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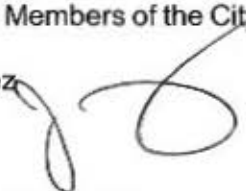
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CITY CLERK'S OFFICE

OFFICE OF THE CITY MANAGER

LTC # 309-2009


LETTER TO COMMISSION

TO: Mayor Matti Herrera Bower and Members of the City Commission
FROM: City Manager Jorge M. Gonzalez 
DATE: November 5, 2009
SUBJECT: CIP Bi-weekly Construction Project Update

Attached please find the bi-weekly update, through the 29th of October, for active City of Miami Beach construction projects under the purview of the CIP Office.


JMG/TJC/COC/GE

Attachment

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

Bi-weekly Construction Report

<i>District</i>	<i>Project Name</i>	<i>Scope of Work</i>	<i>Construction Status</i>
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, commenced May 4, 2009 and is Substantially Complete. A Partial Certificate of Completion was received on October 23, 2009 and the 21st Street parking lot and all on-street parking east of Collins Avenue was opened to the public. Work is currently underway on Phase II (the portion west of Collins Avenue) along 21st Street and Collins Avenue. New sidewalk, curb and gutter and improvements to the Rotunda are currently underway.
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 finalized the permit process in October 2009. 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. The second NTP was issued on 10/22/09 and the contractor has mobilized to the staging area and work zone from 28th Street to 33rd Street. The contractor is anticipating commencing the sewer work on November 2, 2009 pending approval of the Maintenance of Traffic Plan.
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 and approved. The street sign consists of custom metal work which takes approximately one month to fabricate and should be completed by the end of November, 2009.
Middle Beach	Pump Station Landscaping - Pump Station 11	Filmore. PS 11 Landscape improvements.	Work completed on 6/26/09 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.

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Middle Beach	Scott Rakow Youth Center Ph. II	The renovation of the existing Scott Rakow Youth Center facility.	Contractor received construction Notice to Proceed #2 on 08/24/2009. Contractor is progressing on 1st and 2nd floor demolition, exterior ramps and stairs from pool area and outside play area are 99% complete. Rough electrical being installed, and old ice rink glycol system has been removed and slab poured. New window openings are being formed. Interior partitions are being laid out and the entrance addition has commenced. Piles at entrance have been poured. Project is on schedule. In order to better coordinate this project, the roof replacement which was under the Capital Renewal & Replacement program has been added to the scope of work as a GMP adjustment. Also Parks and Recreation has requested that the replacement of the bowling alley be added to the scope as a GMP adjustment. Funds for this project to be transferred from Parks and Recreation FF&E Budget. It is undetermined at this time if these items will increase the overall project duration. The overall project completion approximately 15%.
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	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. The additional water mains and lateral work is completed and the contractor has obtained approval from DERM and DOH. 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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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. The walk thru for the water main was postponed as PWD needed to finalize review of the As-Built drawings. The City is contemplating adding work as a consequence of additional work requests from residents.
North Beach	Normandy Shores BP 3 ROW Improvements	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.	All drainage is completed and the contractor is adjusting some boxes, cleaning the system and re-developing the wells. The contractor completed the seawalls at Hagan and Jones. The DERM permit is expected the first week of November for the South Shore seawall and the private side of the seawall at Hagan Streetend. Work will start upon receipt of permit. The contractor has completed the paving installation and new bump outs 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. Also pending at this intersection is the electrical, irrigation, landscape and installation of brick pavers. The contractor continues working on the landscape installation throughout the project. The electrical work is completed and now pending the electrical connection by FPL. The contractor has requested time extension due to inclement weather conditions which is currently being evaluated by the City.
North Beach	Normandy Shores Golf Course Facilities - Club House	Replica of the Normandy Shores Golf Course Club House	The NTP #2 was issued on August 7, 2009. All foundation piles and stem walls have been completed; rough Plumbing, Mechanical and Electrical in progress; and floor slab poured, All walls and tie beams poured. Truss installation completed. First ply of roofing material installed window installed site work commencing. ROW contractor vacated site October 30, 2009. Substantial completion is expected on August, 2010.
South Beach	06th and Lenox ROW Improvements (Flamingo BP-1A)	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.	Construction is substantially complete. All punch list items were completed except for the pedestrian lighting service. The meter can for lighting control panel needs to be adjusted. As a result, pedestrian street lights will be placed into operation by the end of November 2009.

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South Beach	08th Street Spot Flooding Remediation (hot spot)	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.	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 6-15-09. 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.
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. A Certificate of Occupancy (CO) was issued on October 23, 2009.
South Beach	16th St. Parking Garage (Anchor) - Light Pole Replacements & Misc. Electrical	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. Poles have been ordered and there is a six week lead time.
South Beach	17th Street Parking 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	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.
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 and on the east side of Washington Avenue from Lincoln Road to 17th Street. Construction duration is anticipated to be approximately 18 months.

