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OFFICE OF THE CITY MANAGER

LTC # 016-2009

LETTER TO COMMISSION


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

FROM: City Manager Jorge M. Gonzalez

DATE: January 13, 2009

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/HFB/JCC

Attachment

c: Tim Hemstreet, Assistant City Manager
Fred H. Beckmann, CIP Director
Jorge Cano, Assistant CIP Director

Capital Improvements Projects Office
BI-WEEKLY CONSTRUCTION PROJECTS UPDATE
12/22/2008 - 01/02/2009

District: Citywide

Name	Project Description	Status
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 early September, 2008. The renovation is anticipated to be completed at the end of 2009. The first set of elevators obtained an early permit for use November 12, 2008. Contractor currently working on the dual elevators.
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 seventh floor garage and offices roof slab are complete. The fifth floor and sixth floor offices' slab are in process. The electrical, mechanical, and plumbing trades are in progress on the lower floors.
*Pump Station Landscaping - Pump Station 15	Landscape improvements for the pump station located at 5100 Pine Tree Drive.	Demolition, grading, new sidewalks & irrigation completed. All the trees & ground cover already planted. Stripping of new crosswalk, solar panel for new flag, traffic signs and ground cover (perennial peanut) in truck driveway are pending. Project should be completed by mid January 2009.
*Pump Station Landscaping - Pump Station 28	Enhance landscaping at Pump Station, located at the intersection of 28th Street, Sheridan Ave and Pine Tree Dr.	Project completed. Transferred to Parks and Recreation for regular maintenance.
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.	The work includes landscaping, ADA compliance, asphalt, concrete, and irrigation. Renovation began on October 20, 2008, and it is expected to be completed at the beginning of 2009. The installation of irrigation lines is in progress. The contractor has closed the area of the lot in order to allow the residents use of the premises. The project is 38% in construction and it is scheduled for final completion March 29, 2009. The underground drainage is installed. Underground lighting conduits and distribution center are installed and ready for wiring.
Surface Parking Lot 18A 6475 Collins Ave.	Renovation of parking surface lots, improving electrical, landscape, irrigation, drainage and ADA compliance.	The Parking Department is re-locating its monthly users and they are also notifying residents in the area. The work includes landscaping, ADA compliance, asphalt, concrete, and irrigation. The renovation started on October 20, 2008, and it is expected to be completed at the beginning of 2009. Landscaping, irrigation and concrete completed, asphalt in process.
Surface Parking Lot 8C - 4000 Chase Avenue	Surface lot renovation, asphalt, ADA, curb & gutter, sidewalk & lighting upgrades.	Demolition, grading, excavation, trenches for conduits and irrigation pipes have been completed. Contractor is working on the installation of drainage structures and pouring curb and gutters.

Capital Improvements Projects Office
BI-WEEKLY CONSTRUCTION PROJECTS UPDATE

District: Middle Beach

12/22/2008 - 01/02/2009

Name	Project Description	Status
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 on Nautilus West Neighborhood and is finalizing the water meter tie in connections. The Contractor began stormwater construction in April, 2008. The drainage improvements continue on Nautilus Drive from 44th Street to 46th Street. Drainage wells are being installed on Meridian Avenue from 44th Street to 46th Street. Encroachment removals and landscaping will be ongoing throughout the week in the Nautilus West neighborhood. The contractor completed the Orchard Park Neighborhood. A substantial completion well as striping operations throughout the Orchard Park Neighborhood. A substantial completion walk thru was held on August 7, 2008. The contractor is currently addressing the water main punch list provided by Public Works. The Nautilus Project is approximately 70% complete and the project is expected to be finalized by October 26, 2009.
Oceanfront BP 6 ROW Improvements - Phase 1A - 41st Street & Collins Ave.	Improvements to improve pedestrian comfort and enjoyment for beach access at street end. Scope may include: street resurfacing; curb and gutter restoration or upgrades; repair, extension, or widening of sidewalks to provide continuous pedestrian ways; street lighting upgrades to correct deficiencies; enhanced landscaping within the street ROW; enhanced pedestrian access to the beach; pedestrian amenities and restrooms at select locations at the beach ends; enhanced pedestrian access to Indian Creek Waterway. Coordinated with Indian Creek Greenway and infrastructure upgrades to Collins Avenue and Indian Creek Drive, south of 43rd Street.	The Notice to Proceed was issued on 11/25/08. Contractor is seeking all associated permits and anticipates starting construction in January 2009.

Capital Improvements Projects Office
BI-WEEKLY CONSTRUCTION PROJECTS UPDATE

District: North Beach

12/22/2008 - 01/02/2009

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.	Water main installation is now at 98% throughout the project. The water meter transfer in Phase II of the project (Normandie Sud) is now 100% complete, and crews are currently transferring meters within Phases 3 and 4.
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.	All drainage structures and associated piping is now being installed along North Shore Drive east and west of Sarazen Street. First lift of asphalt is in place along Fairway Drive, and South Shore Drive between Biarritz Drive and Ray Street. Contractor has been granted an additional fifty-six (56) calendar day extension to the original contract time for unforeseen delays. The contractor is expected to complete the entire project by August 28, 2009, with punch list items completed in September 2009.

