



MIAMI BEACH

OFFICE OF THE CITY MANAGER

LTC # 151-2008

LETTER TO COMMISSION

TO: Mayor Matti Herrera Bower and Members of the City Commission

FROM: City Manager Jorge M. Gonzalez

DATE: May 28, 2008

SUBJECT: CIP Bi-weekly Construction Project Update

Attached please find the bi-weekly update you have requested for active City of Miami Beach construction projects under the purview of the CIP Office.

JMG/TW/JER/AJCC/OAJ

Attachment

c: Tim Hemstreet, Assistant City Manager
Jorge Chartrand, CIP Director
Jorge Cano, Assistant CIP Director

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Capital Improvements Projects Office
BI-WEEKLY CONSTRUCTION PROJECTS UPDATE

05/10/2008 - 05/23/2008

District: Citywide

Name	Project Description	Status
13th St. Garage - General Repairs	Spalling repairs, painting and glass block replacement	Work has been completed, and a walk-thru is being coordinated.
16th St. Garage - General Repairs	Replacement of post tension cables and relocation of electrical exit signs	Aluminum panels were completed. Electrical subcontractor completed the relocation and the exit signs on several floors. Fire Department has already approved most of the locations. Post tension contractor is preparing shop drawings for permitting with the Building Department, which are expected to be completed at the end of May.
17th Street Parking Garage Maintenance	Maintenance and Improvements in existing facilities, such as waterproofing, expansion joints and spalling concrete. There is no increment in operating cost since the garage is existing.	No interruption of the use of the facility is expected and the work will proceed without impacting users. Third floor and second floor work has been completed. Contractor is working on the first floor and electrical room, where all of the piping has been completed. Contractor will be pulling cables for an additional month. Work is in progress.
Citywide Pump Station Upgrades	Upgrades to 31 pump stations throughout the City	Work is substantially completed in all of the stations. The contractor completed the odor control equipment channel grinder at Pump Station 28. Pump station has been turned over to Public Works for daily operation. Punch list items are being addressed throughout the City's pump station locations. Finalizing permits with the Building and Fire Departments. 17 permits have been finalized and nine more are being addressed. Contractor initiated the certificate of completion paperwork with the Building Department for the first series of stations. The odor control equipment motor failed and the manufacturer replaced the motor as part of the warranty. The panel is being replaced and manufacturer is programming the unit.
Multi-Purpose Municipal Parking Facility	Construction of a fully functional seven (7) level parking facility having six hundred & fifty (650) parking spaces, approximately thirty two thousand (32,000) square feet of office space and associated site improvements. The project will replace the two surface parking lots located on the East side of Meridian Avenue between 17th. & 18th. Streets. The project has been divided into five (5) packages.	Contractor has completed the foundation, which includes pile caps and grade beams and has initiated the construction of first floor columns in grid lines "E" and "F", which are situated in the center of the structure. The electrical ground rough installation has commenced. The Building Department has approved the First floor precast shop drawings.
*Pump Station Landscaping - Pump Station 19	Landscape improvements for the pump station located at 6860 Indian Creek Drive.	Work has been completed. Final acceptance of the punch list items from the Parks and Recreation Department is pending.
*Pump Station Landscaping - Pump Station 28	Enhance landscaping at Pump Station, located at the intersection of 28th Stree, Sheridan Ave and Pine Tree Dr.	Work started on 4/21/08. The demolition of 5 rubber trees has been completed. The project is scheduled to be completed by 09/30/08.
Surface Parking Lot - 4141 Alton	Renovation of parking surface lot. Upgrading light, drainage, asphalt, sidewalk and landscape. Make the lot compliant with ADA. This project will mostly be design in-house in order to make it more affordable. This project is located in an area with a high demand of parking spaces. CIP was requested to split the project in two stages to be able to complete the project minimizing the impact to the area.	Light fixtures have not been installed, due to manufacturer's delay. Electrical control system is 89% complete. Lot was opened for day time operations on 4/14/08.

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District: Citywide

Name	Project Description	Status
Surface Parking P-Lot - Reconfiguration	Reconfiguration of convention center surface lot to increase parking spaces.	Milling, resurfacing, and striping had been coordinated with the Convention Center and resumed on April 28, 2008. This work was completed on May 16, 2008.

