



MIAMI BEACH

OFFICE OF THE CITY MANAGER

NO. 304-2006

LETTER TO COMMISSION

RECEIVED
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CITY CLERK'S OFFICE

TO: Mayor David Dermer and Members of the City Commission

FROM: Jorge M. Gonzalez, City Manager

DATE: December 8, 2006

SUBJECT: Capri Construction Project

The purpose of this Letter to Commission (LTC) is in response to complaints received by several members of the Commission with regard to noise as a result of an extended pour approval for the Capri Project located between Lincoln Road and 16th Street, encompassing the street ends of Lincoln Terrace and 16th Street (please see attached site plans).

The Capri Project is a redevelopment project generally consisting of:

- * 44,000 sq.ft underground garage (99 parking spaces)
- * Renovation of an existing historic 3-story building with 6 units (Building A)
- * A new 13-story building with 61 units (Building B).
- * A new 6-story building with 5 units (Building C).
- * Retail area at street level of buildings B and C
- * Replacement of 3 existing docks.
- * Lincoln Terrace and 16th Street improvements.

By way of background, and in accordance with City Code, the City routinely authorizes extended hour concrete pours when necessary. Necessity is determined when the property owner's engineer and contractor provide technically sound information to the Building Official that demonstrates the pour needs to be done in order to build the project that has been approved by the Design Review Board and/or Historic Preservation Board and as permitted by the appropriate regulatory agencies. In this case, the Design Review Board approved this development with an underground parking garage, the benefit of which is to avoid a parking garage pedestal and thereby reducing the corresponding scale of the project.

In addition, the approved development order for this project includes the complete reconstruction of Lincoln Terrace and 16th Street. This reconstruction includes underground utilities, sidewalks, parking spaces, landscaping, and concrete pavers as the road surface. Due to the undersized right of way, the parking spaces are actually on both public and private property. The property owners of Lincoln Terrace and 16th Street have individually provided construction easements to the developer and contractor to allow for the construction of the street improvements and their parking spaces.

The Building Official, once satisfied that the pour is technically necessary, requires the contractor to notify all adjacent properties well in advance of the pour, including the dates and times, and the fact that the work will be noisy. This is done in order for the affected residents to be able to make appropriate arrangements in advance for that time period, if they choose to do so.

The City's process was followed in this case, and the contractor submitted its request for this extended pour to the Building Official on November 14, 2006. This special request was made by G.T. Construction and Development to pour approximately 7,500 cubic yards of concrete to build the initial mat foundation for the underground parking garage. In considering the request, the Building Official took into account the considerable challenges in constructing an underground parking garage that is approximately 1 acre in area and below the water table. As the parking garage is underwater, in order to provide the best protection against water intrusion, it is necessary to construct the concrete mat foundation in a single, continuous, monolithic concrete pour.

Approval by the Building Official was granted on November 22, 2006, allowing the pour to commence at 3:00 am on Saturday, December 2, 2006 and run continuously for approximately 35 hours until Sunday, December 3, 2006 at approximately 2:00 pm. In the approval letter, the Building Official requested that the contractor notify all adjoining properties of their proposed work schedule. While the City is not authorized under the City Code to require it, we encourage the contractor to offer the affected residents a hotel voucher and meal offset. The Building Official usually requires written verification that the adjacent properties were notified.

On November 16 and November 17, the contractor notified adjacent properties to the construction site of the proposed extended hours pour. Attached is a map to facilitate the identification of locations notified, which include:

- 1471 Lincoln Terrace
- 1470 Lincoln Terrace
- 1451 Lincoln Terrace
- 1450 Lincoln Terrace
- 1431 Lincoln Terrace
- 1430 Lincoln Terrace
- 1620 Bay Road
- 1616 Bay Road
- 1600 Bay Road
- 1410 16th Street
- 1415 16th Street
- 1420 16th Street
- 1425 16th Street
- 1430 16th Street
- 1440 16th Street
- 1450 16th Street

Many of these residents signed the contractor's form acknowledging receipt of the written notice from the contractor. For those residents that were not home when the contractor visited them, the written notification, including the relocation offer, was left on their door. Attached is the contractor's list of properties contacted and signatures.

The contractor offered a hotel voucher for a two night stay, Friday and Saturday, as well as a Publix debit card to offset meal costs, to all affected residents in these buildings. Over 90 residents from all of the noticed buildings accepted the hotel voucher and meal card. Also attached is the contractor's list of residents who accepted these accommodations at either the Best Western or the Atlantic Ocean Hotel. The contractor also hired Miami Beach off-duty police officers as well as private security to assist with traffic control issues.

The contractor was able to finish the pour in less than the approved 35 hours, as they had finished their work and cleaned the site by 8 am on Sunday, December 3, 2006.

