



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

COMMISSION MEMORANDUM

TO: Honorable Mayor Dan Gelber and Members of the City Commission
FROM: Alina T. Hudak, City Manager *Eric Carpenter for*
DATE: June 22, 2022
SUBJECT: **DISCUSS AND IF NECESSARY, TAKE ACTION REGARDING THE POSSIBLE
ISSUANCE OF A G.O. BOND FOR ARTS AND CULTURE**

BACKGROUND

The City of Miami Beach has a plethora of cultural assets and organizations benefiting its community. Many of these assets require capital improvements which are limited by the City's annual capital budget. On October 13, 2021, at the request of Commissioner Ricky Arriola, the Mayor and City Commission approved the referral of item C4-N to the Finance and Economic Resiliency Committee (the Committee), to discuss the possible issuance of a General Obligation Bond (G.O. Bond) to fund arts and culture.

Consequently, at its October 22, 2021, meeting, the Committee discussed funding arts and culture capital projects within the City. Following the discussion, the Committee issued direction to the Administration to work on an inventory of needs for the City's arts and cultural assets, as well as a recommendation to continue the discussion.

ANALYSIS

Pursuant to the Committee's direction, the Facilities and Fleet Management Department worked in conjunction with the operators and tenants of various cultural institutions within the City to gather an inventory of capital needs and requests. The proposed enhancements contemplate capital, acoustics/sound system, technology, and activating public spaces. The Department also collaborated with other departments to identify opportunities. Moreover, the Department identified and compiled capital needs from multiple facility conditions assessments (FCAs) which provided the data on deferred maintenance, deficiencies, and future capital needs, including the buildings' envelope, mechanical, electrical, and plumbing systems. Collectively, this provided the framework for the inventory of proposed capital improvements projects.

On February 25, 2022, the Committee reviewed the item, and directed the Administration to brief members of the City Commission with the proposed requests. Input from several members was gathered which contributed to further refining the inventory list. On March 30, 2022, the Committee reviewed the revised project list. After deliberation, the Committee made a motion to have the item discussed at the May 2022 City Commission meeting for further discussion and direction. Subsequently, the discussion was deferred to June 2022.

During that time, the Facilities and Fleet Management Department continued to meet with stakeholders to address costs previously undetermined in the original request to further refine the project list. Consequently, this memorandum has been updated and replaces the proposed request of \$115M that would have been contemplated at the May meeting. Moreover, on June 14, 2022, the Cultural Anchors issued a case summary detailing the requests of the proposed G.O. Bond, incorporated herein as Attachment B.

Attached for the Mayor and City Commission's review is a draft inventory (Attachment A), proposing enhancements totaling over \$143M. This is a preliminary iteration that considers costs to implement these projects if adopted, and provides opportunities to continue the discussion of addressing the capital needs of our facilities as well as how to further augment the cultural venues and anchors in the community.

Should a General Obligation Bond be considered, it is important to note the potential fiscal impact to homeowners. The estimated annual cost to an average homeowner (based on a property with \$596K taxable value) is depicted below for a bond at \$100M, \$150M, \$200M, and \$250M:

Bond Program Amount	Annual Debt Service	Equivalent Millage Rate	Annual Cost to Average Homeowner
\$100M	6,000,000	0.1732	\$108
\$150M	9,000,000	0.2598	\$163
\$200M	12,000,000	0.3464	\$217
\$250M	15,000,000	0.4330	\$271

CONCLUSION

The Administration recommends the Committee consider the capital enhancements detailed herein for a proposed G.O. Bond for arts and culture. The Bond would allow the City to address capital needs that are currently unfunded. Should the Commission move forward with a favorable consideration of issuing a G.O. Bond, this item will be subject to voter referendum.

Attachments

A - Proposed G.O. Bond for Enhancement of CMB Cultural Facilities

B – Cultural Anchors Proposal

Proposed G.O. Bond for Enhancement of CMB Cultural Facilities
City-owned Assets

Bass Museum of Art		
Proposed Enhancement	Projected Cost for proposed GO Bond	Projected Cost for City's CR&R Program
New projector and screen for Museum Courtyard	\$45,000.00	
Automatic shade system for Museum Courtyard	\$75,000.00	
Audio Induction Loop for Museum Courtyard	\$28,000.00	
Lumitrix event lighting system for Museum Courtyard	\$45,000.00	
Commercial grade overhead door for Museum Café	\$40,000.00	
Enhanced A/V equipment for Museum Creativity Center	\$65,000.00	
Programmable automatic shades for Museum Creativity Center	\$75,000.00	
Adjustable gallery tack lighting for Museum Creativity Center	\$15,000.00	
Audio Induction Loop for Museum Creativity Center	\$40,000.00	
Replace transformer for LED lighting at Museum Lobby	\$10,000.00	
Museum wide beacon- based wayfinding system	\$40,000.00	
Enhanced exterior lighting for Museum façade and Museum Courtyard	\$75,000.00	
WiFi access points throughout Collins Park for enhanced patronage reporting	\$175,000.00	
Lumitrix display lighting for exterior art installations	\$45,000.00	
Wall mounted ladder replacement	\$11,000.00	
Exhaust System renewal		\$12,000.00
Condenser Pump renewal		\$33,000.00
Rooftop Package Unit renewal		\$84,000.00
Clean Steam Humidifier renewal		\$93,000.00
Emergency lighting replacement		\$47,000.00
Fire Alarm system replacement		\$1,500,000.00
Multi-purpose place maker space		\$13,500,000.00
Subtotal	\$784,000.00	\$15,269,000.00
Permitting (2%)	\$15,680.00	\$305,380.00
Contractor General Conditions, Overhead and Profit (22%)	\$172,480.00	\$3,359,180.00
Owner Contingency (10%)	\$78,400.00	\$1,526,900.00
Total by Category	\$1,050,560.00	\$20,460,460.00
TOTAL		\$21,500,000.00

Miami City Ballet		
Proposed Enhancement	Projected Cost for proposed GO Bond	Projected Cost for City's CR&R Program
Facility-wide Variable Air Volume (VAV) Box Replacements		\$52,500.00
Electronic HVAC Filtration - UV-C Lights in rooftops units	\$35,000.00	
Dry Wall Repairs and Paint at Studios 1-5, 7, 8 and Common Areas		\$145,000.00
Harlequin "Marley" Floors - Studios 4,5,6,8, Hallway 1 & 2		\$200,000.00
Wolfson Theater A/V Upgrades	\$552,000.00	
Elevator Modernization		\$370,000.00
Wardrobe Utility Renovation	\$145,000.00	
LED Lamp Replacement (Facility-wide, including balconies)		\$171,500.00
Bottled Water Filling Stations (3)	\$10,000.00	
Hands Free Faucets and Toilet Flushometers Upgrade		\$150,000.00
Restroom Exhaust System renewal		\$25,000.00
Acoustical Ceiling Panel renewal		\$75,000.00
HVAC Ductwork renewal		\$522,000.00
Systems Furniture	\$345,000.00	
Lobby Security Enhancements	\$80,000.00	
Stair Finish Renewal (rubber treading)		\$48,000.00
Loading Dock Flooding Repair		\$250,000.00
Studio Black Out Shades	\$120,000.00	
3 rd Floor Wood Floors Replacement		\$130,000.00
Project Management Fees (Balance Commercial Real Estate)	\$69,899.00	
Defensive Architectural Enhancements to Collins Park Boardwalk	\$15,000	
Subtotal	\$1,371,899.00	\$2,139,000.00
Permitting (2%)	\$27,437.98	\$42,780.00
Contractor General Conditions, Overhead and Profit (22%)	\$301,817.78	\$470,580.00
Owner Contingency (10%)	\$137,189.90	\$213,900.00
Total by Category	\$1,838,344.66	\$2,866,260.00
TOTAL		\$4,700,000.00

Proposed G.O. Bond for Enhancement of CMB Cultural Facilities
City-owned Assets

Fillmore Miami Beach		
Proposed Enhancement	Projected Cost for proposed GO Bond	Projected Cost for City's CR&R Program
Auditorium furniture and finishes replacement	\$1,183,400.00	
First Floor Lighting and Finish Upgrades (FOH)	\$1,856,070.00	
Second Floor Lighting and Finish Upgrades (FOH)	\$922,920.00	
Third Floor Lighting and Finish Upgrades (FOH)	\$659,300.00	
Fourth Floor Exit Corridor- Painting and Carpet Replacement (FOH)	\$41,220.00	
Repairs to Existing Catwalk	\$33,500.00	
Structural Panels at Stage Roof Penthouse + Lapeyre Stair	\$52,500.00	
Exterior Window and Door Replacement	\$266,880.00	
Exterior Structural Repairs	\$329,500.00	
Driveway Redesign and enhanced pedestrian area	\$329,000.00	
Basement Lighting and Finish Upgrades	\$972,820.00	
First Floor Lighting and Finish Upgrades (BOH)	\$496,560.00	
Second Floor Lighting and Finish Upgrades (BOH)	\$270,760.00	
New Second Floor VIP Area	\$1,200,000.00	
New Commercial Kitchen	\$600,000.00	
Acoustical Improvements at Dressing Rooms/ Corridors	\$50,000.00	
Asbestos, Lead Paint, IAQ Abatement Allowance		\$200,000.00
Freight Elevator renewal		\$493,000.00
Exhaust System renewal		\$350,000.00
Chilled Water Piping renewal		\$1,625,000.00
HVAC Replacements		\$841,800.00
Electrical Enhancements (including FA allowance)		\$1,227,000.00
Plumbing Enhancements (facility-wide)		\$36,500.00
Upgrades to Existing Fire Protection System		\$202,285.00
Emergency Lighting renewal		\$319,000.00
Theatrical Systems Upgrade	\$2,882,000.00	
New LED Marquee Sign	\$1,200,000.00	
Subtotal	\$13,346,430.00	\$5,294,585.00
Permitting (2%)	\$266,928.60	\$105,891.70
Contractor General Conditions, Overhead and Profit (22%)	\$2,936,214.60	\$1,164,808.70
Owner Contingency (10%)	\$1,334,643.00	\$529,458.50
Total by Category	\$17,884,216.20	\$7,094,743.90
TOTAL	\$25,000,000.00	

Colony Theater		
Proposed Enhancement	Projected Cost for proposed GO Bond	Projected Cost for City's CR&R Program
Lighting & Projection System	\$772,000.00	
Sound System Redesign & Replacement	\$812,250.00	
Replace Acoustical Drapes, Main Drape, & Soft Goods	\$180,000.00	
Stage rigging and mechanics	\$175,000.00	
New JLG driveable vertical mast lift	\$20,000.00	
Loading Dock doors and liftgate	\$50,000.00	
Facility-wide expansion & storage	\$340,000.00	
Facility-wide Security, Access & Communication Systems Upgrade	\$186,000.00	
Emergency Lighting renewal		\$11,000.00
Domestic Water Pump renewal		\$52,000.00
Accessibility Enhancements	\$160,000.00	
Lobby & front entry renovations	\$470,000.00	
Restroom renovation & expansion	\$375,000.00	
New Carpeting & Theater Seating	\$490,000.00	
Entry door/storefront replacement		\$220,000.00
Roof hatch replacement		\$30,000.00
Subtotal	\$4,030,250.00	\$313,000.00
Permitting (2%)	\$80,605.00	\$6,260.00
Contractor General Conditions, Overhead and Profit (22%)	\$886,655.00	\$68,860.00
Owner Contingency (10%)	\$403,025.00	\$31,300.00
Total by Category	\$5,400,535.00	\$419,420.00
TOTAL	\$5,800,000.00	

