



MIAMI BEACH

OFFICE OF THE CITY MANAGER


LTC # 330-2009

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CITY CLERK'S OFFICE
LETTER TO COMMISSION

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

FROM: City Manager Jorge M. Gonzalez 

DATE: November 24, 2009

SUBJECT: CIP Bi-weekly Construction Project Update

Attached please find the bi-weekly update, through the 15th of November, for active City of Miami Beach construction projects under the purview of the CIP Office.


JMG/GG/OC/CIG/NE

Attachment

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

District

**Bi-weekly Construction Report
Status through November 15, 2009**

Project Mgr.

Project Name

Scope of Work

Construction Status

Middle Beach
Vieira, T.

35th Street Restrooms

New Restroom facility located east of the existing surface parking lot.

Foundation is complete. Masonry wall construction is in progress.

Middle Beach
Mizell, K.

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. New sidewalk and curb and gutter improvements work is currently underway on Phase II (the portion west of Collins Avenue) along 21st Street and Collins Avenue. Restoration of the Rotunda is also currently underway.

Middle Beach
Carmenates, A.

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 received approval on the Maintenance of Traffic Plan and began trenching and installation of sewer and water lines.

Middle Beach
Carmenates, A.

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. A walk thru was held with PWD and a punch list is being developed. Work is also on-going to treat minor flooding as well as finalizing roadway resurfacing. The contractor submitted a time extension request that is currently being evaluated by CIP. If approved it will extend the time on the contract to March 2010. The Nautilus Project is approximately 97% complete and the project is expected to be finalized by December, 2009.

District

Project Mgr.

Project Name

Scope of Work

Construction Status

Bi-weekly Construction Report

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Middle Beach
Perez, M.

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; 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 has already been completed and installed. The concrete base and structure that supports the street sign is also completed. The tile installation of the concrete base is pending and scheduled to be complete by December 1, 2009.

Middle Beach
Perez, M.

Pump Station Landscaping - Pump
Station 11

Flimore. PS 11 Landscape improvements.

Work completed on 6/26/09 and accepted by Parks Dept. DERM has requested the planting of additional trees within the City of Miami Beach limits before providing their final acceptance to Pump Station 11. CIP is working with the Parks & Rec. Dept. to install the DERM-requested trees at alternate locations. The Additional trees requested by DERM will be planted by the end of December 2009. Currently, the City is proposing to plant these additional trees at Pump Station 27 located at 5400 Collins Avenue.

Middle Beach
Cabañas, H.

Scott Rakow Youth Center Ph. II

The renovation of the existing Scott Ralow 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 that exit from the pool area and outside play area are 99% complete and a too has been achieved. 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 and foundations 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 which is due from KVC on Dec 1, 2009. In addition, Parks and Recreation has requested that the replacement of the bowling alley be added to the scope as a GMP adjustment, also due on Dec 1, 2009. 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 18%.

District

*Bi-weekly Construction Report
Status through November 15, 2009*

Project Mgr.

Project Name

Scope of Work

Construction Status

North Beach
Carmenates, A.

Normandy Isle Normandy 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 CIP Department is contemplating adding work to the contract as a consequence of additional work requests from residents. A walk thru is scheduled with PWD on November 19, 2009 to inspect the above ground improvements and for November 20, 2009 for the electrical improvements.

North Beach
Carmenates, A.

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 in November for the South Shore seawall and the private side of the seawall at the Hagan Street/End. 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 is now completed on all streets. The contractor is working on the electrical, irrigation, and landscape at the intersection of North Shore and South Shore drives as well as on the electrical panels for the uplift throughout the project. A meeting was held with FPL to discuss feed to new electrical panels. The contractor continues working on the landscape installation, adjusting manholes and cleaning the drainage system throughout the project. In an effort to accelerate the completion of the drainage cleaning the CIP Department is contemplating hiring an independent contractor. The contractor has requested various time extensions which are currently being evaluated by the Consultant and City. The Normandy Shore Project is approximately 85% complete and the project is expected to be finalized by February, 2010.

