


MIAMI BEACH

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.

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 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 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 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 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 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 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 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 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 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

Attachment A

Other Culture / Arts Institutions (Not City-owned)

The Wolfsonian- FIU

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

POTENTIAL CR&R ASK:	\$17,500,000.00
TOTAL (Includes CR&R) GOB REQUEST	<u>\$115,000,000.00</u>