



City of Miami Beach, 1700 Convention Center Drive, Miami Beach, Florida 33139, [www.miamibeachfl.gov](http://www.miamibeachfl.gov)

## COMMITTEE MEMORANDUM

TO: Finance and City Wide Projects Committee

FROM: Jimmy L. Morales, City Manager

DATE: October 26, 2018

SUBJECT: **DISCUSSION AND POTENTIAL FUNDING OPTIONS FOR THE PROPOSED HISTORIC DISTRICT RESILIENCY AND ADAPTATION GUIDELINES.**

### **HISTORY**

On October 17, 2018, the City Commission referred the item to the Finance and City Wide Projects Committee (Item C4H).

### **BACKGROUND**

On April 26, 2017, the City Commission approved the issuance of Request for Qualifications (RFQ) No. 2017-155-KB for Architectural and Engineering Services for Historic District Resiliency and Adaptation Guidelines. The RFQ was released on April 28, 2017.

On June 19, 2017, the City received a total of six proposals in response to the RFQ. On July 12, 2017 the Evaluation Committee reviewed and scored the qualifying proposals. After reviewing the qualifications of each firm, and having considered the Evaluation Committee's comments and rankings, the City Manager recommended that the Mayor and the City Commission authorize the Administration to enter into negotiations with Allan T. Shulman Architect, P.A., as the top ranked proposer, to serve as the Prime/Lead Consultant.

On September 25, 2017, the City Commission approved Resolution No. 2017-30018 (see attached), authorizing the City to enter into negotiations with Allan T Schulman Architect PA., and, if successful, execute an agreement with the Consultant pursuant to the RFQ.

### **SUMMARY / REQUEST**

The City is seeking to develop guidelines and regulations for the renovation, raising and/or re-purposing of historic structures in low lying areas of the City that are vulnerable to ongoing and increasing tidal flooding, as well as the long term impacts of sea level rise. The subject RFQ was for a multidisciplinary team of professional architects, civil and structural engineers with experience in coastal engineering and hydrology, and planners with expertise in historic preservation, or some combination thereof.

Prior to entering into negotiations with the selected consultant, the City needed to finish on site survey work for all properties within the areas designed for the guideline study. This included the Flamingo Park and Collins Waterfront Historic Districts.

The survey work was completed in the spring of 2018, and the City Administration had an internal kick-off with the consultant in April of 2018, to outline the parameters of a draft scope of work for professional services for historic district resiliency and adaptation guidelines inclusive of the renovation of existing buildings in coastal historic districts. The analysis will include, but not be limited to, additions, elevating existing structures and yards and repurposing existing floors. The primary consultant, and the sub-consultants, has a thorough understanding of the Southeast Florida landscape, geology, topography and vulnerabilities to climate change and sea level rise, and they will be utilizing cutting edge and advanced technologies in the preservation and adaptation of historic buildings and structures in low lying areas.

The consultant will be creating advanced design guidelines and regulations, including corresponding illustrations, for the Flamingo Park and Collins Waterfront areas as well as for distinct architectural typologies found in other historic districts in the city. When taken into consideration that these guidelines can be transferred to the other historic districts in the City, the overall cost aligns with the larger goal of establishing resiliency and adaptation guidelines in all of the City's local historic districts. As such, the Administration believes that it would be worthwhile to fund the consultant at the rate currently proposed, as a long term strategic investment in resiliency guidelines that can eventually be generated for all of the local historic districts.

As it pertains to the overall cost of the proposal, based upon the current draft scope of work, the Administration has been able to negotiate the price down, from over \$1M to an amount not to exceed \$625,000. Because of the complexity of the work and specialization required from certain sub-consultants, the Administration is exploring other ways to involve such specialties through its affiliates at 100 Resilient Cities (100 RC) in order to realize the aforementioned cost efficiency.

In terms of funding, it was expected that the Planning Department technology fund, would cover up to \$375,000 of the initial cost as the deliverables would include electronic map layers and topographic data that facilitates development and redevelopment in an efficient and sustainable manner. However, a gap of approximately \$250,000 remains to be identified to complete the guidelines.

In order to fund the remaining portion of the guideline initiative, the Administration would recommend that the Finance and City Wide Projects Committee approve the \$250,000.00 needed to complete the guideline process as a one-time expenditure from the FY 2018 budget surplus. This will be subject to a budget amendment on November 14, 2018.

Additionally, the Administration would like to discuss the financing of survey work in the remaining local historic districts, which is critical in terms of informing the creation of the overall resiliency and adaptation guidelines. This is anticipated to be part of the FY 2020 budget discussions early next year.

**CONCLUSION**

The Administration recommends that the Finance and City Wide Projects Committee approve the \$250,000.00 needed to complete the guideline process as a one-time expenditure from the FY 2018 budget surplus. This will be subject to a budget amendment on November 14, 2018.

JLM/JW/TRM

M:\\$CMB\CCUPDATES\Finance and Citywide Projects\Planning\HD Resiliency Guidelines Funding Options - MEM Oct 26 2018  
FCWPC.docx