North Beach
Cabañas, H.

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 the beams poured. Truss installation completed. Building is now dried in. Windows installed. Site work commencing. ROW contractor vacated site October 30, 2009. Substantial completion is expected August, 2010.

South Beach
Saltrick, R.

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. Per a field meeting with FPL, the meter can for the lighting control panel needs to be relocated to its own rack. As a result, pedestrian street lights will be placed into operation by early December 2009.

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South Beach
Carmenates, A.

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.

South Beach
Vieira, T.

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. 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
Slaba, H.

16th St. Parking Garage (Anchor) -
Light Pole Replacements & Misc.

Replacement of light poles at top parking deck and miscellaneous repairs.

Interior lights have been completed; additional 36 lights where added in dark areas. Poles arriving the last week of November; installation will follow and is expected to be complete by the end of the year.

South Beach
Gonzalez-Pola, M

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 is coordinating final inspections to final Master Permit. This office is also reviewing submitted requests for change orders, as a result of unforeseen conditions, and owner requested additional scope of work.

South Beach
Mizell, K.

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, on the east side of Washington Avenue from Lincoln Road to 17th Street and 18th Street from Washington Avenue to Collins Avenue. Construction duration is anticipated to be approximately 18 months.

South Beach
Gonzalez-P., M.

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 (da Segafredo) before they install water meter service. The requested information was provided to Public Works, including new check amount to cover this work. Projected installation of water meter by no later than November 25, 2009.

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Project Mgr.

Project Name

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Construction Status

South Beach
Gonzalez-Pola, M

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
Alemany, V.

Garden Center Electrical Upgrades

Replace main electrical panel that powers the garden
building.

Property Management(PM) Electrical Supervisor is working on the
replacement with PM electricians. Must be finished by 11/30/09.

South Beach
Alemany, V.

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.

On 11-18-09, City Staff met with FPL, Engineer of Record, and the
Contractor to clarify FPL duct bank issues. On 12-02-09, FPL Divers
and FPL Sub-Contractors will be on site performing investigations
relative to the existing electrical deficiencies and to propose a plan of
action.

South Beach
Gonzalez-Pola, M

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. CIP staff will
inspect the site to verify the delivery of City purchased goods on
November 23, 2009.

South Beach
Rodriguez, R.

Miami Beach Golf Course - Cart Barn

New Golf Cart Storage Facility for the Miami Beach
Golf Course.

The Project is 65% complete as of 11-18-09. 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 100%.
Interior shelving for golf cart battery charger in progress. Exterior stucco
at 70%.

District

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Project Mgr.

Project Name

Scope of Work

Construction Status

South Beach
Slaba, H.

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 the 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.

The MPMMPF achieved a TCO for the garage portion of the facility on Friday, November 13, 2009. It is anticipated that the MPMMPF will achieve a partial TCO for the Liner Office Building and Plaza areas which include hardscape and landscaping by mid December, 2009. The garage with the exception of the Southwest Elevators, and the Northwest Lobby, Elevators and Stairs are open to the public. All areas not open to the public are separated by either a plywood fence or chain link fence.

The Garage Lighting Contractor, Cooper Lighting has advised the City that the results of their tests have concluded that the S-3 lighting fixtures are not defective, however, some fixtures may have been damaged and may need to be replaced. Tower, Bryant Electric and Cooper Lighting have committed to work with the City to replace the damaged components of the fixtures at no cost to the City. The fixtures are under a one year warranty.

Tower Construction is in the process of monitoring the fixtures performance. In addition, Tower is in the process of preparing a plan of action for City approval which delineates a schedule for the replacement of any damaged components of the S-3 lighting fixtures.

Contract has been executed and First Notice to Proceed was issued on 9-9-09.

