NORTH BAY VILLAGE
EST. 1945

NORTH BAY VILLAGE
OFFICIAL AGENDA
FINANCIAL ADVISORY BOARD
VIRTUAL MEETING
ZOOM MEETING ID: 844 2624 3280
TUESDAY, DECEMBER 9, 2025 at 6:30 PM

1. Opening Items

1.A. Call to Order

1.B. Roll Call

1.C. Oath of Office Swear-In for New Member: Sidharth R. Mehta, M.D.

FAB - Oath of Office - Sid Mehta

1.D. Selection of Chair, Vice Chair, and Secretary for the 2024 - 2026 Term

2. Approval of Meeting Minutes: July and October

2.A. Minutes Draft: July 8, 2025

07.08.2025 - Minutes - DRAFT

2.B. Minutes Draft: October 14, 2025

10.14.2025 - Minutes - DRAFT

3. Old Business

3.A. Update on the Treasure Island Elementary School [TIES] Project / Community Center

3.B. Update on the New Village Hall / Firestation Project

4. New Business

5. Staff / Commission Liaison Updates

5.A. Update on the Status of Capital Improvements Projects

10.03.2025 - Status Report - CIP

6. Public Comments

7. Agenda Items for Next Meeting: January 13, 2026

8. Adjournment

THIS MEETING IS OPEN TO THE PUBLIC. IN ACCORDANCE WITH THE AMERICANS WITH DISABILITIES ACT OF 1990, ALL PERSONS THAT ARE DISABLED; WHO NEED SPECIAL ACCOMMODATIONS TO PARTICIPATE IN THIS MEETING BECAUSE OF THAT DISABILITY SHOULD CONTACT THE OFFICE OF THE VILLAGE CLERK AT 305-756-7171 EXT. 45 NO LATER THAN FOUR DAYS PRIOR TO SUCH PROCEEDING.

IN ACCORDANCE WITH THE PROVISIONS OF SECTION 286.0105, FLORIDA STATUTES, ANYONE WISHING TO APPEAL ANY DECISION MADE BY VILLAGE COMMISSION, WITH RESPECT TO ANY MATTER CONSIDERED AT THIS MEETING OR HEARING, 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 SHALL INCLUDE THE TESTIMONY AND EVIDENCE UPON WHICH THE APPEAL IS TO BE BASED. AGENDA ITEMS MAY BE VIEWED AT THE OFFICE OF THE VILLAGE CLERK, NORTH BAY VILLAGE, 1666 KENNEDY CAUSEWAY. ANYONE WISHING TO OBTAIN A COPY OF ANY AGENDA ITEM SHOULD CONTACT THE VILLAGE CLERK AT 305-756-7171 EXT 45. A COMPLETE AGENDA PACKET IS ALSO AVAILABLE ON THE VILLAGE WEBSITE AT www.nbvillage.com.

TO REQUEST THIS MATERIAL IN ACCESSIBLE FORMAT, SIGN LANGUAGE INTERPRETERS, INFORMATION ON ACCESS FOR PERSON WITH DISABILITIES, AND/OR ANY ACCOMMODATION TO REVIEW ANY DOCUMENT OR PARTICIPATE IN ANY VILLAGE-SPONSORED PROCEEDING, PLEASE CONTACT (305) 756-7171 FIVE DAYS IN ADVANCE TO INITIATE YOUR REQUEST. TTY USERS MAY ALSO CALL 711 (FLORIDA RELAY SERVICE).

NORTH BAY VILLAGE
EST. 1945

North Bay Village
1666 Kennedy Causeway, Suite 300 | North Bay Village, FL. 33141
Tel: (305) 756-7171 Fax: (305) 756-7722 Website: www.northbayvillage-fl.gov

STATE OF FLORIDA
COUNTY OF MIAMI-DADE
NORTH BAY VILLAGE

OATH OF OFFICE

I, **SIDHARTH RISHI MEHTA**, a legal resident of the State of Florida and being a **FINANCIAL ADVISORY BOARD** Member, do hereby solemnly swear that I will support and obey the Constitution of the United States and the State of Florida and that I will, in all respects, observe the provisions of the Charter and Ordinances of the Village.

Signed: _____
SIDHARTH RISHI MEHTA
FINANCIAL ADVISORY BOARD

Sworn to and subscribed before me this **12TH** day of **NOVEMBER** 2025.

_____
Isabel Betancourt
Assistant Village Clerk

NORTH BAY VILLAGE OFFICIAL
AGENDA FINANCIAL ADVISORY
BOARD VIRTUAL MEETING
MEETING ID: 810 2684 2101 | PASSCODE: 382315
TUESDAY, JULY 08, 2025 | 6:30 PM

---

1. **Opening items: Call to Order/Roll Call**
   Chair Nicholas Martin called the virtual meeting to order at 6:31 pm.

   Board Members Present:
   - Nicholas Martin, Chair
   - Sandra Horwitz, Member
   - Sandra Siefken, Member

   Board Members Absent:
   - Paul Jacobs, Vice Chair (Excused)
   - Marco Zuniga, Member

   Village Staff Present:
   - Commissioner Richard Chervony
   - Frank Rollason, Village Manager
   - Mayte Gamiotea, Chief Financial Officer

   Guests Present:
   - Enrique Llerena, CLFG.

2. **Approval of the Meeting Minutes for June 2025:**

MOTION: Chair Martin made a motion to approve the minutes for June 10, 2025, and Board Member Sandra Horwitz seconded the motion, and the motion passed by unanimous voice vote.

