



MIAMI BEACH

City of Miami Beach, 1700 Convention Center Drive, Miami Beach, Florida 33139, www.miamibeachfl.gov

COMMISSION MEMORANDUM

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

FROM: Jorge M. Gonzalez, City Manager

DATE: October 7, 2008

SUBJECT: Status Report on the Construction of the Normandy Shores Golf Course and Facilities

NORMANDY GOLF COURSE

The Normandy Shores Golf Course is scheduled for opening by November 2008. This schedule required the completion of multiple, simultaneous projects including the golf course itself, a maintenance facility to operate the course, two restroom buildings, a cart barn to house the golf carts, and a club house/pro shop to arrange starting times, sell golf merchandise, and collect greens fees. The new clubhouse is the only facility not complete.

At this time, the City is addressing several drainage issues at different locations on and around the golf course. Each location has a different solution. These solutions have been conceptually approved by the Florida Department of Environmental Protection (FDEP) and South Florida Water Management District (SFWMD) in telephone conversations and at a meeting with the Miami-Dade Department of Environmental Resources Management (DERM) on August 29, 2008. A modification to the permits will be required. This involves a revised design detail and memorandum that will be submitted and should be approved within the next month. The construction is relatively minor and should be completed shortly thereafter.

It should be noted that the golf course was required by permit to construct a berm and contain its stormwater. As a result, this swale is needed to collect stormwater runoff from the backyards of the houses and to prevent it from flooding those backyards. It should be noted that the backyards of these homes encroach into the golf course property with fences and other improvements, and a decision was made to not reclaim the land. Consequently, this swale is narrower and deeper than originally intended. This narrower swale has less surface area, and the standing water takes longer to evaporate and percolate into the ground. However, the additional drainage enhancements should relieve the condition.

There is a swale between the golf course and the backs of the homes on South Shore Drive. While swales are designed to collect rainwater, this swale has several locations where water ponds for an inordinate amount of time. The City is addressing this with additional drainage inlets and piping. A price for this work is being negotiated with the golf course contractor and will be on the order of \$100,000 to \$150,000. This work is only dependent upon a City issued permit. Therefore, the contractor will submit for permit approval once a price has been agreed upon between the City and the contractor. Construction will start immediately upon permit issuance.

On the south side of Fairway Drive, there is another swale with ponding water. This condition is due to the construction project in the right-of-way. The right-of-way drainage system is designed to drain from the streets to the swale and then from the swale to Biscayne Bay and the proposed wells. At this time, only the portion of the system which drains Fairway Drive to

the swale is complete. The pipes and structures that drain from the swale to the proposed wells and Biscayne Bay are not yet installed. Therefore, stormwater from Fairway Drive is entering the swale and is not leaving except by evaporation and percolation. Once the right-of-way drainage system is built, the swale will drain.

The dewatering operations of the right-of-way contractor further exacerbate the ponding. The contractor is not allowed to dewater to Biscayne Bay and must dewater to the swale. This water also only leaves the swale via evaporation and percolation.

The consultant has also identified an improvement to its design. The system now requires the first several inches of water in the swale to percolate into the ground to satisfy water quality requirements. The consultant has shown the relevant permitting agencies that there is sufficient water quality treatment in the system to allow for a reduction in the water storage volume of the swale. Several drainage structures will be modified to allow the water to drain from the swale at a lower elevation once construction is complete. The cost for this work is also being negotiated with the golf course contractor and will be done simultaneously with the work in the swale behind the homes on South Shore Drive.

There are also several low points on the golf course that have had standing water. These areas of standing water drain into the lake system. The lake system is controlled by a weir (spillway) and drainage wells. The weir limits the rate of discharge from the lakes to the wells. The consultant has received permitting agency conceptual approval to lower the notch in the weir. This provides faster discharge, allowing the lakes to drain faster, which ultimately allows the areas with standing water to drain faster.

Several agencies have permitting authority over this work. DERM only wants as-builts of the proposed revisions. The existing as-builts will be modified and resubmitted once work is complete. FDEP and SFWMD want revised as-builts of the drainage, too. However, they are also requiring formal permit modifications for the changes to the weirs and the pump operating points. FDEP commented on the conceptual baffle detail, and the consultant is revising it in the formal submittal. These formal submittals will be made the week of September 29, 2008. The agencies have thirty days to review the applications before they are required to act by either issuing a request for additional information or by issuing a permit. However, all efforts will be made to expedite this review. Because a formal permit modification is required, the City cannot modify the weirs while the work is being done in the swales.

On a separate but parallel path, the drainage pumps cannot be used until the City receives the operating permit. FDEP is requiring a monitoring well before they issue this permit. The City is also applying for the permit to install a monitoring well the week of September 29, 2008. The consultant had to agree to the location and depth of that well with FDEP.

Normandy Shores and its golf course have never drained well. The elevations are low, the water table is high, and the clay soils do not percolate well. At the beginning of the project, the golf course architect recognized that there were many problem areas on the golf course and proposed a design that would alleviate these conditions. Due to cost considerations, the City directed the golf course architect to simply re-grass the fairways. Despite this, the golf course architect found ways to contour much of the golf course without increasing the cost. The final design raised all the greens and tees and provided for significantly reduced ponding in the fairways. However, the proposed modifications described above will alleviate the ponding.

NORMANDY GOLF COURSE CLUBHOUSE

At this time, the replica club house project design is progressing on schedule. A JOC contractor, H.A. Contracting, demolished the existing club house and has removed the debris. The demolition of the club house was completed on August 8, 2008. Soil borings and testing have been completed in preparation for the construction of the new clubhouse. The project has a total budget of \$4,619,681. The current costs are \$598,596 including \$268,000 for design, \$148,235 for additional design and demolition services, \$44,904 for demolition, and \$137,457 for investigations and pre-construction services. There are \$3,000,000 budgeted for construction, \$167,918 for CIP fees, and \$43,219 for Art in Public Places. At this time, the project contingency and un-allocated funding total is \$809,948.

The consultant, Architektnics, Inc., delivered one hundred percent completed documents on September 19, 2008 for the design of the replica project. Coastal Construction has participated in constructability reviews and in advising the consultant on construction values as part of their pre-construction services already contracted.

On the same day, the City provided the plans to Coastal Construction for pricing. Negotiations for a Guaranteed Maximum Price for the construction of the replica will begin in October 2008. It is anticipated that an item requesting authorization for this work will be on the agenda of the December 10, 2008 Commission Meeting. If approved, it is estimated that construction will be completed by March 2010.

Architektnics provided an estimate of probable cost for \$3,100,000 which the City is currently reviewing and evaluating. This estimate contained \$140,000 for contingency and an estimated value for the contractor's fees. The final project cost will be determined by the Guaranteed Maximum Price (GMP) that Coastal is obligated to provide under their contract which will also be reviewed and evaluated by the CIP Office. Once the GMP is submitted, reviewed and negotiated it will be presented to the Capital Improvement Projects Oversight Committee (CIPOC) for discussion and their recommendation. The final cost and recommendation will then be presented to the City Commission for approval.

As the replica club house will not be built before the opening of the golf course, the City will lease a triple-wide trailer to serve as the temporary club house/pro shop. This trailer will be located to the north of the former club house. The City is presently coordinating utility services to this location. The trailer is scheduled for delivery next month, allowing time for stocking the temporary pro shop and club house and connecting utilities before the golf course opens. The Parks and Recreation Department is working with a contractor to complete all the utility installations necessary for the completion of the temporary clubhouse.

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