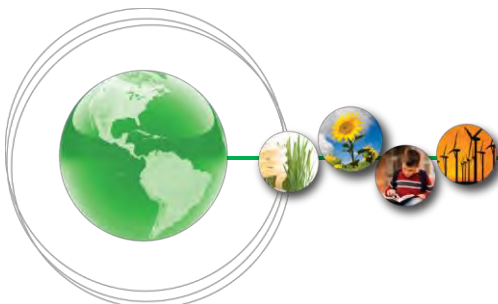
Cons:

- » Relatively inexpensive
- » Efficacy compromised by trapped light
- » Power supply life rated for 65000 hour less than the lamp rated life. Recommended to replace the lamp and power supply at the same time.
- » Optical Issues: Induction lamps are really fluorescent lamps without electrodes with poor optical control.
- » Light is produced at the surface of the phosphor – a large highly diffuse source.
- » Difficult to properly direct and manage light with reasonably sized optics – yielding a low lumen utilization coefficient for the luminaire.
- » Very large in size compare to LED retrofit units.
- » Mercury hazard severity: Induction lamps contains mercury amalgam in the lamp making it safer but when the lamp heat up and reaches its ideal operating pressure , the mercury fully vaporized to form plasma. When the lamp cools off (turned off) the mercury condenses on the inner walls of the lamp.

LED Lamp:

Cons:

- » Relatively expensive



## Savings Analysis

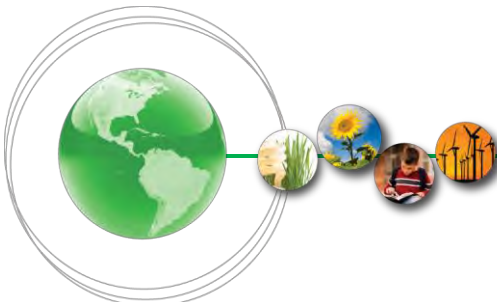
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Senior Center	\$ 2,850	\$ 2,024	4	13,338	2,174	2,237	\$ 196	14	\$ 630	\$ 10.04	\$ 0.112
Community Center	\$ 11,143	\$ 8,026	23	86,417	0	11,079	\$ 822	51	\$ 2,295	\$ 10.04	\$ 0.080
Golf Club	\$ 21,117	\$ 9,815	21	80,683	1,276	10,365	\$ 366	243	\$ 10,935	\$ 10.04	\$ 0.104
<b>TOTAL</b>	<b>\$ 46,143</b>	<b>\$ 27,779</b>	<b>62</b>	<b>242,247</b>	<b>19,357</b>	<b>32,527</b>	<b>\$ 1,984</b>	<b>364</b>	<b>\$ 16,380</b>		

\* Based on \$45/hour labor rate that the city is currently paying as part of their annual street lighting maintenance contract.

Facilities	kWh Reduced	Heat Gain to Space	Cooling Savings				Heating Penalty				Net KWH
			Cooling Months	% of Space Cooled	Cooling System COP	Cooling Savings KWH/Yr	Heating Months	Fraction Area on Perimeter	Heating System Efficiency	Heating Penalty KWH/Yr	
A	B	C	D	E	F	G	H	I	J	K	L
City Hall	51,051	75%	10	85%	3.0	9,040	2	0.4	100%	(2,553)	6,488
Public Works	22,186	75%	10	75%	3.0	3,467	2	0.4	100%	(1,109)	2,357
Senior Center	15,126	75%	10	95%	3.0	2,994	2	0.4	100%	(756)	2,237
Community Center	74,902	75%	10	95%	3.0	14,824	2	0.4	100%	(3,745)	11,079
Golf Club	81,563	75%	10	85%	3.0	14,443	2	0.4	100%	(4,078)	10,365
<b>TOTAL</b>											<b>32,527</b>
Cell Ref.	Comments										
A	Facility included in Audit										
B	Interior Lighting Consumption Savings (kWh)										
C	Fraction of lighting energy transmitted to conditioned space										
D	Estimated length of cooling season (months) (Based on Bin Data)										
E	Estimated percentage of space that is cooled										
F	System mean coefficient of performance										
G	Resulting cooling savings due to lighting upgrades = [colB] x [colC] x [colE] x ([colD] / 12) / [colF]										
H	Estimated length of heating season (months) (Based on Bin Data)										
I	Fraction Area of Perimeter (The fraction of floor area that is within 15 ft of a perimeter wall)										
J	Estimated heating system efficiency (100% assumes electric heating)										
K	Resulting heating penalty due to lighting upgrades (for electric heating) = [colB] x [colC] x [colI] x ([colH] / 12) / [colJ]										
L	Net Savings (kWh) = [colB] + [colG] + [colK]										

Due to wattage variations between individual light fixtures of the same type, calculated utility savings are nominal and CES will guarantee 95% of the calculated savings or \$26,390. See the M&V section of this report for more information about guaranteed savings, including measured and stipulated values.





## ECM 1A: Savings Calculation Methodology

### Lighting and Controls Savings

- ❖ Energy (kWh) savings is computed in the following manner:

$$(FWE / 1000 \times QFE \times OHE) - (FWN / 1000 \times QFN \times OHN) = \text{Savings in kWh}$$

- ❖ The final kWh savings estimate is then multiplied by a stipulated utility energy rate.

Where:

FWE = Fixture Rated Wattage – Existing

QFE = Quantity of Fixtures – Existing

OHE = Operating Hours – Existing

FWN = ECM Rated Wattage – New

QFN = Quantity of Fixtures – New

OHN = Operating Hours – New

The lighting audit information is provided in the appendix at the end of this report. Savings for any specific room can be verified by applying the numbers from the audit in the formula above.

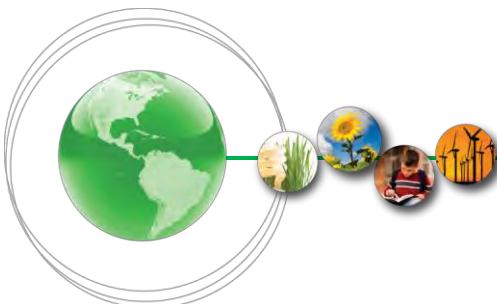
*Example: Assume that in a particular room, there are currently five 60-watt incandescent lamps. We propose replacing these light bulbs with five 23-watt compact fluorescent lamps. Based on observation data, the existing yearly operating hours for those lamps is 2,000 hours but the room is only occupied for 1,000 hours per year. The following is then true:*

$$QFE=5, FWE=60, QFN=5, FWN=23, OHE=2,000, OHN=1,000$$

*Using the above formulas, the usage (h) and energy (kW) savings can be calculated for these fixtures.*

$$\text{Energy (kWh) savings} = (FWE / 1000 \times QFE \times OHE) - (FWN / 1000 \times QFN \times OHN) = [((60 \times 5)/1000) \times 2000] - [((23 \times 5)/1000) \times 1000] = 485 \text{ kWh}$$

*The existing fixture watts are determined from a fixture by fixture audit performed at the locations. The operating hours are determined from usage data observed during the audit and conversations with building personnel.*



## Maintenance Savings

Annual material maintenance savings were calculated by comparing the life expectancy of both the existing and new lamps and the associated costs of replacement as well as the lamp life that is left on the existing fixtures. Taking the difference between the projected replacement costs of the new lamps and ballasts material over the course of the project versus the replacement costs of the existing lamps and ballasts materials yields an annual savings. The labor required to install new lamps and ballasts was also included since the time required to replace newer type fixtures can differ substantially from what required for existing lighting fixtures. This was done separately for each fixture in the City.



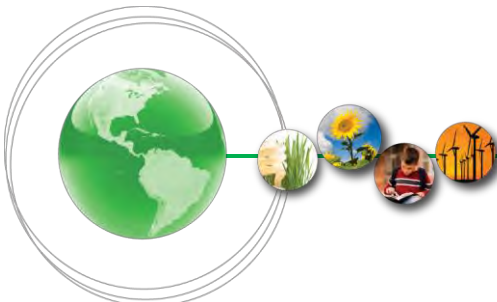
The material savings is calculated using the formula below:

- ❖ *Annual Labor Hour Savings* =  $\frac{\{[H/(D/C)] * A * F\} - \{[H/(E/C)] * B * G\}}{H}$
- ❖ *Material Savings Per Year* =  $\frac{\{[H/(D/C)] * I * F\} - \{[H/(E/C)] * J * G\}}{H}$
- ❖ *Total Maintenance Savings* =  $[(\text{Annual Labor Hours Saved} * \text{Hourly Rate}) + \text{Annual Material Savings Per Year}]$

Where:

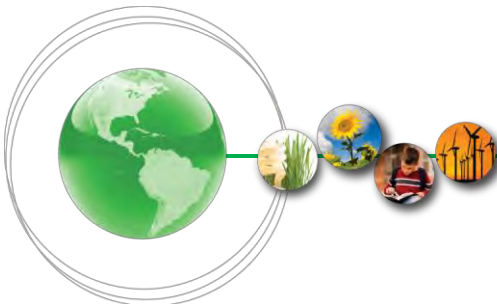
A = # of existing lamps or ballasts	F = Labor Hours required to replace existing lamps
B = # of new lamps or ballasts	G = Labor Hours required to replace proposed lamps
C = Hours lamps are used per year (hrs/year)	H = Performance Contract Term (years)
D = Life of existing lamps and ballasts (hrs)	I = Cost to replace existing fixture
E = Life of proposed lamps and ballasts (hrs)	J = Cost to replace new fixture

Note: Hourly Rate = \$20



## HVAC Savings Due to Lighting Retrofit

Included with the lighting savings is a calculation of the interactive savings associated with lighting. When the lighting watts are reduced, the amount of heat in the building is reduced. Therefore, in the summer months, air-conditioning loads are lowered. Conversely, in the winter months, heating loads are increased. The interactive calculation is based upon methodology published by the American Society of Heating, Refrigeration and Air-Conditioning Engineers (ASHRAE). The spreadsheet calculation shown in the "Savings Analysis" portion of this report was performed by ConEdison *Solutions* to show the interactive HVAC savings associated with the interior lighting retrofit.



## ECM 2: Parking Lot Lighting - Community Center

### Description

For many years High Pressure Sodium (HPS) lighting fixtures have been the standard in parking lot lighting technology. This is because no other light source could provide a comparable combination of light output, energy efficiency, and lamp life. Thanks to evolving lighting technology, times have changed. Advances in Light Emitting Diode (LED) lighting now allow LED's to compete in performance, initial investment cost, and energy savings. The following is a brief overview of the performance advantages of the ECM we are proposing to use for the parking lot lighting at the Community Center in the City of Miami Springs.

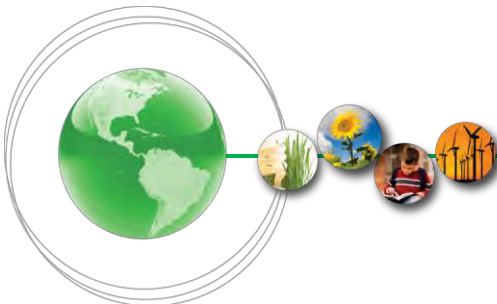
The photograph below is a satellite image of the Community Center Parking lot showing both of the existing poles. The inset picture is a photograph of the existing light pole with the existing light fixture installed at back to back at 180°.



Miami Springs Community Center Parking Lot  
(Inset Photo - Existing HPS fixture installed on existing pole)

### LED Lighting

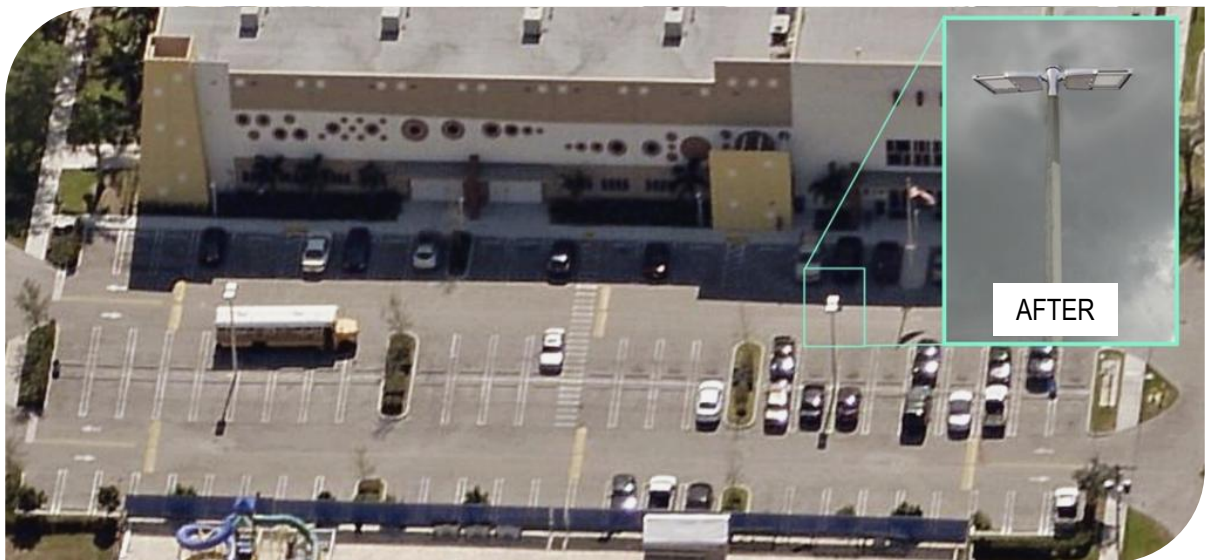
Only in the last 5 years has LED become widely used for parking lot lighting. The LED market has expanded substantially and is now in a position to provide a competitive product in site lighting applications. In addition to the quantity of light LED fixture can produce, the quality of light produced by LED's is much better. These enhancements combine to offer an LED lighting fixture that's light-years beyond HPS technology.



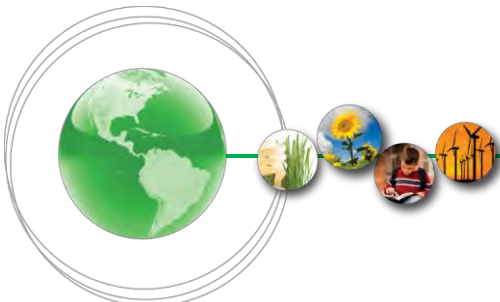
## Retrofit vs. Replacement

For parking lot lighting, we propose replacing the entire fixture head as opposed to trying to do a retrofit for a few reasons. The main reason is performance concerns with installing a retrofit kit into an existing fixture that's not designed for LED's. Since the lamps in LED's and HPS fixtures are completely different, there's no way to model how an LED lamp will perform in a fixture designed for a HPS lamp. Therefore there's no way to confirm that the light produced will meet or exceed the current lighting levels. Also from a maintenance perspective, once the seals and connections are broken on an existing light fixture, there's a much greater chance that moisture and debris will permeate into the fixture. This leads to decreased performance in addition to decreasing the life of the retrofit.

With this in mind ConEdison *Solutions* has explored an LED fixture replacement that affords superior performance while also providing substantial energy efficiency. In addition to the performance enhancements that would be realized at night, the LED slimmer profile of the proposed replacement also affords better aesthetics during the daytime. The picture below illustrates what the fixture would look like during the daytime.



Miami Springs Community Center Parking Lot  
(Inset Photo - Proposed LED fixture superimposed on existing pole)



## Example

To help illustrate the difference between HPS lighting and LED lighting, the aerial photograph below is a grocery store in St. Paul Minnesota that's installed with the proposed LED fixtures in its parking lot. Notice the crisp, bright look that closely resembles natural daylight. The surrounding roadways are lit by HPS fixtures which give it a dull, orange look. As can be seen, the spectral benefits of LED lighting compared to HPS are striking.



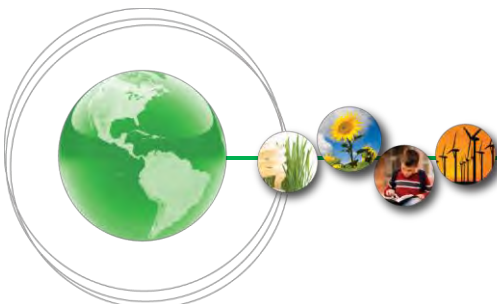
Cub Foods - St. Paul, MN

## Savings Analysis

After installing the LED lighting fixtures in the Community Center Parking Lot, we anticipate the following annual cost savings:

LED									
Building	Total Savings \$/Yr	Energy Savings \$/Yr	Ltq KW Saved/Yr	Ltg KWH Saved/Yr	Material Maintenance Savings \$/Yr	Labor Hours Saved Per Year	kW Rate	KWH rate	
Community Center	\$ 1,260	\$ 1,225	3.4	14,892	\$ 34	\$ -	\$ 10.04	\$ 0.080	

Due to wattage variations between individual light fixtures of the same type, calculated utility savings are nominal and CES will guarantee 95% of the calculated savings or \$1,163. See the M&V section of this report for more information about guaranteed savings, including measured and stipulated values.



## ECM 2: Savings Calculation Methodology

### Lighting and Controls Savings

- ❖ Energy (kWh) savings is computed in the following manner:

$$(FWE / 1000 \times QFE \times OHE) - (FWN / 1000 \times QFN \times OHN) = \text{Savings in kWh}$$

- ❖ The final kWh savings estimate is then multiplied by a stipulated utility energy rate.

Where:

FWE = Fixture Rated Wattage – Existing

QFE = Quantity of Fixtures – Existing

OHE = Operating Hours – Existing

FWN = ECM Rated Wattage – New

QFN = Quantity of Fixtures – New

OHN = Operating Hours – New

The lighting audit information is provided in the appendix at the end of this report. Savings for any specific area can be verified by applying the numbers from the audit in the formula above.

*Example: Assume that in a particular room, there are currently five 60-watt incandescent lamps. We propose replacing these light bulbs with five 23-watt compact fluorescent lamps. Based on observation data, the existing yearly operating hours for those lamps is 2,000 hours but the room is only occupied for 1,000 hours per year. The following is then true:*

$$QFE=5, FWE=60, QFN=5, FWN=23, OHE=2,000, OHN=1,000$$

*Using the above formulas, the usage (h) and energy (kW) savings can be calculated for these fixtures.*

$$\text{Energy (kWh) savings} = (FWE / 1000 \times QFE \times OHE) - (FWN / 1000 \times QFN \times OHN) = [((60 \times 5)/1000) \times 2000] - [((23 \times 5)/1000) \times 1000] = 485 \text{ kWh}$$

*The existing fixture watts are determined from a fixture by fixture audit performed at the locations. The operating hours are determined from usage data observed during the audit and conversations with building personnel.*



## Maintenance Savings

Annual material maintenance savings were calculated by comparing the life expectancy of both the existing and new lamps and the associated costs of replacement as well as the lamp life that is left on the existing fixtures. Taking the difference between the projected replacement costs of the new lamps and ballasts material over the course of the project versus the replacement costs of the existing lamps and ballasts materials yields an annual savings. The labor required to install new lamps and ballasts was also included since the time required to replace newer type fixtures can differ substantially from what required for existing lighting fixtures. This was done separately for each fixture in the City.

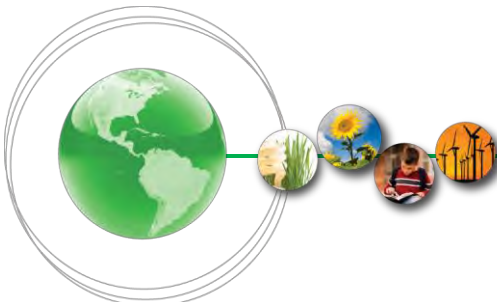


The material savings is calculated using the formula below:

$$\begin{aligned}
 \text{❖ Annual Labor Hour Savings} &= \{ [H/(D/C)] * A * F \} - \{ [H/(E/C)] * B * G \} / H \\
 \text{❖ Material Savings Per Year} &= \{ [H/(D/C)] * I * F \} - \{ [H/(E/C)] * J * G \} / H \\
 \text{❖ Total Maintenance Savings} &= [ (Annual Labor Hours Saved * Hourly Rate) + Annual Material Savings Per Year ]
 \end{aligned}$$

Where:

A = # of existing lamps or ballasts	F = Labor Hours required to replace existing lamps
B = # of new lamps or ballasts	G = Labor Hours required to replace proposed lamps
C = Hours lamps are used per year (hrs/year)	H = Performance Contract Term (years)
D = Life of existing lamps and ballasts (hrs)	I = Cost to replace existing fixture
E = Life of proposed lamps and ballasts (hrs)	J = Cost to replace new fixture





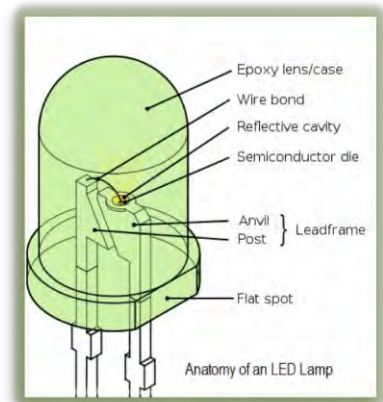
## ECM 3: Street Lighting Improvements

### Description

For many years High Pressure Sodium (HPS) lighting fixtures have been the standard in street lighting technology. This is because no other light source could provide a comparable combination of light output, energy efficiency, and lamp life. Thanks to evolving lighting technology, times have changed. Advances in Light Emitting Diode (LED) lighting now allow LED's to compete in performance, initial investment cost, and energy savings. The following is a brief overview of the performance advantages of the ECM we are proposing to use for the street lighting in the City of Miami Springs.

### LED Lighting

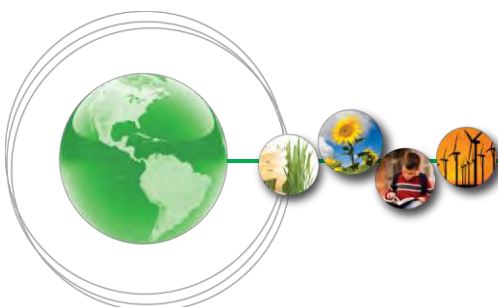
Only in the last 5 years has LED become widely used for roadway lighting. The LED market has expanded substantially and is now in a position to provide a competitive product in roadway and site lighting applications. In addition to the quantity of light LED fixture can produce, the quality of light produced by LED's is much better. These enhancements combine to offer an LED lighting fixture that's light-years beyond HPS technology. The following paragraphs outline these benefits in greater detail.

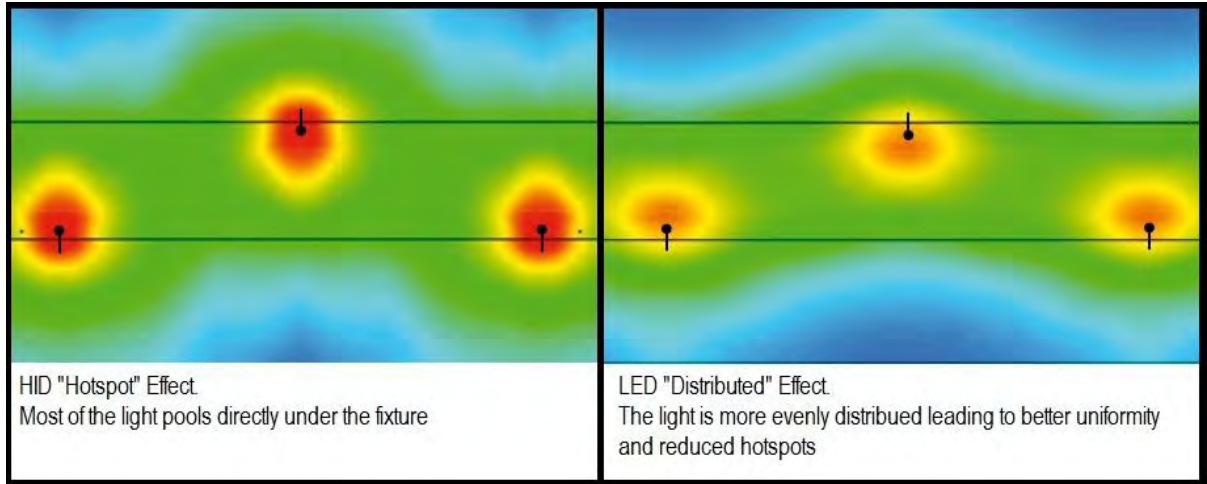


### Upgrade #1 - Enhanced Uniformity

One of the main drawbacks of HPS lighting was the "hotspot" affect. Simply put, HPS fixtures were notorious for providing very bright patches directly under the lighting fixture. The intensity of these patches trailed off exponentially as the distance from the fixture increased. A result that's common with HPS is that the area directly under the fixture was over-lit and the spaces between the fixtures were grossly under lit. When moving between these bright and dark patches, the eye has a hard time adjusting in real time. The result is temporary impaired vision during these transition periods.

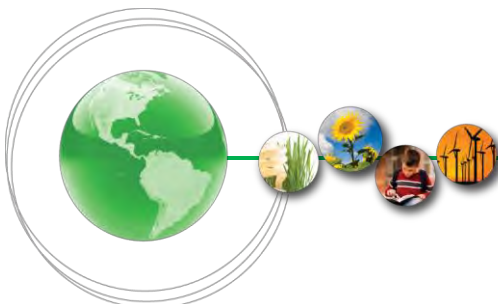
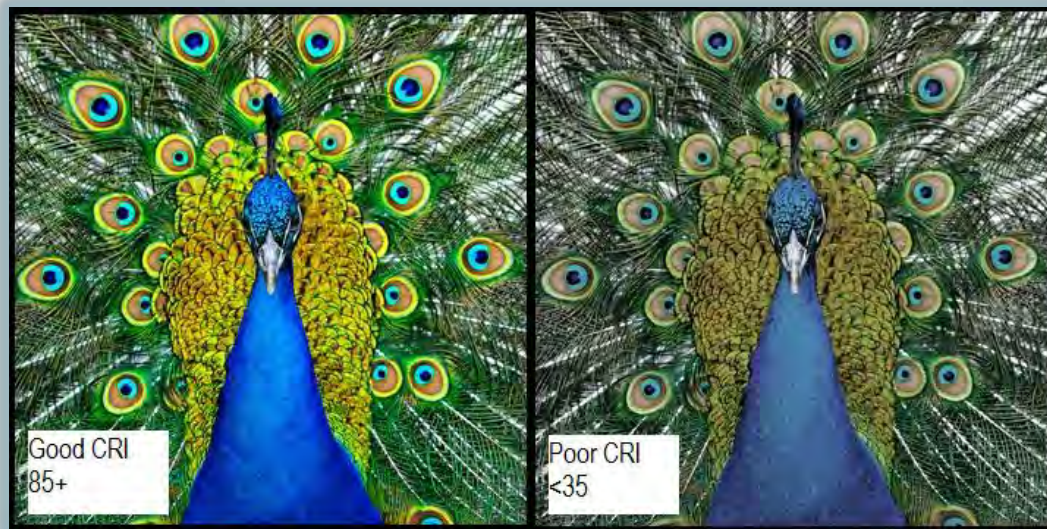
LED technology helps alleviate this problem because its light distribution is much easier to control than HPS lighting. This is due to the fact that each individual LED lamp can be independently aimed to provide a concise and uniform distribution. Traditional point source technologies, like HPS, rely on antiquated reflector technology through which a great deal of light is wasted through the reflection process. The RGB illustration on the top of the next page helps demonstrate the disparity in uniformity.





## Upgrade #2 - Better Color

When considering street lighting, a fixture's Color Rendering Index (CRI) is rarely brought up. This is because most lighting analysis focuses on the overall average illumination and the uniformity. But the CRI benefits of LED lighting, when compared to HPS lighting, cannot be overlooked. This is because LED and HPS are on two totally opposite ends of the CRI spectrum. HPS has a CRI of between 20-30 while LED fixtures have a CRI of 85+ (on a scale to 100). Since most people aren't familiar with the visual impact of CRI, the easy way to think of it is that colors tend to "pop" more under a high CRI source. The following comparison photograph illustrates the difference:

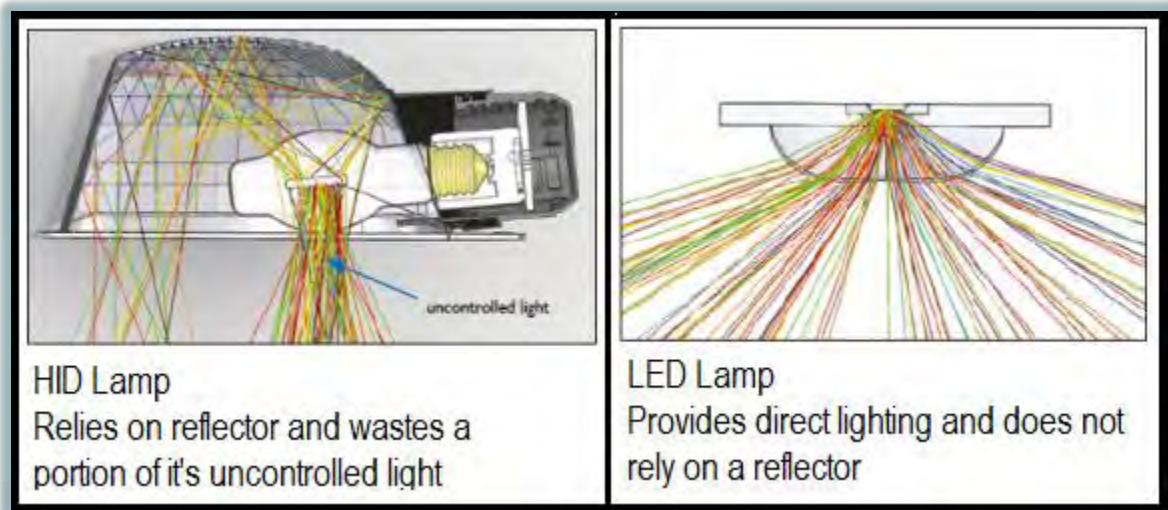


### Upgrade #3 - More Bang for the Buck

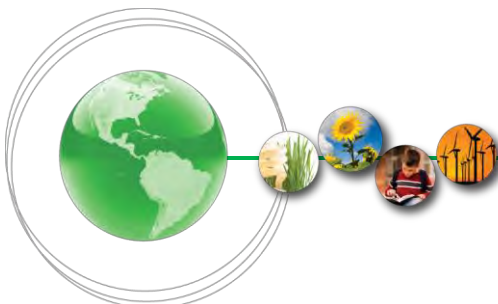
The most functional advantage of using LED technology is that it produces more light than traditional HID sources. This is achieved by two fundamental advantages.

The first is that the efficacy of LED lighting is much higher. Efficacy is the accepted way to quantify the amount of light that's being produced as a function of input power. Typical HID sources have an efficacy between 70-85 lumens per watt while LED delivers between 90-100 lumens per watt. This higher efficacy allows us to provide the same amount of light while using less energy.

The other more subtle way that LED fixtures yield a greater light output is due to direct illumination. Traditional HID lamps provide light in a 360 degree pattern around the length of the arc tube. The light that's produced out of the top half of lamp is then redirected by a reflector and the light produced out of the bottom half of the lamp is totally uncontrolled. Between reflective losses and arrant light stray, the resulting losses can be up to 30% of the total light produced. In turn, that means that 30% of the energy being used by the light fixture is going towards wasted light. Every HID has a certain efficiency rating that defines these losses.



As can be seen in the diagram above, LED lighting solves this problem because it does not rely on reflectors to re-direct light. All of the LED lamps within a fixture are aimed directly where they need to go. As a result, LED fixtures do not suffer a reflective penalty like HID. This characteristic of LED fixtures provides a substantial advantage against its HID precursors.



## Site-Specific Approach

### Westward Avenue

In order to better ascertain the current state of Miami Springs' roadway lighting, multiple site surveys were conducted by the ConEdison *Solutions* team. The most identifiable area that's lit by City owned light fixtures is out in front of City Hall along Westward Avenue. Based on observations and discussions with the City's street lighting maintenance contractor, Computer Electronics Inc, we understand these (33) light fixtures to be a mixture of 200W, 250W, and 400W high pressure sodium lamps. The fixtures are mounted at 30' above street level and are spaced 100' apart

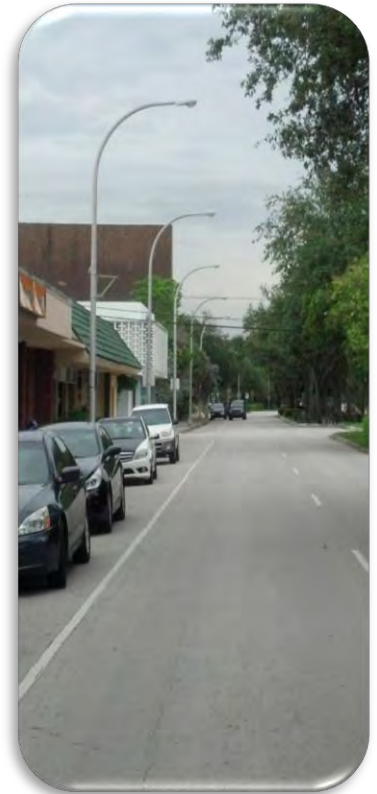
Along this stretch on Westward Avenue, we also noticed that there are two different types of lighting fixtures currently installed. One is a newer model General Electric Type "M2RR" fixture, while the other type is an older model made by an unknown manufacturer. Examples of the two different types can be seen below.



Newer style GE M2RR Fixture



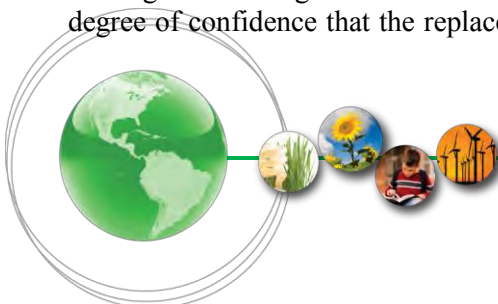
Older style Fixture, Make/Model Unknown



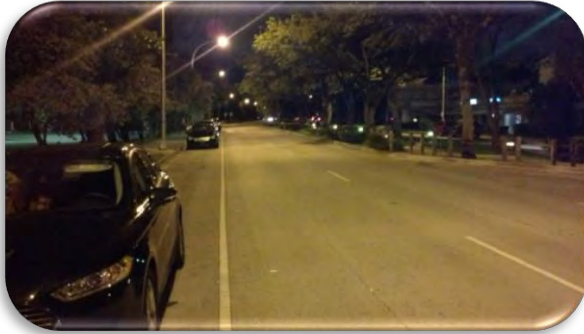
Street lighting along Westward Ave.

Typically we could compare simulated before/after results using our photometric modeling software, AGi32. This methodology cannot be implemented along Westward Avenue due to the fact that the older type of fixture is unknown and therefore cannot be modeled. Also there are numerous other light sources present that are contributing to the actual lighting levels on the street. For these reasons, it was determined that the best way to compare existing lighting levels to new lighting levels was to measure the illumination on the roadway and compare the measured data with the simulated results provided by AGi32 for the proposed LED retrofit.

With this in mind, we set out to identify areas that had little external lighting contributions, a mixture of both new/old style lighting fixtures and fixtures that had relatively little lumen depreciation. By seeking out existing areas that are well lit to begin with to use a baseline, we can say with a high degree of confidence that the replacements we propose will provide equal or better lighting levels in



all areas. The following photographs show the two stretches of Westward Avenue that we used for baseline comparison in our analysis. The "bluish" looking lights are the older model fixtures. This blue appearance is most likely a result of a high pressure sodium lamps being mismatched to older mercury vapor ballasts. The "orange" looking fixtures are newer model GE fixtures.



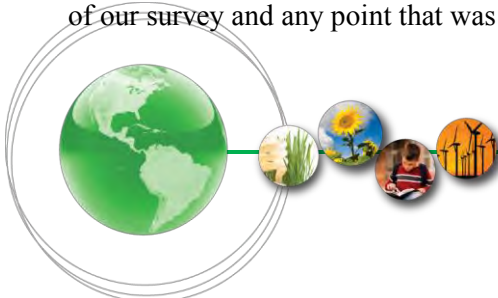
Sample A photograph looking West  
(see map below)



Sample B photograph looking West  
(see map below)



Sampling was conducted at approximately 9pm on August 26, 2013. Illumination readings were measured over a typical 'cycle' of fixtures at ground level using a hand held photometer in 10'x10' grid pattern 100' long by 30' wide. All of the lights impacting our analysis were functional at the time of our survey and any point that was substantially impacted by shadowing was noted and omitted.



## Residential Areas

Many areas are lit by a mixture of 200 and 250 Watt high pressure sodium traditional "cobra-head" style light fixtures. These fixtures are used in small quantities in primarily residential areas in Northwest quadrant of the city.

While these fixtures may look different than the fixtures installed on Westward Avenue, the only real difference is the shorter mounting arm and as a lower mounting height. The fixture head and lamp type/wattage are identical. As with the Westward Avenue fixtures, we understand the cobrahead fixtures to be a conglomerate of 200W and 250W lamps as the City has been replacing 200W ballasts with 250W ballasts as they fail.

Even though we have been provided the cobrahead fixtures make/model number by the City, we proceeded to measure the light output of a particularly bright cobrahead fixture currently installed on Ibis Avenue. This location was chosen due to its minimal external lighting sources and minimal tree cover. Both of these factors allowed us to get a very accurate measurement to help us verify the simulated performance of the light fixture.

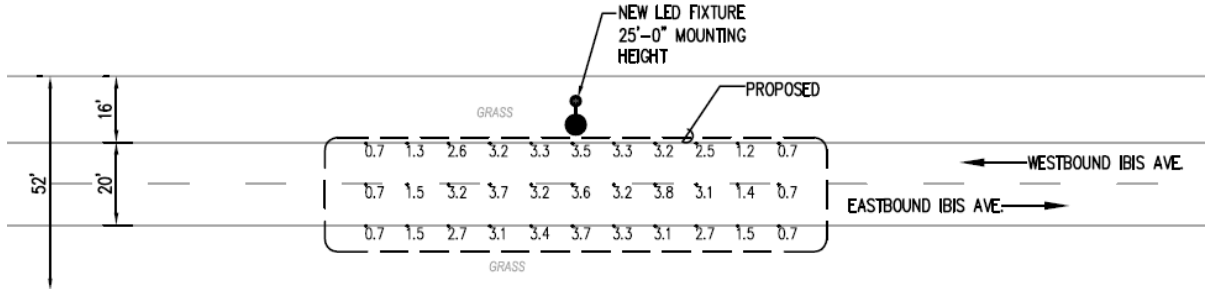


Typical Residential GE Fixture



Sample C photograph looking West on Ibis Avenue  
(see map below)





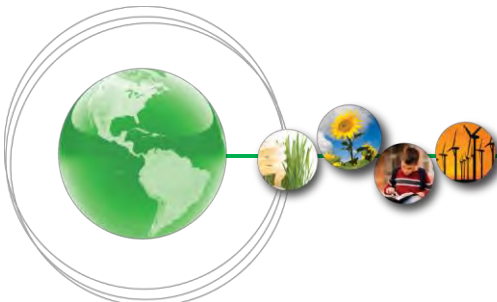
## NEW LED FIXTURE PHOTOMETRY

NOT TO SCALE

CALCULATION SUMMARY						
SCENARIO	UNITS	AVG	MAX	MIN	MAX/MIN	ELECTRICAL DEMAND
EXISTING	FC	2.25	4.4	0.7	6.28	280W
PROPOSED	FC	2.42	3.8	0.7	5.43	160W
IMPROVEMENT		+14%	+14%	0%	+14%	-43%

MORE LIGHT
BETTER UNIFORMITY
LESS ENERGY

As can be seen in the above simulation results, the existing light levels will be easily maintained while using far less energy.



## Post-Top Fixtures

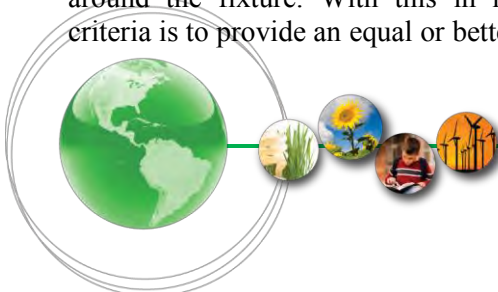


We found that a majority of lighting fixtures owned by the City are 175W mercury vapor "post-top" style fixtures which the facilities personnel refer to as "carriage top" fixtures. While these fixtures spill a minimal amount of light spill onto the streets in some areas, by and large they provide accent lighting and serve to highlight landscaping elements. Therefore our design intent regarding these fixtures is to match the performance of the fixture. Our proposed LED retrofit will increase or maintain the light output of these fixtures while affording significant energy savings.

In most circumstances, a fixture's photometric performance is measured before the fixture is released for sale. This performance is based on many different factors, one of which is the type of lamp being used. A simulation file is then provided by the manufacturer so that a particular fixture's performance can be imported into lighting modeling software like AGi32, the program used by Con Edison *Solutions* for photometric modeling. Therefore any after-market changes, like our proposed LED retrofit, performed will negate the usefulness of the simulation. While it is not possible to model exactly how an LED retrofit will impact a fixtures performance, there are a few design considerations that can be taken into account when selecting a comparable LED retrofit.

Lumen output is perhaps the best indicator of performance that can be used. Simply put, the light being delivered by the current lamp has greatly degraded over time. Therefore our analysis will compare the lumens currently being produced by the carriage top fixtures to the lumens being produced by the proposed LED retrofit. The other big difference that results from an LED retrofit is caused by the shape of the lamp itself. As described earlier in this report, the light will reflect differently from the fixture if an LED retrofit is installed. We anticipate that this change will work to benefit the performance of an LED retrofit because the light produced will be more directly shown onto the area being. Therefore the performance losses incurred as a result of reflection are greatly reduced.

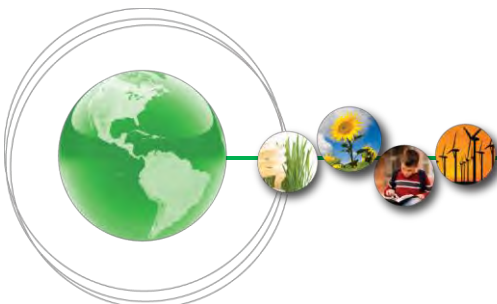
In addition, we conducted a survey of what we perceived to be one the brightest burning carriage top fixtures in the City at the intersection of Flagler Dr and Corydon Dr. What we found is that the usable light (>1.0fc) dies off at a 30' circumference around the fixture. With this in mind, one of our design criteria is to provide an equal or better "usable light" radius for





our LED retrofit. The aside photograph demonstrates the performance of the existing fixture. The LED lamp retrofit proposed by Con Edison *Solutions* has been sized based on our understanding of the existing lighting levels and our experiences with the performance of LED retrofits. Given that the results cannot be simulated (for reasons described above) the best way to ensure the performance of the retrofit is to install one as a sample. The performance of the LED retrofit can then be compared to the performance of an existing fixture and our proposed solution can be confirmed as equal.