3. **Old Business:**
   A. Update on the 2023-2024 Annual Comprehensive Financial Report [ACFR] from Enrique Llerena from CFLG provides an overview of the document's structure, highlighting the unmodified audit opinion, management's discussion and analysis section, financial statements, and compliance information. Enrique notes that the

village received a prestigious award for its 2022 ACFR and expects to receive it again for 2023. He also points out two findings in the audit related to financial statements, which are detailed in the report along with a corrective action plan.

The meeting focused on the village's audit status and financial health. Enrique explained that the audit is currently behind schedule, but transitioning to a new auditor, CBIZ, who will begin the process soon. CFO, Maythe Gamiotea confirmed that the transfer to CBIZ is in progress, and they are working on gathering the required information. Frank, the new village manager, inquired about areas to focus on during the audit review, and Enrique advised paying attention to communication between management and auditors, as well as the timeliness of deliverables. Frank also discussed the village's fund balance and reserves, and Enrique confirmed that the unassigned fund balance is healthy. Finally, Frank sought advice on providing documentation to a bonding agency for a capital project, and Enrique recommended using the full accrual financial statements and governmental financial statements from the most recent audit.

B. Update on the Treasure Island Elementary School [TIES] Project.

- The village is progressing with plans for the community center project. The community center plans have been submitted for review, with a targeted ribbon-cutting before the 2026 World Cup. Construction has begun on fencing and demolition of existing structures.

C. Update on the New Village Hall Project

- The village is progressing with plans for the new City Hall. For the City Hall project, there is a projected $2.6 million shortfall, but funding sources have been identified. The building will now be six stories instead of five to accommodate growth, with a targeted completion by the end of 2027. The project includes a fire station, police facilities, and parking, though space is limited due to the building's unique shape.

D. Update on Budget Amendments from June 10, 2025.

- No follow-ups or questions were raised by the Board Members for discussion.

4. New Business:

A. Discussion on the Village Capital Improvements Projects.

- No further discussion on projects was raised, as most topics had already been addressed in earlier agenda items.

B. Discussion on the FY 2025-2026 Proposed Budget

- The proposed village budget was reviewed, explaining that the millage rate would remain flat at 5.762. An updated village organizational chart was presented, outlining new department structures and proposed hires, including a new HR director and various positions in police and public works departments.

- The meeting covered a 3% cost-of-living increase and 4% merit raises, noting few employees had reached their maximum. A boot stipend applies only to field workers, and a 457 program has been postponed for two years. A proposed drone show for a community center grand opening was removed from the budget. Only TIES students are eligible for reduced or free services. The proposed millage rate of 5.7062 mills for FY 2025-26, $1.8 million above the rollback rate, was also reviewed.
- Employee benefits and the upcoming budget were discussed, including time-off policies, longevity pay, and insurance for tier-one managers. The new OpenGov budget software was reviewed, and specific budget figures were clarified. The next public budget meeting was set for September 16th, with the final budget book to be released a week earlier. Parking at the new village hall was mentioned briefly, but long-term weather-related parking plans were not discussed.

5. Staff/Commission Liaison Updates

- Frank Rollason, Village Manager: Continue negotiations with unions regarding proposed 3-4-3 salary increases for 2024-2026
- Frank Rollason, Village Manager: Find suitable warehouse location for Public Works department before mid-to-late 2026 demolition
- Finance Team: Continue implementation of new payroll system integration with OpenGov
- CFO Mayte Gamiotea: Finalize corrections and updates to the budget book, incorporating Commission's recommended cuts, for presentation at the September public meetings
- Village Management: Prepare Capital Improvement Projects update for September 9th meeting
- Frank Rollason, Village Manager: Announce promotions of two new lieutenants in the police department
- HR Department: Hire director of marketing and events
- HR Department: Hire community resource officer for Capital Improvement department
- HR Department: Hire records specialist to assist with digitization of records and police camera record requests
- HR Department: Hire one new code enforcement officer
- HR Department: Hire one new building coordinator for the building department
- HR Department: Hire part-time assistant for Parks and Recreation department
- Village Management: Finalize parking space assignments and policies for the new Village Hall
- Frank Rollason, Village Manager: Provide the exact number of parking spaces in the new Village Hall building to the board members
- CFO Mayte Gamiotea: Complete implementation of OpenGov software for FY26 budget presentation
- CFO, Mayte Gamiotea: Prepare and publish the final budget book one week before the first public meeting in September

6. **Public Comments:**
   - None noted.
7. **Adjournment:**

The motion to adjourn was made by Chair Martin, seconded by Member Sandra Horwitz, with all voting in favor by voice vote.

Meeting adjourned at 08:14 pm

Prepared by Sandra Siefken, Secretary

This day 14 of October 2025.

