MIAMIBEACH

OFFICE OF THE CITY MANAGER

NO. LTC # **294-2005**

LETTER TO COMMISSION

TO: Mayor David Dermer and Members of the City Commission
FROM: City Manager Jorge M. Gonzalez

DATE: November 18, 2005
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.

JMG\PROJECTS\CC\HKM

Attachment

ec: Tim Hemstreet, Assistant City Manager
Jorge Chartrand, Acting CIP Director
Jorge Cano, Assistant CIP Director

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CIP - PROJECTS UNDER CONSTRUCTION

DISTRICT	NAME	PROJECT DESCRIPTION	UPDATE WEEKS NOVEMBER 7 - NOVEMBER 18, 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 expected in December with a Certificate of Occupancy expected in late January 2006. Several delays have occurred due to hurricane issues, inspection issues and an FPL service connection. 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. Progress on Project continues to be satisfactory. Planting materials will be replaced. Landscaping changes to existing medians are being considered and a price proposal is being evaluated. Traffic mast arm installations funded by the County have been approved. Construction of the arms is to start in December. 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, 1, 11, 24, etc. Pump station 1 on Jefferson and 11th is online with substantial completion. Pump Stations 28 and 23 are now underway. Pump stations 29 and 19 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. The well redevelopment was completed in August. Project will be closed out once the final documents are received from the contractor. Submittal of the documents was received in September. Final walk-thru with Public Works Department and project close out is expected by the end of November.
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 is currently being constructed. The new water and sanitary services to the property line were installed on 8-08-05, the building connection is completed. The building shell, electrical and plumbing rough have been completed. Electrical wiring, window frames and louvers are currently being installed. Interior and exterior stucco is being applied, and the interior fixtures will be scheduled shortly. Despite the delays incurred due to hurricane Wilma, there is a recovery schedule planned and the Project is anticipated to be substantially complete in December 2005.

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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 completed the roof slab and the new 20" water line across the Macarthur Causeway. Connection to the existing system is pending, this work will involve partial closures of the McArthur Causeway at night, specifically the two north lanes westbound.
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 December 2005. A/E completed plan revisions / clarifications per Building Dept. comments. Minor punch list items remain. Landscaping and irrigation 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 (Men / Women) and one restroom (Men) have been substantially complete in Halls A, B, C, & D, and C Lobby. Work in the remaining pair of restroom in Group B is progressing at second floor C Lobby and substantial completion is expected by the end of November 2005. Group C restrooms are expected to commence in December 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. Work Order # 1 has been issued to URS Corp. for the implementation and placing of monitoring wells per DERM requirements. North and South restrooms are in operation. Contractor has completed all items required for a TCO and CO respectively. The Clubhouse CO is pending determination of the air-conditioned garbage enclosure requirement. A Commission item was presented at the October 19, 2005 meeting and was approved. Tran was given a Notice to Proceed.

