CITY OF MIAMI BEACH
Office of the City Manager
Letter to Commission No. 011-2005

To: Mayor David Dermer and Members of the City Commission

Date: January 13, 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 CIP Office.

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Attachment

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

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CIP - PROJECTS UNDER CONSTRUCTION

DISTRICT	NAME	PROJECT DESCRIPTION	UPDATE WEEKS JANUARY 3 - 13, 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.	Existing roof work nearly completed, parapet on existing roof completed, stage rigging installed, ceiling and electrical work in progress. Lobby work progressing, storefront installed, auditorium lighting in progress, elevator inspections pending, sidewalk poured, contractor completing exterior stucco work. Utility coordination on Lennox pending.
SOUTH BEACH	VICTORY GARDEN (SOUTH BEACH, SOUTH POINTE)	The project entails improvements to a vacant lot (210 Collins Avenue) to add planting beds accessible to a wide variety of people with disabilities as well as a memorial World War II Art in Public Places components.	Construction portion of project complete. Artistic Fence is being installed. Final Certificate of Completion issued by the City's Building department on 01/06/05. Artist to complete addressing Owner's punch list items. Project dedication is being scheduled by the RDA.
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.	Project currently in permitting process. Partial NTP's have been issued for adjacent work on water mains and sanitary sewer crossings. Water main crossings began week of August 23, 2004. Water main work at 15th Street north to 16th Street commenced on 12/1/04. Affected properties advised. Contractor demobilized for the Holiday season on 12/23/04. Contractor Remobilized on 1/3/05. Will continue with water line work from 15th to 16th Street. 8th, 11th and 12th Streets, side roads impacted by connections of new water mains.
SOUTH BEACH	PUMP STATION (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.	Construction mobilization complete. Ongoing construction in several locations such as pump stations 10, 29, 1, 11, 24, 28, etc. Pump station 1 on Jefferson and 11th Street may cause delays on 11th Street and the alley. Pump Station 28 on Sheridan and 28th Street is now underway.
SOUTH BEACH	PALM/HIBISCUS GUARDHOUSE	The project's scope of work includes the demolition of the existing guardhouse and construction of new accessible structure at the Palm/Hibiscus Island entrance, landscape, extension of the existing irrigation system and the installation of electrical conduits for future gated access system.	The substantial completion walk through was performed on 11/3/04, minor punch list items remain to be done. All trades have been finaled. Final CO obtained January 11, 2005. Contractor will repair roof where hit by delivery truck.
SOUTH BEACH	SOUTH SHORE COMMUNITY CENTER HVAC UPGRADES, 2ND FLOOR BUILD-OUT, ELEVATOR UPGRADES, ROOF REPLACEMENT	The Scope of Work includes the removal and replacement of the chiller plant, remote condenser unit and two air handling units in the auditorium. Repair and upgrade of (4) Air Handler Units on the second floor, HVAC equipment, duct work, controls, electrical, duct smoke detector, engineering plans at auditorium, demolition of nine (9) existing light fixtures, patch stucco to match existing after demolition. Build out of 2nd Floor Office Space, Elevator Upgrades, and Fire Alarm System Upgrades.	HVAC Chiller, 2nd Floor and auditorium work complete. Elevator Upgrades completed, 2nd Floor Office punch list items completed. Final inspection on 11-29-04, no water intrusion from roof detected. This Project is being closed-out. Roof replacement is complete and the City has a 20 year warranty. The Certificate of Completion for the 2nd Floor Renovation was obtained on 12-15-04. All outstanding permits will be closed in January. CIP will turn the Project over to the Property Management Division, to obtain new permits to complete the remaining 1st Floor life safety, ADA and HVAC work, including the Building Envelope/Exterior and landscape work remaining.

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SOUTH BEACH	BAY ROAD	Drainage, sidewalk, landscaping, parking, roadway improvements 1400-1600 Bay Rd.	FPL provided power to pump station week of 10/11/2004. Delayed due to hurricanes. FDEP permit received 11/3/04. Substantial completion walkthrough will be performed when Pump station is fully operational. Correspondence from Engineer of Record received on 12/27/04 presenting short and long term alternative solutions to operate the Pump station. Decision to use only 1 pump at a time agreed to, waiting for final costs from engineer.
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 Contractor was issued a Notice to Proceed on 9-7-04, and mobilized on 9-20-04. The first 5 blocks (5th to 10th) are complete and open to pedestrian traffic. The demolition of sidewalk, curb and gutter between 11th and 12th is complete. Sidewalks, curb and gutter, and utilities relocation to11th Street complete. Regrading and landscaping between 10th and 12th is in progress. The deletion of the inner concrete band at the plazas was requested by the Planning Department staff. Consequently, the 6th and 7th Street plazas will be redone at the end of the Project. The contractor completed the work to 12th Street on 12-21-04, and demobilized for the holiday season on 12-22-04. A Certificate of Appropriateness for Demolition of the 14th Street Restroom Facility was obtained at the 12-08-04 Commission meeting. Temporary restrooms will be provided. Demolition of the structure is anticipated to occur during January/February 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 mobilized on December 15, 2004. Work on the pilings has been completed.
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 95% complete. Phase I - TCC was obtained prior to ribbon cutting ceremony on December 10, 2004. Final CC expected during January 2005. This week the Contractor installed decorative light fixtures, installed additional bar equipment, and continued painting (touch-up work). Punch list items remain to be completed.
SOUTH BEACH	CONVENTION CENTER IMPROVEMENTS (CITY CENTER)	Renovation and ADA improvements to restrooms, doors, door hardware, and box offices.	Group A of project is 98% complete. Tentative completion expected during Spring 2005. NTP provided to Alpine Construction on September 21, 2004. Contractor began with Hall A and D restrooms. TCC obtained in completed Hall A and D restrooms on 12/01/04 in time for Art Basel on Dec. 1, 2004. Work also progressing on Hall B and lobby restrooms. Final CC expected during January 2005. Group B restrooms to commence renovation in February 2005.

