

# Newsletter: Volume 2 - December 2011

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7. PLDPD

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## **UTILITIES DEPARTMENT**

**NEWSLETTER (ISSUE NO. 2)  
DECEMBER 2011**

### **HISTORIC MIRAMAR INFRASTRUCTURE IMPROVEMENTS PHASE II PROJECT (“HMII2”)**

#### **Project Status**

The City is pleased to share with you the accomplishments and the steady progress made toward the set goal of bringing a central gravity sewer collection and transmission system to more than 800 residential and commercial property owners in an area currently served by aging septic tanks.

The second phase of construction of the Historic Miramar Infrastructure Improvements project (HMII2) is well underway, and 75% of the overall project has been completed. The endeavor has not been without obstacles such as weather conflicts and re-arranged plans/schedules to accommodate and reduce impact on residents and businesses.

The City would like to take this opportunity to express its gratitude to Miramar residents and business owners for their support, patience and understanding during this period of construction. Historic Miramar residents and business owners can rest assured that the City will continue to take due diligence to minimize any impact or inconvenience that the project may cause.

Our objective is that once the project is completed, the area will enjoy the benefits of a sanitary sewer system that reduces health and environmental risks associated with antiquated septic tank systems, as well as repositioning the Historic Miramar community for future redevelopment opportunities.



## Street Paving Completed to Date

STREET NAME	LOCATION
SW 18 <sup>th</sup> Street	Between SW 60 <sup>th</sup> Terrace & SW 64 <sup>th</sup> Avenue
SW 19 <sup>th</sup> Street	Between SR7 & SW 64 <sup>th</sup> Avenue
SW 20 <sup>th</sup> Street	Between SW 61 <sup>st</sup> Avenue & SW 64 <sup>th</sup> Avenue
SW 20 <sup>th</sup> Court	Between SW 61 <sup>st</sup> Avenue & SW 64 <sup>th</sup> Avenue
SW 21 <sup>st</sup> Street	Between SW 60 <sup>th</sup> Terrace & SW 64 <sup>th</sup> Avenue
SW 22 <sup>nd</sup> Court	Between SW 61 <sup>st</sup> Avenue & SW 62 <sup>nd</sup> Avenue
SW 23 <sup>st</sup> Street	Between SW 61 <sup>st</sup> Avenue & SW 62 <sup>nd</sup> Terrace
SW 23 <sup>st</sup> Street	Between SW 62 <sup>nd</sup> Terrace & SW 64 <sup>th</sup> Avenue
SW 23 <sup>st</sup> Street	Between SR7 & SW 60 <sup>th</sup> Terrace
SW 24 <sup>th</sup> Street	Between SW 61 <sup>st</sup> Avenue & SW 62 <sup>nd</sup> Avenue
SW 61 <sup>st</sup> Avenue	Between SW 25 <sup>th</sup> Street & SW 19 <sup>th</sup> Street
SW 60 <sup>th</sup> Terrace	Between Pembroke Road & SW 19 <sup>th</sup> Street (northbound)
SW 60 <sup>th</sup> Terrace	Between SW 21 <sup>st</sup> & SW 25 <sup>th</sup> Street
SW 60 <sup>th</sup> Way	Between SW 21 <sup>st</sup> & SW 25 <sup>th</sup> Street
SW 61 <sup>st</sup> Avenue	Between SW 19 <sup>th</sup> Street & SW 25 <sup>th</sup> Street
SW 62 <sup>nd</sup> Avenue	Between SW 18 <sup>th</sup> Street & SW 21 <sup>st</sup> Street

## Holiday Construction Schedule

Construction activities are anticipated to be stopped from December 23, 2011 through the first week of January 2012. The streets that are currently unpaved are anticipated to be paved by the contractor. More information regarding this schedule will be forthcoming.

## Project Schedule

- Contractor Notice to Proceed      June 2010
- Final Completion                      Spring 2012

## Project Funding Source

The project is funded through the 2007 Series Utility Revenue Bonds.

## Project Area

The project area is limited by Pembroke Road to the north, SW 25<sup>th</sup> Street to the south, State Road 7/U.S.441 to the east and SW 64<sup>th</sup> Avenue to the west.





## **Scope of Work**

The scope of work generally entails the construction of a new gravity sewer system and a new sewer lift station to eliminate septic tanks services within the project area.

## **Neighborhood Impacts**

The project requires underground construction which will result in short term inconveniences such as temporary road closures, traffic detours, dust from construction, and water service interruptions. The contractor will make every effort to limit these impacts. Adams Consulting Group, Inc. (ACG) will provide advance notice to residents and business owners before the start of construction.

## **Property Owners' Responsibilities**

Property owners' support is very important to keep the project moving as scheduled and to achieve the aforementioned objectives.

