



MIAMIBEACH

OFFICE OF THE CITY MANAGER

LTC # 292-2009

LETTER TO COMMISSION

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

FROM: City Manager Jorge M. Gonzalez ~~JA~~ for JMG

DATE: October 26, 2009

SUBJECT: CIP Bi-weekly Construction Project Update

Attached please find the bi-weekly update, through the 16th of October, for active City of Miami Beach construction projects under the purview of the CIP Office.


JMG/H/COC/JCC

Attachment

c: Tim Hemstreet, Assistant City Manager
Charles O. Carreno, P.E., CIP Director
Jorge Cano, P.E., Assistant CIP Director
Graciela Escalante, Acting Assistant CIP Director

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CITY CLERK'S OFFICE

Bi-weekly Construction Report

Construction Status

Scope of Work

Project Name

District

District	Project Name	Scope of Work	Construction Status
Citywide	Surface Parking Lot 17B Maintenance	Milling, resurfacing and striping.	On 09/15/09 H&R Paving completed the milling of the lot. Resurfacing was completed on 9/17/09 and temporary striping has been applied, wheel stops are in place, thermoplastic striping should be applied by the end of October, 2009.
Middle Beach	Collins Park / Rotunda and ROW Improvements	Renovation and redesign of Collins Park, west of Collins Ave. (Bass Museum), east of Collins Ave. (Parking Lot). Streetscape improvements on 21st and 22nd Streets and Park Ave. Restoration of the exterior of the historic Rotunda. All to be done in coordination with the Cultural Campus Master Plan.	Construction on Phase I of the project, all work east of Collins Avenue and the Rotunda, commenced May 4, 2009. Curb, gutter, sidewalk, and landscaping are being installed. Phase I (all work east of Collins Avenue) completion anticipated by the end of October. Upon completion of Phase I, work will begin west of Collins Avenue adjacent to 21st Street, in order to provide a finished area for visitors to Art Basel. All on-street parking, east of Collins Avenue, has been completed and reopened.
Middle Beach	Indian Creek Water/Wastewater Rehabilitation 26th to 41st Streets	The work consists of furnishing all labor, machinery, tools, means of transportation, supplies, equipment, materials, services necessary for the construction work on the Water Mains, Sanitary Sewer Mains, and Milling and Resurfacing Improvements along Indian Creek Drive between 26th and 41st Streets	Bids were received and the technical review committee met on January 20, 2009 and selected Horizon Contractors, Inc. as the best value proposer. The contract with Horizon was executed on May 28, 2009. NTP #1 was issued by PWD on June 16, 2009 and the contractor is working in obtaining the required documents and permits to start construction. A pre-construction meeting with the residents and business owners was held on July 22, 2009, and an inter-departmental coordination meeting between all City departments was held on October 15, 2009.
Middle Beach	Nautilus BP 7 ROW Improvements	Area-wide street improvement including: street resurfacing; swale restoration; repair of sidewalks; street lighting upgrades to correct deficiencies and provide pedestrian lighting; enhanced landscaping within the street ROW; and entryway features. Phase I scope is Nautilus West (approx. 22,200 l.f.). Phase II scope is Orchard Park (approx. 12,700 l.f.). Integrated with waterline replacements throughout the Phase II area, and with drainage improvements to Basins 92, 97, 98, and 99 per Stormwater Master Plan. Other funding from Series 2000 Water & Sewer Bond, and Series 2000 Stormwater Bond. Deductions are for 42nd Street Streetscape and the sidewalk on Pine Tree Drive from 46th to 47th Street.	The contractor completed installation of water main, lighting, selective landscape, new roadway pavement, signage, and pavement markings and striping throughout the Orchard Park Neighborhood. The contractor is currently addressing the water main punch list provided by Public Works. In Nautilus West all Pump Stations are installed with associated force mains. The contractor is lamping newly installed drainage system. Landscape removals and installations are completed and punch list items are being addressed. Restoration and daily watering will also be ongoing. The City finalized negotiations of additional water mains along Adams and Jefferson Avenue and grade adjustments to driveways to treat minor floodings. This additional work extended the project completion by three months. Work is on-going to treat minor flooding as well as finalizing roadway resurfacing. The Nautilus Project is approximately 95% complete and the project is expected to be finalized by December, 2009.

