



MIAMI BEACH

RECEIVED
2008 OCT 20 PM 12:03
CITY CLERK'S OFFICE

OFFICE OF THE CITY MANAGER
LTC # 266-2008

LETTER TO COMMISSION

TO: Mayor Matti Herrera Bower and Members of the City Commission
FROM: City Manager Jorge M. Gonzalez
DATE: October 16, 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:TIM JECH:JCC:OAJ
Attachment

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

F:\CIP\Sal\OLIVIA\Bi-weekly construction update\biweekly commission update cover memo.doc

Capital Improvements Projects Office

BI-WEEKLY CONSTRUCTION PROJECTS UPDATE

09/26/2008 - 10/08/2008

District: Citywide

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 testing for the operation of the existing generator has been performed and it is working properly.
17th Street Parking Garage Elevators	Renovation of the five elevators servicing the garage.	The renovation of the elevators on the southeast and northwest corners of the garage began on September 2, 2008. The renovation is anticipated to be completed at 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 punch list is completed with the exception of four permits that are required to be closed. The odor control equipment required additional work and it is being implemented as requested by Commission. The vent stack was installed the week of August 18, 2008, and a filter replacement of the carbon layer has been implemented. New odor readings were also taken by CDM. Additional filters for the pump room have also been installed. The Certificate of Completions has been obtained in all stations with the exception of one.
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 fifth floor and fourth floor offices' slab have been 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 demolition, grading, and irrigation have been completed. The Avocas and Christmas Palms have been planted. The contractor is working on the large vehicle access area. The project is expected to be completed by mid-November, 2008.
*Pump Station Landscaping - Pump Station 28	Enhance landscaping at Pump Station, located at the intersection of 28th Street, Sheridan Ave and Pine Tree Dr.	The project is scheduled to be completed by early December, 2008. The demolition, grading, excavation, ducts, walkway, irrigation, planting and electrical are 90% completed. The benches, lights, and picnic tables have been installed. The sidewalks and curbs along the perimeter are being built and are expected to be completed by the end of October, 2008. More than 20 plants have been stolen from the job site. Landscape on the south side of the Pump Station is expected to begin at the end of October, 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

District: Citywide

**Capital Improvements Projects Office
BI-WEEKLY CONSTRUCTION PROJECTS UPDATE**

09/26/2008 - 10/08/2008

Name	Project Description	Status
Surface Parking Lot 26A - 8000 Collins Ave.	In house project for the renovation of an existing surface lot. New layout, lighting, landscape, drainage (including drain trenches), pavement markings, signs, curbs & gutters. Demolition of concrete sidewalks, curbs & gutters, asphalt pavement, palms & trees, light poles (including foundation). Regrade and pave parking area.	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 and it's expected to be completed by the end of October, 2008.
Surface Parking Lot 18A - 6475 Collins Ave.	Renovation of parking surface lots, improving electrical, landscape, irrigation, drainage and ADA compliance.	Pre-construction meeting took place the first week of October, 2008. Work includes landscaping, ADA compliance, new electrical service and lights, asphalt, concrete, and irrigation. Renovation will start on October 13, 2008, and it is expected to be completed by April, 2009.
Surface Parking Lot 8C - 4000 Chase Avenue	Surface lot renovation, asphalt, ADA, curb & gutter, sidewalk & lighting upgrades.	The Parking Department is re-locating it's monthly users and they are also notifying residents in the area. Work includes landscaping, ADA compliance, asphalt, concrete, and irrigation. Renovation will start on October 20, 2008, and it is expected to be completed at the beginning of 2009. Pre-construction meeting took place on September 26, 2008. The Parking Department is re-locating it's monthly users and it is also notifying residents in the area about the work being performed. Work includes landscaping, ADA compliance, new electrical service and lights, asphalt, concrete and irrigation. The renovation will start on October 13, 2008, immediately following high holidays. The project is expected to be completed by the beginning of 2009.

Capital Improvements Projects Office

BI-WEEKLY CONSTRUCTION PROJECTS UPDATE

09/26/2008 - 10/08/2008

District: Middle Beach

Name	Project Description	Status
Collins Park Temporary Parking Lot	Construction of an approximately 120 spaces 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 completed all construction scope of work on September 30, 2008, and the project received final building permit inspection on October 1, 2008. The temporary parking lot was delivered to the Parking Department for operation and opened to the public on October 1, 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 EOC has been completed and it is operational. The PSCU is being set up. Final permit and punch list items are now being completed. 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's 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 completed the water main installation, pedestrian lighting installation, and striping operations and is finalizing the water meter tie in connections. Water service tie in, drainage improvements, and encroachment removals are in progress. Drainage wells are being installed on Jefferson Avenue from 44th Street to 46th Street. The contractor completed the water main and pedestrian lighting installations as well as striping operations throughout the Orchard Park Neighborhood. The Public Works Department had no punch list items on the lighting installation and is finalizing the water review. The Nautilus project is approximately 58% complete and is anticipated to be completed 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. 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. This phase of the Oceanfront Project is 100% completed, as of August 2, 2007.