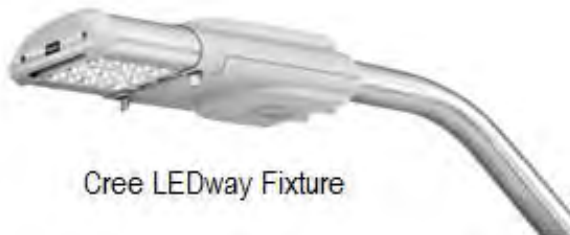
The side by side comparison below shows a typical iso-zone overlay to indicate how the light levels "drop off" as the distance from the fixture increases.



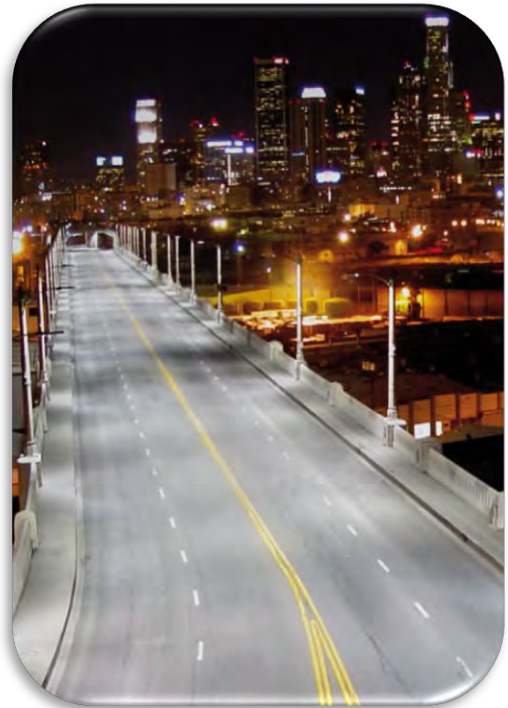
## Street Lighting Replacement - Roadway Fixtures

For roadway lighting, we propose replacing the entire fixture head as opposed to trying to do a retrofit for a few reasons. The main reason is performance concerns with installing a retrofit kit into an existing fixture that's not designed for LED's. Since the lamps in LED's and HPS fixtures are completely different, there's no way to model how an LED lamp will perform in a fixture designed for an HPS lamp. Therefore there's no way to confirm that the light produced will meet or exceed the current lighting levels. Also from a maintenance perspective, once the seals and connections are broken on an existing light fixture, there's a much greater chance that moisture and debris will permeate into the fixture. This leads to decreased performance in addition to decreasing the life of the retrofit.

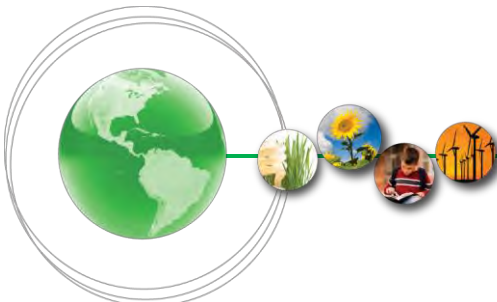
With this in mind ConEdison *Solutions* has explored an LED fixture replacement that affords superior performance while also providing substantial energy efficiency. One other advantage of the replacement approach is that it reduces the overall Effective Projected Area (EPA) of the fixture. The street lighting fixture currently installed throughout the city has an EPA of 1.0 while the proposed LED fixture has an EPA of 0.69. This reduced surface area means that the new fixture is less likely to be blown off the light pole under heavy winds (definitely an advantage in south Florida).



Cree LEDway Fixture



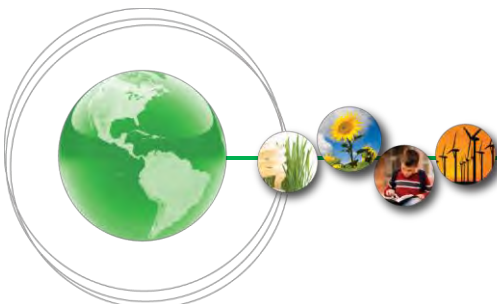
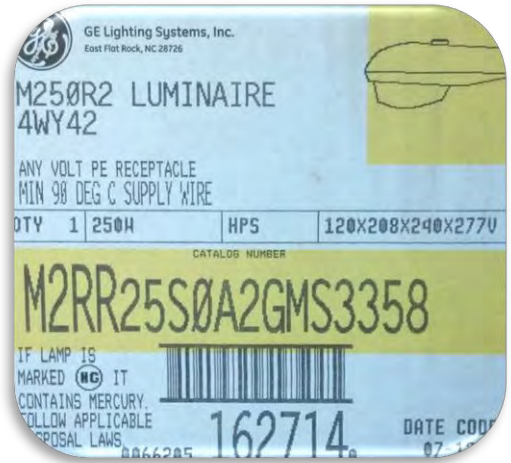
Proposed LED Fixture Installed in Los Angeles, CA



## Performance Criteria - Roadway Fixtures

One of the major problems in establishing a baseline for comparison is that there are any number of variables that contribute to the current lighting situation. Some of these are illustrated in the examples below:

- *Lack of Design Uniformity* - While the type and mounting height of the light fixtures currently installed is relatively uniform, the spacing's and locations of the existing poles do not lend themselves to designing around a specific criteria. It's for this reason that we are evaluating the performance of most of the proposed LED fixtures in residential areas on a 1-for-1 basis.
- *Existing Lighting Fixture* - It's expected that not all of the existing light fixtures will be the same make/model throughout the city of Miami Springs. However we still need a singular fixture to use as an "existing" condition. Therefore as part of our survey, we noted the model number of a light fixture that was recently removed and being stored at the Maintenance and Facilities Office. The photograph to the right indicates the model number that we used for comparison throughout the project. As can be seen, it's a GE M-250R2 fixture that's still in production by GE. Therefore we were able to attain IES files for us in our analysis.
- *Bug/Dirt Depreciation* - This one is pretty straight forward. Windborne dust collects on the lens and bugs work their way into the fixture and collect on the dropped lens. Almost every fixture we surveyed had some level of bug depreciation. The fixture to the right illustrates an extreme example of this depreciation. It's for this reason that we chose to use a 30% light output reduction in the existing condition model of our 1-for-1 analysis. Given that the new LED fixture will not have as much space for bugs to accumulate, we used a 15% reduction for future bug/depreciation on our proposed LED replacement.



- *Ambient Light Contributions* - Perhaps the most inconstant of all of the variables within our project is ambient lighting. Storefronts, porch lights, traffic lights, site lighting, façade lighting, and so on, contribute to the existing lighting on the roadway. The picture to the right shows an example of different types of ambient lighting sources. The varying degree of ambient light contribution is nearly impossible to quantify. In the end we concluded that the ambient light contribution before our replacement will be the same as it is after our project is complete. Since all light is additive, it will have the same affect on our proposed LED lighting system as it does on the current HPS system. Therefore it was omitted from our analysis.

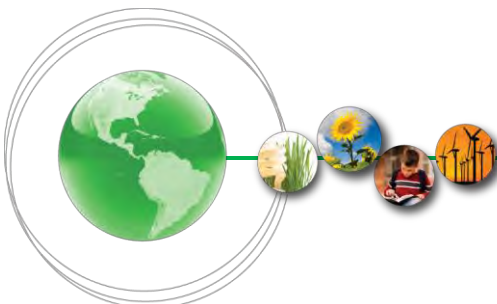


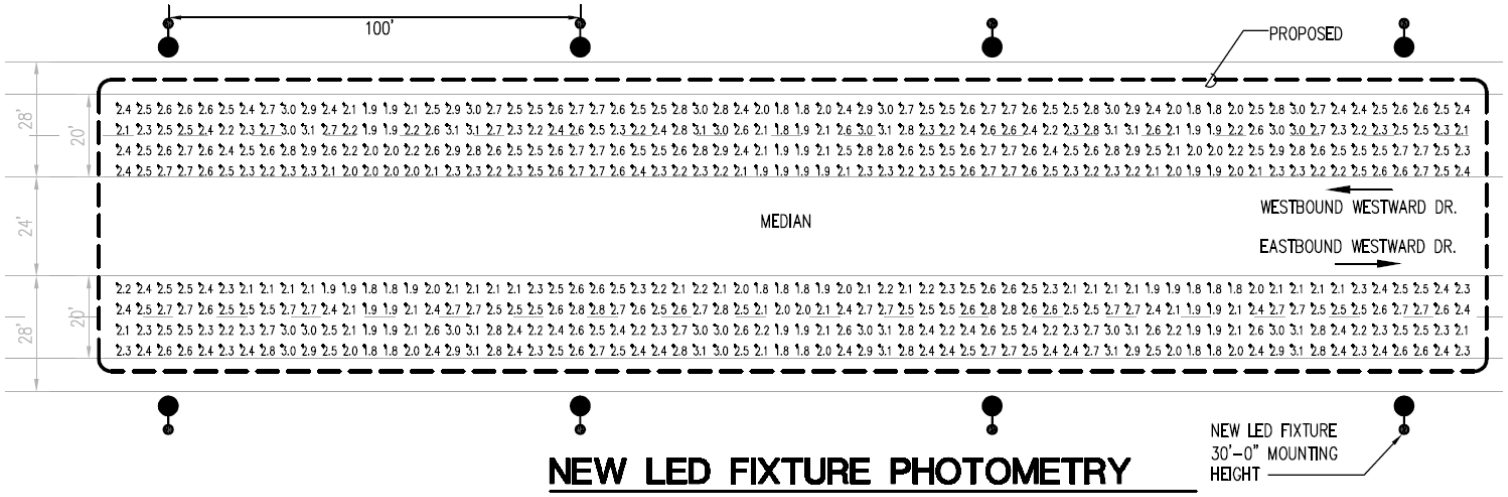
One unique dilemma present in the City of Miami Springs is that the power demand of each lamp is different from fixture to fixture. For example, the main stretch down Westward Avenue consist of a hodgepodge of (34) fixtures. The aside table indicates the breakdown of the different lamp wattages currently installed near City Hall.

Westward Dr / City Hall Light Fixture Count		
Watts	Lamp Tech	Qty.
200W	HPS	12
250W	HPS	13
400W	MH	9
Total		34

The problem this presents from a design perspective is that the existing layout, by virtue of the varying wattages, has dark and bright spots. Intuitively, it doesn't make sense to replace each fixture with different wattages to give back the same bright and dark spots in LEDs. Therefore we are proposing that all of the existing light fixtures along Westward Avenue be replaced with the same wattage LED fixture. We've also identified some 20 or so other fixtures near the Curtiss Parkway roundabout that also fall under the same category. Our scope includes replacing those fixtures with new LED fixtures to match what we're proposing near City Hall. The result should be a seamless, uniform lighting pattern all the way from SW Canal Street to the Miami Springs City Hall. Anyone entering the City by way of Hialeah will also see these new LED fixtures as they enter the roundabout. This will provide a substantial aesthetic boost to the surrounding areas and businesses.

We've confirmed through photometric analysis that the proposed LED fixture will provide plenty of light to meet current IES standards along this roadway as well as improve upon the existing lighting levels. The table and diagram on the next page better illustrates our findings.





**NEW LED FIXTURE PHOTOMETRY**

NOT TO SCALE

CALCULATION SUMMARY						
SCENARIO	UNITS	AVG	MAX	MIN	MAX/MIN	ELECTRICAL DEMAND
EXISTING	FC	2.10	4.6	1.1	4.18	280W
PROPOSED	FC	2.45	3.1	1.8	1.72	160W
IMPROVEMENT		+14%	+32%	+39%	+59%	-43%

MORE LIGHT
BETTER UNIFORMITY
LESS ENERGY

The calculations are great, but the photographs of the two examples below really drive home the improvement in quality afforded by LED lighting.

Example #1

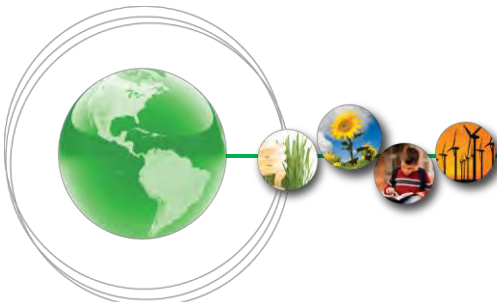


Proposed LED Fixture Installed in Kenosha, WI

Example #2



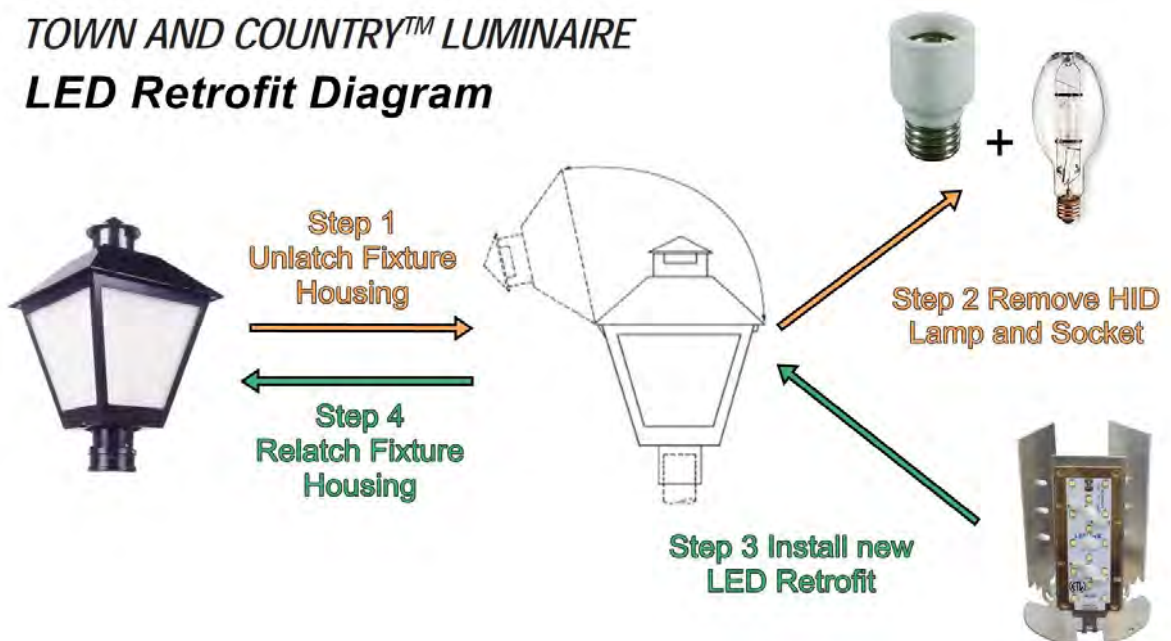
Proposed LED Fixture Installed in Baytown, TX



## Street Lighting Retrofit - Post-Top Fixtures

As mentioned before, the majority of the city owned street lighting in Miami Springs are "coach-head" style General Electric Town and Country style luminaries. The interior of these fixtures can be re-assembled in field to incorporate an LED kit. This kit includes an LED driver, LED panels, and the required heat sinks. This upgrade will help maintain fixture performance and also save energy. In addition to the energy savings the city will realize substantial maintenance savings because the LED's used will be rated for over 50,000 hours of usable life.

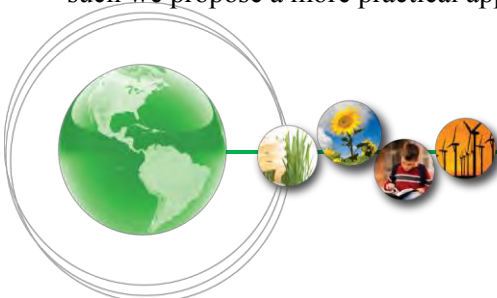
### TOWN AND COUNTRY™ LUMINAIRE LED Retrofit Diagram



## Performance Criteria - Post-Top Fixtures

One aspect of the street lighting that presents a challenge is the fact that the, the electrical utility, Florida Power & Light (FPL), has fixtures they own and maintain interwoven with the fixtures owned by the City of Miami Springs. In addition, the existing poles are laid out in a non-uniform fashion and some areas of the City have no street-lighting whatsoever.

With these prohibitive factors in mind Con Edison *Solutions* can't guarantee that our post top upgrades will or will not meet any uniform standards. Any effort to bring the city's lighting up to a specific standard would require extensive redesign and a substantial capital investment by the City. This level of investment is obviously not the purpose of this audit. Therefore our design criteria is to provide equal or better light on a fixture by fixture basis compared to what's currently installed. As such we propose a more practical approach to assessing performance.



Prior to placing any material orders, we propose retrofitting a select number of fixtures with the proposed LED retrofit kit. Then ConEdison *Solutions* can measure the post retrofit light levels produced by the fixture. These can then be compared to the sections of the roadway that are not retrofitted. If the LED wattage needs to be increased or decreased at that time we will make the adjustment based on our field measurements prior to submitting the balance of the retrofit order.

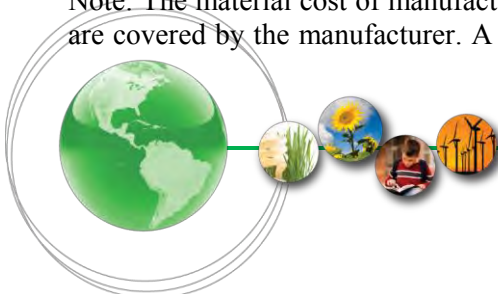
## Combined Street Lighting Savings Analysis

The interesting thing about LED fixtures is that their rated life exceeds that of the contract term. Therefore theoretically, they will not need to be replaced for the next 20 years. In reality a certain percentage of fixtures are going to fail for reasons other than normal use. The actual rate at which these fixtures fail is around 5%, which we believe to be a very conservative estimate. Therefore the table below assumes that 5% of the total quantity of fixtures will fail at some time over the course of 20 years. The cost to repair that 5% is then annualized over 20 years, which results in a very low annual maintenance cost to the City of Miami Springs.

Combining the savings for both the 160W Roadway and 60W Post-top fixtures, we anticipate the following annual cost savings:

MIAMI SPRINGS STREET LIGHTING SAVINGS ANALYSIS						
Existing Fixture Type.	ECM Type	Survey Fixture Qty.*	Proposed LED Lamp Size	Proposed Energy Cost	Proposed Annual Maintenance Cost	Total
100W HPS Post Top	Retrofit	6	60	\$43	-	\$43
150W HPS Post Top	Retrofit	8	60	\$55	-	\$55
175W HPS Post Top	Retrofit	269	60	\$2,047	-	\$2,047
200W HID Cobrahead	Replacement	75	160	\$1,526	-	\$1,526
250W HID Cobrahead	Replacement	44	160	\$845	-	\$845
400W HID Cobrahead	Replacement	18	160	\$333	-	\$333
		420		\$4,849	\$22,276	\$27,125
Existing Bill:				<b>\$9,323</b>	<b>\$56,276</b>	<b>\$65,599</b>
Savings:				<b>\$4,474</b>	<b>\$34,000</b>	<b>\$38,474</b>
% Bill Reduction:				<b>48%</b>	<b>60%</b>	<b>59%</b>
*What the Existing Bill Should Be:				<b>\$10,241</b>	<b>\$56,276</b>	<b>\$66,517</b>
*Savings:				<b>\$5,392</b>	<b>\$34,000</b>	<b>\$39,392</b>
*% Bill Reduction:				<b>53%</b>	<b>60%</b>	<b>59%</b>
* Our survey indicates that there is a discrepancy between what FPL is currently billing the city for and what is actually installed. Therefore the savings shown is a comparison of the new fixture charges compared to the actual monthly bill.						

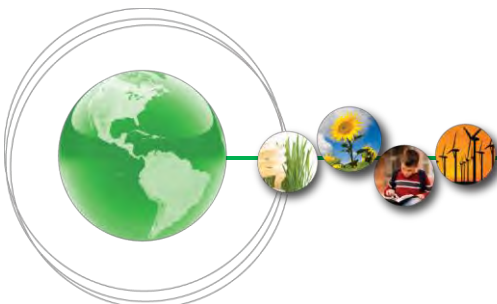
Note: The material cost of manufacturing defects that occur within the first 10 years after installation are covered by the manufacturer. A guaranteed energy savings of 95% or **\$5,122** for Street Lighting



upgrades are used in the ECM Master Plan for payback calculations. See the M&V section of this report for more information about guaranteed savings, including measured and stipulated values.

Based on historical data provided by the city, we understand that the city paid \$56,276 for street lighting maintenance in FY 2012. The \$30,000 maintenance savings figure is a stipulated cost based on a typical expected savings for retrofitting from HID to LED.

Additional savings calculation methods for ECM 3 are provided on the following pages.





## ECM 3: Savings Calculation Methodology

### Street Lighting Savings

The street lighting in Miami Springs is being billed by the Electrical Utility on FPL Account # FP&L 50628-76817. On this account, the bill is broken up into line items based on the input power of the light fixture. Each input power is then multiplied by per unit rate for energy usage and maintenance.

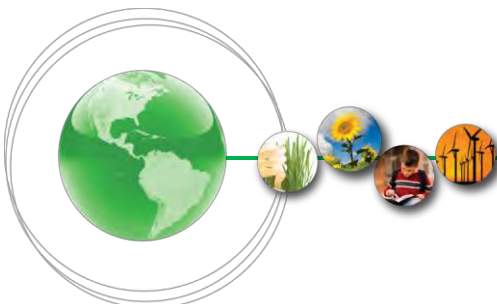
The street lighting burn hours are not changing, therefore the cost impact of reducing the power demand is proportional to the reduction in wattage. To calculate the savings associated with each retrofit, the proposed LED fixture's input power is divided by the existing HID fixture's line input power. This quotient is then multiplied by the current electric rate associated with the fixture, resulting in a reduction in the rate proportional to the kW reduction. This new reduced rate is then multiplied by the number of fixtures to ascertain the total monthly charge associated with the fixture type.

$$\frac{(Fixture\ Watts) \times (Burn\ Hours) \times (Electric\ Rate)}{\#\ of\ Poles} = Charge\ per\ Pole\ \$\$\$$$

$$\frac{(New\ LED\ Fixture\ Watts)}{(Existing\ HID\ Fixture\ Watts)} = \% \ Reduction$$

Since Burn Hours and # of poles remain constant, the new equation can be simplified to be:

$$\%Reduction \times (Electric\ Rate) = Reduced\ Charge\ per\ pole\ \$\$\$$$



## Maintenance Savings

Annual material maintenance savings were calculated by comparing the life expectancy of both the existing and new lamps and the associated costs of replacement as well as the lamp life that is left on the existing fixtures. Taking the difference between the projected replacement costs of the new lamps and ballast materials over the course of the project versus the replacement costs of the existing lamps and ballast materials yields an annual savings. The labor required to install new lamps and ballasts was also included since the time required to replace newer type fixtures can differ substantially from what required for existing lighting fixtures. This was done separately for each fixture in the City.

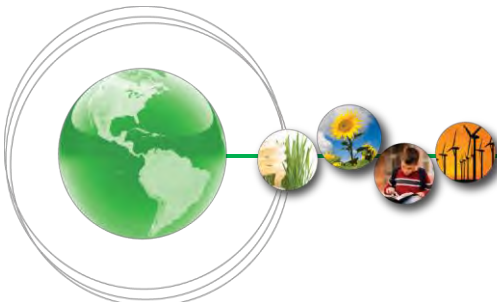


The material savings is calculated using the formula below:

$$\begin{aligned}
 \text{❖ Annual Labor Hour Savings} &= \{ [H/(D/C)] * A * F \} - \{ [H/(E/C)] * B * G \} / H \\
 \text{❖ Material Savings Per Year} &= \{ [H/(D/C)] * I * F \} - \{ [H/(E/C)] * J * G \} / H \\
 \text{❖ Total Maintenance Savings} &= [ (Annual Labor Hours Saved * Hourly Rate) + \\
 &\quad Annual Material Savings Per Year ]
 \end{aligned}$$

Where:

A = # of existing lamps or ballasts	F = Labor Hours required to replace existing lamps
B = # of new lamps or ballasts	G = Labor Hours required to replace proposed lamps
C = Hours lamps are used per year (hrs/year)	H = Performance Contract Term (years)
D = Life of existing lamps and ballasts (hrs)	I = Cost to replace existing fixture
E = Life of proposed lamps and ballasts (hrs)	J = Cost to replace new fixture



## ECM 3A: Street Lighting Improvements - Alternate A

### Decorative Fixture/Pole Replacement Along Westward Avenue

#### Site-Specific Approach

At the request of the City of Miami Springs, we are providing an alternate approach to the head for head replacement of the existing light fixtures along Westward Avenue out in front of City Hall. The existing pole and light fixture could be removed and be replaced with a new more decorative style pole with a shorter mounting arm and a "teardrop" style fixture. This fixture can be installed at 30'-0" on a curved arm.

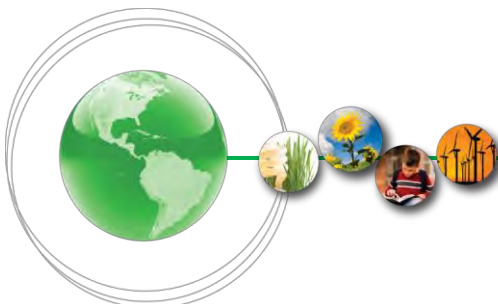
Utilizing the existing circuiting and spacing of 100' pole to pole, the replacement would be straight forward. The entire existing pole, including its base, would need to be removed. A new pole with a new base rated to meet local wind-borne debris codes would need to be installed in its place.

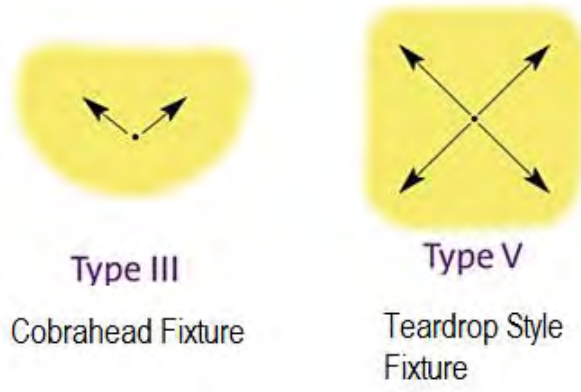
#### External Features and Benefits



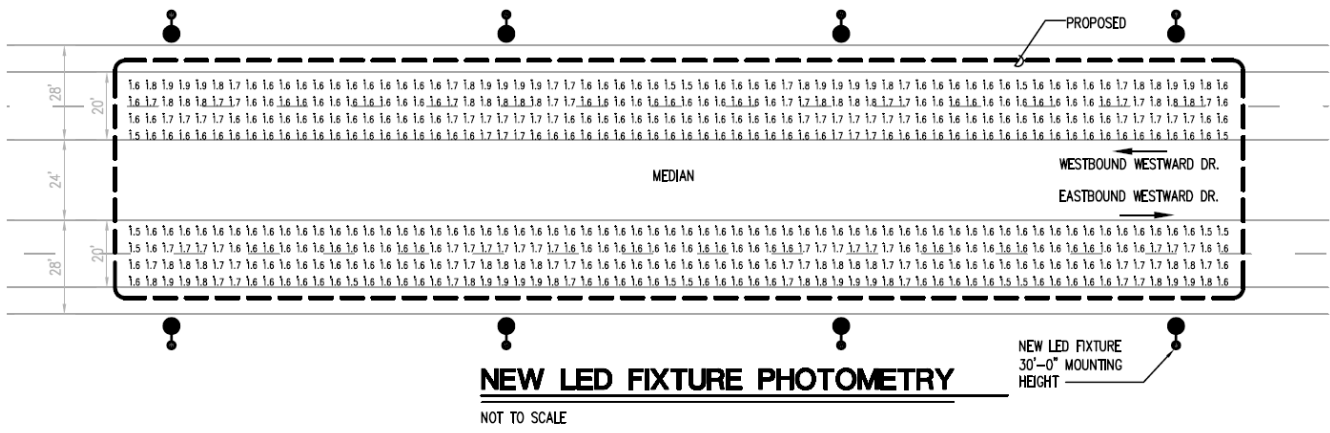
The existing circuiting could be cut, spliced, and extended to the new light fixture. Since the new fixture will have a lower power demand than the existing fixture, re-circuiting and extensive electrical load calculations would not be required.

With this in mind, we've conducted a photometric simulation of the new teardrop fixture installed along Westward Avenue. What we found is that while the teardrop fixture would produce an adequate amount of light, it will result in less light than is currently there. There are a few reasons for this. The main reason has to do with the shape of the fixture. The teardrop lens on the fixture takes away from the performance of the fixture. While the amount of light produced is comparable to the proposed LED cobra-head in ECM3, after the light leaves the LED lamp it gets redirected in all directions by the drop lens. This means that instead of being able to direct light down the roadway as is possible with a Type III cobrahead, the teardrop distributes its light in more of a type V pattern. The diagram on the top of the next page illustrates this point.





That being said, the teardrop still produces a reasonable amount of light onto the roadway as can be seen in the table below.



CALCULATION SUMMARY						
SCENARIO	UNITS	AVG	MAX	MIN	MAX/MIN	ELECTRICAL DEMAND
EXISTING	FC	2.10	4.6	1.1	4.18	280W
PROPOSED	FC	1.64	1.9	1.5	1.27	126W
IMPROVEMENT		-22%	-59%	27%	70%	-55%

LESS LIGHT
BETTER UNIFORMITY
LESS ENERGY



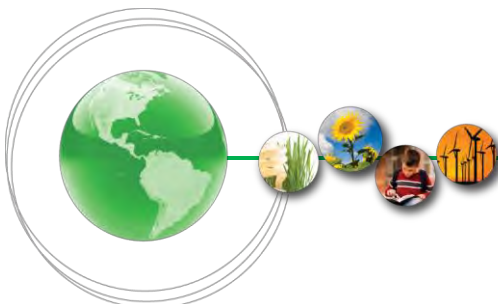
After the teardrop fixture is factored into to project, the savings analysis can be revised as shown.

<b>MIAMI SPRINGS STREET LIGHTING SAVINGS ANALYSIS</b>						
Existing Fixture Type.	ECM Type	Proposed Fixture Qty.	Proposed LED Lamp Size	Proposed Energy Cost	Proposed Annual Maintenance Cost	Total
100W HPS Post Top	Retrofit	6	60	\$43	-	\$43
150W HPS Post Top	Retrofit	8	60	\$55	-	\$55
175W HPS Post Top	Retrofit	269	60	\$2,047	-	\$2,047
200W HID Cobrahead	Replacement	63	160	\$1,282	-	\$1,282
<b>200W HID Cobrahead</b>	<b>Teardrop Replacement</b>	<b>12</b>	<b>126</b>	\$194	-	\$194
250W HID Cobrahead	Replacement	31	160	\$595	-	\$595
<b>250W HID Cobrahead</b>	<b>Teardrop Replacement</b>	<b>13</b>	<b>126</b>	\$197	-	\$197
400W HID Cobrahead	Replacement	9	160	\$166	-	\$166
<b>400W HID Cobrahead</b>	<b>Teardrop Replacement</b>	<b>9</b>	<b>126</b>	\$131	-	\$131
		<b>420</b>		\$4,711	\$22,276	\$26,987
<b>Existing Bill:</b>				<b>\$9,323</b>	<b>\$56,276</b>	<b>\$65,599</b>
<b>Savings:</b>				<b>\$4,612</b>	<b>\$34,000</b>	<b>\$38,612</b>
<b>% Bill Reduction:</b>				<b>49%</b>	<b>60%</b>	<b>59%</b>
<b>*What the Existing Bill Should Be:</b>				<b>\$10,241</b>	<b>\$56,276</b>	<b>\$66,517</b>
<b>*Savings:</b>				<b>\$5,530</b>	<b>\$34,000</b>	<b>\$39,530</b>
<b>*% Bill Reduction:</b>				<b>54%</b>	<b>60%</b>	<b>59%</b>
* Our survey indicates that there is a discrepancy between what FPL is currently billing the city for and what is actually installed. Therefore the savings shown is a comparison of the new fixture charges compared to the actual monthly bill.						

Note: The material cost of manufacturing defects that occur within the first 10 years after installation are covered by the manufacturer. A guaranteed energy savings of 95% or **\$5,254** for Street Lighting upgrades are used in the ECM Master Plan for payback calculations. See the M&V section of this report for more information about guaranteed savings, including measured and stipulated values.

Based on historical data provided by the city, we understand that the city paid \$56,276 for street lighting maintenance in FY 2012. The \$30,000 maintenance savings figure is a stipulated cost based on a typical expected savings for retrofitting from HID to LED.

Additional savings calculation methods for ECM 3A are provided on the following page.



## ECM 3A: Savings Calculation Methodology

### Street Lighting Savings

The street lighting in Miami Springs is being billed by the Electrical Utility on FPL Account # FP&L 50628-76817. On this account, the bill is broken up into line items based on the input power of the light fixture. Each input power is then multiplied by per unit rate for energy usage and maintenance.

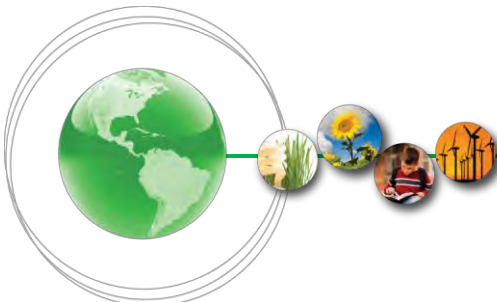
The street lighting burn hours are not changing, therefore the cost impact of the reducing the power demand is proportional to the reduction in wattage. To calculate the savings associated with each retrofit, the proposed LED fixture's input power is divided by the existing HID fixture's line input power. This quotient is then multiplied by the current electric rate associated with the fixture, resulting in a reduction in the rate proportional to the kW reduction. This new reduced rate is then multiplied by the number of fixtures to ascertain the total monthly charge associated with the fixture type.

$$\frac{(Fixture\ Watts) \times (Burn\ Hours) \times (Electric\ Rate)}{\#\ of\ Poles} = Charge\ per\ Pole\ \$\$\$$$

$$\frac{(New\ LED\ Fixture\ Watts)}{(Existing\ HID\ Fixture\ Watts)} = \% \ Reduction$$

Since Burn Hours and # of poles remain constant, the new equation can be simplified to be:

$$\%Reduction \times (Electric\ Rate) = Reduced\ Charge\ per\ pole\ \$\$\$$$



## Maintenance Savings

Annual material maintenance savings were calculated by comparing the life expectancy of both the existing and new lamps and the associated costs of replacement as well as the lamp life that is left on the existing fixtures. Taking the difference between the projected replacement costs of the new lamps and ballasts material over the course of the project versus the replacement costs of the existing lamps and ballasts materials yields an annual savings. The labor required to install new lamps and ballasts was also included since the time required to replace newer type fixtures can differ substantially from what required for existing lighting fixtures. This was done separately for each fixture in the City.

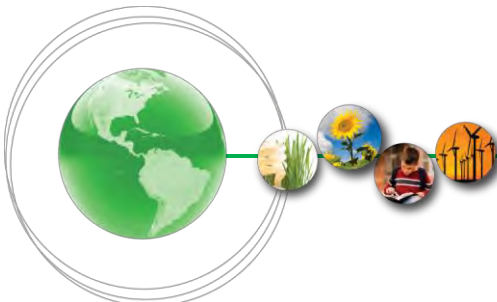


The material savings is calculated using the formula below:

$$\begin{aligned}
 \text{❖ Annual Labor Hour Savings} &= \{ [H/(D/C)] * A * F \} - \{ [H/(E/C)] * B * G \} / H \\
 \text{❖ Material Savings Per Year} &= \{ [H/(D/C)] * I * F \} - \{ [H/(E/C)] * J * G \} / H \\
 \text{❖ Total Maintenance Savings} &= [ (Annual Labor Hours Saved * Hourly Rate) + Annual Material Savings Per Year ]
 \end{aligned}$$

Where:

A = # of existing lamps or ballasts	F = Labor Hours required to replace existing lamps
B = # of new lamps or ballasts	G = Labor Hours required to replace proposed lamps
C = Hours lamps are used per year (hrs/year)	H = Performance Contract Term (years)
D = Life of existing lamps and ballasts (hrs)	I = Cost to replace existing fixture
E = Life of proposed lamps and ballasts (hrs)	J = Cost to replace new fixture



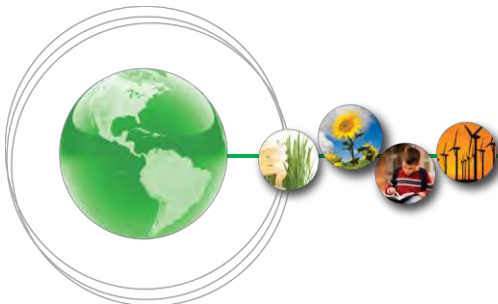
## ECM 3B: Street Lighting Improvements - Pathway Bollard Retrofits

### Description

The pathways in and around Miami Springs are currently lit using short bollard style fixtures that utilize compact fluorescent lamps. As part of our energy saving project, we've investigated the potential energy savings associated with replacing these compact fluorescent lamps with new LED retrofit kits. This will allow the City to save money and maintain the aesthetic appeal of the existing fixtures.



Based on the layout, type, and reflector used in these fixtures they do not provide adequate lighting onto the pathway to illuminate pathways to IES standards. While some light from these fixtures spills over onto the pathway we believe the main function of these bollards is to highlight the surrounding landscaping and provide aesthetic enhancement to the area. Therefore our goal is to provide equal or greater light than what's currently installed. In order to bring the pathways up to current ies standards for pathway lighting, the entire design would need to be reconfigured which does not fall within the scope of an energy savings project.





## Site-Specific Approach

In order to better ascertain the current state of Miami Springs' pathway lighting, multiple site surveys were conducted by the ConEdison *Solutions* team. During these surveys we identified two distinct types of bollard fixtures. One is a newer style fixture about 42" tall with a green finish. Based on information provided by the city, we understand there are (63) of these fixtures that utilize (1) 24W PL lamp. As shown in the aside photograph, they appear to be in good condition.

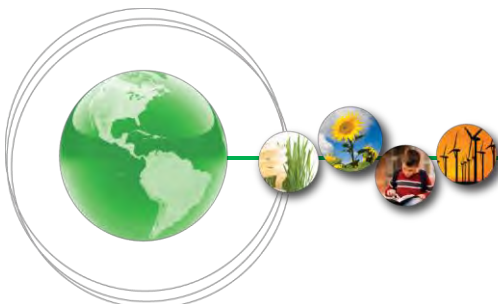


In addition to these newer green colored fixtures, there are also some older style bollards that are in worse condition. They have a much lower mounting height and are more prevalent throughout the city. Based on information provided by the city, we understand there are (585) of these fixtures that utilize (1) 24W PL lamp. A photograph of these fixtures can be seen below.



The exact make and model of these fixtures is unknown but our proposal includes working with LED lighting manufactures to design a custom fit. When retrofitting a fixture, this customization is important because installing an LED driver and LED lamps in a fixture that it's not designed for is a difficult task. All of the heat generated by the LED panels must be properly dissipated and the location of the drive must be carefully addressed. If not, the rated life of the LED being installed will be greatly depreciated by the excess heat and the failure rate associated with the LED retrofit will be much greater than anticipated.

As with other proposed ECM's the exact performance of the bollard after it's retrofitted cannot be modeled. However the LED lamp retrofit proposed by Con Edison *Solutions* has been sized based on our understanding of the performance of previous LED retrofits. In order to confirm the performance is acceptable we propose installing a representative sampling so that the performance of the LED retrofit can then be compared to the performance of an existing fixture and the retrofit can be confirmed as equal.



## Savings Analysis

Based on fixture counts and record drawings provided by the city we have compiled the following table that indicates the anticipated savings associated with this ECM.

Building	Total Savings \$/Yr	Energy Savings \$/Yr	Ltg KWH Saved/Yr	Material Maintenance Savings \$/Yr	Labor Hours Saved Per Year	Labor Savings per Year*	KWH rate
Pathway Bollards	\$ 10,656	\$ 3,179	39,735	\$ 682	151	\$ 6,795	\$ 0.080
* Based on \$45/hour labor rate that the city is currently paying as part of their annual street lighting maintenance contract.							

A guaranteed energy savings of 95% or **\$3,020** for Bollard Retrofits are used in the ECM Master Plan for payback calculations. See the M&V section of this report for more information about guaranteed savings, including measured and stipulated values.

Additional savings calculation methods for ECM 3B are provided on the following page.

Pathway Bollards Maintenance Calculations												
Existing System	Existing Qty	Average Burn Hours	Average Life (Hrs)	Initial Life Left	Project Term (Yrs)	Existing Material Cost	Changes Over Term	Cost over term	Mat. Cost per Year	Time per Change (Hrs)	Total Time (Hrs)	Hours per Year
Compact Fluorescent	648	4,350	8,000	50%	19	\$6.00	10	\$38,880	\$2,046	0.5	3,221	169
									\$2,046			169
Proposed System	Existing Qty	Average Burn Hours	Average Life (Hrs)	Initial Life Left	Project Term (Yrs)	Existing Material Cost	Existing Changes Over Term	Savings over term	Mat. Cost per Year	Time per Change (Hrs)	Total Time (Hrs)	Hours per Year
LED	648	4,350	50,000	100%	19	\$40.00	1	\$25,920	\$1,364	0.5	324	18
									\$1,364			18
<b>Annual Maintenance Savings</b>									<b>\$682</b>			<b>151</b>



## ECM 3B: Savings Calculation Methodology

### Lighting and Controls Savings

- ❖ Energy (kWh) savings is computed in the following manner:

$$(FWE / 1000 \times QFE \times OHE) - (FWN / 1000 \times QFN \times OHN) = \text{Savings in kWh}$$

- ❖ The final kWh savings estimate is then multiplied by a stipulated utility energy rate.

Where:

FWE = Fixture Rated Wattage – Existing

QFE = Quantity of Fixtures – Existing

OHE = Operating Hours – Existing

FWN = ECM Rated Wattage – New

QFN = Quantity of Fixtures – New

OHN = Operating Hours – New

The lighting audit information is provided in the appendix at the end of this report. Savings for any specific room can be verified by applying the numbers from the audit in the formula above.