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05/10/2008 - 05/23/2008

District: Middle Beach

Name	Project Description	Status
Fire Station No. 2	Building A is the full historic restoration of the existing Fire Station 2 building for use as Fire Department Administrative Offices. Building B consists of the construction of a new 20,000 S.F. facility providing a 3-bay Fire Station and living quarters, an Emergency Operations Center, and a back-up 911 Emergency Call Center.	A Partial Certificate of Occupancy (PCO) for the Building B structure (new fire station) was received on March 27, 2008. The Fire Department has moved into the building and the station is now in operation. The EOC and PSCU are being set up. Final permit, punch list, and construction items are now being completed. The final site lighting, irrigation, and landscaping are underway. The CIP Office and MBFD staff have toured Building A (old fire station to be converted to Fire Department administrative offices) with the project consultant and engineer. The consultant is currently working on a revised partial demolition schedule for Building A, which will allow for further evaluation of the building's condition prior to proceeding with the Building A's historic renovation phase of the project. These activities are being coordinated with the Fire Department's final move-out of Building A.
Nautilus BP 7 ROW Improvements	Improvements include streetscape, water, storm water, and lighting upgrades in the area from Surprise Lake south to 41st Street and from Biscayne Bay east to the Indian Creek waterway.	The contractor is installing water main on Nautilus Drive from 44th Street to 46th Street. The contractor began stormwater construction in April 18, 2008. Five Drainage Wells are being installed on 47th Street from Alton Road to Meridian Avenue and one well on Michigan Avenue and 47th Street. The contractor is completing the bike lane widening on 47th Street between Post and Prairie Avenue. Also, the contractor is continuing with sodding along Royal Palm Avenue and 47th Street. The project is 37% completed and is expected to be substantially completed by February 23, 2010.
Oceanfront Neighborhood Improvements - Phase II	Improvements to street ends from 23rd Street to 43rd Street including pedestrian facilities, streetscape restorations, lighting, and signage.	Certain streets in the previously completed Oceanfront project are to be improved by developers. Their development orders require them to adhere to the Oceanfront design. These streets are Liberty Avenue and 30th, 32nd, 34th, 37th, 38th, 39th, 40th and 41st Streets. Developers responsible for 39th, 40th, and 41st Streets requested that the City perform this work in exchange for lump sum payments. The City agreed to this and negotiated the payments with the developers. The City is now working with a new JOC contractor and discussing the RPR and CA Services with the Engineer of Record in order to complete these street ends.

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05/10/2008 - 05/23/2008

District: North Beach

Name	Project Description	Status
Normandy Isle & Normandie Sud Neighborhood ROW Improvements	Stormwater system improvements; enhanced landscaping and street lighting; repair, extension and widening of existing sidewalks; and street resurfacing/pavement markings	Installation of the new DIP water main and domestic services are now complete throughout Phases II and III of the neighborhood including Normandie Sud bordered by Rue Granville, 71st Street, and Rue Versailles. Installation of the new water main in Phase IV is now underway with approximately 1500 feet installed along Marseille Drive. The electrical pole bases are being installed along Bay Drive west of Trouville Esplanade. Directional bore for electrical conduit installation will continue along Biarritz Drive the week of May 19, 2008. Concrete header curbs are being placed at all intersections in Phase II to accommodate the new brick paver crosswalks. The project is 30% complete.
Normandy Shores Golf Course	The Renovation of the golf course including the tees, greens and bunkers, new drainage and irrigation system with new Irrigation Pump House.	The Golf course project is approximately 93% complete. All irrigation has been installed, sodding, and sprigging has been completed with the exception of Fairway Drive. All holes have been turned over and accepted by the City. Most cart paths have been installed, netting for the driving range has been installed and completed. The expected substantial completion date is June 25, 2008.
Normandy Shores Golf Course Maintenance Facilities	Renovation of the existing Golf Course. (Maint. Building)	The two new restrooms were completed on March 19, 2008, and turned over to the City. The renovation of the maintenance facility was completed February 12, 2008, and was turned over to the City. The Cart Barn is approximately 85% complete. The project is ahead of schedule and substantial completion is anticipated for June, 2008. The Clubhouse project was placed on hold on March 6th, 2008, following directive from administration. The notice to proceed with the development of the drawings was given on 5/16/08, due to further reduction of their fee by the A/E.
Normandy Shores Neighborhood Improvements ROW BP3	Enhanced landscaping and lighting consistent with community preferences; repair, extension or widening of sidewalks to comply with ADA requirements; street resurfacing/pavement markings and improvement of dead end streets with street lighting, landscaping, and/or parking, where appropriate; bicycle paths and pedestrian access ways; incorporation of traffic calming features, consistent with the community preferences; improved storm water drainage collection and disposal infrastructure	The excavation for well structure B-2 adjacent to the Normandy Shores Park is now complete and the structure will be installed on Monday, May 19, 2008. Underground work is now complete on Fairway Drive and the milling and resurfacing is now underway. All drainage lines and structures have been installed on North Shore Terrace, and will now continue on South Shore Drive east to Jones Street. Most of these structures will be located in the travel lanes, and sections of South Shore Drive will be closed to vehicular traffic for approximately three to four days per section for installation. Ric-Man International completed installation of the new sanitary sewer manhole at Ray Street and South Shore Drive on May 15, 2008. The final well located at the intersection of North and South Shore Drive was completed on May 16, 2008. This project is 34% complete.