Proposed G.O. Bond for Enhancement of CMB Cultural Facilities
City-owned Assets

Miami Beach Botanical Garden		
Proposed Enhancement	Projected Cost for proposed GO Bond	Projected Cost for City's CR&R Program
Resiliency & Sustainability Initiatives	\$2,459,000.00	
Pond pump replacements		\$15,000.00
Irrigation upgrades	\$30,000.00	
New pathways for high traffic areas	\$50,000.00	
New accessible routes to Native Garden and Gazebo	\$150,000.00	
Dedicated electrical panel for Short Term Events	\$5,000.00	
New safety and landscape lighting	\$40,000.00	
Security cameras and alarm system	\$35,000.00	
Exit Sign renewal		\$11,000.00
Catering kitchen expansion	\$30,000.00	
Expanded event storage areas	\$250,000.00	
HVAC replacement		\$120,000.00
New ceiling fans		\$20,000.00
New A/V equipment for Banyan and Butterfly Rooms	\$65,000.00	
New sliding glass doors at Banyan Room	\$75,000.00	
Expansion of outdoor event area	\$50,000.00	
Enhanced technology infrastructure	\$100,000.00	
New Japanese Garden	\$500,000.00	
Subtotal	\$3,839,000.00	\$166,000.00
Permitting (2%)	\$76,780.00	\$3,320.00
Contractor General Conditions, Overhead and Profit (22%)	\$844,580.00	\$36,520.00
Owner Contingency (10%)	\$383,900.00	\$16,600.00
Total by Category	\$5,144,260.00	\$222,440.00
TOTAL	\$5,400,000.00	

Art Deco Welcome Center - Miami Design Preservation League	
Proposed Enhancement	Projected Cost for proposed GO Bond
Additional Funding for Art Deco Museum Expansion	\$800,000.00
Enhanced Exterior and Interior Lighting	\$100,000.00
Subtotal	\$900,000.00
Permitting (2%)	\$18,000.00
Contractor General Conditions, Overhead and Profit (22%)	\$198,000.00
Owner Contingency (10%)	\$90,000.00
Total	\$1,200,000.00

New World Symphony		
Proposed Enhancement	Projected Cost for proposed GO Bond	Projected Cost for City's CR&R Program
Upgraded Theatrical Lighting	\$1,400,000.00	
Elevator Modernization		\$750,000.00
New LED Marquee Sign for East Façade	\$750,000.00	
Facility-wide Surge Protection	\$150,000.00	
New Pergola for Roof Garden	\$750,000.00	
Exterior Paint and Stucco Repairs		\$250,000.00
Flood Barriers	\$650,000.00	
Acoustical Resurfacing of Performance Hall "Sails"	\$500,000.00	
Replace Acoustic Panels Throughout NWC	\$150,000.00	
Replace Fire Alarm System		\$255,000.00
Subtotal	\$4,350,000.00	\$1,255,000.00
Permitting (2%)	\$87,000.00	\$25,100.00
Contractor General Conditions, Overhead and Profit (22%)	\$957,000.00	\$276,100.00
Owner Contingency (10%)	\$435,000.00	\$125,500.00
Total by Category	\$5,829,000.00	\$1,681,700.00
TOTAL	\$7,500,000.00	

Proposed G.O. Bond for Enhancement of CMB Cultural Facilities
City-owned Assets

Holocaust Memorial Miami Beach		
Proposed Enhancement	Projected Cost for proposed GO Bond	Projected Cost for City's CR&R Program
Interior repair and replacement of center arm structure		\$250,000.00
Repatina of center arm structure including surface sculptures	\$300,000.00	
Replacement of broken Jerusalem stones		\$400,000.00
Regrouting of all walkway stones	\$200,000.00	
Renovate center water feature and seal leaks (including filters)		\$500,000.00
Install new bicycle rack	\$500.00	
Tech for State of the Art walking tour for visitors	\$150,000.00	
State of the Art Security bollards at west side frontage	\$175,000.00	
State of the Art telephone system for visitor info	\$75,000.00	
Remodel security booth for 24-hour security staff	\$50,000.00	
Renovations to Visitor Welcome Center	\$100,000.00	
Renovations to Public Restrooms	\$150,000.00	
Wayfinding and Directional Signage	\$5,000.00	
Technology upgrade for Visitor Center	\$100,000.00	
New outdoor walkway to classroom	\$125,000.00	
Replacement of pond lamps		\$500,000.00
New lilies for pond feature	\$10,000.00	
Security Gate for rear entrance	\$150,000.00	
New CBS wall at rear of Memorial/West side of MBBG	\$375,000.00	
Roof replacement for Classroom, Admin. Office, Security Booth and Visitor's Center		\$250,000.00
New flooring for Classroom, Admin. Office, Security Booth and Visitor's Center	\$30,000.00	
New Security System and Surveillance Cameras	\$750,000.00	
Subtotal	\$2,745,500.00	\$1,900,000.00
Permitting (2%)	\$54,910.00	\$38,000.00
Contractor General Conditions, Overhead and Profit (22%)	\$604,010.00	\$418,000.00
Owner Contingency (10%)	\$274,550.00	\$190,000.00
Total by Category	\$3,678,970.00	\$2,546,000.00
TOTAL	\$6,200,000.00	

Byron Carlyle Theater Renovation	
Proposed Enhancement	Projected Cost for proposed GO Bond
Complete Renovation of Byron Carlyle Theater (including spaces for enhanced programming)*	\$19,921,788.00
Owner Contingency (10%)	\$1,992,178.80
TOTAL	\$21,900,000.00

* Per Conditions Assessment & Recommendations Report prepared by M.C. Harry Associates (5/11/21)

Unidad - North Beach Senior Center	
Proposed Enhancement	Projected Cost for proposed GO Bond
New sound system and acoustical controls at Community Room	\$200,000.00
New tables and seating for Community Room	\$50,000.00
Catering Kitchen Expansion for Senior Meal Program	\$250,000.00
Restoration of Historic Coral Rock House (Home of Miami Beach Hispanic Community Center)	\$500,000.00
Subtotal	\$1,000,000.00
Permitting (2%)	\$20,000.00
Contractor General Conditions, Overhead and Profit (22%)	\$220,000.00
Owner Contingency (10%)	\$100,000.00
TOTAL	\$1,300,000.00

CMB Tourism and Culture Department	
Proposed Enhancement	Projected Cost for Proposed GO Bond
Buildout for Miami New Drama at Collins Park Garage	\$5,000,000.00
Subtotal	\$5,000,000.00
Permitting (2%)	\$100,000.00
Contractor General Conditions, Overhead and Profit (22%)	\$1,100,000.00
Owner Contingency (10%)	\$500,000.00
TOTAL	\$6,700,000.00

Proposed G.O. Bond for Enhancement of CMB Cultural Facilities
City-owned Assets

The Rhythm Foundation at North Beach Bandshell		
Proposed Enhancement	Projected Cost for proposed GO Bond	Projected Cost for City's CR&R Program
Back of House Improvements	\$1,500,000.00	
Canopy Phase 3	\$200,000.00	
Restroom Upgrades		\$150,000.00
Rear Platform Upgrade	\$200,000.00	
Canopy Projection Mapping	\$100,000.00	
Park Entrance Upgrade	\$150,000.00	
Park Performance, Architectural and Landscape Lighting	\$150,000.00	
Subtotal	\$2,300,000.00	\$150,000.00
Permitting (2%)	\$46,000.00	\$3,000.00
Contractor General Conditions, Overhead and Profit (22%)	\$506,000.00	\$33,000.00
Owner Contingency (10%)	\$230,000.00	\$15,000.00
Total by Category	\$3,082,000.00	\$201,000.00
TOTAL	\$3,300,000.00	

CMB Playground Upgrades	
Proposed Enhancement	Projected Cost for proposed GO Bond
Artistic upgrades / playground activation	\$5,000,000.00
Subtotal	\$5,000,000.00
Permitting (2%)	\$100,000.00
Contractor General Conditions, Overhead and Profit (22%)	\$1,100,000.00
Owner Contingency (10%)	\$500,000.00
TOTAL	\$6,700,000.00

Proposed Reefline Project	
Proposed Enhancement	Projected Cost for proposed GO Bond
Multi-phase 9-mile Artificial Reef Project	
TOTAL	\$11,800,000.00

Proposed Mangrove Restoration Effort	
Proposed Enhancement	Projected Cost for proposed GO Bond
Scope of Work to be developed by CMB Environment & Sustainability	
TOTAL	\$3,000,000.00

Other Culture / Arts Institutions (Not City-owned)

The Wolfsonian	
Proposed Enhancement	Projected Cost for proposed GO Bond
Proposed Expansion and New Washington Ave. Entrance	
TOTAL	\$10,000,000.00

The Jewish Museum of Florida	
Proposed Enhancement	Projected Cost for proposed GO Bond
Facility-wide Enhancements	
TOTAL	\$750,000.00

Summary

Potential CRR Request:	\$35,500,000.00
Total (Enhancements + CRR) GOB Request	\$142,800,000.00
Implementation costs estimated (3 positions)	\$350,000.00
TOTAL	\$143,200,000.00

MIAMI BEACH

**POTENTIAL 2022 CULTURAL
GENERAL OBLIGATION BOND ISSUANCE**

As of June 14, 2022

Drafted by the Cultural Anchors

Attachment B

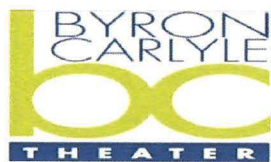
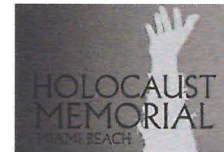
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MIAMI BEACH

2022 Potential Cultural GO Bond Stakeholders

THE
BASS



Attachment B

2022 General Obligation Bond Financial Summary

Institutional Description	Amount
Fillmore Miami Beach	\$ 23,400,000
Byron Carlyle Theater Renovation	* 21,913,966
Reef line Project	* 11,800,000
The Wolfsonian - FIU	10,000,000
New World Symphony	7,600,000
CMB Tourism and Culture Department	* 6,700,000
Playground Upgrades	* 6,700,000
Holocaust Memorial Miami Beach	6,300,000
Colony Theater - Miami New Drama	5,900,000
Miami Beach Botanical Garden	5,400,000
Miami City Ballet	4,800,000
Bass Museum of Art	3,500,000
Mangrove Restoration Effort	* 3,000,000
Unidad - North Beach Senior Center	1,400,000
Welcome Center - Miami Design Preservation League	1,300,000
Rhythm Foundation at North Beach Bandshell	1,100,000
The Jewish Museum of Florida	750,000
Grand Total	\$ 121,563,966

* City of Miami Beach Projects

All amounts above include a 2% Permitting Fee, 22% General Contractor Overhead, 10% Contingency.

Attachment B
City of Miami Beach GO Bond Proposal for Miami Beach Cultural Anchors

The Bass

Amount Requested: \$13,500,000

Organization Background:

The Bass is Miami Beach's contemporary art museum. Focusing on exhibitions of international contemporary art, The Bass presents mid-career and established artists reflecting the spirit and international character of Miami Beach. The Bass seeks to expand the interpretation of contemporary art by incorporating disciplines of contemporary culture, such as design, fashion and architecture, into the exhibition program. The exhibition program encompasses a wide range of media and artistic points of view that bring new thought to the diverse cultural context of Miami Beach.

