



MIAMIBEACH


OFFICE OF THE CITY MANAGER

LTC # 248-2008

LETTER TO COMMISSION

TO: Mayor Matti Herrera Bower and Members of the City Commission
FROM: City Manager Jorge M. Gonzalez
DATE: September 30, 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/THECH/MCC/OAJ 

Attachment

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

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CITY CLERK'S OFFICE

Capital Improvements Projects Office
BI-WEEKLY CONSTRUCTION PROJECTS UPDATE

08/30/2008 - 09/12/2008

District: Citywide

Status

Name	Project Description	Status
16th St. Garage - General Repairs	Replacement of post tension cables and relocation of electrical exit signs	The aluminum panels were completed. The electrical subcontractor completed the relocation of additional exit signs on all floors. The Fire Department has already approved most of the locations. The spalling repairs have started on the stairways as well as the water proofing work. The replacement of the barrier cables is in progress on the upper two floors.
17th Street Parking Garage Elevators	Renovation of the five elevators servicing the garage.	The renovation of the first elevator on the southeast corner of the garage began September 2, 2008. There will be two elevators being renovated at the same time. The renovation is expected to be completed by the end of 2009.
17th Street Parking Garage Maintenance	Electrical upgrades in the first three floors of the garage.	Work is in progress and no interruption of the use of the facility is expected. The work will not proceed in areas impacted by the users. The original scope of work has been completed and additional items were requested because nearly 80 existing lamps are damaged and the contractor will repair them. Work on the additional scope will be initiated once parts arrive from manufacturer.
Citywide Pump Station Upgrades	Upgrades to 31 pump stations throughout the City	The work is substantially completed in all stations. The punch list items are being corrected throughout the City pump locations. The CIP Office has been working with the contractor to remove punch list items from the list. The odor control equipment required additional work and is being implemented as requested by Commission. The vent stack was installed the week of August 18th and the additional filter in the pump room has been scheduled for the second week of September, 2008. The replacement of the carbon layer was performed by Public Works on September 2, 2008. The new odor readings were conducted by CDM on September 3, 2008. The results of these readings will be provided to City Commission. The Certificates of Completion have been obtained on four stations.
Las Vacas Gordas, Surface Lot 24A - 921 Normandy Drive	Renovation of surface parking lot.	A pre-construction meeting took place on August 26, 2008. The local businesses in the area were notified about the construction work that began on September 3, 2008. The work includes landscaping, ADA compliance, new electrical service and lights, asphalt, concrete and irrigation. Renovation is expected to be completed by mid-November, 2008.
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.	The fourth floor ramp slab has been poured and the third floor offices slab pours have been completed. The third floor columns are 60% completed. The electrical, mechanical, and plumbing trades are in progress.
*Pump Station Landscaping - Pump Station 15	Landscape improvements for the pump station located at 6860 Indian Creek Drive.	The miscellaneous demolition of various asphalt and concrete sections for the installation of the various landscaping areas has been completed. Permitting is completed and utilities are being located. The installation of perimeter curbs began on 8/28/08.
*Pump Station Landscaping	Enhance landscaping at Pump Station, located at the intersection of	The work started on 4/21/08. The project is scheduled to be completed by 09/30/08. The demolition,

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Name	Project Description	Status
- Pump Station 28	28th Street, Sheridan Ave and Pine Tree Dr.	tree protection, and layout are completed. The irrigation meter was installed. The excavation, ducts, and pipes for irrigation and electrical are completed. The pavers' walkway and slabs for benches, lights, and picnic tables are completed. The additional hardscape areas are 90% completed. The weed control, final grade, and large tree planting are complete. The planting of shrubs and ground began on August 27, 2008.
South Pointe Wastewater Booster Pump Station - FPL Relocation	Relocation of overhead lines into an underground system of the FPL electrical lines at the construction site in preparation for the demolition of the old water tower foundations.	The Public Works permits for the duct bank have been obtained. The contractor received DERM permit and the maintenance of traffic permit. The contractor was issued a second NTP on 7/01/08 and the construction of the duct banks is in progress. The residents of 90 Alton Road were notified about the temporary impact of the work to the building driveway exit. The work is expected to be completed in four weeks. The work was initiated on the week of August 11th, but it was delayed due to Hurricane Fay. The crews resumed work on the second week of September, 2008.