Property owners are required to clear the right-of-way/swale (ROW) of any personal property prior to construction beginning on their streets and should not park in the ROW during construction.

## **Swales and Right of Ways (ROW)**


The swale area is identified as the land between the property line and the roadway. It is publicly owned property. The swale has been designed within the right of way as a part of the drainage system for flood control in the area. Residents are required to maintain these areas.

## **Frequently Asked Questions (FAQ's)**

The following are the most Frequently Asked Questions by property owners concerning the Historic Miramar Infrastructure Improvements Phase II Project (HMII2):

### **1. What is the purpose of the HMII2 Project?**

HMII2 is important to the community as it will improve sanitary sewer and storm water services. Benefits include a higher level of service consistent with the goals and objectives of the City of Miramar's Comprehensive Plan. It will reduce health and environmental risks associated with antiquated septic tank systems and will reposition the Historic Miramar Community for future redevelopment opportunities.



**2. What are the project area boundaries?**

The project area is limited to Pembroke Road to the north, SW 25<sup>th</sup> Street to the south, State Road 7/U.S. 441 to the east and SW 64<sup>th</sup> Avenue to the west.



**3. How long will the neighborhoods be under construction?**

The construction phase of the HMII2 project began during the summer of 2010 and is scheduled to be completed by the spring of 2012. Property owners will be kept informed of the construction schedules for their respective neighborhoods prior to the start of construction activities.

**4. What is the construction schedule?**

The typical construction schedule will be from 7:30 AM to 4:30 PM Monday through Friday. The contractor is required to obtain approval from the City of Miramar to work during official holidays, weekends and/or after hours.

Segments of the project area such as State Road 7 and Pembroke Road will require work to be performed at night. Both City and Florida Department of Transportation (FDOT) approvals will be required. The typical evening schedule will be from 8:30PM to 6:00AM. The public will be notified of the anticipated night work schedule.

**5. What is the process for registering concerns about the project?**

Residents are encouraged to call the dedicated HMII2 Customer Service Line at 954-588-5030 to obtain information or to provide any comments and share their concerns during construction. Such questions and concerns will be registered and investigated by Adams Consulting Group, Inc. ACG will respond to each inquiry within 48 hours of receiving a call.

At the conclusion of the investigation, the property owner and/or resident will be provided with a status report regarding his/her concern(s). ACG coordinates with City staff, contractors and engineer to ensure that residents' concerns are addressed properly and timely.

**6. Will construction take place on several streets, simultaneously?**

Yes. In an effort to expedite completion of the project, multiple construction crews may be working simultaneously, and several streets will be impacted by the construction activities.



**7. Will I have safe access to and from my residence during construction?**

Yes. The City's contractor has made provisions to minimize disruptions to the public during the construction period. The City requires that the project team makes every effort to ensure safe, reasonable and secure access to driveways and properties at all times. However, if you have a problem, please call the dedicated customer service line at 954-588-5030 immediately. We will make every effort to address your issue within 48 hours.

**8. What will be done to minimize the dust that is caused by construction?**

The Contractor is required to water the street(s) as needed to maintain safe environmental conditions in the community. You may call the customer service line to report issues related to excessive dust.


**9. What should I do if I experience interruption of my water service?**

The Broward County Water and Wastewater Services Department is your area's water service provider. The County and City staff are working together to ensure that every effort is made to inform residents of emergency interruptions in a timely manner. Please report any water interruption incident related to the project immediately to the dedicated customer service line at 954-588-5030. The source of the interruption will be determined, and you will be provided with an estimated timeframe of when the service will be restored.

**10. What should I do if my mail, trash or other scheduled deliveries are interrupted during construction?**

If your mail is not delivered, call the U.S. Postal Service customer service line at 954-894-6691 or the dedicated customer service line at 954-588-5030 to report the problem.