In the coming weeks, most likely following the end of year holidays, the contractor will need

Honorable Mayor and Members of the Commission
December 8, 2006
Page 3

to install a second monolithic structural foundation on top of the one poured on December 2nd and 3rd. This second concrete pour is anticipated to last between 35 and 40 hours. Following this installation, the contractor anticipates the need to request extended hours permits for smaller structural mat foundations that typically take about 14 to 15 hours to pour. The contractor and developer have agreed to widen the area to which notice is provided in order to include additional buildings from which the City received complaints. For the 35 to 40 hour pour, the residents of these buildings will also be offered hotel vouchers and meal vouchers during the two day period of the pour. The contractor will notice the affected properties at least 10 days in advance.

Many of you also received complaints about this project regarding extended work that is unrelated to the extended pour permitted for December 2nd and 3rd. On November 22, 2006, the contractor experienced the failure of a concrete pump during a routine concrete pour. If the pump had not failed, the pour could have been completed during the regular work day. However, due to this equipment failure, the Building Department authorized the contractor two extended work hours on that day since the pour, once in progress, could not stop. The contractor was not able to finish the pour by the 8:00 PM deadline established by Building and was issued 6 citations for violating the City's noise ordinance.

Please let me know if I can provide you with any additional information regarding this issue.

C: Tim Hemstreet, Assistant City Manager
Hilda M. Fernandez, Assistant City Manager
Tom Velazquez, Building Director