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District: Middle Beach

Name	Project Description	Status
Collins Park Temporary Parking Lot	Construction of an approximately 120 space, gravel parking lot within Collins Park. The purpose of the lot is to help in alleviating parking problems during the renovation of the 21st Street surface lot.	The building permit was received on August 29, 2008. The contractor mobilized on September 2, 2008. Currently site excavation and compaction is underway. The project is anticipated to be completed by September 26, 2008.
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 FOC and PSCU are being set up. Final permit, punch list, and construction items are now being completed. The site lighting and irrigation have been completed. Landscaping is underway. 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 has prepared 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 historic renovation phase of the project. However, the Building A portion has been placed on hold based on Commission direction regarding the County's referendum on consolidation of Fire Departments.
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 began stormwater construction on April 18, 2008. The drainage improvements continue on 47th Court from Alton Road to Meridian Avenue, 48th Street from Alton Road to Meridian Avenue, Meridian Avenue from 42nd Street to 43rd Court and 42nd Street from Meridian Avenue to Jefferson Avenue. Restoration will be ongoing throughout the Nautilus West neighborhood. The contractor is finalizing the striping operations throughout the Orchard Park neighborhood. The contractor completed the water main and pedestrian lighting installations. A substantial completion walk through was held on August 7, 2008. The Nautilus project is approximately 40% complete and completion is anticipated in October, 2009.
Oceanfront Neighborhood Improvements - Phase I	Improvements to street ends from 23rd Street to 43rd Street including pedestrian facilities, streetscape restorations, lighting, and signage.	Due to existing developer agreements with the City and improvements to Liberty Avenue, 30th, 32nd, 34th, 37th, 38th, 39th, 40th and 41st Streets were removed from the scope of the Oceanfront Project and will be completed by the developers. Some developers have now requested that the City perform the work on the previously removed streets. The City has finalized negotiations with The Caribbean Hotel for improvements to 37th and 38th Streets and the Crown for improvements to 40th and 41st Streets and is currently in negotiations with WCI for improvements to 39th Street. Due to the recent bankruptcy declarations by WCI, the check is on hold pending approval from a judge to release the check. This work is to be built with a new JOC contractor. The work will not commence until the check is received from WCI and the contractor is working at the Caribbean Hotel and will remove all the construction equipment and materials from the City's right-of-way. Negotiations are also on-going with the design engineer to provide for RPR and C.A. services. The existing contractor and the City met and agreed on the amount for a final close out change order as well as on a credit for the failed warranty work. The Oceanfront Project is 100% completed as of August 2, 2007.

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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	The new concrete curb and gutter installation is underway on Trouville Esplanade between Normandy Drive north to the street end at the Normandy Waterway was completed on August 29, 2008. During the week of September 2nd, the contractor installed the median landscape and boundary curbs. With the partial Department of Health approval in hand, the contractor will be returning to Phase 2 of the project (Normandie Sud) to complete the water meter transfers, grading the swales and complete the second lift of asphalt. Test results are still pending for the bricks to be used for the paver crosswalks. Temporary pavement restoration was completed on Verdun Drive.
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 has reached substantial completion. All holes have been turned over and accepted by the City Parks And Recreation Department. The right-of-way consultant is also working with the relevant permitting agencies to resolve ponding issues in the swales on the edge of the golf course. Modifications to the swales will be made once the applicable agencies allow the adjustments.
Normandy Shores Golf Course Maintenance Facilities	The demolition of the existing Cart Barn, Two(2) Restroom facilities and Concession stand, and the construction of a new Cart Barn, Restroom Facilities(2), and renovation of the Clubhouse and Maintenance facilities.	The two new restrooms were completed on March 19, 2008, and turned over to Parks and Recreation. The renovation of the maintenance facility was completed on February 12, 2008 and was turned over to Parks and Recreation. The C/O to the Cart Barn was completed on 7/09/2008 and turned over to Parks and Recreation. The demolition of the Clubhouse is 100% complete. The plans for the construction of the replica are expected to be delivered for review by September 15th, 2008. The plans are currently 90% complete.
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	Unitech completed installation of drainage structures at the intersection of Jones Street and South Shore Drive on August 29, 2008. This completed all drainage installations along South Shore Drive, west of the entry gate at Ray Street, with the exception of the well structure on the south end of Hagan Street and a detention structure on Jones Street. A water main shut-down for the intersection of Biarritz and South Shore Drive was implemented and a water main leak repaired. Once the leak at Biarritz and South Shore is repaired, the entire length of South Shore Drive west of Ray Street will be temporarily restored. The ponding on Shore Lane, during construction, is being addressed as the need arises with the use of a vacuum truck. The project team is now considering an adjustment in the schedule to relocate the roadway crew to Biarritz Drive in an attempt to relieve the Shore Lane during construction, residents. Installation of detention and well structures on Jones and Hagan Streets will continue without disturbance to thru traffic on South Shore Drive through September. On Fairway Drive, the first pavement lift will be completed by September 12th. Most of Fairway Drive is now complete.

