



MIAMI BEACH

OFFICE OF THE CITY MANAGER

NO. LTC # **297-2011**

LETTER TO COMMISSION RECEIVED
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TO: Mayor Matti Herrera Bower and Members of the City Commission.

FROM: Jorge M. Gonzalez, City Manager

DATE: November 22, 2011

SUBJECT: Flamingo Park Pool Deck Improvements

The purpose of this Letter to Commission (LTC) is to inform the Mayor and members of the City Commission of the Capital Improvement Projects Office (CIP) intent to utilize previously reserved Fiscal Year 2008-2009 Capital Renewal and Replacement Contingency to fund the Flamingo Park Pool Deck Replacement Project.

At the September 16, 2008 Finance and Citywide Projects Committee meeting, during discussion of the Capital Renewal and Replacement Fund Budget, it was recommended that the structural assessment be funded and that the balance of the \$304,000 project budget be placed in contingency and be made available after completion of the assessment.

On February 4, 2011, the Capital Improvements Projects Office (CIP) commenced with the Flamingo Park Pool Deck Structural Assessment Project to analyze and report on the existing condition of the pool deck, investigate the probable causes of the cracking that is occurring at the existing deck finish, and provide recommendations for repair.

A Structural Assessment Study concluded that the existing cracks seen on the pool deck topping surface are a reflection of small cracks on the top surface of the structural slab below. These cracks are caused by thermal expansion and contraction of the existing concrete, but are not structural failures. Consequently, the engineer concluded that the pool deck is in good structural condition.

Since there is no way of controlling future cracks and that the application of a cementitious topping will continue to telegraph any structural slab cracks to the deck surface, the best solution would be the installation of a rubberized floor system. This system consists of a poured-in-place and trowelled resilient, seamless rubber surface installed over the existing structural slab. The rubber floor is composed of EPDM (Ethylene Propylene Diene Monomer) rubber mixed with a cured aliphatic polyurethane adhesive which will bond to the concrete sub base.

A cost estimate was previously prepared by CIP and the scope of work was reviewed with Parks and Recreation. The project will be awarded to a contractor through an existing General Services Administration Contract (GSA). The total surface square footage of deck to be coated is 30,361 S.F., resulting in a total cost per square foot of \$6.85/S.F. Comparable options would be a 2" concrete topping slab with a broom finish at approximately \$7.70 per S.F. or mud-set 2-3/8" thick concrete pavers at approximately \$8.40 per S.F. The anticipated total cost of the project is \$218,260.

JMG/DBH/V/DM/JC/AS