CITY OF MIAMI BEACH
Office of the City Manager
Letter to Commission No. 225-2005

To: Mayor David Dermer and Members of the City Commission

Date: August 29, 2005

From: Jorge M. Gonzalez
City Manager

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.

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Attachment

c: Robert Middaugh, Assistant City Manager
Tim Hemstreet, Assistant City Manager
Jorge Chartrand, Acting CIP Director

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CIP - PROJECTS UNDER CONSTRUCTION

DISTRICT	NAME	PROJECT DESCRIPTION	UPDATE WEEKS AUGUST 15 - 25, 2005
SOUTH BEACH	COLONY THEATER (SOUTH BEACH, CITY CENTER)	The project entails renovations to the Colony Theater to improve theater operations and performance functions, and provide renovations to comply with ADA Title III requirements.	Ceiling and electrical work in progress. Lobby work progressing, auditorium lighting in progress, elevator installation in progress, inspections pending. Sidewalks poured, contractor completing exterior painting. Auditorium ceiling load test was performed 6/16/05 and passed. Project has been delayed by approximately five weeks and a time extension is being considered. Current substantial completion is now mid-September with a Certificate of Occupancy expected in early November 2005. Additional costs have been identified by contractor and DMS which are currently being evaluated.
SOUTH BEACH	WASHINGTON AVENUE MASTER PLAN (SOUTH BEACH, FLAMINGO)	Design/Build Project. Streetscape improvements along Washington Avenue per Master Plan. Includes Phases I through V. Improvements include sidewalks, curb and gutter, sidewalk lighting, landscaping, median planting, irrigation and median design elements.	Permitting for the Project has been completed. MOT is changing to accommodate traffic as the Project progresses. All water mains and sanitary sewers have been installed. Drainage is approximately 40% complete. Resurfacing, street lighting, sidewalk, curb and gutter replacement and landscaping remain to be completed. Median designs from 5th to 6th and 16th to Lincoln Road approved by HPB on 6/14/05. Minor revisions per the HPB Final Order will be discussed with the Planning Department staff on Friday, July 15, 2005. The Project is anticipated to be completed in October 2006.
SOUTH BEACH	PUMP STATIONS (CITY WIDE)	The Water and Waste Water Pump Station Upgrades project consist of 24 different locations throughout the City of Miami Beach where different types of improvements (depending on the specific site needs), will be performed.	Ongoing construction in several locations such as pump stations 10, 29, 1, 11, 24, 28, 23 etc. Pump station 1 on Jefferson and 11th on line with substantial completion. Pump Station 28 on Sheridan and 28th Street is now underway, 28th street is open, work still in progress. Work on pump station 23 and 29 will begin soon.
SOUTH BEACH	BAY ROAD	Drainage, sidewalk, landscaping, parking, roadway improvements 1400-1600 Bay Rd.	Substantial completion walkthrough will be performed when Pump station is fully operational. Well expected to be re-developed week of July 20, 2005. The well redevelopment has been delayed and will now happen in mid-August. The project will be closed after that.
SOUTH BEACH	LUMMUS PARK & FACILITY IMPROVEMENT	The overall Scope of Work includes the widening of the existing 5' wide sidewalks to 10' wide along Ocean drive from 5th Street to 14th Lane, Curb and Gutter replacement, Irrigation, Landscaping, and utilities adjustment, demolition of the existing, and construction of a new restroom facility at 14th Street. The sidewalk work will be built in two Phases, Phase I will be 5th to 10th Street, Phase II - 11th Street to 14th Lane. Within the phases, the work will be limited to two (2) block segments with beach access at each street end. The restroom construction is isolated and will run concurrently with both phases.	The sidewalk widening from 5th Street to 14th Lane is complete and open to pedestrian traffic. 14th Street restroom currently being constructed. Foundation, columns, floor slab and tie beams have been poured. Electrical and plumbing rough completed, roof slab form and pour is scheduled during the week of August 15, 2005. The new water and sanitary services to the building were installed on 8-08-05. The project is anticipated to be completed in December 2005.

