



April 30<sup>th</sup>, 2018

Ms. Sabrina Cohen  
President / Foundation  
Sabrina Cohen Foundation  
Miami Beach, FL

**Re: Sabrina Cohen Foundation – Adaptive Recreation Center  
5301 Collins Avenue Miami Beach, FL  
Proposal #17194**

Dear Ms. Cohen:

We are pleased to present our conceptual budget in the amount of **Five Million Two Hundred Eighteen Thousand Seven Hundred Fifty Two and 00/100 Dollars (\$5,218,752)** as per the conceptual drawings dated February 15<sup>th</sup> 2018 by Kobi Karp. The attached Schedule of Values, and Notes & Qualifications are included as part of this proposal.

Thank you for the opportunity to provide you with our services.  
Sincerely,

Neil L. Hammack  
Project Executive

**FORGING RELATIONSHIPS.  
BUILDING RESULTS.**

DOMINION BUILDERS, LLC  
4942 Le Jeune Road, Suite 203  
Coral Gables, FL 33146

305.661.2700 Office  
305.397.1188 Fax

License #: CGC1516478

dominionbuild.com

### Schedule of Values

General Requirements	372,690
Concrete and Masonry	1,175,000
Metal Railings and Screens	315,010
Rough Carpentry	25,000
Millwork and Cabinets	32,000
Stucco	67,500
Roof	185,000
Doors, Frames and Hardware	36,200
Glass and Glazing	204,170
Drywall and Acoustical Ceilings	329,505
Flooring	321,000
Painting	28,890
Toilet Accessories	3,750
Lockers	13,500
Appliances – Juice Bar	15,000
Athletic Equipment	30,000
Roof Top Pool and Planters	250,000
Elevators	280,000
Fire Sprinklers	32,100
Plumbing	102,720
HVAC	118,770
Electrical	192,600
Earthwork and Utilities	375,000
Landscaping	175,000
Subtotal	4,680,495
Insurance	70,207
Subtotal	4,750,702
Fee	468,050
<b>Total</b>	<b>5,218,752</b>



### **Notes and Qualifications**

- 1) All work is to be completed during normal working hours (Monday through Friday, 7:30 am to 3:30 pm)
- 2) The exact scope of the work is based upon the drawings provided and the Notes & Qualifications included in this proposal. Additional work requested by owner, architect, government authorities, utility companies, code officials, etc., will be completed at additional cost.
- 3) The following items are not included in this proposal:
  - a. Permitting and other jurisdictional fees and procurement cost
  - b. Engineering/Design Calculations/Signing and Sealing of drawings by an Architect and/or a Professional Engineer
  - c. Any work that is not specifically indicated on the drawings provided
  - d. Additional work requested by owner, architect, government authorities, utility companies, code officials, etc.
  - e. Low voltage cabling and terminations
  - f. Smoke evacuation testing
  - g. Quick ship fees
  - h. Signage
  - i. Window treatments
  - j. Builders risk policy
  - k. Inspection fees
  - l. Any work that is not specifically indicated in this proposal
  - m. Removal of hazardous materials
  - n. Furniture
- 4) Dominion Builders, LLC will diligently obtain and review all information made available to it with regards to the existence of sub-surface or embedded services. Unless due to gross negligence by the Contractor, the owner will absorb all costs associated with repairs to sub-surface or embedded services that are damaged during construction.
- 5) Owner will, at no cost to the contractor, provide clear access to the property to enable parking of contractors work vehicles, delivery of materials, and staging of equipment.



Sabrina Cohen Foundation  
**Adaptive Recreation Center**

5301 Collins Ave., Miami Beach, FL 33140



DRAFT CONCEPT PLAN - 04/30/2018



KOBI KARP

## **Budget and Operating Plan**

To:  
City of Miami Beach

From:  
Sabrina Cohen Foundation  
1800 Purdy Ave, Suite 2406, Miami Beach, FL 33139  
Tel. 305-968-8024

*The Sabrina Cohen Foundation (SCF) is a 501c3 nonprofit organization dedicated to providing adaptive fitness and recreational programs that offer a better quality of life for individuals living with disabilities. Our slogan is **“Putting Lives Back into Motion.”***

Sabrina Cohen is a native of Miami Beach, Florida and the President/Founder of SCF. Sabrina endured a severe C3-5 spinal cord injury in 1992 from a car accident and learned to use her voice to educate others about paralysis. In 2006, she established SCF to educate the public about Regenerative Medicine and raise funds for research, later introducing quality of life initiatives to its mission to improve daily living for the disabled community.

### **In 2012, the Sabrina Cohen Foundation approached Miami Beach Officials with a novel idea: Let's create a Beach for ALL.**

In the summer of 2016, SCF launched "Adaptive Beach Days," a program that provides disabled individuals, their family and friends direct access to the beach and ocean, adaptive surfing, swimming, adaptive yoga / meditation and art therapy - like never before. The twice-monthly program at 6475 Collins Avenue features a team of qualified staff, interns and volunteers (from Miami Beach Senior High, Ocean Rescue, University of Miami, FIU and Jackson Memorial Hospital) who work together to stage an entire area of the beach, including a platform of access decks across the sand, tents, beach wheelchairs and other adaptive beach equipment for lounging and shade. Since its inception, the demand for this program emerged rapidly. To date, "Adaptive Beach Days" has served:



- **Over 2,000 visitors including Miami Beach, Miami-Dade and Broward County residents**
- **Tourists from France, Turkey, Venezuela and Italy**
- **Disabled individuals, seniors, veterans and children with special needs ranging between 5 - 65 years old**

With the success of the program, word of mouth and social media, the program has attracted local, national and international attention. Today, SCF is expanding from “pop-up” programming to building a permanent Center for year round beach access, providing even greater opportunities for the disabled community. The development of an Adaptive Recreation Center will be a first of a kind oceanfront facility on the east coast catering exclusively to individuals living with disabilities. Visitors will indulge in a uniquely empowering experience, combining indoor and beachside physical fitness with recreational activities that promote mental and spiritual wellness in one central, safe and comfortable location.

On October 31, 2017, Miami Beach City Officials voted UNANIMOUSLY to allow the Sabrina Cohen Foundation to begin raising funds for the nation’s first fully accessible "Adaptive Recreation Center." The Center will be located on oceanfront property at 5301 Collins Avenue.

This Center will be the pinnacle of a decade of advocacy, allowing the organization to better serve those with disabilities on an ongoing basis for decades to come. SCF’s overall mission will expand to include management and operation of the Center on a full-time, day-to-day basis, as outlined in the Management Agreement between SCF and the City of Miami Beach. This Center will allow programming to increase from 16 events per year in its current “pop-up” style to creating recreational activities, beach access and fitness programs all year round. In time, SCF envisions the Center and its programs to serve as a model for many other cities to follow with our guidance.

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### **The Issue (until now):**

When people with disabilities create their everyday to-do list, they oftentimes prioritize a lot of things over outdoor fun. Leisure isn’t something that is put at the top of their list because of limited transportation, inaccessible facilities and people with disabilities don't often think about recreation for themselves because society has “included them” by letting them watch, rather than finding a way for them to participate in activities. In almost every community, the beach is a "no-go zone" because the sand is difficult to navigate for someone with mobility issues.





## *“Putting lives back into motion”*

### **Populations Served will include:**

- *Disabled Citizens*
- *Wounded Warriors*
- *Senior Citizens*
- *Children with Special Needs*

Approximately 56 million Americans today have a disability; The obesity rate for children with disabilities in the U.S. is 38% higher than for children without disabilities; Adults with disabilities are physically active about half as often as adults without disabilities (12% vs. 22%); By the year 2030, 71.5 million Baby Boomers will be over the age of 65 and demanding services and environments that address their age-related physical changes.

- **President’s Council on Fitness, Sports & Nutrition / I Can Do It, You Can Do It**

**Community Volunteer Benefits:** Over the past two decades a growing body of research indicates that volunteering provides individual health benefits in addition to social ones. Those who volunteer have lower mortality rates, greater functional ability, and lower rates of depression later in life than those who do not volunteer. Perhaps the biggest benefit people get from volunteering is the satisfaction of incorporating service into their lives and making a difference in their community and country. The Adaptive Recreation Center will aim to provide worthwhile and invaluable reasons to serve, such as pride, satisfaction, and accomplishment. We will be recognized as a place where we:

✚ Solve Problems for the disabled

✚ Strengthen our Community

✚ Improve Lives



## The Sabrina Cohen Foundation will manage a 2018-2019 \$10M Fundraising Campaign to build and operate the Adaptive Recreation Center

PHASE I	\$5,000,000 RAISE	CAPITAL
Bricks & Mortar	\$4,000,000	Estimate \$250-\$300 / sq. ft.
Design Architecture / Engineer fees	\$500,000	6-9 months completion
Reserve Fund	\$500,000	Unforeseen/Emergency
PHASE II	\$5,000,000 RAISE	OPERATIONS
Operations	\$300,000	Year 1 – Staff / Programs
Equipment / Furniture	\$350,000	Gym / Beach Equipment Office Furniture
Endowment	\$4,250,000	Ongoing
Maintenance	10% annual	Building + Equipment

### Gift Table

(Appx. Number / Range Of Gifts anticipated to Reach \$10M Goal)

Number of Gifts:	In the Range:	Total:
2	\$2,000,000	\$4,000,000
2	\$1,000,000	\$2,000,000
4	\$500,000	\$2,000,000
4	\$250,000	\$1,000,000
10-20	\$100,000 and under	\$1,000,000

## NAMING OPPORTUNITIES

**Open Space Gym**



**Accessible Changing Room**



**Nutrition/Healthy Snack Zone**



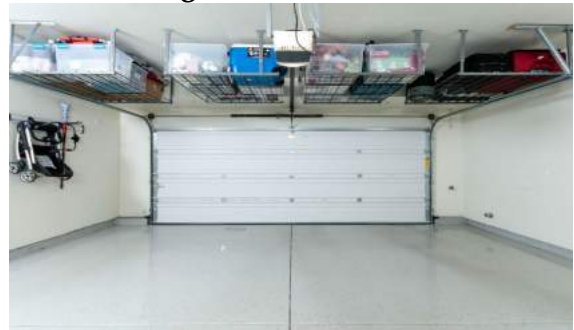
**Welcome Center**



**Healing Room / Program Activities**



**Spacious Storage Area**



**The SCF Adaptive Recreation Center will give donors the chance to show their support through:**

Naming Opportunities throughout the Center; Foundation Sponsorship Opportunities; Benefactor's Wall / Monument; Corporate Sponsorships prominently displayed.