Central to the museum's mission, The Bass maintains a vigorous education program for lifelong learning and visitors of all ages. The Bass IDEAS education initiative uses art as a catalyst for creativity and positive growth, especially in the area of early childhood education. The active school program led by the City of Miami Beach called STEAM+, takes The Bass IDEAS off-site by engaging children in Miami-Dade County Public Schools and integrating arts education into the curriculum.

Use of Funds

The Bass, as explicitly stated in its mission, "shares the power of contemporary art through experiences that excite, challenge and educate." Implicit in this vision is to evolve by including nontraditional museum audiences and new generations via new technologies. The Bass proposes first, to upgrade its existing building infrastructure with updates and improvements listed, enhancing visitor experience and the museums' ability to serve the public. Additionally, the museum proposes building an indoor/outdoor structure that opens its doors (literally) and serves as a multi-use cultural place maker – a space to convene community in the form of a gathering space, café, and non-traditional art exhibition space adjacent to The Bass' southwestern flank. This multi-purpose concept would convert the small, quite unattractive, and under-utilized parking lot adjacent to the museum into a social space following the originally designed footprint envisioned by the Pritzker prize winning architect Arata Isozaki.

Recognizing that Miami Beach needs to maintain its competitiveness as an urban neighborhood, The Bass proposes building a multi-use space that is reflective of our contemporary times: a space that would expand The Bass' capacity by addressing EXISTING program NEEDS and capacities such as providing a stage and space for the Collins Park monthly jazz series and restarting its popular MISO on the park, a giant screen to present The Bass' growing collection of new media art, and FUTURE programming such as movie nights and an artist-designed mini golf, among others. This structure would serve as a cultural place maker in Collins Park and forcefully offer an alternative to other public convening destinations like the Design District or Bayfront Park near PAMM. Programmed, managed, funded, and marketed by The Bass, this flexible space would provide for year-round cultural programming. Bringing this vision to reality is The Bass' natural next step.

Estimated Project Timeline

The design and architecture cost would commence immediately, with construction beginning in January 2024.

Benefits to Taxpayers

The main benefit to taxpayers would be increased quality of life, with the area serving as a center for various programming such as movie nights, jazz concerts and informal café gatherings.

If GO Bond is not successful, how will improvements be funded. How do the capital requests compare to past fundraising efforts?

If the GO Bond is not successful, improvements will be funded for the capital campaign amongst museum donors. The scope of this project is slightly smaller than the museum's 2017 expansion.

Attachment B
City of Miami Beach GO Bond Proposal for Miami Beach Cultural Anchors

List of Capital Improvements

- **Multi-Use Programmable Space (\$10,000,000)**
Indoor/Outdoor space for programming
- **Projector and screen (\$45,000)**
New projector and screen for the Museum Courtyard
- **Courtyard Automatic shade system (\$75,000)**
Automatic shade system for Museum Courtyard
- **Courtyard Audio Induction Loop (\$28,000)**
Audio Induction Loop for Museum Courtyard
- **Lumitrix interior lighting system (\$45,000)**
Lumitrix event lighting system for Museum Courtyard
- **Commercial grade overhead door (\$40,000)**
Commercial grade overhead door for Museum Café
- **Enhanced A/V equipment (\$65,000)**
Enhanced A/V equipment for Museum Creativity Center
- **Creativity Center Automatic shade system (\$75,000)**
Programmable automatic shades for the Museum Creativity Center
- **Gallery tack lighting (\$15,000)**
Adjustable gallery tack lighting for Museum Creativity Center
- **Creativity Center Audio Induction Loop (\$40,000)**
New projector and screen for the Museum Courtyard
- **Lobby Transformer (\$10,000)**
Replace transformer for LED lighting at Museum Lobby
- **Beacon-based wayfinding system (\$40,000)**
Museum wide beacon-based wayfinding system
- **Exterior lighting enhancements (\$75,000)**
Enhanced exterior lighting for Museum façade and Museum Courtyard
- **Collins Park WiFi access points (\$175,000)**
WiFi access points throughout Collins Park for enhanced patronage reporting
- **Lumitrix exterior lighting system (\$45,000)**
Lumitrix display lighting for exterior art installations
- **Replaced wall mounted ladder (\$11,000)**
Wall mounted ladder replacement

Attachment B
City of Miami Beach GO Bond Proposal for Miami Beach Cultural Anchors

Miami City Ballet, Inc.

Amount Requested: \$4,800,000

Organization Background

Miami City Ballet (MCB) located in the heart of South Beach and led by Artistic Director Lourdes Lopez, Miami City Ballet nurtures dancers, creates innovative collaborations, and opens avenues of inclusivity within classical ballet. Founded in 1985 by Toby Lerner Ansin and Founding Artistic Director Edward Villella, MCB boasts a repertory of 110 ballets, including 18 world premieres. The Company serves 100,000 patrons annually through performances and programs in Miami Beach, across South Florida, and touring engagements. The Company is anchored in its signature building in Miami Beach, and uses this facility to rehearse throughout the year and provide community programming in its Wolfson Theater.

Founded in 1993, Miami City Ballet School has grown into one of the nation's most prestigious dance academies. Providing enrichment through holistic dance education, MCB School offers \$500,000 in annual scholarships, to students from diverse socioeconomic strata. Each school year, more than 400 students—many from Miami Beach—participate in MCB School's ballet training program. Ancillary programs include several summer intensives, choreographic training workshops, and open community classes for the public—all of which attract nearly 1,500 students annually. All School classes are conducted at the main facility in Miami Beach.

Serving 12,000+ annually in schools, communities and social service centers, community engagement programs use the power of ballet to uplift, unite, enchant, and bring joy. MCB collaborates with community partners including the City of Miami Beach to bring STEAM curriculum into Title I Schools, several Title I Schools to bring the Explore Dance After-School arts instruction, and with venues such as the Colony Theatre, to host the Ballet for Young People free performance program and Company performances.

Use of Funds

Miami City Ballet's facility at 2200 Liberty Avenue is owned by the City of Miami Beach, who purchased the building in 2005. MCB has a 40-year lease and pays the City of Miami Beach a \$97,000 annual maintenance and capital reserve fee. Miami City Ballet's 3-story professional dance facility houses administrative offices, eight state-of-the-art studios, performance space for small productions, a wardrobe shop and costume storage, physical therapy facilities, fitness and dressing rooms, box office operations, and production offices. Funds from the GO Bond will support the second phase of Miami City Ballet's multi-phase capital maintenance and improvement plan. The scope of work includes deferred maintenance and facility upgrades, upgrades to the Wolfson 200-seat theatre, and other studio and facility improvements.

Estimated Project Timeline

All projects are ready to begin upon approval of the GO Bond, with completion in 36 months.

Benefits to Taxpayers

A cultural staple in the heart of South Beach for two decades, this facility is integral to the development of our performances by the professional company, to the holistic training and preparation of students to be versatile 21st century dancers, and for the planning and execution of community engagement programming. MCB is a hub for year-round cultural activity for arts patrons, dancers, community organizations, and visiting and local artists. As one of the nation's leading ballet companies and training academies, MCB highlights the cultural excellence Miami Beach has to offer. Both Miami Beach residents, along with visitors from all over the world will benefit from upgrades to this state-of-the-art facility by enhancing the visitor experience. Continued investment in facility and technology upgrades will preserve the integrity of the building and ensure the long-term sustainability of this state-of-the-art dance facility in the state and in the country. Technology enhancements and upgrades to the Wolfson 200-Seat Theater will increase access to quality cultural arts programming and education with the ability to record and live-stream programs and performances to Miami Beach residents and beyond.

Attachment B
City of Miami Beach GO Bond Proposal for Miami Beach Cultural Anchors

If GO Bond is not successful, how will improvements be funded. How do the capital requests compare to past fundraising efforts?

Improvements would not occur without funding from the GO Bond. Past capital improvements were completed in June 2021, with the help of a \$360,000 Cultural Facilities grant from the Florida Division of Arts & Culture that was matched 2:1 with funds held in our accounts at the City of Miami Beach. MCB completed a 3-year facility upgrade that included necessary structural upgrades to the building: roof repair; repair and painting of the exterior; and replacement of HVAC, new exterior windows, studio lighting, and studio flooring.

List of Capital Improvements

- **Wolfson Theater Upgrades \$937,402**

The Wolfson Theater, which encompasses MCB's main rehearsal studio, can be leveraged further to showcase the arts in Miami Beach. Technology upgrades to allow streaming of performances, rehearsals and other community programs. Collins Park Neighborhood Association can utilize for meetings and with enhancements can improve access to community. Lighting, projection, audio, and black-out curtains are part of the envisioned budget items.

- **Studio Conversion Capabilities \$202,267**

Currently MCB's main facility has eight ballet studios but limited large group meeting space. To optimize the utility of the current facilities, funds will be used to convert a studio space, when classes and rehearsal are not in session, for conference meeting use. This conference space would be available for groups of 20-50 meeting participants including Trustee meetings, parent conferences, and community forums. Technology upgrades would allow streaming and remote participation. Lighting, projection, audio, noise-reduction features, and black-out curtains are part of the envisioned budget items.

- **Other Studio & Facility Upgrades \$2,038,710**

The main building is in need of upgrades to enhance its functionality. Harlequin marley floors in studios and hallways, wardrobe utility renovation, acoustical ceiling panel renewal, systems furniture, lobby security enhancements, studio black-out shades, and replacement of carpet on third floor with wood.

- **Deferred Maintenance & Facility Upgrades \$1,251,962**

Facility-wide variable air volume Box replacements, electronic HVAC filtration & UV-C lights in the rooftop units, dry wall repairs and paint in studios/common areas, elevator modernization, LED lamp replacement, bottled water filling stations, hands-free faucets and toilet flushometers upgrade, restroom exhaust system renewal, HVAC ductwork renewal, and Stair finish renewal (rubber treading).

- **Public Works Upgrades \$369,659**

Loading dock flooding repair, defensive architectural enhancements to Collins Park boardwalk.

Attachment B
City of Miami Beach GO Bond Proposal for Miami Beach Cultural Anchors

Fillmore Miami Beach

Amount Requested: \$23,400,000

Organization Background

The City of Miami Beach has a lease arrangement with Live Nation to operate and maintain the Theater. They will work with the City regarding these significant necessary enhancements.

Use of Funds

Major renovation and improvement to this over 50-year-old facility.

Estimated Project Timeline

Approximately 24 months.

Benefits to Taxpayers

The ongoing operation of this Theater with these significant improvements will allow the continuation of entertainment to Miami Beach residents and visitors. Shows that will entertain then of thousands of children and adults with an enhanced atmosphere will thrive alongside the new Miami Beach Convention Center and Hotel.

If GO Bond is not successful, how will improvements be funded. How do the capital requests compare to past fundraising efforts?

Improvements cannot be made without funding from the GO Bond.