NORTH BAY VILLAGE
EST. 1945

NORTH BAY VILLAGE
FINANCIAL ADVISORY BOARD

MEETING MINUTES
MEETING ID: 844 2624 3280

1666 KENNEDY CAUSEWAY, SUITE 101
NORTH BAY VILLAGE, FL. 33141
TUESDAY, OCTOBER 14, 2025 | 6:30 P.M.

---

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

   a. Commissioner Chervony asked for the two newest members of the FAB to be sworn in immediately to achieve quorum requirements.

   b. Isabel Betancourt, Assistant Village Clerk, swore in the two new members of the Financial Advisory Board:
   - **i.** Ms. Elizabeth 'Liz' Avalos
   - **ii.** Mr. Lars Schott

   c. Call to Order: Commissioner Chervony called the meeting to order at 6:35 p.m.

   d. Roll Call:
   - **i.** *Board Members Present*:
     1. Avalos, Liz, Board Member
     2. Schott, Lars, Board Member [Acting Chair]
     3. Siefken, Sandra, Secretary
     4. Zuniga, Marco, Board Member
     5. **VACANCY**
   - **ii.** *Board Members Absent*: **NONE**
   - **iii.** *Village Staff Present*:
     1. Commissioner Richard Chervony
     2. Mayte Gamiotea, Chief Financial Officer
     3. Isabel Betancourt, Assistant Village Clerk

   e. Secretary Sandra Siefken advised the board that she must resign as Secretary, but will remain on the FAB as a member. Ms. Betancourt will prepare the minutes for October 14, 2025, while the FAB is in transition.

   f. Commissioner Chervony asked for someone to step in as Acting Chair since all seats remain unoccupied. Board Member Schott volunteered under Commissioner Chervony's guidance.

   g. Board seat selections were deferred until the November meeting, after the remaining vacancy is filled.

2. **Approval of Last Meeting Minutes:** *Draft Pending*

3. **Old Business:**
   - **a.** Update on TIES Project/New Community Center Project
     - **i.** Groundbreaking has begun, and the foundation is being constructed.
     - **ii.** ETA for completion March/April 2026.
     - **iii.** The funds are available, and the construction timeline is on schedule.

   - **b.** Update on the New Village Hall/Fire Station Project
     - **i.** The scope of the project has expanded significantly in cost and size since it was first introduced.
     - **ii.** Funding for the project was compromised due to mismanagement by former personnel.
     - **iii.** The Village Budget is being adjusted to correct past errors, and the funds for this project have been allocated.
     - **iv.** Plans to obtain the additional costs are in place.
     - **v.** The new fire station is confirmed to be built, no matter what happens with the Village Hall side of the project.

   - **c.** Update on the Status of Capital Improvements Project: Deferred until the November meeting.

4. **New Business:**
   - **a.** Discussion on the Approved Budget for FY 2025-2026: Commissioner Chervony gave the Board a comprehensive explanation of the FY 2025-2026 Budget.

5. **Staff / Commission Liaison Updates:**
   - **a.** Commissioner Chervony briefed the Board on upcoming projects that are scheduled to break ground in early/mid-2026, adding more funds to the Village coffers.

   - **b.** He also informed the FAB of the intent to cancel the entryway signs project that the Village had previously approved.

   - **c.** Plans for the final design of Civic Park are still being discussed.

   - **d.** In January 2026, the Village Commission will approach Tallahassee to lobby for more funding.

   - **e.** Commissioner Chervony answered questions about the purview of the Financial Advisory Board and explained what the Board members can do regarding Village finances.

   - **f.** Commissioner Chervony asked Isabel Betancourt to share his contact details with the FAB.

6. **Public Comments: NONE**

7. **Discussion of Agenda Items for Next Meeting:** Wednesday, November 12, 2025 [*adjusted for the Veteran's Day holiday falling on Tuesday, 11/11*].
   - **a.** Commissioner Chervony asked the following members of the Public Works team to be present at the November meeting:
     - **i.** Mr. Roger Hogg, Capital Improvements Project Director
     - **ii.** Ms. Christina Viala, Chief Resilience Officer

8. **Adjournment:**
   - **a.** Motion to Adjourn: Introduced by Acting Chief Schott
     - **i.** Vote: Unanimous voice approval
   - **b.** Adjourned: 7:30 p.m.
   - **c.** Draft prepped this **12th** day of **November** 2025, by:



Isabel Betancourt, Assistant Village Clerk

Capital Improvement/Public Works
Project Status Report

Project No: SW-2304-01.00 - Stormwater Inlet Filters

Project Manager: Roger Hogg/Timothy Smith

Design/EOR: SOP Technologies

CEI: N/A

Contractor: SOP Technologies

Project Overview:

The VILLAGE intends to reduce roadway flooding and prevent pollutants from entering Biscayne Bay by installing custom, patented upward-flow drainage filters on existing storm inlets.The Project consists of installing the stormwater drainage filters on existing storm inlets throughout North Bay Village, installing patented QR Code Storm Drain Markers, providing software services associated with the storm drain markers, and to conduct data analysis for a period of 12 months following the installation of the stormwater filters and drain markers.

Project Schedule:

	Status
Design: Complete	Complete
Construction: Q4 2025	Ongoing

Project Budget: $ 300,000.00

	Contract	**WO No.**		**Cost ($)**
Construction and Monitoring (Ph 1)			$	150,000.00
Construction and Monitoring (Ph 2)			$	150,000.00

Grants, Other Outside Funding

LPA0345 (FDEP)	$	300,000.00

Current Status:

9/5 - Working on building the stormwater filters for Phase 2 and finalizing the analysis report for Phase 1. Contractor is aiming to deliver and install the first batch of filters in October.