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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.	Connection from FP&L transformer to the new clubhouse is scheduled for this week. Once electrical service connected, Contractor will begin testing all electrical and mechanical equipment in the building. This week the contractor is removing an existing fence at the maintenance building in preparation for installation of new fence. Contractor is also installing communication conduits that will link the maintenance building to the clubhouse. Other work at the maintenance building is currently delayed due to State environmental permitting requirements related to the on-site drainage well. North restroom is in operation. South restroom will be ready for final inspections after completion of the electrical service which is scheduled to be complete by the end of January.
MIDDLE BEACH	SCOTT RAKOW YOUTH CENTER (MID-BEACH, BAYSHORE)	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. This week the Contractor is diagnosing HVAC system inside the Ice Rink to improve humidity levels. Design of a new gas line and water line to provide hot water for Ice Rink operation is complete. This work will be permitted next week - installation to follow in February. Increases in the cost of aluminum will require a contract adjustment prior to issuing a notice to proceed for the architectural fins. Staff is coordinating Phase II – Additional enhancements are being reviewed to determine exact scope.
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 in its final stages of completion. Architect issued the certificate of substantial completion this week. Punch list items will be reviewed with neighborhood representatives on 1/26/05.
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.	A final Certificate of Occupancy for the new Library was issued on November 8, 2004. City turned over the facility to the Miami-Dade County Public Library System on December 6, 2004. Certain enhancements required by the County are being coordinated and will be completed before the opening date. City staff is coordinating this work with the Contractor and Architect. The County anticipates opening the Library for public use in March 2005. CIP Office staff is currently reviewing a request for compensation filed by the Contractor at the end of the job.
MIDDLE BEACH	FIRE STATION #2 (MID-BEACH, BAYSHORE)	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.	City staff issued the first notice to proceed to the Contractor on November 22, 2004. CIP Office Staff has been coordinating pre-construction activities with Contractor. It is expected that the second notice to proceed will be issued to the contractor this week. This will allow the contractor to mobilize and commence construction activities. The groundbreaking ceremony is scheduled for February 2, 2005.

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MIDDLE BEACH	25TH STREET WATER STORAGE TANKS AND PUMPING STATION	Replace existing water storage tanks and pumping station.	Contractor has finished all physical work, and is currently working with City staff to close out all permits, submit closeout documents and obtain a CO for this portion of the project.
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.	New JOC contractor procured for site clean-up; work has been completed. Working with Surety to evaluate claim. Architect-of-Record submitted review and assessment of the as-built conditions report on November 1, 2004. On December 1, 2004, complete construction documents, including Technical Specifications, were submitted to the contractor for pricing. Contractor is to submit pricing proposal by 1/17/05. Second demand letter has been sent to the Surety.
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. Awaiting final Certificate of Occupancy.
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 completed; As of August, 2004 permit review by building department complete. Phase III demolition completed on November 18, 2004 and new construction to begin January 2005, after completing price proposal negotiations.

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NORTH BEACH	ALTOS DEL MAR PARK	Demolition of two existing structures.	HPB approved the Certificate of Appropriateness for Demolition at its October 12, 2004 meeting. The City Commission approved the demolition at the December 8, 2004 public hearing. Currently the City is negotiating the Planning/Design/Construction Administration agreement with the consultant.
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.
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 completed. Seawall construction mobilized on September 23, 2004; delayed due to Hurricane Charlie, Frances, and Ivan. Damaged portions of the Seawall and dock piles were removed and replaced. Seawall repairs are ongoing. Second Notice to Proceed for the Fire Station was issued on November 15, 2004. Contractor has completed augercast pile installation and is preparing for the pouring of the grade beams.
NORTH BEACH	NORTH SHORE PARK- CONCESSION STAND	Construction of new structure.	Permit review by Building Department complete. Construction documents completed by Consultant. JOC Program Contractor submitted price proposal on 12/9/04. City and its Consultants are in the process of reviewing the price proposal and scheduling a negotiation meeting with the Contractor. Construction expected to start in February 2005.
CITYWIDE/ PARKING	13TH STREET PARKING GARAGE	Structural and non-structural detail demolition and repairs to garage. Electrical work also included in scope of work.	Construction completed, testing of the neon lights still pending
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.	Contractor continues structural repairs. Interior repairs have been completed, repairs to the exterior will begin during January and will affect surrounding streets. Painting is being performed on the west bays of the 3rd and 4th floors.