



Legislation Text

File #: 20-0468, **Version:** 1

MOTION TO ACCEPT THE BILL OF SALE, ACCEPT RECORDED WATER AND SEWER EASEMENTS FOR THE OFF-SITE UTILITY IMPROVEMENTS FOR PNC BANK AT SW 2 ST AND SW 145 AVENUE AND REDUCE AND RELEASE CASH PERFORMANCE BOND FROM PP OMNI VENTURES, LLC FROM \$280,060.00 TO \$245,390.00 THE REMAINING \$34,670.00 (WHICH IS 20% OF THE ENGINEERS CERTIFIED COST) FOR THE MAINTENANCE PERIOD, TO ACCEPT THE BILL OF SALE, TO ACCEPT WATER AND SEWER EASEMENTS FOR RECORDATION, FOR THE ON-SITE UTILITY IMPROVEMENTS FOR PEMBROKE CENTRE AT SW 5TH STREET AND SW 145TH AVENUE.

SUMMARY EXPLANATION AND BACKGROUND:

1. Duke Realty, as part of PNC Bank project on SW 145th Avenue at SW 2nd Street, constructed certain water and sewer lines off the bank site. On May 14, 2014 the EOR notified the City that the Off-site work was complete. On June 3, 2014 the City issued a notice of final inspection for the Off-site water, sewer, paving and drainage and that it was found in compliance with standards and specifications.
2. During this time Duke Realty divested itself of various portions of the original property. On May 9, 2014 Duke Realty sells the Pembroke Centre property to PP OMNI Ventures, LLC. On October 15, 2014 Duke Realty sells the PNC bank parcel to SFRM Pembroke Pines, LLC. On October 2, 2015 Duke Realty sells the Altis parcel to ALTIS Pembroke Gardens, LLC.
3. On May 10, 2016 Altis video taped a portion of the sewer line prior to connecting the building to this existing sewer line. This sewer line was constructed as part of the PNC Off-site utilities by Duke Realty. Pro Parking Lot Services and Construction was the contractor who constructed the sewer line for Duke Realty. They have since gone out of business. The video showed several dips in the pipe that needed to be corrected. Prior to connection of the Altis property, the City required the pipe be repaired. The owner of Pembroke Centre property agreed to repair the pipe. On November 17, 2016 the sewer pipe repair was complete and confirmed by a new video of the piping on March 16, 2017.
4. Thomas Engineering Group the Engineer of Record for the Pembroke Centre project has certified that the water and sewer improvements for Pembroke Centre located at SW 5th Street and SW 145th Avenue have been completed in accordance with the approved plans and specification. On April 21, 2020 the City issued a notice of final inspection for the On-site water, sewer, paving and drainage and that it was found in compliance with standards and specifications.
5. The Utility Easements which provide for maintenance access to the water and sewer improvements are being accepted by the City of Pembroke Pines as part of this motion for both PNC Off-site improvements(previously recorded) and Pembroke Centre On-site improvements(to be recorded).

6. Motion to accept the bill of sale, to accept recorded water and sewer easements for the off-site utility improvements for PNC bank at SW 2 Street and SW 145 Avenue and to release a portion of the Cash Performance Bond in the amount of \$245,390.00, to accept a Cash Maintenance Bond in the amount of \$34,670.00 which is 20% of the Engineer's estimate of the installed water and sewer lines (which is the remainder of the Cash Performance Bond to be held until November 17, 2021 which is the end of the 5 year guarantee period for the sewer repair), to accept the Bill of Sale, to accept and record the water and sewer Easement Dedication at Pembroke Centre at SW 5 Street and SW 145 Avenue.

FINANCIAL IMPACT DETAIL:

- a) **Initial Cost:** None.
- b) **Amount budgeted for this item in Account No:** Not Applicable.
- c) **Source of funding for difference, if not fully budgeted:** Not Applicable.
- d) **5 year projection of the operational cost of the project:**

Current FY	Year 2	Year 3	Year 4	Year 5
Expenditures\$1000	\$1000	\$1000	\$1000	\$1000

Possible water or sewer main repairs.

- e) **Detail of additional staff requirements:** Not Applicable.