### SOURCES OF FUNDS WILL INCLUDE:

Major Gifts • Foundations • Grants • Events • Social Media Campaign • Pillar Board • General

## OPERATING BUDGET – Year 1 (appx.)

<b>STAFF</b>		
<b>Center Manager</b>	\$45,000	
<b>Recreational Therapist</b>	\$45,000	Indoor / Outdoor
<b>Assistant Gym Trainer</b>	\$20,000	
<b>Physical Therapy Asst.</b>	\$20,000	
<b>Lifeguard / Supervisor</b>	\$40,000	
<b>Locker Room Assistant</b>	\$20,000	Peak Days
<b>Communications / PR</b>	\$10,000	
<b>Independent Contractors</b>	TBD	Lifeguards, Class Instructors

\* Volunteers and Interns to offset additional expenses

<b>PROFESSIONAL FEES</b>		
<b>Accounting</b>	\$3,500	
<b>Legal</b>	\$5,000	Waivers, Agreements, Policies
<b>Insurance</b>	\$25,000-\$50,000	
<b>Licenses</b>	\$1,000	City, State and County
<b>Fundraising</b>	\$10,000 (+)	Hourly approximation

<b>DAY-TO-DAY</b>		
<b>Electricity / Internet / Water</b>	\$10,000	
<b>Phone, Internet</b>	\$2,000	
<b>Software</b>	\$2,000	Mind Body app
<b>Office supplies</b>	\$2,000	
<b>Marketing/ Printing</b>	\$4,000	Database, Flyers, Photograph
<b>Building Maintenance</b>	\$10,000	
<b>Clean crew</b>	\$25,000	1-2 x weekly

<b>EQUIPMENT</b>		<b>ONLY YEAR 1</b>
<b>Beach equipment</b>	\$100,000	Access Decks (125), Water / Electric Beach Chairs
<b>Gym</b>	\$200,000	Vitaglide, Circuit Training - Weight System
<b>Furniture</b>	\$25,000	Desks, Lounge Area, Tables, TV's, PC's
<b>Snack Zone</b>	\$5,000	Fridge, Counter / Stools



## ADAPTIVE RECREATION CENTER PROGRAMMING

The center will feature a diverse menu of programs and amenities for members at a single convenient location, including:

PROGRAM OPTIONS:	CENTER FEATURES:
Aqua Therapy / Swimming in the Ocean	Welcome Center
Adaptive Surf	Juice Bar/ Healthy Snack Zone
Art Therapy	Locker Rooms / Changing Stations
Adaptive Yoga / Meditation	On-site Storage for beach equipment + Service Repair Area
Accessible Gym	Home Base for "Adaptive Beach Days"
Fitness Classes (Power music; Weights, Thera-band, Vita glide)	Fitness Zone - Open Space Gym
Adaptive Snorkeling, Scuba Diving	Ocean / Beach Access Pathway
Senior/VA Activities	Resource Center
Lectures / Support Group Meetings	Volunteer Training Area
Music / Dance Therapy	Rooftop Deck
Community Partner Days/Nights	Conference Space
Cool Down Hydration / Shaded Lounging (escape from rainy weather)	SCF Offices

### HOURS OF OPERATION:

<b>Monday</b>	10am – 1pm; 4pm – 7pm
<b>Tuesday</b>	10am – 1pm; 4pm – 7pm
<b>Wednesday</b>	
<b>Thursday</b>	10am – 1pm; 4pm – 7pm
<b>Friday</b>	10am – 1pm; 4pm – 7pm
<b>Saturday</b>	8am – 6pm
<b>Sunday</b>	8am – 6pm

\* Times and hours of operation subject to change based on demand.



## Revenue Streams:

Service fees will range anywhere from \$15 for a single class to \$299 monthly for an all access Beach Membership to annual fees, with affordable options in between (costs are approximate numbers and will be based on number of space/participants/members). Certain services will be discounted for Miami Beach residents, subsidized or available at no cost.

- ✚ Adaptive Beach Club Membership – daily visitor passes, monthly, class pack
- ✚ Full Center Membership
- ✚ Ocean Activities Membership
- ✚ Gym memberships
- ✚ One-on-one Services (Training / Beach Time)
- ✚ Group Classes
  - ie. \$99 Five classes (just under \$20/class); \$180 Ten Classes (\$18/class); \$300 Twenty Classes
- ✚ Concession for Juices / Healthy Zone
- ✚ Sponsor a Participant
- ✚ Community days / nights (donation per partnering organization)
- ✚ Nutrition / Ocean Seminars (scientific benefits)
- ✚ Beach rentals (w/ or w/out attendant, tent, lounge chairs)
  - ie. \$100 Private Beach Day; \$299 All access month
- ✚ Product / Beach Gear sales

The Adaptive Recreation Center will depend on the community that it will support. We anticipate many generous donations from our friends by raising money in interesting ways that support our mission. We also anticipate program sponsorships covered by corporations, universities and like-minded organization partnerships to sustain our work year after year.

With the development of the Adaptive Recreation Center, the Sabrina Cohen Foundation will continue to defy odds, push limits and inspire others to reach their full potential.



***“Treat a person as he is, and he will remain as he is.  
Treat him as he could be, & he will become what he should be.”  
- Coach Jimmy Johnson***

**HISTORY:** Sabrina Cohen, a c5 quadriplegic is a nationally recognized figure in the field of disability health and fitness advocacy. She is a national winner in Self Magazine’s “Women Doing Good” competition, a WebMD American Health Hero and winner of the “Overcoming Adversity” category in the America Inspired National Competition. A motivational speaker since the age of 14, she has appeared on CNN, The Today Show, has been honored by the American Red Cross, and received a Certificate of Special Congressional Recognition for outstanding contributions and efforts on behalf of the community and government. Sabrina will lead all efforts to build and operate the Center.

**For more information about this project, contact us at 305.968.8024  
or [sabrina@sabrinacohenfoundation.org](mailto:sabrina@sabrinacohenfoundation.org).**



**Visit SCF online at [www.sabrinacohenfoundation.org](http://www.sabrinacohenfoundation.org)**

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INTERIOR DESIGN

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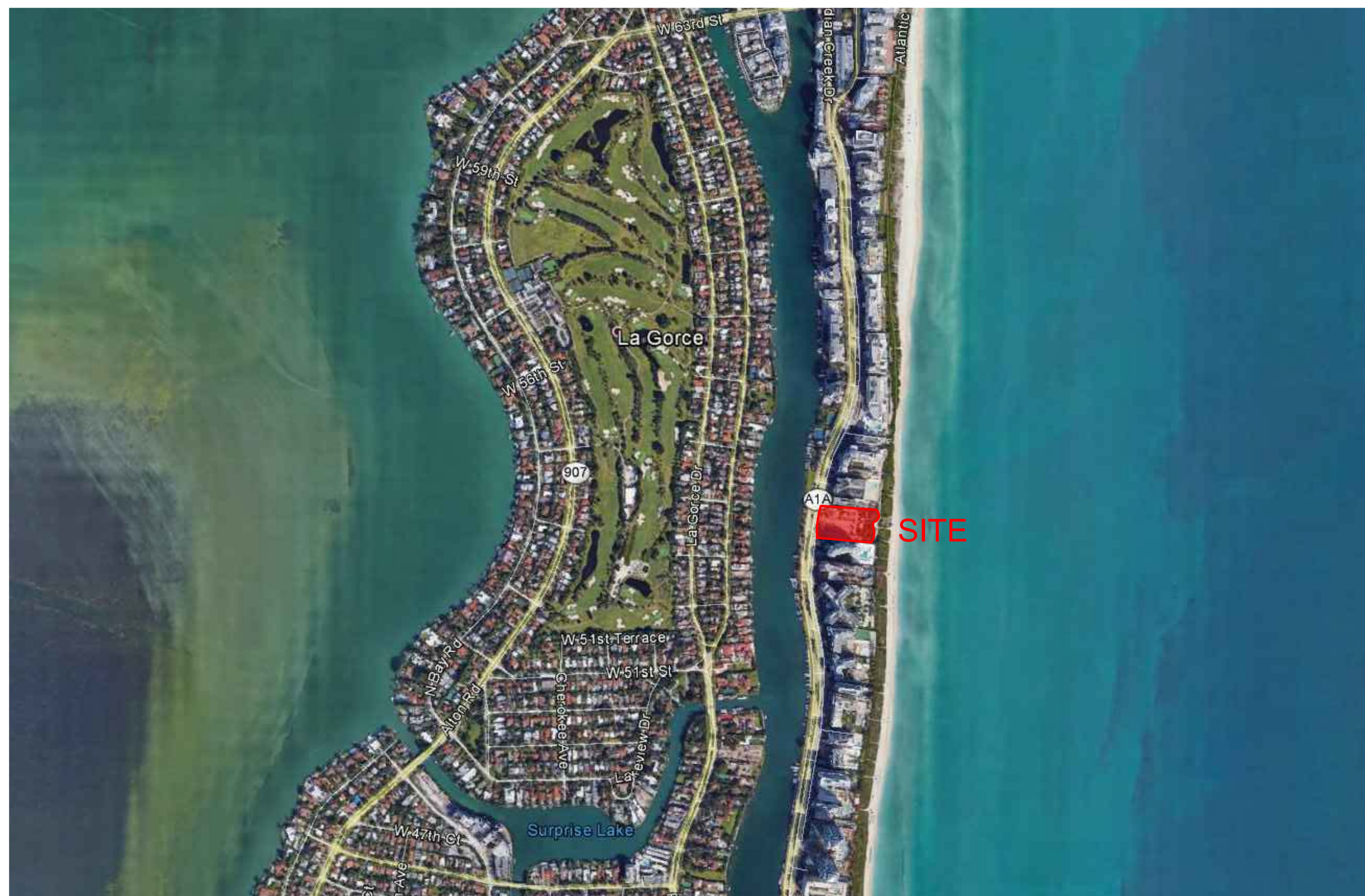


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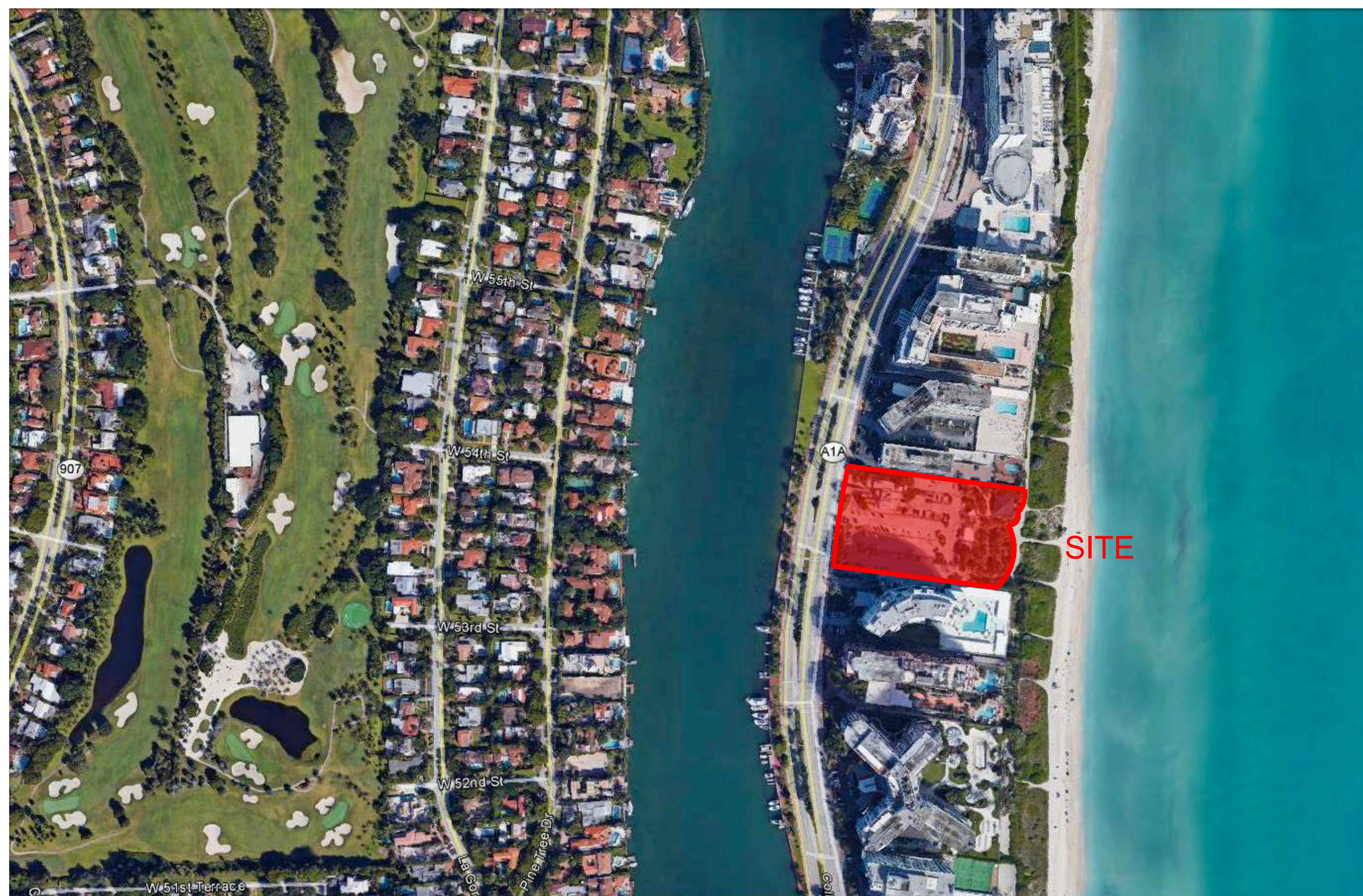
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## 1 CONTEXT SITE MAP

