



# MIAMI BEACH

City of Miami Beach, 1700 Convention Center Drive, Miami Beach, Florida 33139, www.miamibeachfl.gov

## COMMITTEE MEMORANDUM

TO: Mayor Matti H. Bower and Members of the City Commission  
FROM: City Manager Jorge M. Gonzalez  
DATE: February 11, 2009

This shall serve as written notice that a meeting of the Finance and Citywide Projects Committee has been scheduled for February 11, 2009, at 2:30 P.M. located at 945 Pennsylvania Avenue.

The agenda is as follows:

### OLD BUSINESS

### NEW BUSINESS

**1. Discussion of Long-Term Impact of Post Retirement Benefits.**

Patricia Walker - Chief Financial Officer  
Kathie Brooks - Budget & Performance Improvement Director

**2. Discussion regarding status, design and budget for the New World Symphony parking garage and park.**

Tim Hemstreet – Assistant City Manager

**3. The Issue Of Late Payments To the City for Water, Sewer And Storm water Bills As A Result Of Mortgage Foreclosures, for A Study And Development Of Acceptable Payment Plans To Assist Condo Associations Adversely Affected.**

Discussion Item Referred by Commissioner Libbin

**4. Presentation of Flamingo Park "Draft" Master Plan and Discussion on the Tennis Center/Courts Scope of Work.**

Fred Beckmann – CIP Interim Director

**5. Discussion regarding the sole source purchase of Paradox, electronic plan review software for the Building Department.**

Alex Rey – Building Director

**6. Discussion on additional lighting for Nautilus West.**

Fred Beckmann – CIP Interim Director

**Finance and Citywide Projects Committee Meetings for 2009:**

**March 10, 2009**

**April 7, 2009**

**May 5, 2009**

**June 18, 2009**

**July 21, 2009**

**August 13, 2009**

**September 24, 2009**

**October 29, 2009**

**November 17, 2009**

**December 15, 2009**

JMG/PDW/rs

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Cc. Mayor and Members of the City Commission  
Management Team

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# MIAMI BEACH

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## COMMITTEE MEMORANDUM

TO: Finance and Citywide Projects Committee

FROM: Jorge M. Gonzalez, City Manager

DATE: February 11, 2009 *Row for JMG*

SUBJECT: Discussion of Long-Term Impact of Other (Non-Pension) Post Employment Benefits

In 2004, the Governmental Accounting Standards Board (GASB) released Statement No. 43 – Financial Reporting for Post Employment Benefit Plans Other than Pension Plans (GASB 43) and Statement No. 45 – Accounting and Financial Reporting by Employers for Post Employment Benefit Plans Other than Pension Plans (GASB 45). These two statements established uniform accounting and financial reporting standards for state and local governments related to benefits paid to retirees other than pensions (OPEB), including implementation dates based on the total annual revenues of the entity. Based on the GASB standards, the City of Miami Beach is required to report under these standards for the period October 1 2007 through September 30, 2008.

The City of Miami Beach currently provides the following Post Employment Benefits:

- Health and Dental Insurance
  - Employees hired prior to March 18, 2006 are eligible to receive a 50% health insurance contribution of the total premium cost. At age 65, if the retiree is eligible for Medicare Part B, the City contributes 50% of the Medicare Part B payment.
  - Employees hired after March 18, 2006, after vesting, are eligible to receive an amount per year of creditable service, up to a maximum of \$250 per month until age 65 and \$5 per year of creditable service up to a maximum of \$125 per month, thereafter.
- Life Insurance (\$1,000)

To date, the City has funded the cost of these benefits on a “pay-as-you-go” basis, i.e. when the premiums are due, rather than when the liability is incurred. The GASB standards require that the liability for these OPEB costs be recognized when incurred, i.e. in association with each year of service by the employee. Since the City did not set aside funds over the years of employment for employees that are currently retired, the City has to report unfunded liabilities (amortized over 30 years) that relate to prior years as well as the current year liability related to those currently employed.