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Middle Beach	Oceanfront BP 6 ROW Improvements - Phase 1a - 41st Street & Collins Ave.	Improvements include pedestrian comfort and enjoyment for beach access at street end. Scope includes: 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, and pedestrian amenities and restrooms at select locations at the beach ends.	Construction started first week of January, 2009, reached substantial completion on May 6th. Contractor was working on punch list items (99% completed) when on June 15, 2009, a driver ran over the sidewalk and into the landscaped area, damaging portions of the landscaping irrigation system, the coral rock wall and the drinking fountain. Damages to the streetend have been repaired. Submittal of street sign components shop drawings have been received. Street sign should be completed by the end of November, 2009.
Middle Beach	Pump Station Landscaping - Pump Station 11	Filmore, PS 11 Landscape improvements.	Work completed and accepted by Parks Dept. DERM has requested the planting of additional trees before providing their final acceptance. CIP is working with the Parks & Rec. Dept. to install the DERM requested trees.
Middle Beach	Scott Rakow Ph. II	The renovation of the existing Scott Ralow Youth Center facility.	Contractor received construction Notice to Proceed #2 on 08/24/2009. Contractor has mobilized and work is progressing on 1st and 2nd floor demolition, exterior ramps and stairs from pool area and outside play area are 80% complete. Rough electrical being installed, and old ice rink glycol system has been removed and slab poured. New window openings are being formed. Overall project completion approximately 10%.
North Beach	Bonita Drive Seawall Repairs	Repairs to the existing seawall, asphalt restoration, renovation of pedestrian railing and new DOT cars stoppers.	Repairs to seawall and adjacent street has been completed.
North Beach	Normandy Isle Normandie Sud BP 4 ROW Improvements	Improvements include enhanced storm water drainage collection and disposal infrastructure, water main, streetscape, and landscaping; repair, extension or widening of sidewalks to comply with ADA requirements; street resurfacing/pavement markings; pedestrian access ways; incorporation of traffic calming features, consistent with the community preferences.	Water main installation is now 100% completed and meter transfers from rear easements have all been completed. Drainage structures are installed and the landscape and electrical work is finished as well as all above ground improvements. A punchlist was generated by the Parks Dept. which the Contractor is in the process of completing. FDOT also generated a punchlist which has been completed by the Contractor. A walk thru is scheduled for October 15, 2009 to review the water main installation and the above ground work. The city is contemplating adding work as a consequence of additional work requests from residents.

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All drainage work on North Shore Drive is now complete. The contractor completed installation of drainage boxes and is installing the drainage pipes. The contractor is working on the forming of the seawalls. The contractor has completed the paving installation in front of the multi-family area of South Shore Drive. First lift of asphalt has been completed on all streets with the exception of North Shore Drive / South Shore Drive intersection.

Improvements include storm water drainage collection and disposal infrastructure, enhanced landscaping and lighting; 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.

The NTP #2 was issued on August 7, 2009. All foundation piles and stem walls have been completed; rough plumbing and electrical in progress; and floor slab poured. All walls and tie beams poured. Truss installation to begin by 10/16/09. Substantial completion is expected on August, 2010.

Replica of the Normandy Shores Golf Course Club House

Normandy Shores Golf Course Facilities - Club House

North Beach

The project has been completed and closed.

Surface lot renovation. The work includes landscaping, ADA compliance, asphalt, concrete, and irrigation.

Surface Parking Lot 26A - Collins at 80th St.

North Beach

Construction is substantially complete. Meter can for lighting control panel needs to be adjusted. Pedestrian street lights not in operation until this issue is corrected.

This work is being undertaken in conjunction with the Fifth and Alton project, under construction by Berkowitz Development Group, Inc. The City is making drainage, road, sidewalk, landscaping, and hardscape improvements on the two streets adjacent to the project, Sixth Street and Lenox Avenue. The work for these streets is contained in the Basis of Design Report (BODR) for the Flamingo Neighborhood Right of Way (ROW) Improvements.

06th & Lenox ROW Improvements (Flamingo BP-1A)

South Beach

The Contractor completed the installation of skimmers, at no cost to the City, on all drainage structures on 8th Street to minimize debris reaching the drainage well and to prevent clogging of the drainage system (skimmers were originally removed to accommodate Maintenance's request). The Contractor also completed the drawings and obtained the permit from DERM for the installation of a new inlet with a well and slotted drains. Notice to Proceed was issued on 5-1-09 and the contractor began construction on 5-15-09. The contractor has completed the inlet and well structure installation as well as restoration of sidewalk and roadway asphalt. The contractor performed the drilling of the well and is pending the well completion certification from DERM.

Collaborate with the City's Public Works Department and consultant to provide recommendation to address flooding conditions on 8th street and Collins Court that appear to be caused by a crown of road elevation that is higher than finish floor elevation of the recently renovated building.