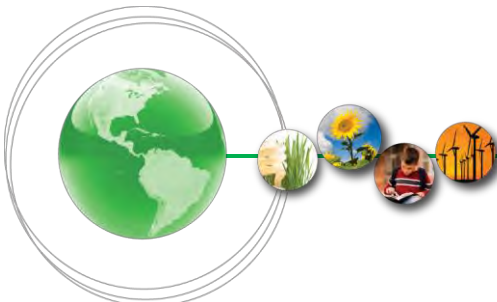
*Example: Assume that in a particular room, there are currently five 60-watt incandescent lamps. We propose replacing these light bulbs with five 23-watt compact fluorescent lamps. Based on observation data, the existing yearly operating hours for those lamps is 2,000 hours but the room is only occupied for 1,000 hours per year. The following is then true:*

$$QFE=5, FWE=60, QFN=5, FWN=23, OHE=2,000, OHN=1,000$$

*Using the above formulas, the usage (h) and energy (kW) savings can be calculated for these fixtures.*

$$\text{Energy (kWh) savings} = (FWE / 1000 \times QFE \times OHE) - (FWN / 1000 \times QFN \times OHN) = [((60 \times 5)/1000) \times 2000] - [((23 \times 5)/1000) \times 1000] = 485 \text{ kWh}$$

*The existing fixture watts are determined from a fixture by fixture audit performed at the locations. The operating hours are determined from usage data observed during the audit and conversations with building personnel.*



## Maintenance Savings

Annual material maintenance savings were calculated by comparing the life expectancy of both the existing and new lamps and the associated costs of replacement as well as the lamp life that is left on the existing fixtures. Taking the difference between the projected replacement costs of the new lamps and ballasts material over the course of the project versus the replacement costs of the existing lamps and ballasts materials yields an annual savings. The labor required to install new lamps and ballasts was also included since the time required to replace newer type fixtures can differ substantially from what required for existing lighting fixtures. This was done separately for each fixture in the City.

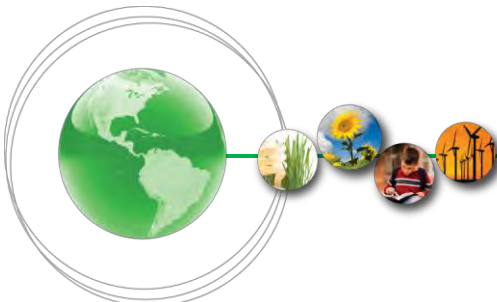


The material savings is calculated using the formula below:

$$\begin{aligned}
 \text{❖ Annual Labor Hour Savings} &= \{ [H/(D/C)] * A * F \} - \{ [H/(E/C)] * B * G \} / H \\
 \text{❖ Material Savings Per Year} &= \{ [H/(D/C)] * I * F \} - \{ [H/(E/C)] * J * G \} / H \\
 \text{❖ Total Maintenance Savings} &= [ (Annual Labor Hours Saved * Hourly Rate) + Annual Material Savings Per Year ]
 \end{aligned}$$

Where:

A = # of existing lamps or ballasts	F = Labor Hours required to replace existing lamps
B = # of new lamps or ballasts	G = Labor Hours required to replace proposed lamps
C = Hours lamps are used per year (hrs/year)	H = Performance Contract Term (years)
D = Life of existing lamps and ballasts (hrs)	I = Cost to replace existing fixture
E = Life of proposed lamps and ballasts (hrs)	J = Cost to replace new fixture



## ECM 4: Low Flow Plumbing Fixtures

### Description

This ECM focuses on several water conservation measures that are available. Many of the water closets and faucets in the audited facilities are of the high flow type. With the installation of low flow fixtures throughout a building, the water consumption can drop dramatically. This project will maintain ADA (Americans with Disabilities Act) compliance for all handicapped accessible fixtures that are replaced.



### Existing Systems

ConEdison *Solutions* conducted a site survey of the water fixtures at each facility. The following table includes the fixture counts.

Location	High Flow FV Water Closet	High Flow Tank Water Closet	High Flow Urinal	High Flow Lavatory Faucet	High Flow Shower Head	High Flow Kitchen Faucet
City Hall	9		1	12	4	2
Public Works Complex	3			4		1
Senior Center				6		1
Golf Course Clubhouse			3	13		6
Stafford Park				6		
Peavey Field				6		

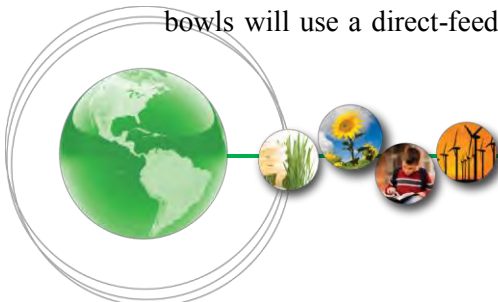
Note: The Recreation Center is not listed above because it is a new building and all of the water fixtures there are already of the low flow type.

### Proposed Systems

#### Flush Valve Water Closets

ConEdison *Solutions* proposes to replace the older 3.5 gpf water closet flush valves with new 1.6 gpf flush valves. These flush valves are user friendly and require low force to flush. They are also ADA compliant, providing access for everyone. The valves include vandal resistant chrome setscrew covers to discourage tampering.

The bowls will also need to be changed out to complete the low-flow replacement. The new bowls will use a direct-feed siphon jet and have an elongated design. The new fixtures will



include new bolts, wax rings, toilet seats, and caulking of each fixture. In cases where an ADA handicapped fixture is being changed out, the new fixture will be ADA compliant as well. Existing wall hung and floor mounted models will be replaced with models of equivalent mounting.

Water Savings Per Fixture			
ECM: FLUSH VALVE WATER CLOSET			
Existing GPF	Proposed GPF	GPF Saved	Percent Reduction
3.5	1.6	1.9	54%

### Lavatory Sink Faucets

ConEdison *Solutions* proposes to replace the aerators on the lavatory faucets with new vandal-proof devices. The existing aerators consume up to 2.2 gpm. The new aerators reduce the flow to 0.5 gpm. They also provide greater flow on very low line pressures. The proposed aerator is the vandal resistant Neoperl model 204 or equal. These devices are a specialized faucet attachment with a rotating sleeve that prevents tampering.

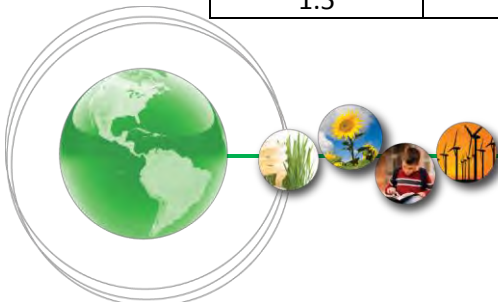
Water Savings Per Fixture			
ECM: LAVATORY SINK FAUCETS			
Existing GPM	Proposed GPM	GPM Saved	Percent Reduction
2.2	0.5	1.7	77%

### Urinal Flush Valves

The existing high-volume urinal flush valves consume 1.5 gpf. ConEdison *Solutions* recommends replacing these with new diaphragm flush valves that consume 0.5 gpf.

In areas where the entire urinal needs to be replaced, ConEdison *Solutions* recommends installing a urinal flush valve and urinal combination with a flush volume of 0.125 gallons per flush.

Water Savings Per Fixture			
ECM: URINAL FLUSH VALVE REPLACEMENT			
Existing GPF	Proposed GPF	GPF Saved	Percent Reduction
1.5	0.5	1.0	60%



Water Savings Per Fixture			
ECM: URINAL REPLACEMENT			
Existing GPF	Proposed GPF	GPF Saved	Percent Reduction
1.5	0.125	1.375	92%

### Shower Heads

ConEdison *Solutions* proposes to replace the existing 2.5 gpm showerheads with new 1.5 gpm models. Replacing the shower heads will provide savings in water consumption and will also provide energy savings by reducing the amount of hot water that is needed. The replacement fixtures will be selected to provide a wide spray pattern at an adequate pressure.

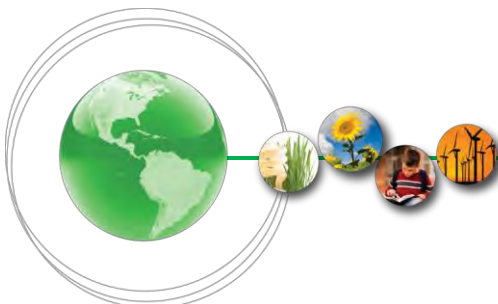
Water Savings Per Fixture			
ECM: SHOWERHEAD			
Existing GPM	Proposed GPM	GPM Saved	Percent Reduction
2.5	1.5	1.0	40%

### Total Savings

Total annual water savings for this ECM are summarized in the table below.

Location	Annual Water Savings (kGal)	Annual Water Cost Savings (\$)	Energy Savings for Hot Water (kWh)	Annual Energy Cost Savings for Hot Water (\$)	Total Annual Cost Savings (\$)
City Hall	61	\$142	1,839	\$151	\$293
Public Works Complex	60	\$153	1,933	\$201	\$354
Senior Center	11	\$98	676	\$74	\$172
Golf Course Clubhouse	68	\$219	4,007	\$501	\$720
Stafford Park	14	\$342	807	\$81	\$422
Peavey Field	14	\$71	807	\$81	\$152
<b>Total</b>	<b>227</b>	<b>\$1,025</b>	<b>10,069</b>	<b>\$1,088</b>	<b>\$2,113</b>

The proposed measurement and verification approach for this ECM is the IPMVP Option A. The flow rates of the new fixtures shall be guaranteed to meet the manufacturer’s data specifications. Total fixture usage shall be calculated based on the spreadsheet model.



## Savings Calculations Methodology

The basic methodology behind the study was to evaluate the water usage determined from a detailed survey of the facilities' water systems and interviews with building personnel. A walk through of each building listed above was performed and all the water using devices were documented and studied. Estimates of water usage were then compared to a normal or expected use. All the information gathered during the survey is compiled into a spreadsheet as the modeled water use of the facility. The modeled spreadsheet is presented in the Appendix of this report.

The flush per day or minutes per day for a fixture is calculated by multiplying the number of users by the estimated uses per day and dividing by the quantity of that particular fixture. The resulting daily usage rate is then multiplied by the quantity of the fixture, the existing flush or flow rate of the fixture, and the number of days per year that the fixture is in use. This gallon per year value is then divided by 1,000 to yield an annual consumption in kGals per year for that fixture.

### Annual Water Savings

**Flush / Toilet / Day = (# Persons \* Flush/Person/Day) / # of Toilets**

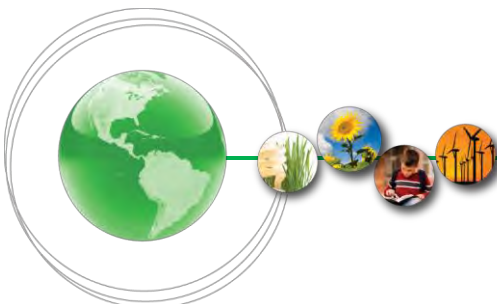
**Annual Water use of Fixture = (# Fixture \* Gal/Flush \* Flush/Toilet/Day \* Days/Year) \* 1kGal/1000 Gal**

The same calculation is performed for the expected yearly consumption of the replacement fixture using the new lower flush or flow rate.

**Annual Water Savings (kGal) = Existing Annual Water Use (Kgal) – Upgrade Annual Water Use (kGal)**

The difference between the existing fixture's annual consumption and the proposed replacement fixture's annual consumption is then calculated with the result being the annual water savings in kGals. An appropriate consumption water and sewer rate obtained from Miami-Dade Water and Sewer Department billing data is used to calculate the annual dollar savings.

**Annual Dollar Savings = Annual Water Savings (kGal) \* (Water Rate (\$/kGal) + Sewer Rate (\$/kGal))**





## ECM 5: City Hall HVAC System Upgrades

### Description

Currently, City Hall is served by (1) 70 ton air cooled chiller manufactured by Trane. Two - 5 HP constant volume chilled water pumps are installed in the mechanical equipment room.

Based on nameplate data, the chiller was manufactured in 2005. There were no current problems reported with the existing chiller; however, we were informed that a compressor was replaced last year. The building's air distribution system is very dirty and is in need of a thorough cleaning.

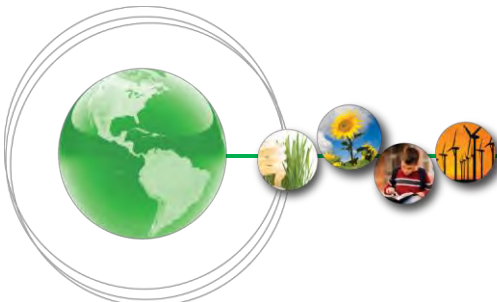


Based on conversations with the City Administration, the biggest area of concern is the aging ductwork in the building. The primary mechanical system, which includes the chiller and the air-handling units (installed in 2005), is in good condition and should have several years of life remaining. The ductwork is original (installed in the 1960's) and reportedly has never been cleaned. There have been concerns associated with dust and allergies due to the dirty ductwork. The existing ductwork is known to have asbestos-containing insulation which complicates any proposed solution for the heating and air conditioning system.

ConEdison *Solutions* proposes the following upgrades to the HVAC systems in City Hall:

- ✓ Cleaning of the ductwork system
- ✓ Cleaning of HVAC units, including evaporator and condenser coils and AHU blower section – this should improve heat transfer across the coil and improve dehumidification;
- ✓ Installation of a high efficiency air filtration system designed to trap over 99% of allergens;

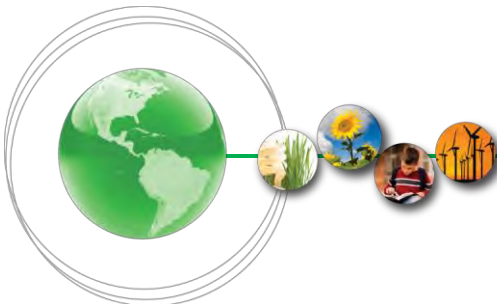
The system cleaning would include cleaning of the chiller condenser coils and air handling unit evaporator coils and blower sections. The ductwork cleaning may include everything that can be reached from the existing supply and return grills which will address the majority, if not all, of the ductwork. New access hatches may be installed to allow a more thorough system cleaning if desired, but this is not planned. In the event the City would like access hatches installed, asbestos abatement will need to be performed within 5 feet of each new access.



Also included would be a test and balance of the air distribution system and a general check of the overall HVAC system to ensure proper performance. In addition, we have incorporated a high-efficiency filter system that will have a positive impact on indoor air quality.

The proposed high efficiency filtration system is the Dynamic Air Cleaner system by Dynamic Air Quality Solutions. This system has the ability to remove much smaller airborne particles than standard filtration systems, along with odors, VOCs (volatile organic compounds), smoke, bacteria, allergens, molds, and pollen. The system will also remove odors from outdoor makeup air. In addition to the improved performance, the Dynamic Air Cleaner system reduces operating costs with a lower pressure drop (thus requiring less fan horsepower) and a lifespan up to seven times longer than comparable cartridge filters (thus saving on material and labor costs for replacement and disposal).

This ECM is mainly directed at improving indoor air quality and comfort for the building occupants. We expect some energy savings, but they will be limited and would be difficult to quantify with any degree of accuracy. ConEdison *Solutions* is therefore presenting this measure on the basis of the health and comfort benefits it will provide, and we are not claiming any actual energy savings. The work under this ECM should be viewed as a capital improvement which will be paid for with the energy savings from other ECMs.



## ECM 6: Replace DX Equipment

### Description

The existing DX (Direct Expansion) equipment in the Public Work complex, Senior Center, and Golf Course Clubhouse are either inefficient or are nearing the end of their useful life cycle. For this ECM, ConEdison *Solutions* proposes the following:

#### Public Works Complex

Remove (5) of the existing widow unit air conditioners in the Public Works complex and replace them with new high efficiency ductless split systems. The existing units have been installed and replaced at various times and are of various ages and capacities.



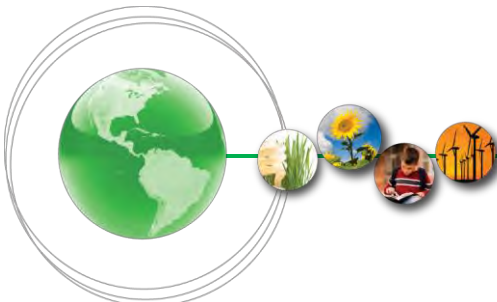
#### Senior Center

Replace the 16 year old 5-ton Nordyne condensing unit at the Senior Center with a new 5-ton high efficiency model.



#### Golf Course Clubhouse

At the Golf Course clubhouse, replace (1) 15 year old 20-ton split system condensing unit, (1) 15 year old 10-ton split system condensing unit, and (2) 7 year old 4-ton packaged rooftop units with new high efficiency models. Add (1) new 1-ton ductless split system for the Pro Shop to address comfort issues arising from improper zoning of the existing system.



The new ductless split systems for the Public Works complex and the new packaged rooftop units for the Golf Course clubhouse will use non-ozone-depleting R-410A refrigerant. For the split systems at the Senior Center and Golf Course, the air handling units, which are located indoors, are in good condition and do not need to be replaced. For these systems, only the condensing units will be replaced. Since equipment that uses R-410A refrigerant is not compatible with equipment that uses R-22, the new condensing units will use R-22 and will be “dry shipped” without refrigerant.

The new ductless split systems for the Public Works complex will have a minimum EER (Energy Efficiency Ratio) of 15. The new 10-ton and 20-ton condensing units for the Golf Course will have a minimum EER of 12, and the new 4-ton rooftop units will have a minimum EER of 15. The minimum EER for the new condensing unit for the senior center will be 11.

## Savings Calculations Methodology

For these smaller applications, a custom spreadsheet was used to calculate annual energy use to determine the savings potential based on the equipment efficiency ratings and average annual weather data for the Miami area. The spreadsheet was developed by the U.S. DOE and U.S. EPA. The table below summarizes the savings from this ECM.

Location	Annual Energy Savings (kWh)	Annual Utility Cost Savings
Public Works Complex	10,483	\$1,153
Senior Center	8,041	\$884
Golf Course Clubhouse	84,910	\$10,105
<b>Total</b>		<b>\$12,142 Utility Cost Savings*</b>

\*Due to unpredictable variations in building use, thermostat settings, and weather, the calculated savings are nominal and CES will guarantee 95% of the calculated savings or \$11,535. See the M&V section of this report for more information about guaranteed savings, including measured and calculated values.



## ECM 6A: Replace Golf Course RTUs

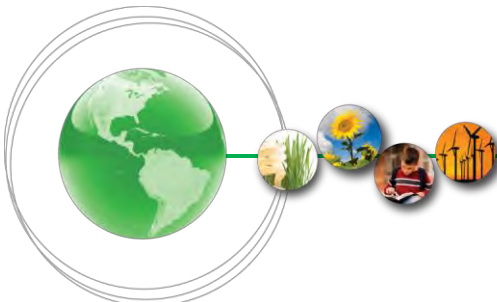
### Description

Three (3) existing DX (Direct Expansion) packaged rooftop air conditioning units on the Golf Course clubhouse that serve the Banquet Room are inefficient and are nearing the end of their useful lifespan. Replacing these units would normally represent an attractive ECM. However, the Banquet Room is only used intermittently, so the run time (and thus, the energy use) of the units is limited. Since the energy use of the units is small, the energy savings from replacing the units will be proportionally small, and the resulting payback time on the cost of replacement will be long.



This ECM is presented for the City's consideration as a facility upgrade that can be funded under the Performance Contract. The minimal energy savings from replacing the units results in an extended payback, but the measure may still be desirable since the existing units will soon need to be replaced anyway (due to their age and condition).

The (3) existing units were all manufactured by York, are 5-ton capacity, and had an EER of 9.1 when new (the units no longer provide this level of efficiency due to their age and condition). Two (2) of the units are (14) years old and one (1) is (8) years old. The new units will have a minimum EER of 15 and will use R-410A refrigerant.

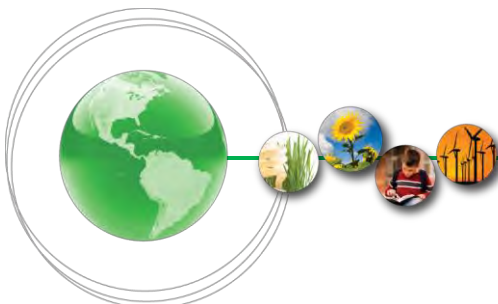


## Savings Calculations Methodology

For these smaller applications, a custom spreadsheet was used to calculate annual energy use to determine the savings potential based on the equipment efficiency ratings and average annual weather data for the Miami area. The spreadsheet was developed by the U.S. DOE and U.S. EPA. The table below summarizes the savings from this ECM.

Unit	Annual Energy Savings (kWh)	Annual Utility Cost Savings
RTU-1	5,391	\$642
RTU-2	5,391	\$642
RTU-3	5,391	\$642
Total		\$1,925 Utility Cost Savings*

\*Due to unpredictable variations in building use, thermostat settings, and weather, the calculated savings are nominal and CES will guarantee 95% of the calculated savings or \$1,829. See the M&V section of this report for more information about guaranteed savings, including measured and calculated values.



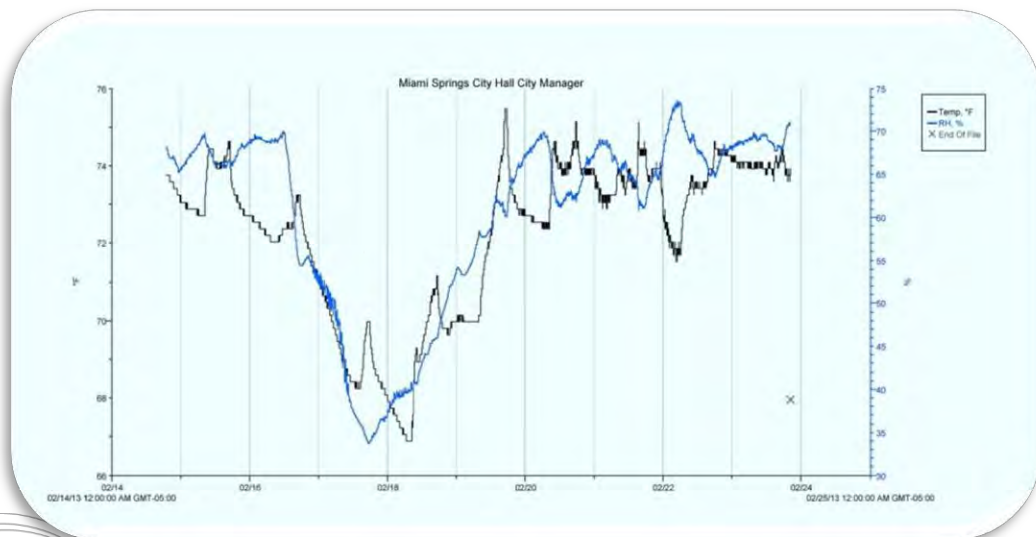
## ECM 7: Upgrade HVAC Controls

### ECM Description

This ECM focuses on the installation of networked controls for City Hall, the Recreation Center, the Public Works complex, the Senior Center, and the Golf Course clubhouse in order to have control of temperatures and schedules of HVAC equipment from a central location. Energy savings is achieved through control strategies such as:

- Optimum Start/Stop
- Unoccupied Setup/Setback of Space Temperatures
- Multi-State Room Temperature Set Points (Occupied, Standby, Unoccupied)
- Demand Control Ventilation
- Chilled Water Supply Temperature Reset
- Supply Air Temperature Reset
- Outside Air Economizer
- Variable Frequency Drives on Electric Fan & Pump Motors

ConEdison *Solutions* deployed several temperature and humidity data loggers throughout the City to determine how the existing HVAC systems were working. As can be seen from the sample chart below from the City Manager's office at City Hall, it appears that the temperature control system is operating with proper setback controls. The temperature of the space is ranging from 70°F to 74°F throughout the (2) week period, with the exception of the weekend. However, the humidity appears to be high, reaching approximately 76%, with very little humidity control.



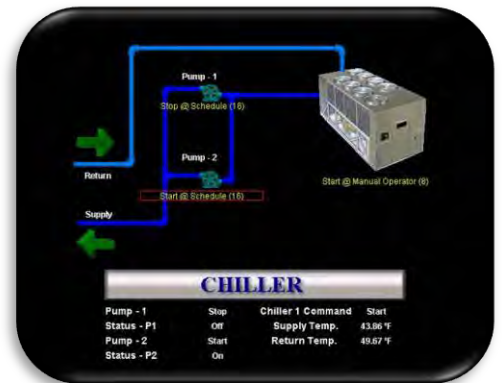
ConEdison *Solutions* proposes a combination of retro-commissioning the newer existing control systems, and upgrading other systems for the locations addressed in this scope of work. Any new Energy Management Control Systems (EMCS) provided under this scope of work shall be of an “Open” system type. A truly “Open” system should include the following at a minimum:

- Allow the City to buy any future products, upgrades or additions from multiple sources, allowing for competitive bid pricing.
- Allow the City to request service from multiple sources and contractors.
- Allow the City to have complete administrative access to the system including the ability to modify the existing supervisory controller database, and direct digital controller configurations.
- System shall communicate using a non-proprietary protocol (i.e. BACnet)

ConEdison *Solutions* recommends that any control newly installed EMCS shall utilize the Tridium Niagara AX Framework based system architecture. Meeting the open system requirements above allows the City to more readily service and expand on the systems in the future. Any newly proposed system shall be designed around an open licensed Tridium Niagara AX JACE (Java Application Control Engine).

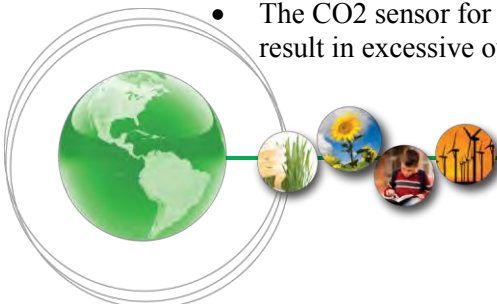
### City Hall

City Hall currently has an Niagara AX based Invensys Energy Management and Control System that is approximately 7 years old. The chilled water plant and the chilled water air handling units are controlled by direct digital controllers networked to the Niagara AX JACE. Control of the chilled water plant includes on/off control of the chilled water pumps, on/off control of air handling unit fans, and control of chilled water valves to maintain space temperature. The system provides a graphical user interface through any PC running a web browser, and allows for individual scheduling and set point adjustment of controlled mechanical equipment.



Several deficiencies in the operation of the HVAC systems were noted during the audit:

- CHW valves seem to be hunting.
- The humidity is high in some areas.
- The CO2 sensor for the Council Chamber appears to be out of calibration which will result in excessive outside air being introduced into the facility.





ConEdison *Solutions* proposes to retro-commission the existing Invensys control system, and ensure that controls are operating properly as originally designed. ConEdison *Solutions* will carry a budget of \$3,000 to repair or replace inoperable system components.

### Recreation Complex

The Recreation Complex building controls consist of a new Niagara AX Distech Energy Management and Control System that is approximately 3 years old. The rooftop units and split systems are controlled by communicating thermostats networked to the Niagara AX JACE. Outside air for gymnasium is controlled based on a space CO<sub>2</sub> sensor.

The existing Distech control system is well suited for this facility and appears to be operating correctly. However, operational enhancements could be implemented to leverage the capabilities of the Distech system and achieve greater energy savings. The Gymnasium and the Theater are both conditioned by multiple HVAC units. Currently, the supply fans of the units serving these areas operate continuously during all occupancy periods. In light load conditions, when both the temperature and the ventilation requirements of these spaces are satisfied, it is possible to save energy by shutting down some of the units. ConEdison *Solutions* proposes modifying the sequences of operations to allow sequencing of the units to meet the demands of these spaces.



### Senior Center

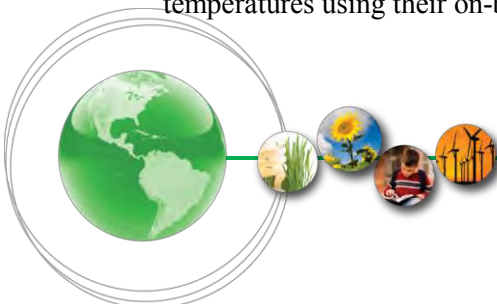
There are presently no direct digital controls at the Senior Center. Temperature control is presently maintained using non-programmable thermostats.

ConEdison *Solutions* suggests a wireless networked programmable digital thermostat system with remote internet access to control the (3) HVAC systems. This is a flexible system that will allow remote monitoring, provide energy savings, and reduce wear and tear on the equipment (the units are presently running 24/7).



### Public Works

The split system serving the Public Works office area is controlled by an electric, non-programmable thermostat. The window units have no independent control and control temperatures using their on-board on/off – warmer/cooler controls.



ConEdison Solutions proposes to install a 7-day programmable thermostat for the existing split system. The new ductless split systems that will replace (5) of the window units will come standard with 7-day programmable thermostats.



### Golf Course

The rooftop units and split systems at the golf course are all controlled by non-programmable thermostats and operate 24/7.

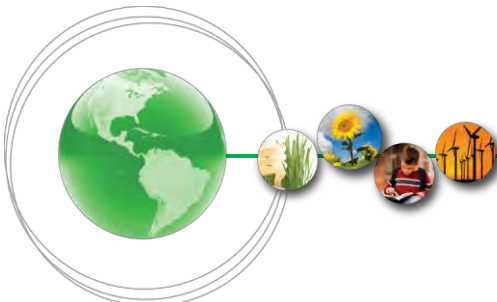
ConEdison Solutions proposes installing a Niagara AX JACE based system with networkable thermostats. This system will allow the City to monitor, schedule and adjust the HVAC systems at the Golf Course via the internet using any PC with a web browser. Energy Savings will be realized by setting back the temperature setpoints when the building is unoccupied.

## **Savings Calculations Methodology**

For the Public Works Complex, Senior Center, and Golf Center, ConEdison *Solutions* estimates the savings for the controls upgrades to amount to 15% of the current electrical usage of the HVAC systems. The current electrical usage of the HVAC systems is estimated to be 40% of the total electrical usage of the building. These savings are based on a control strategy of setting back the space temperatures 5°F during unoccupied periods and closing the outside air dampers during these periods.

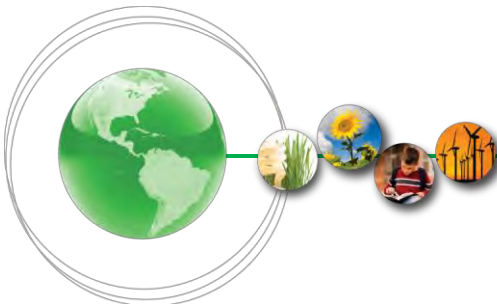
For the Recreation Complex, ConEdison *Solutions* estimating that for the Gymnasium (3) of the (8) units can be shut down for 50% of the operating hours, and for the Theater, (1) of the (3) units can be shut down for 50% of the operating hours. This is based on conversations with the building staff about occupancy levels in the spaces during a typical week.

ConEdison *Solutions* is proposing calculated savings values (rather than values based on an energy model) for this ECM because the savings depend entirely on how the buildings are operated by City staff after the work has been done and ConEdison *Solutions* is no longer present on site. Savings can vary depending on how aggressive the building occupants choose to be in employing setback strategies and on how long the strategies are kept in place.



Location	Annual Energy Savings (kWh)	Annual Utility Cost Savings
Public Works Complex	1,740	\$181
Senior Center	4,579	\$504
Golf Course Clubhouse	17,567	\$2,196
Recreation Complex	19,699	\$1,635
<b>Total</b>		<b>\$4,516</b>
		<b>Utility Cost Savings*</b>

\*The stated savings are calculated and are dependent on how the City ultimately chooses to operate the HVAC controls and systems. See the M&V section of this report for more information about guaranteed savings, including measured and calculated values.



## ECM 8: Vending Machine Controls

### ECM Description

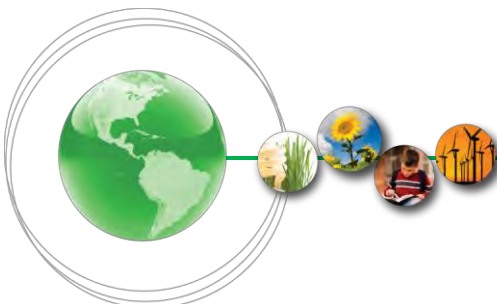
ConEdison *Solutions* proposes to install occupancy sensing and plug load controllers to reduce unnecessary operation of vending machines during unoccupied periods for City Hall, the Recreation Center, and the Public Works complex. Vending machine controllers save energy used by the vending machines during periods when buildings are unoccupied while still maintaining product quality. The controllers use dual sensor technology to detect space temperature and space occupancy to determine when to turn the machine off and on.



Beverage vending machines operate continuously regardless of the presence of potential customers. The lighting on the existing drink machines operates continuously and the compressor cycles continuously. A standard cold drink vending machine with lamps draws on average of 427 Watts. ConEdison *Solutions* proposes to install a VendingMiser on each machine. The VendingMiser consists of a Passive Infrared Sensor (PIR) and a microcontroller. The Vending Miser is an occupancy-based energy controller which will power the machine down during unoccupied hours at night and over weekends. It then monitors the room's temperature and automatically re-powers the cooling system at one to three hour intervals to ensure the product stays cold. The controller is designed so that it will not de-energize the vending machine in the middle of a cooling compressor cycle. It saves money by turning off lighting and by managing compressor cooling cycles when they are not needed.

For this ECM, CES proposes the following:

- Installation of Vending Miser on one (1) cold drink vending machine in City Hall.
- Installation of Vending Misers on one (1) cold drink vending machine in the Recreation Building.
- Installation of Vending Misers on one (1) cold drink vending machine in the Public Works complex.



The table below indicates the savings calculated from this ECM:

Location	Annual Energy Savings (kWh)	Annual Utility Cost Savings
Public Works Complex	2,192	\$228
City Hall	2,192	\$180
Community Center	681	\$64
<b>Total</b>		<b>\$472</b>
		<b>Utility Cost Savings*</b>

\*Because wattages vary among vending machines of the same make and model, calculated savings are nominal, and CES will guarantee 95% of the calculated savings or \$448. See the M&V section of this report for more information about guaranteed savings, including measured and calculated values.

## Savings Calculations Methodology

CES inventoried the cold drink vending machines in the surveyed facilities. Counts and savings calculations are shown below. City Hall and the Public Works complex typically operate ten (10) hours per day, five (5) days per week. The Recreation Center operates fifteen and one-half (15.5) hours on weekdays, thirteen and one-half (13.5) hours on Saturdays, and ten (10) hours on Sundays. The calculations take into account the fact that the lights on the machine in the Recreation Center are already turned off.

The spreadsheet on the following page shows the savings calculations:



Qty	Building	Qty Vending Machines	Qty Vending Machines w/o lights	Qty Coolers	Total Connected Demand (kW)	Existing Annual Hours of Operation	Existing Electric Consumption (kWh)	Annual Occupied Hours	Proposed Annual Hours of Operation	Proposed Electric Consumption	Operating Months per Year	Annual Electric Savings
[A]	[B]	[C]	[D]	[E]	[F]	[G]	[H]	[I]	[J]	[K]	[L]	[M]
1	Public Works	1	0	0	0.43	8,760	3,741	2,600	3,627	1,549	12	2,192
1	City Hall	1	0	0	0.43	8,760	3,741	2,600	3,627	1,549	12	2,192
1	Community Center	0	1	0	0.23	8,760	2,041	5,252	5,837	1,360	12	681
<b>3</b>					<b>1.09</b>		<b>9522</b>			<b>4457</b>		<b>5065</b>

Item	Value	Units	cell ref	Remarks
Existing Annual Hours of Operation per Machine	8,760	Hrs	[D14]	Vending Machines are constantly plugged in
Time Between Auto Repower	2	Hrs	[D15]	based on independent testing data
Duration of Auto Repower	0.4	Hrs	[D16]	based on independent testing data
Watts used for Vending Machine	427	W	[D17]	industry average
Watts used for Vending Machine without lights	233	W	[D18]	industry average
Watts used for Coolers	233	W	[D19]	industry average

Cell Ref.	Comment
A	Estimated quantity of machines appropriate for retrofit, per site audit
B	Facility analyzed
C	Quantity of vending machines appropriate for retrofit
D	Quantity of snack machines appropriate for retrofit
E	Quantity of coolers appropriate for retrofit
F	Total connected electric demand per building = [colC] x [F17] / 1,000 + [colD] x [F18] / 1,000 + [colE] x [F19] / 1,000
G	[F14]
H	[colF] x [colG]
I	Annual Hours the building is occupied
J	[colI] + (([D14] ÷ 52 - [colI] ÷ 52) ÷ (([D15] + [D16]) x [D16]) x 52 weeks
K	[colF] x [colJ]
L	Months per year the machine is powered on
M	[colH] - [colK]



## ECM 9: Ice Machine Heat Exchanger

This measure involves installing a heat exchanger on ice machines. The heat exchanger works by using cold purge water that is normally drained from the machine to precool the make up water for the machine. The system allows the ice machine to expend less energy to produce ice. Electricity is saved by increasing the efficiency of the machine and lowering the cycle time.

Ice machines were observed at the Public Works complex, the Senior Center, and the Golf Course Clubhouse. In order for this ECM to have a reasonable payback, the facility must use a large quantity of ice on a regular basis.

This is only true of the Public Works complex, where the ice is used on a daily basis to fill water jugs. Therefore, this ECM is only recommended for the Public Works complex.

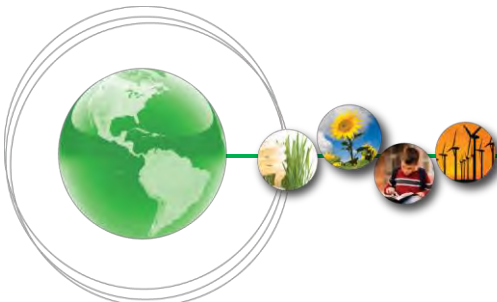


For this ECM ConEdison *Solutions* proposes the following scope of work:

### Public Works Complex:

- Install (1) Heat Exchanger on the Parking Lot Ice Machine

The spreadsheet on the following page shows the savings calculation:





**ENTER DATA**

**Location Info:**

KWH rate for location (+ fuel charge)	\$ 0.10
Ice Machine Run Time (% per day)**	30%

**Ice Machine Info:**

ARI* rated ice production (lbs. / 24 hrs)	300
ARI* rated KWH usage (KWH / 100 lbs.)	6.5

**Maximicer Info:**

Observed energy savings studies

Manitowoc, Hoshizaki	15 to 25%
All others	25 to 30%

Selected Savings rate: **20%**

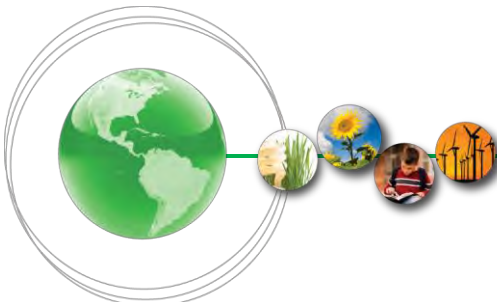
Ice Machine Energy Consumption Table			
Daily	Monthly	Yearly	3 years
\$ 0.59	\$ 17.55	\$ 213.53	\$ 640.58

Maximicer Energy Savings Table			
Daily	Monthly	Yearly	3 years
\$ 0.12	\$ 3.51	\$ 42.71	\$ 128.12

\* Ice Machine manufacturers certify ice production performance numbers at 90°F ambient air and 70°F water temperatures (ARI Standard 810 ratings).

\*\*Run time has been lowered from the standard 80% value to account for reduced usage of approximately 25% of bin capacity per day.

The annual savings for this ECM is \$42.71. Because wattages vary among ice machines of the same make and model, calculated savings are nominal, and CES will guarantee 95% of the calculated savings or \$40.57. See the M&V section of this report for more information about guaranteed savings, including measured and calculated values.





## ECM 10: Stafford Park Sports Field Lighting and Controls

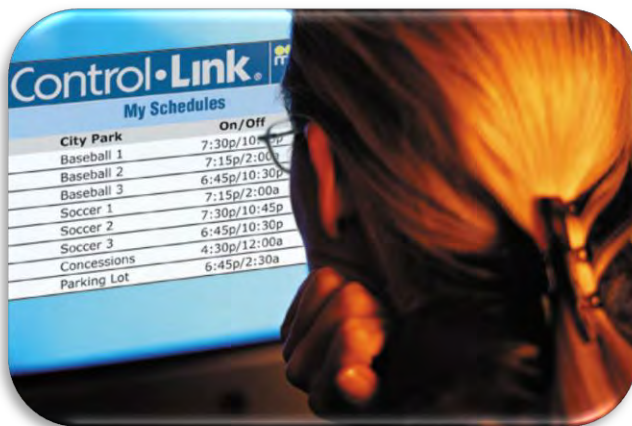
### Description

ConEdison *Solutions* has teamed with Musco lighting to provide a cutting edge upgrade in sports lighting design. Musco’s technical innovations open up opportunities to upgrade fixtures in way that reduces the amount of energy used while still providing appropriate lighting levels. Some of the main innovations include improvements in lamp design, precision aiming, and enhanced glare reduction. All of which play a part in our approach to energy savings. These advantages are detailed in the next few pages.

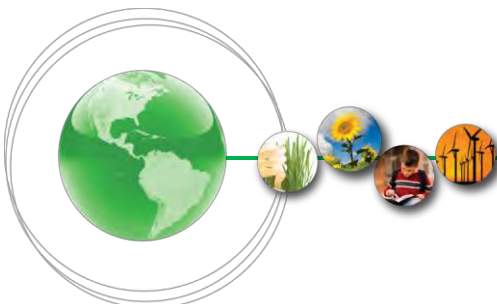


### Site Specific Approach

While a majority of the sports lighting a Stafford Park has already been upgraded as part of a previous project, there are an additional (4) poles that have not been upgraded to the Musco Light Structure Green fixtures. We propose removing the existing (35) 1.5kW fixtures on these poles and replacing them with (18) new Light Structure Green Fixtures. This will allow for the City to have one consistent light fixture throughout its park system.