Accomplishments

Next Steps

1. Complete the analysis report for Phase 1 and deliver/install inlet filters for Phase 1

Capital Improvement/Public Works
Project Status Report

Project No: SW-2410-01.00 - Stormwater Outfall Rehabilitation

Project Manager: Roger Hogg
Design/EOR: Ardurra Engineering
CEI: N/A
Contractor: N/A

Project Overview:

The initial phase of this project is to identify the existing outfall structures and ensure they function as intended. This phase had located 26 of the 37 total outfalls. The previous contractor performed the rehabilitation on 20 of these outfall pipes; this includes the cleaning and slip-lining the discharge pipe, and incorporation of a Tide-flex (i.e. check valve) at the terminal end of the pipe. The purpose of this new project is to reassess the condition of the existing outfalls and replace nineteen (19) of the remaining outfall check valves with in-line valves.

Project Schedule:	**Status**
Report: Q3 2025	Complete
Design: Q2 2025	Pending
Construction: TBD	

Project Budget: $ -

	Contract	**WO No.**	**Cost ($)**
Design and Eng: Ardurra Engineering	2023-005	004	
Const: CEI			
Construction Contractor:			

Grants, Other Outside Funding

L0287 - State Appropriation	$	125,000.00
C2302 - FDEP	$	2,542,500.00

Current Status:

9/9 - Final report of outfall inspection submitted to the Village. A total of 44 outfalls were inventoried, inspected and confirmed connectivity with the existing stormwater network. A web dashboard of the assessment results can be found here: https://www.arcgis.com/apps/dashboards/3aea32cab7d74f68b4e81b699994a6c4

Accomplishments

Next Steps

1. Meet with Ardurra to review findings and recommendations from report

Capital Improvement/Public Works
Project Status Report

Project No: TT-2111-01.00 - Treasure Island ADA Improvements - Phase II

Project Manager: Jean Lilavois

Design/EOR: Parsons/BCC Engineering

CEI: EAC Consulting

Contractor: Florida Engineering and Development Corp

Project Overview:

includes the installaton of audible beacons along John F Kennedy Causeway, ADA detectable warning pads at crosswalks, improved crosswalk striping and signage,and sidewalk curb ramps. The Village has identified several ADA improvements. These include the installation of:

- Audible Beacons along 79th Street Causeway (JFK) at Adventure Avenue, Hispanola Avenue, East Treasure Drive, and near the 1800 Block.
- Missing Sidewalk, Curbs, Ramps, Truncated Domes at intersections within Treasure Island (local roads).

Project Schedule:	**Status**
Design: Completed	Completed
Construction: December 2025	Ongoing

Project Budget: $ 387,345.00

	Contract	WO No.		Cost ($)
Planning				
Design and Eng: BCC	2025-003	005	$	72,758.00
Const CEI: EAC Consulting	2025-003	013	$	59,525.00
Const Contractor: FEDC	2022-006	8766	$	255,062.00
Grants, Other Outside Funding				
G2789 - FDOT			$	153,000.00

Current Status:

9/12 - Contractor began work on installing conduit via directional bore at E Treasure and 1800 block.

9/19 - Change orders approved by consent on 9/16. Village still pursuing FDOT concurrence with CO's in order to execute, as well as extension of the construction agreement through December 2025, and Grant agreement through May 2026.

10/3 - Construction work is on target for completion no later than October 2025 according to the schedule provided by the contractor, after which tMiami-Dade DTPW will be notified for inspection and approval of the work.

Accomplishments

Next Steps

1. Change order for contract time extension to be submitted by FEDC. Proposed extension will be to **December 22, 2025**. Extension request also has to be submitted to FDOT for concurrence.

2. Request for extension to grant deadline due to FDOT LAP Office (grant deadline currently 10/24/2025).

Capital Improvement/Public Works
Project Status Report

Project No: TT-2401-01.00 - Treasure Island/Harbor Island Sidewalk and ADA Improvements - Phase III

NBV Project Manager: Jean Lilavois

Design/EOR: EAC Consulting

CEI: N/A

Contractor: N/A

Project Overview:

The Village wishes to complete phase III of its ADA Improvements project to include other road safety features. This phase will replace broken sidewalk segments, remove trip hazards from uneven sidewalk segments, install missing sidewalk segments to ensure full connectivity for pedestrian safety, reconstruct curbs and gutters, implement traffic calming and pedestrian safety improvements that enhance traffic circulation, crosswalks, and striping for enhanced visibility of roadway features. These enhancements include the installation of approximately:

- 1810 linear feet of missing sidewalks
- Six (6) Mid-block crosswalks
- 10,300 linear feet of sidewalk repaired

Project Schedule:	**Status**
Design: TBD	Ongoing
Construction: TBD	N/A

Project Budget: $ 1,063,963.00

	Contract	WO No.		Cost ($)
Planning				
Design and Eng: EAC Consulting	2023-005	017	$	46,963.00
Const CEI: Not Selected			$	117,000.00
Const Contractor: Not Selected			$	900,000.00
Grants, Other Outside Funding				
G2T36 - FDOT			$	776,000.00

Current Status:

7/25 – CIP Manager Roger Hogg sent final ILA language to Miami-Dade Public works to satisfy their final concern. Once they review and accept, the ILA should be forwarded to the County Mayor for execution.

8/15 – CIP Manager scheduled a meeting for 8/19 with Miami-Dade DTPW to finalize the technical details of the ILA prior to final execution.

8/21 – The ILA has been finalized, signed by the Village and sent to Miami-Dade County for final execution.

9/16 - The final executed ILA was received from Miami-Dade County DTPW.

10/3 - Actively coordinating next steps with FDOT and EAC.