Attachments
JMG/TM/DM

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BISCAYNE BAY

BUILDING C

BUILDING B

BUILDING A

16TH STREET

LINCOLN TERRACE

PROJECT LIMIT

PROJECT LIMIT

PROJECT LIMIT

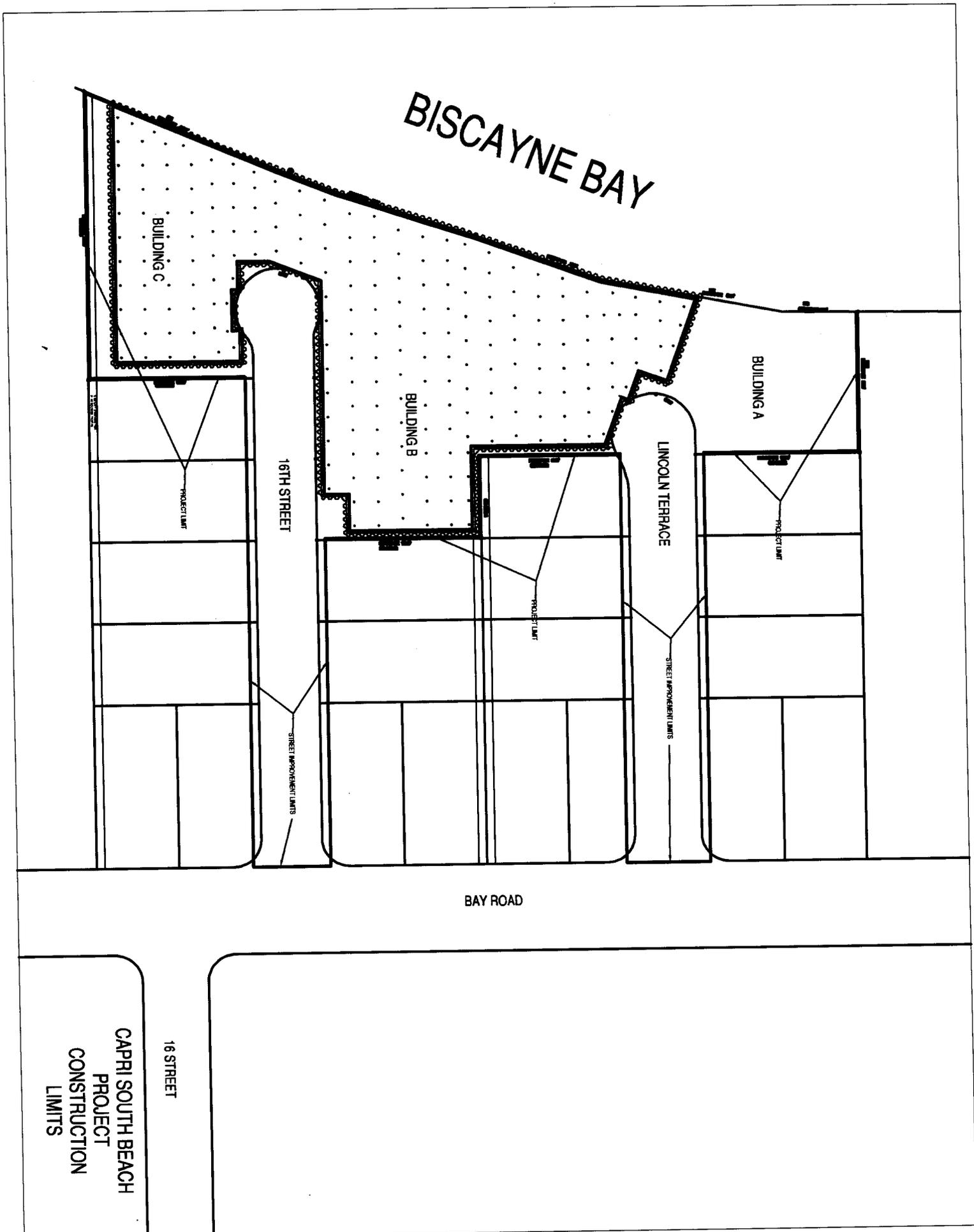
STREET IMPROVEMENT LIMITS

STREET IMPROVEMENT LIMITS

BAY ROAD

16 STREET

CAPRI SOUTH BEACH
PROJECT
CONSTRUCTION
LIMITS



BISCAYNE BAY

BUILDING C

BUILDING B