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## 2 CONTEXT SITE MAP

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## CONTEXT SITE MAP

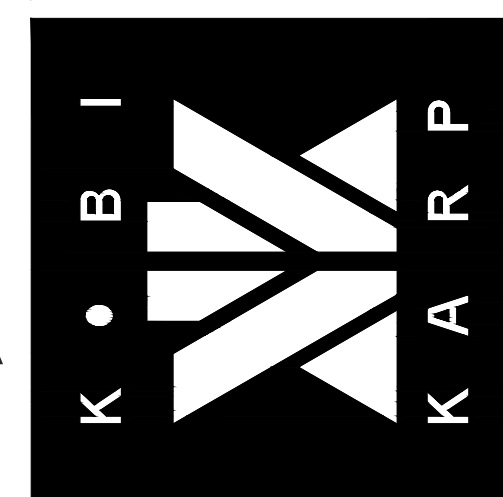
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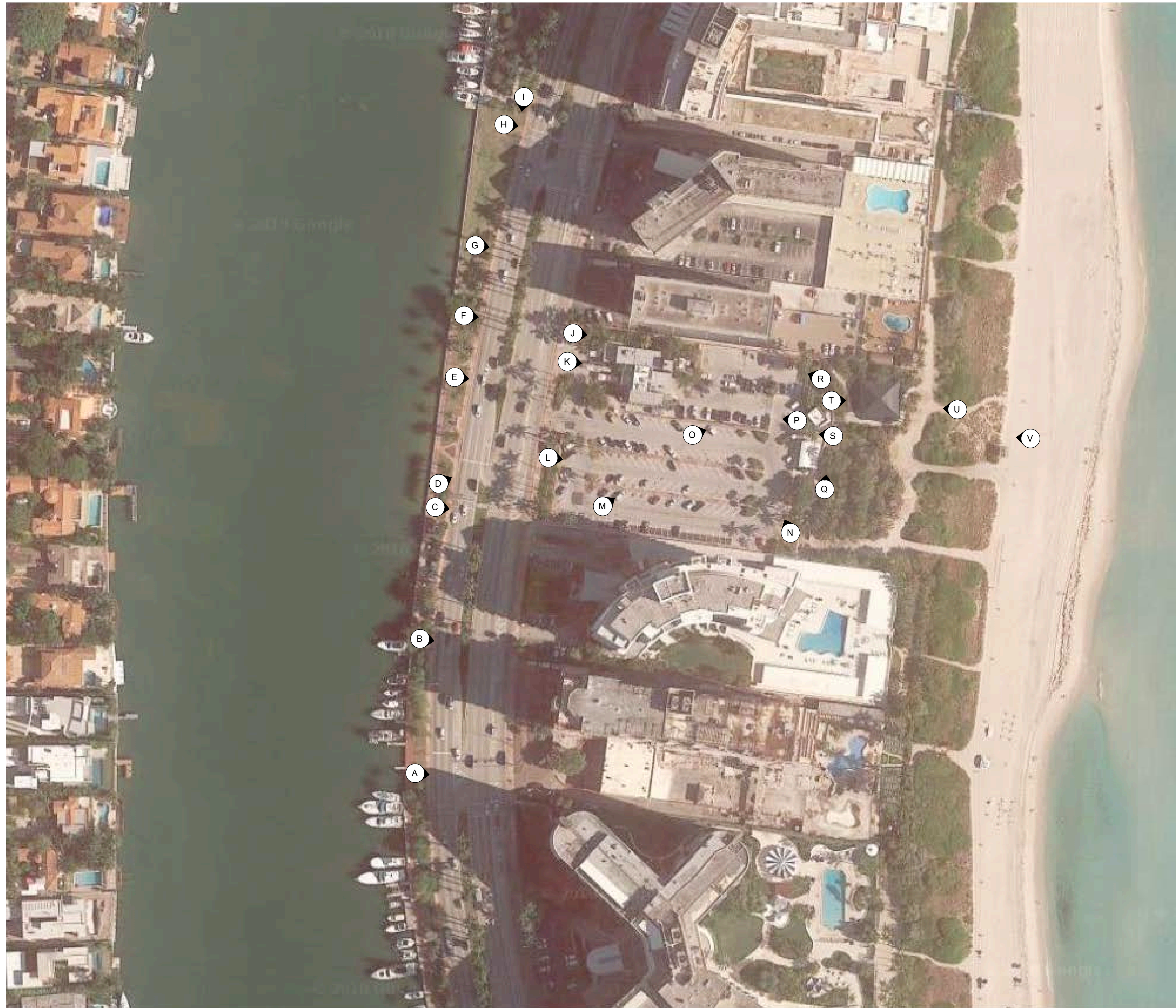
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IMAGES ON SHEET A0.04

A - 5161-5225 COLLINS AVE
B - 5225-5255 COLLINS AVE
C - 5255-5301 COLLINS AVE
D - 5301 COLLINS AVE

IMAGES ON SHEET A0.05

E - 5301 COLLINS AVE
F - 5301-5313 COLLINS AVE
G - 5313-5333 COLLINS AVE
H - 5333-5401 COLLINS AVE

IMAGES ON SHEET A0.06

I - COLLINS AVE SOUTH
J - EXISTING FIRE STATION CORRIDOR
K - EXISTING FIRE STATION FRONT ELEVATION

IMAGES ON SHEET A0.07

L - EXISTING PARKING LOT FRONT VIEW  
M - EXISTING PARKING LOT SIDE VIEW

IMAGES ON SHEET A0.08

N - EXISTING PARKING REAR VIEW
O - EXISTING FIRE STATION PARKING SIDE VIEW
P - EXISTING FIRE STATION PARKING REAR VIEW 1 / 2

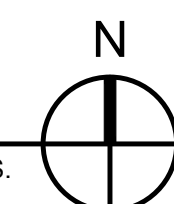
IMAGES ON SHEET A0.09

Q - EXISTING BEACH ACCESS
R - EXISTING FIRE STATION PARKING REAR VIEW 2 / 2
S - EXISTING TOILETS AND OCEAN RESCUE BUILDING

IMAGES ON SHEET A0.10

T - EXISTING PLAYGROUND  
U - EXISTING BEACH ENTRANCE  
V - VIEW FROM BEACH

## 1 KEY PLAN



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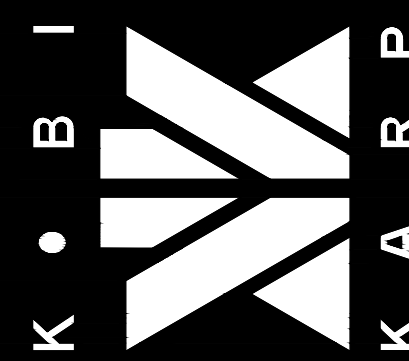
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## KEY PLAN

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(A) (04/17/2018) 5161-5225 COLLINS AVE



(C) (04/17/2018) 5255-5301 COLLINS AVE



(B) (04/17/2018) 5225-5255 COLLINS AVE



(D) (04/17/2018) 5301 COLLINS AVE

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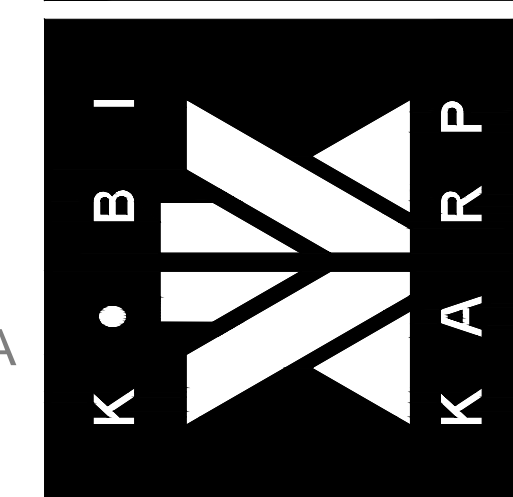
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(E) (04/17/2018) 5301 COLLINS AVE

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(G) (04/17/2018) 5313-5333 COLLINS AVE

Scale: N.T.S.



(F) (04/17/2018) 5301-5313 COLLINS AVE

Scale: N.T.S.



(H) (04/17/2018) 5333-5401 COLLINS AVE

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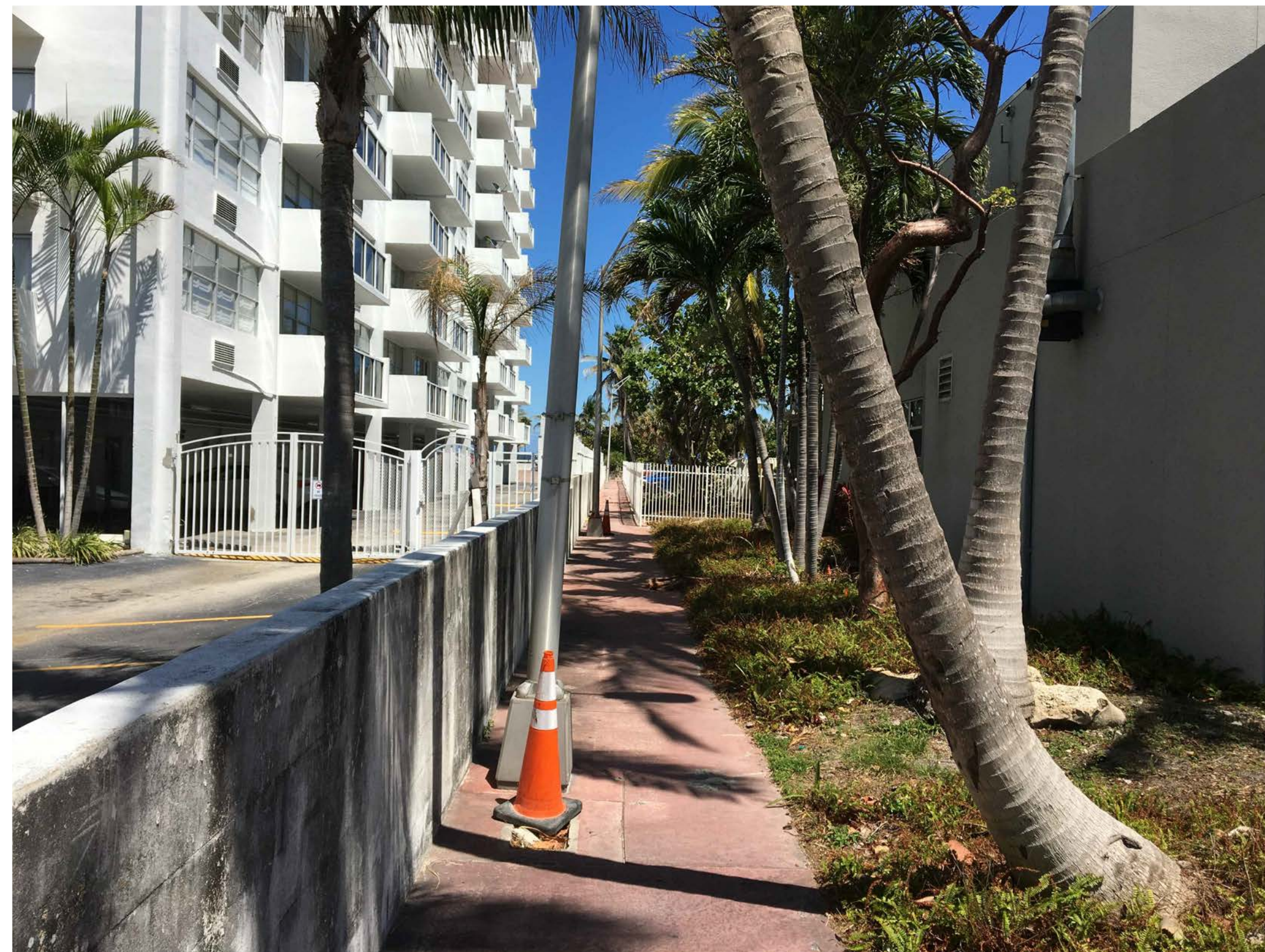
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① (04/17/2018) COLLINS AVE SOUTH

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**J (04/17/2018) EXISTING FIRE STATION CORRIDOR**  
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Scale: N.T.S.