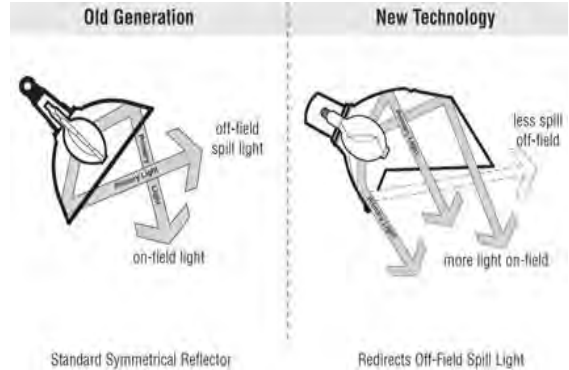


In addition to the replacement measure proposed above, we also propose installing a Musco Control Link cabinet to allow for greater controllability of the all of the sports lighting at Stafford Park. This feature will allow for exact programming of seasonal schedules and enhanced ability to turn the lights off when they're not needed via cell phone or a computer. We anticipate this measure will generate an additional 20% of annual sports lighting energy savings.



## Lamp Upgrade

Musco's Green Generation Lighting technology is unique in that it regulates light distribution at every step of the delivery process, starting with the lamp. The lamp in the Green Generation system utilizes a filament that, when installed in a tilted sports lighting fixture, sits horizontal with respect to the playing field (see aside diagram). The result is a substantial reduction in spill lighting. Spill lighting is light being produced for a field lighting that's being reflected off the field of play. This light then is essentially, energy that is being wasted because it serves no usable purpose. In addition, excessive spill lighting can be a nuisance to adjacent properties. As explained above, Musco's tilted lamp technology helps significantly reduce the amount of spill lighting coming from a facility.



The end result is a significant increase in delivered lumens onto the playing surface and a major decrease in light spill off of the field. The following photograph illustrates the affect of this technology.



## Precision Aiming

One of the problems facing traditional lighting systems in the past is that the lighting design would differ substantially from the performance. This was due in large part to the need for the installing contractor to aim the lights on site, many times without an aiming diagram. The result in many cases was dramatic deviation from the approved design to the actual application.

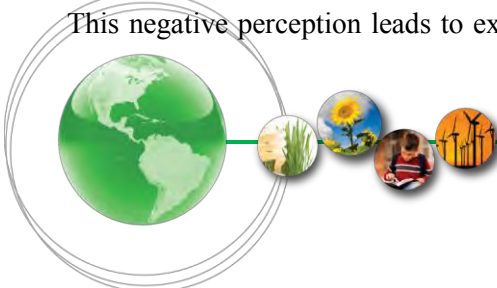
The Musco Green Generation Lighting System also incorporates the latest in precision aiming techniques, affording the customer improved performance using less energy. This increase in productivity is achieved in several ways. The first is through mounting arms produced and pre-aimed at the Musco factory. This allows engineers to “dial in” the lighting to the exact specifications of their design. This simplifies the role of the electrical contractor in that he/she need only install the fixtures on the factory aimed mounting arms mount the assembly onto the pole.

Another aspect of Musco’s precision aiming system is through an innovation called “Side Shift Beam Control”. This allows for horizontal adjustments to the beam distribution in addition to vertical adjustments. The end result is site specific, direct lighting into corners with minimal spill. Note the tight cornering on the photograph below.



## Glare Control

Many times, the glare from sports lighting fixtures create the perception of excessive lighting. This is due to the fact that a small amount of light is being directed directly into the observer’s line of sight. This negative perception leads to excessive “nuisance lighting” complaints from neighbors that take

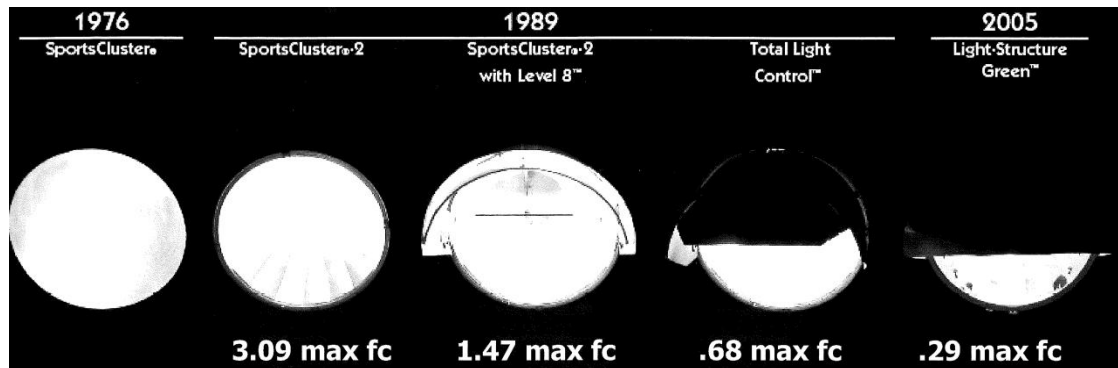


time and energy on the part of the county to address. The system upgrade proposed by Con Edison Solutions reduces this glare.

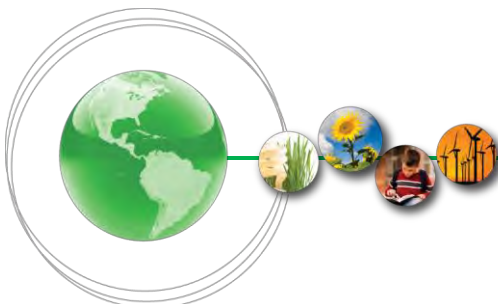
The Musco Green System provides substantial glare reduction when compared to conventional fixtures. This a result of the design features mentioned in the first two section of this ECM (lamp improvements, precision aiming), but also another design characteristic external shielding. This shielding is factory installed around the outer housing of the fixture. Simply put, this shield blocks the direct path of lighting from the fixture to adjacent areas. Given the precision in which Musco Green System is designed and installed, these shields do not negatively impact the lighting distribution.



The reduction in glare as a result of advanced shielding is best illustrated in the following side by side comparison photographs.



Evolution of Glare Control in Sports Lighting fixtures



## Savings Analysis

The table below illustrates the annual cost savings possible through implementing a comprehensive lighting and controls upgrade. As well as replacing fixtures on the existing four poles. The methodology supporting these calculations can be found on the following pages.

Stafford Park	Poles	Existing 1500W Fixture Count	Existing Demand (kW)	Existing Annual Burn Hours	Existing Energy Consumption (kWh)	New 1500W Fixture Qty	Proposed Annual Demand (kW)	New Annual Burn Hours	Proposed Energy Consumption (kWh)	Demand Rate (\$\$\$/kW)	Annual Demand Reduction (kW)	Energy Rate (\$\$\$/kWh)	Annual Energy Reduction (kWh)	Annual Energy Cost Savings
New Fixtures/Controls	4	35	56.0	750	42,000	18	28.2	600	16,891	\$ 11.73	334	\$0.0551	25,109	\$5,303
New Controls on Existing Fixtures	14	40	62.6	750	46,920	40	62.6	600	37,536	\$ 11.73	0.0	\$0.0551	9,384	\$517
									Total	\$ 11.73	334	\$0.0551	15,725	\$5,820

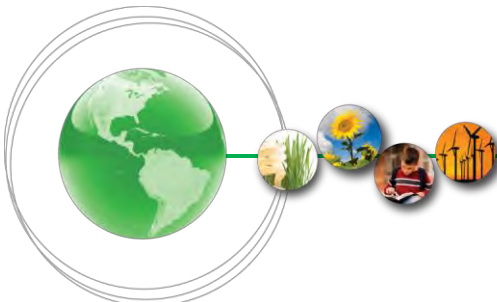
Due to wattage variations between individual light fixtures of the same type, calculated utility savings are nominal and CES will guarantee 95% of the calculated savings or \$5,529. See the M&V section of this report for more information about guaranteed savings, including measured and stipulated values. The Control Link savings shown is a stipulated savings value based on the manufacturers experience with this product. The associated savings depends entirely on how the facility is operated by City's parks department. The realized savings can vary widely depending on how aggressive (or not aggressive) the facility staff is in implementing precise scheduling strategies and on how long the strategies are kept in place.

## Maintenance Savings

Utilizing the Musco Green System will affectively allow the City of Miami Springs to recover all maintenance costs associated with its sports lighting for the term of the project. This is because the warranty associated with the Musco system pertains to maintaining lighting level performance as opposed to fixture burn hours. The advanced controls incorporated into the Control Link system allow Musco to monitor the lights remotely and send out work crews to fix the lighting fixtures automatically. Therefore the entire cost that the City currently pays for maintenance can be recovered. The calculation of this cost for Stafford Park is detailed at the top of the next page.



The table below indicates the maintenance cost savings associated with this ECM. A description of the columns and the associated methodology is listed below the table.



Column ID	1	2	3	4	5	6
Facility	Existing Annual Burn Hours	Typical Lamp Life (Hours)	Typical Lamp Life (Years)	Existing Fixture Count 1500W	Replacement Cost	Annual Lamp Maintenance Cost Savings
Stafford Park	750	3,000	4	35	\$125	\$1,094

*Column 1 - Existing Burn Hours:* This figure indicates the typical annual hours that the lights are currently used. In our calculations we used 750 annual hours which equates to a little over 2 hours per night.

*Column 2 - Typical Lamp Life:* The amount of time a standard 1500W metal halide fixture operates before failure. In actuality some operate longer and some operate shorter but 3,000 hours is an accepted industry average for sports lighting.

*Column 3 - Typical Lamp Life (Years):* Same as above but normalized to years based on existing usage.

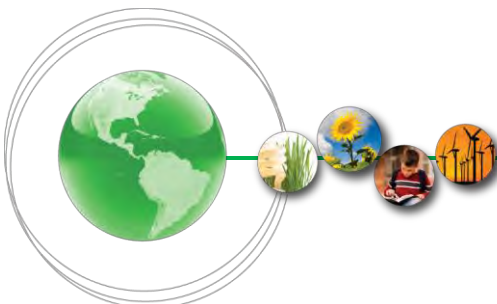
$$\frac{\text{Column 2}}{\text{Column 1}}$$

*Column 4 - Existing 1500W Fixture Count:* The quantity of existing fixtures included in the scope of this ECM

*Column 5 - Replacement Cost:* An average cost associated with changing the existing fixtures as they burn out. This cost includes all materials and labor required for replacement.

*Column 6 - Annual Lamp Maintenance Cost Savings:* Self explanatory. Calculated through the following formula:

$$\frac{\text{Column 4} \times \text{Column 5}}{\text{Column 3}}$$



## ECM 10: Savings Calculation Methodology

### Lighting and Controls Savings

- ❖ Energy (kWh) savings is computed in the following manner:

$$(FWE / 1000 \times QFE \times OHE) - (FWN / 1000 \times QFN \times OHN) = \text{Savings in kWh}$$

- ❖ The final kWh savings estimate is then multiplied by a stipulated utility energy rate.

Where:

FWE = Fixture Rated Wattage – Existing

QFE = Quantity of Fixtures – Existing

OHE = Operating Hours – Existing

FWN = ECM Rated Wattage – New

QFN = Quantity of Fixtures – New

OHN = Operating Hours – New

The lighting audit information is provided in the appendix at the end of this report. Savings for any specific room can be verified by applying the numbers from the audit in the formula above.

*Example: Assume that in a particular room, there are currently five 60-watt incandescent lamps. We propose replacing these light bulbs with five 23-watt compact fluorescent lamps. Based on observation data, the existing yearly operating hours for those lamps is 2,000 hours but the room is only occupied for 1,000 hours per year. The following is then true:*

$$QFE=5, FWE=60, QFN=5, FWN=23, OHE=2,000, OHN=1,000$$

*Using the above formulas, the usage (h) and energy (kW) savings can be calculated for these fixtures.*

$$\text{Energy (kWh) savings} = (FWE / 1000 \times QFE \times OHE) - (FWN / 1000 \times QFN \times OHN) = [(60 \times 5) / 1000 \times 2000] - [(23 \times 5) / 1000 \times 1000] = 485 \text{ kWh}$$

*The existing fixture watts are determined from a fixture by fixture audit performed at the locations. The operating hours are determined from usage data observed during the audit and conversations with building personnel.*



## ECM 11: PC Power Management

### Network Computer Controls

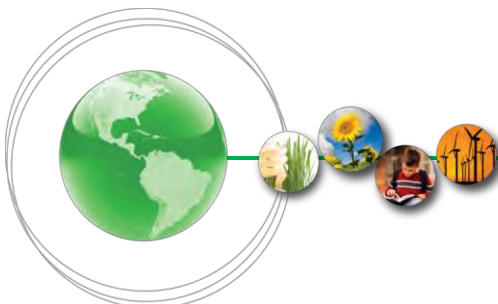
This ECM focuses on saving electricity from computers located throughout the City owned facilities. ConEdison *Solutions* proposes to install a software tool that will allow measurement, management, and reduction of the power used by the network computers.



ConEdison *Solutions* proposes to install a software utility that will allow measurement, management, and reduction of power usage of the personal computers in the City’s network. This software will save energy consumed by computers during unoccupied periods. The software is fully configurable by Information Technology (IT) personnel and provides a means to schedule software updates as well as to reduce energy and power consumption. The software detects user presence by tracking inputs such as a mouse movement and keyboard use. During unoccupied periods the software resets parameters to reduce power consumption after a period of time specified by the IT department. Not only does the software save energy for the end user but it also allows the IT department to work more efficiently.

Annual Energy Savings			
ECM: NETWORK COMPUTER CONTROLS			
Number of PCs	kWh Reduction Per PC	Annual kWh Reduction	Utility Cost Savings*
125	75	9375	\$938

\*At \$0.100 per kWh blended rate.





## ECM 12: Solar Window Film

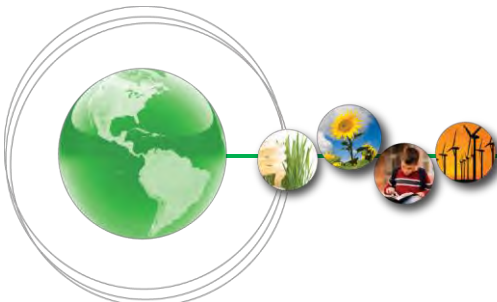
### Description

This ECM focuses on the installation of solar film on windows. The film will not only reduce the solar heat gain, but will also increase the insulating value of the window system. This provides energy savings during heating and cooling periods.



In the Miami Springs Senior Center, there is a large amount of glass area surrounding the Community Room. The Community Room was originally constructed by enclosing an open porch area with sliding glass doors. The glass is single pane with no tint. This would normally be a source of substantial solar heat gain which would present an excellent opportunity for the installation of solar window film. However, the solar heat gain is currently mitigated by the substantial roof overhang and by the blinds that have been installed to cover almost all of the glass area.

ConEdison *Solutions* is offering the installation of solar window film for the Senior Center Community Room as a facility improvement measure. No energy savings would be claimed for the measure since the current energy loss is not substantial. However, installation of the film would allow the blinds to be opened, which would allow natural light to enter the room and would provide the occupants with pleasing views of the outdoors. This would also give the occupants the option of saving energy by turning off lights when the outdoor light is sufficient. Also, the blinds are currently left open in a few areas, and the glare and solar heat gain from these areas would be reduced.



The following table shows the amount of energy saved when the solar window film is applied to clear glass:

<b>Annual Savings for Senior Center</b>			
<b>ECM: Solar Window Film</b>			
<b>Annual kWh Clear Glass</b>	<b>Annual kWh Window Film</b>	<b>Annual kWh Saved</b>	<b>Percent Reduction</b>
31,783	13,667	18,116	57%

The existing blinds are providing approximately the same amount of savings as the window film. With the window film in place, the blinds could be opened and the above table would represent the avoided energy penalty from opening the blinds.

ConEdison Solutions did not observe any other large untinted glass areas in the facilities included in this audit.



## ECM 13: Inactive Water Accounts

### Description

This ECM focuses on reducing utility costs to the City of Miami Springs by eliminating charges for water accounts that are no longer in use. It is possible that water accounts for facilities that have been abandoned or demolished may never have been closed. The City may be charged for items such as a monthly account fee and associated taxes on an account that has no consumption.

Service From	Service To	Meter Number	Days of Service	Prior Reading	Current Reading	Consumption in CCF	Consumption in Gallons
08/28/12	09/28/12	08415510	09	0	0	0	0

**Water Charges**

City of Miami Springs Surcharge	20.30
Water Charge	60.30
<b>Water Charges Subtotal</b>	<b>\$ 110.88</b>

**Water Fees and Taxes**

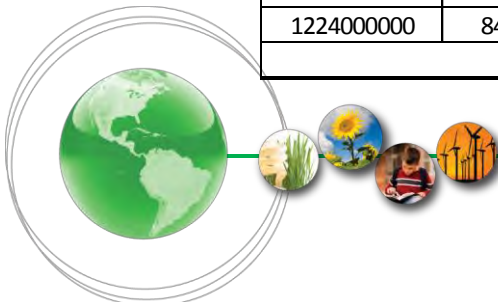
Utility Service Fee	0.77
<b>Water Fees and Taxes Subtotal</b>	<b>\$ 0.77</b>

**Total Account Balance: \$ 117.46**

Water Bill Showing No Consumption

ConEdison Solutions has reviewed account billing data provided by the City of Miami Springs and has collected a list of water accounts that have charges but no water consumption. We propose that the status of the accounts be investigated, and that all accounts that are no longer needed should be terminated. The table below summarizes the water accounts that appear to be inactive and the savings that will be realized if the accounts can be closed.

Water Accounts With No Consumption			
Account Number	Meter Number	Address	Annual Cost
4124000000	12400495	1X S Royal Poinciana Blvd	\$146.88
6124000000	8416510	1X South Dr	\$469.84
2193000000	12400427	57X Lemape Dr	\$119.12
7124000000	8416519	169X Curtiss Pkwy	\$469.84
4293000000	8416284	401 Westward Dr	\$331.72
1324000000	8416282	401X Westward Dr	\$146.88
1034000000	8416088	201 Westward Dr	\$49.96
0224000000	8416535	642X Curtiss Pkwy	\$469.92
1224000000	8416512	644X Curtiss Pkwy	\$469.84
<b>Total</b>			<b>\$2,674.00</b>



## ECMs Investigated But Not Recommended

### Renewable Energy - Demonstration Project

#### Description

##### Overview

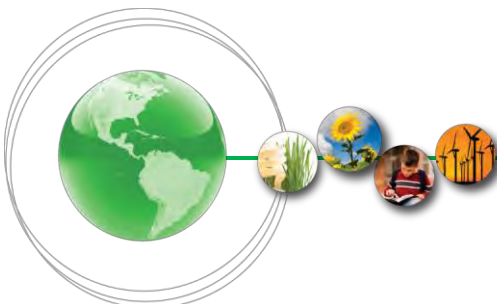
ConEdison Solutions evaluated the feasibility of including a Solar Energy Demonstration Project at a high visibility location such as the Golf Course or Recreation Center. This would be used to educate local constituents and the wider community regarding renewable solar energy systems. In addition, it would act as a public relations tool to inform the community about the City's efforts to promote energy savings through the Energy Savings Performance Contract that is the subject of this IGA.

##### Detail

The cost of renewable energy technology has decreased by over 40% in the last 4 years. However the economics of these projects still struggle to fit within the financial constraints of an Energy Savings Performance Contract. The demonstration project would not have a reasonable payback on its own would need to be funded by the savings generated by other ECMs. Since the City would prefer to use the funds from energy savings to pay for other needs, this project will not be pursued.



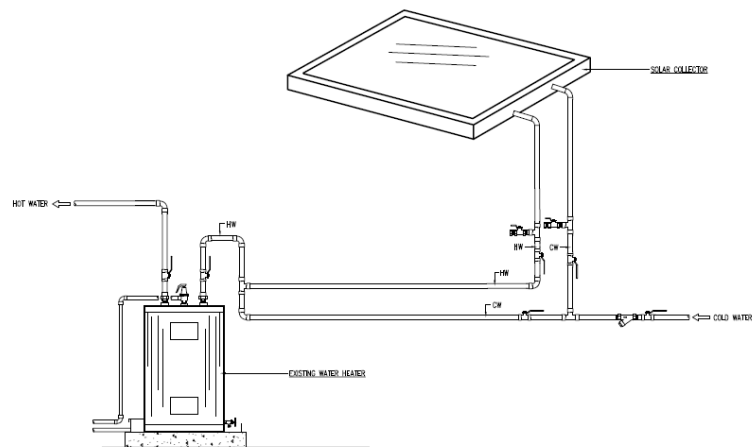
An Energy Dashboard can be used to promote sustainable initiatives and create environmental awareness through the display of building efficiency information, educational demos, environmental tips, quizzes and more.



# Renewable Energy – Solar Domestic Water Preheating System

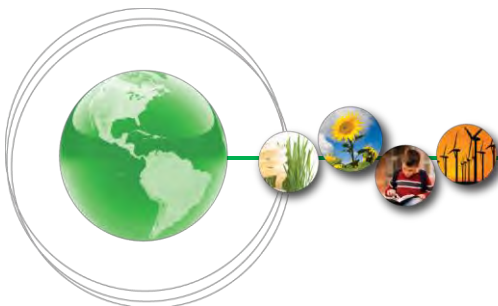
## Description

This ECM focuses on installing a solar preheater panel at the domestic water heating tank. The panel works to shed peak loads from the tank. Two types of systems are available: passive or active. In a passive system, water pressure alone moves water to the solar preheater and then the tank heater provides any additional heating that may be required depending on the load. In an active system, a small pump continuously circulates water from the solar heater to the tank which has the added benefit of reducing the standby losses at the heater. The payback for this system is more attractive for electric water heating systems rather than gas systems.



**SOLAR PREHEATER SYSTEM PIPING DETAIL**  
NOT TO SCALE

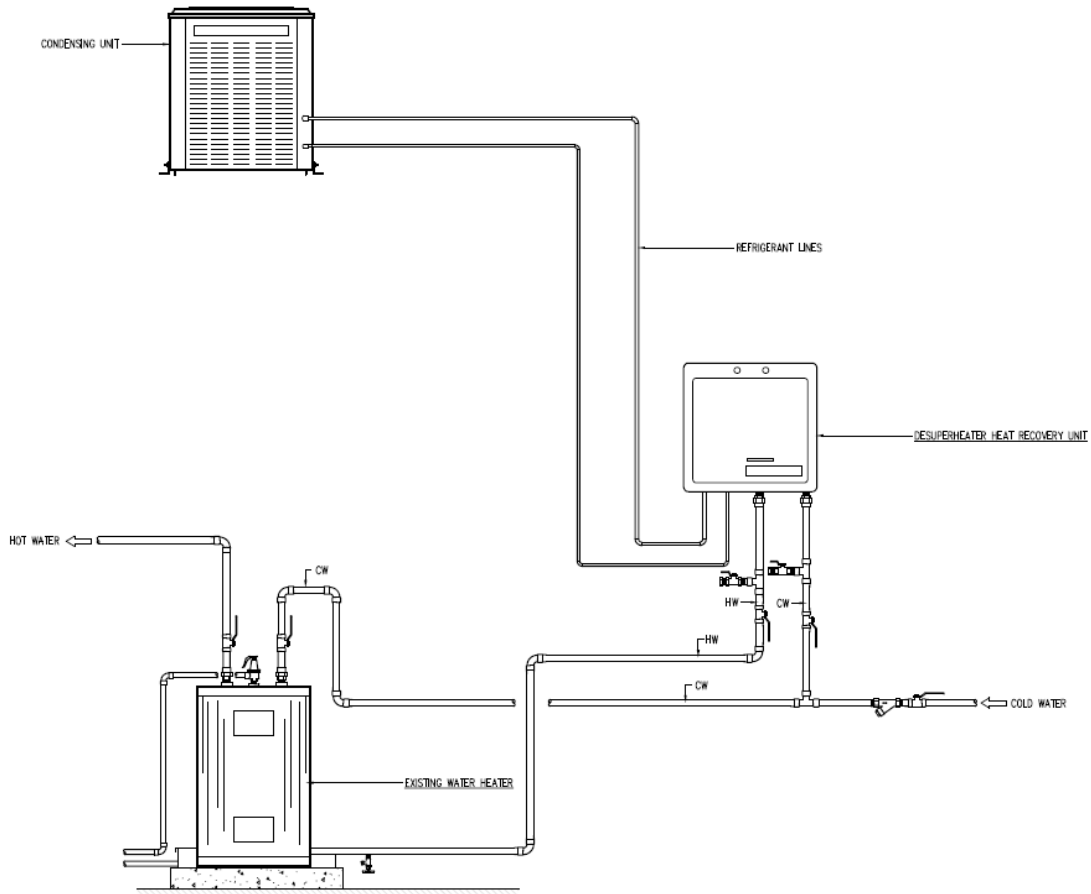
This ECM was considered for several City buildings, but none had enough hot water usage to make the technology viable. Without a large volume of hot water usage, the payback for this ECM is unacceptably long.



## Desuperheater Heat Recovery Unit

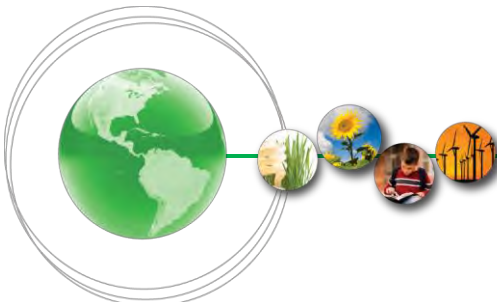
A Desuperheater Heat Recovery Unit utilizes the heat rejected from DX cooling equipment to heat domestic hot water for use in the facility. Not only does the Heat Recovery Unit substantially reduce the amount of energy required to provide domestic hot water, but it also improves the cooling efficiency of the air conditioning equipment while it is operating (by reducing the pressure of the compressor head).

The figure below shows a sample piping schematic of a desuperheater system.



**DESUPERHEATER SYSTEM PIPING DETAIL**

NOT TO SCALE

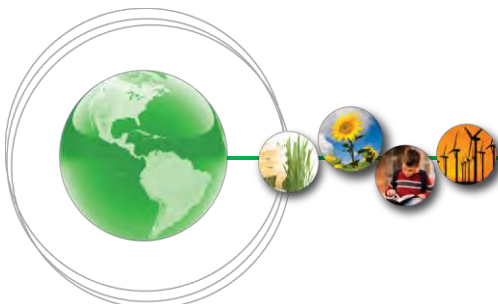


In order for this technology to be viable, several conditions are necessary:

1. The building must use DX cooling equipment.
2. The building must have a continuous air conditioning load.
3. The building must have a significant consumption of domestic hot water.

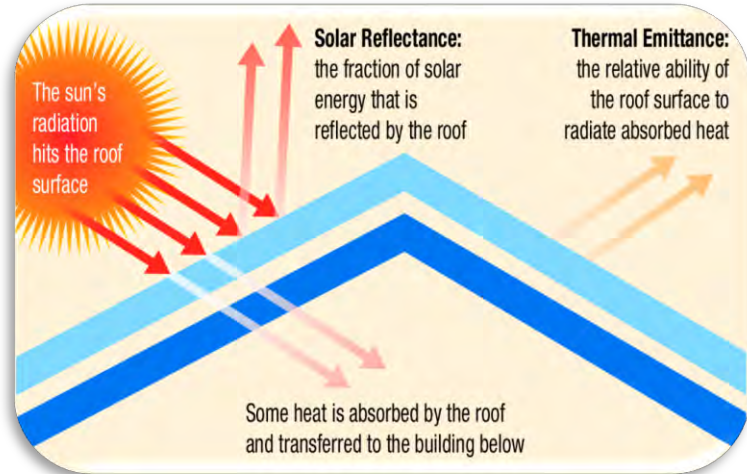
The Fire Station (located in the City Hall building) meets most of these qualifications, since it is cooled with DX equipment, is occupied 24/7, and uses hot water for showers. Unfortunately, the facility does not have enough occupants to raise the hot water consumption to the threshold where this ECM would have a reasonable payback.

Since none of the surveyed facilities have a continuous occupancy along with a large enough domestic hot water load, this ECM is not cost effective and therefore is not recommended.



## Cool Roof Coating

This ECM focuses on installing a cool roof system that provides a high solar reflectance and high thermal emittance. Traditional dark-colored roofing materials strongly absorb sunlight, making them warm in the sun and heating the building. White or special “cool color” roofs absorb less sunlight, staying cooler in the sun and transmitting less heat into the building. This reduces the need for cooling energy.



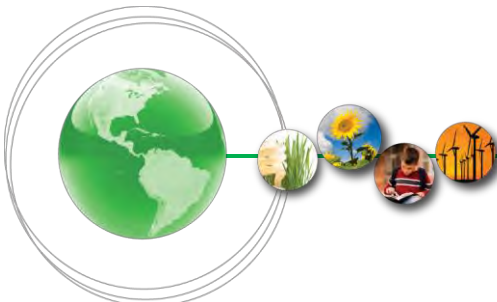
The “coolness” of a roof is determined by two properties and their combined effects on temperature:

- Solar reflectance — the fraction of sunlight that is reflected
- Thermal emittance — the efficiency with which a surface cools itself by emitting thermal radiation

Both properties are measured on a scale of 0 to 1 — the higher the values, the cooler the roof.

A solar reflective coating can be installed on existing roofs to increase its reflectivity and emissivity. Roof surface temperatures can typically be reduced by 40 degrees F which results in a decrease in air conditioning costs.

During the audit it was observed that several of the roofs on the buildings were dirty and some were of a gray color. However, in order for the change to a cool roof to generate enough savings to offset the considerable cost of coating the roof, the existing roof has to be of a very dark heat-absorbing color (i.e. it has to have a very low Solar Reflectance and Thermal Emittance). ConEdison Solutions modelled several of the surveyed buildings on our HAP Energy Modelling Software and confirmed that none of the surveyed roofs were of a dark enough color to generate enough savings to provide a reasonable payback, so this ECM is not recommended.





## Measurement and Verification

There are several primary methods for measuring energy savings as defined by the International Performance Measurement and Verification Protocol (IPMVP). IPMVP is the industry accepted standard guideline for performing measurement and verification. Each one is applicable to different risk sharing scenarios, different project values, and different types of contracts. Following is a brief description of the four M&V options available under the IPMVP:

**Option A: Partially Measured Retrofit Isolation** is designed for retrofits where end-use “efficiency” or power draw can be measured or stipulated using manufacturers’ performance specifications or one time measurements. Estimated or stipulated energy consumption is calculated by multiplying manufacturers’ information or a measured variable times the stipulated hours of operation for each period of operation. Some of the best applications for this option are individual loads or systems within a building, where energy usage can be broken down to one or two primary, straightforward parameters. As part of the contract, both parties must agree up front that the mainly stipulated parameters are reasonable, realistic and accurate, and may only be changed by a mutually agreed upon modification to the contract.

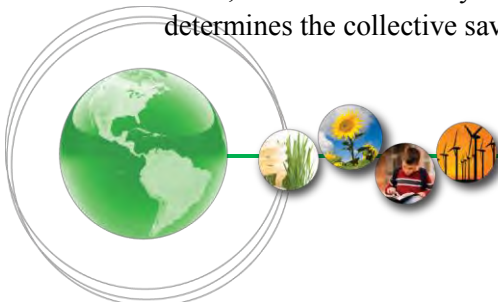
**Option B: Retrofit Isolation** involves savings determination techniques that are identical to those of Option A except that no stipulations are allowed under Option B.

Short term or continuous metering may be used under Option B. Continuous metering provides greater certainty in reported savings and more data about equipment operation. This data can be used to improve or optimize the operation of the equipment on a real-time basis, thereby improving the benefit of the retrofit itself.

Option B involves full measurement of the impact of the ECM. Therefore there is less need to verify the potential to perform than in Option A.

The savings created by most types of ECMs can be determined with Option B. However, the degree of difficulty and costs associated with verification increases proportionately as metering complexity increases. Option B methods will generally be more difficult and costly than Option A. However Option B may produce less uncertain results where load and savings patterns are variable.

**Option C: Whole Facility** involves use of utility meters or whole building sub-meters to assess the energy performance of a total building. Option C assesses the impact of any type of ECM, but not individually if more than one is applied to an energy meter. This Option determines the collective savings of all ECMs applied to the part of the facility monitored by



the energy meter. Also, since whole building meters are used, savings reported under Option C include the impact of any other changes made in facility energy use (positive or negative). Option C may be used in cases where there is a high degree of interaction between installed ECMs or between ECMs and the rest of the building, or the isolation and measurement of individual ECM(s) is difficult or too costly.

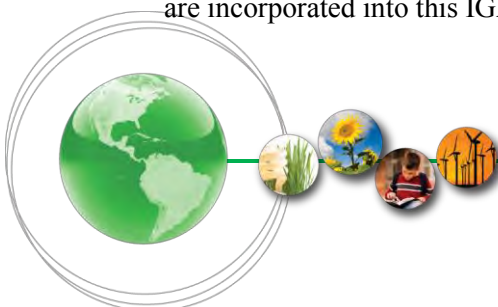
This Option is intended for projects where savings are expected to be large enough to be discernible from the random or unexplained energy variations that are normally found at the level of the whole facility meter. The larger the saving, or the smaller the unexplained variations in the baseline, the easier it will be to identify savings. Also, the longer the period of savings analysis after ECM installation, the less significant is the impact of short term unexplained variations.

Periodic inspections should be made of all equipment and operations in the facility after ECM installation. These inspections will identify changes from baseline conditions or intended operations. Accounting for changes (other than those caused by the ECMs) is the major challenge associated with Option C - particularly when savings are to be monitored for long periods.

**Option D: Calibrated Simulation** involves determining energy savings during the performance period using calibrated building simulation tools. Savings determined through Option D is intended for energy conservation retrofits where calibrated simulations of the baseline energy use and/or calibrated simulations of the post-installation energy consumption are used to measure project savings. Option D may involve measurements of energy use before and after the retrofit for specific equipment or energy end-use, as required for proper calibration of the simulation program. Periodic inspections of the equipment may also be warranted. Energy consumption is calculated by developing calibrated, hourly simulation models of whole-building energy use, or equipment subsystems. This is done in both the baseline mode and in the post-installation mode. Comparisons can then be made for the (simulated) differences for a “typical” weather year, or for weather and operating conditions that correspond to a specific year during either the baseline or post-installation period.

Because these measures involve interactions of savings from HVAC, controls and chilled water systems and there are significant interactions among HVAC equipment, a calibrated computer simulation of building systems and components has been constructed, verifying stipulated nameplate or manufacturer’s data and operating schedules and unit efficiency.

The base case model has been calibrated to actual energy consumption records of the facility. This same model was then modified to incorporate the changes in equipment, set points, controls, and system design to reflect the anticipated changes to be accomplished under this Performance Contract. The models used for the before and after configuration of equipment are incorporated into this IGA and are available for inspection.



Any requests by the City of Miami Springs for modifications to the models' assumptions, set points, sequences of operation, or equipment efficiencies have been incorporated into the models and both parties agree that the models as included in this IGA are reasonable representations of actual current and expected future energy use of the buildings. Annual savings will be calculated using the calibrated simulation of building equipment before and after the measures are installed.

For this project CES recommends using Option A for most of the ECMs since none are large or complicated enough to warrant the other more involved and more costly options.

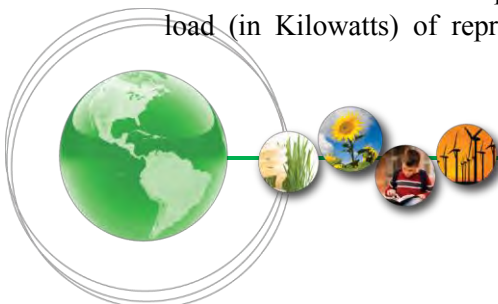
The table below summarizes the Measurement and Verification (M&V) approach for each ECM:

ECM	Description	M&V Approach
1	Lighting & Control Upgrades	A
1A	Lighting & Control Upgrades - Alternate A	A
2	Parking Lot Lighting	A
3	Street Lighting	A
3A	Street Lighting - Alternate A	A
3B	Street Lighting - Pathway Bollards	A
4	Low Flow Plumbing Fixtures	A
5	City Hall HVAC Upgrades	N/A
6	DX Equipment Replacement	D
6A	Remaining Golf Course DX Units	D
7	HVAC Control Upgrades	D
8	Vending Machine Controls	D
9	Ice Machine Heat Exchanger	D
10	Stafford Park Sports Field Lighting	D
11	PC Power Management	A
12	Solar Window Film	N/A
13	Inactive Water Accounts	N/A

### ECM 1 – Lighting Improvements and Controls

The proposed measurement and verification approach for this ECM is the IPMVP Option A.

The performance of the ECM shall be supported by the Measured Capacity data obtained before and after retrofit. A power meter will be utilized to measure the connected electrical load (in Kilowatts) of representative types of fixtures. At least (3) measurements of (6)



different types of fixture to be replaced/retrofitted shall be made to obtain a statistical average. Fixtures that cannot be easily measured shall be stipulated. The measurements shall be taken one time and shall be stipulated for the remainder of the contract.

The hours of operation shall be stipulated and are based on the occupancy sensor data obtained from the data loggers. The stipulated hours of operation are displayed in the Lighting Audit Appendix at the end of this report. As long as the occupancy sensors are operational at the time of inspection, the measure will be deemed as performing. This information shall be utilized as the basis for the annual hours of operation agreed-upon according to IPMVP Option A.

### **ECM 1A – Lighting Improvements and Controls – Alternate A**

The proposed measurement and verification approach for this ECM is the IPMVP Option A.

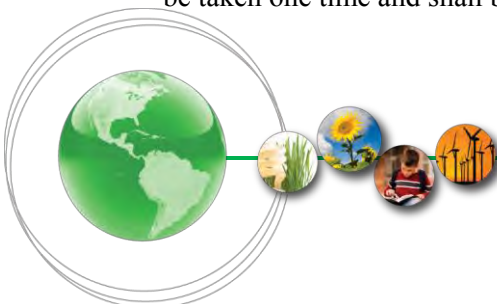
The performance of the ECM shall be supported by the Measured Capacity data obtained before and after retrofit. A power meter will be utilized to measure the connected electrical load (in Kilowatts) of representative types of fixtures. At least (3) measurements of (6) different types of fixture to be replaced/retrofitted shall be made to obtain a statistical average. Fixtures that cannot be easily measured shall be stipulated. The measurements shall be taken one time and shall be stipulated for the remainder of the contract.

The hours of operation shall be stipulated and are based on the occupancy sensor data obtained from the data loggers. The stipulated hours of operation are displayed in the Lighting Audit Appendix at the end of this report. As long as the occupancy sensors are operational at the time of inspection, the measure will be deemed as performing. This information shall be utilized as the basis for the annual hours of operation agreed-upon according to IPMVP Option A.

### **ECM 2 – Parking Lot Lighting**

The proposed measurement and verification approach for this ECM is the IPMVP Option A.

The performance of the ECM shall be supported by the Measured Capacity data obtained before and after retrofit. A power meter will be utilized to measure the connected electrical load (in Kilowatts) of representative types of fixtures. At least (3) measurements of (6) different types of fixture to be replaced/retrofitted shall be made to obtain a statistical average. Fixtures that cannot be easily measured shall be stipulated. The measurements shall be taken one time and shall be stipulated for the remainder of the contract.



The hours of operation shall be stipulated and are based on information from the owner and on average daylight hour data. The stipulated hours of operation are displayed in the Lighting Audit Appendix at the end of this report. This information shall be utilized as the basis for the annual hours of operation agreed-upon according to IPMVP Option A.

### **ECM 3 – Street Lighting**

The proposed measurement and verification approach for this ECM is the IPMVP Option A.

The performance of the ECM shall be supported by the Measured Capacity data obtained before and after retrofit. A power meter will be utilized to measure the connected electrical load (in Kilowatts) of representative types of fixtures. At least (3) measurements of (6) different types of fixture to be replaced/ retrofitted shall be made to obtain a statistical average. Fixtures that cannot be easily measured shall be stipulated. The measurements shall be taken one time and shall be stipulated for the remainder of the contract.

The hours of operation shall be stipulated and are based on information from the owner and on average daylight hour data. The stipulated hours of operation are displayed in the Lighting Audit Appendix at the end of this report. This information shall be utilized as the basis for the annual hours of operation agreed-upon according to IPMVP Option A.

### **ECM 3A – Street Lighting – Alternate A**

The proposed measurement and verification approach for this ECM is the IPMVP Option A.

The performance of the ECM shall be supported by the Measured Capacity data obtained before and after retrofit. A power meter will be utilized to measure the connected electrical load (in Kilowatts) of representative types of fixtures. At least (3) measurements of (6) different types of fixture to be replaced/ retrofitted shall be made to obtain a statistical average. Fixtures that cannot be easily measured shall be stipulated. The measurements shall be taken one time and shall be stipulated for the remainder of the contract.

The hours of operation shall be stipulated and are based on information from the owner and on average daylight hour data. The stipulated hours of operation are displayed in the Lighting Audit Appendix at the end of this report. This information shall be utilized as the basis for the annual hours of operation agreed-upon according to IPMVP Option A.



### **ECM 3B – Street Lighting – Pathway Bollards**

The proposed measurement and verification approach for this ECM is the IPMVP Option A.

The performance of the ECM shall be supported by the Measured Capacity data obtained before and after retrofit. A power meter will be utilized to measure the connected electrical load (in Kilowatts) of representative types of fixtures. At least (3) measurements of (6) different types of fixture to be replaced/ retrofitted shall be made to obtain a statistical average. Fixtures that cannot be easily measured shall be stipulated. The measurements shall be taken one time and shall be stipulated for the remainder of the contract.

The hours of operation shall be stipulated and are based on information from the owner and on average daylight hour data. The stipulated hours of operation are displayed in the Lighting Audit Appendix at the end of this report. This information shall be utilized as the basis for the annual hours of operation agreed-upon according to IPMVP Option A.

### **ECM 4 – Low Flow Plumbing Fixtures**

The proposed measurement and verification approach for this ECM is the IPMVP Option A.

The flow rates of the new fixtures shall be guaranteed to meet the manufacturer's data specifications. Total fixture usage shall be stipulated based on the calculation model in ECM 4.

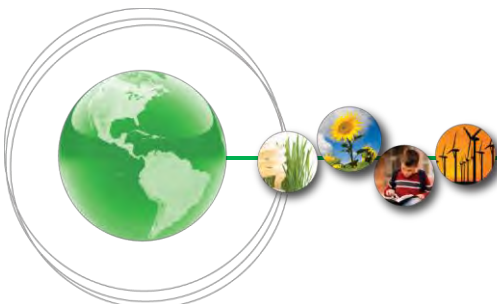
### **ECM 5 – City Hall HVAC Systems Upgrades**

Since no energy savings are claimed for this measure, measurement and verification is not applicable.