BUILDING A

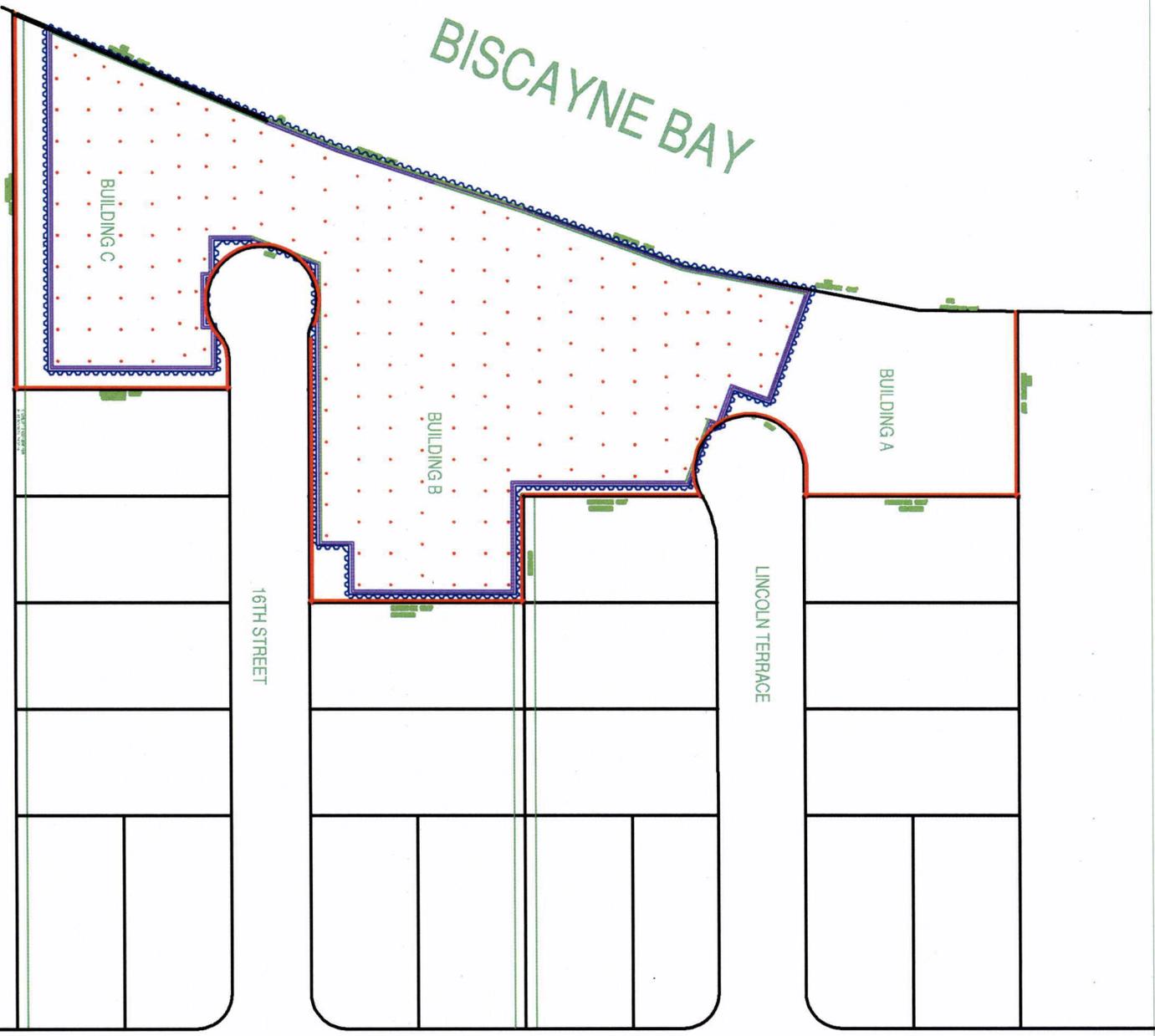
16TH STREET

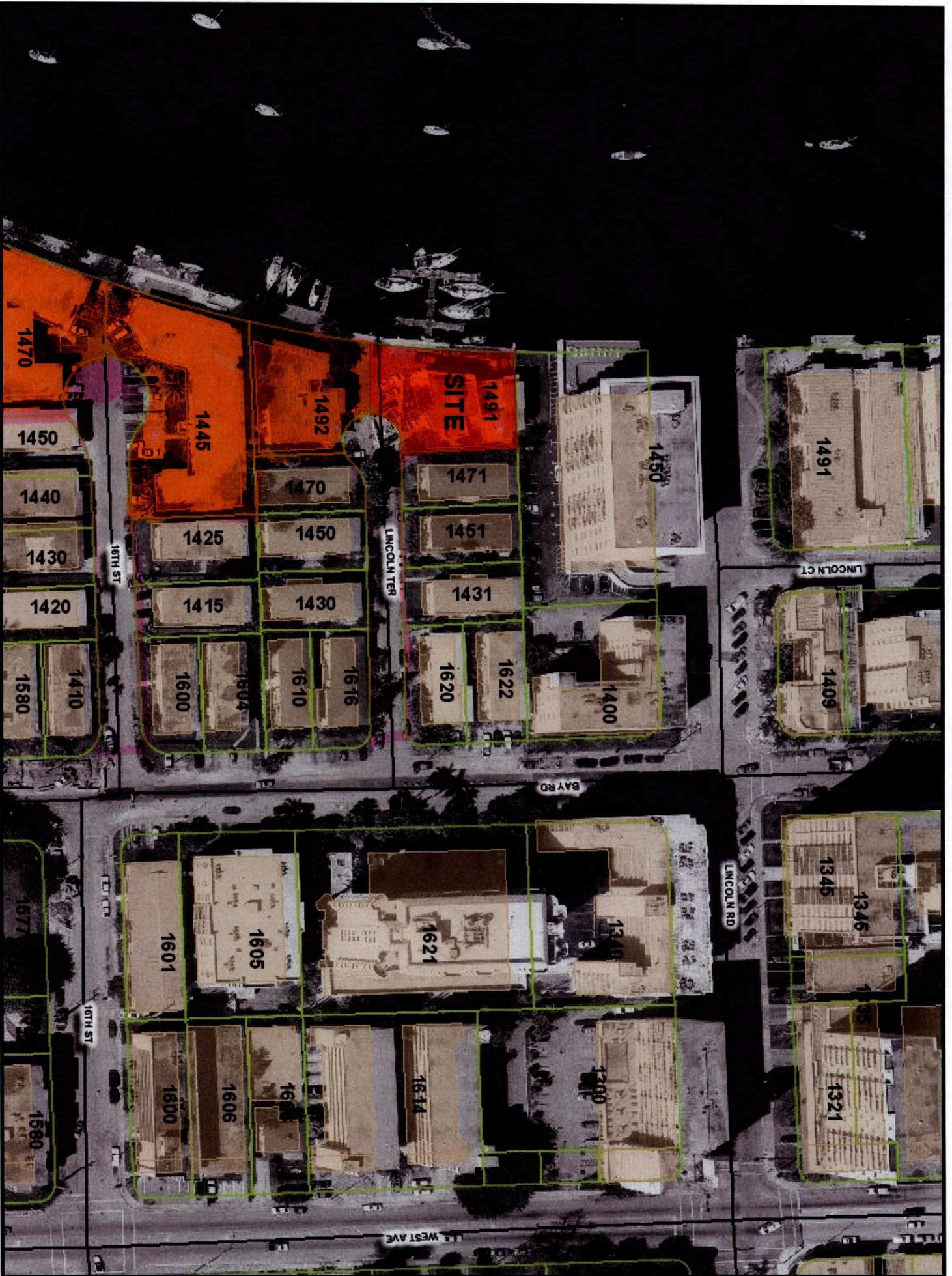
LINCOLN TERRACE

BAY ROAD

16 STREET

CAPRI SOUTH BEACH
PROJECT
CONSTRUCTION
LIMITS





November 14, 2006

Tom Velazquez, Building Official
City of Miami Beach

Re: Capri Tremie Slab Pour

Dear Tom,

As we discussed previously, we have firmed up our date of our tremie slab pour of December 2nd.