(K) (04/17/2018) EXISTING FIRE STATION FRONT ELEVATION

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## CONTEXT IMAGES

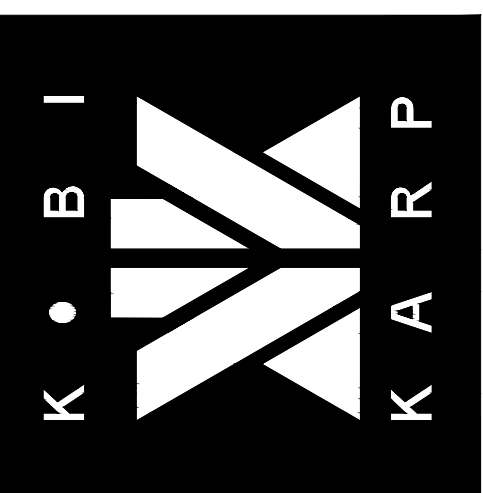
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(R) (04/17/2018) EXISTING FIRE STATION PARKING REAR VIEW 2/2  
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(S) (04/17/2018) EXISTING TOILETS AND OCEAN RESCUE BUILDING  
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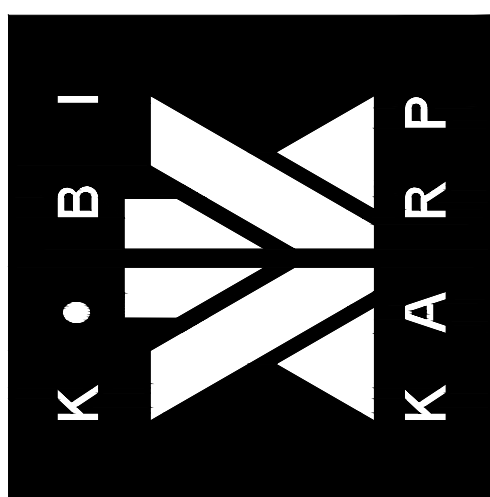
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1

2

3

4

5



(04/17/2018) EXISTING PLAYGROUND



(U) (04/17/2018) EXISTING BEACH ENTRANCE



(04/17/2018) VIEW FROM BEACH

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CONTEXT IMAGES

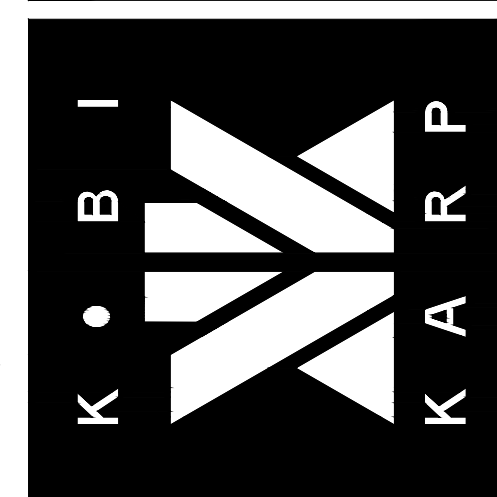
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## A0.10









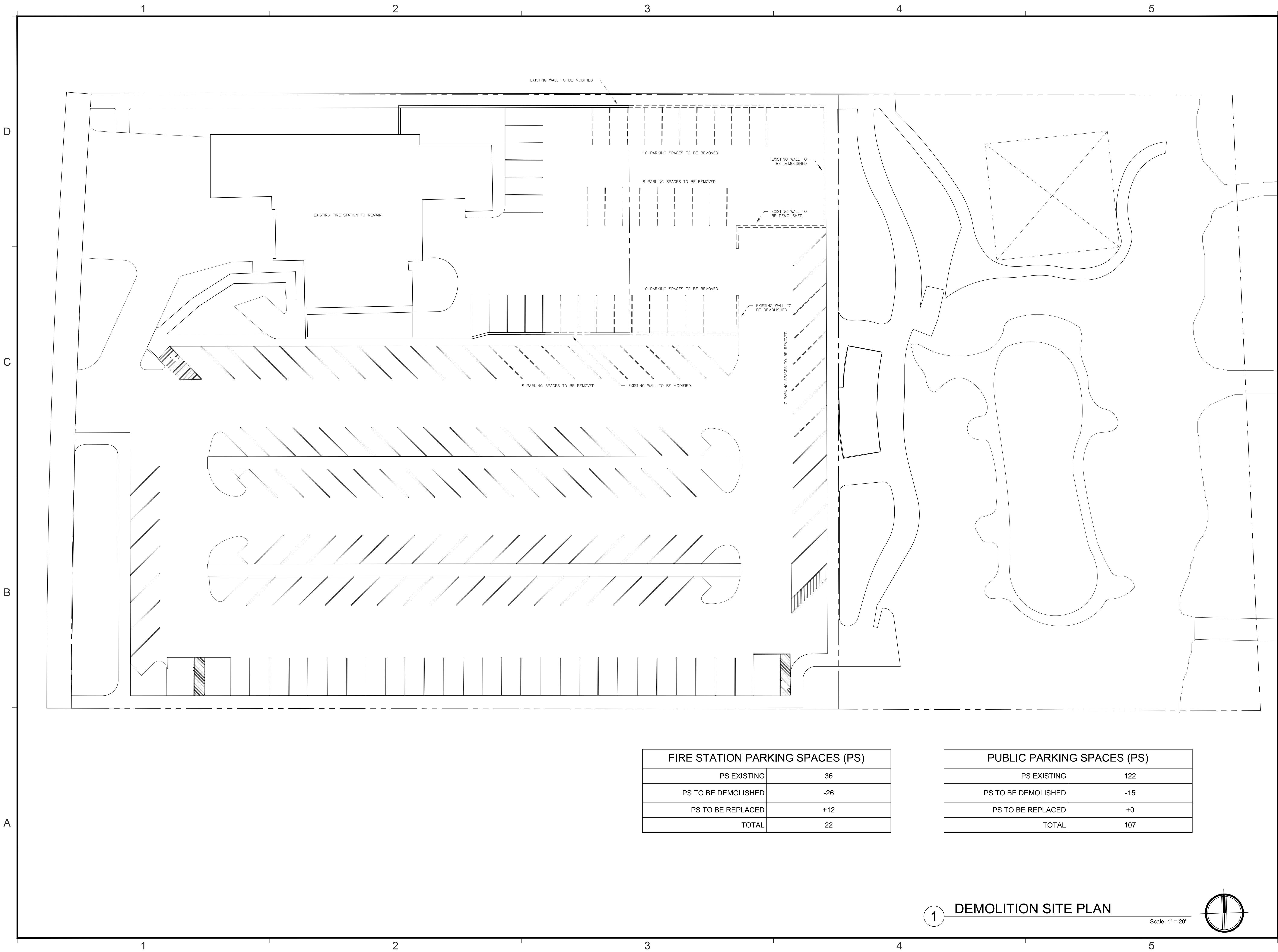












FIRE STATION PARKING SPACES (PS)	
PS EXISTING	36
PS TO BE DEMOLISHED	-26
PS TO BE REPLACED	+12
TOTAL	22

PUBLIC PARKING SPACES (PS)	
PS EXISTING	122
PS TO BE DEMOLISHED	-15
PS TO BE REPLACED	+0
TOTAL	107

REVISIONS / SUBMISSIONS

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DEMOLITION SITE PLAN

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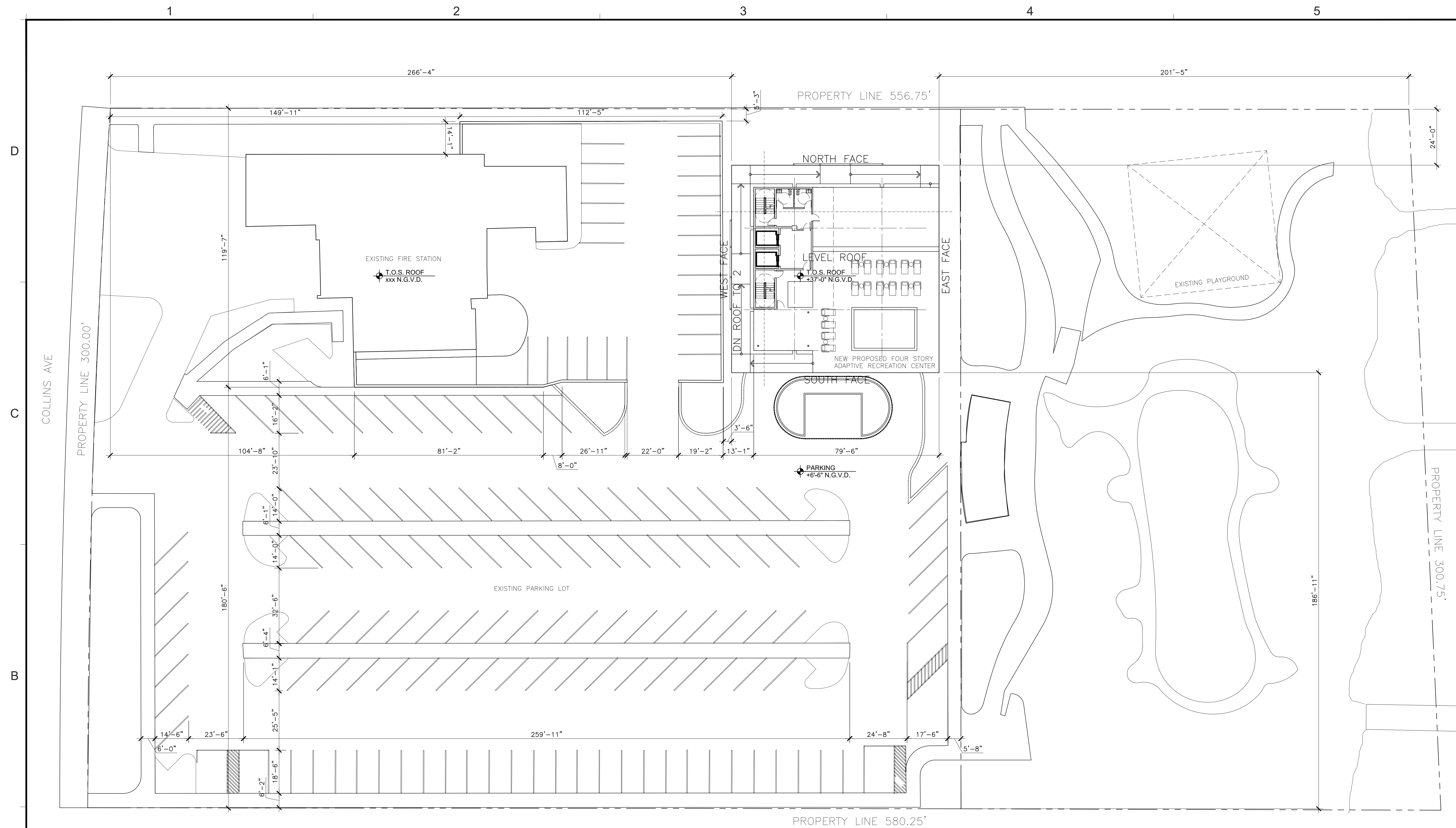
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K A R P

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DATE: 04-30-2018

A2.00

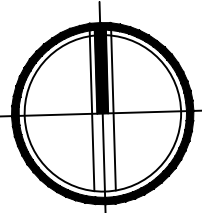


FIRE STATION PARKING SPACES (PS)	
PS EXISTING	36
PS TO BE DEMOLISHED	-26
PS TO BE REPLACED	+12
TOTAL	22

PUBLIC PARKING SPACES (PS)	
PS EXISTING	122
PS TO BE DEMOLISHED	-15
PS TO BE REPLACED	+0
TOTAL	107

# 1 PROPOSED SITE PLAN

Scale: 1" = 20'

[illegible]