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District: South Beach

Name	Project Description	Status
Carl Fisher Clubhouse	Limited interior improvements including ADA and Life Safety upgrades to the existing Carl Fisher Club House.	The contractor continues to work at the west side of the facility. The following scope of work has been completed: demolition, plumbing and electrical rough-in, and interior wall framing. The contractor has also completed the drywall installation. Work is approximately 60% complete. The contractor has been scheduling the construction work around the tenants' schedule, affecting the progress of the work, particularly for the east and central areas of the facility. As a result, construction progress has been impacted and the work is now expected to be completed by October of 2008.
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).	The restroom projects are all substantially completed, and pending completion of punch list items and final inspection. The door replacement work has resumed and is currently 50% complete. The construction progress continues to be impacted by ongoing events at the facility.
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 is finalizing the punch list items. All the final documentations are being prepared for the close out of the project. The Lummus project reached 100% completion on July 18, 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, Parrons 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 plumbing rough-in, electrical rough-in, and interior wall framing have been completed. The contractor has also completed drywall installation and will commence with floor and wall tile installation. This work is expected to be completed by November, 2008. In addition, the City and facility user have met with regard 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 proposal for additional services for the additional work, which includes the site reconnaissance inspections of existing life safety conditions to determine the code compliance deficiencies. This additional work is to be performed separately from the current Phase II work.
Lummus Park / 10th Street Auditorium & Beach Patrol Headquarters	Project scope entails the restoration of the existing Beach Patrol Headquarters, as well as the western portion of the existing 10th Street Auditorium; the primary structures of historical significance. The remaining portion of the Auditorium building will be demolished to accommodate a new 2-story addition to the retained and preserved western portion, which will service the needs and requirements of both the Beach Patrol Headquarters and the Miami Design Preservation	Demolition of the auditorium and interior demolition of the Beach Patrol building is complete. The installation of new FPL duct bank, and new padmounted switching station and transformers is in progress. Installation of piles has commenced.

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	<p>League (MDPL). The new Auditorium addition will be detached from the Beach Patrol Headquarters, allowing for its substantial restoration, including the West elevation. The design restores the historic North-South pedestrian connection within Lummus Park that was lost when the two buildings were attached, as part of the Auditorium construction. Landscape, irrigation, and site lighting in the immediate vicinity also included.</p>	
South Pointe Park	<p>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 and Seawall Restoration Program.</p>	<p>Construction is progressing at the west lawn as follows: installation of underground water feature lines at pump room and fountain reservoir structures continues and work around existing bay inlet is in progress. Work is progressing at the central lawn area as follows: grading and staking for land forms continues; walkways are in progress; underground utilities work continues for the Smith & Wollensky's bar area, south patio, and north entrance floor finish modifications has begun. Work is progressing at the east lawn area as follows: formwork for the Ocean Drive extension has commenced, exterior and interior finish work in progress at the pavilion and maintenance buildings; forming of lawn dunes at north side of serpentine walk continues; planting areas at east and west side of maintenance building continues; filling of shell material and the first lift for native dune pathways continues; installation of irrigation system and preparations for slab on grade at the children's playground are in progress. The project is approximately 78% complete.</p>
Venetian Islands BP 13B - Belle Isle ROW & Park Improvements	<p>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.</p>	<p>The substantial completion walk through, and punch list of items were completed as of June 2, 2008. The park and bark park areas are being utilized by the residents, and the pump station is operational. The construction trailer was removed on July 22, 2008. Permits are being finalized, minor punch list items, and close-out documents are being prepared. All final testing of the facilities was completed in July, 2008. The project is currently in the contract mandated for a one year warranty period. The residents have requested that additional trees be planted, and benches placed. These items are being procured by the Parks Department and an implementation schedule is forthcoming.</p>