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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, and turned over to the users, with the exception of the water meter installation in the trash room side of the new dumpster enclosure. Public Works Department requested to see a copy of the Articles of Incorporation from the lessor (dba Segafredo) before they install water meter service. Project installation of water meter by no later than November 10, 2009.
South Beach	Convention Center Improvements - Phases C & D	Renovation and ADA improvements to 29 existing restrooms, doors and door hardware. (Includes budget for Phases A, B, C, and D).	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 door replacement project remains at 65% complete. The remaining 173 doors are projected to be completed by mid- January, 2010. CIP staff met Architect on October 21, 2009, to develop a Close-out schedule for the project. City is currently processing requisition for payment No.3, and still withholding the retainage (\$30,049.11), until the punchlist is completed.
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.	Notice to Proceed is anticipated to be issued 11/09/2009. Project completion is projected for spring 2010.
South Beach	Little Acorn Theater / Limited Improvements	Upgrades to the theater to allow SoBe Music's use of the facility.	Work related to the maintenance improvements to the Little Stage Theater have been completed by Property Management. The construction of the "tech booth" will be performed by the electrical subcontractor (Empire Electric) selected by the lessor, SoBe Music. All other purchases of theater and sound equipment, theater chairs, and dance flooring have been completed, and pending delivery.
South Beach	Miami Beach Golf Course - Cart Barn	New Golf Cart Storage Facility for the Miami Beach Golf Course.	(11/4/09) The Project is 65% complete. All the roof structural members are installed and completed. The contractor started to stucco the exterior of the building, rough mechanical and electrical work is on-going. Exterior handrails at the east stair and north ramp at 90%. Interior shelving for golf cart battery charger in progress. Exterior stucco at 35%.

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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 MMPF.	Final Inspections are in process and the site work including the plaza, hardscape and irrigation is on-going. The anticipated TCO for the garage portion has been delayed due to defective garage lighting fixtures thus compromising "life safety" in the garage. Staff is working diligently with project team to address and open the garage by Thanksgiving Day.
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 has been executed and First Notice to Proceed was issued on 9-9-09. Contractor mobilization will commence as soon as the main facility achieves a TCO, expected November 2009.

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South Beach	South Pointe Park	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.	TCO extension was requested and approved by the Building Official until November 25, 2009. Pylon lights damaged power 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, even after the power units have been replaced. Solution being pursued with supplier. The Contractor continues to be responsible for the landscape maintenance until final acceptance by the City. The Contractor continues with mitigation efforts as outlined by the paspalum consultant's report to address diseased lawn. On 7-29-09, a paspalum consultant, Turf Ecosystems LLC, contracted by Landscape subcontractor, visited the park to provide a site analysis/evaluation and recommendation on the mitigation efforts. The contractor continues to maintain the fertilization schedule 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 implemented. On October, 19, and 20, 2009, as recommended by the paspalum consultant, "Drill and Fill" operations commenced in the park on a 1-acre test area, to improve the aeration of the turf. The sod area within th test area will continued to be monitored on a daily basis to record the progress. On 7-13-09 Miami-Dade Department of Health (DOH) performed an inspection(unsolicited 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 Interactive Water Feature (IWF) adjacent to the Park's Pavilion Building was reactivated. The Washington Avenue Washington Avenue fountain continues off-line until MD-DOH reviews applicable documentation and provides approval to reactivate it. On September 10, 2009, The City's Office of the City Attorney opined, that MD-DOH has no superior authority or concurrent jurisdiction to effectively overrule the Building Official's initial determination, and require that the City permit the Washington Avenue fountain through their agency. On October 8, 2009, City staff participated in a conference call with local and State MD-DOH officials to discuss City's position as presented in the above referenced September 10, 2009, letter. MD-DOH disagrees with City's position and stated they would take legal measures to insure that the fountains remain off-line.

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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.	<p>Horizon Contractors has completed the following:</p> <p>STORMWATER: Installation of storm water on 4th Street, between Washington Avenue and Alton Road, Lenox Avenue between 4th and 5th Streets, Michigan Avenue between 2nd and 5th, Meridian Avenue between 2nd and 5th Streets, 2nd Street between Michigan and Jefferson Avenues is complete. 80% of the gravity wells are installed. Stormwater construction on 2nd Street between Jefferson Avenue and Michigan Avenue is ongoing.</p> <p>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, which is scheduled to commence on November 2, 2009. Certification and placement of the new water main into service will follow the installation of the 4th Street main.</p> <p>ELECTRICAL/IRRIGATION: Electrical and irrigation conduits have been installed on 4th Street, Lenox, Michigan, Meridian and Euclid Avenue.</p> <p>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, Michigan and Euclid Avenues between 3rd and 2nd are being installed.</p> <p>Substantial Completion is scheduled for November 2010.</p>
South Beach	TOPA Phase I	ADA and Interior Improvements; Improvements include renovations to restrooms, dressing rooms, main lobby galleries and entranceways, extension of balcony, fire sprinkler system, installation of ADA compliant doors & hardware, exterior ADA ramp, and Box Office renovations to meet ADA requirement.	<p>Re: ADA Project, Contractor has completed final inspections and Master Permit is finalized.</p> <p>Re: Interiors Project, Contractor is coordinating final inspections and permit is closed-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. A meeting with both the Building Dept. and Fire Dept., to discuss this matter to be scheduled by no later than November 16, 2009.</p>
South Beach	TOPA Phase III	South mezzanine level bar	Work has been completed by Live Nation, per the terms of their agreement with the City. The City has requested back-up documents for costs incurred by Live Nation in order to provide reimbursement. Back-up documents not yet received as requested. A follow up notice will be sent to Live Nation by no later than November 10, 2009.