### **ECM 6 – Replace DX Equipment**

The proposed measurement and verification approach for this ECM is the IPMVP Option D.

CES will commission the new DX equipment one time at the completion of construction. As long as the facility ensures that the equipment is maintained per manufacturer's requirements, this ECM will be deemed as performing.



### **ECM 6A – Replace Golf Course RTUs**

The proposed measurement and verification approach for this ECM is the IPMVP Option D.

CES will commission the new DX equipment one time at the completion of construction. As long as the facility ensures that the equipment is maintained per manufacturer's requirements, this ECM will be deemed as performing.

### **ECM 7 – Upgrade HVAC Controls**

The proposed measurement and verification approach for this ECM is the IPMVP Option D.

CES shall commission the upgraded control systems and sequences of operation one time at the completion of construction. As long as the systems are maintained as per manufacturer's instructions, this ECM shall be deemed as performing.

### **ECM 8 – Vending Machine Controls**

The proposed measurement and verification approach for this ECM is the IPMVP Option D.

CES will verify that the VendingMiser controls are installed per manufacturer's instructions. As long as the controls are not removed or altered, this ECM shall be deemed as performing.

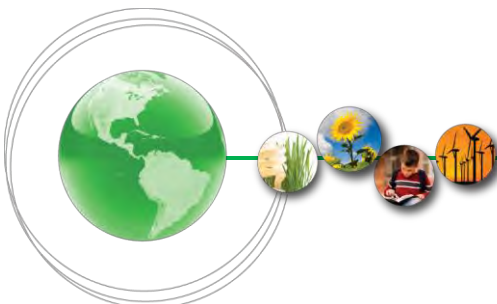
### **ECM 9 – Ice Machine Heat Exchanger**

The proposed measurement and verification approach for this ECM is the IPMVP Option D.

CES will verify that the Vizion heat exchanger units are installed per manufacturer's instructions. As long as the units are not removed or altered, this ECM shall be deemed as performing.

### **ECM 10 – Stafford Park Sports Field Lighting**

The proposed measurement and verification approach for this ECM is the IPMVP Option D.



CES will verify that the Sports Field Lighting and Controls are installed per manufacturer's instructions. As long as the lights and controls are not removed or altered, this ECM shall be deemed as performing.

#### **ECM 11 – PC Power Management**

The proposed measurement and verification approach for this ECM is the IPMVP Option A.

As part of the standard procedure for setting up the new power saving software, the power consumption for the computers on the network is monitored and recorded by the new software for a period of (2) weeks before the power saving algorithms are activated. This establishes the baseline power consumption for the network. After the power saving measures are activated, the software records the new power consumption over a period of (2) weeks, and this is used to verify the calculated savings. Based on calculated and measured data, the savings are agreed upon by CES and the City and, as long as the software is allowed to operate as designed, this ECM is deemed as performing.

#### **ECM 12 – Solar Window Film**

Since no energy savings are claimed for this measure, measurement and verification is not applicable.

#### **ECM 13 – Inactive Water Accounts**

ConEdison *Solutions* will verify that inactive accounts have been closed by the City's representative. No formal measurement and verification protocol applies to this measure.



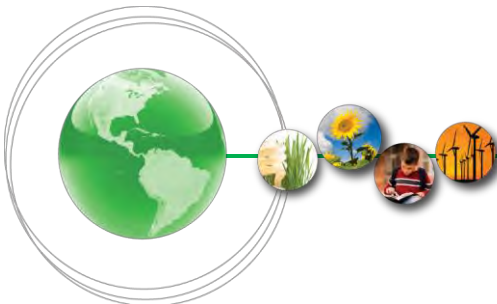


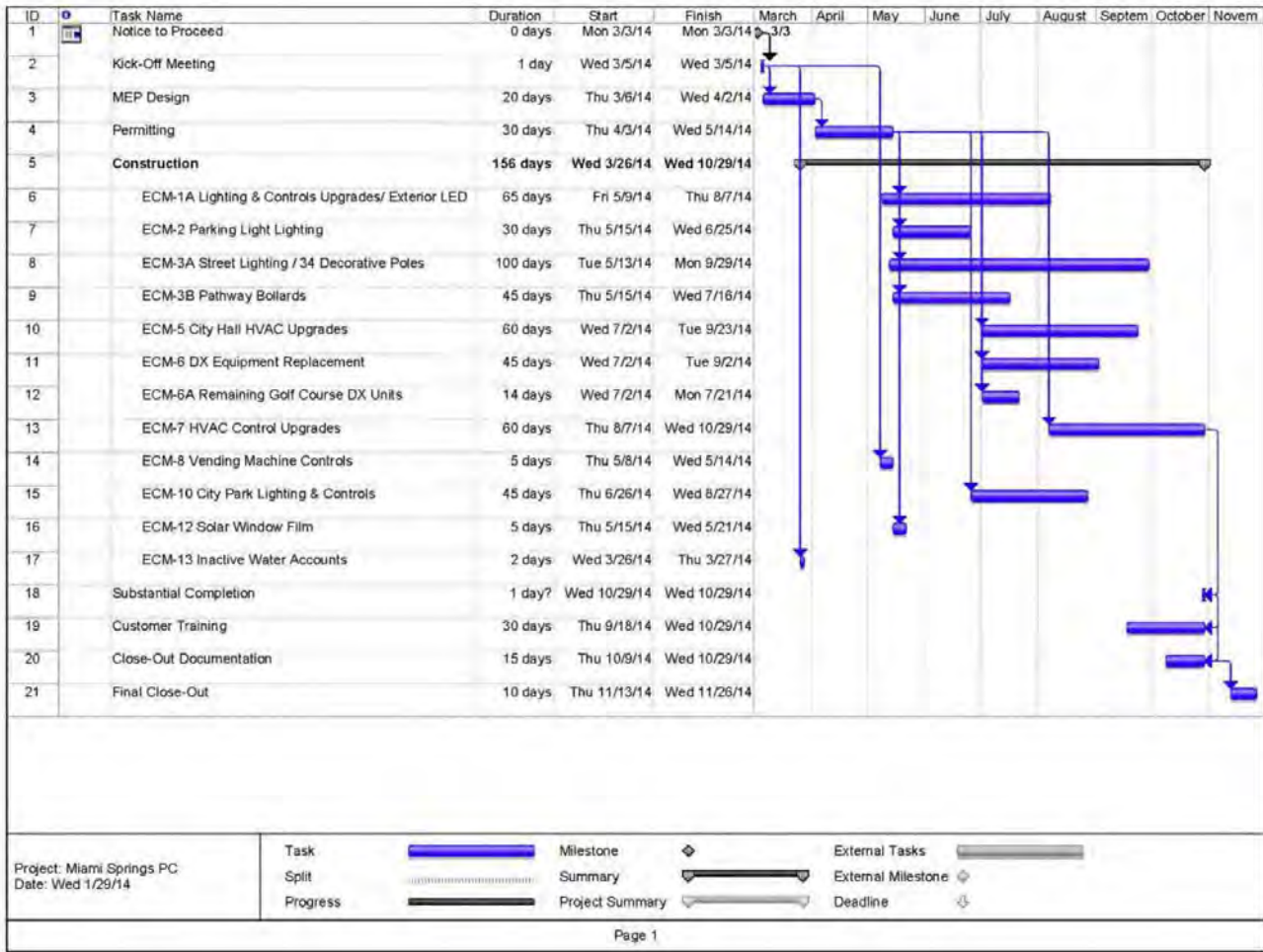
## Utility Incentives

Florida Power & Light currently has several incentive programs for commercial customers that will be pursued by ConEdison *Solutions* for this project. The following programs are expected to apply:

- Indoor Lighting – FPL currently has rebates of \$0.65 to \$4.00 per lamp to upgrade to high efficiency T-8 and T-5 lighting technologies. Based on the proposed scope of work, ConEdison *Solutions* estimates a rebate of \$2,694\* for ECM-1A Lighting & Control Upgrades/Exterior LED.
- DX Air Conditioners – FPL currently has rebates of up to \$19.44 per ton for the replacement of existing split-system and packaged DX air conditioning units with new higher efficiency units. Based on the proposed scope of work for ECM-6 DX Equipment Replacements, ConEdison *Solutions* estimates a rebate of \$839\*. For ECM-6A Remaining Golf Course DX Units, the estimated rebate is \$292\*.

\*Amounts are estimated based on the latest FPL Rebate Schedules available at this time. The rebate programs are subject to change or termination by FPL, and no rebates are issued until applications are approved by FPL.





# Project Schedule

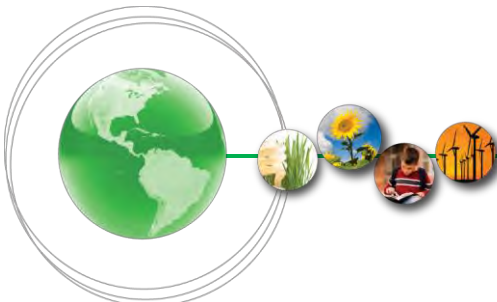
## Financial Analysis (recommended project)

Financing Parameters		Inflation Factors													
Project Turnkey Cost	\$1,610,671	Utility Annual Cost Escalation	3%												
Total Cost to Finance	<b>\$1,610,671</b>	O&M Annual Cost Escalation	2%												
Finance Rate (APR)	3.25%	ConEdison Service Contract Escalation	3%												
Finance Term (years)	15.0	<table border="1"> <thead> <tr> <th colspan="2">Total Project Summary</th> </tr> </thead> <tbody> <tr> <td>Total Savings Through Term of Contract</td> <td>\$2,629,954</td> </tr> <tr> <td>Total Costs Through Term of Contract</td> <td>\$2,166,390</td> </tr> <tr> <td>Total Financed Cost Simple Payback</td> <td>13.1</td> </tr> <tr> <td>Internal Rate of Return</td> <td>3.6%</td> </tr> <tr> <td>Total Interest Over Project Term</td> <td>\$385,046</td> </tr> </tbody> </table>		Total Project Summary		Total Savings Through Term of Contract	\$2,629,954	Total Costs Through Term of Contract	\$2,166,390	Total Financed Cost Simple Payback	13.1	Internal Rate of Return	3.6%	Total Interest Over Project Term	\$385,046
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Internal Rate of Return	3.6%														
Total Interest Over Project Term	\$385,046														
Payment Frequency	Annual														
Payment Due Date (Advance/ Arrears)	Advance														

### Project Cash Flow Analysis

Project Term	Annual Utility Savings	Annual Operational & Maintenance Savings	Total Annual Project Savings	Annual Finance Payment	Savings Verification	Total Annual Cost	Annual Net Cash Flow	Cumulative Cash Flow
Installation Period	\$9,354	\$0	<b>\$9,354</b>		\$0	<b>\$0</b>	\$9,354	<b>\$9,354</b>
Guarantee Year 1	\$62,358	\$60,969	<b>\$123,327</b>	\$116,326	\$4,080	<b>\$120,406</b>	\$2,921	<b>\$12,275</b>
Guarantee Year 2	\$64,229	\$62,188	<b>\$126,417</b>	\$119,336	\$4,202	<b>\$123,538</b>	\$2,879	<b>\$15,153</b>
Guarantee Year 3	\$66,156	\$63,432	<b>\$129,588</b>	\$122,435	\$4,328	<b>\$126,763</b>	\$2,824	<b>\$17,978</b>
Guarantee Year 4	\$68,140	\$64,701	<b>\$132,841</b>	\$125,595	\$4,458	<b>\$130,053</b>	\$2,788	<b>\$20,765</b>
Guarantee Year 5	\$70,184	\$65,995	<b>\$136,179</b>	\$128,849	\$4,592	<b>\$133,441</b>	\$2,738	<b>\$23,504</b>
Guarantee Year 6	\$72,290	\$67,315	<b>\$139,605</b>	\$132,187	\$4,730	<b>\$136,917</b>	\$2,688	<b>\$26,192</b>
Guarantee Year 7	\$74,459	\$68,661	<b>\$143,120</b>	\$135,614	\$4,872	<b>\$140,486</b>	\$2,634	<b>\$28,825</b>
Guarantee Year 8	\$76,692	\$70,034	<b>\$146,727</b>	\$139,131	\$5,018	<b>\$144,149</b>	\$2,578	<b>\$31,403</b>
Guarantee Year 9	\$78,993	\$71,435	<b>\$150,428</b>	\$142,741	\$5,168	<b>\$147,909</b>	\$2,519	<b>\$33,922</b>
Guarantee Year 10	\$81,363	\$72,864	<b>\$154,227</b>	\$146,445	\$5,323	<b>\$151,768</b>	\$2,458	<b>\$36,380</b>
Guarantee Year 11	\$83,804	\$74,321	<b>\$158,125</b>	\$150,248	\$5,483	<b>\$155,731</b>	\$2,394	<b>\$38,774</b>
Guarantee Year 12	\$86,318	\$75,807	<b>\$162,125</b>	\$153,152	\$5,648	<b>\$158,800</b>	\$3,326	<b>\$42,099</b>
Guarantee Year 13	\$88,908	\$77,323	<b>\$166,231</b>	\$158,157	\$5,817	<b>\$163,974</b>	\$2,257	<b>\$44,356</b>
Guarantee Year 14	\$91,575	\$78,870	<b>\$170,445</b>	\$162,269	\$5,992	<b>\$168,261</b>	\$2,184	<b>\$46,541</b>
Guarantee Year 15	\$94,322	\$80,447	<b>\$174,769</b>	\$158,021	\$6,171	<b>\$164,192</b>	\$10,577	<b>\$57,118</b>
<b>Project Totals</b>	<b>\$1,575,591</b>	<b>\$1,054,362</b>	<b>\$2,629,954</b>	<b>\$2,090,506</b>	<b>\$75,884</b>	<b>\$2,166,390</b>	<b>\$57,118</b>	<b>\$57,118</b>

This cash flow is for illustrative purposes only. Projects cost and savings are not yet final. Financing parameters are based on current market conditions.



## RECOMMENDED Energy Conservation Measures

### RECOMMENDED ENERGY CONSERVATION MEASURES ECM MASTER PLAN Miami Springs IGA

\* Cost Estimate Worksheet must be open to select

SELECT*	INCLUDED	ECM #	FACILITY	ECM DESCRIPTION	TOTAL PROJECT COST	ESTIMATED UTILITY REBATE	ANNUAL PROJECT SAVINGS	SIMPLE PAYBACK (YEARS)	TOTAL ANNUAL UTILITY SAVINGS	ANNUAL OPERATIONAL COST SAVINGS				AVOIDED COST SELECT <input checked="" type="checkbox"/> INCLUDE?	
										Material	Sub-contractor	Labor : Hours	\$45.00 \$		
<input type="checkbox"/>	FALSE	1	City Hall, Recreation Center, Public Works, Senior Center & Golf	Lighting & Control Upgrades											
<input checked="" type="checkbox"/>	TRUE	1A	City Hall, Recreation Center, Public Works, Senior Center & Golf	Lighting & Control Upgrades/ Exterior LED	\$183,484	\$2,694	\$44,754	4.1	\$26,390	\$1,984	\$0	364	\$16,380	\$18,364	
<input checked="" type="checkbox"/>	TRUE	2	Recreation Center	Parking Lot Lighting	\$3,650	\$0	\$1,198	3.0	\$1,164	\$34	\$0	0	\$0	\$34	
<input type="checkbox"/>	FALSE	3	City Wide	Street Lighting											
<input checked="" type="checkbox"/>	TRUE	3A	City Wide	Street Lighting Alternate/34 Decorative Fixtures & Pole	\$526,489	\$0	\$39,254	13.4	\$5,254	\$0	\$34,000	0	\$0	\$34,000	
<input checked="" type="checkbox"/>	TRUE	3B	City Wide	Pathway Bollards	\$183,579	\$0	\$10,497	17.5	\$3,020	\$682	\$0	151	\$6,795	\$7,477	
<input type="checkbox"/>	FALSE	4	City Hall	City Hall HVAC Upgrades											
<input checked="" type="checkbox"/>	TRUE	5	City Hall	City Hall HVAC Upgrades	\$92,500	\$0	\$0		\$0	\$0	\$0	0	\$0	\$0	
<input checked="" type="checkbox"/>	TRUE	6	Various	DX Equipment Replacement	\$107,494	\$839	\$11,535	9.3	\$11,535	\$0	\$0	0	\$0	\$0	
<input checked="" type="checkbox"/>	TRUE	6A	Golf Course	Remaining Golf Course DX Units	\$40,625	\$292	\$1,829	22.2	\$1,829	\$0	\$0	0	\$0	\$0	
<input checked="" type="checkbox"/>	TRUE	7	City Hall, Recreation Center, Public Works, Senior Center & Golf	HVAC Control Upgrades	\$40,651	\$0	\$4,516	9.0	\$4,516	\$0	\$0	0	\$0	\$0	
<input checked="" type="checkbox"/>	TRUE	8	City Hall, Recreation Center & Public Works	Vending Machine Controls	\$861	\$0	\$448	1.9	\$448	\$0	\$0	0	\$0	\$0	
<input type="checkbox"/>	FALSE	9	Multiple Sites	City Park Lighting & Controls											
<input checked="" type="checkbox"/>	TRUE	10	Stafford Park	City Park Lighting & Controls	\$93,750	\$0	\$6,623	14.2	\$5,529	\$1,094	\$0	0	\$0	\$1,094	
<input type="checkbox"/>	FALSE	11	Multiple Sites	Solar Window Film											
<input checked="" type="checkbox"/>	TRUE	12	Senior Center	Solar Window Film	\$7,264	\$0	\$0		\$0	\$0	\$0	0	\$0	\$0	
<input checked="" type="checkbox"/>	TRUE	13	Multiple Sites	Inactive Water Accounts	\$0	\$0	\$2,674	0.0	\$2,674	\$0	\$0	0	\$0	\$0	
<input checked="" type="checkbox"/>	TRUE	14	All Facilities	IGA Development Costs	\$18,750	\$0	\$0		\$0	\$0	\$0	0	\$0	\$0	
<input type="checkbox"/>				Sub-Total of ECMs	\$1,299,097										
				Contingency	\$72,179										
				General Conditions	\$14,436										
				Training	\$13,260										
				Commissioning	\$11,934										
				Project Management	\$58,178										
				Engineering	\$59,846										
				Measurement & Verification	\$20,007										
				IGA Development Costs Internal Labor	\$45,630										
				Bonds & Insurance	\$16,105										
				<b>TOTALS</b>	<b>\$1,610,671</b>	<b>\$ 3,824</b>	<b>\$123,327</b>	<b>13.1</b>	<b>\$62,358</b>	<b>\$ 3,794</b>	<b>\$ 34,000</b>	<b>515</b>	<b>\$ 23,175</b>	<b>\$ 60,969</b>	





## Appendices

**Appendix ECM-1: Lighting and Controls Upgrades**

**Appendix ECM-1A: Lighting and Controls Upgrades – Alt. A**

**Appendix ECM-2: Parking Lot Lighting**

**Appendix ECM-3: Street Lighting**

**Appendix ECM-3A: Street Lighting – Alt. A**

**Appendix ECM-3B: Street Lighting – Pathway Bollards**

**Appendix ECM-4: Low Flow Plumbing Fixtures**

**Appendix ECM-5: City Hall HVAC System Upgrades (Dynamic Air Filters)**

**Appendix ECM-6: Replace DX Equipment**

**Appendix ECM-6A: Replace Golf Course RTU's**

**Appendix ECM-11: PC Power Management**

**Appendix ECM-12: Solar Window Film**





**ConEdison *Solutions***

3101 West Dr. Martin Luther King, Jr. Blvd.  
Suite 110  
Tampa, FL 33607

**Program Manager: Doug Hennen**

Tel: (404) 309-4768

Fax: (813) 375-3400

Cell: (404) 309-4768

[hennend@conedsolutions.com](mailto:hennend@conedsolutions.com)

**WORKING DRAFT – FOR DISCUSSION PURPOSES ONLY**

**GUARANTEED ENERGY, WATER, AND  
WASTEWATER PERFORMANCE SAVINGS CONTRACT**

By and Between

**BGA, INC.**

and

**CITY OF MIAMI SPRINGS, FLORIDA**

\_\_\_\_\_, 2014



**GUARANTEED ENERGY, WATER, AND  
WASTEWATER PERFORMANCE SAVINGS CONTRACT**

This Guaranteed Energy, Water, and Wastewater Performance Savings Contract (this "Contract") is made and entered into as of the day last signed below, by and between BGA, Inc. ("Company"), a Florida corporation having its principal office at 3101 W. Dr. Martin Luther King Jr. Blvd., Suite 110, Tampa, Florida 33607, and the City of Miami Springs, Florida, a political subdivision of the State of Florida (the "City"), with its principal office at \_\_\_\_\_, for the purpose of installing certain equipment, and providing other services designed to reduce energy or water consumption, wastewater production, or energy related operating costs for the City.

**RECITALS**

WHEREAS, on January 1, 2008, the Company and the Florida Department of Management Services entered into State Term Contract No. 973-320-08-1, authorizing Company to perform work for the City and other eligible users under the "Guaranteed Energy, Water, and Wastewater Performance Savings Contract Act" as set forth in § 489.145, Florida Statutes (the "Act"); and

WHEREAS, on January 1, 2013, the Florida Department of Management Services executed an Amendment No. 1 to State Term Contract No. 973-320-081, to extend the term of such contract to December 31, 2018; and

WHEREAS, pursuant to the State Term Contract, the City obtained from the Company an Audit that (i) recommends the installation of certain Conservation Measures at the Facilities, (ii) summarizes the costs of those Conservation Measures, and (iii) provides an estimate of the amount of cost savings resulting from those Conservation Measures; and

WHEREAS, the City finds that the amount it would spend on the Conservation Measures will not likely exceed the amount of the cost savings for up to twenty (20) years after the date of installation, based on the calculations required under the Act; and

WHEREAS, the Company has made an assessment of the energy and water performance characteristics of the facilities and existing Equipment described in Schedule A, (City Facilities and CM Groups To Be Installed), which the City has approved; and

WHEREAS, the Company will provide a written guarantee that the cost savings will meet or exceed the costs of the system and the actual cost savings must meet or exceed the estimated cost savings provided in the executed contract; and

WHEREAS, all selection criteria, notice requirements, certifications and approvals set forth in the Act have been satisfied or obtained; and

WHEREAS, the Parties desire that the Company install the Conservation Measures at the Facilities in accordance with and subject to the terms set forth in this Contract.

NOW, THEREFORE, in consideration of the mutual promises and covenants contained herein, and intending to be legally bound hereby, the City and Company agree as follows:

## SECTION 1. DEFINITIONS.

Section 1.1 Definitions. The following terms have the meanings specified below unless the context clearly requires otherwise:

**“Annual Excess Savings”** means the amount of any actual annual Cost Savings that exceeds total annual contract payments made by the City under this Contract for such calendar year pursuant to § 489.145(3)(d)(2), Florida Statutes.

**“Annual Reconciliation”** means a determination pursuant to § 489.145(5)(e), Florida Statutes, and Section 5.3 of this Contract, as to whether a shortfall in annual Cost Savings or an excess in annual Cost Savings exists based on the provisions of Company’s written savings guarantee reflected in Schedule B (Savings Guarantee) with savings calculated according to Schedule D (Savings Calculation Formula).

**“Baseline”** means the City’s fuel, energy or water consumption for each CM Group. The initial Baseline shall be for each month of the calendar year preceding the year this Contract is entered and is set forth in Schedule F (Baseline). To the extent the Baseline may be adjusted, it shall be adjusted in accordance with Schedule F (Baseline).

**“Conservation Measure”** or **“CM”** means each of the facility alterations or equipment purchases set forth in Schedule A, (City Facilities and CM Groups To Be Installed), together with any training programs incidental to this Contract, which reduces energy or water consumption, or energy-related operating costs at the Facilities. CMs may only include, and this contract is void as to any other measures than, items listed in § 489.145 (3) (b) Florida Statutes.

**“Cost Savings”** means the measured reduction in the cost of fuel, energy, or water consumption and stipulated operation and maintenance, if applicable, created from the implementation of one or more Conservation Measures when compared with the established Baseline. The Cost Savings shall be determined in accordance with the formulas and methodologies set forth in Schedule D (Savings Calculation Formula).

**“Equipment”** means all items of property described in the Schedule A (City Facilities and CM Groups To Be Installed), and any other items of property pursuant to § 489.145(3)(b) Florida Statutes.

“**Facilities**” means the City-owned facilities as described in the first paragraph of this Contract and reflected in Schedule A (City Facilities and CM Groups To Be Installed).

“**Fiscal Year**” means the annual period from \_\_\_\_\_ through \_\_\_\_\_.

“**CM Group**” means each group of CMs or other deliverables as listed in Schedule A (City Facilities and CM Groups To Be Installed).

“**Guarantee**” means the Company’s guarantee reflected on Schedule B (Savings Guarantee), whereby the Company guarantees that the savings will meet or exceed the costs of the CMs and the estimated cost savings established under this Contract.

“**Investment Grade Energy Audit**” or “**Audit**” means the detailed energy, water and/or wastewater audit performed by the Company, along with an accompanying analysis of the Conservation Measures, and their costs, savings, and benefits prior to entry of this Contract. The Audit includes a narrative describing and justifying the need for the CMs. The Audit was delivered to the City, and accepted, on \_\_\_\_\_, 2013.

“**Legally Available Funds**” means funds duly appropriated or otherwise legally available for the purpose of making payments under this Contract.

“**Non-Appropriation**” means the failure of an appropriation or availability of the City to appropriate money for any Fiscal Year sufficient for the continued performance by the City of all of the City’s obligations under this Contract as evidenced by the passage of a final budget which does not include funding sufficient to pay all payments due .

“**Parties**” means both the City and the Company collectively, each of which may be individually referred to as a “**Party**”.

“**Savings Calculation Formula**” means the Company’s Savings Calculation Formula set forth in Schedule D (Savings Calculation Formula).

“**Term**” means the first day of the Construction Term, as defined in Section 3.1, through the last day of the Savings Guarantee Term, as set forth in Section 3.2.

**SECTION 2. INCORPORATION OF OTHER DOCUMENTS**

Section 2.1. This Contract incorporates and makes a part hereof the following documents, listed in their order of precedence in the event of a conflict between any of their terms and conditions:

- 1-This Contract
- 2-All Schedules, Exhibits, and Appendices listed in the Table of Contents
- 3-The Investment Grade Energy Audit (dated \_\_\_\_\_)

4-The State Term Contract 973-320-08-1, as amended.

Section 2.2. Investment Grade Energy Audit. The Company has, under separate agreement, submitted the complete Investment Grade Energy Audit and analysis of the Facilities on \_\_\_\_\_, which has been approved and accepted by the City. The Investment Grade Energy Audit includes all Conservation Measures agreed upon by the Parties.

### **SECTION 3. TERM OF CONTRACT**

Section 3.1. Construction Term of Contract. The Contract shall be effective and binding upon the Parties on the later of: (i) the last date that the Contract is executed by the Parties, and (ii) the date that financing is secured by the City, pursuant to Section 5.5, and shall continue until the City executes the Certificate of Acceptance for the last CM Group ("Construction Term").

Section 3.2. Savings Guarantee Term. The Savings Guarantee shall begin on the date the City executes the Certificate of Acceptance for the last CM Group and shall automatically renew annually, subject to the City making sufficient annual appropriations based upon continued realized savings; provided, however, the Savings Guarantee Term shall not extend beyond the earlier of: (i) the effective date of termination under Section 7 of this Contract; or (ii) \_\_\_\_\_ ( ) years (the "Savings Guarantee Term").

### **SECTION 4. SCOPE OF WORK**

Section 4.1 Installation of CMs. The Company shall:

(a) install the CMs in the Facilities pursuant to specifications in Schedule A (City Facilities and CM Groups To Be Installed). Construction and installation shall proceed in accordance with the Construction Schedule approved by the City and attached hereto as Schedule E (Construction and Installation Schedule).

(b) perform all tasks/phases under this Contract in such a manner so as not to harm the structural integrity of the buildings or their operating systems and so as to conform to the Standards of Comfort set forth in Schedule G (Standards of Comfort) and the Construction Schedule specified in Schedule E (Construction and Installation Schedule). The Company shall repair and restore to its original condition any area of damage caused by the Company's performance under this Contract. The City reserves the right to direct the Company to take certain corrective action if the structural integrity of the Facilities or its operating system is harmed. All costs associated with such corrective action to damage caused by the Company's performance of the work shall be borne by the Company.

(c) remain responsible for the professional and technical accuracy of all services performed, whether by the Company or its subcontractors, under this Contract, throughout the

Term of this Contract.

Section 4.2 Acceptance of CMs.

(a) When the Company considers the CM Group to have been substantially completed in accordance with all contractual requirements, the Company shall provide the City with a written request for substantial completion inspection. Within ten (10) business days from receipt of the Company's written request, the City will make an inspection to determine whether the CM Group installation is complete. If the City determines the CM Group installation is not complete, the City will provide the Company with a specific material performance deficiency list of all items that must be corrected or completed before the City would consider the CMs complete. If the City does not provide the Company with a specific material deficiency list within fifteen (15) business days from receipt of the Company's written request, the CM Group shall be considered substantially completed. Once the Company has completed all items on the deficiency list, the Company can request a second inspection by the City to verify the CM Group to be installed is complete. Again the re-inspection shall occur within ten (10) business days and a written response within fifteen (15) business days, or the CM Group shall be considered installed and completed. Once such final inspection has occurred and all additional non-warranty items have been addressed, all applicable permits have been closed, a conditional release of lien has been provided by the Company, and all equipment warranties and commissioning reports have been received by the City for all CM Groups, the City will provide the Company a signed Certificate of Final Acceptance in the format set forth in Exhibit I, for all CM Groups, which shall establish the Commencement Date for the Savings Guarantee.

(b) The Parties intend that the City's acceptance of substantial completion will be given for each CM Group installation as soon as the installation is complete and beneficial use is provided. However, it is anticipated and agreed that the City may require use of some installed and completed CM Groups prior to the execution of the Certificate of Acceptance. In such situations, any maintenance and repairs due to ordinary wear and tear caused by such use prior to the issuance of a Certificate of Acceptance will be made at the expense of the City.

Section 4.3 Records and Data

(a) The City has furnished or shall furnish (or cause its suppliers to furnish) to the Company, upon its request, all of its records and complete data concerning energy or water usage and energy/water-related maintenance for the Facilities described in Schedule A (City Facilities and CM Groups To Be Installed). During the Term, the City will provide the Company copies of all energy and water bills relevant to CMs on a regular basis so that the Company may provide the Cost Savings report(s) identified in subsections 4.4(b) and 5.3 below.

(b) At a minimum, the Company shall provide an annual Cost Savings and reconciliation report calculated in accordance with Schedule D (Savings Calculation Formula).

(c) The Company shall also furnish the City with a full set of as-built drawings, instructions, manuals, reports and other documentation needed to maintain and operate the CMs.

(d) If this Contract is terminated for any reason other than the default of the City or for the convenience of the City, all finished or unfinished documents, data, studies, correspondence, reports and any other products prepared for the purpose of performing this Contract, shall be made available to, or delivered to, the City for its use before any additional payments are made for any reason.

(e) The Company shall be subject to audit by the City or its designee. The City shall have the right upon reasonable notice to have its employees or agents inspect all of the books and records of the Company relating to this Contract at the Company's principal place of business during the City's normal business hours.

(f) If the City receives a public records request related to the Contract, the Company shall be solely responsible for taking whatever action it deems appropriate to legally protect its claim of exemption from the public records law.

Section 4.4 Training. The Company shall conduct the training program described in Schedule H (Company's Maintenance Responsibilities and Training) hereto. The training specified in Schedule H (Company's Maintenance Responsibilities and Training) must be completed prior to acceptance of the CM. The Company shall provide ongoing training whenever needed with respect to updated or altered equipment, including upgraded software as defined by the software manufacturer. Such training shall be provided at no additional cost to the City.

Section 4.5 Permits and Approvals. The Company shall be responsible for obtaining all governmental permits and approvals as may be required for installation of the CMs and for the performance of its obligations hereunder. The City shall cooperate with the Company in obtaining all such permits and approvals. In no event shall the City, however, be responsible for payment of any permit fees. The Equipment installed by the Company shall conform to all federal, state and local code requirements in effect at the time of such installation. The Company shall furnish copies of each permit or license which is required to perform the work to the City before the Company commences the portion of the work requiring such permit or license.

## **SECTION 5. PAYMENTS TO COMPANY**

Section 5.1 Energy and Water Performance Savings Guarantee. The Company has formulated and provided a written Guarantee that the Cost Savings will meet or exceed the costs of the Conservation Measures and the estimated cost savings calculated in accordance with Schedule B (Savings Guarantee) and set forth in the Audit pursuant to § 489.145(4)(c), Florida Statutes, and that the amount of any actual annual savings meet or exceed total annual contract payments made by the City for the contract pursuant to § 489.145 (3)(d)(2), Florida Statutes. The Guarantee is attached as Schedule B (Savings Guarantee), providing the annual level of Cost Savings to be achieved as a result of the Conservation Measures provided for in this Contract and in accordance with the Savings Calculation Formula as set forth in Schedule D, which is calculated in compliance with Florida law. The Guarantee is set forth in annual increments for the Savings Guarantee Term of the Contract as specified in Schedule B (Savings Guarantee) and

has been structured so as to be sufficient to cover any and all annual payments required to be made by the City.

Section 5.2 Measuring Cost Savings. The Parties will measure the Cost Savings using the cost savings formula set forth in Schedule D (Savings Calculation Formula) and the monitoring and verification plans set forth in Schedule I (Measurement and Verification Plan). The Company will ensure that the reported Cost Savings have in fact been recognized or the provisions of Sec. 5.3 will apply.

Section 5.3 Annual Reconciliation.

(a) Reconciliation Reports. Pursuant to § 489.145(5)(e), Florida Statutes, the Company is required to provide to the City an annual reconciliation of the Cost Savings. Within sixty (60) days after the end each year beginning on the date the Certificate of Acceptance was signed, the Company will deliver to the City's Contract Manager, identified in Section 19.10 below, an Annual Reconciliation report for such calendar year, reflecting the amount guaranteed and the amount of actual Cost Savings achieved. Upon delivery of the report and all supporting documentation, the City will have thirty (30) business days to accept or reject the report. The City shall provide written notice of such rejection, within the stated acceptance period, specifying the basis of the deficiency. The Company shall have thirty (30) business days to cure such deficiency and deliver to the City a corrected reconciliation report. If the City fails to reject any report (including corrected reconciliations) within thirty (30) business days of receipt of all required documentation, the City shall be deemed to have accepted the Annual Reconciliation contained in the report as of the final day of the 30th business day period, unless a longer acceptance period is mutually agreed upon in writing. The Annual Reconciliation report verification requirements of the City's Measurement and Verification plan (M&V Plan) is in the form attached in Schedule I (Measurement and Verification Plan).

(b) Annual Review and Reimbursement/Reconciliation. If the annual reconciliation report shows that the Company has failed to achieve the annual Savings Guarantee specified in Schedule B, the Company shall remit such payment to the City within thirty (30) days of written notice by the City of such monies due. Any excess savings will accrue to the City, and shall not be used to cover any prior or subsequent energy savings shortfalls.

Section 5.4 City Payment. The City shall allow draws from a pre-established escrow account to go to the Company as set forth in Schedule C (Compensation to Company and Deliverables) based on actual completed milestones. The City shall not be required to make any payments to the Company through the established escrow account under this Contract unless and until the work required under a particular milestone has been completed.

Section 5.5 Financing. Upon execution of this Contract, the Parties agree that the City will pursue a separate financing agreement with a third party in order to allow the City to finance the scope of work under this Contract. Unless a more favorable vehicle is found once this Contract is executed, it is expected that this financing vehicle will be a Tax-Exempt Municipal Lease-Purchase Agreement. If a lender willing to provide an acceptable financing vehicle cannot

be located, the City will not be obligated to proceed with the implementation of the CMs under this Contract. Once the Tax-Exempt Municipal Lease-Purchase Agreement has been executed, an escrow account will be created by the lender, with the City's approval. An amount sufficient to cover the value of this Contract will be deposited by the lender into this account. As the work under this Contract progresses, and based on the pre-established milestones, the Company will submit to the City, for approval, escrow account draw requests, as the means of compensation for its work. Any interest earned by the funds that are maintained in this escrow account will belong to the City. At the end of the construction period, and once all obligations and required deliverables are fulfilled (with the exception of measurement and verification services and maintenance services), the Company will submit to the City its final draw request and a Final Completion Certificate.

Section 5.6 Current Expense. The City's obligations hereunder constitute a current expense that is payable exclusively from Legally Available Funds and shall not be construed to be debt, liability or obligation within the meaning of any applicable constitutional or statutory limitation or requirement.

Section 5.7 Baseline Costs. Actual savings are measured against baseline costs, the expenses that the City would have incurred had the CM Groups not been implemented. The Parties agree that baseline costs shall be calculated using the Baseline set forth in Schedule F. Details of the Monitoring and Verification methodology shall be agreed upon as set forth in Schedule I.

## **SECTION 6. FISCAL FUNDING**

Section 6.1 Annual Appropriations. The City is a political subdivision of the State of Florida and the City's performance and obligation to pay under this Contract is contingent upon an annual appropriation. The City is subject to the appropriation of funds by the governing body of the City in an amount sufficient to allow continuation of its performance in accordance with the terms and conditions of this Contract for each and every Fiscal Year following the Fiscal Year in which the Contract is in effect.

Section 6.2 City's Intent to Request Appropriations and Make Payments. The City intends for this Contract to continue until all payments contemplated under Section 5 have been satisfied. The City agrees to direct the person within the City in charge of preparing the City's budget to include in the budget request for each Fiscal Year the payments becoming due in such Fiscal Year. The City reasonably believes that money in an amount sufficient to make all Payments can and will lawfully be appropriated and made available to permit continued utilization of the CM in the performance of its essential functions during the Term.

Section 6.3 Notice of Non-Appropriation. The City shall, upon learning that sufficient funds will not be available to continue its full and faithful performance under this Contract, provide prompt written notice to Lender and any other affected parties of such event.

Section 6.4 Return of Equipment. Upon termination for Non-Appropriation under



Section 7.1 or 7.2, the City shall no longer be responsible for the payment of any additional payments coming due in succeeding Fiscal Years. If requested by Lender, and within thirty (30) days of such written notice, the City shall cause all equipment in a CM Group that the City is no longer responsible for the payment of (together with all documents necessary to transfer legal and beneficial title thereto to Lender) to be returned to the Lender. Any other terms and conditions regarding return of equipment will be agreed upon between the City and the Lender under a separate Financing Agreement.

Section 6.5 No Waiver of Sovereign Immunity. Nothing herein shall be construed as waiving the sovereign immunity of the City.

## **SECTION 7. TERMINATION**

Section 7.1 Termination for Non-Appropriation. This Contract shall immediately terminate with respect to each CM Group for which a Non-Appropriation has occurred. The termination shall be effective as of the last day for which funds were appropriated and the Company or Lender, if allowed under the Financing Agreement, may then pursue its rights under Section 6 above. In the event that the appropriations has not been adopted by the governing body of the City prior to the expiration of a Fiscal Year, and the Notice of Non-Appropriation is not yet due under Section 6.3, the Savings Guarantee Term will be deemed extended and renewed pending the enactment of such appropriations act. If any payments are due under this Contract during such period, such Savings Guarantee Term will be extended and renewed only if: (a) an interim or emergency budget implemented by the governing body of the City pending enactment of a final budget makes available to the City money that may legally be used to make payments during such period; or (b) sums are otherwise available to make such payments.

Section 7.2 Company Option to Terminate Balance of CMs. In the event of a termination under Section 7.1 above, the Company may elect to terminate this Contract with respect to all, but not less than all, of the remaining CMs. This election shall be made by written notice to the City within thirty (30) days after the Non-Appropriation has occurred and shall be effective upon the last day of the Fiscal Year for which funds were not appropriated. Upon the effective date of the termination, the City shall pay to the Company any payments and other amounts that are due and have not been paid at or before the end of its then current Fiscal Year with respect to this Contract. In the event of termination of this Contract as provided in this Section, the City shall comply with Section 6.4 regarding the return of equipment.

Section 7.3 Termination Upon Default. This Contract is also subject to termination upon the occurrence of an event of default, as provided in Section 14 below.

Section 7.4 Effect of Termination. No CM Group Schedule shall be executed after any termination due to Non-Appropriation or Event of Default.

## **SECTION 8. WARRANTIES**

Section 8.1 Equipment Warranties. The Company covenants and agrees that all work

performed under the Contract for each CM Group shall be free from defects in workmanship, for a period of one (1) year from the date the Certificate of Acceptance is executed by the City for each CM Group. The Company further agrees to assign to the City any and all manufacturer's or installer's warranties for Equipment or materials not manufactured by the Company and provided as part of the work, to the extent that such third-party warranties are assignable and extend beyond the one (1) year limited warranty. The City acknowledges that it may obtain additional supplier and/or manufacturer warranties through its direct purchase of materials and Equipment, and the City shall be solely responsible for securing and verifying all direct purchase warranties and/or guarantees. In the event of a warranty claim involving a direct purchase item, the City shall work directly with the supplier and/or manufacturer to resolve the claims, and the Company shall not be liable for any claim, breach, damage, loss or dispute arising out of or relating to any City direct purchased material and/or Equipment in connection with this Contract.

Section 8.2 Labor Warranties. The Company warrants that all work performed under this Contract complies with customary, reasonable and prudent standards of care in accordance with standards in the industry and are performed in a professional manner and consistent with City supplied specifications and standards.

Section 8.3. Direct Purchase Procedure. If requested by the City, the Company will coordinate direct purchasing of materials and Equipment required under this Contract for the City. In such event, the City will, via its purchase orders, purchase the materials and Equipment, and the Company shall assist the City in the preparation of the direct purchase orders. The City shall prepare all direct purchase orders for the review and approval of the Company prior to issuing any direct purchase order to any vendor. The City shall execute a Certificate of Entitlement for each direct purchase and follow such procedures for direct purchases as set forth in Rule 12A-1.094 F.A.C, effective January 12, 2011. The form of such Certificate of Entitlement is set forth in Exhibit II.

The Agreement amount shall be reduced by the net, undiscounted amount of the purchase orders, plus all sales taxes.