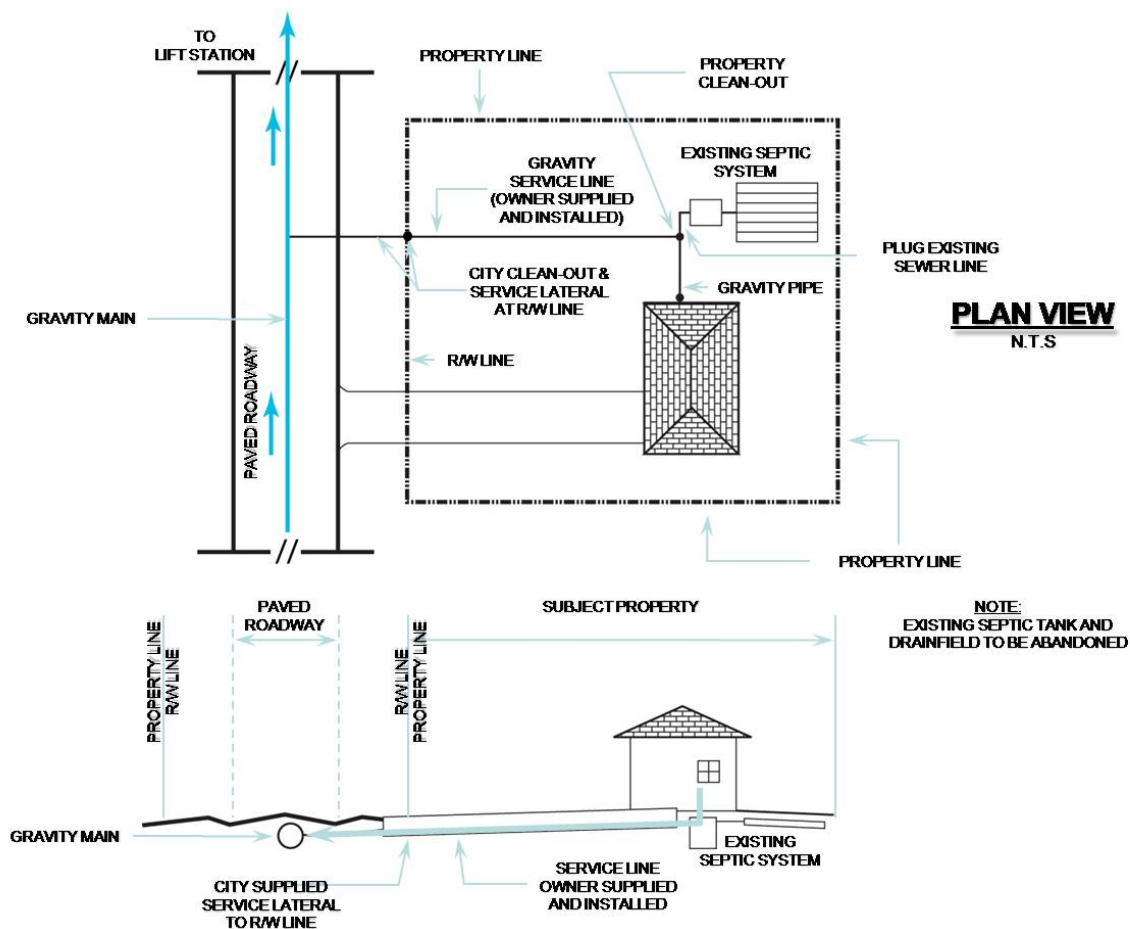
If your trash or bulk trash is not picked up on the regularly scheduled day, please call the City of Miramar at (954) 602-4357. Efforts will be made to immediately address the problem.



## 11. How will you determine where to locate the sewer service connection on my property?


The project contractor will install the sewer service connection (also known as a sewer cleanout) based on the engineering plans, construction standards, and septic tank locator forms completed by property owners or field observations. The City of Miramar Utilities Department along with the project contractor will attempt to locate the service connection in an area closest to the existing septic service line to minimize connection costs to the residents.

### Typical Sewer Connection



## 12. What happens if I experience property damages during construction?

All concerns and damages must be reported promptly to ACG by calling 954-588-5030 or email ACG at [HMI12@adamsconsulting.biz](mailto:HMI12@adamsconsulting.biz). The contractor is required to immediately address property damage claims. When a permanent fix is not feasible,



the contractor will provide a temporary solution to resolve concerns and damages until final restoration begins toward the end of construction in your particular area. It would also be helpful if the complainant could submit a picture with his/her claim. A permanent record of the complaint will be kept on file to ensure satisfactory resolution prior to close out of the project.

The following are typical problems and how they would likely be addressed:

*Damaged Sprinkler Heads* – The contractor will cap sprinklers in the right of way/swale (ROW) to allow residents to continue watering their lawns. During the restoration phase, damaged sprinkler heads will be replaced. The contractor may elect not to replace sprinkler heads that are located in the ROW area.

*Damaged Mailbox* - All mailboxes will be at least temporarily restored in order to ensure continuous mail delivery by the end of the contractor's work day. If your mailbox requires replacement, the original or comparable mailbox will be provided and installed by the contractor before the end of the project.

*Driveways* - If your driveway is damaged, it will be restored to its original condition during the final restoration phase.