List of Capital Improvements

- \$1,485,517 - Auditorium furniture and finishes replacement
- \$2,329,918 - First Floor Lighting and Finish Upgrades (FOH)
- \$1,158,538 - Second Floor Lighting and Finish Upgrades (FOH)
- \$827,617 - Third Floor Lighting and Finish Upgrades (FOH)
- \$51,743 - Fourth Floor Exit Corridor- Painting and Carpet Replacement (FOH)
- \$42,052 - Repairs to Existing Catwalk Structural Panels at Stage Roof Penthouse + Lapeyre Stair
- \$65,903 - Structural Panels at Stage Roof Penthouse + Lapeyre Stair
- \$335,014 - Exterior Window and Door Replacement
- \$413,620 - Exterior Structural Repairs
- \$412,993 - Driveway Redesign and enhanced pedestrian area
- \$1,221,177 - Basement Lighting and Finish Upgrades
- \$623,330 - First Floor Lighting and Finish Upgrades (BOH)
- \$339,884 - Second Floor Lighting and Finish Upgrades (BOH)

Attachment B
City of Miami Beach GO Bond Proposal for Miami Beach Cultural Anchors

- \$1,506,356 - New Second Floor VIP Area
- \$753,178 - New Commercial Kitchen
- \$62,765 - Acoustical Improvements at Dressing Rooms/ Corridors
- \$251,059 - Asbestos, Lead Paint, IAQ Abatement Allowance
- \$618,861 - Freight Elevator renewal
- \$439,354 - Exhaust System renewal
- \$2,039,857 - Chilled Water Piping renewal
- \$1,056,709 - HVAC Replacements
- \$1540249 - Electrical Enhancements (including FA allowance)
- \$45,818 - Plumbing Enhancements (facility-wide)
- \$253,928 - Upgrades to Existing Fire Protection System
- \$400,440 - Emergency Lighting renewal
- \$3,617,764 - Theatrical Systems Upgrade
- \$1,506,356 - New LED Marquee Sign

Attachment B
City of Miami Beach GO Bond Proposal for Miami Beach Cultural Anchors

Colony Theatre

Amount Requested: \$5,950,000

Organization Background

The Colony Theatre is a city-owned 1935 historic building located on Lincoln Road. A number of renovations over the years have transformed the Colony into a 417-seat theater for live stage performance. The last such renovation (\$6.5M) was in 2006. Since 2016 the Colony Theatre has been managed and operated by Miami New Drama, a Miami Beach Cultural Anchor with a mission of developing diverse, relevant new plays and musicals in conversation with the community. Under Miami New Drama's management, the Colony Theater welcomes over 40,000 people annually, including thousands of Miami-Dade students. The largest bilingual theater in America, Miami New Drama has grown into an award-winning, nationally recognized regional theater with a national reputation for serving the Miami Beach and Miami-Dade communities with diverse, groundbreaking work.

Use of Funds

With its last renovation in 2006, the Colony Theatre's systems, public areas, and equipment are out of date and have for been slated for improvement for years, most recently in a 2018 renovation plan by historic architect Richard Heisenbottle. Current equipment is not up to modern theatrical standards and is incompatible with the level of work audiences expect to see produced on its stage. Miami New Drama currently invests hundreds of thousands of dollars annually to enhance inadequate systems with rented equipment. The proposed projects would bring the facility up to industry standard while providing historically appropriate upgrades to public areas, and enhancing and restoring the building exterior.

Estimated Project Timeline

Plans and permitting process would commence upon project funding, and work would be scheduled over 36 months in stages in order to minimize operations interruption.

Benefits to Taxpayers

The Colony Theater is a historic jewel in the collection of Miami Beach's facilities. It is the last remaining cultural facility on Lincoln Road, and the only venue for professional theater in Miami Beach. The residents of Miami Beach deserve a professional theater that is on par with facilities in other cities such as Sarasota, Jupiter, West Palm Beach, Aventura, and Coral Gables. Increasing the production capacity of the theater will make it more attractive to producers wishing to partner with Miami New Drama to develop nationally noteworthy, Broadway-bound productions. Every year, tens of thousands of Miami-Dade residents travel to Miami Beach to attend performances at the Colony. A restored, world-class facility would not only better serve Miami Beach residents, but also increase the Greater Miami-Dade draw, and theater's already sizable economic impact.

If GO Bond is not successful, how will improvements be funded. How do the capital requests compare to past fundraising efforts?

Without GO Bond funding a small portion of these items might eventually be completed through city facility maintenance, and capital improvements. The majority would likely go unrealized.

List of Capital Improvements

- **Lighting and Projection System Upgrade (\$1,035,000)**

The current equipment list is inadequate for professional theatrical lighting designers and many fixtures are out-dated or in need of repair. Replacement and enhancement with LED technology, programmable fixtures, and modern spotlights. The existing movie projector requires enhancement with additional projector positions and the proper operating computer system.

Attachment B
City of Miami Beach GO Bond Proposal for Miami Beach Cultural Anchors

- **Sound System Redesign and Replacement (\$1,088,000)**
The existing sound system is poorly designed and obsolete. Musical productions by Miami New Drama have required 100% rental replacement of the existing system, cabling, sound board, and speakers. A new system would bring design, positioning and specification to industry standard.
- **Stage Rigging and Mechanics (\$235,000)**
The current rigging system is a traditional rope and counterweight system requiring manual operation. Repair and enhancement would increase motorization, efficiency, and safety.
- **Replace Acoustical Drapes, Main Drape, & Soft Goods (\$242,000)**
Needed replacement of the auditorium draperies was specified in the 2018 Heisenbottle assessment.
- **New JLG drivable vertical mast lift (\$27,000)**
- **Loading dock doors & liftgate (\$67,000)**
The awkward placement and small size of the existing loading dock is a limiting factor to the type and scale of scenery and equipment that can be loaded into The Colony. Replacement of the doors and liftgate would provide a feasible, low-impact improvement.
- **Facility-wide expansion & storage (\$456,000)**
The Colony lacks the amount of storage and personnel dressing and workspaces required by a professional theater. This expansion would optimize unused areas of the building and seek to maximize dressing rooms, green rooms, currently inadequate laundry facilities, and all back of house areas.
- **Facility-wide Security, Access & Communication Systems Upgrade (\$250,000)**
Obsolete security and communication systems would be greatly improved with the installation of fiber, high-speed internet, new cameras and trackable key card access.
- **Domestic Water Pump renewal, Roof hatch replacement, Emergency Lighting Renewal (\$260,000)**
- **Accessibility Enhancements (\$215,000)**
There are public and private areas that are currently lacking in accessibility accommodations. This would address deficiencies in balcony seating, box office, and backstage accessibility.
- **Lobby & Front Entry Renovations (\$630,000)**
Long slated for renovation and included in the Heisenbottle plan, the outer and inner lobbies are in disrepair. Storefront windows are in need of replacement to impact glass.
- **Restroom Renovation & Expansion (\$500,000)**
Also included in the 2018 Heisenbottle plan is a much needed expansion and renovation of the lobby bathrooms, currently used by Miami New Drama and Segafredo patrons.
- **New Carpeting & Theater Seating (\$650,000)**
The existing carpet is inadequate for commercial traffic and has been flagged for replacement along with the auditorium seating, much of which is broken and creates safety hazards for patrons.
- **Exterior Renovation (\$295,000)**
Exterior paint and stucco repair, replacement awnings, and an exterior lighting package would serve to highlight the historic beauty of the Colony Theatre day and night and draw visitors to the facility.

Attachment B
City of Miami Beach GO Bond Proposal for Miami Beach Cultural Anchors

Miami Beach Botanical Garden

Amount Requested: \$5,400,000

Organization Background

The mission of the Miami Beach Botanical Garden is to promote environmental enjoyment, stewardship and sustainability through education, the arts, and interaction with the natural world. Our garden is a unique, subtropical oasis of beauty and tranquility within an urban setting—a community resource that refreshes, inspires, and engages our visitors.

Use of Funds

Funds would be used to create a resilient and sustainable public green space, more authentic cultural and educational experiences, and an enhanced arts and culture space as well as for facility upgrades to diversify the types of events hosted in the Garden.

Estimated Project Timeline

Facility upgrades and improvements can be completed within 12-18 months. The larger component, to become a model of resiliency and sustainability, will take an estimated 3-5 years to complete.

Benefits to Taxpayers

The Miami Beach Botanical Garden aims to become a community model of resiliency and sustainability. Adding both functional and artistic infrastructure would enhance resident quality of life, protect and prepare the Garden for climate change and sea level rise, and build on the Miami Beach brand of being a leader in resiliency and sustainability while enhancing its arts and culture offerings.

The benefits to the community would include flood risk mitigation, health and environmental benefits, and educational resources for adapting homes and yards. The Garden would serve as a prototype for various strategies that can be observed, tested, adapted, and deployed throughout the City.

The project would also attract students to observe and learn about resiliency strategies and would be an opportunity for the City to attract eco-tourism. The use of solar power throughout the garden and rainwater for irrigation would both help the City in its goal of getting to net zero emissions as well as save taxpayer money spent on electricity and water.

If GO Bond is not successful, how will improvements be funded. How do the capital requests compare to past fundraising efforts?

Without a GO Bond, the Garden would seek grant funding and explore a capital campaign.

List of Capital Improvements

- **Model of resiliency and sustainability (\$3.4m)**
With this funding, the Garden would explore the options for an already built environment with mature landscaping, including a catch basin and/or artistic cisterns, LEED certified buildings, green roofs, permeable pavement, solar power, and resilient landscaping.
- **Facility Updates/Upgrades (\$900,000)**
While many area gardens charge admission fees, events support the operating costs of the Miami Beach Botanical Garden and allow it to remain open to the public six days a week with free admission. MBBG's goal is to diversify these events to reduce the impact on the community as well as the Garden and add low-impact daytime activation of underutilized indoor spaces for conferences, retreats, etc. including a larger kitchen area with increased storage, HVAC replacement, sliding glass doors for the Banyan Room,

Attachment B
City of Miami Beach GO Bond Proposal for Miami Beach Cultural Anchors

expansion of the outdoor event area, new kitchen, enhanced technology and new A/V equipment, new ceiling fans, and a dedicated electrical panel for short term events.

- **New Japanese Garden (\$650,000)**

The Japanese Garden is one of the most popular spaces in the Botanical Garden, providing the perfect backdrop for photos and quiet spaces to sit and reflect. MBBG would like to enhance the area with more offerings that are reflective of an authentic Japanese garden and expand its cultural and educational features.

- **Accessibility (\$200,000)**

MBBG's goal is to have as much of the garden as possible be accessible to everyone. This item would provide accessible pathways to the Gazebo and Native Garden.

- **Garden Improvements (\$130,000)**

New irrigation system and new pathways for high traffic areas and a new pump to improve the water quality of the centerpiece ponds.

- **Safety and Security (\$120,000)**

With more people visiting the garden, improved safety and security systems are a high priority. These include security cameras, a new alarm system, and exit sign renewal.

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City of Miami Beach GO Bond Proposal for Miami Beach Cultural Anchors

Miami Design Preservation League

Amount Requested: \$900,000

Organization Background

Miami Design Preservation League is a not-for-profit preservation and arts organization which preserves, protects, and promotes the architectural, cultural, social, and environmental integrity of Miami Beach and the surrounding areas.

Use of Funds

The main use of funds will be additional resources for the Art Deco Museum Expansion. The expansion, part of the 2018 GO Bond, will allow for enhanced programs and activities at the center. In addition, funds are sought to enhance the visitor experience with interior and exterior lighting improvements. Those are estimated at \$100,000. These combined upgrades will support our continued work towards accreditation by the American Alliance of Museums.