The Company shall be entitled to sign for and receive all materials and Equipment purchased directly by the City on this Project. Upon delivery of any materials or Equipment purchased directly by the City, the Company shall promptly investigate each delivery to determine if the correct quality and quantity of materials and/or equipment have been delivered, and shall report to the City any discrepancy in quality or quantity of the materials and/or Equipment observed upon reasonable inspection. In the event of a discrepancy, defect, or warranty claim ("Deficiency") involving materials and/or Equipment purchased directly by the City, the City shall be responsible for correcting the Deficiency. The City shall be responsible for the protection, storage, security and oversight of all direct purchase materials and/or Equipment that have been delivered to the jobsite up to the point such Equipment is installed by the Company and all costs associated with same. The City, and not the Company, shall be solely liable for all direct, indirect, incidental, consequential, and/or delay damage, cost or claim ("Damage") arising out of or relating to the City's direct purchase of materials and/or Equipment prior to installation. The City waives the ability to setoff or seek Damages from the Company as a result of any direct

purchase made by the City prior to the installation of such materials and/or Equipment. In the event of a conflict between this Section 8.3 and any other provision in this Agreement, the attachments thereto or the Contract Documents, Section 8.3 shall take precedence, control and govern.

## **SECTION 9. INDEMNIFICATION AND LIMITATION OF LIABILITY**

Section 9.1 Indemnification by the Company. The Company agrees and covenants to defend, hold harmless, indemnify, reimburse and release the City against and from all and any claims, demands, liabilities and proceedings on account of death or injury, or damage to or loss of property, that is caused, in part or in whole, by the Company's failure to act or negligence, or arising out of, based upon, connected with, incidental to or related to the non-performance or performance by the City of the conditions, provisions and terms contained in this Agreement; provided, however, that this will not apply to the extent that any claim, demand, liability or proceeding is caused by the City's negligence or willful misconduct.

Section 9.2 Indemnification by the City. The City agrees and covenants to defend, hold harmless, indemnify, reimburse and release Company against and from all and any claims, demands, liabilities and proceedings, on account of death or injury, or damage to or loss of property, (a) that is caused, in part or in whole, by the City's or any of the City's failure to act or negligence, or arising out of, based upon, connected with, incidental to or related to the non-performance or performance by the City of the conditions, provisions and terms contained in this Agreement; provided, however, that this will not apply to the extent that any claim, demand, liability or proceeding is caused by the Company's negligence or willful misconduct.

Section 9.3 Limitation of Liability. Neither Party shall be liable to another for special, indirect, consequential or punitive damages, even if the Party has been advised that such damages are possible. The Company's liability is limited to the total Compensation actually paid to and received by the Company under this Contract.

## **SECTION 10. OWNERSHIP**

Section 10.1 Ownership of Certain Proprietary Property Rights. The City shall not, by virtue of this Contract, acquire any interest in any formulas, patterns, devices, secret inventions or processes, copyrights, patents, other intellectual or proprietary rights, or similar items of property which are or may be used in connection with the CMs. The Company shall grant to the City all rights for the duration of this Contract for any and all software or other intellectual property rights necessary for the City to continue to operate, maintain, and repair the CMs in a manner that will yield maximal consumption reductions.

Section 10.2 Ownership of Existing Equipment. Ownership of the equipment and materials presently existing at the Facilities at the time of execution of this Contract shall remain the property of the City even if it is replaced or its operation made unnecessary by work performed by the Company pursuant to this Contract. The Company shall be responsible for the

disposal of all equipment and materials designated by the City as disposable off-site in accordance with all applicable laws and regulations regarding such disposal.

Section 10.3 Ownership of Installed Equipment; Risk of Loss. Upon the issuance of a Certificate of Acceptance for a CM Group, the City shall have all legal title to and ownership of all underlying Equipment and the Company shall take all actions necessary to vest such title and ownership in the City. Prior to this date, the risk of loss or damage to all items shall be the responsibility of the Company, unless loss or damage results from negligence by the City, and the Company shall be responsible for filing, processing and collecting all damage claims.

Section 10.4 Patent and Copyright. The Company, without exception, shall indemnify and save harmless the City and its employees from liability of any nature or kind, including cost and expenses for or on account of any copyrighted, patented, or unpatented invention, process or article supplied by Company. The Company has no liability when such claim is solely and exclusively due to the combination, operation or use of any article supplied hereunder with equipment or data not supplied by the Company or is based solely and exclusively upon the City's alteration of the article. The City will provide prompt written notification of a claim of copyright or patent infringement and will afford the Company full opportunity to defend the action and control the defense. Further, if such a claim is made or is pending the Company may, at its options and expenses procure for the City the right to continue use of, replace or modify the article to render it non-infringing. (If none of the alternatives are reasonably available, the City agrees to return the article on request to the Company and receive reimbursement, if any, as may be determined by a court of competent jurisdiction.) If the Company uses any design, device, or materials covered by letters, patent or copyright, it is mutually agreed and understood without exception that the negotiated prices shall include all royalties or costs arising from the use of such design, device, or materials in any way involved in the work.

## **SECTION 11. FACILITIES MAINTENANCE AND EQUIPMENT SERVICES**

Section 11.1 Maintenance Procedures. The City agrees that it shall comply with and implement the maintenance procedures and methods of operation recommended in the Equipment manufacturers' maintenance manuals, common and recommended industry practices, and other mutually agreed maintenance procedures.

Section 11.2 Changes to CMs and Facilities by City. To the extent the Company is responsible for maintenance under the Contract, the City shall not move, remove, modify, alter, or change in any way the CMs or any part thereof without the prior written approval of the Company, which consent shall not be unreasonably withheld. Notwithstanding the foregoing, the City may take reasonable steps to protect a CM if, due to an emergency, it is not possible or reasonable to notify the Company before taking any such actions. In the event of such an emergency, the City shall take reasonable steps to protect the CM from damage or injury and shall follow instructions for emergency action provided in advance by the Company. The City agrees to maintain the Facilities in good repair and to protect and preserve all portions thereof that may in any way affect the operation or maintenance of the CM. If the Company contends that the City is not performing maintenance responsibilities, or that the City has made any other material

changes, including a change in manner of use, hours of operation for the equipment, permanent changes in the comfort and service parameters, occupancy or structure of the Facilities, types and quantities of equipment at the Facilities, then the Company shall submit a report to the City and the Company shall mutually agree on what, if any, adjustments to Baseline will be made. If applicable, the Baseline may also be adjusted to reflect: (i) changes in occupied square footage; changes in energy consuming equipment by the City outside the scope of this Contract, (ii) changes in the use of the Facilities, and (iii) changes in occupancy census.

Section 11.3 Changes to CMs by Company. Notwithstanding anything to the contrary in this Contract or elsewhere, the Company shall at all times have the right, subject to the City's prior written approval, which approval shall not be unreasonably withheld, to change the CMs, revise any procedures for the operation of the Equipment or implement other saving actions in the Facilities, provided that (i) such modifications or additions to, or replacement of the CMs, and any operational changes, or new procedures are necessary to enable the Company to achieve the savings at the Facilities, and (ii) any cost incurred relative to such modifications, additions or replacement of the CMs, or operational changes or new procedures shall be the responsibility of the Company. All modifications, additions or replacements of the CMs or revisions to operating or other procedures shall be made by written amendment to this Contract pursuant to § 255.258 Florida Statutes.

## **SECTION 12. PROPERTY/CASUALTY/INSURANCE**

Section 12.1 Insurance. At all times during the Construction Term, the Company shall maintain in full force and effect all insurance coverages customary for companies in its industry of comparable size, including: (1) Workmen's Compensation Insurance sufficient to cover all of the employees of the Company working to fulfill this Contract, and (2) Casualty and Liability Insurance on the CMs Company delivers and Liability Insurance for its employees and the possession, operation, and service of the underlying equipment. The limits of such insurance shall be not less than those established by the City's insurance/risk management department for the type and size of the work covered under this Contract. Prior to commencement of work under this Contract, the Company will be required to provide the City with current certificates of insurance specified above.

Section 12.2 Damage. The Company shall be responsible for (i) any damage to the Equipment to be installed or to any other property on the Facilities and (ii) any personal injury where such damage or injury occurs as a result of the Company's performance under this Contract, but only to the extent caused by the acts or omissions of the Company.

## **SECTION 13. BOND**

Section 13.1 The City shall be provided with the following bonds, within 30 days of the date of this Contract:

(a) Construction Bond: The Company shall furnish the City a Public Construction Bond, for the full cost of completing the work under the Contract. The Construction Bond shall remain in effect until the CM is accepted by the City, but may be proportionately reduced by any change

order deductions by the City for Equipment directly purchased by the City.

Section 13.2 Bond Provisions. The following provisions shall apply to the bonds in this Section:

(a) The City shall be named as the beneficiary of the bonds. The Company's bonds shall provide that the insurer or bonding company shall pay losses suffered by the City directly to the City. The Company or its insurer shall provide the City thirty (30) days prior written notice of any attempt to cancel or to make any other material changes in the status, coverage or scope of the required bond or of the Company's failure to pay bond premiums. The cost of bonds shall be reflected as a project cost and included in the Conservation Measures to be installed.

(b) The Company shall follow § 255.05 "Bond of contractor constructing public buildings; form; action by materialmen" of the Florida Statutes.

(c) No payments shall be made to the Company until the bond is in place as per § 255.05 Florida Statutes.

(d) To be acceptable to the City as surety for performance bonds, the surety company shall:

(i) Have a currently valid Certificate of Authority, issued by the Florida Department of State;

(ii) Have a currently valid Certificate of Authority issued by the United States Department of Treasury under Sections 9304 to 9308 of Title 31 of the United States Code.

(iii) Be in full compliance with the provisions of the Florida Insurance Code

(iv) Have a minimum Best's Policyholder Rating of A- or Performance Index Rating of VI from Best's Key Rating Guide.

## **SECTION 14. EVENTS OF DEFAULT**

Section 14.1 The following are events of default under this Contract:

(a) Any failure by either Party to pay any payment required to be paid when due. The City's failure to pay for reason of Non-Appropriation shall not constitute an event of default, and shall be governed by Section 6 of this Contract.

(b) Any failure by either Party to observe and perform any material covenant, condition or agreement on its part to be observed or performed hereunder or under this Contract, other than as referred to in Clause (a) of this Section.

(c) The Company initiates a proceeding in any court, seeking liquidation, reorganization,

debt arrangement, dissolution, winding up, appointment of trustee, receiver, custodian, or the like for substantially all of its assets, and such proceeding continues undismissed, unstayed and in effect for a period of 60 consecutive days; or an order for relief is entered in an involuntary case under the federal bankruptcy laws or other similar laws now or hereafter in effect.

## **SECTION 15. REMEDIES UPON DEFAULT**

Section 15.1 Opportunity to Cure Defaults. Each Party shall have a period of forty (40) days after being notified of an event of default to cure said default, provided that the Party has not already failed to cure a default under the terms of this Contract.

Section 15.2 Remedies upon Default by City. If a default by the City is not cured in accordance with Section 15.1, the Company may, without a waiver of other remedies which exist in law or equity, exercise all remedies available at law or in equity or other appropriate proceedings including bringing an action or actions from time to time for recovery of amounts due and unpaid by the City, and/or for damages which shall include all costs and expenses reasonably incurred in exercise of its remedy.

Section 15.3 Remedies Upon Default by Company. If a default by the Company is not cured in accordance with Section 15.1, the City shall have the following remedies in law or equity:

(a) The City may exercise any and all remedies at law or equity, or institute other proceedings, including, without limitation, bringing an action or actions from time to time for specific performance, and/or for the recovery of amounts due and unpaid and/or for damages, which shall include all costs and expenses reasonably incurred in exercise of its remedy,

(b) The City may take any and all steps necessary to cure the Company's default, including the hiring or contracting of third parties to fulfill Company's obligations. In the event the City takes any action to effect such cure, the Company shall be obligated to reimburse the City for its costs and expenses pursuant to any applicable City organizational procedures.

## **SECTION 16. ASSIGNMENT**

Section 16.1 Assignment by Company. The Company acknowledges that the City is induced to enter into this Contract by, among other things, the professional qualifications of the Company. The Company agrees that neither this Contract nor any right or obligations hereunder may be assigned in whole or in part to another firm, without the prior written approval of the City, not to be withheld, conditioned or delayed; provided, however, the Company can without prior approval from the City assign this Contract to its parent or affiliate companies, or to a successor in interest, in the event of a merger or sale of all or substantially all of the Company's energy services-related assets. The Company may, with prior written approval of the City, which consent shall not be unreasonably withheld, delegate its duties and performance under this Contract, and/or utilize subcontractors, provided that any assignee(s), delegee(s), or subcontractor(s) shall fully comply with the terms of this Contract.

Section 16.2 Assignment by City. The City may transfer or assign this Contract and its rights and obligations herein to a successor or purchaser of the Facilities or an interest therein subject to the prior written approval of the Company. If the Company rejects the new assignee, the City will continue to make the payments associated with the facility or the City can pay the remaining principal on the loan for the equipment installed in that facility. Notwithstanding the foregoing, the City's rights and responsibilities may be transferred in the event that the City/department that originally executed this Contract is transferred, moved or absorbed by another governmental entity to such succeeding entity.

## **SECTION 17. ARBITRATION**

Any dispute, controversy, or claim arising out of or in connection with, or relating to this Contract, or any breach or alleged breach hereof, may, upon the agreement of both Parties, be submitted to and settled by arbitration in the State of Florida, in conformance with the rules of the American Arbitration Association then in effect for commercial disputes (or at any other place or under any other form of arbitration mutually acceptable to the Parties).

The expenses of the arbitration shall be borne equally by the Parties to the arbitration, provided that each Party shall pay for and bear the cost of its own experts, evidence, and counsel.

## **SECTION 18. REPRESENTATIONS AND WARRANTIES**

Section 18.1 Mutual Representations. Each Party warrants and represents to the other that:

(a) it has all requisite power, authority, licenses, permits, and franchises, corporate or otherwise, to execute and deliver this Contract and perform its obligations hereunder;

(b) its execution, delivery, and performance of this Contract have been duly authorized by, or are in accordance with, its organic instruments, and this Contract has been duly executed and delivered for it by the signatories so authorized, and it constitutes its legal, valid, and binding obligation;

(c) its execution, delivery, and performance of this Contract will not breach or violate, or constitute a default under any Contract, lease or instrument to which it is a party or by which it or its properties may be bound or affected; or

(d) it has not received any notice, nor to the best of its knowledge is there pending or threatened any notice, of any violation of any applicable laws, ordinances, regulations, rules, decrees, awards, permits or orders which would materially and adversely affect its ability to perform hereunder.

Section 18.2 City Representations. The City hereby warrants and represents that:



(a) it has provided or shall provide timely to the Company, all records relating to energy and/or water usage and energy/water-related maintenance of Facilities requested by the Company and the information set forth therein is, and all information in other records to be subsequently provided pursuant to this Contract will be true and accurate in all material respects; and

(b) it has not entered into any leases, contracts or agreements with other persons or entities regarding the leasing of efficiency equipment or the provision of energy/water management services for the Facilities or with regard to servicing any of the related equipment located in the Facilities except as disclosed to the Company.

Section 18.3 Company Representations. The Company hereby warrants and represents that:

(a) before commencing performance of this Contract it shall have: (i) become licensed or otherwise permitted to do business in the State of Florida, and (ii) provided proof and documentation of required insurance pursuant to Section 12, and (iii) made available, upon reasonable request, all documents relating to its performance under this Contract, including all contracts and subcontracts entered into;

(b) it shall use qualified subcontractors and delegees, licensed and bonded in this state to perform the work so subcontracted or delegated pursuant to the terms hereof;

(c) it is financially solvent, able to pay its debts as they mature and possessed of sufficient working capital to perform its obligations under this Contract.

## SECTION 19. MISCELLANEOUS

Section 19.1 Compliance with Law and Standard Practices. The Company shall perform its obligations hereunder in compliance with any and all applicable federal, state, and local laws, rules, and regulations, in accordance with sound engineering and safety practices, and in compliance with any City safety rules and practices. Upon discovery of a suspected or real presence of hazardous materials, including but not limited to asbestos, and in determining the need by the Company of disturbing such hazardous materials in order to complete any portion of the work under this Contract, the Company shall immediately stop work and notify the City of such discovery. The City will quickly endeavor to identify and have such hazardous material(s) removed, to the extent necessary for the Company to safely perform its work or to a further extent if the City deems necessary or preferable. The Construction and Installation Schedule set forth in Schedule E shall be allowed to be extended by the number of days such discovery and removal of hazardous materials has been accomplished. The Company shall not use, store, dispose of or otherwise handle any Hazardous Substance (as defined in 42 U.S.C. Sections 9601, 9603, 6921, 7412, 49 U.S.C. Sections 1802 and 33 U.S.C. Sections 1321 and 1317 as now or hereinafter amended) or Hazardous Material in or on the Facilities except in a lawful manner and so as not to cause the City any cost, loss, obligation or liability or expose the City to any claim or suit with respect to same. "Hazardous Materials" shall mean petroleum, or any fraction thereof, asbestos, polychlorinated biphenyls, or any other substance identified either as a "hazardous substance",

"hazardous waste", "pollutant", "contaminant" or other similar term in any applicable federal, state or local law or regulation, as such law or regulations may be now or hereafter amended.

Section 19.2 Independent Capacity of Company. The Parties agree that the Company, and any agents and employees of the Company, in the performance of this Contract, shall act in an independent capacity and not as officers, employees, or agents of the City.

Section 19.3 No Waiver. The failure of the Company or the City to insist upon the strict performance of the terms and conditions hereof shall not constitute or be construed as a waiver or relinquishment of either Party's right to thereafter enforce the same in accordance with this Contract in the event of a continuing or subsequent default on the part of the Company or the City.

Section 19.4 Severability. In the event that any clause or provision of this Contract or any part thereof shall be declared invalid, void, or unenforceable by any court having jurisdiction, such invalidity shall not affect the validity or enforceability of the remaining portions of this Contract unless the result would be manifestly inequitable or unconscionable.

Section 19.5 Complete Contract. This Contract, including all Schedules, Exhibits and Appendices attached hereto, when executed, shall constitute the entire Contract between the Parties and this Contract may not be amended, modified, or terminated except by a written Contract signed by the Parties.

Section 19.6 Further Documents. The Parties shall execute and deliver all documents and perform all further acts that may be reasonably necessary to effectuate the provisions of this Contract.

Section 19.7 Applicable Law. This Contract and the construction and enforceability thereof shall be interpreted under the laws of the State of Florida.

Section 19.8 Notice. Any notice required or permitted hereunder shall be deemed sufficient if given in writing and delivered personally or sent by registered or certified mail, return receipt requested, or delivered by a nationally recognized express mail service, postage prepaid to the address shown below or to such other persons or addresses as are specified by similar notice. The City's Contract Manager for this project will serve as liaison for the ongoing administration of this Contract and the resolution of any problems related thereto.

TO COMPANY:     Andre Leblanc  
                          Director, Operations  
                          BGA, Inc.  
                          3101 W. Dr. Martin Luther King Jr. Blvd., Suite 110  
                          Tampa, FL 33607

With a copy to:

Michael Gibson  
Vice President  
Consolidated Edison Solutions, Inc.  
3101 W. Dr. Martin Luther King Jr. Blvd., Suite 110  
Tampa, FL 33607

TO CITY:

[contact name to be provided by City]

Section 19.9 Statutory Notices and Requirements. The City shall consider the employment by the Company of unauthorized aliens a violation of Section 274A(e) of the Immigration and Nationality Act. Such violation shall be cause for unilateral cancellation of this Contract. An entity or affiliate who has been placed on the public entity crimes list or the discriminatory vendor list may not submit a bid on a contract to provide any goods or services to a public entity, may not submit a bid on a contract with a public entity for the construction or repair of a public building or public work, may not submit bids on leases of real property to a public entity, may not be awarded or perform work as a supplier, subcontractor, or consultant under a contract with any public entity, and may not transact business with any public entity pursuant to limitations under Chapter 287 Florida Statutes. Wage rates and other factual unit costs supporting the compensation are accurate, complete, and current at the time of contracting. The original contract price and any additions thereto will be adjusted to exclude any significant sums by which the City determines the contract price was increased due to inaccurate, incomplete, or noncurrent wage rates and other factual unit costs. All such contract adjustments must be made within 1 year following the end of this Contract. The Company warrants that it has not employed or retained any company or person, other than a bona fide employee working solely for the Company to solicit or secure this Contract and that it has not paid or agreed to pay any person, company, corporation, individual, or firm, other than a bona fide employee working solely for the Company any fee, commission, percentage, gift, or other consideration contingent upon or resulting from the award or making of this Contract. For the breach or violation of this provision, the City shall have the right to terminate this Contract without liability and, at its discretion, to deduct from the contract price, or otherwise recover, the full amount of such fee, commission, percentage, gift, or consideration.

Section 19.10 Public Records. The City shall have the right of unilateral cancellation for refusal by the Company to allow public access to all documents, papers, letters, or other material subject to the provisions of Chapter 119, Florida Statutes and made or received by Company in conjunction with this Contract.

Section 19.11 Force Majeure. Neither Party will be liable for any default or delay in the

performance of its obligations under this Contract to the extent such default or delay is caused by fire, flood, earthquake, elements of nature or acts of God; riots, civil disorders, rebellions or revolutions in the United States; injunctions (provided the injunction was not issued as a result of any fault or negligence of the Party seeking to have its default or delay excused); or any other cause beyond the reasonable control of such Party ("Force Majeure Events"); provided the non-performing Party and its subcontractors are without fault in causing such default or delay, and such default or delay could not have been prevented by reasonable precautions and cannot reasonably be circumvented by the non-performing Party through the use of alternate sources, workaround plans or other means, including disaster recovery plans. Performance times shall be considered extended for a period of time equivalent to the time lost because of any such delay, provided that in the event the Company is delayed in its performance by reason of such cause, no such extension shall be made unless notice thereof is presented by the Company to the City in writing within ten (10) business days after the start of the occurrence of such delay, no payment shall be made by the City for any fees or expenses incurred by the Company by reason of such delay, and the Company shall use best efforts to perform its obligations during such period of delay, and notify the City of its abatement or cessation.

Section 19.12 Interlocal Cooperation. The Parties understand and agree that the City's selection of the Company through its competitive selection process and related agreements, including this Contract, shall constitute an offer by the Company to all public entities within the State of Florida under the same general conditions, and that such public entities are allowed to utilize the City's selection of the Company and related Agreements, including this Contract, in order to utilize the Company for the same energy performance contracting services.

IN WITNESS WHEREOF, and intending to be legally bound, the Parties hereto subscribe their names to this Contract by their duly authorized officers effective as of the date last executed below

**BGA, INC.**

**CITY OF MIAMI SPRINGS, FLORIDA:**

By: \_\_\_\_\_  
[Signature]

By: \_\_\_\_\_  
[Signature]

Title: \_\_\_\_\_

Title: \_\_\_\_\_

Date: \_\_\_\_\_

Date: \_\_\_\_\_

**SCHEDULE A. CITY FACILITIES AND CM GROUPS TO BE INSTALLED**

## SCHEDULE B. SAVINGS GUARANTEE

The Company guarantees that, during each Guarantee Year during the Guarantee Period, the CM Groups shall be capable of producing Guaranteed Savings in an amount equal to or greater than Annual Guaranteed Savings for such Guarantee Period, subject to the City's proper operation and maintenance of the Facilities, adjustments which the Company is entitled to make per the terms of the Agreement, and all other terms of this Savings Guarantee.

Exhibits or other attachments referenced in this Schedule B are hereby incorporated by reference into this Savings Guarantee. The following initial capitalized terms in this Savings Guarantee have the meaning set forth below.

### 1. DEFINITIONS

Section 1.1 Definitions. When used in this Agreement, the following capitalized words shall have the meanings ascribed to them below:

**"Energy Costs"** may include the cost of electricity and fuels to operate HVAC equipment, facility mechanical and lighting systems, and energy management systems, and the cost of water and sewer usage, as applicable.

**"Facilities"** shall mean those buildings where the energy and operational cost savings will be realized.

**"Guarantee Period"** is defined as the period beginning on the first (1st) day of the First Guarantee Year and ending on the last day of the final Guarantee Year.

**"Guarantee Year"** is defined as the First Guarantee Year and each of the successive twelve (12) month periods commencing on the anniversary of the Commencement Date.

**"Guaranteed Savings"** is defined as the amount of avoided Energy and Operational Costs necessary to pay for the cost of the CM incurred by the City in each Guarantee Year as identified in Section 3.1 hereof.

**"Measurement and Verification Plan"** (M&V Plan) is defined as the plan providing details on how the Guarantee Savings will be verified.

**"Operational Costs"** shall include the cost of operating and maintaining the Facilities, such as, but not limited to, the cost of inside and outside labor to repair and maintain the CM, the cost of custodial supplies, the cost of replacement parts, the cost of deferred maintenance, and the cost of new capital equipment.

**[placeholder for Options A through D, depending on which Option of the IPMVP Protocol**

is selected by the Customer]

**“Total Guarantee Year Savings”** is defined as the summation of avoided Energy and Operational Costs realized by Facilities in each Guarantee Year as a result of the Work provided by the Company.

## 2. TERM AND TERMINATION

Section 2.1 Guarantee Term. The Savings Guarantee shall begin on the date the City executes the Certificate of Acceptance for the last CM Group and shall automatically renew annually, subject to the City making sufficient annual appropriations based upon continued realized savings; provided, however, the Savings Guarantee Term shall not extend beyond the earlier of: (i) the effective date of termination under Section 7 of this Contract; or (ii) \_\_\_\_\_ ( ) years (the “Savings Guarantee Term”).

Section 2.2 Guarantee Termination. Should this Agreement be terminated in whole or in part for any reason prior to the end of the Savings Guarantee Term, the Guaranteed Savings for the Guarantee Year in which such termination becomes effective shall be prorated as of the effective date of such termination, with a reasonable adjustment for seasonal fluctuations in Energy and Operational Costs, and the Guaranteed Savings for all subsequent Guarantee Years shall be null and void.

## 3. SAVINGS GUARANTEE

Section 3.1 Guaranteed Savings. The Company guarantees to the City that the identified Facilities will realize the total energy and operational cost avoidance through the combined value of all CM Groups over the Term of the Agreement. In no event shall the Savings Guarantee provided herein exceed the total installation, maintenance, and financing costs for the CM Groups under this Agreement.

Section 3.2 Additional Savings. Additional energy and/or operational cost avoidance that can be demonstrated as a result of the Company’s efforts that result in no additional costs to the City beyond the costs identified in this Agreement will be included in the guarantee savings reconciliation report for the applicable Guarantee Year(s).

Section 3.3 Savings Reconciliation Documentation. The Company will provide the City with a guaranteed savings reconciliation report after each Guarantee Year in accordance with Section 5.3. The City will assist the Company in generating the savings reconciliation report by providing the Company with copies of all bills pertaining to Energy Cost together with access to relevant records relating to such energy costs. The City will also assist the Company by permitting access to the Facilities, any maintenance records, drawings, compliance records or other data deemed necessary by the Company to generate the said report. Data and calculations utilized by the Company in the preparation of its guarantee cost savings reconciliation report will be made available to the City, along with such explanations and clarifications as the City may reasonably request.

Section 3.4 Guaranteed Savings Reconciliation. Guaranteed Savings will be determined in accordance with the methodology(s), operating parameters, formulas, and stipulated/constants as described below and/or defined in Schedule D (Savings Calculation Formula) and/or additional methodologies defined by the Company that may be negotiated with City at any time. For each CM, the Company will employ an M&V Plan, which may be comprised of any or all of the following elements:

- Pre-retrofit model of energy consumption or demand
- Post retrofit measured energy consumption
- Post-retrofit measured demand and time-of-use
- Post-retrofit energy and demand charges
- Sampling plan
- Stipulated Values

The value of the energy savings will be derived from the measured data and engineering formulae included in Schedule D, and the applicable energy charges during each Guarantee Year. In some cases, energy usage and/or demand will be calculated from measured variables that directly relate to energy consumption, demand or cost, such as, but not limited to, measured flow, temperature, current, voltage, enthalpy or pressure.

#### 4. OWNER CONTROLLED VARIABLES

Section 4.1 City Maintenance Responsibilities. For the purposes of the Savings Guarantee, the City represents, warrants, and agrees to adhere to, follow and implement the maintenance procedures and methods of operation recommended in the Equipment manufacturers' Maintenance Manuals, common and recommended industry practices, and other mutually agreed maintenance procedures. The City further represents, warrants and agrees to protect against and replace in the event of any casualty, and not to undertake any changes which would adversely affect or reduce the Guaranteed Savings ("Changes").

Section 4.2 City Responsibility to Notify. In the event of any failure of the City to abide by Section 4.1 of this Savings Guarantee or in the event of any Changes, the City agrees to notify the Company in writing within five (5) business days of any actual, anticipated or intended variation that would reduce the Guaranteed Savings, whether before substantial completion or during the Guarantee Period. Upon receipt of such notice, or in the event that the Company independently learns of any such variations, the Company shall be entitled to adjust the Guaranteed Savings appropriately.

Section 4.3 Measurement and Verification. This Savings Guarantee is based on M&V Option A and Option D as detailed in this Guarantee.

#### 5. UTILITY BILLS



Section 5.1 Guarantee. The Savings Guarantee and the Guaranteed Savings in any M&V Plan report is not a representation, guarantee or warranty that the actual dollar amount of utility bills of the City will be reduced or lower than before, as so many other factors affect utility bills. This is only a guarantee that the Total Guaranteed Savings will meet or exceed the Guaranteed Savings during each respective annual measurement period during the Guaranteed Savings Period if the CM is operated and maintained by the City as required by this Contract. As the City has sole custody and control over the CM, the Company is permitted to adjust the Total Guaranteed Savings, as allowed under this Contract.

## 6. EXCLUSIVE REMEDIES OF THE CITY

Section 6.1 Company Remedies. Prior to the delivery of any Annual Reconciliation report, in the event that such Annual Reconciliation report would indicate that the CM will otherwise fail to produce Guaranteed Savings in an amount at least equal to the Total Guarantee Year Savings for such annual period (and such situation is not caused by the City's failure to operate the CM per this Contract), the Company may, on one or more occasions, take action to cause the Guaranteed Savings to equal or exceed the Total Guarantee Year Savings, including, but not limited to, fine-tuning the CM and the addition of implementation methods, operation methods or energy conservation measures which would increase the Guaranteed Savings. In any such remedy case, the Company shall provide the City with notice of any such activity including an Annual Reconciliation report, which will provide the appropriate details. Any such actions shall not adversely impact facility operations nor impede on normal facility functionality.

Section 6.2 City Remedies. If after taking the actions described above (which the Company shall describe to the City in the Annual Reconciliation report) and performing any follow up which the Company deems necessary, such Annual Reconciliation report still indicates that the Guaranteed Savings in such Annual Reconciliation report is not at least equal to the Total Guarantee Year Savings amount for such period, the Company shall pay to the City an amount equal to the difference for such respective annual period between the Guaranteed Savings amount and the Total Guarantee Year Savings amount in such Annual Reconciliation report. This shall only be for the then current Annual Reconciliation report and shall not affect any prior or any future annual Reconciliation report. The City agrees not to offset, deduct, set-off, withhold or delay any payment due under the Contract. This is the City's sole and exclusive remedy under this Savings Guarantee, and no other rights or remedies are granted.

Section 6.3 THE COMPANY SHALL NOT BE RESPONSIBLE FOR INCIDENTAL, INDIRECT, PUNITIVE OR CONSEQUENTIAL DAMAGES, INCLUDING, BUT NOT LIMITED TO, PROPERTY DAMAGE RESULTING FROM, OR RELATED TO THE CONTRACT OR THE CM (INCLUDING BUT NOT LIMITED TO THE MALFUNCTION OR MISOPERATION THEREOF), BODILY INJURY, MENTAL ANGUISH, MENTAL INJURY OR DISEASE, LOSS OF PROFITS AND GOODWILL, REGARDLESS OF THE CAUSE OR BASIS OF SUCH ACTION, WHETHER IN STRICT LIABILITY, CONTRACT, TORT OR OTHERWISE.

[

ATTACHMENT 1. SUMMARY OF STIPULATED/CALCULATED SAVINGS

The savings identified below shall be stipulated/calculated savings which are mutually agreed by the City and the Company, but will not be specifically measured.

**[TO BE ADDED ONCE THE CITY REVIEWS THE IGA REPORT AND DECIDES WHICH CM GROUPS TO IMPLEMENT UNDER THIS CONTRACT]**

ATTACHMENT 2. ANNUAL GUARANTEED SAVINGS ALLOCATION

**[TO BE ADDED ONCE THE CITY REVIEWS THE IGA REPORT AND DECIDES WHICH CM GROUPS TO IMPLEMENT UNDER THIS CONTRACT]**

ATTACHMENT 3. ANNUAL RECONCILIATION REPORT

Upon each anniversary of the Commencement Date of the last CM Group during the Savings Guarantee Term, the Company shall provide the Annual Reconciliation report to the City. In the Annual Reconciliation report, the Company shall calculate the Guaranteed Savings and shall report to the City such amount (and shall detail any excess savings where the Guaranteed Savings exceed the Total Guaranteed Savings) during the preceding year.

**Annual Guaranteed and Excess Savings Allocation**

**[TO BE ADDED ONCE THE CITY REVIEWS THE IGA REPORT AND DECIDES WHICH CM GROUPS TO IMPLEMENT UNDER THIS CONTRACT]**

## SCHEDULE C. COMPENSATION TO COMPANY AND DELIVERABLES

### TOTAL COMPENSATION TO COMPANY:

### POTENTIAL CREDIT BACK TO THE CITY:

Consolidated Edison, Inc. ("CEI"), the ultimate parent company of BGA, Inc., may be eligible to receive a tax deduction pursuant to Section 179D ("179D") of the Internal Revenue Code for certain costs associated with the Company's installation of the CMs. The Company agrees to claim tax deductions, through CEI, pursuant to and in accordance with the requirements of 179D, for certain energy efficiency work performed by the Company for the City, and pay the City 50% of the Net Tax Benefit. "Net Tax Benefit" would be calculated by multiplying: (i) the amount of the tax deduction approved by the IRS under §179D for the CMs installed by the Company by (ii) CEI's then current nominal federal tax for the year the §179D deductions are claimed, and then deducting the Company's expenses set forth below:

- Tax consultant fees paid by the Company to a third party tax consultant based on the product of: (i) the amount of the deduction claimed by CEI multiplied by the then current CEI nominal tax rate, and (ii) the tax consultant's fee, but prior to the deductions set forth above.

Such payment would be made by the Company to the City via check, no later than thirty (30) days after the tax deduction is approved by the IRS.

***NOTE: The Section 179D tax deduction is limited to CMs placed in service by December 31, 2013. Absent an extension of the current legislation, CMs installed after that date will not be eligible for the tax deduction.***

## SCHEDULE D. SAVINGS CALCULATION FORMULA

Cost Savings under the Contract will be determined according to the following formula:

$$\text{Cost Savings} = (\text{Baseline Costs} - \text{Post Installation Costs}) \pm \text{Adjustments}$$

The following definitions and methodologies will apply:

A. **Baseline Costs.** The estimated costs of fuel, energy or water consumption or wastewater production that would have been incurred in the CM had not been installed or implemented. Baseline Costs shall be the product of: (i) the Baseline amounts set forth in Schedule F and (ii) the utility rates.

B. **Post-Installation Costs.** Post-Installation Costs will be the cost of fuel, energy or water consumption or wastewater production resulting from the installation and implementation of the CM. Post-Installation Costs will be the product of actual measurable savings together with the stipulated operation and maintenance and capital cost avoidance cost savings resulting from the implementation and installation of the CM. These cost savings have been negotiated and agreed upon by the Parties and there is no need to verify the agreed savings.

C. **Adjustments.** § 489.145 (4)c Florida Statutes, requires that any Baseline adjustments must be specified in the Contract. The Parties agree that Baseline adjustments are authorized only to the extent authorized in section 11 and/or Schedule F (Baseline) of the Contract.

**SCHEDULE E. CONSTRUCTION AND INSTALLATION SCHEDULE**

The following schedule represents the Company's estimated project schedule from the date financing is secured. The schedule will be modified once the actual date of the closing of the financing is completed.

**[TO BE ADDED ONCE THE CITY REVIEWS THE IGA REPORT AND DECIDES WHICH CM GROUPS TO IMPLEMENT UNDER THIS CONTRACT]**

**SCHEDULE F. BASELINE**

**[TO BE ADDED ONCE THE CITY REVIEWS THE IGA REPORT AND DECIDES WHICH CM GROUPS TO IMPLEMENT UNDER THIS CONTRACT]**



**SCHEDULE G. STANDARDS OF COMFORT**

**[TO BE ADDED ONCE THE CITY REVIEWS THE IGA REPORT AND DECIDES WHICH CM GROUPS TO IMPLEMENT UNDER THIS CONTRACT]**

**SCHEDULE H. COMPANY'S MAINTENANCE RESPONSIBILITIES & TRAINING**

## SCHEDULE I. MEASUREMENT & VERIFICATION PLAN (“M&V PLAN”)

There are several primary methodologies for measuring energy saving measures as defined by the International Performance Measurement and Verification Protocol (“IPMVP”). IPMVP is the industry accepted standard guideline for performing measurement and verification. Each methodology is applicable to different risk sharing scenarios, different project values, and different types of contracts. What follows is a brief description of each option:

**Option A: Partially Measured Retrofit Isolation** is designed for retrofits where end-use “efficiency” or power draw can be measured or stipulated using manufacturers’ performance specifications or one time measurements. Estimated or stipulated energy consumption is calculated by multiplying manufacturers’ information or measured variable times the stipulated hours of operation for each period of operation. Some of the best applications for this option are individual loads or systems within a building, where energy usage can be broken down to one or two primary, straightforward parameters. As part of the contract, both parties must agree up front that the mainly stipulated parameters are reasonable, realistic and accurate, and may only be changed by a mutually agreed upon modification to the contract.

**Option B: Retrofit Isolation** involves savings determination techniques that are identical to those of Option A except that no stipulations are allowed under Option B.

Short term or continuous metering may be used under Option B. Continuous metering provides greater certainty in reported savings and more data about equipment operation. This data can be used to improve or optimize the operation of the equipment on a real-time basis, thereby improving the benefit of the retrofit itself.

Option B involves full measurement of the impact of the CM. Therefore there is less need to verify the potential to perform than in Option A.

The savings created by most types of CMs can be determined with Option B. However, the degree of difficulty and costs associated with verification increases proportionately as metering complexity increases. Option B methods will generally be more difficult and costly than Option A. However, Option B may produce less uncertain results where load and savings patterns are variable.

**Option C: Whole Facility** involves use of utility meters or whole building sub-meters to assess the energy performance of a total building. Option C assesses the impact of any type of CM, but not individually if more than one is applied to an energy meter. This Option determines the collective savings of all CMs applied to the part of the facility monitored by the energy meter. Also, since whole building meters are used, savings reported under Option C include the impact of any other changes made in facility energy use (positive or negative). Option C may be used in cases where there is a high degree of interaction between installed CMs or between CMs and the rest of the building, or the isolation and measurement of individual CM(s) is difficult or too costly.

This Option is intended for projects where savings are expected to be large enough to be discernible from the random or unexplained energy variations that are normally found at the level of the whole facility meter. The larger the saving, or the smaller the unexplained variations in the baseline, the easier it will be to identify savings. Also, the longer the period of savings analysis after CM installation, the less significant is the impact of short term unexplained variations.

Periodic inspections should be made of all equipment and operations in the facility after CM installation. These inspections will identify changes from baseline conditions or intended operations. Accounting for changes (other than those caused by the CMs) is the major challenge associated with Option C - particularly when savings are to be monitored for long periods.

**Option D: Calibrated Simulation** involves determining energy savings during the performance period using calibrated building simulation tools. Savings are determined through Option D is intended for energy conservation retrofits where calibrated simulations of the baseline energy use and/or calibrated simulations of the post-installation energy consumption are used to measure project savings. Option D may involve measurements of energy use before and after the retrofit for specific equipment or energy end-use, as required for proper calibration of the simulation program. Periodic inspections of the equipment may also be warranted. Energy consumption is calculated by developing calibrated, hourly simulation models of whole-building energy use, or equipment subsystems. This is done in both the baseline mode and in the post-installation mode. Comparisons can then be made for the (simulated) differences for a “typical” year, or for operating conditions that correspond to a specific year during either the baseline or post-installation period.

The base case model is calibrated to actual energy consumption records of the City. This same model is then modified to incorporate the changes in equipment, set points, controls, and system design to reflect the anticipated changes to be accomplished under the Contract. The models used for the before and after configuration of equipment are available for inspection.

Any requests by the City for modifications to the models’ assumptions, set points, sequences of operation, or equipment efficiencies are incorporated into the models and both parties agree that the models are reasonable representations of actual current and expected future energy use of the buildings. Annual savings are calculated using the calibrated simulation of building equipment before and after the measures are installed.

The table below summarizes the Measurement and Verification (M&V) approaches for each CM.

**[to be inserted once the project is developed]**



**EXHIBIT I. FORM OF CERTIFICATE OF ACCEPTANCE**

CM GROUP: \_\_\_\_\_

BGA, Inc.  
Attention: Andre Leblanc  
3101 W. Dr. Martin Luther King Jr. Blvd., Suite 110  
Tampa, FL 33607

I, the undersigned, hereby certify that I am the duly qualified and acting representative of the City identified below and, with respect to the above-referenced CM Group under the Guaranteed Energy, Water, and Wastewater Performance Savings Contract dated as of \_\_\_\_\_, 2013 ("Contract"), by and between the City and BGA, Inc., represent and warrant that:

1. The CM Group described in Schedule A and properly invoiced, has been delivered and installed in accordance with the Contract, is in good working order and is fully operational and properly functioning and has been fully accepted by the City on the \_\_\_\_ day of \_\_\_\_\_, \_\_\_\_\_.

CITY: Miami Springs, Florida

Signature: \_\_\_\_\_

Title: \_\_\_\_\_

Date: \_\_\_\_\_

## EXHIBIT II – FORM OF CERTIFICATE OF ENTITLEMENT

The undersigned authorized representative of \_\_\_\_\_  
(hereinafter "Governmental Entity"), Florida Consumer's Certificate of Exemption  
Number \_\_\_\_\_, affirms that the tangible personal property purchased pursuant to Purchase  
Order Number \_\_\_\_\_ from \_\_\_\_\_ (Vendor) on or after  
\_\_\_\_\_ (date) will be incorporated into or become a part of a public facility as  
part of a public works contract pursuant to contract # \_\_\_\_\_ with  
\_\_\_\_\_ (Name of Contractor) for the  
construction of \_\_\_\_\_.