Accomplishments

Next Steps

1. Coordinate finalization of design plans with EAC and submit to DTPW for permits, pending final execution of the ILA.

2. Finalize easement modification at MODA.

3. Finalize construction drawings, scope of work and specifications in preparation for bid process.

NORTH BAY VILLAGE
HEART OF THE BAY

Capital Improvement/Public Works
Project Status Report

Project No: TT-2208-01.00 - Entrance Way East Sign
NBV Project Manager: Jean Lilavois
Design/EOR: Stantec
CEI: N/A
Contractor: N/A

Project Overview:
The North Bay Village Commission previously adopted the new NBV Brand Guide. Based on the approved Brand Guide, the Village would like to develop plans for the entry sign on Kennedy Causeway / NE 79th Street. This phase of work will include one sign for Westbound traffic located at the east end of Treasure Island, on the north swale north of the bridge where other improvements are planned as part of the North Plaza project

Project Schedule:

	Status
Design: TBD	Ongoing
Construction: TBD	N/A

Project Budget: $ 154,994.00

	Contract	WO No.	Cost ($)
Design and Eng: Stantec			$ 154,994.00
Const CEI: Not Selected			
Const Contractor: Not Selected			

Grants, Other Outside Funding

Current Status:
6/5 – This date a virtual meeting took place with FDOT, NBV Public Works, and sign engineer consultant. It was finally determined that the sign will not fit within the area provided by FDOT (this decision seems to have taken almost 2 years!). The project (Bay Plaza North-Phase 2) will continue without the entrance sign element. FDOT will approve a grant extension past the September 2025 expiration date. Public Works will now work on locating another site for the entrance sign. We also received an overdue invoice for authorized work performed by the sign engineer but was not approved for payment for unknow reasons; invoice will be brought before the Commission for payment approval.

9/16 - PW Director has been in communication with FDOT and identified a viable location in the median on the east side of 79th st causeway, however the location will require modification of the design in order to meet required min. offset distance requirement. Entryway sign projects will be on October 2025 Regular Village Commission meeting agenda as a discussion item.

Accomplishments

Next Steps
Project is on hold until further notice

Capital Improvement/Public Works
Project Status Report

Project No: TT-2208-01.00 - Entrance Way West Sign
NBV Project Manager: Jean Lilavois
Design/EOR: Stantec
CEI: N/A
Contractor: N/A

Project Overview:
In 2022, the North Bay Village Commission approved the NBV Brand Guide, which serves as a blueprint for developing design concepts for an entry sign along Kennedy Causeway / NE 79th Street. The Village now seeks to initiate a new phase of this branding and signage initiative for the development and installation of a west entry sign. In alignment with the NBV Brand Guide, plans for an eastbound sign at the southeast corner of 79th Street and Pelican Harbor Drive are set to be realized within FDOT right-of-way.

Project Schedule:	**Status**
Design: TBD	Ongoing
Construction: TBD	N/A

Project Budget: $ 19,919.00

	Contract WO No.	**Cost ($)**
Design and Eng: Stantec		$ 19,919.00
Const CEI: Not Selected		
Const Contractor: Not Selected		

Grants, Other Outside Funding

Current Status:
6/5 – Virtual meeting with FDOT took place. Current status is that approval from Miami is needed to allow NBV to submit for a sign permit with the City of Miami.

6/13 – Manager has placed this project on hold until a path forward is established for the east entry sign since the sign project is for both.

9/16 - PW Director has been in communication with FDOT and identified a viable location in the median, however the location will require modification of the design in order to meet required min. offset distance requirement. Entryway sign projects will be on October 2025 Regular Village Commission meeting agenda as a discussion item.

Accomplishments

Next Steps
Project is on hold until further notice.

NORTH BAY VILLAGE
HEART OF THE BAY

Capital Improvement/Public Works
Project Status Report

Project No: RP-2206-01.00 - Civic Park Recreational Improvements

NBV Project Manager: Roger Hogg
Design/EOR: EAC Consulting
CEI: Not Selected
Contractor: Not Selected

Project Overview:

This project is for the construction of the North Bay Village Civic pocket park on East Drive. It aims to construct a boating dock, picnic area with pavilion, nature trail with signage, lighting, landscaping and a bike rack.

Project Schedule:

	Status
Design:	Complete
Construction:	Pending/Postponed

Project Budget: $ 3,867,653.00

	Contract	WO No.	Cost ($)
Design and Eng: EAC Consulting			$ 61,003.00
Const EOR:			$ 96,779.00
Const CEI:			$ 322,597.00
Const Contractor:			$ 3,225,975.00
Contingency			$ 161,299.00

Grants, Other Outside Funding

DA-NBV-21-264 - FIND	$ 60,000.00
LW736 - FDEP	$ 850,000.00

Current Status:

Project design is 100% completed, however there issues with conflicts with the Harbor Island Phase 1 stormwater improvements, as well as apparent inadequacies with the designed seawall that will likely need improvements.

Accomplishments

Next Steps

Project is on hold indefinitely due to inadequate/loss of funding.

Capital Improvement/Public Works
Project Status Report

Project No: PB-1804-01.00 - New Village Hall Complex
NBV Project Manager: Steven Buckland
Design/EOR: EAC Consulting
CEI: Not Selected
Contractor: Not Selected

Project Overview:
Permitting, Design and Construction of a new Fire Station and Village Hall Complex to house North Bay Village's Government Administration, Police and Emergency Services.