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# PROPOSED SITE PLAN

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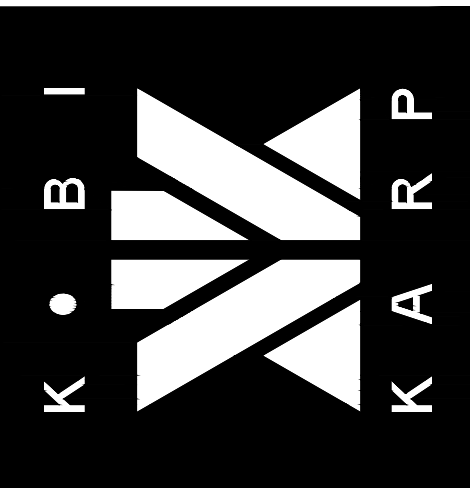
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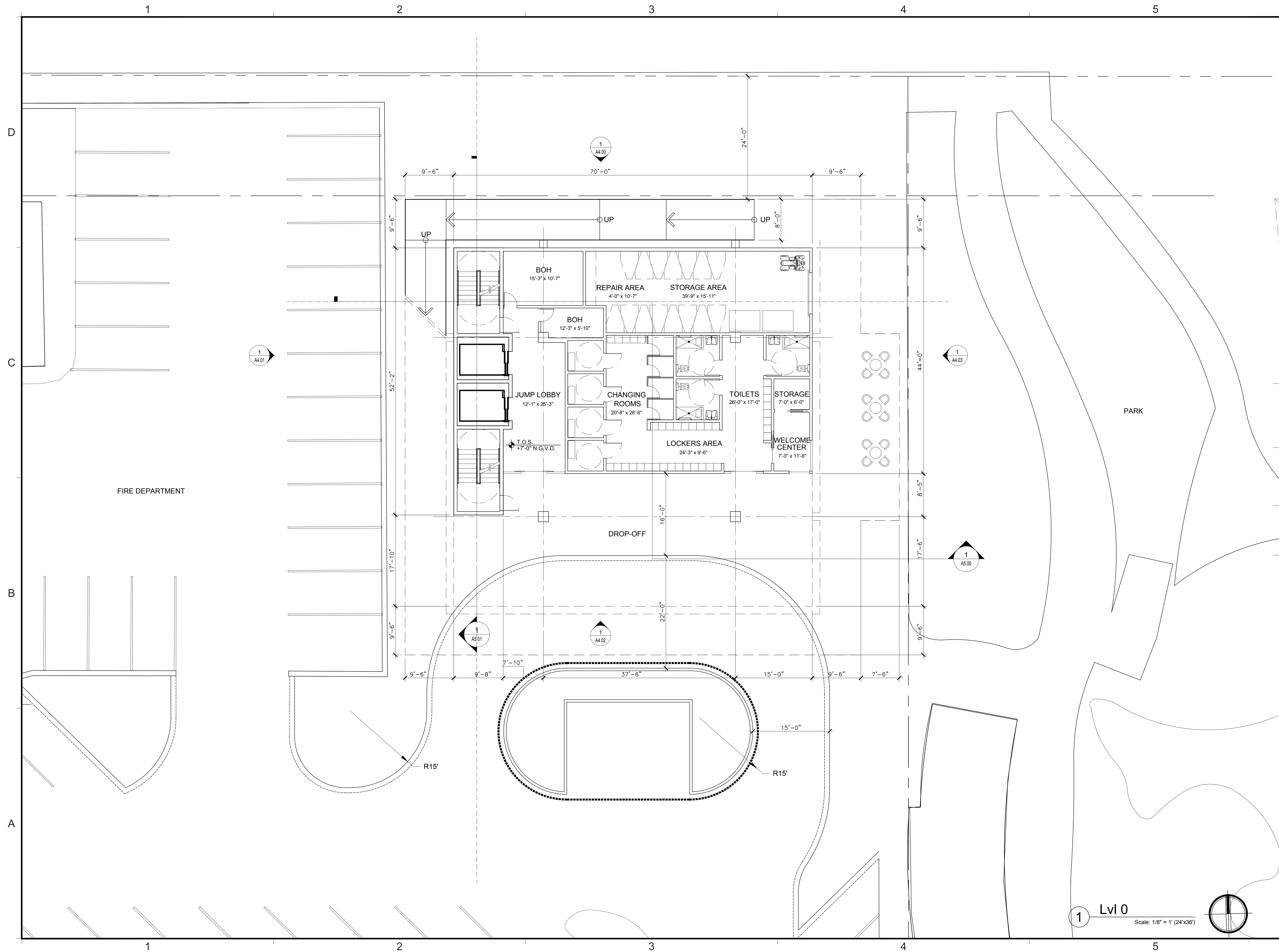
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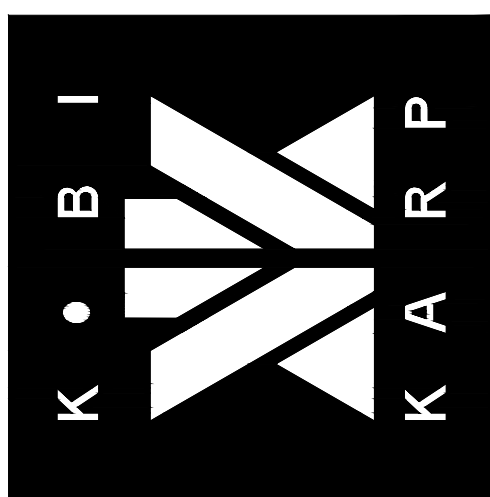
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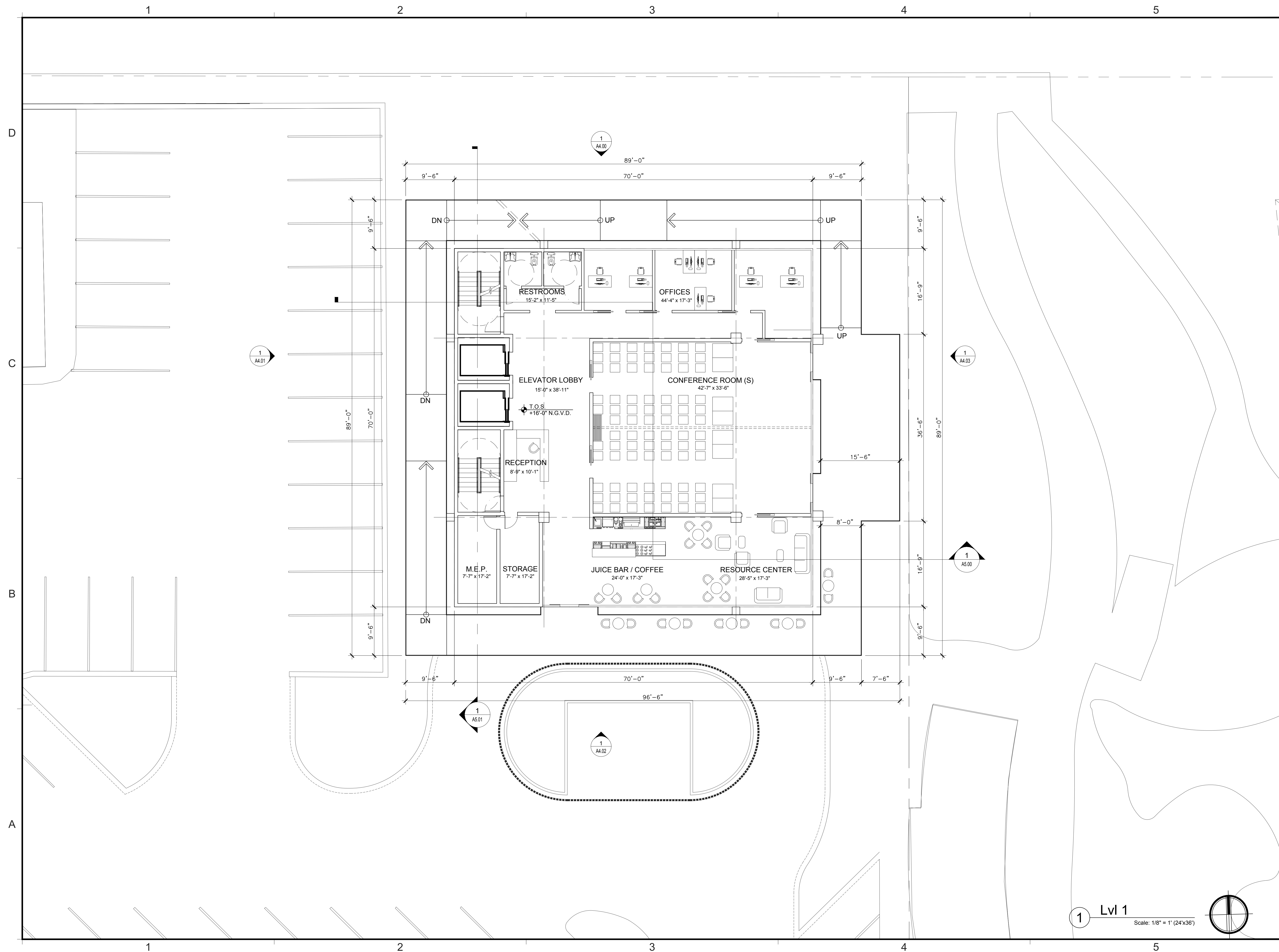
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### A3.00

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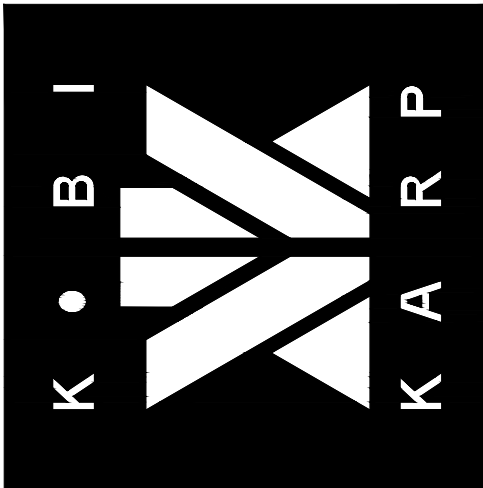
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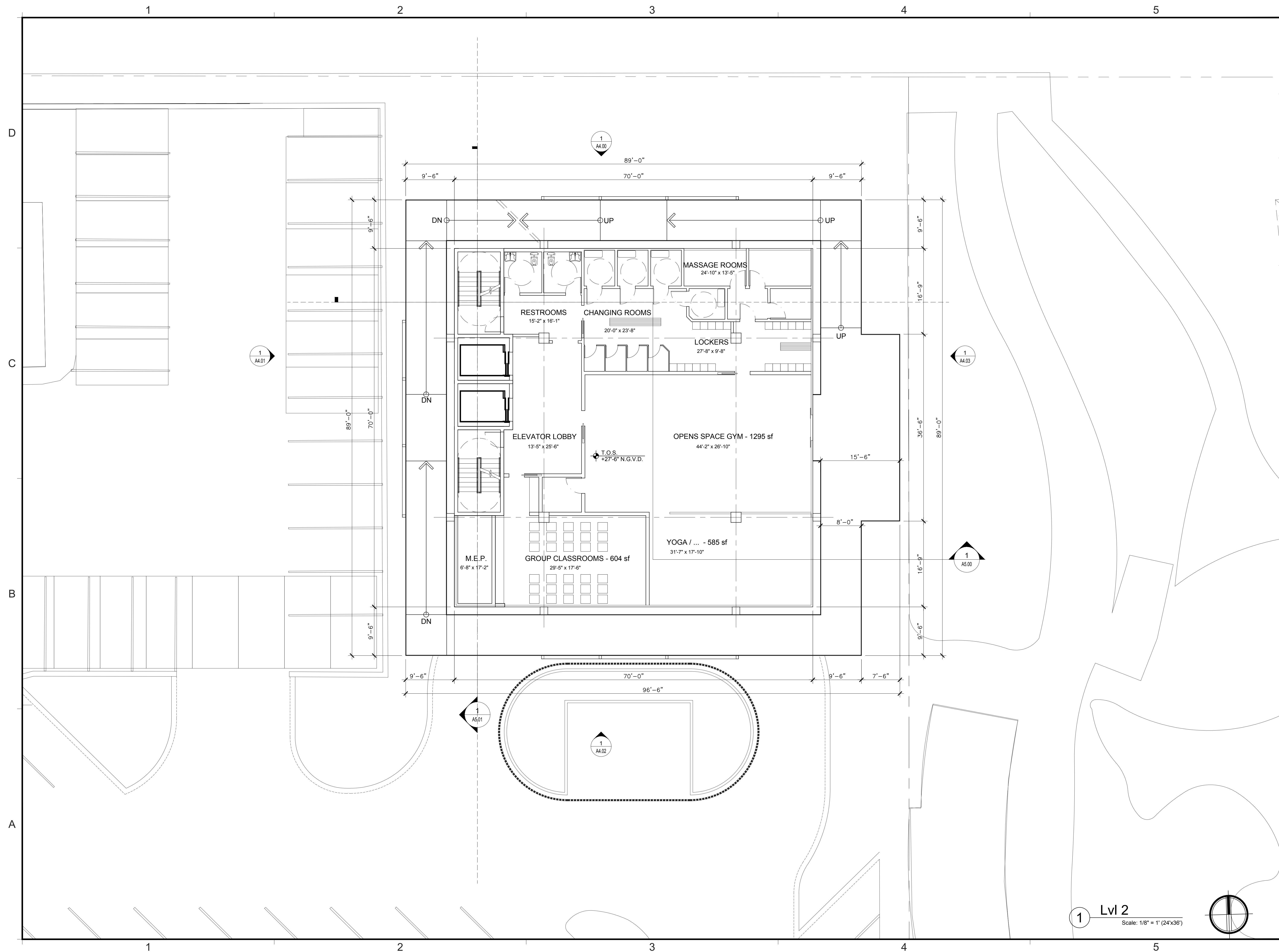
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## A3.01

