MIAMIBEACH

OFFICE OF THE CITY MANAGER

NO. LTC # 315-2005

LETTER TO COMMISSION

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

DATE: December 23, 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.

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Attachment

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

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CIP - PROJECTS UNDER CONSTRUCTION

DISTRICT	NAME	PROJECT DESCRIPTION	UPDATE WEEKS DECEMBER 5 - DECEMBER 16, 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.	All major construction is now complete. Punch lists have been prepared by A/E and DMS and are being addressed by contractor. Most building department approvals have been obtained. Substantial completion is now expected in January 2006 with a Certificate of Occupancy expected in late February 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. Time extensions will be granted if applicable. Final inspections by regulatory agencies continue and close-out documents are being prepared.
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.	MOT is changing to accommodate traffic as the Project progresses. All water mains and sanitary sewers have been installed. Drainage is approximately 80% complete. Resurfacing, street lighting, sidewalk, curb and gutter replacement and landscaping are in progress. 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 are being replaced. Landscaping changes to existing medians pricing has been received and accepted. Funding sources will be identified and a change order issued to the contractor. Traffic mast arm installations funded by the County have been approved. Construction of the arms is to start in February due to delays with the County. 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, 29, 19, 18 and 23 are now underway. Pump station 28 will be completed in December 2005
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. New deficiencies have been identified and the City and Hazen & Sawyer are working with the contractor to resolve them. Final walk-thru with Public Works Department and project close out has been postponed probably to February 2006.
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 Building has been completed and Certificate of Occupancy (CO) was applied for on December 15, 2005. The C.O. is pending building, and accessibility final inspections which are scheduled during the week of December 19, 2005. The contractor attained Substantial Completion on December 20, 2005. The Close-out package and turn over of the building maintenance to the Public Works Sanitation and Property Management Divisions will follow shortly after the construction contract close out.

DISTRICT	NAME	PROJECT DESCRIPTION	UPDATE WEEKS DECEMBER 5 - DECEMBER 16, 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 completed the roof slab and the new 20" water line across the Macarthur Causeway. Connection to the existing system is schedule to be performed on the week of December 5th, disrupting the circulation on West avenue for 2 days and the connection in Terminal island is schedule for Saturday December 10 at night; this connection will affect the water supply to the Coast guards. Both areas will be advice of the interruptions via the Public Works Department. Connections 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 .	Contractor to implement revisions by the Building Dept. and minor pending punch list items early in 2006. Phase I - Final CC is expected by early Spring 2006.
SOUTH BEACH	**CONVENTION CENTER IMPROVEMENTS (CITY CENTER)**	Renovation and ADA improvements to restrooms, doors, door hardware, and box offices.	Twelve pairs of restrooms and one Men's restroom located in Halls A, B, C, & D, and Lobby C & D are substantially complete. Notice to Proceed was issued on 12.9.05 for Group C restrooms. Demolition for one of the restrooms in Hall A (Group C) has commenced. Substantially completion for Group C restrooms is expected in early Summer of 2006.
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.	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. An amendment to the URS agreement is going to Commission on January 11, 2005 to approve an Reasonable Assurance Report required by FDEP. Currently, the plans for the air conditioned garbage enclosure are being revised by the Architect and require re-submission to the Building Department for approval and permitting.

DISTRICT	NAME	PROJECT DESCRIPTION	UPDATE WEEKS DECEMBER 5 - DECEMBER 16, 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. The installation of architectural fins on the face of the new building is currently underway, with and expected to be complete by mid-January. The Mondo flooring in the covered play area and in the ice rink has been installed. 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 II Master Plan of the Facility, effective 10-19-05. The Master Plan will be presented to City Staff on January 16, 2005 for approval and comments.
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 installed. 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 January 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 building footprint has been completed. The contractor has completed the first and second floor shell. The contractor is working on the third floor walls. Roof slab for the apparatus bay is complete. Additional underground utility work is underway. The third floor roof slab is scheduled to be poured on January 15, 2006.
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.

DISTRICT	NAME	PROJECT DESCRIPTION	UPDATE WEEKS DECEMBER 5 - DECEMBER 16, 2005
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. Drainage system has been completed. Parking lot, including pavement, curb & gutter have been substantially completed. The concrete sports courts have been poured. Sprinkler system mains and distribution lines have been installed. All fence masonry columns have been erected, and stucco and paint being applied. All straight sections of fencing have been fabricated and are being installed. 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 73% 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 – The structures, exterior stucco work, painting and roofing for the three pavilions and three bathrooms have been completed. The interior of the bathrooms are being painted and the contractor is preparing to install the fixtures. The park entrance sign walls have been constructed and the installation of the sign letters is pending. Playground construction is advanced, with installation of the play equipment and the rubber safety surface completed and installation of the sorrounding pavers pending. Asphalt pathways have also been completed. The project is approximately 85% complete and Substantial Completion (TCO) is anticipated for mid-January 2006. Final Acceptance (CO), is projected for late February, 2006. 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. Requested design/build proposal (RFP/RFD) per revised joint scope of work prepared for efficient site and substructure design and construction providing substantial cost reductions. RFP/RFD issued Nov. 14, 2005, for within budget scope of work to provide substructure for mosaic tile application/installation. Awaiting revised cost for construction and permitable drawings.

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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.	Building has been topped-out. Site is at final elevation. Rough installation of sanitary sewer and drainage systems is complete. 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 roofing subcontractor is moping in the decks in preparation for the roofing membrane. Framing for Interior walls is now complete and the doorframes have been hung as the contractor prepares to install drywall. The backup power generator has now been delivered and the electrical subcontractor is in the process of installing the conduits and wires that connect it to the building's switchgear. The construction is estimated to be at 65% 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, pending only final inspection. Exterior painting completed.
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. Signed installed in the corner of Dade Boulevard and Purdy Avenue, electrical connections still pending. Landscape partially completed. Completion expected in January 2006
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.	Brick paver and glass aggregate tile installation on phase one (North Side) is underway, and at 80% completion. A second lighting test is being scheduled early next week to establish most suitable position for profile lighting. Sand blasting on the north side of the bridge has been completed. Light pole bases have been demolished, and a resolution has been made between the structural engineer and the electrical engineer as to the size of the pull box in the base. Rail demolition on the north side is complete and the new rails have been temporarily installed. Both transition ends of phase one (east and west) have completed. All traffic lanes and the north sidewalk were reopened on December 23, 2005 and will remain open until the contractor remobilizes on January 3, 2006.
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 90% complete. Installation of new safety surfaces 70% complete. Substantial Completion Inspection has been rescheduled to January 5, 2006 on Playground and Tot-Lot renovation construction only.
SOUTH 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, construction of new safety surface, installation of new play equipment and site furniture issued 11/14/05, contractor has completed 90% of his work. A project Substantial Completion Inspection will be conducted on December 15, 2005. Final Project Close-Out expected December 20, 2005.