

RESOLUTION NO. _____

A RESOLUTION OF THE MAYOR AND CITY COMMISSION OF THE CITY OF MIAMI BEACH, FLORIDA, ACCEPTING THE RECOMMENDATION OF THE FINANCE AND CITYWIDE PROJECTS, AT ITS JULY 19, 2019 MEETING, REGARDING THE 72 STREET PARK, LIBRARY AND AQUATIC CENTER; AND AUTHORIZING THE ADMINISTRATION TO PROCEED WITH THE COMPLETION OF THE FEASIBILITY STUDY AND THE PREPARATION OF A DESIGN CRITERIA PACKAGE.

WHEREAS, on April 26, 2017, the City Commission adopted Resolution No. 2017-29843 directing the City Administration to proceed with a consultant service order engaging Desman, Inc, a mixed-use garage specialty consultant, to prepare a feasibility study and subsequent Design Criteria Package (DCP) for a mixed-use parking garage structure, including a new recreational park with a skate park and community use space, at the 72nd Street municipal parking lot (P-92); and

WHEREAS, on March 7, 2018 the City Commission accepted the recommendation of the Finance and Citywide Projects Committee to include a 50-meter competition swimming pool to the feasibility study for the proposed 72nd Street Park, Library and Aquatic Center; and

WHEREAS, during the development of the feasibility study, utilizing local market and similar project cost data, Desman provided a conceptual project cost estimate for various schemes ranging in costs in excess of \$60M; and

WHEREAS, in the case of a feasibility study such as this one, since the project has not yet been designed, Desman followed standard industry best practices and relied on general assumptions, code requirements and historical data to determine pricing for each of the elements; and

WHEREAS, On July 20, 2018, the City Commission held a General Obligation Bond Workshop and discussed project scope and cost, to be included in the GO Bond, and during that meeting, the City Commission reviewed the conceptual total cost estimate of \$60M proposed for the Bond; and

WHEREAS, the City Commission determined that the project would proceed on the GO Bond with a reduced project budget of \$50M for the facility, \$3.8M for the implementation of resilient strategies, resulting in a total project budget of \$53.8M; and

WHEREAS, the scope of work for the General Obligation Bond was noted to include a parking garage, with a maximum of 500 parking spaces, civic and commercial space at the ground level, a recreational park, roof-top 50-meter competition pool, 25-meter warm-up pool and support facilities, a 5,000-10,000 sf Library/Media Center, a 7,500 sf upscale fitness gym with a running track, resiliency strategies that could include resilient storm water retention and re-use system, solar electric power, energy efficient lighting and an activated roof level with green roofing system; and

WHEREAS, On November 6, 2018, the GO Bond Program was approved by the residents, including \$53.8M for the project; and

WHEREAS, upon passing of the GO Bond, the project team re-evaluated the project estimate resulting in an updated total project cost estimate of approximately \$64.4M and a projected budget shortfall of approximately \$10.6M; and

WHEREAS, the initial estimate for operating and maintenance (O&M) costs of the facility that were provided during the G.O. Bond process was \$2.5 million, and based on more refined

calculations, the amount has been revised to \$2.2 million, this amount is offset by an estimated \$500,000 of revenue from the recreational elements of the facility for an estimated net expense of \$1.7 million; and

WHEREAS, additional revenue of \$315,000 is estimated for rental of the retail space components that is recommended to be programmed for property management costs; and

WHEREAS, revenue from the use of the parking garage is planned to be used to cover costs of operating and maintaining the garage; and

WHEREAS, there are two recommended approaches for funding the \$10.6M gap in funding for the 72nd Street project where Option 1 would realign funding of \$10.4M currently in the Parking Operating Fund set aside for the proposed North Beach Town Center project with \$128K of funding from the 7th Street Garage fund balance; and

WHEREAS, Option 2 would realign \$7.7M of the \$10M of Resort Tax funds in the Transportation Capital Initiatives project with the remaining \$2.9M coming from the 7th Street Garage fund balance; and

WHEREAS, the anticipated duration for the project is approximately four years, allowing for public outreach, further refinement of the program elements, completion of the feasibility study, preparation of the DCP, procurement of design builder, design, permitting and construction; and

WHEREAS, on July 19, 2019, the City's Finance and Citywide Projects Committee resolved to recommend to the City Commission, that the project proceed with the completion of the feasibility study and the design criteria package, including the program and scope as described in the GO Bond item, and further recommended that the funding shortfall be closed through the realignment of the Parking Operating Fund set aside for the proposed North Beach Town Center project with \$128K of funding from the 7th Street Garage fund balance; and

WHEREAS, the Committee asked staff to pursue value engineering through efficiencies in shared uses, in order to conserve as much budget as possible, and provide additional parking spaces, delivering the project for a final cost between \$60M and \$64.4M.

NOW, THEREFORE, BE IT DULY RESOLVED BY THE MAYOR AND CITY COMMISSION OF THE CITY OF MIAMI BEACH, FLORIDA that the Mayor and City Commission hereby accept the recommendation of the Finance and Citywide Projects Committee, at its July 19, 2019 meeting, regarding the program and budget of the 72 Street Park, Library and Aquatic Center; and authorize the Administration to complete the feasibility study and commence the development of the design criteria package.

PASSED and ADOPTED this ____ day of _____, 2018.

Dan Gelber, Mayor

ATTEST:

Rafael E. Granado, City Clerk

APPROVED AS TO
FORM & LANGUAGE
& FOR EXECUTION

City Attorney
Date 7/25/19