Estimated Project Timeline

2025-2027

Benefits to Taxpayers

MDPL's Art Deco Welcome Center is a cultural hub on Ocean Drive, greeting approximately 120,000 annual visitors. Our facility is Miami Beach's only cultural institution open 7 days a week and it serves as a great first-stop on a visit to the Art Deco District. The facility was substantially renovated in 2009 with major funding from a County GO Bond as well as City of Miami Beach funding. In addition, the Art Deco Museum offers year round exhibits and programs. The museum is free for all Miami-Dade County residents and has a nominal \$5 admission for others.

Since 2009 and up through 2021, the resort taxes of our city have more than doubled. We believe that an upgraded visitor center and museum which matches the level of visitor the we currently attract, will help move forward progress in our vibrant tropical, historic community. To that end, MDPL has committed to raising over \$1MM for its museum master plan through various stakeholders.

If GO Bond is not successful, how will improvements be funded. How do the capital requests compare to past fundraising efforts?

If the GO Bond is not successful, we will need to seek alternative funding for the upgrades. Since the building is city owned, one option would be to seek funding through the regular budget process. Another option would be to request a match challenge from the city. MDPL successfully undertook a fundraising match challenge of \$175,000 for its Museum Master Plan from the City of Miami Beach.

The GO Bond would be a significant help as it would allow us to focus our funds on programs and activities, vs building improvements.

List of Capital Improvements

- **Additional Funding for Art Deco Museum Expansion (\$800,000)**
The GO Bond of 2018 provided \$2MM towards the rooftop expansion. However, given increasing construction costs and uncertainty about the final project cost, the additional funds will ensure that the project can be completed without delay or pause
- **Enhanced Exterior and Interior Lighting (\$100,000)**
To improve safety on the exterior of the building and to install museum-grade lighting in the exhibition hall

Attachment B
City of Miami Beach GO Bond Proposal for Miami Beach Cultural Anchors

New World Symphony, Inc.

Amount Requested: \$5,605,000

Organization Background

The New World Symphony, America's Orchestral Academy (NWS), prepares graduates of music programs for leadership roles in professional orchestras and ensembles. NWS Fellows take advantage of the innovative performance facilities and state-of-the-art practice and ensemble rooms of the Frank Gehry-designed New World Center (NWC), the campus of NWS.

Use of Funds

NWC was completed in January 2011. It is also used by dozens of local and national organizations each year for their own events. Much of the original technical, functional, and safety infrastructure and equipment has or soon will be reaching end of useful life. NWS has a 20-year capital replacement and upgrade plan that is updated regularly; the total estimated cost of all projects is currently about \$31 million. A portion of the allowable spend from NWS' endowment fund supports the annual capital budget but needs far exceed the amount available. Additional funds must be raised, as they have in the past, from public and private sources; on occasion, NWS has taken out a loan in order to undertake time-sensitive work.

Estimated Project Timeline

The projects below are in the 20-year plan and should be addressed in the next 12-36 months, most of which must be scheduled during the summer months when there are fewer NWS and third-party activations at NWC.

Benefits to Taxpayers

NWC hosts hundreds of community events and activities each year, many of which are free. Signature WALLCAST® events are but one example of benefits to residents and visitors. Investing in upkeep and improvements protects taxpayer dollars that were used, in part, to construct NWC, which in turn sits on public land.

If GO Bond is not successful, how will improvements be funded. How do the capital requests compare to past fundraising efforts?

As noted above, NWS funds its capital needs from a variety of sources, including endowment spend, public and private fundraising, and even debt. It's a constant juggle to match funding to projects and to undertake projects in a timely manner to avoid disruptions to use, service, and safety. The amount requested, in total, is less than the amount NWS raised to fund the entire 4K upgrade that was completed in 2021.

List of Capital Improvements

- **Flood Barriers \$650,000**

This project would fortify the most at-risk portion of the building from flooding through the installation of passive automatic flood barriers to provide protection from 100- and 500- year. Barriers will automatically activate without the need of electricity or people by using the flood water's hydrostatic pressure to raise the barriers, and automatically lower when the flood recedes to their normal hidden position. Upon approval, work with the vendor and engineering team would begin in early fall 2022 to allow time for permitting and work starting in the beginning of summer 2023.

- **Facility Wide Power Stabilization (Electrical Surge & Drops) \$150,000**

FPL estimates an average of 49 annual power disturbances at NWC. This does not include power issues due to storms, planned outages, or repairs. Due to the extremely expensive and sensitive technology housed inside the building, some purchased via past GO Bonds, NWS must install equipment onsite to protect it against power drops and surges caused by these disturbances. This equipment may include upgrades to the following systems: UPS systems, battery storage, switchgear, generators, transfer switches, surge protection upstream of specific equipment, and lightning protection.

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City of Miami Beach GO Bond Proposal for Miami Beach Cultural Anchors

- **Exterior Paint and Stucco Repairs \$250,000**

This project represents the first comprehensive repair, repaint, and building envelope waterproofing since its opening in 2011. Upon approval an updated quote is needed from the vendor as it is valid for only 60 days. Work is estimated to take five to six weeks, weather permitting.

- **Replace Main Fire Alarm Panel \$255,000**

The original fire alarm panel has been deemed obsolete by vendor (Siemens). Along with ancillary devices, it will no longer be supported by the manufacturer after June 2022 due to supply chain issues. Once approved NWS will request quotes from proprietary (Siemens, JCI) and non-proprietary fire alarm vendors for this replacement.

- **Acoustical Resurfacing of Performance Hall "Sails" \$500,000**

One of the most prominent design features inside the performance hall are the five acoustical "sails" floating above the stage, which double as large projection screens. The original finish on the sails has discolored from normal wear and tear and a water leak that stained one of them. The finish is important to the acoustics of the performance hall. Called Baswaphon, it requires special removal, prep, and application methods. Work requires extensive masking and protection of lighting, seating and stage areas and can be done during the summer of 2024.

- **Replacement of Acoustical Panels Throughout NWC \$150,000**

There are about 1100 acoustical panels in almost all spaces at NWC. These panels are sound absorbing acoustical foam panels wrapped in specialized white canvas. Original to the opening of the building, these panels have begun to yellow and stain from the reaction to UV light and the glue used to adhere the canvas, in addition to normal dirt and dust accumulation. This discoloration is very evident since the panels are hung everywhere in the building against pure white walls. This work can be scheduled around building programs but ideally done in the summer.

- **Elevator Modernization \$750,000**

NWC has two passenger elevators and one freight elevator. As seen with many pieces of equipment, supply chain issues and manufacturer decisions have made equipment obsolete before their normal end of life. This modernization will improve safety and reliability of the elevators.

- **Upgraded Theatrical Lighting \$1,400,000**

VariLite no longer supports or makes replacement parts for the original lighting in the performance hall, and numerous parts have failed over recent seasons. NWS needs to replace the Vari-Lite automated lighting fixtures with new LED technology. Purchase includes new fixtures, power relay units and additional cables and hanging hardware. This upgrade is scheduled for summer 2023.

- **New LED Marquee Sign for East Façade \$750,000**

The original LED marquee no longer works and needs to be replaced. This work can start once funding is secured.

- **New Pergola for Roof Garden \$750,000**

The original gumbo limbo trees on the roof are dying. Using the signature cloud-shaped steel shapes in Soundscape Park that are draped with bougainvillea as inspiration, Frank Gehry has designed a simple pergola, or trellis, that can be installed in the existing planter boxes, and these too will be covered with bougainvillea. This will require minimal maintenance and link the roof garden more directly with Soundscape Park. This work can start once funding is secured.

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City of Miami Beach GO Bond Proposal for Miami Beach Cultural Anchors

Holocaust Memorial Miami Beach

Amount Requested: \$4,645,500

Organization Background

Now over 30 years old, the Holocaust Memorial Miami Beach engages people of all ages and backgrounds, adults and students, over the meaning of the Holocaust where over 6 million Jews and other peoples were murdered. This is accomplished through an outside facility and film, cultural exhibitions, guest speakers, music, tours, and Holocaust Survivor testimony that leads to empathy and engagement for the participant. Although World War II ended nearly 80 years ago, recent incidences of antisemitism and Holocaust denial signify the pervasive and growing intolerance throughout the United States. The Holocaust Memorial Miami Beach promotes an open-minded civil society and culture. It is an iconic, unique and powerful venue that imparts a universal message. Visitors are encouraged to reflect on the moral, ethical and spiritual questions that arise through their experiences at the Holocaust Memorial and through its year-round cultural programming.

Since its dedication, the Holocaust Memorial has remained an integral contributor and element of the physical and cultural landscape of Miami Beach, providing cultural activities and events, author presentations, film screenings, musical performances and panel discussions to the local community and visitors.

The Memorial has welcomed more than 2.6 million visitors, including more than 300,000 students. It annually teaches more than 90,000 visitors each year about the dangers of unchecked hatred and the corresponding need to prevent future genocides, prejudices and intolerances. The Memorial developed an app and a special customized 28-minute film. Finally, HMC provides professional development for educators and docents to ensure continued Holocaust education and cultural programs.

Use of Funds

Replace, Repair and Modernize the 30-year Holocaust Memorial which has been weathered and is in need of modernization since its creation in 1990. This project will accommodate current and future needs to meet the evolution of the Miami Beach cultural scene. The Memorial, nestled between other cultural institutions such as the New World Symphony, The Bass Museum, and the New Convention Center will continue to play a significant role with its outdoor artistic installations, its guided tours, films, storytelling and school visits, culminating in over 90,000 guests a year. This project for the Memorial reflects a city in transformation and recognition of the importance of our cultural environment.

Estimated Project Timeline

Project timeline will be 3-4 years for completion.

Benefits to Taxpayers

There is no fee for residents to enter the Holocaust Memorial Miami Beach, to experience our gardens of contemplation or any part or program of the Memorial at any time.

If GO Bond is not successful, how will improvements be funded. How do the capital requests compare to past fundraising efforts?

If the GO Bond is not successful improvements will not be funded in the immediate future. Funding for the Holocaust Memorial and its policy of 'no fee' is enabled by its yearly fundraising program and its supporters. Capital improvements in the past have been primarily for the Arm of Love and Anguish, the centerpiece of the Memorial, and the only sculpture like this in the world. Repairs to the arm are required every 2 years and have been part of our fundraising efforts.