Capital Improvements Projects Office
BI-WEEKLY CONSTRUCTION PROJECTS UPDATE

District: South Beach

12/22/2008 - 01/02/2009

Name	Project Description	Status
6th and Lennox ROW Improvements (Flamingo BP-1A)	The project, known as "Fifth and Alton", is currently under construction by Berkowitz Development Group, Inc. (Developer), one of the principals of AR&J Sobe, LLC. The City has approved and is planning to perform drainage improvements, utility upgrades, road improvements; sidewalk, landscaping and streetscape work in the neighborhood around the project, including work on Sixth Street and on Lenox Avenue adjacent to the project site. The work for these streets is contained in the Basis of Design Report (BODR) for the Flamingo Neighborhood Right of Way (ROW) Improvements. Since this project is scheduled to commence after the Fifth and Alton Project is complete, the Developer expressed an interest to the City to construct these improvements during the Fifth and Alton construction. The Developer is interested in performing the work concurrently with the project, so that its development is not adversely impacted by the Flamingo Neighborhood project when it is built.	Contractor issued NTP. Construction is scheduled to commence on January 20 and be completed by July 2009.
CIP Office Relocation - 777 17th St.	CIP Office to be relocated from 2nd floor to 3rd floor at 777 17th Street. New layout optimizes space to meet CIP Office needs. Scope of work includes Electrical, Mechanical and Plumbing.	Completed in late December. Department moving in week of January 12.
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. Work on the east side of the facility is in progress. Contractor has replaced kitchen flooring, counter, and kitchen sink. Additionally, work on east restroom is underway. Contractor has completed rough plumbing, electrical, and mechanical work. Contractor has also completed drywall installation. Contractor will now commence with tile installation. The contractor has been scheduling the construction work around the tenants' schedule, affecting the progress of the work. As a result, construction progress has been impacted and the work is now expected to be completed by January of 2009. Work is approximately 90% complete.
Colony Theater Renovation - ADA Restroom & New Dumpster	Renovation of existing ground floor restrooms to comply with American with Disabilities Act (ADA) requirements not previously addressed under the Restoration and Stage House Improvements project, and the addition of a trash disposal enclosure located on an existing City owned surface parking lot, west of the theater.	The restroom renovation is approximately 90% completed. Currently the ceramic wall tiles are being installed at both restrooms. The dumpster building is 65% completed.
Flagler Monument Restoration	The project includes the development of Plans & Specifications and Engineer's Estimate of Probable Cost of the emergency stabilization and repair of the Monument which may involve cleaning and removal of graffiti and mold, paint, application of a protective coating or waterproofing to reduce erosion of the monument and to slow	Mobilization started early December and contractor has prepared the scaffolds to initiate the restoration of the obelisk.

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BI-WEEKLY CONSTRUCTION PROJECTS UPDATE

District: South Beach

12/22/2008 - 01/02/2009

Name	Project Description	Status
Jackie Gleason - ADA and Interior Renovations	<p>biological material re-growth.</p> <p>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 entrances. 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.</p>	<p>Restrooms are completed and final inspections are completed. The contractor replaced non-code compliant ADA lift with new lift. During final inspection of the new lift, lift inspector requested additional items. Contractor coordinating to make corrections. 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 separate from the current Phase II work.</p>
Lummus Park / 10th Street Auditorium & Beach Patrol Headquarters	<p>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 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>The demolition of the auditorium and interior of the Beach Patrol building demolition is complete. The installation of new FPL duct bank, new padmounted switching station, and transformers is complete, and the system was energized on November 5, 2008. Drainage system installation is in progress. Second floor CMU walls of the Auditorium building have been erected. Forming of roof slab and beams is in progress. Installations of electrical conduits, ductwork, and fire sprinkler lines are also progressing in the first floor of the Auditorium Building. The project is approximately 41% complete.</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</p>	<p>Construction is progressing at the west lawn as follows: installation of unit pavers at Washington Ave. plaza, installation of pumping equipment, installation of electrical wiring and panels for pump room, installation of water jets, installation of irrigation system and landscaping, and grading and compaction work for meandering pathways. Work is progressing at the central lawn area as follows: landscaping installation, work along north side of Smith & Wollensky, including, but not limited to, mid-park walk. Work is progressing at the east lawn area as follows: work at the Ocean Drive</p>

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Name	Project Description	Status
	shoreline stabilization (450 ft. of living seawall, \$157,500) to be scheduled and funded through the GO Bond Neighborhoods Shoreline and Seawall Restoration Program.	extension, exterior and interior finish work at the City facilities, filling of shell material and final lift for pathways at native dune, installation of water play equipment, installation of benches and picnic tables, installation of IPE wood decking at Pavillion roof deck, installation of railing posts, installation of pylon lights along Government Cut. The project is approximately 85% complete.