Capital Improvements Projects Office
BI-WEEKLY CONSTRUCTION PROJECTS UPDATE
 09/26/2008 - 10/08/2008

District: North Beach

Name	Project Description	Status
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.
Normandy Isle & Normandy 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 concrete curb and gutter installation is now complete on Trouville Esplanade between Normandy Drive north to the street end at the Normandy Waterway, as well as the median landscape and boundary curbs. New concrete curbs have been installed on Rue Bordeaux between 71st Street and Marsaille Drive, and Trouville Esplanade between 71st and Normandy Drive, and along with first lift of asphalt pavement. Royal Palms have been installed in the new median along Trouville Esplanade between Normandy Drive and 71st Street. Water meter transfer is in progress on Biarritz Drive, Bay Drive, and 71st Street between Rue Versailles and Rue Granville. The certified test data for the brick pavers that will be used in the crosswalks for Phase II was submitted on October 2, 2008. The installation of the pavers will not be done prior to second lift of asphalt. To date, approximately 93% of the new water main has been installed, and chlorination is complete in Phases II and IV. Once final approval is received from the Department of Health, meter transfers will continue from Phase III to IV.
Normandy Shores Golf Course	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. We are in the process of addressing and resolving several drainage issues on the golf course with the governing agencies.
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 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 Department. The demolition of the clubhouse is complete. The plans for the construction of the replica were delivered for review on September 19th, 2008. Plans are currently 100% complete. The negotiations for preconstruction services and permitting process has commenced with Coastal. The permitting process will commence in approximately two weeks.
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 installation of drainage structures and piping on South Shore Drive between Ray Street and North Shore Drive is in progress. The 12" water main leak at Biarritz and South Shore Drives was repaired. A leak was repaired to alleviate the flooding at the intersection. The weather conditions and unusually high tide has impacted the progress of work and schedule of activities. The contractor was instructed to reorganize and transfer all attention to the completion of the Hagan and Jones Streets' drainage basins. The contractor has mobilized equipment for seawall reconstruction on Hagan Street, and commenced sheet pile installation. The completion date is expected to take place the second week of November, 2008. Upon the completion of Hagan Street, the contractor will mobilize to Jones Street and complete the new seawall installation, and proceed to the west end of South Shore Drive. New asphalt pavement and valley gutters will be in construction concurrent with

District: North Beach

Capital Improvements Projects Office
BI-WEEKLY CONSTRUCTION PROJECTS UPDATE
09/26/2008 - 10/08/2008

Name	Project Description	Status
		the Hagan and Jones Streets seawall construction. The western section of Fairway Drive will be completed as soon as crews are able to complete the roadway base. The saturated sub-surface condition makes it increasingly difficult for the contractor to complete this task. Construction completion of South Shore Drive and its cross streets will receive top priority. Alternate construction methods are being explored to reduce construction time.

Capital Improvements Projects Office

BI-WEEKLY CONSTRUCTION PROJECTS UPDATE

09/26/2008 - 10/08/2008

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 has substantially completed the improvements on the west side of the facility. The contractor will commence with the improvements on the east side restroom. Work on the east side restroom could not commence until restrooms in west side were completed. The contractor has been scheduling the construction work around the tenants' schedule, which has affected the progress of the work, in particular, 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 end of October of 2008. Work is approximately 80% complete.
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 the completion of punch list items and final inspection are pending. The door replacement work has resumed and it 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 streets between Washington Avenue and Ocean Drive; 14th lane between Collins Avenue and Ocean Drive; Espanola Way between Washington Avenue and Collins Avenue.	The contractor completed 6th, 9th, 10th, 11th, 12th, 13th, and 14th Streets, 14th Lane, and Espanola Way. The County accepted the signals on 7th, 8th and 9th Streets and included the acceptance of the modifications made along Washington Avenue. FDOT has also provided final acceptance on the project. 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, 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 contractor has completed all tile installation. Installation of plumbing fixtures is 90% completed. Installation of toilet partitions has commenced. The contractor has removed existing (non-code compliant) ADA lift by dressing room area and has commenced the installation of a new lift. Work is approximately 85% complete. 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, and 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 demolition of the auditorium and the interior of the Beach Patrol building is complete. The installation of new FPI, duct bank, new padmounted switching station, and transformers is in progress. Installation of piles has been completed, and forming of pile caps and grade beams has also been completed.

Capital Improvements Projects Office

BI-WEEKLY CONSTRUCTION PROJECTS UPDATE

09/26/2008 - 10/08/2008

District: South Beach

Name	Project Description	Status
South Pointe Park	<p>the Beach Patrol Headquarters and the Miami Design Preservation 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, which was lost when the two buildings were attached, as part of the Auditorium construction. Landscape, irrigation, and site lighting in the immediate vicinity are also included.</p>	<p>Construction is progressing at the west lawn as follows: backfilling of lime rock base and compaction work in preparation of unit pavers at Washington Avenue plaza, formwork for plaza walkways, and formwork for walkways around bay inlet. Work is progressing at the central lawn area as follows: landscaping at central garden hammock is in progress, lawn dunes (land forms) continues, walkways are in progress, underground utilities work has been completed for the Smith & Wollensky's bar area, south patio, and north entrance floor finish modifications continues. Work is progressing at the east lawn area as follows: formwork for the Ocean Drive extension continues, exterior and interior finish work in progress at the pavilion and maintenance buildings, forming and landscaping 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 80% complete.</p>
<p>Venetian Islands BP 13B - Belle Isle ROW & Park Improvements</p>	<p>Installation of new water main and storm water pump station; drainage; streetscape improvements on Island Avenue North, Island Avenue South, Century Lane, and Farrey Lane; and the renovation of Belle Isle Park.</p>	<p>The project is complete, and the City is in the administrative close-out process. The project is currently in the contract mandated one year warranty period. Additional trees are being planted as part of a separate Parks project.</p>