To determine the impacts of the new OPEB standards, the City hired Gallagher Benefits Services to perform an actuarial analysis of the City’s liabilities. The attached report details their analysis. Most significant in the analysis, is the difference in the discount rate that can be used in the actuarial calculation depending whether the City elects to create a separate OPEB trust. The discount rate is the assumed rate for the long term investment yield on the investments used to finance the payment of long term benefits. With a trust, and assuming a plan to fund the trust over time, an 8.5% discount rate can be assumed. Without a trust, a 5% discount rate is assumed.

In summary, for FY 2007/08, the City’s annual liability (the annual required contribution – ARC),

including both normal costs and amortization of unfunded liability, ranges from \$13.276 million based on an 8.5% discount rate to \$17.432 million based on a 5% discount rate assuming the inclusion of All Workers. The determination of whether the City should include the liability related to fire workers is pending, given the unique nature of the Fire Health Trust. If fire workers are excluded, the ARC would range from \$10.246 million based on an 8.5% discount rate to \$13.703 million based on a 5% discount rate.

However, the health insurance premiums that the City has funded annually on a pay-as-you-go basis count towards the City's annually required contribution. Accordingly, the Net Obligations for the City for FY 2007/08 range between \$6.901 million to \$11.057 million for All Workers. If fire workers are excluded, the Net Obligations for the City for FY 2007/08 range between \$5.009 million to \$8.466 million.

<b>FY 2008 ARC</b>		
	All Workers	All Workers Excluding Fire
<b>8.5% Discount Rate</b>		
10/10/07 Accrued Liability (Unfunded)	\$155,956,000	\$119,019,000
Amortization of Unfunded Liability	\$ 10,420,000	\$ 7,961,000
Normal Cost	\$ 2,856,000	\$ 2,285,000
<b>FY 2007/08 GASB 45 ARC</b>	<b>\$ 13,276,000</b>	<b>\$ 10,246,000</b>
FY 2007/08 Actual Employer Contribution	\$ (6,375,000)	\$ 5,237,000
<b>Net OPEB Obligation</b>	<b>\$ 6,901,000</b>	<b>\$ 5,009,000</b>
<b>5% Discount Rate</b>		
10/10/07 Accrued Liability (Unfunded)	\$256,342,000	\$197,127,000
Amortization of Unfunded Liability	\$ 10,707,000	\$ 8,247,000
Normal Cost	\$ 6,725,000	\$ 5,456,000
<b>FY 2007/08 GASB 45 ARC</b>	<b>\$ 17,432,000</b>	<b>\$ 13,703,000</b>
FY 2007/08 Actual Employer Contribution	\$ (6,375,000)	\$ (5,237,000)
<b>Net OPEB Obligation</b>	<b>\$ 11,057,000</b>	<b>\$ 8,466,000</b>

Although, GASB standards require that the City recognize the liability for OBEP benefits as incurred, it does not prescribe that these must be funded or how. The City has the following options with regards to funding the liability:

- Never funding the liability
- Funding when and if funds become available
- Funding pursuant to a plan that will provide full funding over a reasonable timeframe

None-the-less, unfunded liabilities typically affect the financial rating of the City. This will be particularly important for those funds where the City is planning to sell bonds in the next few years (Water, Sewer, Stormwater, and Parking). The tables following show the breakout for the FY 2007/08 ARC by fund, including department information for each of the Enterprise Fund departments.

	8.5% Discount Rate	5% Discount Rate
Water	\$ 57,456	\$ 132,863
Sewer	\$ 36,178	\$ 83,660
Stormwater	\$ 30,432	\$ 70,373
Parking	\$ 142,657	\$ 329,890
Convention Center	\$ 5,116	\$ 11,831
Sanitation	\$ 115,884	\$ 267,976
Internal Service Function	\$ 224,688	\$ 519,581
General Fund	\$ 6,288,590	\$ 9,640,827
<b>Total All Workers</b>	<b>\$ 6,901,000</b>	<b>\$11,057,000</b>
Fire	\$ (1,892,000)	\$ (2,591,000)
<b>Total Excluding Fire</b>	<b>\$ 5,009,000</b>	<b>\$ 8,466,000</b>

Between FY 2005/06 and FY 2006/07, the City has set aside \$4 million from General Fund year-end surplus. These funds can be used to begin funding a trust. In addition, the Enterprise funds and Internal Service Funds can absorb the ARC requirements in the amounts noted above. If the City elects to create a Trust and utilize the 8.5% discount rate, the City will have to have a plan as to how the annual required contribution will be fully funded over a reasonable timeframe. In addition, the Trust would need to be implemented prior to the issuance of the FY 2007/08 Annual Financial Report.