The pour will be approximately 7,500 yards and will start at 3:00 am Saturday morning, 12/2/06, and run continuously for approximately 35 hours until the pour is completed on Sunday 12/3/06 at approximately 2:00 pm.

Police and Security

We will be providing Miami Beach police at 16th Street and Lincoln Terrace during the concrete pour for traffic concerns. We will also be providing private security for traffic control to make sure everything runs smoothly.

Notification of Residents

In addition, we will notify all residents on 16th Street and Lincoln Terrace of the time frame of the pour which will be the same hours as shown above. See sample letter enclosed.

In conclusion, please let us know if there is anything else we need to do to satisfy any other requirements you may have.

Sincerely,



Ken Nichols
Vice President

To the Residents of Lincoln Terrace and 16th Street

Dear Resident,

The Capri Project is taking steps to complete the project at the end of your respective street in a timely basis.

To that end, we are making a major concrete pour which will start on Saturday, December 2, 2006 at 3:00 am and run through Sunday, December 3, 2006 until approximately 2:00 pm.

We apologize for any inconvenience this may cause you. However, we would like to offer you a hotel voucher for a 2-night stay so you will not be inconvenienced by noise, etc.

The hotel vouchers will be available for pick up beginning Monday, November 27th through Thursday, November 30th at our Construction Office located at 1491 Lincoln Terrace. Our phone number is 305-531-4744.

In addition, we will be providing police security at the end of each street to help facilitate any traffic problems during this pour.

We believe and hope that the improvements and streetscape that will be a result of the Capri Project will help beautify and enhance your neighborhood and we look forward to being partners in this endeavor.

Sincerely,



Ken Nichols
Vice President



MIAMI BEACH

City of Miami Beach, 1700 Convention Center Drive, Miami Beach, Florida 33139, www.miamibeachfl.gov

BUILDING DEPARTMENT Administration Division
Tel: 305-673-7610 Fax: 305-535-7513

November 22, 2006

G. T. Construction and Development
c/o Ken Nichols, Vice President
400 S. State Rd 7.
Plantation, FL 33317-4043

RE: 3737 Collins Ave. Capri

Ken Nichols:

Thank you for your letter dated **11-14-06**, requesting a temporary permit for an early pour.

Regarding your present request, I will permit the "extended work hours" scheduled as follows:

This pour will be approximately 7,500 cyds and will start at 3:00 am on Saturday, December 2, 006 and run continuously for approximately 35 hours until the pour is completed on Sunday, December 3, 2005 at approximately 2:00 pm.

In the event that complaints are received, we will need to revisit the matter.

Please notify all adjoining properties of your proposed work schedule.

As always, we request that proper consideration be addressed regarding negative impacts to the neighboring properties.

Sincerely,

Thomas A. Velazquez

Director

tvelazquez@miamibeachfl.gov

cc: Code Compliance Division of Neighborhood Services Dept.
Donald DeLuca, Chief of Police
Jorge M. Gonzalez, City Manager

FAX - 7012
7065
7782

F:\BUIL\B\ALL\YEARLY POUR REQUESTS\2006\CAPRI\CAPRI 11-10-06.doc

ADDRESS	UNIT	TENANT'S NAME (PRINTED)	SIGNATURE	Date
1430 LINCOLN TER.	1	No tenant.		
	2	Maria P... [Signature]		
	3	[Signature]		
	4	[Signature]		
1620 BAY RD.	4	Mark mezin		
	3	nishiz lopes		
	2	peter		
	1	John [Signature]		
1616 BAY RD.	1&2	[Signature]		
	3	[Signature]		
	4	Jail [Signature]		
	4	[Signature] left on down [Signature]		
1600 BAY RD.	1	[Signature]		
	2	DV.		
	3	Dunee [Signature]		
	4	[Signature]		
1410 16TH STREET	1	Rod Rodriguez		
	2	[Signature]		
	3	Katie Weakley		
	4	[Signature]		
	1A	Susan Sanchez		

*residents who picked up hotel vouchers

GT CONSTRUCTION AND DEVELOPMENT

Project: CAPRI
Project No: 04-279

Letter to Residents

Date Revised: 11/16/2006

ADDRESS	UNIT	TENANT'S NAME (PRINTED)	SIGNATURE	Date	
1471 LINCOLN TER.	3	Daniel Almy		11/16	*
	2	J. Fleman		11/16	*
	3			11/16	*
	4	left on door. "no name"		11/16, 11/17	*
1470 LINCOLN TER.	1	Evelyn Cortese		11/16	*
	2	Anila Farkas		11/16	*
	3	GUSAF Arroyo		11/16	*
	4	Delia La Jarama		11/16	*
1451 LINCOLN TER.	*1	Isaac E Martinez		11/16	*
	2	Julian		11/16	
	3	left on door		11/16, 11/17	
	4			11/16	*
1450 LINCOLN TER.	1	no tenant		11/16	
	2	no tenant		11/16	
	3	left door "landlord"		11/16, 11/17	*
	4	left door. "landlord!"		11/16, 11/17	*
1431 LINCOLN TER.	1	Immaculata Quinsua		11/16	
	2	R. Lopez		11/16	*
	3	Anthony J. Ford		11/16	
	4			11/16	*

