

JIC Rehabilitation Project Update #4

Since our last update we have had 2 meetings with the contractor and District and on Wednesday Sept 21st, a good public meeting of JIC residents. Our update this week takes the form of a Q&A summary, mainly driven by questions and answers tabled at the Wednesday meeting.

Question and Answers, JIC Meeting Sept 22

IF YOU HAVE ANY QUESTIONS COMING FROM THIS INFORMATION PIECE (sprinklers, etc), PLEASE CONTACT JIM FARRELL ON 561 248 3152 IN THE FIRST INSTANCE – HE RESIDES PERMANENTLY IN THE TOWN HALL AND IS PART OF THE PROJECT TEAM

Q. Who is responsible for capping my sprinklers when work is performed on the swale or right of way outside my house?

A. The contractor, Giannetti, will cap the sprinkler systems just prior to major work, which should start with the sewer phase early December. They will only remediate once at the end of the project. If you want sprinkler systems for your front yard after December 2017, we recommend that you work with your irrigation service to reposition any rotors, etc. that sit in the first 10' of yard next to the street to keep the system working throughout next year. We should emphasize that any sprinkler system components that sit in the first 10' of yard (see 'right-of-way' discussion below) are likely to be compromised after this December unless you move them.

Q. Will the contractor replace my sod with the same sod that is there now, as I have a different grass varietal?

A. The contractor is committed to replacing the sod with the same varietal that you have now, although it will not be until the project is nearing completion, circa December 2017.

Q. Will we get a break from construction when families and friends are here over the holidays?

A. The contractor will not work on the Thursday/Friday/Saturday/Sunday of Thanksgiving, or Dec 22-Jan 2 over Christmas; additionally, they have committed to leaving the neighborhood as clean and tidy as possible for those periods, including parking major equipment off site. There will be a skeleton crew available for remediation or clean up, if required, during those periods.

Q. Should I re-sod now around the new fire hydrant at my own expense to keep my yard looking pristine?

A. We would not recommend this. The sewer and drainage phases will be very disruptive, so any new sod will be destroyed. If it's a case of stopping erosion of sand into the street, rather than issues of beatification, the contractor will assist to reduce that erosion.

Q. When will the water section of the project be complete?

A. During November. The 'dig' for the water phase will be complete in October, but flushing, connections and approvals by the PBC Health Dept. will take some weeks after that to finish. Currently, the sewer phase is scheduled to start early December.

Q. Why are the contractors putting stuff on my yard?

A. Actually, the first 10' (ten feet) of what you/we call our yard is 'public right-of-way', as approved by Palm Beach County, prior to the incorporation of the town in 1954. Broadly speaking, our roads are 20' wide, and 10' either side (for a total of 40') is a platted right-of-way. That 10' will be used extensively for positioning equipment and materials, especially when the sewer and drainage phases commence. It will be replaced to an 'as is' condition at the end of the project. If you have valuable plantings in this right-of-way, please contact Jim Farrell at the office to discuss options for relocation/removal. Please see the Q&A on sprinklers above which also relates to the right-of-way issues.

Q. The cross walks and road junctions are becoming difficult to see? What are we doing about this?

A. As the project unfolds the surface markings of the roads and cross walks are disappearing, encouraging motorists to drive right through them. We are working with the contractor and police to add new signage that will flag these caution areas much better going forward, as well as signage before you approach them, like those already at the entrance warning of an imminent STOP sign

Q. Why have we not seen a detailed schedule of what phase, by street, by month, as promised?

A. Good question. The project was delayed from April to a new start of July 25th. This created significant issues for the contractor with their multiple crews, and some of the crews were reassigned to other projects. As a consequence, they feel they require more time to complete the work than the original contract agreement of 14 months. Unfortunately, we do not have a vote in this contract schedule discussion – that is a commercial relationship between the contractor and LRD (Loxahatchee River District), although we are expressing our concerns loudly and often. As of today, the new substantial completion date is Dec 18th 2017, with a further 60 days of punch list items to be complete by end Feb 2018. We continue to work with LRD and Giannetti to see what can be done to have the whole project at FINAL COMPLETION by the Christmas of 2017. It is in no-ones interest to drag this project out, and the other stakeholders are sympathetic to our concerns. A new revised agreement and schedule, based on Dec 18 2017 substantial completion, will be available to us shortly and we will then publish phase, by street, by month for residents to review.

Q. What type of work will be included in the punch list, for that 60 day period into 2018?

A. Sod placement, sprinkler repair, driveway repair, mailbox repair/replacement, replacement of damaged valley gutters, pavement markings, road signage adjustment, final layer of asphalt on roads