08th Street Spot Flooding Remediation (hot spot)

South Beach

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South Beach	10th Street Auditorium / Beach Patrol Headquarters	Project scope entails partial demolition, restoration and addition to historic Auditorium/ Beach Patrol Headquarters, including improvements to accessibility, life safety and site in immediate vicinity.	A Partial Certificate of Occupancy (PCO) was issued on September 02, 2009. Punchlist in progress. Ocean Rescue personnel moved into their completed facility on September 22, 2009, and Miami Design Preservation League (MDPL) moved into the gift shop space on October 09, 2009.
South Beach	16th St. Garage (Anchor) - Light Pole Replacements & Misc. Electrical Repairs	Replacement of light poles at top parking deck and miscellaneous repairs.	Replacement of the interior aisles has been completed and savings on the electrical bill has already been reported by Parking Administration. CIP currently evaluating the proposal for the rooftop lighting poles and other areas previously not included in the scope. New JOC contract has been executed, Notice to proceed anticipated by October. Work in progress.
South Beach	17th Street Garage - Elevator Machine Room Door Replacement	Replace all elevator machine doors and add drains at elevator lobbies on 4th and 5th floors.	Doors have been special ordered and CIP is evaluating the cost proposal for adding the drains.
South Beach	City Center BP 9A ROW Improvements	The City Center Right of Way (ROW) Infrastructure Improvement Project BP9A is a \$12.6 million infrastructure project which includes the restoration and enhancement of right-of-ways/streetscapes throughout City Center, including roadway, sidewalk, curb and gutter, landscape, streetscape irrigation, lighting, potable water, and storm drainage infrastructure as needed.	Construction commenced on August 24, 2009. Scope of work includes stormwater improvements, curb, gutter and sidewalk replacement and milling/resurfacing of all roadways. Work is currently underway on the west side of Washington Avenue between Lincoln Road and Dade Boulevard. Construction duration is anticipated to be approximately 18 months.
South Beach	Colony Theater - ADA Restrooms & New Dumpster Enclosure	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. (State renovation grant # 07-9007).	Construction is completed
South Beach	Convention Center Improvements - C & D Phases	Renovation and ADA improvements to 29 existing restrooms, doors and door hardware.	The construction progress continues to be impacted by ongoing events at the facility. The Restroom Project is currently at 95% completion, pending resolution of issue with the Fire Inspector on the obstructed coverage of sprinkler heads, due to water closet stall partition height. The Doors Project is 65% complete with 173 doors remaining to be installed. Projected completion date for mid January, 2010. CIP staff to meet with Contractor and Architect on October 21, 2009, to develop a Close-out schedule for the project.

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South Beach	Lincoln Road Street End and Seawall Improvement	Restoration of the seawall, improvement to the adjacent Public Park and cul-de-sac located at the west end of Lincoln Road. New landscaping, new paved area, irrigation, exterior lights.	Mobilization is scheduled for October 26, 2009.
South Beach	Little Acom Theater / Carl Fisher Clubhouse ADA Restrooms Renovation	Upgrades to meet ADA and life / safety Code requirements.	All work related to the Carl Fisher Clubhouse is substantially completed; Contractor coordinating final inspections to final Master Permit. Final inspection could not be requested until a plumbing permit revision was processed and approved by the Building Dept.
South Beach	Miami Beach Golf Course - Cart Barn	New Golf Cart Storage Facility for the Miami Beach Golf Course.	The Building Shell is 95% complete, pending roof structural components. The Project is 55% complete.
South Beach	Multi-Purpose Municipal Parking Facility - 4. Structure	This phase includes construction of the main building structure as well as site improvements such as landscaping and the new plaza area, street resurfacing, sidewalks, etc. During this phase, no access will be available to West side of City Hall, including the loading dock. Garbage collection will continue from the location inside the construction fence at the East end of 18th Street. Upon achieving substantial completion of the garage portion of the building, employee parking will be available in the new MMPP.	Main structure is completed. On-going work includes: bridge decking in progress; loading dock in progress; aluminum fins completed on all elevations; elevator three ready for inspection; fire pump has been started; water meter and permanent power are available; generator has been tested; roofing in progress; drywall in progress; stucco in progress and keystone cladding completed. Work also progressing on 18th Street and Meridian Ct. Expecting to open the Parking Garage in late October 2009. Inspections in process; several finals have been obtained. Plaza work in process.
South Beach	Multi-Purpose Municipal Parking Facility - 5. Office Build-out Package	This phase encompasses the construction of the interior offices and associated mechanical, electrical and plumbing systems. Access to the West side of City Hall, including the loading dock will be restored during this phase, with possible temporary interruptions due to final construction activities. A new centralized garbage dumpster enclosure, to be located Southwest of City Hall, on Meridian Court, will be placed in service and will also serve the 1701 Meridian Avenue Building.	Contract executed. Mobilization anticipated to commence late November 2009.