Further, other opportunities may exist to reduce the ARC over time, thereby reducing the future year funding requirements. These include: requiring higher contributions for medical and dental plans, establishing an annual cap or increasing limits for retiree medical benefits, reducing or phasing-out dependant coverage for retiree medical benefits, increasing vesting requirements for medical benefits, etc. However, in addition to the fact that these may require collective bargaining, they may also make the City less competitive in recruitment. The City's Classification and Compensation Study should provide insight regarding what other jurisdictions and private entities are doing in this regard.

Attachment

JGM/KGB

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## COMMITTEE MEMORANDUM

TO: Finance and Citywide Projects Committee

FROM: Jorge M. Gonzalez, City Manager

DATE: February 11, 2009

SUBJECT: **Discussion on the Status, Design, and Budget for the New World Symphony Parking Garage and Park**

On January 5, 2004, the City of Miami Beach (City) and the New World Symphony (NWS), entered into a Development Agreement and Ground Lease Agreement (the Agreements), providing for design, development and construction of an educational performance and internet broadcast facility and exterior screen (formally known as "Soundspace") and a public parking garage to be located on the westernmost portion of the 17<sup>th</sup> Street surface parking lots, bounded by 17<sup>th</sup> Street to the north; North Lincoln Lane to the south; Drexel Avenue to the east; and Pennsylvania Avenue to the west. Pursuant to the direction of the City Commission on September 8, 2004 and consistent with the Planning Board's August 24, 2004 recommendation, the Project site was expanded east to Washington Avenue to include both surface lots, to be designed as an integrated site, to include the development of a Park and certain other public improvements.

The Agreements have NWS serving as the Developer of the site and, in this capacity, NWS enters also into separate agreements with its vendors to plan, design, and construct the Garage and the Park on the City's behalf. The City is obligated to provide funding for these improvements upon approval of the scope of work and budgets for each.

On February 20, 2007, the City and NWS executed the First Addendum to the Development Agreement (First Addendum) that established the City's Preliminary Budgets for the Garage Project and the Park Project and established a \$15 million Grant-in-Aid for the NWS building. The Preliminary Garage Budget was established as \$15,210,135, and the Preliminary Park Budget was established as \$14,960,000.

The First Addendum requires that NWS secure City approval of the Final Garage Budget prior to NWS entering into a Guaranteed Maximum Price ("GMP") contract with a contractor to construct the Garage. NWS has recently advised the City Administration that it is ready to proceed with the Garage design/build contract. In addition, NWS is also prepared to discuss the status of the Park project.

### **Architectural Consultant Criteria**

The Development Agreement and the First Addendum contain language that names "Gehry Partners, LLC", as the Architectural Consultant for the Project (including the Garage and the Park components). A considerable amount of importance was placed on having the entire project site developed in accordance with the "single design vision of the Architectural Consultant...". The City and NWS agreed that a "Gehry" designed Project (including Garage

and Park) was a material and integral part of the development of the site. In deciding that a "Gehry" design was a material element, the City Commission carefully considered the potential financial costs attached to making the Architectural Consultant a material requirement.

The firm "Gehry Partners, LLC" is an architectural company created by Frank O. Gehry. The services of Mr. Gehry and his firm, Gehry Partners, are in demand throughout the world. Mr. Gehry is particularly known for the Guggenheim Museum in Bilbao, Spain; the Millennium Park in Chicago; the Walt Disney Concert Hall in downtown Los Angeles; the Experience Music Project in Seattle; the Weisman Art Museum in Minneapolis; the Dancing House in Prague, Czech Republic; and his private residence in Santa Monica, California. His work is often sought by owners to distinguish themselves from others, as the buildings that he designs become tourist attractions in and of themselves.