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City of Miami Beach GO Bond Proposal for Miami Beach Cultural Anchors

List of Capital Improvements

- \$250,000 Interior repair and replacement of center arm structure
- \$300,000 Repatina of outside of center arm structure including 100 sculptures on the arm
- \$400,000 Replacement of 150 broken Jerusalem stones
- \$200,000 Regrouting of all walkway stones to prevent further corrosion
- \$500,000 Renovate center water feature and seal leaks including addition of filters
- \$500.00 Bicycle rack
- \$150,000 State of the Art walking tour for visitors with latest technology for 100,000 visitors each year
- \$175,000 State of the Art Security bollards at west side frontage of Memorial
- \$75,000 State of the Art telephone system for easy access for visitors calling for information
- \$50,000 Remodel security booth for 24-hour security staff
- \$100,000 Remodel and repair visitor welcome center
- \$150,000 Remodel public bathrooms
- \$5,000 Create direction signage for visitors on where to begin and what to see at Memorial
- \$100,000 Create technology for upgraded visitor visit including maps and information about the memorial for cell phone usage
- \$125,000 New outdoor walkway for students to reach the classroom
- \$500,000 Remodel or replacement of 40 lamps surrounding Pond
- \$10,000 Addition of 100 new lilies to beautify pond feature
- \$150,000 State of the Art Security gate for back entrance to Botanical Garden
- \$375,000 Addition of a new wall to protect back of Memorial and west side of Botanical Garden
- \$250,000 Replacement of new roof for classroom, administration office, security booth and visitor center
- \$30,000 Retile floor in 4 rooms
- \$750,000 State of the Art Security System and Surveillance Cameras

Attachment B
City of Miami Beach GO Bond Proposal for Miami Beach Cultural Anchors

Rhythm Foundation at North Beach Bandshell

Amount Requested: \$3,417,000

Organization Background

The Rhythm Foundation has been presenting outstanding international music in Miami Beach for more than 30 years, and we look back at a body of work that now spans decades. When we began in 1988, Miami was a different place than the international crossroads we know now.

In 2015, the City of Miami Beach awarded Rhythm Foundation the management of the North Beach Bandshell. We launched a well-rounded schedule of 75+ events per year - a mix of free community and civic events, cultural programs, popular music and large productions - that welcome the entire South Florida and visitor community to the Bandshell. The management was extended with options through to 2028, which coincided with important capital improvements to the facility including the installation of a canopy to provide weather protection, improved seating, and technical upgrades.

Use of Funds

GO Bond investment into the Miami Beach Bandshell will be used to support and enhance operations at the venue, continuing its position as a valuable community asset. Our management of the Bandshell for the City has greatly increased use and attendance at the venue. The professional productions taking place at the venue desperately require an expansion of back of house facilities to sustain and grow these production demands.

The Rhythm Foundation has outgrown the small back of house area currently at the Bandshell, and needs this expansion for production facilities to keep up with the level of increased professional touring that is coming to the venue, office spaces, media production facilities and storage. In addition a series of improvements is planned to construct an addition to the backstage to support our efforts and refortify the existing power, lighting and audio equipment from the 2011 renovation. Many items would have been funded by the general budget for planned replacements and repairs, approving the GO Bond would allow the residents of Miami Beach to save those dollars within the city's budget.

Estimated Project Timeline

Projects are scheduled to occur beginning in the 2023 budget. New construction will require an additional 2-3 years to complete.

Benefits to Taxpayers

We attract over 75,000 visitors each year across 100+ events. Guests visit Miami Beach for our programs from all over South Florida and beyond, with the Bandshell acting as a key attraction and economic engine for the North Beach business community. Recurring annual festivals include North Beach Music Festival, Ground Up Music Festival, AfroRoots Music Festival, & Global Cuba Festival, each bringing their unique audience to the area.

Programs are also documented and packaged for media distribution, further enhancing the reach and impact of the presenter. Our goal is to enhance our TV and media broadcast startup into a state of the art media laboratory for use by Rhythm Foundation & the Miami Beach cultural community. We form an integral fabric on which dozens of cultural organizations in our community use to create unique cultural offerings. This investment will ensure Miami Beach Bandshell as a beacon for the performing arts in the decades ahead.

If GO Bond is not successful, how will improvements be funded. How do the capital requests compare to past fundraising efforts?

The Bandshell has enjoyed regular line item funding support going back to the 2011 upgrade through the installation of the canopy in 2020. The Rhythm Foundation continues to invest funds raised for enhancement of the equipment at the venue, including the LED lights & LED Screen, backline, film and video systems, & concessions

Attachment B
City of Miami Beach GO Bond Proposal for Miami Beach Cultural Anchors

program. In 2021 Rhythm Foundation received a \$1.5 Million grant from the Knight Foundation to continue to invest in technology implementations and programming at the North Beach Bandshell.

List of Capital Improvements

- **Back of House Improvements (\$1,500,000)**
 - Create an 2 story addition to the existing back of house that will contain: A Second Floor of the building to house TV and Broadcast Production Control Room & Administrative Office Spaces; The First Floor will be utilized for vital storage and production prep areas for Concessions, Equipment, Production Storage; Create within the Concessions Room a small kitchen suitable for food handling and preparation; Create a structure to enclose the waste containers for trash and recycling, accessible by Waste Management 24/7; Create a storage structure to enclose the theater chairs and carts; and Create an elevator and two means of egress.
 - Reposition the existing fence line to meet the new property line as provided by Ocean Terrace Streetscaping Program.
 - Realign the driveway & loading dock to allow for two trucks to be parked at once, one in the loading dock, and another staged adjacent to it.
 - Relocate or enclose within new construction the existing utility infrastructure (A/C compressor, FPL panel, etc.)
- **Canopy Phase 3 (\$200,000)**

Design and Fabrication of a discreet, retractable extension of our stage covering to protect musicians and equipment located at the edge of our existing stage or potential temporary stage extensions used from time to time. This equipment would live in the retracted position, not affecting the historic design.
- **Restroom Upgrades (\$150,000)**

Renovation of existing Restrooms within the facility, augment the quality of the restroom and increase the number of fixtures for public facilities and backstage.
- **Rear Platform Upgrade (\$200,000)**

Upgrade the temporary riser platform to a permanent weatherproof flooring surface of the same design, preferably in matching terrazzo to the dancefloor with power and data connection.
- **Venue Projection Mapping (\$250,000)**

Purchase and design of projection system for use on the stage façade and canopy.
- **Bandshell Cafe (\$250,000)**

Bandshell Beachfront Cafe will offer a showcase for local talent. Concluding each evening with a sunset performance, activating daytime use of Bandshell Park for the residents and visitors.
- **Park Performance, Architectural and Landscape Lighting (\$150,000)**

Park Performance, Architectural & Landscape Lighting - Install lighting for the Bandshell architectural perimeter interior and exterior of the venue as well as the palm trees throughout the park.
- **Roof Repairs (\$150,000)**

Regrade and repair the existing concrete roofs within the North and South Towers, allowing drainage.
- **Upgrades to the Stage Theatrical Grid (\$50,000)**

Additional routing for electrical service and structural mounts dedicated to stage lighting.

Attachment B
City of Miami Beach GO Bond Proposal for Miami Beach Cultural Anchors

The Wolfsonian—Florida International University

Amount Requested: \$10,000,000

Organization Background

The Wolfsonian was built as a private research center in 1995. Upon its gifting to the State of Florida in 1997, our mission and operational scale expanded to embrace a very large Florida International University student body and faculty in research and activities. K-12 educational initiatives followed. Serving the public became core to our work while we continued to host fellows and scholars from around the world.

The Wolfsonian—FIU is now a globally renown museum, library, and research center that illustrates the persuasive power of art and design. With more than 200,000 objects, the collection contains a vast universe of ideas: household appliances that sped the pace of work; designs that bridged cultures; architectural plans fueled by ambition; and propaganda that helped turn the tides of war. Rooted in the greatest century of growth and change humanity has ever known—1850 to 1950—The Wolfsonian traces the odyssey from agrarian to urban, colonial empires to Cold War superpowers, the first spike of the Transcontinental Railroad to the advent of television.

The Wolfsonian offers an agreeable setting for the appreciation of art and design and a forum (virtual and in-person) that enhances Miami Beach’s civic life. Our ability to offer such experiences is enhanced by partner organizations: Miami Design Preservation League; City of Miami Beach’s STEAM+ program; O Cinema Miami Beach; AIA; AIGA; Bookleggers’ Library; New World Symphony; O, Miami Poetry Festival; Design Miami; and Art Basel Miami Beach.

The museum typically draws 25,000 to 30,000 visitors each year. It produces three major exhibitions, several smaller installations, and a contemporary artist project, in addition to over 100 public programs such as tours, talks, family programs, and films. The intent of exhibitions and programs is to shed further light on key people, issues, and events from the past. At the same time, we strive to link this historical collection to the concerns and passions of people living today.

Use of Funds

Our building was not conceived for the scale and purpose now expected of it. Nor was it considered how we would display of large-scale works, period rooms, allow public access to collection storage areas, or host classes in a dedicated space. Nor do our current event spaces have the capacity or critical support areas to create meaningful revenue to support the mission. The current entryway is foreboding, unwelcoming, and flood-prone. A single-passenger elevator is not sufficient if the crowd in the building grows past 200. The expansion seeks to alleviate these issues.

The Wolfsonian—FIU’s expansion must balance two central values: honoring the historic integrity of our existing 1927 Mediterranean Revival building and updating the site to meet the complex needs of 21st-century audiences. Our focus is on addressing climate-control concerns and minimizing environmental impacts. In addressing the museum’s day-to-day operations, the design would streamline visitor flow and create a more transparent, welcoming experience for pedestrians and guests. The project goals are to:

- Enhance accessibility and visibility of The Wolfsonian—FIU collection
- Create programmatic and digital lab spaces for residents and the FIU community
- Leverage earned income through event rentals and commercial leasing
- Protect and preserve the collection

Estimated Project Timeline

The goal for completion of the expansion is the Fall of 2027, assuming the success of fundraising efforts.

Attachment B
City of Miami Beach GO Bond Proposal for Miami Beach Cultural Anchors

Benefits to Taxpayers

The expansion's primary goal is to deeply embed The Wolfsonian—FIU into the fabric and character of Miami Beach. Our planned expansion will:

- Triple our programmatic space, adding over 30,000 SF
- Substantially increasing the number of artworks on view
- Create a transparent new street and lobby presence
- Create state-of-the-art classrooms, studio environments, and digital labs
- Incorporate open-air green spaces (garden, terraces, and roofs)
- Offer spacious and adaptable mixed-use spaces for curatorial, educational, or rental needs
- Have enhanced spaces for lease for local retail businesses

If GO Bond is not successful, how will improvements be funded? How do the capital requests compare to past fundraising efforts?

A capital campaign for the expansion is underway. The campaign goal is \$20.0 million, of which \$10.0 million will be funded by the Miami Dade County Building Better Communities General Obligation Bonds. The project will require substantial funding before starting full design and construction, so without the GO bond, there is a greater risk that funding results might not meet timeline expectations and delay delivery of the expansion.

List of Capital Improvements

- **Wolfsonian Facility Expansion \$10,000,000**

The Wolfsonian has developed a transformational expansion plan for its Washington Avenue location to create a welcoming entrance and more transparent presence on Washington Avenue. It includes up to 50,000 square feet of public galleries and program space and countless new opportunities for learning and exploring. The total project estimate (inclusive of design, construction, and contingency) is \$20.0 million, of which \$10.0 million will be funded by the Miami Dade County Building Better Communities General Obligation Bonds—leaving a remaining funding goal of \$10.0 million.

Attachment B
City of Miami Beach GO Bond Proposal for Miami Beach Cultural Anchors

Jewish Museum of Florida-FIU

Amount Requested: \$750,000

Organization Background

The Jewish Museum of Florida-FIU (JMOF-FIU) shares the story of over 250 years of Florida Jewish history, art, and culture with all members of Miami Beach's vibrant community. Our goal is to explore and illustrate the richness and diversity of Jewish life as well as the unique ways in which Florida Jews influence and are influenced by the historic and cultural dynamics of Florida, the nation, and the world. JMOF-FIU is also dedicated to multicultural education and, through the lens of Florida Jewish history, seeks to highlight issues of discrimination against all marginalized people. Through exhibitions, public programs, and our extensive archival collection, we demonstrate how the challenges of the immigrant experience are shared by all ethnic groups in Florida.