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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 resolved. The installation of architectural fins on the face of the new building are scheduled for installation on the week of November 30, 2005. The fins are fabricated and field measurements are currently being taken for proper installation. The Mondo flooring in the covered play area hasbeen installed. Due to moisture problems as a result of Hurricane Wilma, the Mondo flooring in the ice rink will be installed as soon as the moisture level in the areas around the rink reaches the desirable level for adhesion of the flooring. Staff is coordinating Phase II, the first component of which will include the installation of air conditioning in the pool restrooms and the pool filtration system. Staff has negotiated a contract for a Phase I Master Plan of the Facility, effective 10-19-05. It will be complete in 60 working days from the aforementioned date..
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 have been permitted and the handrails have been ordered. The Streetscape project has been energized. 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 by December 2005.
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 completed the first floor walls and the slab for the second floor was poured on September 29, 2005. The contractor is working on the second floor walls and framing for the third floor. Additional underground utility work is 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 has been 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.	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 executed a contract with JOC Contractor for the pool portion of the Project, which is underway and the Notice to Proceed was issued on 8/10/05. On October 13, 2005, another JOC contract was awarded for the landscaping and perimeter fence scope. The remainder of the scope (sports lighting and soccer field) will be the last phase of the Project. The construction at Normandy Isle Park is currently estimated to be 57% complete, and although site conditions and recent weather events have impacted the project schedule, it is expected that project Substantial Completion will be achieved by June 2006.
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 of obtaining the final Certificate of Occupancy. The scope of work is expected to be completed by the end of 2005. Additional ADA items are being addressed with a JOC contractor.
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.	Phase I Improvements –, Completed February 2002 Phase II Improvements –, Completed February 2003 Phase III Improvements – Structural components of the (3) pavilions and (3) bathrooms have now been completed, the roofing systems are installed and the contractor is now installing louvers and doors. The structures are now basically topped out and closed to the elements. The interior of the bathrooms are being framed, partitions are being installed, rough electrical and plumbing connections are being terminated and the contractor is preparing to install fixtures. The park entrance sign walls are progressing, their foundations, concrete block, columns and caps are in place and the contractor is preparing mock ups of the stucco artwork that will makeup the actual signs. The tot lot construction is also well under way, the concrete base has been poured, play equipment is in place and the rubber safety surface is being installed. Concrete, asphalt and paver walkways are being formed and prepared for final pouring/installation. At this time the project is approximately 80% complete and the contractor is projecting a December 2005, Substantial Completion (TCO) with a January 2006 Final Acce Phase IV (Maintenance Facility) is unfunded. Phase V (Nature Center) unfunded.
NORTH BEACH	**BEATLES MANDALA**	Art-in Public places mosaic at Bandshell Park	Request for Proposal (RFP) to JOC Contractor issued on August 28, 2004. Proposal prepared Oct. 19, 2005, reviewed and rejected due to high cost. Revised joint scope of work prepared for efficient site and substructure design and construction provided substantial cost reductions. RFP/RFD issued Nov. 14, 2005, for within budget scope of work to provide substructure for mosaic application. Awaiting revised cost 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. Building has been topped-out. Site is at final elevation. Rough installation of sanitary sewer and drainage systems is complete. Interior partitions, plumbing, mechanical and electrical roughs are in progress. Building envelope finishes are in progress. Windows and door frames are being installed to close the building from the elements. The HVAC units were installed and the contractor is now assembling and installing air conditioning ductwork throughout the building. Plumbing and electrical subcontractors are roughing in the bathrooms, kitchen and dormitories and all pipes and conduits have been installed. Electrical switchgear is also in place.The construction is estimated to be at 60% completion and work is still on schedule for an early April 2006 Substantial Completion.
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 completed. Post tension cable barriers were installed on 2nd floor, some inspections still pending. Exterior painting completed , punch list items being addressed.
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. New sign has been fabricated, delivery of the sign is expected on the last week of October. Completion of the project is expected by early November 2005. Landscape partially completed. Old sign has been removed. Foundation complete. Delivery of the new sign is being schedule.
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 mobilized on 9/23/05. The contractor was delayed by FDOT to verify special provisions to permit. FDOT approved the MOT on 10/18/05 and contractor is approved to begin setting-up MOT on 10/24/05. Demolition at North sidewalk expansion is complete. Installation of steel reinforcement & forms in progress.
MIDDLE BEACH	**MUSS PARK IMPROVEMENT**	Renovation of a portion of 3.65 acre Park per 1996 City of Miami Beach Parks Master Plan; including, renovation of Tot-Lot and playground expansion.	First Notice to Proceed (NTP) was issued on 09/16/05. Existing equipment demolition is complete. The contractor has completed manufacture of the equipment. 2nd NTP to begin installation issued 10/31/05. Installation of new equipment 50% complete. Installation of new safety surfaces scheduled to begin the week of November 21, 2005.
MIDDLE BEACH	**FLAMINGO PARK IMPROVEMENT**	Renovation of a portion of 36.53- acre Flamingo Park per 1996 City of Miami Beach Parks Master Plan; including, renovation of Tot-Lot and expansion of existing playground area.	First Notice to Proceed (NTP) was issued on 10/18/05.The contractor has completed manufacturing the equipment. The 2nd NTP to begin demo of existing equipment & site preparation issued 11/14/05, contractor is scheduled to begin demolition the week of November 21, 2005.