The projects designed by Gehry Partners are considered to be "world class" facilities. This type of distinction, which carefully and uniquely combines art with function is, by its nature, higher in expense than a typical municipal project. The firm is able to command a premium in fees, and the projects that are designed by them are high end products with a commensurate premium in the cost of construction. In approving the First Addendum, the City Commission considered the premium that went with making a Gehry design a material element, and determined that the distinctive value of the end product, a world class design, was worth the premium cost of design and construction.

### **The Garage Project**

From the inception of the Project, the Garage has been an integral component. The Project site, including the Park and the Garage, was previously two (2) City surface parking lots that contained just over 500 parking spaces. Throughout the course of the Project's development, the City Commission has taken the position that the Project should not result in a net loss of parking spaces. For this reason, the Project has consistently contemplated a Gehry designed Garage containing 500 to 600 parking spaces.

The First Addendum increased the total Preliminary Garage Budget from approximately \$7 million, to \$15,210,135, for 608 spaces, and including the City Code required retail component on the ground floor. The Preliminary Garage Budget provided by NWS and approved by the City Commission in the First Addendum was generally divided as follows:

Total Architectural/Engineering Cost	\$1,511,000
Total Construction Cost	\$12,106,000
Total Site Cost	\$650,680
Total Tax/Insurance Cost	\$215,608
Total Owner Expenses	\$10,000
Total General/Admin Costs	\$568,755
Total Contingency Cost	\$148,092
<b>Total Project Cost</b>	<b>\$15,210,135</b>

The First Addendum anticipated a potential change between the Preliminary Garage Budget and the Final Garage Budget, and therefore requires NWS to bring back its Final Garage

Budget, for consideration and potential approval by the City Commission. As of January 16, 2009, NWS advised the City that it is prepared to present a Final Garage Budget, which is the purpose of the referral of this discussion to the Finance and Citywide Projects Committee.

Since execution of the First Addendum on February 20, 2007, NWS has proceeded with both the construction of the NWS building (now known as the "NWS Campus Expansion") as well as the conceptual design for the Garage with Gehry Partners. The recommended and approved process (in large part to help limit the design fees) was to have Gehry Partners do the conceptual design and obtain Design Review Board approval. Currently, the conceptual design has been bid to design/build contractors, and the selected contractor and its design professional will be responsible for finishing the design and engineering in accordance with the DRB approved conceptual plans (when that occurs), and then construct the Garage. The selected design/build contractor is contemplated to be a sub-contractor of the NWS Campus Expansion, general contractor, Facchina McGaughan, LLC.

The Garage conceptual plans have been completed and are scheduled to go before the DRB at its March 3, 2009 meeting. These conceptual plans were also provided to five (5) pre-qualified design/build contractors, as determined by NWS and its team. The names of the pre-qualified design/build contractors were provided to the City staff for review and staff had no objection to any of the firms. From this group, four (4) bids were received and have been analyzed by the NWS development manager, Hines Interests Limited Partnership ("Hines"). Hines is continuing to negotiate with the qualified bidders; however, based on City staff's discussion with NWS and Hines, we believe we are very close to a final number for the design/build contract for the Garage with approximately 500 parking spaces.

The tentative Final Garage Budget by NWS is as follows:

Total Architectural/Engineering Cost	\$2,255,612
Total Construction Cost	\$16,235,372
Total Site Cost	Included in Construction Cost
Total Tax/Insurance Cost	\$331,500
Total Owner Expenses	\$0
Total General/Admin Costs	\$977,000
Total Contingency Cost	\$989,974
<b>Total Project Cost</b>	<b>\$20,789,458</b>

The difference between the Preliminary Garage Budget and the tentative Final Garage Budget is \$5,579,323. NWS and the City Administration are evaluating several design and scope changes that may reduce this difference before a Final Garage Budget is established. Potential options as to how to address the current shortfall in funding is discussed below.