[illegible]

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## Level 2

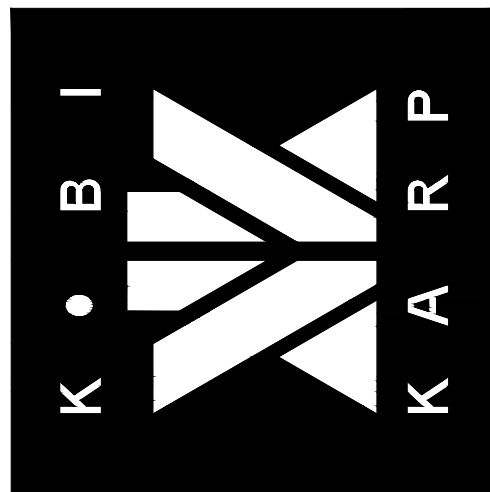
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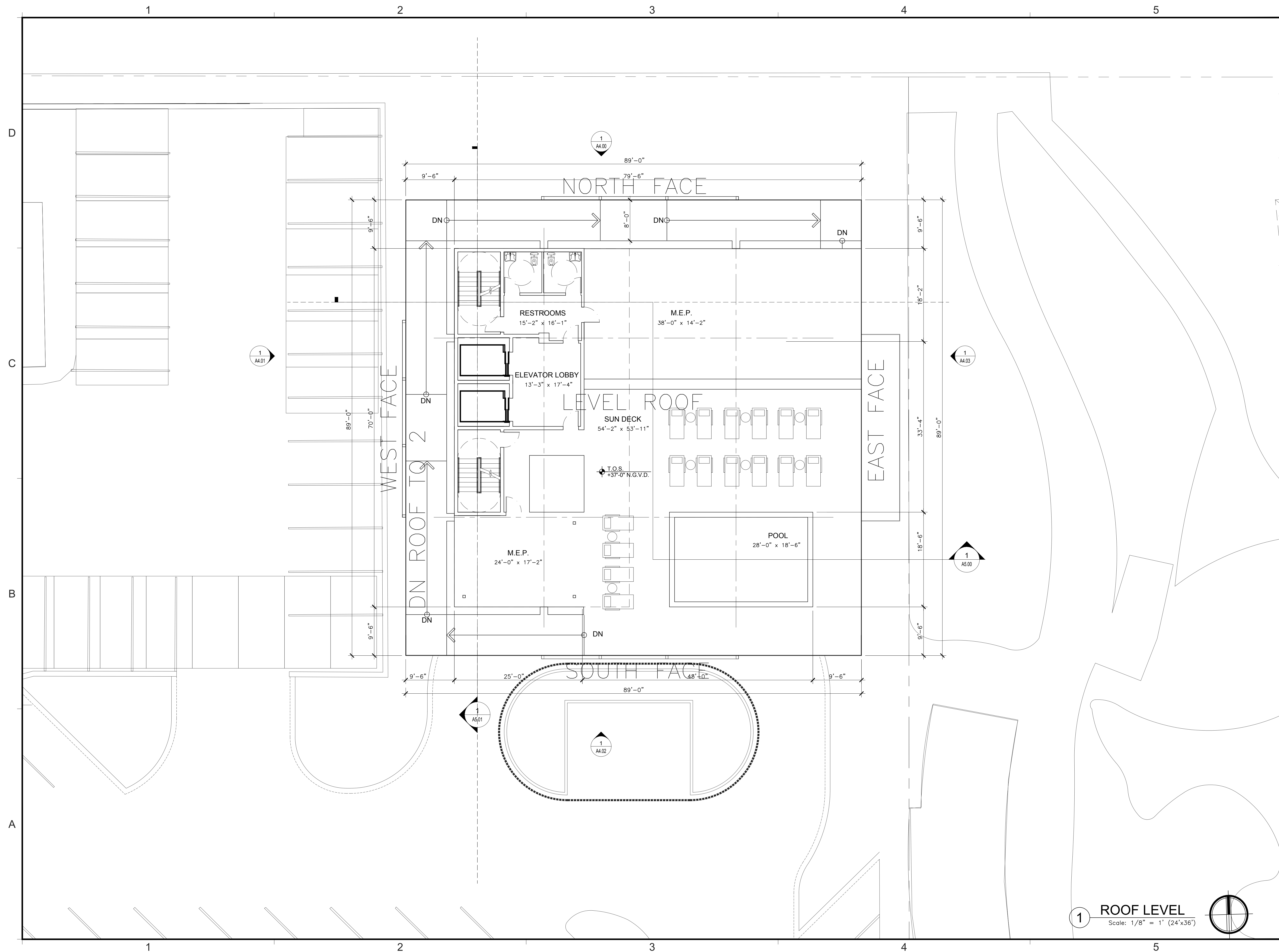
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## A3.02

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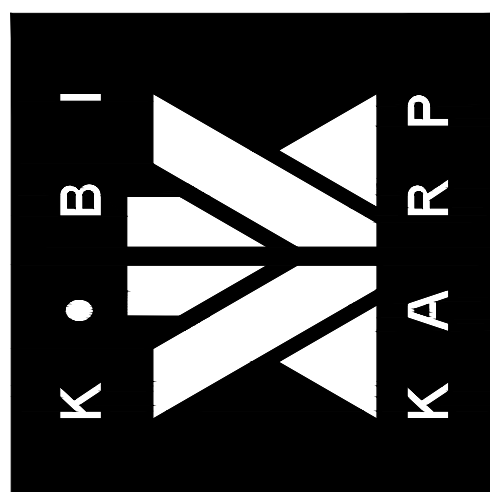
ROOF LEVEL

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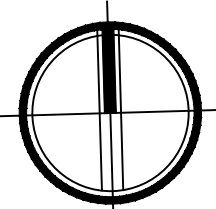


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### A3.03



Scale:  $1/4" = 1'$  (24'x36')



#### 4 — GLAZED SLIDING DOOR



D

C

B

A

D

C

B

A

[illegible]

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## ELEVATIONS

WEST ELEVATION

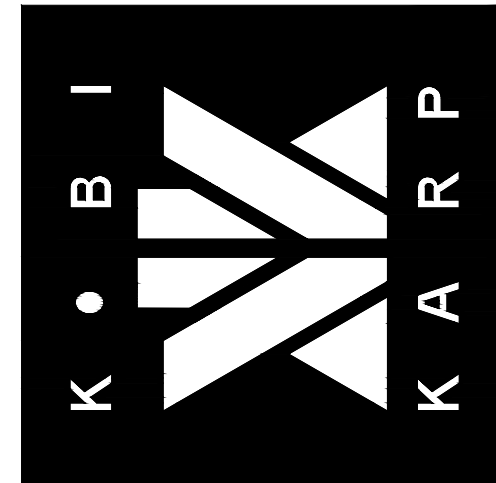
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## A4.01



ELEVATION MATERIAL LEGEND:

- 1 — SMOOTH STUCCO FINISH
- 2 — NEW IMPACT RESISTANT ALUMINUM WINDOW SYSTEM
- 3 — STAINLESS STEEL CABLE RAILING SYSTEM
- 4 — GLAZED SLIDING DOOR

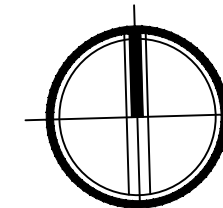
SMOOTH STUCCO

ALUMINUM FRAME

## CABLE RAILING SYSTEM

1 WEST ELEVATION

Scale: 1/4" = 1' (24'x36')

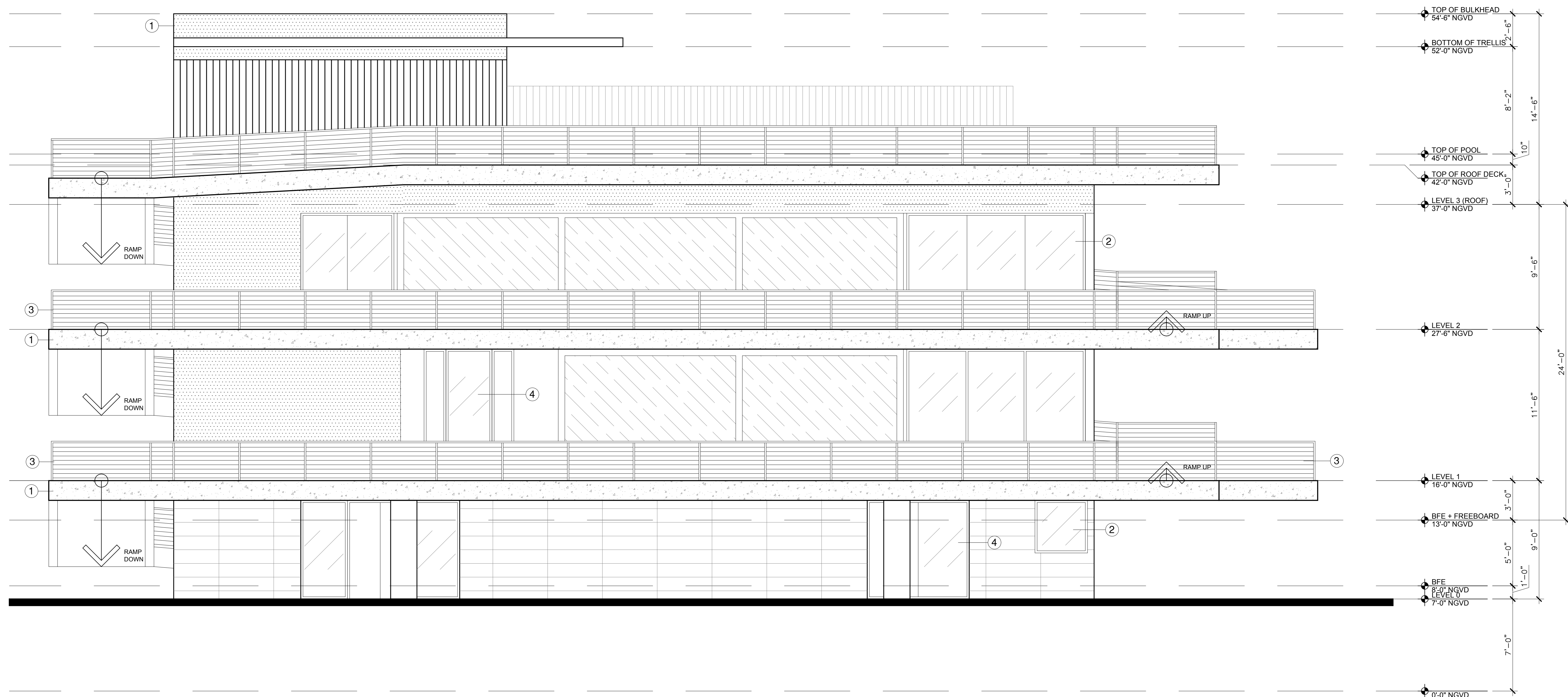


D

C

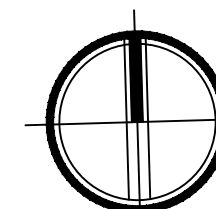
B

A



ELEVATION MATERIAL LEGEND:	
1 — SMOOTH STUCCO FINISH	 <p>SMOOTH STUCCO</p>
2 — NEW IMPACT RESISTANT ALUMINUM WINDOW SYSTEM	 <p>ALUMINUM FRAME</p>
3 — STAINLESS STEEL CABLE RAILING SYSTEM	 <p>CABLE RAILING SYSTEM</p>
4 — GLAZED SLIDING DOOR	