1470 Lincoln ter 1A Gellert Czono

11/17 *

* residents who picked up hotel vouchers

ADDRESS	UNIT	TENANT'S NAME (PRINTED)	SIGNATURE	Date
1415 16TH STREET	1			
	2			
	3	left on door	BOB BOWEN	
	4	left on door "no answer"		
1420 16TH STREET	1			
	2			
	3	left on door "no answer"		
	4	left on door "no answer"		
1425 16TH STREET	1	Melut H.		
	2		Lucia Lopez	
	4B			
	3A			
1430 16TH STREET	1	Wilson Velaz		
	2	H. Gomez		
	3	CAROLINA SPADA		
	4		OSCAR ROSALES	
1450 16TH STREET	1	Julie Ryan	Julie Ryan	11/16
	2	Clementina I Heredia	Clementina I Heredia	11/16
	3	DRAGOSCH MILIC	Dragosch Mihai	
	4	Kristen Hunter	Kristen Hunter	11/16
1430	1	left on door.		
	2			
	3	Helen Obere		
	4			
	1A			
	2A			

*residents who picked up hotel vouchers.

GT CONSTRUCTION AND DEVELOPMENT

Room List

Project: CAPRI

Date Revised: 12/1/2006

Project No: 04-279

Number	TENANT'S NAME	TENANT'S NAME	TENANT'S NAME	TENANT'S NAME
1	Oscar Torres	Daniel Alaniz		
2	Danella Bedford	Damian Watkins		
3	Daniel La Gamma	Delia La Gamma		
4	Pedro Taveras Jr	Marie Valens		
5	Victor Hugo Michel	Jorge Saba		
6	Samson Cheng	Jason Cashger		
7	Nathan Estop	Dario Almarza		
8	Melat Harris	Heather Doering		
9	David Kurtzman	Lilian		
10	Alexander Cabrera	Wife		
11	Leslie Aronson	Julie Ryan	Daughter	
12	Clementina I Heredia	Daughter	Daughter	
13	Dragoslav Milic	Wife	Son	
14	Jonathan Flexman			
15	Robin Fugate			
16	Christian Marin	Wife	son	
17	Kathie Weakley	roommate		
18	Guadalupe Hernandez	Ricardo Farinas		
19	Angelica Cadena	Kenneth Talor		
20	Carolina Spada	Christian D. Nielson	Fionna Nielson	
21	Maria Cabrera	Carlos Cabrera	Christopher Cabrera	
22	Mark A. Gibbs	Ry Doolittle	Helen Cole	
23	Tarita Noronha	Attila Farkas		
24	Jason Holmes Stapleton	Paola Stapleton	Daughter	Son
25	Francisco Gonzalez	Emma Lategna		
26	Eric Tomlinson	Wife		
27	Alfredo Gutierrez	Dulce Gutierrez		
28	Liliana Ortiz	Wilson	Eric	
29	Joana Paranhos	Aprian	Pizelman	
30	Rosio Garcia	Paula		
31	Evelyn Cortese			
32	Victor M Sanchez	Wife	Daughter	Daughter
33	Alejandro Oyanguren	Michelle Oyanguren	Daughter	Grandson
34	Gerald T. McDonald			
35	Gerald T. McDonald			
36	Karel Cernoch	Eduardo b. Rojas		
37	Susan Janeth Sanchez Rojas	Victor		
38	Omar Rosales	Wife		
39	Gellert Czano			
40	Maria Victoria Sanchez			
41	Matthew peter Messina			
42	Isaac enrique Martinez			
43	Gustaf Arnoldsson			
44	Larry Maurice Martin			
45	Myrna Douzig			

Mejia, Dolores

From: Tom Thielen [tthielen@bellsouth.net]
Sent: Sunday, December 03, 2006 10:40 AM
To: Dermer, David; Bower, Matti H.; Cruz, Simon; luis@miamibeachfl.gov; Gross, Saul; Libbin, Jerry; Steinberg, Richard; City Manager's mailbox
Subject: EXCESSIVE NOISE COMPLAINT

Dear Mayor Dermer, City Manager Gonzalez and City Commissioners,

I am writing to register an official complaint and to express my extreme anger and utter outrage that a City building official, namely Tom Velasquez, authorized an extended hours permit allowing construction work and the operation of noisy heavy equipment to go on for 24 hours a day for at least the past two days in a completely residential neighborhood. I'm referring to the construction project between 16th Street and Lincoln Terrace west of Bay Road.