### **Schedule**

Successful completion of the Garage is on the same Critical Path as for completion of the NWS Campus Expansion building. This is for two reasons: The first is that the electrical power vaults for both the Campus Expansion building and the Garage are located within the Garage. At this point, permanent power cannot be provided to the Campus Expansion

building without the Garage commencing construction. In order to meet the Critical Path for the Campus Expansion building, final engineering for the Garage would need to commence by the beginning of April 2009 (at the latest). The second reason is that, pursuant to Resolution No. 2007-26704, the City Commission approved a temporary license agreement for NWS to count 175 parking spaces within the proposed Garage to meet its City Code required parking for a period of five (5) years from the date of Certificate of Occupancy (C.O.) of the Campus Expansion building. This means that the Garage must be constructed and open in order for a C.O. to be granted on the Campus Expansion building. After five (5) years, NWS would need to provide for its 175 Code-required parking spaces at an alternate location.

If the Final Garage Budget is approved by the City Commission at its February 25, 2009 Meeting, then the design/build contractor can be hired by NWS (Facchina McGaughan) shortly thereafter and final design, followed by permitting and construction may commence. If this schedule is met, then completion of the Garage is projected to be July 2010.

**Park**

The Planning effort for the Park has not yet officially commenced. NWS is still in negotiations with Gehry Partners regarding the proposed design services and fees for this component. The Preliminary Park Budget is \$14,960,000. Based upon the City Administration's understanding of the latest negotiations between NWS and Gehry Partners, the budget is generally divided as follows. Please note that this is an "in progress" number and has not been formally provided to the City for consideration:

Total Architectural/Engineering Cost	\$4,662,800
Total Construction Cost	\$8,628,600
Total Tax/Insurance Cost	\$300,000
Total Owner Expenses	\$300,000
Total General/Admin Costs	\$878,600
Total Contingency Cost	\$190,000
<b>Total Project Cost</b>	<b>\$14,960,000</b>

**Total Project Funding**

The allocated funding for the NWS Project comes from City Center RDA funds. The funding approved by the City is as follows:

Garage (FY 09)	\$15,210,135
Additional Improvements (FY 08)	\$6,400,000
Park (Design FY 09/Const FY 2010)	\$14,960,000
Grant in Aid (FY 2010)	\$15,000,000
<b>Total Funding Commitment</b>	<b>\$51,570,135</b>

As noted above, the funding commitments for the Garage, the Additional Improvements, and

the design for the Park have already been appropriated by the City Commission.

As of October 1, 2009, the funding commitment for the construction of the Park and for the Grant-in-Aid will also become due.

### **Options for Consideration**

Due to changes made by the State Legislature regarding property taxes since the First Addendum was executed, and due to a downturn in the economy, current projections for the City Center RDA suggest that there may be a shortfall in revenue to fully fund the FY 2010 commitments. Although the Administration is taking necessary steps to address all of our financial commitments, it is highly unlikely that any additional funding is available for this project in the next few years. Current economic conditions would make it very difficult to accurately project future revenues from this source in the near term.

At this time, the City Administration would recommend the following options for consideration:

1. NWS opts to pay all or a portion of the difference and potentially satisfy some, if not all, of its Code required parking in the Garage;
2. City could transfer the required funds from either the Park Budget and/or the Grant-in-Aid Budget to the Garage Budget, thereby affecting the scope of the Park and/or reducing the City obligation towards the Grant-in-Aid for the Campus Expansion building;
3. NWS and City could make the joint decision to pursue a different designer for the Garage, and also identify a less expensive design concept so as to result in a Garage project that is within the identified budget;
4. NWS and City may opt to identify new sources of funding.
5. City could consider significant scope reductions.

Of these options, the City Administration believes that Options 1 and 2, or some combination of both, are the most viable because these options are completely within the control of the parties and could meet the current Critical Path schedule. NWS, Hines, and the City are discussing practical ways to design and construct a Park with a reduced budget. Given the current state of the economy and the resources available, it may be in the best interests of the City to consider using a different design architect for the Park.

Option 3 is subject to additional competitive processes and would most likely result in a delay to the Critical Path schedule. This would adversely impact the opening of the Campus Expansion building.

Option 4 is believed to be highly unlikely by the City Administration because our experience has shown that this would be very difficult for the City to find other sources of funds in the current economic climate. NWS has advised the City Administration that it does not have any additional resources to provide to the Garage as NWS is working diligently to complete its own fundraising campaign for the Campus Expansion building.