DISTRICT	NAME	PROJECT DESCRIPTION	UPDATE WEEKS AUGUST 15 - 25, 2005
SOUTH BEACH	NEW 20-INCH WATER MAIN ON MACARTHUR CAUSEWAY & TERMINAL ISLAND WATER BOOSTER PUMP STATION (SOUTH BEACH, TERMINAL ISLAND)	The Scope of Work includes the construction of a new water booster pump station with two (2) 250-HP pumps, motors, variable frequency drives, electrical controls, emergency generator connections, control panels, HVAC system, all housed in a two-story structure with aluminum framed storefront window system, and remote connections through SCADA circuits to the Central Office Control Room at the Public Works Operations Yard, located at 450 Dade Blvd. The Project also includes installation of approximately 325 linear feet of 30-inch pipe, site landscaping; a 20-inch diameter water main, to be suspended along the north side of the Macarthur Causeway for an approximate distance of 2,600 linear feet, where it will connect to the City's existing water distribution system at the intersection of West Avenue.	Contractor working on the roof slab and new 20" water line across the Macarthur Causeway, so far 1,380 lf have been installed; this work involves partial closures of the McArthur Causeway at night, specifically the 2 north lanes westbound. Connection of the 20" water line to the existing system is now expected within the two months, additional coordination with DOT is required. This works in tales the partial closure of West Avenue and two (2) west bound lanes of the Macarthur Causeway for a period of 48 hours.
SOUTH BEACH	JACKIE GLEASON THEATRE OF THE PERFORMING ARTS	ADA and Interior Improvements. Renovation of restrooms, dressing rooms, main lobby galleries and entranceways including extension of balcony . Installation of ADA compliant doors & hardware, ADA lift, and exterior ADA ramp. Box Office renovations (ADA compliant ticket window, media desk, brochure rack, poster displays, storefront interior doors at entrance, wall and ceiling treatments). Patrons Lounge renovations. Electrical and lighting improvements .	This phase of project is 99% complete. Phase I - Final CC expected by October 2005. A/E completed plan revisions / clarifications per Building Dept. comments. Minor punch list items remain. Contractor installed landscape irrigation system around exterior ramp. Landscaping around exterior ramp has been completed.
SOUTH BEACH	CONVENTION CENTER IMPROVEMENTS (CITY CENTER)	Renovation and ADA improvements to restrooms, doors, door hardware, and box offices.	Group A restrooms have been completed (five pairs of restrooms located in Halls A, B & D, and C & D Lobby). Group B restrooms commenced renovation in February 2005. Six pairs of restrooms have been substantially completed in Halls A, B, C & D, and C Lobby. Work is progressing at second floor C Lobby. Substantial completion for the two remaining restrooms in Group B is expected by October 2005.
MIDDLE BEACH	MIAMI BEACH GOLF CLUBHOUSE & MAINTENANCE BLDG (RESTROOM)	New construction of 10,000 square foot clubhouse, 3,000 square foot maintenance building, two free standing restrooms with rain shelters.	The clubhouse is open and in service. A ribbon cutting ceremony is to be announced. Final completion of the maintenance building is currently delayed due to State environmental permitting requirements related to the on-site drainage well; however, the contractor is moving forward with all other work with the exception of the well. An environmental report has been received concerning the well and the report is currently under review. North restroom is in operation. Contractor is completing electrical work to power the South restroom, which is expected to be completed and opened within in the next few weeks.

