

# MIAMI BEACH

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## COMMISSION MEMORANDUM

TO: Mayor Philip Levine and Members of the City Commission

FROM: Jimmy L. Morales, City Manager

DATE: June 8, 2016

SUBJECT: **DISCUSSION REGARDING THE COLLINS PARK PARKING GARAGE PROJECT**

### **BACKGROUND**

On April 13, 2016, the City Commission requested that the Professional Services contract with Zaha Hadid/BBA joint venture be terminated after deliberation of the final valued engineered redesign of the Collins Park Parking Garage Project submitted on March 31, 2016.

The Commission directed administration to proceed with a new solicitation for professional services for the design and construction of a new parking garage that would meet the City's parking needs and that could include retail component, art galleries, art anchor tenants, workforce housing for artists, and a beautiful wrapped shell design. The directive also included coordination with the Collins Park Neighborhood Association and all affected neighborhoods.

### **ANALYSIS**

The administration is moving forward with a design-build method of procurement. On April 20, 2016, the City issued a Request for Qualification (RFQ) for the selection of a Consultant to prepare Design Criteria Packages (DCP) for several Parking Garages. A consulting firm is scheduled to be selected at the June 8, 2016 Commission Meeting. The selected Consultant will be tasked to prepare a DCP that would include concise performance-oriented specifications for the Collins Park Parking project. The purpose of the DCP is to furnish sufficient information to allow Design-Build (DB) firms to provide a response to the City's Request for Proposals (RFP) for Design-Build services. The process to prepare the DCP is estimated to be 90 days and the award to a DB firm is anticipated to be presented at the January 2017 Commission meeting. The DB firm will be required to seek all necessary City approvals during the design process. The timeline for completion of the project is anticipated for Fall 2018.

The Parking Garage design is anticipated to be a conventional parking garage structure wrapped with an aesthetically pleasing architectural element. The parking structure is to include bicycle storage, scooter stalls and car charging stations, retail areas and a workforce housing component that may include common areas for gatherings. The parking garage structure will be designed to accommodate the potential conversion from parking use to affordable housing, workforce housing or other uses should parking demand decline in the future.

Based on the available Project Budget of \$27 million, staff recommends allocating for design and construction a range of \$21 to \$22 million and \$5 to \$6 million for other professional and administrative costs.

In order to prepare the Design Criteria Package, staff is seeking direction from Commission on the following items:

Finished Floor Elevation - Staff recommends Base Flood Elevation +3 (BFE+3).

1. Minimum parking space requirement - Staff recommends 400 spaces minimum, 500 spaces preferred, if budget allows.
2. Minimum retail area requirement - Staff recommends 25,000 S.F. minimum.
3. Type of Workforce or Artist Housing requirements - Staff recommends 20 micro units (500 S.F.) with common areas as required.
4. Minimum requirements for art studios (If applicable) - Staff recommends 5,000 S.F. minimum within the retail area.
5. Design the new garage to a maximum of 75' height - This will require a waiver of land development regulations.
6. Design garage to accommodate conversion to other uses, should parking demand decline in the future.
7. Liberty Avenue - Staff recommends to convert to a pedestrian mall with an open plaza area.

### **CONCLUSION**

Staff is requesting direction on moving forward based on the items presented.

JLM/ETC/DM

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