Project Schedule:	**Status**
Design:	Complete
Construction:	Out for Bid

Project Budget: $ 57,709,805.00

	Contract	**WO No.**	**Cost ($)**
Planning			
Design and Eng: EAC Consulting			$ 3,052,032.00
Const Project Management: EXP			$ 462,395.00
Const Contractor:			$ 49,873,701.00
Const. Permitting:			$ 1,080,000.00
Contingency			$ 3,241,677.00
Grants, Other Outside Funding			
Contributions			$ 49,685,256.00

Current Status:
8/12 – Manager responded to 8/11 Tony Recio email stating that in the letter, a time requirement should be clearly stated that the Island Walk is required to be completed within 5 years of the completion of the Tennis Courts to Parking Lot Project.

8/15 – Cycle #1 County review completed on 08-12-25.

9/2 – RFQ evaluation completed and the responders have been short-listed. The list of recommended contractors will be presented for Commission approval on 9/16.

PLEASE NOTE WE ARE NOW UNDER A CONE OF SILENCE FOR THE REQUEST FOR QUALIFICATIONS.

Accomplishments

Next Steps

1. Solicitation of construction contractor is ongoing.

Capital Improvement/Public Works
Project Status Report

Project No: PB-1804-01.00 - New Community Center
NBV Project Manager: Steven Buckland
Design/EOR: PFL
CEI: PFL
Contractor: PFL - MG3

Project Overview:
Permitting, Design and Construction of a new community center in partnership with PFL.

Project Schedule:

	Status
Design:	Complete
Construction:	Ongoing

Project Budget: $ 7,432,693.00

	Contract	WO No.		Cost ($)
Site Demolition (Chin Diesel)		9021	$	100,000.00
Soil Management (Kimley Horn)	2023-005	001	$	78,624.00
Construction - PFL Reimbursement			$	3,954,069.00
NBVConstruction Contribution			$	1,200,000.00
Construction - Third Floor			$	2,100,000.00

Grants, Other Outside Funding

Contributions			$	5,300,370.00

Current Status:

7/31 – On 7/24/25 Miami-Dade County RER/DERM certified that the new Community Center has adequate sewer treatment and transmission capacity to move forward with construction.

8/1 – On 7/31 MG3 loaded the 1st Phase Construction Plans for the Community Center Building Shell permit in the NBV Building Department system for review. The plans have been distributed to all Disciplines for review and comments.

9/11 - Foundation Permit BLDC-000201-2025 has been issued.

Accomplishments

Next Steps

Construction is ongoing.

NORTH BAY VILLAGE
HEART OF THE BAY

Capital Improvement/Public Works
Project Status Report

Project No: SW-2301-01.00 - North Bay Island Stormwater Improvements

NBV Project Manager: Roger Hogg/Christina Viala

Design/EOR: Parsons (formerly BCC Engineering)

CEI: N/A

Contractor: David Mancini & Sons (formal award pending)

Project Overview:

The stormwater improvements for NBI have been broken down into four (4) phases. The first two (2) phases focus on implementing the two (2) pump station systems, including pollution control structures, trash racks, filter elements, energy dissipator structures and other appurtenances. The last two (2) phases consist of the remaining upstream improvements which will interconnect the remainder of the Island and add needed capture and conveyance capacity for the overall system. Each phase includes a portion of the proposed roadway raising for each respective area.

Project Schedule:	**Status**
Design:	Complete
Construction (Phase 1): TBD	Pending

Project Budget: $ 13,337,963.00

(PHASE 1)

	Contract	WO No.	Cost ($)
Design	2023-005	007	$ 293,999.00
Construction CEI			$ 241,340.00
Construction EOR			$ 1,179,473.00
Construction Contractor			$ 11,623,151.00

Grants, Other Outside Funding

C2108 - FDEP	$ 600,000.00
22SRP53 - FDEP	$ 1,500,000.00

Current Status (Phase 1):

9/12 - Agenda item to enter into formal negotiations with Mr. Singh for the subject property needed for the project is on the 9/16 commission meeting agenda.

9/16 - Above agenda item was approved on consent. CIP Dept is actively engaging with consultant pool to procure CEI services for the project (selection scheduled for October 1)

10/3 - Firm selected for CEI services, negotiations currently ongoing. Major stormwater/infrastructure workshop scheduled for November 13, 2025.

Accomplishments

Phase 1 construction contractor has been selected and award is pending

Next Steps

1. Acquire property equipment/maintenance easement

2. Negotiate/procure CEI and EOR services

3. Formally award construction contract.

NORTH BAY VILLAGE
HEART OF THE BAY

Capital Improvement/Public Works
Project Status Report

Project No: SW-2301-02.00 - Treasure Island Stormwater Improvements

NBV Project Manager: Roger Hogg/Christina Viala

Design/EOR: EXP (Phase 1); Chen Moore and Associates (Phase 2)

CEI: N/A

Contractor: N/A

Project Overview:

The stormwater improvements for TI have been broken down into six (6) phases. The first three (3) phases focus on implementing the three (3) pump station systems, including pollution control structures, trash racks, filter elements, energy dissipator structures and other appurtenances. The last three (3) phases consist of the remaining upstream improvements which will interconnect the remainder of the Island and added needed capture and conveyance capacity for the overall system. Each phase includes a portion of the proposed roadway raising for each respective area.