Use of Funds

In order to improve the museum experience for local and international visitors alike, JMOF-FIU seeks \$750,000 as part of the City of Miami Beach's GO Bond Program. Funding will go toward five future-focused improvements:

1. Design and installation of a new LED lighting system in each of our three galleries;
2. Repair and upgrade of exterior walls, including painting, repair of our historic railings, and installation of a wheelchair accessible ramp at the front of the museum;
3. Installation of a new exterior lighting system to highlight the beauty and significance of the historic building in the South of Fifth neighborhood and additional landscape;
4. Installation of parking lot security gates; and
5. Redesign and remodel of our collections and storage department.

Estimated Project Timeline

Upon receipt, funds can be deployed for construction and development within the range of six to twelve months. It is estimated that the aforementioned improvements will take approximately one to two years to complete.

Benefits to Taxpayers

The five revitalization efforts listed above will enhance taxpayers' museum experience and quality of life in a number of ways. The installation of a new LED lighting system in the museum's galleries will address accessibility issues pertaining to vision and allow for greater appreciation of our exhibitions and greater visibility during programs. Repairs and upgrades to the museum's exterior will not only render the building more aesthetically pleasing but will also allow visitors of all ages and abilities to access the museum via its front entrance. Likewise, the installation of a new exterior lighting system will render the premises more secure while also allowing guests, passersby, and locals to appreciate the building's historic Art Deco design. The installation of parking lot security gates will improve security. Finally, the redesign and remodel of our collections and storage department will ensure that the over 100,000 priceless artifacts housed at JMOF-FIU are properly maintained, stored, and cared for. This improvement will not only assist with organization, but will guarantee the museum's ability to continue its mission of collecting, preserving, and interpreting Florida Jewish history.

Attachment B
City of Miami Beach GO Bond Proposal for Miami Beach Cultural Anchors

If GO Bond is not successful, how will improvements be funded. How do the capital requests compare to past fundraising efforts?

If JMOF-FIU does not receive the requested funds as part of the City of Miami Beach's GO Bond Program, the museum will seek funding for improvements through a combination of other grants and private donations.

List of Capital Improvements

- **LED LIGHTING (\$450,000)**
The design and installation of a new LED lighting system in each of our three galleries.
- **REPAIR & PAINTING (\$50,000)**
Repair and upgrade of exterior walls, including painting, repair of our historic railings, and installation of a wheelchair accessible ramp at the front of the museum.
- **EXTERIOR LIGHTING (\$35,000)**
Installation of a new exterior lighting system and additional landscape to highlight the beauty and significance of the historic building in the South of Fifth neighborhood and for additional safety and security.
- **SECURITY GATES (\$65,000)**
Installation of parking lot security gates.
- **REBUILD COLLECTIONS DEPARTMENT (\$150,000)**
Design and remodel of our collections and storage department.



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

COMMISSION MEMORANDUM

TO: Honorable Mayor Dan Gelber and Members of the City Commission

FROM: Alina T. Hudak, City Manager 

DATE: May 4, 2022

SUBJECT: **DISCUSS AND IF NECESSARY, TAKE ACTION REGARDING THE POSSIBLE
ISSUANCE OF A G.O. BOND FOR ARTS AND CULTURE**

BACKGROUND

The City of Miami Beach has a plethora of cultural assets and organizations benefiting its community. Many of these assets require capital improvements which are limited by the City's annual capital budget. On October 13, 2021, at the request of Commissioner Ricky Arriola, the Mayor and City Commission approved the referral of item C4-N to the Finance and Economic Resiliency Committee (the Committee), to discuss the possible issuance of a General Obligation Bond (G.O. Bond) to fund arts and culture.

Consequently, at its October 22, 2021, meeting, the Committee discussed funding arts and culture capital projects within the City. Following the discussion, the Committee issued direction to the Administration to work on an inventory of needs for the City's arts and cultural assets, as well as a recommendation to continue the discussion.

ANALYSIS

Pursuant to the Committee's direction, the Facilities and Fleet Management Department worked in conjunction with the operators and tenants of various cultural institutions within the City to gather an inventory of capital needs and requests. The proposed enhancements contemplate capital, acoustics/sound system, technology, and activating public spaces. The Department also collaborated with other departments to identify opportunities. Moreover, the Department identified and compiled capital needs from multiple facility conditions assessments (FCAs) which provided the data on deferred maintenance, deficiencies, and future capital needs, including the buildings' envelope, mechanical, electrical, and plumbing systems. Collectively, this provided the framework for the inventory of proposed capital improvements projects.

On February 25, 2022, the Committee reviewed the item, and directed the Administration to brief members of the City Commission with the proposed requests. Input from several members was gathered which contributed to further refining the inventory list. On March 30, 2022, the Committee reviewed the revised project list. After deliberation, the Committee made a motion to have the item discussed at the May 4, 2022, City Commission for further discussion and direction.

Attachment B

The Facilities and Fleet Management Department continued to meet with stakeholders to address costs previously undetermined in the original request to further refine the project list. Attached for the Mayor and City Commission's review is a draft inventory (Attachment A), proposing enhancements totaling over \$115M. This is a preliminary iteration and provides opportunities to continue the discussion of addressing the capital needs of our facilities and how to further augment the cultural venues and anchors in the community.

Should a General Obligation Bond be considered, it is important to note the potential fiscal impact to homeowners. The estimated annual cost to an average homeowner (based on a property with \$596K taxable value) is depicted below for a bond at \$100M, \$150M, \$200M, and \$250M:

Bond Program Amount	Annual Debt Service	Equivalent Millage Rate	Annual Cost to Average Homeowner
\$100M	6,000,000	0.1732	\$108
\$150M	9,000,000	0.2598	\$163
\$200M	12,000,000	0.3464	\$217
\$250M	15,000,000	0.4330	\$271

CONCLUSION

The Administration recommends the Committee consider the capital enhancements detailed herein for a proposed G.O. Bond for arts and culture. The bond would allow the City to address capital needs that are currently unfunded. Should the Commission move forward with a favorable consideration of issuing a G.O. Bond, this item will be subject to voter referendum.

Attachments

A - Proposed G.O. Bond for Enhancement of CMB Cultural Facilities

Attachment B

Attachment A

Proposed GO Bond for Enhancement of CMB Cultural Facilities

City-owned Assets

Bass Museum of Art

Proposed Enhancement	Projected Cost for proposed GO Bond	Projected Cost for City's CR&R Program
New projector and screen for Museum Courtyard	\$45,000.00	
Automatic shade system for Museum Courtyard	\$75,000.00	
Audio Induction Loop for Museum Courtyard	\$28,000.00	
Lumitrix event lighting system for Museum Courtyard	\$45,000.00	
Commercial grade overhead door for Museum Café	\$40,000.00	
Enhanced A/V equipment for Museum Creativity Center	\$65,000.00	
Programmable automatic shades for Museum Creativity Center	\$75,000.00	
Adjustable gallery tack lighting for Museum Creativity Center	\$15,000.00	
Audio Induction Loop for Museum Creativity Center	\$40,000.00	
Replace transformer for LED lighting at Museum Lobby	\$10,000.00	
Museum wide beacon- based wayfinding system	\$40,000.00	
Enhanced exterior lighting for Museum façade and Museum Courtyard	\$75,000.00	
WiFi access points throughout Collins Park for enhanced patronage reporting	\$175,000.00	
Lumitrix display lighting for exterior art installations	\$45,000.00	
Wall mounted ladder replacement	\$11,000.00	
Exhaust System renewal		\$12,000.00
Condenser Pump renewal		\$33,000.00
Rooftop Package Unit renewal		\$84,000.00
Clean Steam Humidifier renewal		\$93,000.00
Emergency lighting replacement		\$47,000.00
Fire Alarm system replacement		\$1,500,000.00
Subtotal	\$784,000.00	\$1,769,000.00
Permitting (2%)	\$15,680.00	\$35,380.00
Contractor General Conditions, Overhead and Profit (22%)	\$172,480.00	\$389,180.00
Owner Contingency (10%)	\$78,400.00	\$176,900.00
Total by Category	\$1,050,560.00	\$2,370,460.00
TOTAL	\$3,500,000.00	

Attachment B
Attachment A

Miami City Ballet

Proposed Enhancement	Projected Cost for proposed GO Bond	Projected Cost for City's CR&R Program
Facility-wide Variable Air Volume (VAV) Box Replacements		\$52,500.00
Electronic HVAC Filtration - UV-C Lights in rooftops units	\$35,000.00	
Dry Wall Repairs and Paint at Studios 1-5, 7, 8 and Common Areas		\$145,000.00
Harlequin "Marley" Floors - Studios 4,5,6,8, Hallway 1 & 2		\$200,000.00
Wolfson Theater A/V Upgrades	\$552,000.00	
Elevator Modernization		\$370,000.00
Wardrobe Utility Renovation	\$145,000.00	
LED Lamp Replacement (Facility-wide, including balconies)		\$171,500.00
Bottled Water Filling Stations (3)	\$10,000.00	
Hands Free Faucets and Toilet Flushometers Upgrade		\$150,000.00
Restroom Exhaust System renewal		\$25,000.00
Acoustical Ceiling Panel renewal		\$75,000.00
HVAC Ductwork renewal		\$522,000.00
Systems Furniture	\$345,000.00	
Lobby Security Enhancements	\$80,000.00	
Stair Finish Renewal (rubber treading)		\$48,000.00
Loading Dock Flooding Repair		\$250,000.00
Studio Black Out Shades	\$120,000.00	
3 rd Floor Wood Floors Replacement		\$130,000.00
Project Management Fees (Balance Commercial Real Estate)	\$69,899.00	
Defensive Architectural Enhancements to Collins Park Boardwalk	\$15,000	
Subtotal	\$1,371,899.00	\$2,139,000.00
Permitting (2%)	\$27,437.98	\$42,780.00
Contractor General Conditions, Overhead and Profit (22%)	\$301,817.78	\$470,580.00
Owner Contingency (10%)	\$137,189.90	\$213,900.00
Total by Category	\$1,838,344.66	\$2,866,260.00
TOTAL	\$4,800,000.00	