**13. What if there is property damage and I rent the home where I live?**

As the property occupant, you are encouraged to register a complaint or concern with the HMII2 dedicated customer service line at 954-588-5030 or email [ACG at HMII2@adamsconsulting.biz](mailto:HMII2@adamsconsulting.biz) and request to have the damaged item restored. *(Please note that you should also notify the property owner or agent.)*

**14. Will my property be restored to its original condition?**


Yes. Once the construction project is completed all properties will be restored to their original condition. *Please be advised that video recordings were taken of the project area before construction to ensure that the potential restoration process is complete and accurate.*

**15. How can I be assured that my concerns and complaints about damages to my property will be addressed?**

We maintain a log of all issues that have been reported. At the end of the restoration phase of the project, City staff, the contractor and engineers will walk the project area to ensure that all issues have been satisfactorily addressed. A “punch list” of items that have not been completed will be put together, and all items on that list will be resolved prior to close out of the project.

**16. Where can I get additional information online?**

Visit the City's project web site page: [www.ci.miramar.fl.us](http://www.ci.miramar.fl.us) . From the menu click on Utilities Department, then Administration, then Capital Improvement Projects, then Historic Miramar Infrastructure Improvements Phase 2 Project to get access.





**17. Do I have to pay to connect to the new sewer system?**

Yes. The City of Miramar will send you a 'Notice to Connect' letter after construction is completed. Property owners will have 180 days from the date of that letter to connect to the new sewer system.

**18. How much is the monthly cost?**

On average, a single family household consuming up to 6,000 gallon of water per month would pay an approximate monthly cost of \$20.00 for sewer service. This fee will be reflected in the Broward County utility bill. *Please note that at the end of the 180 days, a monthly nominal fee will automatically be charged to the property owner whether or not the residence/business has been connected to the sewer system.*

**19. Are the businesses between SW 62<sup>nd</sup> & SW 63<sup>rd</sup> Avenue a part of this project?**

All businesses located within the project area that are not currently on the City's sewer system are included in this project.

**20. Will the City designate a plumbing company to do this work for the property owners?**

No. The City will **not** provide a designated plumbing company to do this work. Property owners have the responsibility to complete the sewer connections located within their properties. One way for selecting qualified contractors/plumbers and verifying their credentials is through [www.myflorida.com](http://www.myflorida.com) or by directly contacting the Better Business Bureau.


**21. What should be done with the existing septic tanks? Do they have to come out of the ground or should they just be emptied?**

The removal of the septic tanks is not necessary. However, State Statutes and the Florida Administrative Code (FAC 64E-6) that govern septic systems require that septic tanks be properly abandoned. Please contact a licensed plumber or a state certified septic tank contractor.

The Broward County Public Health Unit maintains lists of State registered contractors and requires permits for all repairs, installations and decommissioning of septic tanks.

**22. What is the estimated cost to run the lateral line from the house to the sewer connection at the property line?**

The estimated average cost to install the lateral line to connect to the new sewer is \$1,500.00 for a typical Historic Miramar residential property with the septic tank located in the backyard.





**23. Will the City provide financial assistance for residential property owners to pay for the connection to the new sewer system?**

Yes. Property owners may apply for a household income-based Community Development Block Grant (CDBG), or obtain a low interest loan from the City of Miramar's Revolving Loan Fund. For more information about these voluntary financial assistance programs you may contact Greg Rust at 954-602-3278.

**24. Do you need to obtain permits to connect to the new sewer service lateral?**

Yes. Residential and commercial property owners must first obtain approvals from the Broward County Department of Development and Environmental Regulation (DER) before the City of Miramar Building Division can issue a permit to transition from the septic tank system to the new municipal sewer system.

- Residential property owners must complete the Environmental Review Approval form. Commercial property owners must complete the Industrial Review Form.
- The DER Environmental Review Approval Form fee for a single family home is currently \$50 and \$100 for a duplex.
- The Industrial Review Form fees vary for commercial properties and can be obtained from DER.
- The City of Miramar permit fee for a single family home is currently \$90.

**25. Will the roadways be repaved as the project proceeds or will the roadways be repaved at the end of the project?**


The contractor is required to repave the roadway with asphalt incrementally as the project proceeds, and upon completion of the sanitary sewer lines installation.

**26. What type of storm drainage is included in the scope of the project?**

The HMII2 project includes stormwater drainage features limited to the installation of ditch bottom inlets/storms drains, stormwater manholes and pipes connecting those structures to existing stormwater infrastructure. These features will be installed at various intersections along SW 62<sup>nd</sup> Avenue.

**27. Will the construction cost for HMII2 cause an increase in taxes?**

No. Property owners in this project area are not being assessed for this project. Funding has been made available through the 2007 Series Revenue Utility Bond.





**28. Will the City waive permit fees for the residents?**

No. The City cannot waive the permit fees required to connect to the new sewer system.

**29. Who is the point of contact for complaints, information and questions?**

Adams Consulting Group, Inc. (ACG) is the City's consultant engaged in community relations and public outreach for Historic Miramar Infrastructure Improvements Phase II (HMI2). Residents are encouraged to call the dedicated ***HMI2 Customer Service Line 954-588-5030*** as necessary.