Governmental Entity affirms that the purchase of the tangible personal property  
contained in the attached Purchase Order meets the following exemption requirements  
contained in Section 212.08(6), F.S., and Rule 12A-1.094, F.A.C.:

***You must initial each of the following requirements.***

- \_\_\_\_ 1. The attached Purchase Order is issued directly to the vendor supplying the  
tangible personal property the Contractor will use in the identified public works.
- \_\_\_\_ 2. The vendor's invoice will be issued directly to Governmental Entity.
- \_\_\_\_ 3. Payment of the vendor's invoice will be made directly by Governmental Entity to  
the vendor from public funds.
- \_\_\_\_ 4. Governmental Entity will take title to the tangible personal property from the  
vendor at the time of purchase or of delivery by the vendor.
- \_\_\_\_ 5. Governmental Entity assumes the risk of damage or loss at the time of purchase  
or delivery by the vendor.

Governmental Entity affirms that if the tangible personal property identified in the  
attached Purchase Order does not qualify for the exemption provided in Section  
212.08(6), F.S., and Rule 12A-1.094, F.A.C., Governmental Entity will be subject to the  
tax, interest, and penalties due on the tangible personal property purchased. If the  
Florida Department of Revenue determines that the tangible personal property  
purchased tax-exempt by issuing this Certificate does not qualify for the exemption,  
Governmental Entity will be liable for any tax, penalty, and interest determined to be due.

I understand that if I fraudulently issue this certificate to evade the payment of sales tax I  
will be liable for payment of the sales tax plus a penalty of 200% of the tax and may be  
subject to conviction of a third degree felony. Under the penalties of perjury, I declare  
that I have read the foregoing Certificate of Entitlement and the facts stated in it are true.

\_\_\_\_\_  
Signature of Authorized Representative

\_\_\_\_\_  
Title

\_\_\_\_\_  
Purchaser's Name (Print or Type)

\_\_\_\_\_  
Date

Federal Employer Identification Number: \_\_\_\_\_

Telephone Number:

You must attach a copy of the Purchase Order to this Certificate of Entitlement. Do not send to the Florida Department of Revenue. This Certificate of Entitlement must be retained in the vendor's and the contractor's books and records.



HONORARY CHAIRMEN  
Mayor Carlos Gimenez  
Representative Eduardo "Eddy" Gonzalez

MIAMI-DADE DAYS CHAIRMAN  
Monty Trainer

CHAIRMAN EMERITUS  
Senator Sherman Winn  
(1923 - 2008)

DADE DAYS FOUNDER  
Representative John F. Cosgrove  
(1949 - 2006)

LEGISLATIVE LIAISONS  
Representative Jose Felix Diaz  
Vice Chair, Miami-Dade Delegation  
Commissioner Rebeca Sosa  
Miami-Dade County  
Commission Chairwoman

MIAMI-DADE COUNTY  
COMMISSIONERS  
Rebeca Sosa, Chairwoman  
Lynda Bell, Vice-Chairwoman  
Bruno A. Barreiro  
Esteban Bovo, Jr.  
José "Pepe" Diaz  
Audrey Edmonson  
Sally A. Heyman  
Barbara J. Jordan  
Jean Monestime  
Dennis C. Moss  
Javier D. Souto  
Xavier L. Suarez  
Juan C. Zapata

MIAMI-DADE DAYS LIAISONS  
Humberto P. Alonso, Jr.  
ATKINS  
Rodney Barreto  
Floridian Partners  
Debbie Brady  
Dade County Farm Bureau  
Rosa Brito  
Greater Homestead/Florida City  
Chamber of Commerce  
Karyn Cunningham  
United Teachers of Dade  
Alex Dominguez  
Miami-Dade Legislative Delegation  
Raul Dube  
Ultra Aviation  
Jeanie Hernandez  
Comcast  
Richard Kuper  
Miami-Dade County League of Cities  
Iraida R. Mendez-Cartaya  
Miami-Dade County Public Schools  
Jason Neal  
Waste Management  
Phillis Oeters  
Baptist Health South Florida  
Joe Rasco  
Miami-Dade County  
Ana Maria Rodriguez  
City of Doral  
Mary Scott Russell  
Chamber South  
William Talbert, III  
Greater Miami Convention & Visitors Bureau  
Rowan Taylor  
Metro Dade Fire Fighters IAFF Local 1403

MIAMI-DADE DAYS  
COORDINATOR  
Robert M. Levy  
850.681.0254  
Director Emeritus  
Dianne W. Raulson

Aventura ★ Bal Harbour ★ Bay Harbor Islands ★ Biscayne Park ★ Coral Gables ★ Cutler Bay ★ Doral ★ El Portal ★ Florida City ★ Golden Beach  
Hialeah ★ Hialeah Gardens ★ Homestead ★ Indian Creek ★ Key Biscayne ★ Medley ★ Miami ★ Miami Beach ★ Miami Gardens ★ Miami Lakes  
Miami Springs ★ Miami Shores ★ North Bay Village ★ North Miami ★ North Miami Beach ★ Opa-Locka ★ Plantation Bay ★ Pinecrest  
South Miami ★ Sunny Isles Beach ★ Surfside ★ Sweetwater ★ Virginia Gardens ★ West Miami



## MIAMI-DADE COUNTY DAYS IN TALLAHASSEE ☆ APRIL 2 & 3, 2014

January 27, 2014

Dear Miami-Dade County Days Participants and Sponsors:

New challenges will be facing our communities and the organizations that make up our vibrant county. On behalf of Representative Eduardo "Eddy" Gonzalez and Jose Felix Diaz, Chair and Vice Chair of the Miami-Dade Delegation; Mayor Carlos Gimenez, Chairwoman Rebeca Sosa, and Vice-Chairwoman Lynda Bell, we welcome you to join us for Miami-Dade County Days in Tallahassee 2014, April 2nd & 3rd.

On the morning of Wednesday April 2, our charter will depart from Miami International Airport (MIA) to Tallahassee. Upon arrival we will take part in the Tourist Development Council of Miami-Dade County's "World Famous Paella Fest," and everyone is welcome. Please wear your colorful ties and scarves designed by New World School of the Arts and sponsored by Baptist Health South Florida. There will be a post-Paella gathering with invited elected officials including the Governor, the Cabinet, Representative Eduardo "Eddy" Gonzalez, and the full Miami-Dade County Legislative Delegation. Then you have the afternoon and early evening to meet with your elected official in Tallahassee.

Get ready for our casual evening event "It's So Miami" Mambo Kings event which showcases our local cuisine, drinks, and music. This event is held at the Challenger Learning Center from 7 to 10 p.m. The party is just getting started because: "It's So Miami" - with a Delegation Chairman's post party at the Hotel Duval starting at 10:00 p.m. These are ticketed events.

On the morning of April 3rd there will be a Department Head(s) Seminar at the Florida Association of Realtors from 9:00 a.m. to 11:00 a.m.. This seminar should not be missed by our local government officials and business leaders. This is a great opportunity to interact with the leaders in Tallahassee that affect your local community.

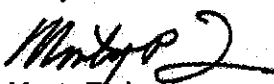
At 11:45 a.m. on Thursday April 3 we will have our annual awards luncheon at the Double Tree Hotel Ballroom. We will proudly honor individuals who have impacted our community. This also is a ticketed event.

Costs for Miami-Dade County Days 2014 are \$950 per person. This includes your charter, hotel accommodations, registration, transportation while in Tallahassee, and tickets to all Dade Days events. The Charter will return to MIA early Thursday evening. Registration fees are \$175 per person if you choose to make your own travel and hotel arrangements. All applications must be returned to our office to our office by **Monday, March 3rd, 2014**. You will receive the final schedule of all Dade Days events along with your confirmation information, including air charter, departure and arrival times, and the name of your hotel during the week of the **March 10, 2014**.

Dade Days is made possible because of our sponsors, liaison board members, and a host of behind the scenes volunteers. Thank you on behalf of Monty Trainer, Bob Levy and our Liaison Board.

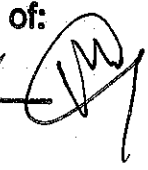
And remember, **you make Dade Days happen!**

See you in Tallahassee,

  
Monty Trainer  
Chairman

Agenda Item No.

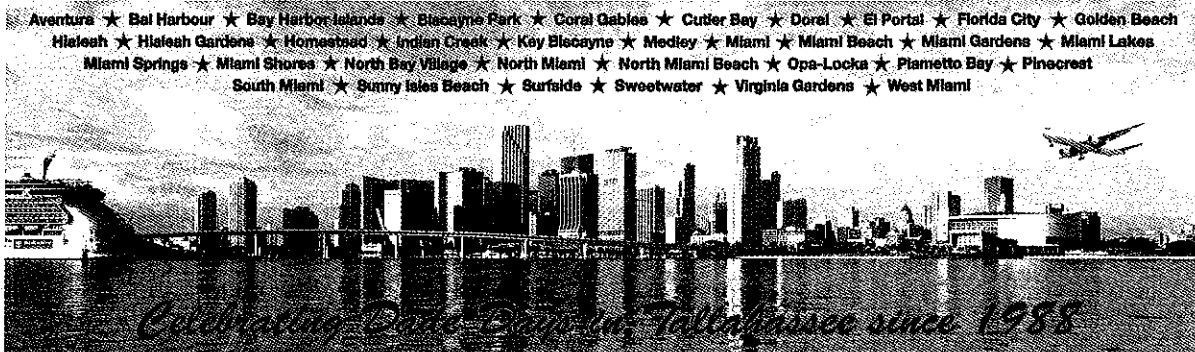
City Council Meeting of:

2-10-2014 

MIAMI-DADE COUNTY DAYS, INC.

6815 Biscayne Blvd., Suite 103-469 • Miami, Florida 33138

Toll Free: 1-855-339-4090 • E-mail: [dadedays@comcast.net](mailto:dadedays@comcast.net) • [www.dadedays.com](http://www.dadedays.com)



## Miami-Dade County Days in Tallahassee ☆ APRIL 2 & 3, 2014

# 2014 APPLICATION

(Please type all information or print neatly)

Name(s) & Title(s): \_\_\_\_\_

Company/Organization: \_\_\_\_\_

Address: \_\_\_\_\_

City/State/Zip Code: \_\_\_\_\_

Phone: \_\_\_\_\_ Fax: \_\_\_\_\_

Contact E-Mail: \_\_\_\_\_

**\*FOR CHARTER FLIGHT PASSENGERS ONLY\*:** DATE OF BIRTH \_\_\_\_\_

*(This information will be kept confidential.)*

**ALL INFORMATION REQUESTED ABOVE MUST BE COMPLETED!**

**ALL APPLICATIONS MUST BE RECEIVED BY MONDAY, MARCH 3, 2014. THERE WILL BE NO REFUNDS.**

The cost of our complete travel package is \$950, which includes round-trip travel on our charter flight, hotel accommodations, and your registration packet (tickets to all events and charter bus transportation while in Tallahassee). We also offer the option of purchasing roundtrip air travel, hotel accommodations, and registration packets separately.

We have limited rooms at the hotels, and priority will be given to those who purchase the complete package. Please be advised that our sponsors and elected officials have first priority for hotel assignments. Payment by check is preferred.

**For credit card payment, please register online at [www.dadedays.com](http://www.dadedays.com). A fee will be assessed for credit card payments.**

I would like to purchase \_\_\_\_\_ complete travel package(s) at the cost of \$950.00 each.

- or -

I would like to purchase \_\_\_\_\_ registration packet(s) at the cost of \$175.00 per person.

I would like to purchase \_\_\_\_\_ roundtrip plane ticket(s) at the cost of \$525.00 each (requires the purchase of \$175.00 registration)\*.

*\*Please write your date of birth in the space provided above.*

I would like to purchase \_\_\_\_\_ hotel room(s) at the cost of \$250 per room, per night (requires the purchase of \$175.00 registration)\*\*.

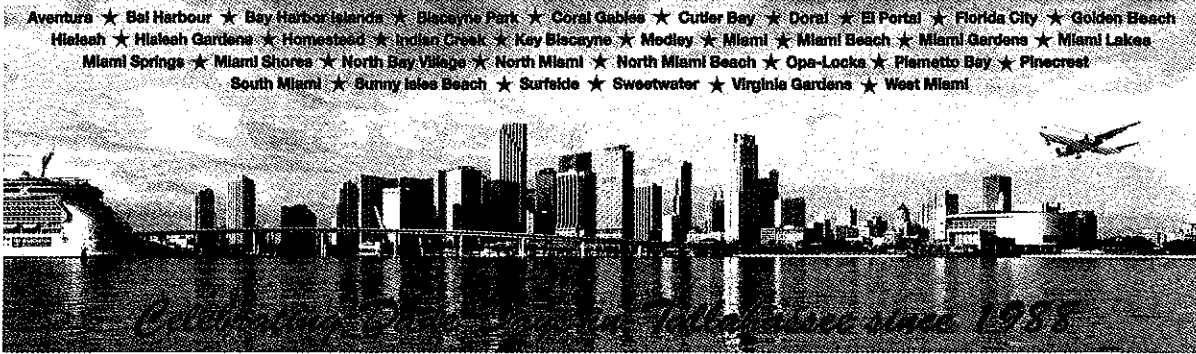
*\*\*To arrange hotel accommodations for more than one night, please call our office (toll free) at 1-855-339-4090.*

**Please make all checks payable to: "MIAMI-DADE COUNTY DAYS, INC."**

**6815 Biscayne Blvd., Suite 103-469 • Miami, Florida 33138**

**Toll Free: 1-855-339-4090 • E-mail: [dadedays@comcast.net](mailto:dadedays@comcast.net) • [www.dadedays.com](http://www.dadedays.com)**

*A DETAILED ITINERARY INCLUDING YOUR HOTEL, AIR CHARTER AND SCHEDULE OF EVENTS WILL BE MAILED THE WEEK OF MARCH 10, 2014.*



Miami-Dade County Days in Tallahassee ☆ APRIL 2 & 3, 2014

# 2014 SPONSORSHIP OPPORTUNITIES

## **SIGNATURE SPONSOR** ..... **\$15,000 & ABOVE**

- ★ Exclusive appearance on Comcast "Newsmakers" program airing on CNN Headline News
- ★ Includes all Platinum Sponsor benefits

## **PLATINUM SPONSOR** ..... **\$10,000**

- ★ Two complete travel packages
- ★ Two VIP Tables at Dade Days Luncheon
- ★ Logo inclusion in a minimum of 75 PSA's airing on various Comcast Cable networks saluting Dade Days and the legislative session
- ★ Company Brochure / giveaways distributed to all registered participants
- ★ Celebrity server at "Paella Fest"
- ★ Recognition in Dade Days media and print materials
- ★ Web link to your company or organization on [www.dadedays.com](http://www.dadedays.com)

## **GOLD SPONSOR** ..... **\$5,000**

- ★ One complete travel package
- ★ One VIP Table at Dade Days Luncheon
- ★ Logo inclusion in a minimum of 50 PSA's airing on various Comcast Cable networks saluting Dade Days and the legislative session
- ★ Company Brochure / giveaways distributed to all registered participants
- ★ Celebrity server at "Paella Fest"
- ★ Recognition in Dade Days media and print materials
- ★ Web link to your company or organization on [www.dadedays.com](http://www.dadedays.com)

## **SILVER SPONSOR** ..... **\$2,500**

- ★ Brochure / giveaways distributed to all registered participants
- ★ Recognition in all media and print materials
- ★ Web link to your company or organization on [www.dadedays.com](http://www.dadedays.com)

## **BRONZE SPONSOR** ..... **\$1,000**

- ★ Brochure / giveaways distributed to all registered participants
- ★ Recognition in all media and print materials

## **FRIENDS OF DADE DAYS SPONSOR** ..... **LESS THAN \$1,000**

- ★ Mentioned in all media and print materials

***YOU MAKE DADE DAYS HAPPEN!***

FOR ADDITIONAL INFORMATION CONTACT:

**BOB LEVY: 850-681-0254 / Email: [levywolf@aol.com](mailto:levywolf@aol.com)**

**Email: [dadedays@comcast.net](mailto:dadedays@comcast.net) / [www.dadedays.com](http://www.dadedays.com)**

*\*Packages include: charter plane tickets, hotel, transportation and tickets to all events*

# CITY OF MIAMI SPRINGS



Finance Department  
201 Westward Drive  
Miami Springs, FL 33166-5289  
Phone: (305) 805-5014  
Fax: (305) 805-5037

To: The Honorable Mayor *Zavier Garcia* and Members of the City Council

VIA: Ron Gorland, City Manager

FR: William Alonso, CPA, CGFO, Finance Director *WV*

Date: January 23, 2013

Re: FY2013-2014 1st Quarter Budget Status Report (Unaudited)

Attached, please find the above referenced report based on revenues received and appropriations expended through December 31, 2013. The purpose of this report is to apprise the City's governing body of the FY2013-2014 budgetary status and projected year-end revenues, expenditures, and fund balances

## I. OVERVIEW

Since we have only completed the first quarter of the current fiscal year, we cannot estimate with any degree of certainty what the ending fund balance will be. We will wait until the second quarter so that we can determine what the revenue and expenditure trends are so that we can make an informed projection.

However after the end of the first quarter of FY2014, we have noticed that red light revenues are running significantly lower than budgeted as discussed in Note #2 on page 5. At the current rate, we estimate a shortfall of approx. \$200,000 to \$250,000 for the current year. The Administration has already begun to review departmental budgets and/or curtailment and delays in procurement in order to come up with sufficient budget cuts to make up this shortfall. We will be presenting Council with a proposed plan in the very near future in order to address this problem.

As you can see from page 18, the golf course reported a loss which is about \$165,000 higher than the first quarter of last year. Although revenues were slightly higher, increased maintenance costs for the quarter resulted in the increased loss.

As in previous interim reports, this report is organized as follows:

- I. Overview/Financial Dashboard - Pages 1-3
- II. General Fund Revenues – Page 4
- III. General Fund Expenditures – Page 6
- IV. General Fund Subsidized Departments
  - a) Senior center - Page 7
- V. Enterprise Funds - Pages 8-9
- VI. Investments – Page 10
- VII. Analysis of Charges for Services
  - a) Building & Zoning/Code Enforcement – Page 11
  - b) Recreation Department – Page 12
- VIII. Other Funds
  - a) Road and Transportation Fund – Page 13
  - b) Law Enforcement Trust Fund – Page 14
  - c) Capital Fund – Page 15
  - d) Debt Service Fund – Page 16
- IX Status of Designated Fund Balance Page 17
- X. Golf Course Financial Report – Pages 18,19 and A-1 thru C-1

The following chart is a projection of the City's projected revenues, expenditures, and general fund balance as of the end of the 1<sup>st</sup> Qtr FY2014:

**Chart A – General Fund Balance Projection as of 1<sup>st</sup> quarter FY2013-2014**

**Chart A- General Fund Budget Summary-FY 2013-2014**

	<u>Original Budget</u>	<u>Amended Budget</u>	<u>Projected Year-End</u>	<u>Variance</u>
<b>Sources:</b>				
General Fund beginning balance	3,692,341	3,692,341	3,692,341	-
Current revenues	14,715,012	15,347,933	15,347,933	-
Transfers in	530,000	530,000	530,000	-
<b>Total Sources</b>	<u>18,937,353</u>	<u>19,570,274</u>	<u>19,570,274</u>	<u>-</u>
<b>Uses:</b>				
Operating expenditures	14,568,503	15,341,416	15,201,426	(139,990)
Transfers out	502,541	502,541	502,541	-
<b>Total Uses</b>	<u>15,071,044</u>	<u>15,843,957</u>	<u>15,703,967</u>	<u>(139,990)</u>
<b>General Fund ending balance</b>	<u>3,866,309</u>	<u>3,726,317</u>	<u>3,866,307</u>	<u>139,990</u>
<b>Projected change in fund balance</b>		<u>173,966</u>		

## FINANCIAL DASHBOARD

### FINANCIAL INDICATORS-GENERAL FUND

	<i>Budgeted</i>	<i>Actual</i>	<i>% of budget</i>
<b>General Fund Revenues as of 12/31/13</b>	<b>\$15,877,933</b>	<b>\$7,458,300</b>	<b>47% (1)</b>
<b>General Fund Revenues as of 12/31/12</b>	<b>\$14,032,177</b>	<b>\$3,986,086</b>	<b>28% (1)</b>

<b>General Fund Expenditures as of 12/31/13</b>	<b>\$15,842,957</b>	<b>\$4,136,090</b>	<b>26% (2)</b>
<b>General Fund Expenditures as of 12/31/12</b>	<b>\$14,297,688</b>	<b>\$3,370,999</b>	<b>24% (2)</b>

	<i>As of 9/30/13</i>	<i>Projected 9/30/13</i>	<i>\$ Increase/Decrease</i>
<b>General Fund Reserve</b>	<b>\$3,692,341</b>	<b>\$3,866,307</b>	<b>\$173,966</b>

### INVESTMENT INDICATOR

	<i>As of 12/31/12</i>	<i>As of 12/31/13</i>	<i>\$ Increase/(Decrease)</i>
<b>Investments</b>	<b>\$ 6,156,473</b>	<b>\$ 8,581,943</b>	<b>\$ 2,425,470</b>

	<i>Total On Deposit</i>	<i>Unrealized Loss</i>	<i>Net Asset Value</i>
<b>SBA Account</b>	<b>\$34,144</b>	<b>\$ (5,751)</b>	<b>\$28,393</b>

### FINANCIAL INDICATORS-OTHER

	<i>Revenues as of 12/31/13</i>	<i>Expenditures as of 12/31/13</i>	<i>Deficit at 12/31/13</i>	<i>Deficit at 12/31/12</i>
<b>Golf Course fund operating deficit requiring General Fund subsidy</b>	<b>\$262,969</b>	<b>\$520,036</b>	<b>\$(257,067)</b>	<b>\$(96,479)</b>

	<i>Revenues as of 12/31/13</i>	<i>Expenditures as of 12/31/13</i>	<i>Surplus at 12/31/13</i>	<i>Deficit at 12/31/12</i>
<b>Building &amp; Code</b>	<b>\$ 186,910</b>	<b>\$ 175,034</b>	<b>\$ 11,876</b>	<b>\$(9,660)</b>

	<i>As of 9/30/13</i>	<i>As of 12/31/13</i>	<i>\$ Increase/(Decrease)</i>
<b>Long-Term Debt</b>	<b>\$5,408,694</b>	<b>\$5,970,117</b>	<b>\$561,423</b>

	<i>At 12/31/13</i>	<i>At 12/31/12</i>
<b>% of Recreation Expenditures Collected in Fees</b>	<b>13.4%</b>	<b>15.9%</b>

**Notes:**

(1) The budgeted revenues does not include the \$139,989 that was appropriated from fund balance. Additionally, you can see that for the current year our revenues are being received at a 47% rate compared to 28% for the same period last year mainly due to ad valorem tax revenues being received at a faster pace from the County.

(2) Actual expenditures are running slightly higher as last year 26% vs. 24% when compared to budgeted expenditures. This is due to certain capital expenditures having been purchased during the first quarter.

II) REVENUES

Chart B-Schedule of General Fund Budgeted and Actual Revenues  
For the Period Ending December 31, 2013  
(25% OF YEAR COMPLETED)

Department	2012-13	FISCAL YEAR 2013-2014					Note
	FULL YEAR ACTUAL	ORIGINAL BUDGET	AMENDED BUDGET	ACTUAL AS of 12/31/13	% OF BUDGET	PRIOR YEAR AS of 12/31/12	
Ad Valorem Taxes - Current	\$ 5,823,022	\$ 6,633,493	\$ 6,633,493	\$ 5,165,369	78%	\$ 2,379,319	1
Ad Valorem Taxes - Delinquent	-	90,839	90,839	1,124	1%	-	1
Utility and Franchise Taxes	2,632,077	2,675,000	2,675,000	407,092	15%	421,210	
Occupational Licenses - City	79,136	90,000	90,000	49,441	55%	26,132	
Occupational Licenses - County	20,302	15,000	15,000	5,495	37%	6,912	
Building Permits	190,393	237,000	237,000	117,088	49%	66,140	
Electrical Permits	54,947	55,000	55,000	7,439	14%	10,642	
Plumbing Permits	29,124	28,000	28,000	3,710	13%	7,226	
Roofing Permits	49,901	49,000	49,000	10,300	21%	8,704	
Mechanical Permits	19,624	15,000	15,000	3,296	22%	4,010	
Certification of Completions	1,815	1,900	1,900	565	30%	65	
Structural Permits	19,750	20,000	20,000	3,600	18%	4,500	
POD Permit Fees	2,000	1,300	1,300	125	10%	125	
Other Permits	237,744	225,000	225,000	25,159	11%	36,447	
Misc Plan Reviews	-	1,000	1,000	-	0%	-	
Zoning Review Fees	25,600	-	-	6,253	100%	5,800	
General Planning & Zoning Fees	10,070	47,000	47,000	2,250	5%	-	
Local Option Gas Tax	359,996	373,249	373,249	93,448	25%	89,683	
Revenue sharing	402,234	411,674	411,674	99,515	24%	95,462	
Alcoholic Beverage License	10,013	12,000	12,000	-	0%	605	
1/2-cent Sales Tax	949,575	992,230	992,230	153,403	15%	142,101	
Gas Tax Rebate	9,552	8,000	8,000	1,990	25%	100	
School Crossing Guards	19,863	20,000	20,000	4,199	21%	4,681	
After School Programs	41,069	32,000	32,000	10,750	34%	11,008	
SWIM MEETS/TEAM RENTAL	12,715	3,600	3,600	2,804	78%	4,304	
Swimming Pool Admissions	83,531	45,000	45,000	3,403	8%	1,910	
Swim Lessons	35	-	-	-	0%	-	
Annual Daddy/Daughter Dance	3,213	4,775	4,775	-	0%	-	
Pelican theatre	10,132	5,000	5,000	4,445	89%	2,550	
Vending Machines	2,092	3,000	3,000	-	0%	556	
Fireworks-VG	6,000	3,000	3,000	-	0%	-	
Summer Camp	150,037	170,000	170,000	53	0%	40	
Summer Camp Activity Fee	16,675	18,000	18,000	-	0%	-	
Senior Center Rental	-	2,250	2,250	-	0%	-	
Annex Rental	16,529	-	-	-	0%	-	
Gym Rental	690	5,000	5,000	-	0%	510	
Fitness Room Membership	49,581	15,000	15,000	7,780	52%	10,861	
Gym Admission Fees	-	3,000	3,000	-	0%	-	
Yoga Classes	11,651	17,100	17,100	933	5%	2,927	
Get Fit Summer Camp	-	30,000	30,000	-	0%	1,210	
Basketball Fees	29,075	42,175	42,175	19,617	47%	18,375	
Other activities	3,514	4,880	4,880	3,359	69%	615	
Pool Rental	13,397	10,000	10,000	350	4%	1,195	
Pool Memberships	6,261	2,400	2,400	1,209	50%	654	
Jazzercise	3,925	4,800	4,800	981	20%	981	
Green Fees	662,606	814,000	814,000	195,117	24%	191,432	
Golf Memberships	42,845	45,000	45,000	10,577	24%	6,451	
Cart Rentals	90,936	106,550	106,550	11,204	11%	21,051	
Range Fees	100,980	125,000	125,000	30,942	25%	25,459	
Golf Merchandise Sales	51,785	38,100	38,100	14,425	38%	14,456	
Gift Certificate Redeemed	692	-	-	825	100%	766	
Rain Check Redeemed	(6,132)	-	-	(1,138)	-100%	(2,692)	
CanAm Commissions	(1,180)	-	-	-	0%	-	
Golf Pro Commissions	668	-	-	(1,268)	-100%	126	
Golf Course Rentals	6,758	11,000	11,000	2,285	21%	1,500	
GHIN Disabled Fees	138	200	200	-	0%	37	
Miscellaneous Charges for Serv	10	6,000	6,000	-	0%	10	
Copies & Other Charges	2,510	3,000	3,000	495	17%	720	
Tree Replacement	2,020	-	-	2,145	100%	420	
Lien Search	14,767	15,000	15,000	4,125	28%	3,712	
Re-occupancy inspection fee	22,475	19,000	19,000	7,125	38%	6,850	
Clerk of the Court - Fines	117,255	150,000	150,000	24,175	16%	22,944	
Code Enforcement tickets	23,025	15,000	15,000	6,650	44%	1,175	
Disabled Parking tickets	9,184	7,000	7,000	-	0%	-	
Administrative Fee-Red Light hearings	-	80,460	80,460	250	0%	-	
Interest-CD's	4,046	7,000	7,000	452	6%	4,337	
Interest - Tax Collections	1,343	2,000	2,000	-	0%	-	
Rent - Metro Fire	11,696	15,000	15,000	3,057	20%	3,016	
Rent - Dade Co. Library	8,253	8,300	8,300	2,063	25%	2,063	
Rent - Bus Benches	4,284	4,000	4,000	1,071	27%	1,071	
Recreational Activities	16,529	12,000	12,000	5,566	46%	3,414	
Sprint Tower	72,624	90,000	90,000	4,656	5%	-	

**Chart B-Schedule of General Fund Budgeted and Actual Revenues**  
**For the Period Ending December 31, 2013**  
**(25% OF YEAR COMPLETED)**

Department	2012-13	FISCAL YEAR 2013-2014					Note
	FULL YEAR ACTUAL	ORIGINAL BUDGET	AMENDED BUDGET	ACTUAL AS of 12/31/13	% OF BUDGET	PRIOR YEAR AS of 12/31/12	
Nextel	6,749	6,800	6,800	-	0%	-	
Metro PCS	8,540	8,400	8,400	-	0%	8,540	
Surplus sale of equipment	47,690	20,000	27,925	7,925	28%	7,815	
Other Miscellaneous	30,483	67,537	67,537	3,494	5%	4,257	
Insurance Reimbursement	46,605	-	-	50,716	100%	55,434	
Code Enforcement Liens	250	500	500	160	32%	-	
Returned check charges	266	500	500	-	0%	60	
Byrne Grant	2,803	15,000	15,000	-	0%	-	
Other Grants	262,171	-	-	15,936	100%	16,000	
Red Light Fines	377,128	600,000	600,000	82,382	14%	89,179	2
Proceeds from Lease	-	-	624,996	623,843	100%	-	
ITF - Sanitation Admin Fee	470,000	470,000	470,000	117,500	25%	117,500	
ITF- Stormwater Admin Fee	60,000	60,000	60,000	15,000	25%	15,000	
Appropriated fund balance	-	-	139,989	-	0%	-	
<b>TOTALS &gt;&gt;&gt;</b>	<b>\$ 13,979,662</b>	<b>\$ 15,245,012</b>	<b>\$ 16,017,922</b>	<b>\$ 7,458,300</b>	<b>47%</b>	<b>\$ 3,991,483</b>	



## II. REVENUES

### Notes to Revenue Schedule:

- (1) Approximately 75-90% of the annual property tax assessment is collected during the months of October thru January of each fiscal year, the City invests all excess amounts until the funds are required to pay normal operating expenditures of the City.
- (2) Red light camera fine revenues are significantly below budget for the first quarter. We have budgeted \$600,000 for the year and it appears that we will not reach those levels. Due to the recent changes to the timing for yellow lights, the amount of captured events that are eventually presented to us continues to be quite lower than what we usually deal with. This affected the overall amount of citations issued, with December 2013 having the lowest amount of citations issued since the program began.

III) EXPENDITURES

Chart C-Schedule of General Fund Budgeted and Projected Expenditures  
For the Period Ending December 31, 2013  
(25% OF YEAR COMPLETED)

Department	FY2012-13 ACTUAL	FISCAL YEAR 2013-2014			% OF ACTUAL VS. BUDGET	NOTES
		ORIGINAL BUDGET	AMENDED BUDGET	AS OF 12/31/2013		
<b>General Government:</b>						
Mayor & City Council	96,720	140,815	140,815	41,011	29%	
Office of the City Manager	354,013	349,603	349,603	92,644	26%	
Office of the City Clerk	280,342	291,588	293,157	35,822	12%	
Office of the City Attorney	165,986	171,000	171,000	26,461	15%	
Human Resource Department	206,798	189,516	189,516	48,519	26%	
Finance-Administration	548,721	535,490	582,442	140,978	24%	
Finance-Professional Services	255,838	274,295	274,295	62,727	23%	
IT Department	349,639	331,508	331,508	83,530	25%	
Planning Department	127,284	128,947	128,947	32,854	25%	
Non-Departmental	-	-	-	-	0%	
Total General Government	2,385,341	2,412,762	2,461,283	564,546	23%	1
<b>Public Safety:</b>						
Police Department	5,815,696	6,006,004	5,974,804	1,389,108	23%	
Building, Zoning & Code Enforcement	580,793	603,691	610,093	139,402	23%	
Total Public Safety	6,396,489	6,609,695	6,584,897	1,528,510	23%	1
<b>Public Works:</b>						
Public Works - Administration	346,040	359,599	371,073	80,831	22%	
Public Works - Streets	369,739	461,275	461,275	89,140	19%	
Public Works - Properties	690,780	589,929	589,929	136,617	23%	
Public Works - Building Maintenance	312,404	289,445	289,445	58,252	20%	
Public Works - Fleet Maintenance	36,108	22,000	22,000	(29,126)	-132%	
Total Public Works	1,755,071	1,722,248	1,733,722	335,714	19%	1
<b>Parks and Recreation:</b>						
Recreation	1,484,027	1,565,451	1,573,242	337,089	21%	
Aquatics	242,946	265,578	314,578	93,797	30%	
Tennis	25,172	20,467	20,467	6,001	29%	
Park Maintenance	108,449	123,939	123,939	21,413	17%	
Golf Administration	22,319	21,968	21,968	5,590	25%	
Golf Pro Shop	574,059	550,145	550,145	143,421	26%	
Golf Maintenance	1,046,849	1,276,252	1,957,175	994,870	51%	2
Total Parks and Recreation	3,503,821	3,823,800	4,561,514	1,602,181	35%	
<b>TOTAL GENERAL FUND EXPS.</b>	<b>14,040,722</b>	<b>14,568,505</b>	<b>15,341,416</b>	<b>4,030,951</b>	<b>26%</b>	<b>1</b>
Transfers to other funds						
Debt Service fund	507,062	363,205	363,205	90,801	25%	
Senior Center Fund	134,000	139,336	139,336	14,338	10%	
Total Transfers Out:	641,062	502,541	502,541	105,139	21%	1
Increase (decrease) in fund balance	-	173,966	173,966	-		
<b>TOTAL GENERAL FUND USES</b>	<b>14,681,784</b>	<b>15,245,012</b>	<b>16,017,923</b>	<b>4,136,090</b>	<b>26%</b>	

### III. EXPENDITURES

#### Notes to Expenditure Schedule:

- (1) All departments are within budget as of the end of the fiscal year. There are variances within some departments greater/less than 25%, however these fluctuations are based on seasonality and not on definite trends that will cause the department to be over budget later in the year. Any variances greater than 35% (if any) will be addressed by us herein.
- (2) Golf maintenance costs are at 51% of budget after the first quarter since during this quarter over \$625K in equipment was purchased.

IV) FUNDS SUBSIDIZED BY GENERAL FUND

CHART D-CITY OF MIAMI SPRINGS  
ACTUAL VS BUDGET REPORT-SENIOR CENTER  
(25% OF YEAR COMPLETED)

	FY2012-13 ACTUAL	FISCAL YEAR 2013-14			% OF ACTUAL VS. BUDGET
		ORIGINAL BUDGET	AMENDED BUDGET	AS OF 12/31/2013	
Revenues:					
USDA C-1	\$ 9,732	\$ 9,815	\$ 9,815	\$ 2,529	26%
USDA C-2	17,521	18,229	18,229	4,995	27%
Local Grants C-1	76,793	96,759	96,759	23,843	25%
Local Grants C-2	51,789	51,491	51,491	12,556	24%
Local Grants III-B	22,059	20,707	20,707	6,338	31%
Sales to Va Gardens	15,690	16,800	16,800	3,855	23%
Donations	2,122	1,575	1,575	1,124	71%
Misc Revenues	2,491	-	-	-	0%
Total revenues	198,197	215,376	215,376	55,240	26%
Expenditures:					
Administrative Costs	151,598	150,722	150,722	35,342	23%
Catering and operating supplies	133,335	147,580	160,411	25,456	16%
Operating Costs	47,264	53,609	53,609	8,780	16%
Capital Outlay	-	2,800	2,800	-	0%
Total expenditures	332,197	354,711	367,542	69,578	19%
Excess (deficiency) of revenues over expenditures	(134,000)	(139,335)	(152,166)	(14,338)	9%
Other financing sources					
Transfers in	134,000	139,336	152,166	14,338	9%
Total other financing sources	134,000	139,336	152,166	14,338	9%
<b>Net change in fund balance</b>	-	1	-	-	0%
Beginning fund balance	-	-	-	-	
<b>Ending fund balance</b>	\$ -	\$ 1	\$ -	\$ -	

**CHART H-CITY OF MIAMI SPRINGS  
ACTUAL VS BUDGET REPORT-SANITATION  
(25% OF YEAR COMPLETED)**

	FY2012-13 <u>ACTUAL</u>	FISCAL YEAR 2013-14			% OF ACTUAL VS. BUDGET	NOTES
		<u>ORIGINAL BUDGET</u>	<u>AMENDED BUDGET</u>	<u>AS OF 12/31/2013</u>		
Operating revenues:						
Sanitation revenues	\$ 2,250,635	\$ 2,343,883	\$ 2,343,883	\$ 1,709,233	73%	1
Total operating revenues	<u>2,250,635</u>	<u>2,343,883</u>	<u>2,343,883</u>	<u>1,709,233</u>	73%	
Operating expenses:						
Administrative costs	1,306,385	1,303,654	1,303,654	314,661	24%	
Operations and maintenance	329,630	202,915	202,915	78,001	38%	
Disposal costs	597,130	779,111	779,111	126,888	16%	
Depreciation and amortization	54,074	54,400	54,400	15,970	29%	
Total operating expenses	<u>2,287,219</u>	<u>2,340,080</u>	<u>2,340,080</u>	<u>535,520</u>	23%	
Operating income (loss)	<u>(36,584)</u>	<u>3,803</u>	<u>3,803</u>	<u>1,173,713</u>	30863%	
Nonoperating revenues (expenses):						
Interest income	1,124	-	-	(67)	0%	
Interest expense and fees	(3,852)	(3,800)	(3,800)	(1,496)	39%	
Total nonoperating revenues (expenses)	<u>(2,728)</u>	<u>(3,800)</u>	<u>(3,800)</u>	<u>(1,563)</u>	0%	
Income (Loss) before transfers	<u>(39,312)</u>	<u>3</u>	<u>3</u>	<u>1,172,150</u>	100%	
Change in net assets	<u>(39,312)</u>	<u>3</u>	<u>3</u>	<u>1,172,150</u>	100%	1
<b>Total net assets, October 1</b>	<u>835,761</u>	<u>796,451</u>	<u>796,451</u>	<u>796,451</u>		
<b>Total net assets, September 30</b>	<u>\$ 796,449</u>	<u>\$ 796,454</u>	<u>\$ 796,454</u>	<u>\$ 1,968,601</u>		

**Note:**

Collection of 73% of revenues is a result of the trash bills now being a part of the property tax bill which is mostly collected between October and March of each fiscal year.

**CHART I-CITY OF MIAMI SPRINGS  
ACTUAL VS BUDGET REPORT-STORMWATER  
FOR THE PERIOD ENDING DECEMBER 31, 2012  
(25% OF YEAR COMPLETED)**

	FY2012-13 <u>ACTUAL</u>	FISCAL YEAR 2013-14			% OF ACTUAL VS. BUDGET	NOTES
		<u>ORIGINAL BUDGET</u>	<u>AMENDED BUDGET</u>	<u>AS OF 12/31/2013</u>		
Operating revenues:						
Residential Class I	\$ 279,319	\$ 250,000	\$ 250,000	\$ 44,721	18%	
Total operating revenues	<u>279,319</u>	<u>250,000</u>	<u>250,000</u>	<u>44,721</u>	18%	
Operating expenses:						
Administrative costs	197,287	200,644	200,644	49,623	25%	
Operations and maintenance	103,535	77,537	77,537	23,509	30%	
Depreciation and amortization	155,933	149,000	149,000	44,549	30%	
Total operating expenses	<u>456,755</u>	<u>427,181</u>	<u>427,181</u>	<u>117,681</u>	28%	
Operating income (loss)	<u>(177,436)</u>	<u>(177,181)</u>	<u>(177,181)</u>	<u>(72,960)</u>	41%	
Nonoperating revenues (expenses):						
Interest & other income	565	500	500	(43)	-9%	
Interest expense and fees	<u>(971)</u>	<u>(1,500)</u>	<u>(1,500)</u>	<u>-</u>	0%	
Total nonoperating revenues (exp)	<u>(406)</u>	<u>(1,000)</u>	<u>(1,000)</u>	<u>(43)</u>	4%	
Income (Loss) before transfers	<u>(177,842)</u>	<u>(178,181)</u>	<u>(178,181)</u>	<u>(73,003)</u>	41%	
Change in net assets	<u>(177,842)</u>	<u>(178,181)</u>	<u>(178,181)</u>	<u>(73,003)</u>	41%	
Total net assets, October 1	<u>2,951,245</u>	<u>2,773,404</u>	<u>2,773,404</u>	<u>2,773,404</u>		
Total net assets, September 30	<u>\$ 2,773,403</u>	<u>\$ 2,595,223</u>	<u>\$ 2,595,223</u>	<u>\$ 2,700,401</u>		

**Notes:**

CITY OF MIAMI SPRINGS  
 INVESTMENT SCHEDULE  
 Dec-13

<u>Institution</u>	<u>Acct#</u>	<u>Principal Amount</u>
BB&T Money Market		\$ 7,421,356.00
<b>Subtotal BB&amp;T</b>		<b>\$ 7,421,356.00</b>
SBA (Pool B)	221371	\$ 34,144.00
Reserve for loss		\$ (5,751.00)
<b>Subtotal SBA</b>		<b>\$ 28,393.00</b>
<b>Total all investments</b>		<b>\$ 7,449,749.00</b>

**CASH ON HAND-OPERATING ACCOUNTS:**

<i>BB&amp;T Cash on hand-Operating Acct</i>	1,132,194.00
<b>Total Cash on hand as of 12/31/13</b>	<b>\$1,132,194.00</b>
<b>Total Investments and cash on hand</b>	<b>\$8,581,943.00</b>

**RESTRICTED CASH:**

BB&T CD-LETF	\$ 650,000.00
<b>(Law Enforcement Trust-restricted)</b>	<b>\$ 650,000.00</b>

VII) ANALYSIS OF CHARGES FOR SERVICES

Chart J-Schedule of Building & Zoning/Code Enforcement  
 Comparative for the periods ending December 31, 2012 and 2013  
 (25% OF YEAR COMPLETED)

Charges for Services:	YTD 12/31/13		YTD 12/31/12		
	<u>Building</u>	<u>Code Enforcement</u>	<u>Building</u>	<u>Code Enforcement</u>	
Occupational Licenses - City		\$ 49,441		\$ 26,132	
Occupational Licenses - County		5,495		6,912	
Building Permits	117,088		66,140		
Electrical Permits	7,439		10,642		
Plumbing Permits	3,710		7,229		
Roofing Permits	10,300		8,704		
Mechanical Permits	3,296		4,010		
Zoning Permits	8,503		-		
Certification of Completions	565		65		
Structural Permits	3,600		4,500		
Other Permits	25,284		36,572		
Reoccupancy Inspection	7,125		5,850		
Code Enforcement tickets		6,650		1,175	
<b>Total Fees Collected</b>	<b>186,910</b>	<b>61,586</b>	<b>143,712</b>	<b>34,219</b>	
<b>Expenditures:</b>					
Personnel	67,811	31,879	48,120	41,974	
Inspector Costs	28,363		26,113		
Operating costs	8,512	2,837	7,990	2,664	25% of total expenses
Capital outlay					
Indirect costs from allocation	70,348		71,149		
<b>Total expenditures</b>	<b>175,034</b>	<b>34,716</b>	<b>153,372</b>	<b>44,638</b>	
<b>Excess charges for services over expenditures</b>	<b>11,876</b>	<b>26,870</b>	<b>(9,660)</b>	<b>(10,419)</b>	

The purpose of this report is to show if the charges being collected by the building & zoning /code enforcement departments are more than sufficient to cover the operating expenditures of these departments.



