

**Virginia Key Beach Park Trust
Renovation & Repair Project – historic Virginia Key Beach Park
1/26/06**

The Renovation & Repair project performed by Regosa Engineering, Inc. experienced several construction problems toward the end of the project that finally were not corrected. The construction problems have been discussed with the City of Miami's Department of Capital Improvement Projects on a continuing basis to come to a final resolution of the incomplete nature of the construction.

The project included the renovation and repair of the historic bath house, concession stand building, North beach bath house, carousel building, picnic pavilions, new picnic pavilion construction and the construction of a new sanitary sewer system connecting the bath houses and concession stand building.

Damage Report:

The concession stand building and bath house continue to have water leaks and water damage in several areas of their structures. Window sill and base board water damage is visible in the interior of the concession stand building office area. The bath house has some ceiling damage due to moisture and water leaks in both the women's and men's rest room ceiling areas.

Exterior cracking and damage to cement patching on the carousel building and areas of the concession stand building remain.

Several exterior electrical outlets and lighting systems have shorted out (possibly due to water and moisture damage and faulty water seals).

Exterior paint is peeling off of the concession stand building (exposing a lack of primer underneath).

A water leak inside the wall of the concession stand building janitor closet damaged the wall, base boards, etc.

** Photographs and other records of damages and repairs are available from the Virginia Key Beach Park Trust – 305-571-8230*

Guy Forchion
Director of Operations