Project Schedule:	**Status**
Design: Q2 2026	Ongoing
Construction: TBD	Pending

Project Budget: $ 49,440,184.49

PHASE 1 & 2

	Contract	WO No.		Cost ($)
Design (Phase 1)	2023-005	EXP2401	$	1,747,921.06
Design (Phase 2)	2023-005	CMA2401	$	1,916,819.27
Construction Phase 1 - EOR			$	406,739.14
Construction Phase 1- CEI Services			$	2,033,695.72
Construction Phase 1- Contractor			$	20,336,957.20
Construction Phase 2- EOR			$	410,679.50
Construction Phase 2- CEI Services			$	2,053,397.51
Construction Phase 2- Contractor			$	20,533,975.09

Current Status:

Phase 1 (EXP) Design is 60% complete.

Phase 2 (Chen Moore) design is 30% complete.

8/29 - NBV submitted a formal notice of interest to apply for a FDEM Flood Mitigation Grant in support of this project.

10/3 - Major stormwater/infrastructure workshop scheduled for November 13, 2025.

Accomplishments

Next Steps/Challenges

Phase 1 (EXP)

1. Easement acquisition needed for proposed outfall and elevated power and control panel equipment at the corner of W Treasure and N Treasure Drive.

2. Traffic features (i.e. bulb outs) interfere with proposed drainage flow paths. EXP is recommending removing or otherwise reconfiguring some or all of these obstructions to maximize drainage.

3. EXP needs clarity on the proposed road elevations for this design.

4. Tidal survey will be required prior to submittal for permitting

Phase 2 (Chen Moore and Associates)

Road elevations and proposed outfall locations are both major impediments to progress of the design. Consultant is unable to proceed without a satisfactory resolution to these issues.

NORTH BAY VILLAGE
HEART OF THE BAY

Capital Improvement/Public Works
Project Status Report

Project No: SW-2301-03.00 - Harbor Island Stormwater Improvements
NBV Project Manager: Roger Hogg/Christina Viala
Design/EOR: Ribbeck Engineering (Phase 1)
CEI: N/A
Contractor: N/A

Project Overview:
The stormwater improvements for HI have been broken down into three (3) phases. The first phase focuses on implementing the new pump station system, including pollution control structures, trash racks, filter elements, energy dissipator structures and other appurtenances. The last two (2) phases consist of the remaining upstream improvements which will interconnect the remainder of the Island and added needed capture and conveyance capacity for the overall system.

Project Schedule:	**Status**
Design (Phase 1): Q2 2026	Ongoing
Construction: TBD	Pending

Project Budget: $ 10,283,462.00

Phase 1

	Contract	WO No.		Cost ($)
Design (Phase 1)	2023-005	RIB2401	$	660,511.00
Construction (EOR)			$	171,838.00
Construction (CEI)			$	859,192.00
Construction- Contractor			$	8,591,921.00

Grants, Other Outside Funding

Current Status:

8/20 - NBV team met with design consultants. Phase 1 design is currently at 60% completion.

10/3 - Major stormwater/infrastructure workshop scheduled for November 13, 2025.

Accomplishments

Next Steps

1. Review and comment on the work order proposal for Harbor Island Phases 2 and 3 stormwater improvements.

2. Confirm pump station emergency operation run time

3. Authorize proposed FPL pad/transformer location in right-of way

4. Request work order proposal/change order for design of the seawall @ the proposed Civic Park location

NORTH BAY VILLAGE
HEART OF THE BAY

Capital Improvement/Public Works
Project Status Report

Project No: TT-2304-01.00 - Kennedy Causeway Complete Streets Short Term Improvements (Bus Shelters)

NBV Project Manager: Roger Hogg/Jean Max Lilavois
Design/EOR: Parsons (BCC Engineering)
CEI: TBD
Contractor: TBD

Project Overview:

The stormwater improvements for HI have been broken down into three (3) phases. The first phase focuses on implementing the new pump station system, including pollution control structures, trash racks, filter elements, energy dissipator structures and other appurtenances. The last two (2) phases consist of the remaining upstream improvements which will interconnect the remainder of the Island and added needed capture and conveyance capacity for the overall system.

Project Schedule:	**Status**
Design:	Completed
Construction: TBD	Out For Bid

Project Budget: $ 712,927.00

	Contract	WO No.		Cost ($)
Design & Engineering Services - BCC	2019-05	009	$	40,992.00
Construction - EOR (BCC)	2023-05		$	13,317.00
Construction - CEI			$	58,285.00
Construction - Contractor			$	582,848.00
Contingency			$	17,485.00

Grants, Other Outside Funding

G3A34 - FDOT CGIP	$	232,010.00
Contribution	$	273,907.00

Current Status:

8/6 – After a thorough review, it was determined that the low bidder did NOT meet the necessary qualifications (per the FDOT funding agreement) to work on this project. The bid has been rejected. This ITB will be revised and re-issued for bid later this month.

8/29 – The ITB has been revised and reviewed. will be reissued for bid next week.

9/5 – The ITB has been finalized. The solicitation is scheduled for publication on Wednesday 9/10.

9/10 - Revised ITB 25-007 has been published. Bids are due 10/10/2025. Prebid conference on 9/17/2025. Cone of Silence is now in effect.

Accomplishments

Next Steps

1. Procure/negotiate CEI and EOR consultants

2. Review bids and award contract.

NORTH BAY VILLAGE
HEART OF THE BAY

Capital Improvement/Public Works
Project Status Report

Project No: TT-2405-01.00 - Treasure Island Roadway Resurfacing

NBV Project Manager: Roger Hogg

Design/EOR: Craven Thompson & Associates

CEI: TBD

Contractor: TBD

Project Overview:

The project objective is to evaluate the pavement and recommend pavement reconstruction in certain areas and mill and overlay for the entire neighborhood. The improvements will also consist of stamped asphalt crosswalks within the Project limits. The approximate length of roadway to be reconstruction and/or milled and overlayed is 9,200 LF on Treasure Island only. The limits of work are West Treasure Drive, Jewel Avenue, South Treasure Drive and the south Right of Way of North Treasure Drive.