**Chart K-Schedule of Recreation Department Operations**  
**Period Ending December 31, 2013**  
**(25% OF YEAR COMPLETED)**

	Administrative	Pool	Tennis	Maintenance	YTD as of 12/31/2013	YTD as of 12/31/2012
<b>Charges for Services:</b>						
Summer Camp	\$ 53			-	\$ 53	\$ -
After School Care	10,750				10,750	11,048
Water Polo/Aquatics Teams		2,804			2,804	4,304
Swimming Pool Admissions		3,403			3,403	1,910
Pool rental		350			350	1,195
Swim lessons					-	
Annual Daddy/Daughter Dance					-	
Vending Machines					-	556
Fitness room membership	7,780				7,780	10,861
Pool memberships		1,209			1,209	654
Annual Turkey trot		1,970			1,970	1,210
Football					-	
Pelican Playhouse	4,445				4,445	2,550
Rental-recreational Facilities	5,566				5,566	3,414
Basketball Program	19,617				19,617	18,375
Jazzercise Classes	981				981	981
Halloween	422				422	
Gym Rental					-	510
Xmas at the gazebo		807			807	485
Yoga classes	933				933	2,927
Little Smart Arts		160			160	130
<b>Total Fees Collected</b>	<b>50,547</b>	<b>10,703</b>	<b>-</b>	<b>-</b>	<b>61,250</b>	<b>61,110</b>
<b>Expenditures:</b>						
Personnel	156,054	29,502			185,556	181,837
Operating costs	134,185	17,295	6,001	21,413	178,894	154,560
Debt Service	46,850				46,850	46,850
Capital outlay		47,000			47,000	-
<b>Total expenditures</b>	<b>337,089</b>	<b>93,797</b>	<b>6,001</b>	<b>21,413</b>	<b>458,300</b>	<b>383,247</b>
<b>Excess exp. over charges for services</b>	<b>\$ (286,542)</b>	<b>\$ (83,094)</b>	<b>\$ (6,001)</b>	<b>\$ (21,413)</b>	<b>\$ (397,050)</b>	<b>\$ (322,137)</b>

Percentage of expenditures collected in fees

13.4%

15.9%

**NOTES TO STATEMENTS:**

% collected in fees is lower than prior year due to the cost of the pool shoring project during current fiscal year.

VIII) OTHER FUNDS

CHART L-CITY OF MIAMI SPRINGS  
 ACTUAL VS BUDGET REPORT-ROAD & TRANSPORTATION  
 (25% OF YEAR COMPLETED)

	FY2012-13 <u>ACTUAL</u>	FISCAL YEAR 2013-14			NOTES
		<u>ORIGINAL BUDGET</u>	<u>AMENDED BUDGET</u>	<u>AS OF 12/31/2013</u>	
Revenues:					
Peoples Transportation Tax	494,887	503,738	503,738	11,514	2%
Charges for services	14,807	-	-	6,608	100%
Misc Revenues-Interest	387	-	-	(68)	100%
Total revenues	<u>510,081</u>	<u>503,738</u>	<u>503,738</u>	<u>18,054</u>	4%
Expenditures:					
Administrative	77,605	73,945	73,945	18,289	25%
Contractual/Professional Services	143,737	198,623	198,623	26,560	13%
Repairs and maintenance	282,640	286,378	434,402	91,071	21%
Operating Supplies/Road Materials	1,374	16,121	16,121	2,969	18%
Capital Outlay-Machinery	600	-	-	-	0%
Total expenditures	<u>505,956</u>	<u>575,067</u>	<u>723,091</u>	<u>138,889</u>	19%
Excess (deficiency) of revenues over expenditures	<u>4,125</u>	<u>(71,329)</u>	<u>(219,353)</u>	<u>(120,835)</u>	55%
Net change in fund balance	4,125	(71,329)	(219,353)	(120,835)	
Beginning fund balance	<u>389,581</u>	<u>436,394</u>	<u>436,394</u>	<u>436,394</u>	
Ending fund balance	<u>\$ 393,706</u>	<u>\$ 365,065</u>	<u>\$ 217,041</u>	<u>\$ 315,559</u>	

VIII) OTHER FUNDS

**CITY OF MIAMI SPRINGS  
ACTUAL VS BUDGET REPORT-LAW ENFORCEMENT TRUST FUND  
(25% OF YEAR COMPLETED)**

	FY2012-13 <u>ACTUAL</u>	FISCAL YEAR 2013-14			% OF ACTUAL VS. BUDGET	NOTES
		<u>ORIGINAL BUDGET</u>	<u>AMENDED BUDGET</u>	<u>AS OF 12/31/2013</u>		
Revenues:						
Fines and Forfeitures	49,422			22,137	100%	
Interest Income	<u>1,750</u>	<u>10,000</u>	<u>10,000</u>	<u>-</u>	0%	
Total revenues	<u>51,172</u>	<u>10,000</u>	<u>10,000</u>	<u>22,137</u>	221%	
Expenditures:						
Administration Expenses	67,006	125,381	131,251	18,523	14%	
Police education	1,323	25,500	25,500	590	2%	
Capital Outlay-Vehicles	<u>97,010</u>	<u>145,000</u>	<u>145,000</u>	<u>1,789</u>	0%	
Total expenditures	<u>165,339</u>	<u>295,881</u>	<u>301,751</u>	<u>20,902</u>	7%	
Excess (deficiency) of revenues over expenditures	<u>(114,167)</u>	<u>(285,881)</u>	<u>(291,751)</u>	<u>1,235</u>	0%	
Net change in fund balance	(114,167)	(285,881)	(291,751)	<b>1,235</b>		
Beginning fund balance	<u>874,725</u>	<u>760,557</u>	<u>760,557</u>	<u>760,557</u>		
<b>Ending fund balance</b>	<b>\$ 760,558</b>	<b>\$ 474,676</b>	<b>\$ 468,806</b>	<b>\$ 761,792</b>		

VIII) OTHER FUNDS

**CITY OF MIAMI SPRINGS  
ACTUAL VS BUDGET REPORT-CAPITAL FUND  
(25% OF YEAR COMPLETED)**

	FY2012-13 <u>ACTUAL</u>	FISCAL YEAR 2013-14			% OF ACTUAL VS. BUDGET
		<u>ORIGINAL BUDGET</u>	<u>AMENDED BUDGET</u>	<u>AS OF 12/31/2013</u>	
Revenues:					
Intergovernmental	\$ 14,952	\$ -	\$ -	\$ -	100%
Interest and Other Income	-	-	7,250	-	0%
Total revenues	<u>14,952</u>	<u>-</u>	<u>7,250</u>	<u>-</u>	100%
Expenditures:					
General government	428	-	12,388	-	0%
Capital Outlay	<u>148,707</u>	<u>-</u>	<u>1,000</u>	<u>-</u>	0%
Total expenditures	<u>149,135</u>	<u>-</u>	<u>13,388</u>	<u>-</u>	0%
Excess (deficiency) of revenues over expenditures	<u>(134,183)</u>	<u>-</u>	<u>(6,138)</u>	<u>-</u>	0%
Other financing sources					
Transfers in	-	-	-	-	0%
Total other financing sources	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	0%
Net change in fund balance	<u>(134,183)</u>	<u>-</u>	<u>(6,138)</u>	<u>-</u>	0%
Beginning fund balance	<u>140,321</u>		<u>6,138</u>	<u>6,138</u>	
<b>Ending fund balance</b>	<u>6,138</u>	<u>-</u>	<u>-</u>	<b>\$ 6,138</b>	

VIII) OTHER FUNDS

**CITY OF MIAMI SPRINGS  
ACTUAL VS BUDGET REPORT-DEBT SERVICE FUND  
(25% OF YEAR COMPLETED)**

	FY2012-13 <u>ACTUAL</u>	FISCAL YEAR 2013-14			% OF ACTUAL VS. BUDGET
		<u>ORIGINAL BUDGET</u>	<u>AMENDED BUDGET</u>	<u>AS OF 12/31/2013</u>	
Expenditures:					
Principal Payments	440,297	451,810	574,318	63,072	11%
Interest Payments	128,506	117,669	125,595	20,819	17%
Administrative	-	-	-	-	0%
Total expenditures	<u>568,803</u>	<u>569,479</u>	<u>699,913</u>	<u>83,891</u>	12%
Excess (deficiency) of revenues over expenditures	<u>(568,803)</u>	<u>(569,479)</u>	<u>(699,913)</u>	<u>(83,891)</u>	12%
Other financing sources					
Transfers in	<u>507,062</u>	<u>569,478</u>	<u>699,912</u>	<u>185,827</u>	27%
Total other financing sources	<u>507,062</u>	<u>569,478</u>	<u>699,912</u>	<u>185,827</u>	27%
Net change in fund balance	<u>(61,741)</u>	<u>(1)</u>	<u>(1)</u>	<u>101,936</u>	100%
Beginning fund balance	<u>62,416</u>	<u>675</u>	<u>675</u>	<u>674</u>	
<b>Ending fund balance</b>	<u>675</u>	<u>674</u>	<u>674</u>	<b>\$ 102,610</b>	100%

# CITY OF MIAMI SPRINGS



*Finance Department*  
 201 Westward Drive  
 Miami Springs, FL 33166-5289  
 Phone: (305) 805-5014  
 Fax: (305) 805-5037

**TO:** The Honorable Mayor Xavier Garcia and Members of the City Council  
**VIA:** Ron Gorland, City Manager  
**FR:** William Alonso, CPA, CGFO, Finance Director  
**DATE:** January 23, 2013  
**SUBJECT:** Golf Course (UNAUDITED) Financials for the quarter ending December 31, 2013.

Attached hereto are the unaudited financial reports for the Golf Course Fund for the quarter ending December 31, 2013. As in the past, the report is divided into three sections as follows: 1) Section A is a comparative profit and loss statement for the quarters ending December 31st for fiscal years 2014, 2013, and 2012. 2) Section B is a fiscal year-to-date actual to budget comparison for FY2014. 3) Section C is the FY 2014 year-to-date rounds report.

### Key Financial Indicators

The following are key year-to-date indicators from pages A-1, A-2, and C-1 of the attached report.

	<u>Ending</u> <u>12/31/2013</u>	<u>Ending</u> <u>12/31/2012</u>	<u>% Change</u> <u>From 12/31/12</u>	<u>Ending</u> <u>12/31/2011</u>	<u>% Change</u> <u>From 12/31/11</u>
<b><u>Golf Operations:</u></b>					
Total Revenues	262,969	258,586	1.7%	253,460	3.8%
Operating Profit (Loss)	(251,228)	(86,393)	190.8%	(79,289)	216.9%
Profit(Loss)including non-golf costs	(257,067)	(96,479)	166.4%	(88,591)	190.2%
Pro Shop Costs	143,419	120,971	18.6%	127,630	12.4%
Maintenance Costs	322,602	226,898	42.2%	205,119	57.3%
Total Rounds Played	6,769	8,471	-20.1%	8,121	-16.6%
Total Greens Revenues	204,740	210,557	-2.8%	207,765	-1.5%
Average per Round	31.76	26.07	21.8%	25.87	22.8%
Memberships Sold	52,453	32,697	60.4%	36,827	42.4%
Driving Range revenues	30,942	25,459	21.5%	23,314	32.7%

**Key Financial Indicators (continued)**

As you can see from this matrix, the golf revenues increased by 1.7% from the prior year and 3.8% from FY2011, rounds are down by 20.1%, and driving range revenues are up 21.5%. Memberships sold are finally showing improvement with a 60.4% increase over last year.

On the cost side, YTD maintenance costs are up 42.2% from last year. This increase was mainly due to recovery efforts in order to improve the condition of the course as well as the unexpected repairs costing over \$24K to one of the pump stations. Pro shop costs are up 18.6% from last year. The operating loss is \$251,228 compared to a loss of \$86,393 last year.

The total bottom line YTD loss is \$257,067 compared to a loss of \$96,479 last year and a loss of \$88,591 for the same period of FY2011.

**The bottom line YTD loss of \$257,067 is part of the budgeted loss for FY2014 of \$726,993.**

Page A-1 is a comparative profit and loss for the three months ended 12/31/13, 12/31/12, and 12/31/11.

Page A-2 is a comparative profit and loss for three months ended 12/31/13, 12/31/12, and 12/31/11 for the pro shop operation only. The total YTD loss for the current year is \$251,477 compared to losses of \$94,001 as of 12/31/12 and \$84,007 as of 12/31/11.

Page B-1 provides an actual to budget comparison for the current fiscal year.

Page C-1 is an analysis of rounds played for the first quarter shows a 20.1% decrease in rounds played and a corresponding 2.8% decrease in greens revenues. Our average per round is \$31.76 compared to \$26.07 for the same period last year. We have a total of 6,769 rounds played in the quarter compared to 8,471 for first quarter of FY2012.

**CITY OF MIAMI SPRINGS, FLORIDA  
ACTUAL VS ACTUAL-PRO SHOP OPERATIONS  
FOR THE PERIOD ENDING:**

	<u>12/31/2013</u>	<u>12/31/2012</u>	<u>12/31/2011</u>
<b>TOTAL PRO-SHOP AND GOLF COURSE- REVENUES</b>	<u>262,969</u>	<u>258,586</u>	<u>253,460</u>
<b>TOTAL PERSONNEL SERVICES</b>	79,926	64,053	63,690
<b>TOTAL OPERATING EXPENDITURES</b>	<u>386,095</u>	<u>280,926</u>	<u>269,059</u>
<b>TOTAL MANAGEMENT OPERATING EXPENDITURES</b>	<u>466,021</u>	<u>344,979</u>	<u>332,749</u>
<b>NET MANAGEMENT EXCESS OF EXP. OVER REV.</b>	<u>(203,052)</u>	<u>(86,393)</u>	<u>(79,289)</u>

**OTHER COSTS ASSOCIATED WITH OPERATIONS OF THE GOLF COURSE:**

<b>ADMINISTRATIVE EXPENSES</b>	5,590	5,368	4,584
<b>PROCEEDS FROM DEBT - MAINTENANCE IMPROVEMENTS O/T BUILDINGS - ADMIN.</b>	(623,843)	-	-
<b>IMPROVEMENTS O/T BUILDINGS</b>	-	-	-
<b>DEBT SERVICE PAYMENT-MAINTENANCE MACHINERY &amp; EQUIPMENT</b>	48,176	4,718	4,718
<b>MACHINERY &amp; EQUIPMENT-MAINTENANCE</b>	<u>624,092</u>	<u>-</u>	<u>-</u>
<b>TOTAL OTHER COSTS ASSOCIATED WITH- OPERATIONS OF THE PRO-SHOP</b>	<u>54,015</u>	<u>10,086</u>	<u>9,302</u>
<b>EXCESS EXPENDITURES OVER REVENUES</b>	<u>\$ (257,067)</u>	<u>\$ (96,479)</u>	<u>\$ (88,591)</u>



**CITY OF MIAMI SPRINGS, FLORIDA  
ACTUAL VS ACTUAL-PRO SHOP OPERATIONS  
FOR THE PERIOD ENDING:**

	<u>12/31/2013</u>	<u>12/31/2012</u>	<u>12/31/2011</u>
<b>REVENUES</b>			
GREEN FEES	\$ 193,536	\$ 189,506	\$ 192,949
MEMBERSHIPS	10,577	6,451	7,502
CART REVENUES	11,204	21,051	14,816
RANGE FEES	30,942	25,459	23,314
GOLF - OTHER REVENUES	2,285	1,663	3,037
MERCHANDISE SALES	14,425	14,456	11,842
<b>TOTAL PRO SHOP REVENUES</b>	<u><b>262,969</b></u>	<u><b>258,586</b></u>	<u><b>253,460</b></u>
<b>PERSONNEL EXPENSES</b>			
REGULAR SALARIES	33,112	24,904	26,563
PART TIME SALARIES	29,526	26,822	26,032
OVERTIME	-	168	-
SEASONAL & OTHER	-	-	-
FICA TAXES	4,790	3,970	4,023
PENSION	4,672	3,396	3,308
MEDICAL INSURANCE	6,248	3,332	3,332
WORKER'S COMPENSATION	1,578	1,461	432
<b>TOTAL PERSONNEL SERVICES</b>	<u><b>79,926</b></u>	<u><b>64,053</b></u>	<u><b>63,690</b></u>
<b>OPERATING EXPENSES</b>			
CONTRACTUAL SERVICES	2,412	1,011	4,314
RENTALS AND LEASES	13,899	20,594	20,390
REPAIRS AND MAINTENANCE	2,898	7,182	1,222
PROMOTIONS & ADVERTISING	4,545	3,437	6,750
OTHER CHARGES - BANK & CREDIT CARD CHARGES	5,850	7,114	8,682
OPERATING SUPPLIES	1,356	23	1,605
UTILITY SERVICES-ELECTRICITY	4,391	6,899	5,973
UTILITY SERVICES-WATER	251	146	117
LIABILITY INSURANCE	3,232	2,736	3,124
TELECOMMUNICATIONS	2,096	1,254	2,503
MERCHANDISE	16,120	(1,255)	3,125
DRIVING RANGE	2,579	2,214	5,196
OFFICE SUPPLIES	65	563	789
DUES AND MEMBERSHIPS	-	-	150
<b>MAINTENANCE (Department Total)</b>	<u>322,602</u>	<u>226,898</u>	<u>205,119</u>
<b>TOTAL OPERATING EXPENDITURES</b>	<u><b>386,095</b></u>	<u><b>283,816</b></u>	<u><b>269,059</b></u>
<b>TOTAL PRO SHOP OPERATION EXPENDITURES</b>	<u><b>466,021</b></u>	<u><b>347,869</b></u>	<u><b>332,749</b></u>
<b>OPERATING PROFIT (LOSS) BEFORE OTHER COSTS</b>	<u><b>(203,052)</b></u>	<u><b>(89,283)</b></u>	<u><b>(79,289)</b></u>
<b>OTHER COSTS ASSOCIATED WITH OPERATIONS OF THE PRO-SHOP</b>			
DEBT SERVICE PAYMENT-MAINTENANCE	48,176	4,718	4,718
MACHINERY & EQUIPMENT-MAINTENANCE	624,092	-	-
PROCEEDS FROM DEBT -MAINTENANCE	(623,843)	-	-
<b>TOTAL OTHER COSTS ASSOCIATED WITH- OPERATIONS OF THE PRO-SHOP</b>	<u><b>48,425</b></u>	<u><b>4,718</b></u>	<u><b>4,718</b></u>
<b>NET PROFIT (LOSS)</b>	<u><b>\$ (251,477)</b></u>	<u><b>\$ (94,001)</b></u>	<u><b>\$ (84,007)</b></u>

**CITY OF MIAMI SPRINGS, FLORIDA  
GOLF COURSE  
ACTUAL VS ACTUAL- MAINTENANCE EXPENSES  
FOR THE PERIOD ENDING:**

**MAINTENANCE**

	<u>12/31/2013</u>	<u>12/31/2012</u>	<u>12/31/2011</u>
<b>PERSONAL SERVICES</b>			
REGULAR SALARIES	\$ 15,431	\$ 15,815	\$ 15,341
PAYROLL TAXES	1,116	1,209	1,173
PENSION	2,265	2,127	1,912
MEDICAL INSURANCE	2,681	1,682	1,676
WORKER'S COMPENSATION	450	444	258
<b>TOTAL PERSONAL SERVICES</b>	<u>21,943</u>	<u>21,277</u>	<u>20,360</u>
<b>OPERATING EXPENSES</b>			
PROFESSIONAL SERVICES	10,805	5,278	-
CONTRACTUAL SERVICES	95,318	110,118	95,534
REPAIRS AND MAINTENANCE	57,682	19,350	14,486
UTILITY SERVICES-ELECTRICITY	5,574	8,730	5,550
UTILITY SERVICES-WATER	1,089	1,397	1,343
OPERATING SUPPLIES	108,725	51,866	50,569
FUEL, OILS, LUBRICANTS	7,460	4,413	11,837
LIABILITY INSURANCE	2,229	2,106	2,115
TELECOMMUNICATIONS	296	96	147
UNIFORMS	1,645	-	911
RENTALS AND LEASES	8,284	2,267	2,267
<b>TOTAL OPERATING EXPENSES :</b>	<u>300,659</u>	<u>208,721</u>	<u>184,759</u>
<b>MACHINERY AND EQUIPMENT</b>	<u>624,092</u>	<u>-</u>	<u>-</u>
<b>TOTAL CAPITAL OUTLAY :</b>	<u>624,092</u>	<u>-</u>	<u>-</u>
<b>PRINCIPAL PAYMENTS</b>	48,176	4,718	4,718
<b>PROCEEDS FROM DEBT -MAINTENANCE</b>	<u>(623,843)</u>	<u>-</u>	<u>-</u>
<b>TOTAL DEBT SERVICE</b>	<u>(575,667)</u>	<u>4,718</u>	<u>4,718</u>
<b>TOTAL MAINTENANCE</b>	<u>\$ 371,027</u>	<u>\$ 234,716</u>	<u>\$ 209,837</u>

CITY OF MIAMI SPRINGS, FLORIDA  
 GOLF COURSE  
 ACTUAL VS ACTUAL- ADMINISTRATION EXPENSES  
 FOR THE PRIOD ENDING:

**ADMINISTRATION**

	<u>12/31/2013</u>	<u>12/31/2012</u>	<u>12/31/2011</u>
<b>OPERATING EXPENSES</b>			
PROFESSIONAL SERVICES - LEGAL	-	-	-
CONTRACTUAL SERVICES	-	-	-
UTILITY SERVICES-ELECTRICITY	2,392	2,332	1,611
REPAIRS AND MAINTENANCE	-	-	-
TELEPHONE	-	-	-
RISK MANAGEMENT	3,198	3,036	2,973
LICENSES AND FEES	-	-	-
<b>TOTAL OPERATING EXPENSES :</b>	<u>5,590</u>	<u>5,368</u>	<u>4,584</u>
<b>TOTAL ADMINISTRATION</b>	<u>\$ 5,590</u>	<u>\$ 5,368</u>	<u>\$ 4,584</u>

CITY OF MIAMI SPRINGS, FLORIDA  
 GOLF & COUNTRY CLUB  
 ACTUAL VERSUS BUDGET  
 FOR THE PERIOD ENDING 12/31/13

	<u>YTD Actual</u>	<u>YTD Budget</u>	<u>Variance Positive (Negative)</u>
TOTAL PRO-SHOP- REVENUES	<u>262,969</u>	<u>1,139,856</u>	<u>(876,887)</u>
TOTAL OPERATING EXPENDITURES	<u>466,021</u>	<u>1,695,575</u>	<u>1,229,554</u>
OPERATING PROFIT (LOSS) BEFORE CAPITAL EXPENDITURES AND DEBT SERVICE PAYMENTS	<u>(203,052)</u>	<u>(555,719)</u>	<u>352,667</u>
<u>OTHER REVENUES, TRANSFERS, AND EXPENDITURES:</u>			
DEBT SERVICE PAYMENT-MAINTENANCE	48,176	149,306	101,130
PROCEEDS FROM DEBT -MAINTENANCE	(623,843)	(654,552)	(30,709)
MACHINERY & EQUIPMENT-MAINTENANCE	<u>624,092</u>	<u>654,552</u>	<u>30,460</u>
TOTAL CAPITAL EXPENDITURES AND DEBT SERVICE PAYMENTS	<u>48,425</u>	<u>149,306</u>	<u>100,881</u>
OPERATING PROFIT (LOSS) BEFORE NON-OPERATING COSTS	<u>(251,477)</u>	<u>(705,025)</u>	<u>453,548</u>
<u>NON-OPERATING COSTS:</u>			
CITY ADMINISTRATIVE EXPENSES	<u>5,590</u>	<u>21,968</u>	<u>16,378</u>
TOTAL OTHER NON-OPERATING COSTS	<u>5,590</u>	<u>21,968</u>	<u>16,378</u>
OPERATING PROFIT (LOSS)	<u>\$ (257,067)</u>	<u>\$ (726,993)</u>	<u>\$ 469,926</u>

**CITY OF MIAMI SPRINGS, FLORIDA  
ACTUAL VS BUDGET-PRO SHOP OPERATIONS  
FOR THE PERIOD ENDING 12/31/13**

	<u>YTD ACTUAL</u>	<u>YTD BUDGET</u>	<u>Variance Positive (Negative)</u>
<b>REVENUES</b>			
GREEN FEES	\$ 193,536	\$ 814,000	\$ (620,464)
MEMBERSHIPS	10,577	45,000	(34,423)
CART REVENUES	11,204	106,556	(95,352)
RANGE FEES	30,942	125,000	(94,058)
GOLF - OTHER REVENUES	2,285	11,200	(8,915)
MERCHANDISE SALES	<u>14,425</u>	<u>38,100</u>	<u>(23,675)</u>
<b>TOTAL PRO SHOP REVENUES</b>	<b><u>262,969</u></b>	<b><u>1,139,856</u></b>	<b><u>(876,887)</u></b>
<b>PERSONNEL EXPENSES</b>			
REGULAR SALARIES	33,112	165,080	131,968
PART TIME SALARIES	29,526	77,313	47,787
OVERTIME	-	-	-
FICA TAXES	4,790	17,044	12,254
PENSION	4,672	18,186	13,514
MEDICAL INSURANCE	6,248	20,656	14,408
WORKER'S COMPENSATION	<u>1,578</u>	<u>6,308</u>	<u>4,730</u>
<b>TOTAL PERSONNEL SERVICES</b>	<b><u>79,926</u></b>	<b><u>304,587</u></b>	<b><u>224,661</u></b>
<b>OPERATING EXPENSES</b>			
CONTRACTUAL & PROFESSIONAL SERVICES	2,412	8,039	5,627
RENTALS AND LEASES	13,899	52,719	38,820
REPAIRS AND MAINTENANCE	2,898	5,500	2,602
FUEL, OILS, LUBRICANTS	-	21,740	21,740
PRINTING AND BINDING	3,799	4,500	701
PROMOTIONS & ADVERTISING	4,545	37,500	32,955
OTHER CHARGES - BANK & CREDIT CARD CHARGES	5,850	38,100	32,250
OPERATING SUPPLIES	1,356	6,500	5,144
UTILITY SERVICES-ELECTRICITY	4,391	7,500	3,109
UTILITY SERVICES-WATER	251	534	283
LIABILITY INSURANCE	3,232	11,932	8,700
TELECOMMUNICATIONS	2,096	5,894	3,798
MERCHANDISE	16,120	30,000	13,880
DRIVING RANGE	2,579	10,000	7,421
OFFICE SUPPLIES	65	3,639	3,574
DUES AND MEMBERSHIPS	-	1,000	1,000
TRAVEL	-	500	500
<b>MAINTENANCE (Department Total)</b>	<u>322,602</u>	<u>1,145,391</u>	<u>822,789</u>
<b>TOTAL OPERATING EXPENDITURES</b>	<b><u>386,095</u></b>	<b><u>1,390,988</u></b>	<b><u>1,004,893</u></b>
<b>TOTAL PRO SHOP OPERATION EXPENDITURES</b>	<b><u>466,021</u></b>	<b><u>1,695,575</u></b>	<b><u>1,229,554</u></b>
<b>OPERATING PROFIT (LOSS) BEFORE OTHER COSTS</b>	<b><u>(203,052)</u></b>	<b><u>(555,719)</u></b>	<b><u>352,667</u></b>
<b>OTHER (REVENUES) COSTS ASSOCIATED WITH OPERATIONS OF THE PRO-SHOP</b>			
TRANSFERS TO DEBT SERVICE FUND	48,176	149,306	101,130
PROCEEDS FROM DEBT -MAINTENANCE	(623,843)	(654,552)	(30,709)
MACHINERY & EQUIPMENT-MAINTENANCE	<u>624,092</u>	<u>654,552</u>	<u>30,460</u>
<b>TOTAL OTHER (REVENUES) COSTS ASSOCIATED WITH- OPERATIONS OF THE PRO-SHOP</b>	<b><u>48,425</u></b>	<b><u>149,306</u></b>	<b><u>100,881</u></b>
<b>NET PROFIT (LOSS)</b>	<b><u>\$ (251,477)</u></b>	<b><u>\$ (705,025)</u></b>	<b><u>\$ 453,548</u></b>

CITY OF MIAMI SPRINGS, FLORIDA  
GOLF COURSE  
ACTUAL VS BUDGET- MAINTENANCE EXPENSES  
FOR THE PERIOD ENDING 12/31/13

<u>MAINTENANCE</u>	<u>YTD ACTUAL</u>	<u>YTD BUDGET</u>	<u>Variance Positive (Negative)</u>
<b>PERSONAL SERVICES</b>			
REGULAR SALARIES	\$ 15,431	\$ 69,034	\$ 53,603
OVERTIME	-	-	-
PAYROLL TAXES	1,116	4,781	3,665
PENSION	2,265	8,885	6,620
MEDICAL INSURANCE	2,681	6,832	4,151
UNEMPLOYMENT COMPENSATION	-	-	-
WORKER'S COMPENSATION	450	1,797	1,347
<b>TOTAL PERSONAL SERVICES</b>	<u>21,943</u>	<u>91,329</u>	<u>69,386</u>
<b>OPERATING EXPENSES</b>			
PROFESSIONAL SERVICES	10,805	27,618	16,813
CONTRACTUAL SERVICES	95,318	442,034	346,716
REPAIRS AND MAINTENANCE	57,682	123,451	65,769
UTILITY SERVICES-ELECTRICITY	5,574	28,530	22,956
UTILITY SERVICES-WATER	1,089	9,894	8,805
OPERATING SUPPLIES	108,725	350,305	241,580
FUEL, OILS, LUBRICANTS	7,460	38,326	30,866
TOOLS	-	-	-
LIABILITY INSURANCE	2,229	8,913	6,684
TELECOMMUNICATIONS	296	575	279
DUES AND SUBSCRIPTIONS	-	600	600
EDUCATION AND TRAINING	1,552	2,500	948
UNIFORMS	1,645	2,000	355
RENTALS AND LEASES	8,284	19,316	11,032
<b>TOTAL OPERATING EXPENSES :</b>	<u>300,659</u>	<u>1,054,062</u>	<u>753,403</u>
IMPROVEMENT O/T BUILDINGS	-	-	-
MACHINERY AND EQUIPMENT	624,092	654,552	30,460
<b>TOTAL CAPITAL OUTLAY :</b>	<u>624,092</u>	<u>654,552</u>	<u>30,460</u>
TRANSFERS TO DEBT SERVICE FUND	48,176	149,306	101,130
<b>TOTAL DEBT SERVICE</b>	<u>48,176</u>	<u>149,306</u>	<u>101,130</u>
<b>TOTAL MAINTENANCE</b>	<u>\$ 994,870</u>	<u>\$ 1,949,249</u>	<u>\$ 954,379</u>

CITY OF MIAMI SPRINGS, FLORIDA  
 GOLF COURSE  
 ACTUAL VS BUDGET- ADMINISTRATION EXPENSES  
 FOR THE PERIOD ENDING 12/31/13

<u>ADMINISTRATION</u>	YTD <u>ACTUAL</u>	YTD <u>BUDGET</u>	Variance Positive (Negative)
<b>OPERATING EXPENSES</b>			
PROFESSIONAL SERVICES - LEGAL	-	-	-
CONTRACTUAL SERVICES	-	-	-
UTILITY SERVICES-ELECTRICITY	2,392	9,174	6,782
UTILITY SERVICES-WATER	-	-	-
REPAIRS AND MAINTENANCE	-	-	-
TELEPHONE	-	-	-
RISK MANAGEMENT	3,198	12,794	9,596
<b>TOTAL OPERATING EXPENSES :</b>	<u>5,590</u>	<u>21,968</u>	<u>16,378</u>
<b>TOTAL ADMINISTRATION</b>	<u>\$ 5,590</u>	<u>\$ 21,968</u>	<u>\$ 16,378</u>

CHART E

MIAMI SPRINGS GOLF & COUNTRY CLUB  
ANALYSIS OF ROUNDS PLAYED  
FOR THE QUARTER ENDING:

GREEN & CART FEES

TYPE
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RACK RATES

Weekend Non-Resident  
Weekday Non-Resident  
Weekend/Holiday Resident  
Weekend MS?VG Resident  
Weekday MS/VG Resident  
Weekday Dade Resident  
Weekend dade Resident  
Weekday Resident  
**TOTALS FOR TOP RACK RATES**

12/31/2013					
Number	%	Revenues	%	Avg Per Round	
321	4.7%	14,502	6.7%	45.18	
365	5.4%	13,934	6.5%	38.18	
115	1.7%	4,514	2.1%	39.25	
238	3.5%	10,010	4.7%	42.06	
484	7.2%	15,832	7.4%	32.71	
294	4.3%	12,366	5.8%	42.06	
390	5.8%	20,039	9.3%	51.38	
434	6.4%	12,981	6.0%	29.91	
<b>2,641</b>	<b>39.0%</b>	<b>\$ 104,178</b>	<b>48.5%</b>	<b>\$ 39.45</b>	

12/31/2012		
Number	Revenues	Avg Per Round
329	15,271	46.42
343	12,296	35.85
645	26,175	40.58
-	-	-
-	-	-
-	-	-
-	-	-
56	1,308	23.36
<b>1,373</b>	<b>\$ 55,050</b>	<b>\$ 40.09</b>

SEASONAL(A); DISCOUNT(B);  
PROMOTIONAL RATES(C)

resident Weekend > 11:00 (B)  
Non resident Weekend > 11:00 (B)  
Twi-Light-Weekday  
Twi-Light-Weekend  
Shootout (C)  
**Seniors Weekday**

Super Twilight after 4  
Public Service Employees  
Spectator  
Prime Timers (C)  
Teacher, Police, Fire  
Men's Golf Assoc. (A)  
GolfNow  
Junior  
Junior with Parent  
Weekday resident cart Fee  
PGA Member  
Can-Am Golf (B)  
Weekday Resident Walking  
Tax Exempt Tournament  
Non Resident Walker  
MS?VG Walker  
Public Guest/Dade resident

**TOTALS FOR OTHER DISCOUNTED RACK RATES**

**TOTALS FOR ALL RACK RATES**

**Membership Activity:**

Member 18 Hole cart  
9-Hole Member Cart Rate  
Trail Fee  
Membership pro rated income  
Member walk

**TOTALS FOR ALL MEMBER ROUNDS**

**TOTALS FOR ALL PAID ROUNDS THRU 12/31/09**

Employee Rounds  
Comp rounds

-	0.0%	-	0.0%	#DIV/0!	
-	0.0%	-	0.0%	#DIV/0!	
1,472	21.7%	40,564	18.9%	27.56	
886	13.1%	24,587	11.4%	27.75	
207	3.1%	6,191	2.9%	29.91	
14	0.2%	327	0.2%	23.36	
2	0.0%	37	0.0%	18.50	
37	0.5%	1,210	0.6%	32.70	
9	0.1%	201	0.1%	22.33	
10	0.1%	215	0.1%	21.50	
29	0.4%	867	0.4%	29.90	
-	0.0%	-	0.0%	#DIV/0!	
-	0.0%	-	0.0%	#DIV/0!	
94	1.4%	1,353	0.6%	14.39	
-	0.0%	-	0.0%	#DIV/0!	
1	0.0%	23	0.0%	23.00	
3	0.0%	56	0.0%	18.67	
4	0.1%	138	0.1%	34.50	
15	0.2%	284	0.1%	18.93	
389	5.7%	12,596	5.9%	32.38	
14	0.2%	327	0.2%	23.36	
4	0.1%	86	0.0%	21.50	
2	0.0%	56	0.0%	28.00	
<b>3,192</b>	<b>47.2%</b>	<b>\$ 89,118</b>	<b>41.4%</b>	<b>\$ 27.92</b>	
<b>5,833</b>	<b>86.2%</b>	<b>\$ 193,296</b>	<b>89.9%</b>	<b>\$ 33.14</b>	

241	8,242	34.20
159	5,912	37.18
247	7,285	29.49
634	20,198	31.86
214	4,999	23.36
<b>2,977</b>	<b>70,477</b>	<b>23.67</b>
79	1,477	
-	-	#DIV/0!
6	109	18.17
118	2,523	21.38
56	1,350	24.11
30	1,206	40.20
54	1,620	-
48	359	7.48
29	526	18.14
10	234	-
97	1,769	18.24
19	518	-
254	1,186	-
219	5,948	27.16
-	-	#DIV/0!
-	-	-
2	24	-
<b>5,493</b>	<b>\$ 135,962</b>	<b>\$ 24.75</b>
<b>6,866</b>	<b>\$ 191,012</b>	<b>\$ 27.82</b>

461	6.8%	10,764	5.0%	23.35	
31	0.5%	370	0.2%	11.94	
	0.0%		0.0%	-	
	0.0%	10,577	4.9%	0	
444	6.6%		0.0%	0	
<b>936</b>	<b>13.8%</b>	<b>\$ 21,711</b>	<b>10.1%</b>	<b>\$ 23.20</b>	
<b>6,769</b>	<b>100.0%</b>	<b>\$ 215,007</b>	<b>100.0%</b>	<b>\$ 31.76</b>	

1,069	19,980	18.69
87	1,037	11.92
3	2,325	0
	6,451	0
446		0
<b>1,605</b>	<b>\$ 29,793</b>	<b>\$ 18.56</b>
<b>8,471</b>	<b>\$ 220,805</b>	<b>\$ 26.07</b>

**Note:**

Data from GolfTrac application with exception of Membership Pro Rated Income from HTE.



02-10-2014



**CITY OF MIAMI SPRINGS**  
Finance Department  
201 Westward Drive  
Miami Springs, FL 33166-5259  
Phone: (305) 805-5014  
Fax: (305) 805-5018

**To:** The Honorable Mayor Xavier Garcia and Members of the City Council

**Via:** Ron Gorland, City Manager

**FR:** William Alonso, CPA, CGFO, Asst. City Manager/Finance Director

**Date:** February 4, 2014

**RE:** Red Light Revenue Budget Shortfall

As the Administration advised Council in an email dated January 22, 2014, the red light revenues for the current fiscal year are falling short of our budgeted amount. The FY2013-14 budget was based on total net revenues of \$600,000 but as of the end of the first quarter actual revenues were approx. \$82,400. It is apparent that there will be a shortfall of approx. \$200,000 to \$300,000 in current year revenues from red light fines.

In discussing this with Chief Baan, he advised that the changes in the law regarding timing for yellow lights have led to less citations being issued. The Chief also advised that the upcoming bridge construction and re-surfacing on 36<sup>th</sup> Street will also negatively impact future revenues.

Based on these factors, we immediately held a meeting with all Department heads and requested that they review their budgets and provide a listing of budget reductions they could implement while not significantly impacting services to our residents.

Attached is a listing of budget reductions totaling \$301,086 that the Administration recommends be implemented immediately. We have also identified an additional \$37,000 in reductions as the Administration continues to look for additional revenue enhancements or budget reductions just in case the revenue shortfall exceeds the \$300,000 projected above.

Please keep in mind that as the year progresses and if red light revenues appear to improve we can reassess these reductions.

**CITY OF MIAMI SPRINGS**  
**FY2013-14 PROPOSED POSSIBLE BUDGET REDUCTIONS**

1) Sidewalk repairs which can now be funded with CITT funds	\$ 100,000
2) Reduce contingency for citywide unexpected repairs by \$15K (budgeted \$46,550 used \$6,550)	\$ 30,000
3) GIS system for Planning office	\$ 11,500
4) Vacant PW Building Maintenance position will not be filled until next year	\$ 35,000
5) Code Enforcement-vacant position will not be filled until next year	\$ 40,546
6) Professional Services Publisher upgrade- recent computer upgrades do not require additional expenditure	\$ 2,040
7) Vacant City Clerk position for first six months of fiscal year	\$ 48,000
8) Savings from Planner position being part time as well as partial year vacancy savings	<u>\$ 24,000</u>
<b>Total proposed reductions/expenditure deferral</b>	<b><u>\$ 301,086</u></b>

**ADDITIONAL REDUCTIONS, IF NEEDED:**

1) Funding set aside for next year's election	\$ 20,000
2) Tree planting (budgeted \$10K used \$3K)	\$ 7,000
3) Contingency for citywide unexpected repairs (budgeted \$46,550 used \$6,550)	<u>\$ 10,000</u>
<b>Total additional reductions/expenditure deferral</b>	<b>\$ 37,000</b>