DISTRICT	NAME	PROJECT DESCRIPTION	UPDATE WEEKS AUGUST 15 - 25, 2005
MIDDLE BEACH	SCOTT RAKOW YOUTH CENTER (MID-BEACH, BAY SHORE)	Improvements to the community center per the City of Miami Beach Parks Master Plan, 1996. Phase I - New ice rink and exterior bathroom renovation. Phase II - Reconfigured main entrance to the Youth Center, interior renovation and redesign on first floor and mezzanine, new ADA-required elevator, and a gymnastics center.	Phase I – City is currently working to achieve final completion of remaining items and issuance of a final certificate of occupancy. Issues concerning the ice rink air temperature and humidity are currently being investigated. Construction documents for the architectural fins on the face of the new building have been completed and a notice to proceed has been issued for the work. Replacement of the Mondo flooring is being scheduled with the supplier. Staff is coordinating Phase II, the first components of which will include elevator replacement and installation of air conditioning in the pool restrooms.
MIDDLE BEACH	42ND STREET STREETSCAPE (MID-BEACH, NAUTILUS)	42nd Street Streetscape Project is to provide a buffer between the residential area to the North and the commercial uses to the South. It includes a new water main, construction of traffic calming structures, grading of swales, repaving, pavement re-striping, installation of planters, sod and landscaping.	Project is substantially complete. A few minor punch list items remain, consisting of replacement of a few dead trees, and installation of detectible warning at the ADA ramps. If the Contractor is unable to complete these items, the City may utilize funds retained to complete the work with another contractor.
MIDDLE BEACH	MIAMI BEACH REGIONAL LIBRARY (MID-BEACH, CITY CENTER)	Construction of a new state of the art 42,000 s.f. regional library on 22nd Street in the Collins Park Cultural Area.	The City turned over the facility to the Miami-Dade County Public Library System on December 6, 2004. Work on the front entrance roof drain has been completed. The front entrance handrails are to be installed. CIP Office is in the process of reviewing a request for additional compensation submitted by the Contractor at the end of the job. A recommendation on this request is expected within the next few weeks in order to be presented at the September 2005 Commission meeting.
MIDDLE BEACH	FIRE STATION #2 (MID-BEACH, BAY SHORE)	Fire Station No. 2 consists of the construction of a new 3-bay Fire Station, with living quarters, and the City Emergency Operations Center. The full historic restoration of the existing Fire Station Building for use as Fire Department Administrative Offices. The Fire Station and Public Works Yard entrance is also being redesigned.	All rough underground utility work within the footprint of the building has been completed and the first floor slab has been poured. The contractor has set the vertical reinforcement for the first lift and is currently setting block for the first floor walls. Additional underground utility work is also underway.
MIDDLE BEACH	25TH STREET WATER STORAGE TANKS AND PUMPING STATION	Replace existing water storage tanks and pumping station.	The contractor has finished all physical work and is in the process of closing out all permits. Minor cracking in the exterior surface of the concrete is currently being repaired under the warranty agreement.