I am a resident and property owner at Bay Point East Condominium at 1605 Bay Road, Unit 202. My unit faces Bay Road and overlooks the corner of 16th Street and Bay Road. I've lived in this neighborhood since 1998 and have endured the inconveniences and minor annoyances of other major construction projects that have improved the area. **But the constant noise and traffic of large trucks and heavy construction equipment throughout the day and night since last Friday has become unbearable, unacceptable and must be stopped.**

I, and I'm sure many of my neighbors, have lost two nights of sleep due to the constant drone of the never-ending parade of heavy cement trucks and other equipment, the incessant beeping of each truck's warning signal as they back down 16th Street to the construction site, the continual whine and whirl of a street cleaner passing by like clockwork every 10-12 minutes, the occasional blast from a truck's air horn right outside my bedroom window and the persistent shouting of construction workers who are barking orders or just trying to be heard over the noise.

It's one thing to be awakened at 5:30 or 6 AM nearly every day by noise from the various construction projects that have been going on in the neighborhood for months now, including the recent street improvements, but it's quite another to be kept awake throughout the night when that noise goes on and on into early morning hours. I finally gave up on trying to sleep this morning at 3 AM and tried watching television for a distraction. I had to constantly adjust the volume to hear the sound over the noise outside my windows.

Again, I say, it is unacceptable that the City would allow a developer to operate at such hours in a totally residential neighborhood disrupting the lives and nightly sleep of its residents.

No notice of any kind was sent to the residents in my building informing us this work was going to take place overnight. However, I understand the developer offered complimentary hotel stays for the residents on 16th Street and Lincoln Terrace west of Bay Road. Perhaps that was a requirement for obtaining the work permit. No such offer was made to the residents of my building who were equally disturbed and affected by the noise. I suppose the developer or Mr. Velasquez, who approved the permit, didn't consider or didn't care that the brilliant glare of the work lights and the excessive noise would also be a bother to us. Whichever the case, they were wrong!

As a tax-paying citizen of the City of Miami Beach, I urge you in the strongest possible sense to put an immediate stop to this and not allow Mr. Velasquez or the Building Department to issue extended overnight hours permits for construction work in any residential neighborhood in the city that is not of an emergency nature. This should certainly fall under the City's noise and code compliance laws, and the City should not issue such permits with little or no regard for ALL of the residents who might be affected by such action.

I thank you for your time and for taking my complaint and request seriously. I would greatly appreciate a response acknowledging that you received this message.

Sincerely,

Tom Thielen
1605 Bay Road #202

12/4/2006

Miami Beach, FL 33139
305-604-6009 home
305-505-1249 cell

Mejia, Dolores

From: Arthur Marcus [marcus_a@bellsouth.net]
Sent: Sunday, December 03, 2006 9:18 AM
To: Velazquez, Thomas; Gross, Saul; Bower, Matti H.
Cc: Bernstein, Lynn; Greg Anderson; David Framberger; Sarah Lenett
Subject: Capri Construction

I live at 1450 Lincoln Road - directly adjacent to the future Capri condominiums. For the past two nights the crews at the Capri construction site at Lincoln Terrace and the Bay have been working ALL THROUGH THE NIGHT to pour concrete for the foundations. This work began sometime around 3:00AM on Saturday morning and lasted all day on Saturday and then continued well into the early morning hours of Sunday. I finally fell asleep with earplugs on so I do not know when the noise stopped.

I realize that a special permit is required for work such as this. Yet how is a permit authorized for such noisy work when such work is occurring during normal 'sleep' time for most people? And the scores of concrete trucks rumbling through the neighborhood with their back-up 'beep - beep - beep' noises make sleep almost impossible.

And why are the hundreds of neighbors who surround this site in neighboring highrises NOT given any notice of such work? Although the construction managers for the Capri did notify the Lincoln West Neighborhood Association that a sixteen hour period would be required for the concrete pour - they specifically did not mention that it would occur over two nights, nor that it would start at 3:00AM in the morning. And this work took far longer than sixteen hours.

How do special permits like this actually happen?

We all realize that shoehorning a fourteen story building into a tight building site in the middle of a congested urban neighborhood such as this is certainly a tough proposition. What else is anticipated during the Capri construction that will have such a negative impact on the surrounding neighborhood? And what happens if there is a true fire or police emergency on these two dead-end streets of Lincoln Terrace and 16th Street, where the only access for emergency vehicles is to back in from Bay Road? How do you back-in past twenty concrete mixers???