1 SOUTH ELEVATION  
Scale: 1/4" = 1' (24'x36')

[illegible]

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ELEVATIONS

SOUTH ELEVATION

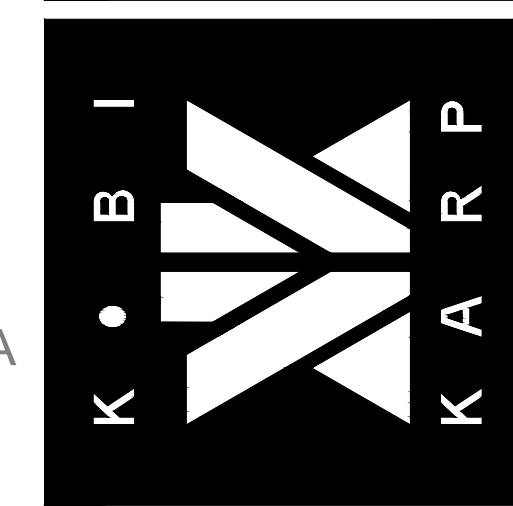
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## A4.02

D

C

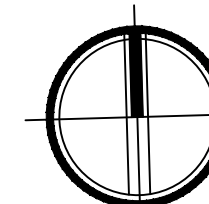
B

A



ELEVATION MATERIAL LEGEND:	
1 — SMOOTH STUCCO FINISH	 <p>SMOOTH STUCCO</p>
2 — NEW IMPACT RESISTANT ALUMINUM WINDOW SYSTEM	 <p>ALUMINUM FRAME</p>
3 — STAINLESS STEEL CABLE RAILING SYSTEM	 <p>CABLE RAILING SYSTEM</p>
4 — GLAZED SLIDING DOOR	

1 EAST ELEVATION  
Scale: 1/4" = 1' (24'x36')

[illegible]

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ELEVATIONS

EAST ELEVATION

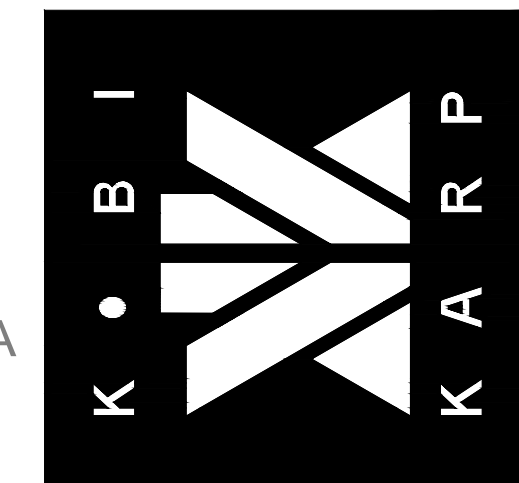
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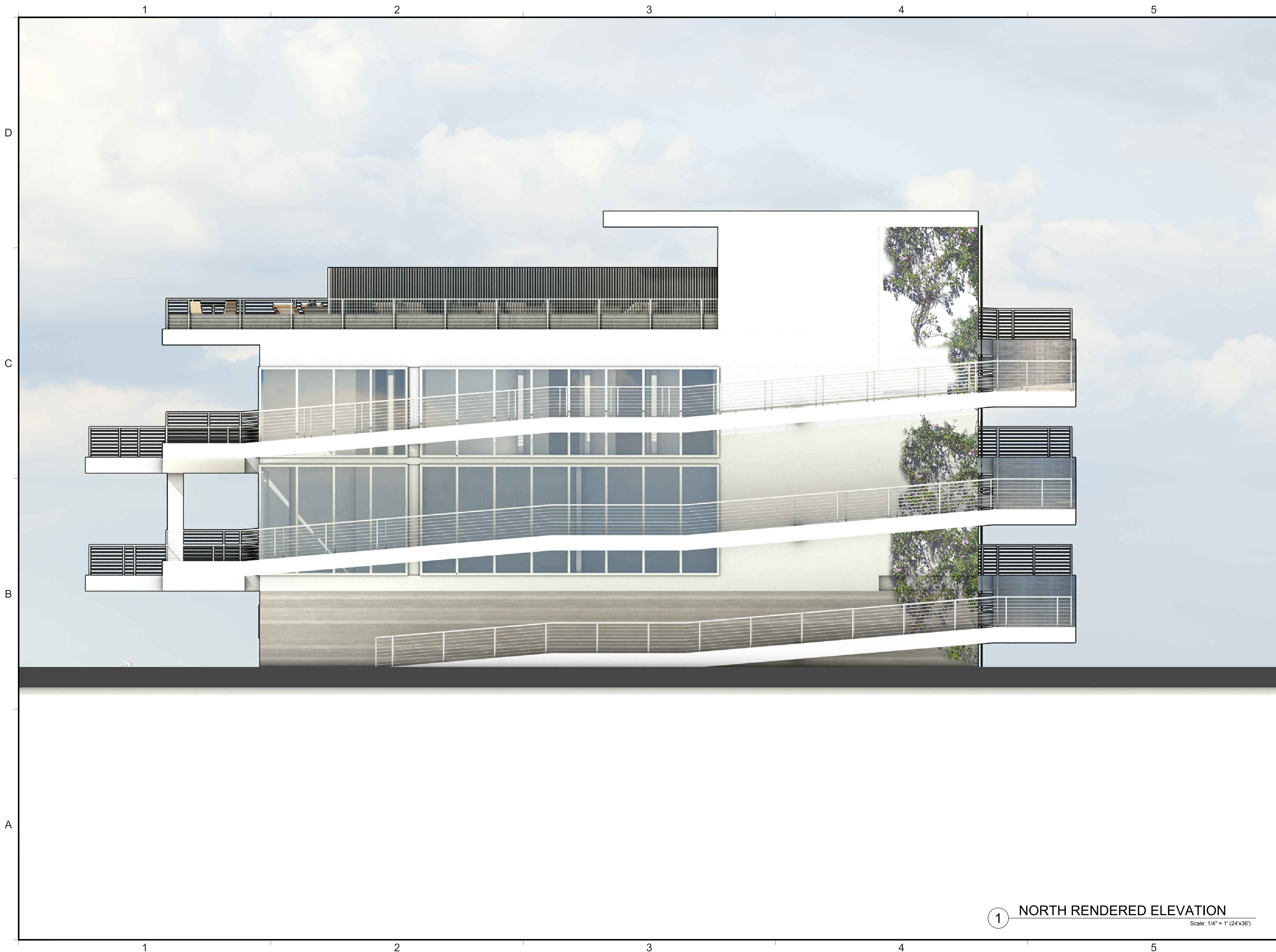
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### A4.03

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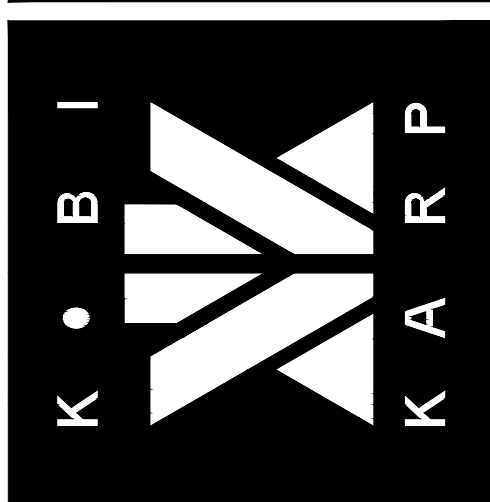
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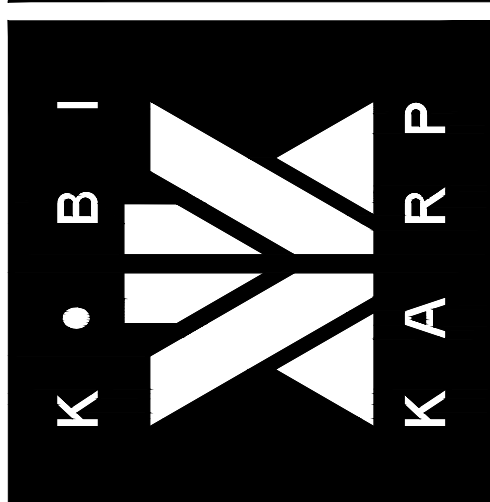
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## A4.11

1 WEST RENDERED ELEVATION Scale: 1/4" =

Scale: 1/4" = 1' (24'x36')

[illegible]

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## RENDERED ELEVATIONS

SHEET TITLE 2

3

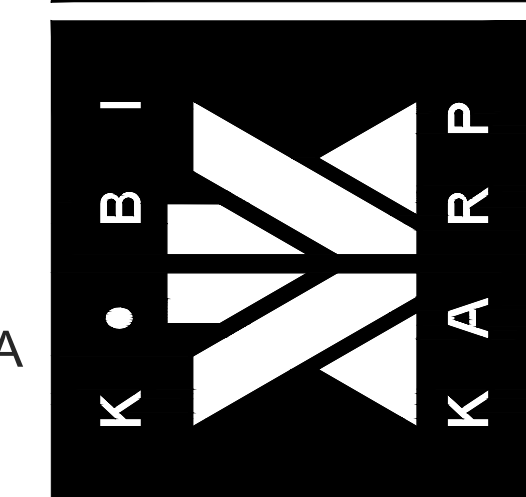
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A4.12

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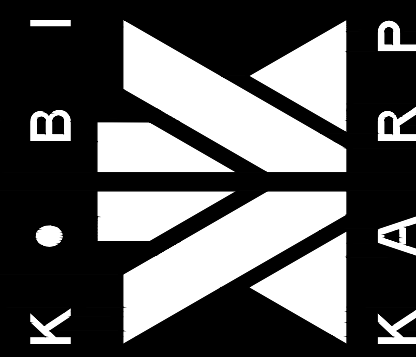
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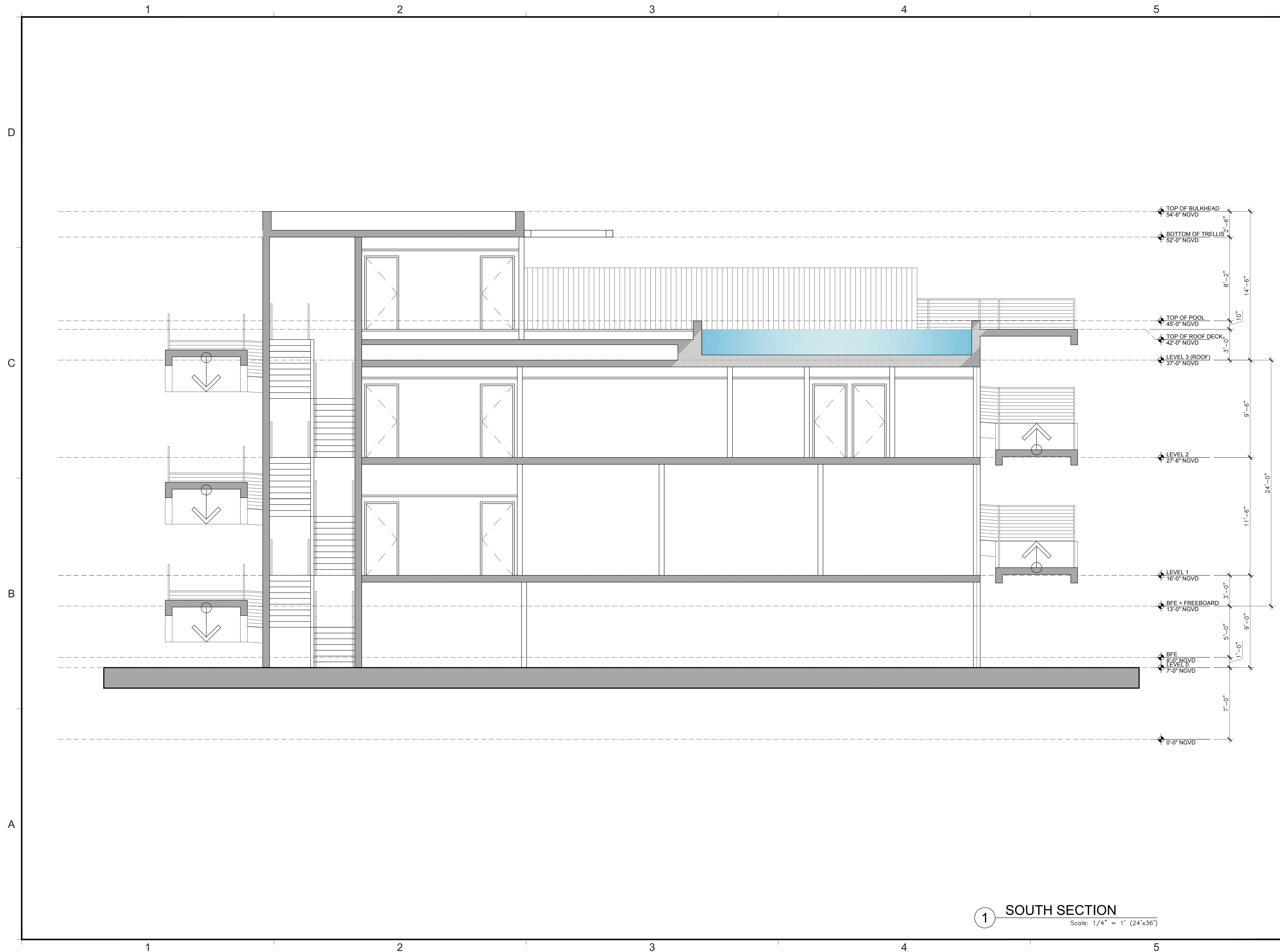