Contractor mobilization will not be able to commence until the Tower Group, (GC for the Garage) achieves a TCO for the Liner Building. The Tower Group anticipates to achieve a TCO for the Liner Building mid December, 2009. At this time, the City will be able to execute the Second Notice to Proceed to Link Construction. The duration of the Liner Build-out project is 180 calendar days.

If Tower delivers the TCO of the Liner Building as promised, Substantial Completion for the Liner Building is expected for mid June 2010.

South Beach
Slaba, H.

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.

District

Project Mgr.

Project Name

South Beach
Gonzalez-Pola, M

South Pointe Park

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Construction Status

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. Another extension of the TCO was requested on November 10, 2009, since plan revisions still need to be processed before final inspections can be called for.

Pylon lights:

Pylon lights with damaged power/data units were shipped to manufacturer for evaluation. The City has received the diagnostic report and has requested the design and construction team to provide their input with respect to the findings from the manufacturer of the power units, Philips (Color Kinetics). However, upon evening inspection, two of the Pylon light fixtures (LED lower light component fixture) continued to fail, even after the power units have been replaced. Solution being pursued with supplier. The City and representatives of Philips/Color Kinetics met on November 19, 2009, at the CIP office to discuss power/data unit replacement and other options. The contractor has replaced all the power/data units and the pylons are now all operational. However, as installed, there is no guarantee that without adequate protection, if another electrostatic discharge event (lightning) were to occur, it will not cause the same damage to these units. The Philips/Color Kinetics technical support group has now proposed protective Ethernet devices to be installed at each pylon as further protection against lightning (electrostatic discharge event) damages. This new installation guidelines is a complete departure from what was previously designed by the lighting designer of record, and recommended by the manufacturer, Philips/Color Kinetics.

Turf Grass:

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, 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 Turf Ecosystems LLC 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, additional mitigation measures also known as "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 the test area will continue to be monitored by the contractor on a daily basis to record the progress.

Fountains:

On 7-13-09 Miami-Dade Department of Health (DOH) performed an inspection (unsolicited inspection) of both the interactive water feature

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(WF) 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 (WF) adjacent to the Park's Pavilion Building was reactivated. The Washington Avenue fountain continues off-line until DOH reviews applicable documentation and provides approval to reactivate it. On September 10, 2009, The City's Office of the City Attorney opined, that 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 DOH officials to discuss City's position as presented in the above referenced September 10, 2009, letter. DOH disagrees with City's position and stated they would take legal measures to insure that the fountains remain off-line.

District

Project Mgr.

Project Name

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Construction Status

South Beach
Dixon, C.
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 2nd and 5th, Meridian Avenue between 2nd and 5th Streets, 2nd Street between Washington and Michigan Avenues is complete. All twenty one (21) gravity wells have been installed. Installation of the tidal control valves, one weir control structure, and cleaning and videotaping of the stormwater system remains to be completed.

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 commenced on November 2, 2009, and has progressed through Meridian Avenue. Certification and placement of the new water main into service will follow the installation of the 4th Street main.

ELECTRICAL/IRRIGATION:
Electrical and irrigation conduits have been installed on 4th Street, Lenox, Michigan, Meridian and Euclid Avenue. Installation of light pole bases and pull boxes is ongoing.

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 3rd and 5th are complete. Sidewalks, curbs and gutter on Meridian Avenue between 3rd and 2nd west side, Euclid Avenues between 3rd and 2nd west side, and are being installed.

Substantial Completion is scheduled for November 2010.

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.

Re: ADA Project, Contractor has completed final inspections and Master Permit is finalized.
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 that was to be scheduled by no later than November 16, 2009, is still pending.

South Beach
Gonzalez-Pola, M
TOPA Phase I

District

Project Mgr.

Project Name

Scope of Work

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South Beach
Gonzalez-Pola, M

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 were finally received on November 9, 2009. CIP staff will review these documents and process accordingly the approved reimbursable amounts not in dispute. It is anticipated that this review will take no less than 45 days(end of December 2009).