Attachment B
Attachment A

Fillmore Miami Beach

Proposed Enhancement	Projected Cost for proposed GO Bond	Projected Cost for City's CR&R Program
Auditorium furniture and finishes replacement	\$1,183,400.00	
First Floor Lighting and Finish Upgrades (FOH)	\$1,856,070.00	
Second Floor Lighting and Finish Upgrades (FOH)	\$922,920.00	
Third Floor Lighting and Finish Upgrades (FOH)	\$659,300.00	
Fourth Floor Exit Corridor- Painting and Carpet Replacement (FOH)	\$41,220.00	
Repairs to Existing Catwalk	\$33,500.00	
Structural Panels at Stage Roof Penthouse + Lapeyre Stair	\$52,500.00	
Exterior Window and Door Replacement	\$266,880.00	
Exterior Structural Repairs	\$329,500.00	
Driveway Redesign and enhanced pedestrian area	\$329,000.00	
Basement Lighting and Finish Upgrades	\$972,820.00	
First Floor Lighting and Finish Upgrades (BOH)	\$496,560.00	
Second Floor Lighting and Finish Upgrades (BOH)	\$270,760.00	
New Second Floor VIP Area	\$1,200,000.00	
New Commercial Kitchen	\$600,000.00	
Acoustical Improvements at Dressing Rooms/ Corridors	\$50,000.00	
Asbestos, Lead Paint, IAQ Abatement Allowance		\$200,000.00
Freight Elevator renewal		\$493,000.00
Exhaust System renewal		\$350,000.00
Chilled Water Piping renewal		\$1,625,000.00
HVAC Replacements		\$841,800.00
Electrical Enhancements (including FA allowance)		\$1,227,000.00
Plumbing Enhancements (facility-wide)		\$36,500.00
Upgrades to Existing Fire Protection System		\$202,285.00
Emergency Lighting renewal		\$319,000.00
Theatrical Systems Upgrade	\$2,882,000.00	
New LED Marquee Sign	\$1,200,000.00	
Subtotal	\$12,163,030.00	\$5,294,585.00
Permitting (2%)	\$243,260.60	\$105,891.70
Contractor General Conditions, Overhead and Profit (22%)	\$2,675,866.60	\$1,164,808.70
Owner Contingency (10%)	\$1,216,303.00	\$529,458.50
Total by Category	\$16,298,460.20	\$7,094,743.90
TOTAL	\$23,400,000.00	

Attachment B
Attachment A

Colony Theater

Proposed Enhancement	Projected Cost for proposed GO Bond	Projected Cost for City's CR&R Program
Lighting & Projection System	\$772,000.00	
Sound System Redesign & Replacement	\$812,250.00	
Replace Acoustical Drapes, Main Drape, & Soft Goods	\$180,000.00	
Stage rigging and mechanics	\$175,000.00	
New JLG driveable vertical mast lift	\$20,000.00	
Loading Dock doors and liftgate	\$50,000.00	
Facility-wide expansion & storage	\$340,000.00	
Facility-wide Security, Access & Communication Systems Upgrade	\$186,000.00	
Emergency Lighting renewal		\$11,000.00
Domestic Water Pump renewal		\$52,000.00
Accessibility Enhancements	\$160,000.00	
Lobby & front entry renovations	\$470,000.00	
Restroom renovation & expansion	\$375,000.00	
New Carpeting & Theater Seating	\$490,000.00	
Entry door/storefront replacement		\$220,000.00
Roof hatch replacement		\$30,000.00
Subtotal	\$ 4 , 0 3 0 , 2 5 0 . 0 0	\$313,000.00
Permitting (2%)	\$80,605.00	\$6,260.00
Contractor General Conditions, Overhead and Profit (22%)	\$886,655.00	\$68,860.00
Owner Contingency (10%)	\$403,025.00	\$31,300.00
Total by Category	\$5,400,535.00	\$419,420.00
TOTAL	\$5,900,000.00	

Attachment B
Attachment A

Miami Beach Botanical Garden

Proposed Enhancement	Projected Cost for proposed GO Bond	Projected Cost for City's CR&R Program
Resiliency & Sustainability Initiatives	\$2,459,000.00	
Pond pump replacements		\$15,000.00
Irrigation upgrades	\$30,000.00	
New pathways for high traffic areas	\$50,000.00	
New accessible routes to Native Garden and Gazebo	\$150,000.00	
Dedicated electrical panel for Short Term Events	\$5,000.00	
New safety and landscape lighting	\$40,000.00	
Security cameras and alarm system	\$35,000.00	
Exit Sign renewal		\$11,000.00
Catering kitchen expansion	\$30,000.00	
Expanded event storage areas	\$250,000.00	
HVAC replacement		\$120,000.00
New ceiling fans		\$20,000.00
New A/V equipment for Banyan and Butterfly Rooms	\$65,000.00	
New sliding glass doors at Banyan Room	\$75,000.00	
Expansion of outdoor event area	\$50,000.00	
Enhanced technology infrastructure	\$100,000.00	
New Japanese Garden	\$500,000.00	
Subtotal	\$3,839,000.00	\$166,000.00
Permitting (2%)	\$76,780.00	\$3,320.00
Contractor General Conditions, Overhead and Profit (22%)	\$844,580.00	\$36,520.00
Owner Contingency (10%)	\$383,900.00	\$16,600.00
Total by Category	\$5,144,260.00	\$222,440.00
TOTAL	\$5,400,000.00	

Attachment B
Attachment A

Welcome Center - Miami Design Preservation League

Proposed Enhancement	Projected Cost for proposed GO Bond
Additional Funding for Art Deco Museum Expansion	\$800,000.00
Enhanced Exterior and Interior Lighting	\$100,000.00
Subtotal	\$900,000.00
Permitting (2%)	\$18,000.00
Contractor General Conditions, Overhead and Profit (22%)	\$198,000.00
Owner Contingency (10%)	\$90,000.00
Total	\$1,300,000.00

New World Symphony

Proposed Enhancement	Projected Cost for proposed GO Bond	Projected Cost for City's CR&R Program
Upgraded Theatrical Lighting	\$1,400,000.00	
Elevator Modernization		\$750,000.00
New LED Marquee Sign for East Façade	\$750,000.00	
Facility-wide Surge Protection	\$150,000.00	
New Pergola for Roof Garden	\$750,000.00	
Exterior Paint and Stucco Repairs		\$250,000.00
Flood Barriers	\$650,000.00	
Acoustical Resurfacing of Performance Hall "Sails"	\$500,000.00	
Replace Acoustic Panels Throughout NWC	\$150,000.00	
Replace Fire Alarm System		\$255,000.00
Subtotal	\$4,350,000.00	\$1,255,000.00
Permitting (2%)	\$87,000.00	\$25,100.00
Contractor General Conditions, Overhead and Profit (22%)	\$957,000.00	\$276,100.00
Owner Contingency (10%)	\$435,000.00	\$125,500.00
Total by Category	\$5,829,000.00	\$1,681,700.00
TOTAL	\$7,600,000.00	

Attachment B
Attachment A

Holocaust Memorial Miami Beach

Proposed Enhancement	Projected Cost for proposed GO Bond	Projected Cost for City's CR&R Program
Interior repair and replacement of center arm structure		\$250,000.00
Repatina of center arm structure including surface sculptures	\$300,000.00	
Replacement of broken Jerusalem stones		\$400,000.00
Regrouting of all walkway stones	\$200,000.00	
Renovate center water feature and seal leaks (including filters)		\$500,000.00
Install new bicycle rack	\$500.00	
Tech for State of the Art walking tour for visitors	\$150,000.00	
State of the Art Security bollards at west side frontage	\$175,000.00	
State of the Art telephone system for visitor info	\$75,000.00	
Remodel security booth for 24-hour security staff	\$50,000.00	
Renovations to Visitor Welcome Center	\$100,000.00	
Renovations to Public Restrooms	\$150,000.00	
Wayfinding and Directional Signage	\$5,000.00	
Technology upgrade for Visitor Center	\$100,000.00	
New outdoor walkway to classroom	\$125,000.00	
Replacement of pond lamps		\$500,000.00
New lilies for pond feature	\$10,000.00	
Security Gate for rear entrance	\$150,000.00	
New CBS wall at rear of Memorial/West side of MBBG	\$375,000.00	
Roof replacement for Classroom, Admin. Office, Security Booth and Visitor's Center		\$250,000.00
New flooring for Classroom, Admin. Office, Security Booth and Visitor's Center	\$30,000.00	
New Security System and Surveillance Cameras	\$750,000.00	
Subtotal	\$2,745,500.00	\$1,900,000.00
Permitting (2%)	\$54,910.00	\$38,000.00
Contractor General Conditions, Overhead and Profit (22%)	\$604,010.00	\$418,000.00
Owner Contingency (10%)	\$274,550.00	\$190,000.00
Total by Category	\$3,678,970.00	\$2,546,000.00
TOTAL	\$6,300,000.00	

Attachment B
Attachment A

Byron Carlyle Theater Renovation

Proposed Enhancement	Projected Cost
Complete renovation of Byron Carlyle Theater (including spaces for enhanced programming)	\$19,921,788.00
Owner Contingency (10%)	\$1,992,178.80
Total	\$21,913,966.80

*Per Conditions Assessment & Recommendations Report prepared by MC Harry Associates (05/11/21)

Unidad- North Beach Senior Center

Proposed Enhancement	Projected Cost for proposed GO Bond
New sound system and acoustical controls at Community Room	\$200,000.00
New tables and seating for Community Room	\$50,000.00
Catering Kitchen Expansion for Senior Meal Program	250,000.00
Restoration of Historic Coral Rock House (Home of Miami Beach Hispanic Community Center)	\$500,000.00
Subtotal	\$1,000,000.00
Permitting (2%)	\$20,000.00
Contractor General Conditions, Overhead and Profit (22%)	\$220,000.00
Owner Contingency (10%)	\$100,000.00
TOTAL	\$1,400,000.00

CMB Tourism and Culture Department

Proposed Enhancement	Projected Cost for Proposed GO Bond
Buildout for Miami New Drama at Collins Park Garage	\$5,000,000.00
Subtotal	\$5,000,000.00
Permitting (2%)	\$100,000.00
Contractor General Conditions, Overhead and Profit (22%)	\$1,100,000.00
Owner Contingency (10%)	\$500,000.00
TOTAL	\$6,700,000.00

Rhythm Foundation at North Beach Bandshell

Proposed Enhancement	Projected Cost for proposed GO Bond	Projected Cost for City's CR&R Program
Back of House Improvements	\$1,500,000.00	
Canopy Phase 3	\$200,000.00	
Restroom Upgrades		\$150,000.00
Rear Platform Upgrade	\$200,000.00	
Canopy Projection Mapping	\$100,000.00	
Park Entrance Upgrade	\$150,000.00	
Park Performance, Architectural and Landscape Lighting	\$150,000.00	

Attachment B
Attachment A

Subtotal	\$600,000.00	\$150,000.00
Permitting (2%)	\$12,000.00	\$3,000.00
Contractor General Conditions, Overhead and Profit (22%)	\$132,000.00	\$33,000.00
Owner Contingency (10%)	\$60,000.00	\$15,000.00
Total by Category	\$804,000.00	\$201,000.00
TOTAL	\$1,100,000.00	

Playground Upgrades

Proposed Enhancement	Projected Cost for proposed GO Bond
Artistic upgrades / playground activation	\$5,000,000.00
Subtotal	\$5,000,000.00
Permitting (2%)	\$100,000.00
Contractor General Conditions, Overhead and Profit (22%)	\$1,100,000.00
Owner Contingency (10%)	\$500,000.00
TOTAL	\$6,700,000.00

Proposed Reef line Project

Proposed Enhancement	Projected Cost for proposed GO Bond
Multi-phase 9-mile Artificial Reef Project Total	\$11,800,000.00

Proposed Mangrove Restoration Effort

Proposed Enhancement	Projected Cost for proposed GO Bond
Scope of Work to be developed by CMB Environment & Sustainability Dept. Total	\$3,000,000.00

Other Culture / Arts Institutions (Not City-owned)

Proposed Enhancement	Projected Cost for proposed GO Bond
Proposed Expansion and New Washington Ave. Entrance Total	\$10,000,000.00

Proposed Enhancement	Projected Cost for proposed GO Bond
Facility-wide Enhancements	\$750,000.00
Total	

TOTAL (Includes CR&R) GOB REQUEST **\$115,000,000.00**