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TCO extension was requested and approved by the Building Official until November 25, 2009. During storm event on 6-05-09, nine of the 18 Color Kinetic Power supply units for the LED lights of the Pylon Light Fixtures were allegedly damaged by an electrical surge. Damaged units were shipped to manufacturer for evaluation. The City is still awaiting diagnostic report from the manufacturer of the power units, Philips (Color Kinetics). However, upon evening inspection, two of the Pylon Light Fixtures continued to fail to function properly. Several LED power units have been replaced, with one remaining unit malfunctioning. Solution being pursued with supplier. The Contractor continues to be responsible for the landscape maintenance until final completion. The Contractor has commenced with mitigation efforts as outlined by the paspalum consultant's report to address diseased lawn. On 7-29-09, a Subcontractor, Turf Ecosystems LLC, contracted by Landscape recommendation on the mitigation efforts. Lab results for tissue, soil, and water samples, to aid in the evaluation / recommendation process, were submitted on August 14, 2009. The contractor continues to maintain the fertilization and grounds maintenance of the entire park at their expense. On October 14, 2009, CIP, Parks, Contractor and the paspalum consultant conducted a meeting to address the condition of the turf grass after the mitigation protocols have been applied. On October, 19, 2009, as recommended by the paspalum consultant, "Drill and Fill" operations will commence in the park on a test area to improve the aeration of the turf. On 7-13-09 the Miami-Dade Department of Health (DOH) performed an inspection of both the interactive water feature (IWF) adjacent to the Park Pavilion Building and the Washington Avenue fountain. The DOH required additional regulatory review and requested that the City take these facilities off-line, by an official order posted on the site, until the DOH could be satisfied with the operations of the facilities. Upon subsequent meetings with the DOH, the IWF adjacent to the Park's Pavilion Building was reactivated. The Washington Avenue fountain continues off-line until MD-DOH reviews applicable documentation and provides approval to reactivate it. The City's Office of the City Attorney has opined on September 10, 2009, that MD-DOH has no superior authority or concurrent jurisdiction to effectively overrule the Building Official's initial determination, and require the City permit the Washington Avenue fountain through their agency.

Park Improvements consisting of the following:
redesigned park entrance, new pavilion and maintenance buildings including a small concession area, new restroom facility, pedestrian walkways, playground, landscaping, irrigation, and site lighting.

South Pointe Park

South Beach

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District

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South Beach	South Pointe Streetscape Phase II BP 12C ROW Improvements	The Project area encompasses the entire Public Right-of-Way between Fifth Street and Second Street, excluding Third Street) west of Euclid Avenue to Michigan Avenue, including Michigan Court and Lenox Avenue between Fourth and Fifth Streets. The improvements include the replacement of existing water lines to enhance the water pressure and water flow, new stormwater infrastructure to meet the Master Plan recommended level of service throughout the project area; Streetscape Improvements including traffic calming measures, enhanced pedestrian access, landscaping, lighting, parking improvements.	Horizon Contractors has completed the following: STORMWATER: Installation of storm water on 4th Street, between Washington Avenue and Alton Road, Lenox Avenue between 4th and 5th Streets, Michigan Avenue between 3rd and 5th and Meridian Avenue between 3rd and 5th Streets. 75% of the gravity wells are completed. Stormwater construction on 2nd Street between Alton Road and Euclid Avenue, and Jefferson Avenue between 4th and 5th Street is ongoing. WATER MAINS: All water mains have been installed with the exception of the added scope of work on 4th Street between Jefferson Ct and Washington Avenue. Pressure tests are completed. ELECTRICAL/IRRIGATION: Electrical and irrigation conduits have been installed on 4th Street, Lenox, Michigan, Meridian and Euclid Avenue. DEMOLITION/RECONSTRUCTION: The sidewalks, curb and gutter, and roadway on Lenox Avenue between 4th and 5th, 4th Street between Alton Road and Jefferson Ct., on Michigan Avenue between 3rd and 5th, and Meridian Avenue between 4th and 5th are complete. Sidewalks curbs and gutter on Meridian Avenue between 3rd and 2nd are being installed. Substantial Completion is scheduled for November 2010.
South Beach	TOPA Phase I	ADA and Interior Improvements; Improvements include renovations to restrooms, dressing rooms, main lobby galleries and entrances, extension of balcony, fire sprinkler system, installation of ADA compliant doors & hardware, exterior ADA ramp, and Box Office renovations to meet ADA requirement.	Re: ADA Project, Contractor has completed final inspections and Master Permit is final Re: Interiors Project, Contractor is coordinating final inspections and permit close-out. A meeting was held with the Building Dept to determine how to address subsequent changes made by Live Nation (under separate permit) that are now creating a confusion in the final / close-out process. Building Dept. to discuss with the Fire Dept. to determine how to best address.
South Beach	TOPA Phase III	South mezzanine level bar	Work has been completed by Live Nation. The City has requested back-up documents for costs incurred by Live Nation in order to provide reimbursement. Back-up documents not yet received.