Arthur Marcus
for the
Lincoln West Neighborhood Association

Mejia, Dolores

From: Dan Sanchez [dan_a_sanchez@hotmail.com]
Sent: Sunday, December 03, 2006 2:09 PM
To: Dermer, David; Bower, Matti H.; Cruz, Simon; luis@miamibeachfl.gov; Gross, Saul; Libbin, Jerry; Steinberg, Richard
Subject: Noise and visual light disturbance on Bay Road

Dear elected public officials,

I live on 1620 Bay Road and it has become increasingly difficult to maintain my usual living arrangements in my home due to the recent construction project going on across the street from me.

The noise has been unbearable inside my apartment. I cannot sleep well due to the noises and have to close all my windows and balcony doors in order to be able to listen to myself in my apartment. The need to close my windows and balcony door also forces me to have to rely on using my air conditioner in order to maintain a comfortable temperature inside my home. Why is my living situation as well as financial situation being compromised due to a construction site near me?

I ask that ammendments be made in order to rectify this situation. I look forward to hearing any solutions you may be able to offer.

Sincerely,

Dan Sanchez
352-478-9482
1620 Bay Road APT 303

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Mejia, Dolores

From: TRooks9307@aol.com
Sent: Saturday, December 02, 2006 2:47 PM
To: Dermer, David
Cc: Bower, Matti H.; luis@miamibeachfl.gov; Steinberg, Richard; Libbin, Jerry; Gross, Saul
Subject: Construction of the Capri between 16th and Lincoln on Bay Road

Mayor Dermer,

Saturday 12/2/06

This e-mail is to formally complain about the day and time limits of permits for the construction of the Capri. The developers continually breaks the time rules for starting and ending. And lately has been given extension of time by the building department which are disruptive to every neighbor in the area.

This weekend they were given permission by Tom Valezquez (extension 4589) to pour concrete and work starting at 3:00 a.m. on Saturday morning throughout the weekend. This is unacceptable. No one can sleep due to the noise of the trucks, workers yelling to each other to direct trucks and the flood lights shining in our places. When I called code complaince last night at 3:30 a.m. the supervisor was very sympathetic and said this only the beginning of the project so we better call and make ourselves heard if we want a change in how they are getting away with this. I don't think Tom Valezquez would approve this in his neighborhood.

Not to mention the dust and dirt caused by this project makes it impossible to open your windows for health and cleanliness reasons.

And of this is happening right after the City is finishing up the improvement project. I can tell you that all of those cement and dump trucks are trashing the street.

This situation is truly getting out of hand. What do we have to do as a neighborhood to make sure they work within reasonable hours? I am so tired of construction on the beach...first was the Grand Flamingo, then the high rise on the S.E. corner of Bay and 16th and now this. But this one is the worst by far. Code Compliance is out here constantly. In fact on the evening prior to Thanksgiving they worked 4 hours past the time - all code compliance could do is fine them every 30 minutes.

Thank you,
Tim Rooks
1605 Bay Road #501
Miami Beach, Fl. 33139
305-724-7270

12/4/2006

December 7, 2006

Mr. Tom Velazquez, Building Official
City of Miami Beach, FL

RE: Capri Foundation Completion

Dear Tom,

The following is a summary of the tentative schedule to complete the Capri foundation work:

Building C elevator pit tremie

Quantity: Estimated 400cy

Date and time: Monday 12/11/06 between 8am- 6pm.

Building C tremie mat

Estimated 1,600cy

Pumping rate 150cy per hour

Estimated duration: 14.5 hours-

1 hour for Setup

10.5 hours for Pour

3 hours for Cleaning

Tentative dates and time:

Option 1: Saturday 12/16/06 between 8am-10:30pm (14.5hrs)

Option 2: Tuesday 12/19/09 between 6am-10:30pm (16.5hrs), due to possible traffic delays.

Structural Mat

Due to the nature of this structure under the water table, a continuous concrete pour is the only way to eliminate leaks and failure of structural slab through leaking. We can only achieve this continuous concrete pour during a weekend due to increased weekday traffic and large amount of concrete trucks required to travel to Miami Beach.

Estimated 6,800cy

Pumping rate 250cy per hour

Estimated duration: 38 hours-2 hour for Setup
28 hours for Pour
8 hours for Finish & Cleaning
Tentative dates and time: Start at 3am Saturday 01/06/07
to 5pm Sunday 01/07/07

If you have any questions please call me at (954) 650-0020.

Sincerely,



Jerry McDonald
President
G.T. Construction & Development, Inc

Cc: Mark Siffin (MaeCapri)
Allen Smith (MaeCapri)
Laurent Lefebvre (Nicholson Construction)
Gary Fayer (Baker Concrete)
Kobi Karp (KKAID)
Eugene Crosby (Gopman Consulting)