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NORTH BEACH	NORMANDY ISLE PARK & POOL (NORTH BEACH, NORMANDY ISLE)	Renovation of the 3.60-acre park per 1996 City of Miami Beach Parks Master Plan, including: new pool facility, locker rooms; new recreation center on first floor; shade pavilions; field renovation; multi-purpose court; gated park entries; promenade; court, field, and security lighting; new tot lot; furnishings and signage; landscaping; and irrigation. On-street parking reconfiguration on Trouville Esplanade and Rue Granville to be coordinated with the Normandy Isle Streetscape Phase II project.	On January 21, 2005, the Surety answered the City's second demand letter stating they will honor the contract and the warranty. The Surety issued an invitation to bid package for construction in May, 2005. The Surety is evaluating the responses. On April 20, 2005, the City Commission appropriated additional funding to continue constructing the park portion, as well as funding to resume work on the pool. On July 7, 2005 the City Commission approved the Settlement Agreement with the Surety and accepted payment, in the amount of $475,000, for releasing all claims. JOC Contractor is working on park portion of the project; on site drainage, electrical conduits, irrigation, sidewalks, west parking lot and multi-purpose court. The Administration is finalizing with JOC the price for the pool portion of the Project. The Notice to Proceed will be issued as soon as this process is completed.
NORTH BEACH	NORTH SHORE PARK & YOUTH CENTER (NORTH BEACH, NORTH SHORE)	Renovation of the 17.22-acre park per 1996 City of Miami Beach Parks Master Plan, including: new recreation center; new tennis center; community center; tennis court replacement; new basketball courts; new shuffleboard courts; new ball field and dugouts; new park entries; security lighting; new playground equipment; signs; furnishings; fencing; landscape; and irrigation.	Youth Center work completed. Addressing ADA compliant punch list items. JOC Contractor obtained a Change of Contractor approval from the City's Building Department to continue with the same permit and complete the scope included in the punch list with the purpose to obtain final Certificate of Occupancy. The scope of work is expected to be completed by the end of August 2005.
NORTH BEACH	NORTH SHORE OPEN SPACE PARK & NATURE CENTER (NORTH BEACH, NORTH SHORE)	Renovation of the 34.61-acre passive park per 1996 City of Miami Beach Parks Master Plan. Project is divided into 5 phases. Phase I includes selective clearing of exotic vegetation; landscaping with new native vegetation species between the back dune and coastal hammock areas; and irrigation. Phase II includes: 15' wide paved pathway, entry walls, pavers at the entrance at 79th and 85th Streets, security lighting, vita course replacement/restoration, and park furnishings. Phase III includes: restroom renovations (3), renovation of 2 existing shade pavilions, concession restoration, North and South wall sign, new tot lot, and signage. Phase IV includes: construction of the combined Miami-Dade and CMB Parks and Recreation Maintenance Facility. Phase V includes: construction of new recreation and interpretive nature center to provide facilities to support the Sea Turtle Hatchery Program and other program components; plaza at the nature center; and renovation of the south parking lot. Phases IV and V remain unfunded.	Phases I and II Improvements are complete. Phase III demolition completed on November 18, 2004. New construction underway. The concrete footings completed. Concrete block walls and concrete columns and beams are complete. Currently the roofing structure is being erected and the plumbing and electrical rough work is being installed.
NORTH BEACH	BEATLES MANDALA	Art-in Public places Mosaic.	Request for Proposal to JOC Contractor issued on August 28, 2004. Preparing budget and scope of work to provide structure for mosaic. Project being priced for construction.

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NORTH BEACH	FIRE STATION 4 & SEAWALL	Construction of new 3 bay fire station with living quarters for 12 people and repair of existing seawall.	Demolition of existing structure complete. Seawall construction completed. Close up documents being prepared. Second Notice to Proceed for the Fire Station was issued on November 15, 2004. Contractor has completed the pour of the concrete slab and has erected the concrete block walls. The forms for the columns and beams are currently being placed. Rough installation of sanitary sewer and drainage systems is complete. Vertical construction is about 40% completed.
CITYWIDE/ PARKING	17TH STREET PARKING GARAGE (STRUCTURAL REPAIRS & MAINTENANCE)	Structural repairs and maintenance through-out parking garage. Roof membrane and drainage repairs. Also includes electrical and railing reinforcement.	Exterior repairs are affecting now the interior sidewalk on 17th Street. Post tension cable barriers are being installed on 2nd floor; some parking areas will be blocked during installation. Exterior painting completed on the west elevation and moving to the south elevation.
MIDDLE BEACH	MAURICE GIBB MEMORIAL PARK	A memorial dedicated to Maurice Gibb. Consists of a signage structure made of granite with the lettering "Maurice Gibb Memorial Park" on it. Also a Mosaic flooring made of three different colors (blue, red and yellow) with a bronze plaque imbedded in the center.	Concrete plaza poured, mosaic tile installed. Sign being manufactured. Completion of the project is expected by August 2005. Landscape will begin within the following two weeks. Old sign has been removed.
CITYWIDE/ PARKING	1679 LENOX AVENUE, SURFACE LOT 10A	Surface lot upgrades including exfiltration trench, planters, landscaping, electrical, new striping and asphalt.	Project completed. Opened to pubic on July 29th, seven days prior to the scheduled completion date.
MIDDLE BEACH	41ST STREET BRIDGES	Beautification project for the Indian Creek and Biscayne Waterway bridges. Decorative tile is being applied to the sidewalls, sidewalks are being widened and new railing will be installed on both bridges. The Indian Creek bridge will also receive six new street/decorative lights and the roadway will be milled and resurfaced.	The first Notice to Proceed was issued on 7/26/05. The contractor has ordered the glass tiles and bridge railings. The contractor expects to mobilize at the site in approximately four weeks.