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## A4.13

## EAST RENDERED ELEVATION

Scale: 1/4" = 1' (24'x36')

[illegible]

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## SECTIONS

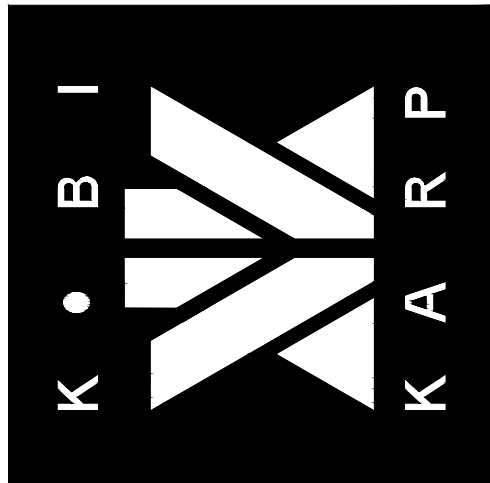
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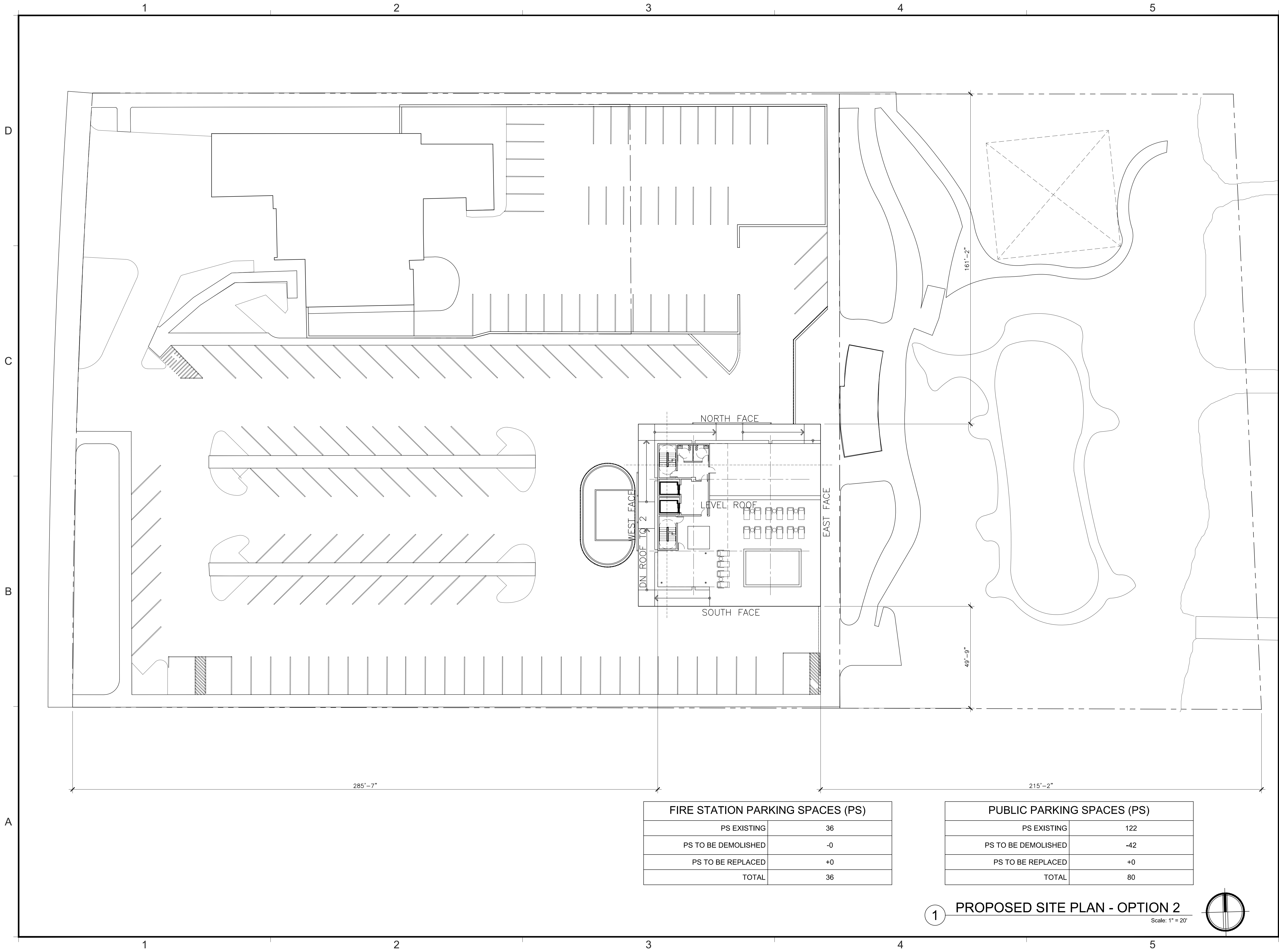
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**A5.00**





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PROPOSED SITE PLAN

OPTION 2

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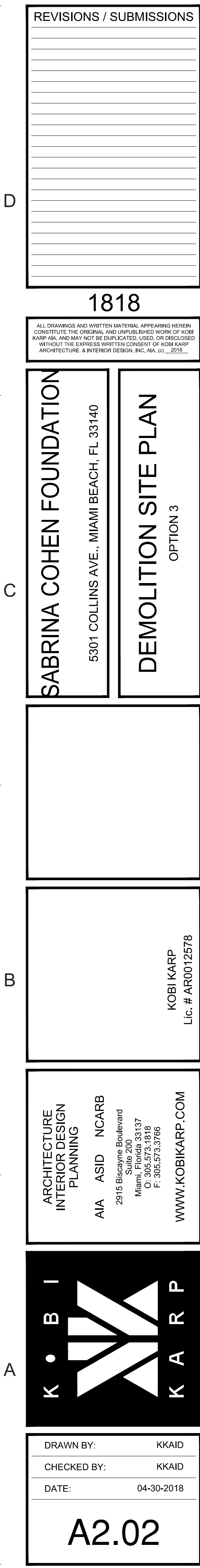
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DRAWN BY: KKAIID

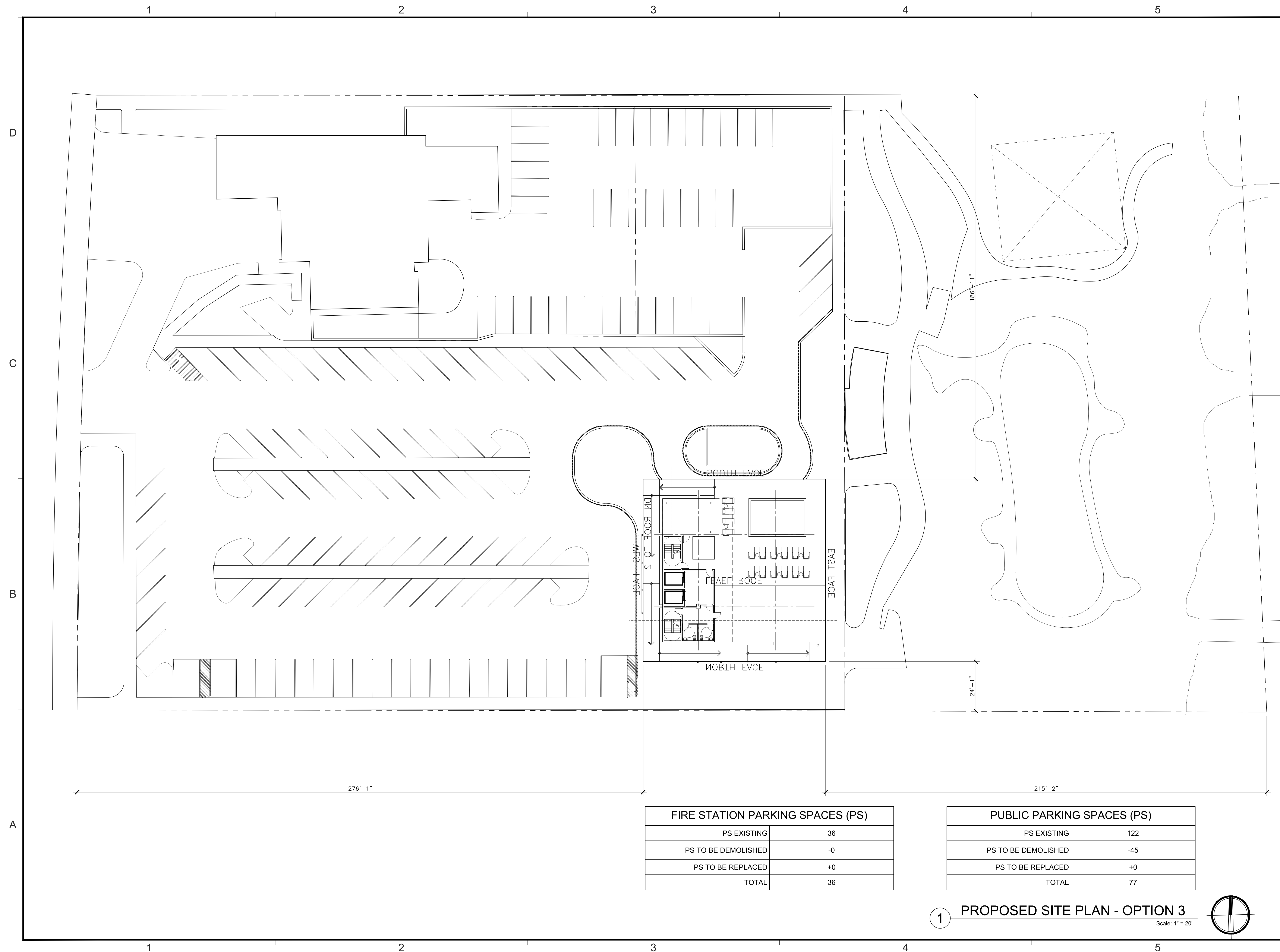
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A2.11



PUBLIC PARKING SPACES (PS)	
PS EXISTING	122
PS TO BE DEMOLISHED	-45
PS TO BE REPLACED	+0
TOTAL	77

[illegible]

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5301 COLLINS AVE., MIAMI BEACH, FL 33140

# PROPOSED SITE PLAN

OPTION 3

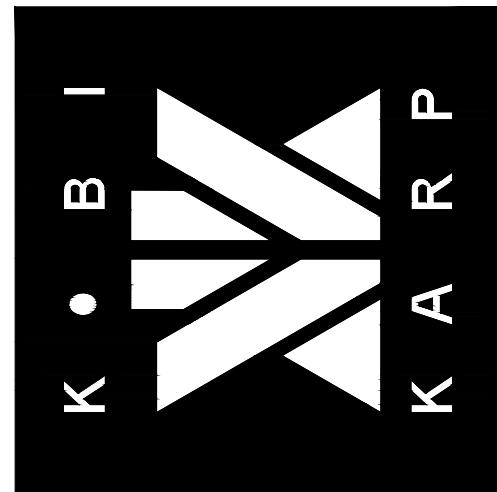
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