Project Schedule:

	Status
Design: 2025	Complete
Construction: TBD	Out For Bid

Project Budget: $ 1,320,047.00

	Contract	WO No.		Cost ($)
Design Services - (CTA)	2023-005	CTA24.01	$	98,798.00
Construction - EOR			$	16,069.00
Construction - CEI			$	80,345.00
Construction - Contractor			$	803,453.00
Construction - Flagging/MOT			$	160,691.00
Escalation/Contingency (20%)			$	160,691.00

Grants, Other Outside Funding

Current Status:

8/8 - The design was considered 100% complete; however we coordinated with the design consultant to provide a proposal to design the mill and overlay for the unaddressed roadways in the current design. CTA provided a design on 8/14/2025.

10/3 - The amended work order proposal has been negotiated is currently being processed for approval.

Accomplishments

Initial design is 100% complete

Next Steps

1. Revise the design to cover the remaining roadways on Treasure Island.

NORTH BAY VILLAGE
HEART OF THE BAY

Capital Improvement/Public Works
Project Status Report

Project No: RP-2202-01.00 - Baywalk Plaza North
NBV Project Manager: Roger Hogg
Design/EOR: Kimley-Horn
CEI: TBD
Contractor: TBD

Project Overview:
The Baywalk Plaza Area North: Phase I will consist of two plaza areas at the corner base of the John F. Kennedy Causeway (NW 79th Street) bridge that links North Bay Village to Miami Beach, at the Village's eastern most area. This North plaza offers public access to the Intracoastal Waterway/Biscayne Bay and provides access to the future Baywalk/Boardwalk project known as Island Walk. This future Island Walk Baywalk/Boardwalk project under a separate contract will extend from this Baywalk North Plaza with a 3,400 linear foot promenade trail overlooking Biscayne Bay, will provide bicycle and pedestrian facilities, seating, and links to the 79th Street bike lanes.

Project Schedule:	**Status**
Design: TBD	Complete
Construction: TBD	Out For Bid

Project Budget: $ 2,089,704.00

	Contract	WO No.		Cost ($)
Design Services - (KHA)	2019-05	005	$	32,004.00
Construction - EOR Services (KHA)	2023-005	TBD	$	56,700.00
Construction - CEI			$	261,000.00
Construction - Contractor			$	1,740,000.00
Grants, Other Outside Funding				
G2785 - FDOT			$	1,000,000.00
				.

Current Status:
8/15 – A draft letter requesting a grant contract extension for the Baywalk Project was submitted to FDOT for review. The request will be for an additional year, up to September 30, 2026 to complete the project.

8/28 – Florida Engineering & Development Corp has been formally released from the construction contract for this project. FDOT has officially been notified. This clears the way for the construction of this project to be reissued for bid.

9/12 - Kimley-Horn WO#5 - Amendment 1 for post design and engineer of record services is an agenda item on the September 16, 2025 regular village commission meeting for approval *(item deferred to October 21)*

Accomplishments

Next Steps
1. Final update to design drawings, prepare invitation to bid.

2. Procure CEI consultant.

NORTH BAY VILLAGE
HEART OF THE BAY

Capital Improvement/Public Works
Project Status Report

Project No: TT-2108-01.00 - Kennedy Causeway Median Beautification

NBV Project Manager: Steve Buckland
Design/EOR: EXP Services
CEI: TBD
Contractor: TBD

Project Overview:

This project aims to improve the aesthetic value in the medians along 79th street causeway that run through the village in a way that reflects Florida's unique identity and ecology, consisting of native plant materials that are context appropriate. The improved landscaping will also serve to prevent roadside erosion, minimize the need for irrigation and enhance air and water quality, while preserving required sight distances, lateral offsets and clear zones for traffic safety.

Project Schedule:

	Status
Design: 3 months	Ongoing
Construction: TBD	TBD

Project Budget: $ 116,787.00

	Contract	WO No.	Cost ($)
Design Services - EXP			$ 19,000.00
Construction - EOR			$ 2,596.00
Construction - CEI			$ 8,654.00
Construction - Contractor			$ 86,537.00

Grants, Other Outside Funding

Current Status:

9/16 - Design is currently ongoing.

Accomplishments

Next Steps

TBD

Capital Improvement/Public Works
Project Status Report

Project No: WW-2507-01.00 Generator for Main Wastewater Pump Station

NBV Project Manager: Steven Buckland

Design/EOR: N/A

CEI: N/A

Contractor: TBD

Project Overview:

Acquisition and installation of a new backup generator for the main wastewater pump station.

Project Budget: $ 350,000.00

	Contract	WO No.	Cost ($)
Equipment and Installation			$ 350,000.00

Grants, Other Outside Funding

Project Schedule:

	Status
Design:	N/A
Construction:	N/A

Current Status:

8/29 - The village submitted a notice of interest to the FDEM Flood Mitigation Grant Program. We received a response that this project is not eligible under this program, however it may be eligible for assistance under the Hazard Mitigation Grant Program.

Accomplishments

Next Steps

None at this time