

RESOLUTION NO. _____

A RESOLUTION OF THE MAYOR AND CITY COMMISSION OF THE CITY OF MIAMI BEACH, FLORIDA, APPROVING, IN SUBSTANTIAL FORM, A LEASE AGREEMENT BETWEEN THE CITY, AS TENANT, AND 1000 FIFTH STREET CORPORATION, AS LANDLORD, FOR USE OF APPROXIMATELY 5,440 SQUARE FEET OF OFFICE SPACE, LOCATED AT 1000 5TH STREET, SUITE 101, MIAMI BEACH, FLORIDA, FOR USE BY THE MIAMI BEACH POLICE DEPARTMENT (MBPD) PERSONNEL DURING THE G.O. BOND PROGRAM RENOVATION OF THE MBPD HEADQUARTERS BUILDING; SAID LEASE HAVING AN INITIAL TERM OF TWO (2) YEARS AND ONE (1) MONTH; COMMENCING ON JUNE 1, 2024, WITH (1) ADDITIONAL RENEWAL OPTION, ON A MONTH TO MONTH BASIS, FOR A PERIOD NOT TO EXCEED ONE (1) YEAR; AND FURTHER AUTHORIZING THE INTERIM CITY MANAGER AND CITY CLERK TO EXECUTE THE LEASE.

WHEREAS, on November 2018, Miami Beach residents voted to approve the \$439 million General Obligation (G.O.) Bond Program, which earmarked \$72 million for public safety and security improvements citywide; and

WHEREAS, among the G.O. Bond projects, is the renovation to the existing Miami Beach Police Department (MBPD) headquarters building, located at 1100 Washington Avenue ("MBPD Headquarters Renovation Project"); and

WHEREAS, on January 31, 2024, the Mayor and City Commission adopted Resolution 2024-32865, approving the construction manager at risk agreement (CMR Agreement) for the preconstruction services with OHLA Building, Inc. (OHLA), pursuant to Request for Qualifications (RFQ) 2023-461-ND for the MBPD Headquarters Renovation Project; and

WHEREAS, the work required under the CMR Agreement will be performed in accordance with the approved design for the Project, which will include alterations to all five (5) floors of the existing MBPD headquarters building, with comprehensive interior renovation aimed at improving operational efficiencies and optimizing existing spaces to accommodate future growth for the MBPD; and

WHEREAS, OHLA has advised that the construction phase of the Police Headquarters Renovation Project is anticipated to take approximately 20 months to complete; and

WHEREAS, while the MBPD headquarters building must remain fully operational during this time, the Project's phasing plan contemplates displacing different units within the headquarters and renovating their spaces, then moving on to subsequent units; and

WHEREAS, the Administration has researched viable options to relocate the MBPD personnel during the construction phase of the project, and amongst the properties offered for consideration, MBPD staff favored the space located at 1000 5th Street in South Beach, given its location, size, general layout and access to parking; and

WHEREAS, the Administration is seeking approval to enter into a lease agreement for the temporary relocation of the MBPD personnel during the during the G.O. Bond Program renovation of the MBPD headquarters building, based upon the following essential terms:

TENANT: City of Miami Beach, a Florida municipal corporation.

LANDLORD: 1000 Fifth Street Corporation, a Florida corporation

DEMISED PREMISES: 1000 5th Street, Suite 101
Miami Beach, Florida 33139

SIZE: Approximately 5,440 square feet

TERM: Two (2) Years and One (1) Month

RENEWAL OPTION: Month to month for a period not to exceed One (1) year

BASE RENT: First year, \$53 per square foot (\$288,320 annually; \$24,026.67 monthly)

ESCALATION: 3% increase per year

LEASE COMMENCEMENT DATE: June 1, 2024

RENT COMMENCEMENT DATE: 30 days after delivery date

SECURITY DEPOSIT: One (1) month's rent (\$24,026.67)

USE: The Demised Premises shall be used by the MBPD for general office use; and

WHEREAS, the fiscal impact for this relocation is \$990,000.00, inclusive of moving costs, security deposit, incidentals, and Tenant improvements; and it will be funded through a capital budget amendment being approved pursuant to a companion City Commission agenda item; and

WHEREAS, the Interim City Manager recommends that the Mayor and City Commission approve, in substantial form, the draft Lease Agreement, a copy of which is attached to the City Commission Memorandum accompanying this Resolution, containing the essential terms negotiated between the City and the Landlord; and further authorize the Interim City Manager and City Clerk to execute the Lease.

NOW, THEREFORE, BE IT DULY RESOLVED BY THE MAYOR AND CITY COMMISSION OF THE CITY OF MIAMI BEACH, FLORIDA, that the Mayor and City Commission hereby approve, in substantial form, a Lease Agreement between the City, as Tenant, and 1000 Fifth Street Corporation, as Landlord, for use of approximately 5,440 square feet of office space, located at 1000 5th street, Suite 101, Miami Beach, Florida, for use by the Miami Beach Police Department (MBPD) personnel during the G.O. Bond Program renovation of

the MBPD headquarters building; said Lease having an initial term of two (2) years and one (1) month, commencing on June 1, 2024, with (1) additional renewal option, on a month to month basis, for a period not to exceed one (1) year; and further authorize the Interim City Manager and City Clerk to execute the Lease.

PASSED AND ADOPTED this 15th day of May, 2024.

Steven Meiner, Mayor

ATTEST:

Rafael E. Granado, City Clerk

APPROVED AS TO
FORM & LANGUAGE
& FOR EXECUTION


City Attorney *[Signature]* 5/15/2024
Date