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District: South Beach

Name	Project Description	Status
Convention Center Improvements - C & D Phases	ADA improvements to restrooms, doors, door hardware, and box offices. Project completed per Phases / Groups (A, B, C, & D).	Restroom projects are all Substantially Completed, and pending completion of punch list items and final inspection. Door replacement work has commenced as previously reported. Construction progress has been slow due to ongoing coordination with facility events.
Flamingo Lummus BP 10B ROW Improvements	Additional drainage and streetscape improvements on 6th, 9th, 10th, 11th, 12th, 13th, and 14th street between Washington Avenue and Ocean Drive, 14th lane between Collins Avenue and Ocean Drive and Espanola Way between Washington Avenue and Collins Avenue	The contractor has completed 6th, 9th, 10th, 11th, 12th, 13th, and 14th Streets and Espanola Way and is addressing the punch list items. The County accepted the signals on 7th and 9th Streets and has substantially accepted the signal on 8th Street. The contractor re-started the work on 14th Lane on May 6, 2008, and has completed the demolition of existing sidewalk, asphalt and curb from Collins Avenue to Ocean Court. The contractor has poured the new curb, re-align the inlets on Collins Avenue and will be pouring concrete. The electrical bases were delivered and the contractor is verifying utility location for the base installations. The contractor has completed the installation of the electrical service point. The project is 96% complete and is expected to be completed by June 30, 2008.
Jackie Gleason - ADA and Interior Renovations	ADA and Interior improvements including, but not limited to, new exterior ADA ramp, extension of mezzanine balcony, renovation of restrooms, dressing rooms, box office, Patrons Lounge, main lobby galleries, and entranceways. Project completed per Phases. Phase I was substantially completed in December 2004. Negotiations to proceed with Phase II work, not originally included within the contractor's Base Bid amount, was placed on hold due to facility's uncertain future at the time. On May 16, 2007, the City Commission approved and authorized the Mayor and the City Clerk to execute a Management Agreement with Live Nation Worldwide, Inc. for the future management and operation of Jackie Gleason Theater. As a result of contract negotiations, the City agreed to proceed with Phase II improvements. The first part of Phase II was completed in November 2007. The second part of Phase II will be completed by November 2008. Coordination of this work with facility user is required.	The City has met with the user to discuss the remaining portions of Phase II work (three additional restrooms, one ADA lift, and Founder's Room Interiors). It was discussed that the facility user would be responsible for the Founder's Room interiors' work. The City intends to commence this work by the end of May and has scheduled a pre-construction meeting with facility user. This work is expected to be completed by November of 2008. In addition, the City and facility user have met with regards to further improvements to the facility (not included within the ADA improvements scope of work) that will need to be performed. The City has requested the consultant to submit a cost proposal for the additional services for additional work, which includes the site reconnaissance inspections of existing conditions to determine code compliance.
South Pointe Park	Improvements to the 17-acre regional park per the City of Miami Beach Parks Master Plan, 1996. Proposed elements include: redesigned park entrance, new restroom building, pedestrian paving, site lighting, playgrounds, signage, landscaping and irrigation. Funding include South Pointe RDA, South Pointe Capital and South Pointe CDT Agreement Revenues / Municipal Resort Tax. South Pointe Park shoreline stabilization (450 ft. of living seawall., \$157,500) to be scheduled and funded through the GO Bond Neighborhoods Shoreline	Work is progressing at the West lawn as follows: contractor continues with pump room construction activities and with dewatering. Work is progressing at the Central lawn area as follows: installation of keystone at cutwalk; pouring of top finish slab at cutwalk; installation of irrigation system at new parking lot; and backfilling of lime rock base at new parking lot is in progress. Work is progressing at the East lawn area as follows: installation of windows and doors at Pavilion building; installation of stucco finish continues at the Maintenance Building; forming of bleachers at serpentine landform; forming and grading of mid-park walk at serpentine landform; formwork of shade structures at children's play area; installation of irrigation system; sod installation at serpentine landform; staking

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Name	Project Description	Status
	and Seawall Restoration Program.	and preparation work at native dune land forms is in progress, which includes backfilling and compaction of grade; and foundation forms for bollard light fixtures at beach walk has commenced. The project is currently 59% complete.
Venetian Islands BP 13B - Belle Isle ROW & Park Improvements	Installation of new water main and storm water pump station, drainage, streetscape improvements on Island Avenue North, Island Avenue South, Century Lane, Farrey Lane and renovation of Belle Isle Park.	The new Bark Park and walkways are substantially (100%) complete, and are being utilized. The preparation for service driveway pavers is in progress, landscaping, planting of new trees, the relocation of existing trees, and other park improvements are approximately 90% complete. The irrigation system within the park is 90% complete, and the sod is approximately 50% complete. The electrical work to the Pump Station is 95% complete and is anticipated to be completed by mid-May for the start-up and training by the manufacturer (Flygt). In the interim, electrical inspections for the lighting, irrigation system, and pump station panel are pending drawing revisions from Jacobs (A/E). The site is being cleaned, and final inspections and testing of systems are scheduled in May. The project is expected to be completed by June, 2008.