Option 5 would result in a lower overall cost. However, if for example, the decision was to delete a level of parking, the result would be less spaces in the Garage than the previous number of spaces on the two surface lots in that location. Due to the proximity to Lincoln Road, the Fillmore Miami Beach at the Jackie Gleason Theater, the Convention Center, and the New World Symphony, staff does not recommend any reduction below the current proposed 500+ spaces as these parking spaces are needed. In addition, the upper floors of a parking garage cost the least to add, making any reduction financially inefficient, as the parking potential will not be maximized. Other potential scope reductions have the effect of making the garage less efficient operationally, more difficult to utilize and maintain, or require changes to the City Code to effect.

It is also important for the Committee to understand that NWS/Hines continue to refine the Garage numbers, as they continue with negotiations with the current bidders. Minor changes and alternatives to the information in this Memorandum may develop prior to the Committee meeting on February 11<sup>th</sup>. In addition, I am meeting with representatives of NWS on February 9, 2009. If any additional information comes out of that meeting, I will forward it to the Committee as soon as possible.

If you have any thoughts, questions, or concerns between receipt of this memorandum and the meeting date, please feel free to contact me.

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**Discussion Item**

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# MIAMI BEACH

City of Miami Beach, 1700 Convention Center Drive, Miami Beach, Florida 33139, www.miamibeachfl.gov

## COMMITTEE MEMORANDUM

TO: Finance and Citywide Projects Committee

FROM: Jorge M. Gonzalez, City Manager

DATE: February 11, 2008

SUBJECT: **PRESENTATION OF FLAMINGO PARK "DRAFT" MASTER PLAN AND DISCUSSION ON THE TENNIS CENTER/COURTS SCOPE OF WORK**

In conjunction with the on-going development of the Flamingo Park Master Plan and the design of the Tennis Center Pavilion Building Courts, at the January 28, 2009, City Commission meeting, the Administration sought authorization to set a public hearing, pursuant to Miami Beach City code Section 118-563, to consider granting a Certificate of Appropriateness for the complete demolition of the existing Flamingo Park Tennis Center and Courts, and to prepare the area for the future development of the new Tennis Center and Courts (Item C7E).

Following discussion, a motion was made, and seconded, to approve the item and refer the demolition portion - as well the discussion on the location of the Tennis Center building with respect to the park entrance - to the Finance and Citywide Projects Committee for further consideration in the context of the overall planned improvements for the Park.

On October 14, 2008, and November 12, 2008, a request for a Certificate of Appropriateness for the complete demolition of the Flamingo Park Tennis Center and Courts was presented by staff and the consultant to the Historic Preservation Board (HPB). In light of the proposed improvements which benefit the general public, the Planning Department staff recommended approval. The HPB voted 7-0 in favor of staff's recommendations.

On August 6, 2008, Wolfberg Alvarez (WA), the consultant, conducted a charrette, with the community, wherein five design options (A, B, C, D, & E) for the Flamingo Park Master Plan were presented. Following a subsequent Community Design Workshop, conducted on November 6, 2008, two additional master plan options (F & G) were developed to reflect the additional neighborhood input. Option F reflects a plan without the Property Management Facility. Option G reflects a plan with the Property Management Facility remaining.

Attachment 1 is a copy of the Flamingo Park "Draft" Master Plan presentation. WA will present the various Master Plan options, along with conceptual budget estimates.

The current WA conceptual budget estimate presents gross, magnitude of scale, construction costs for the various Master Plan options that range from \$9.6 to \$10.4 million (Attachment 2). The Tennis Center building cost, including a covered exterior area for spectators, and a proportionate portion of adjacent walkways and landscaped areas, is estimated at \$2.71 million. The construction of the 18 tennis courts (13 hydro grid & 5 hard), including ancillary enhancements and a drainage system, is estimated at \$2.25 million. The combined budget estimate for the Tennis Center and Courts is \$4.96 million.

The current capital budget for Flamingo Park reflects a total of \$6.9 million for construction, including a projected \$2.4 million appropriation in the Fiscal Year 2009 / 2010 Capital Budget. Approximately \$93K in additional FEMA funds (Hurricane Wilma) are available for use in the park. Should the decision be made to proceed with construction of the Tennis Center and Courts, a construction balance of approximately \$2 million would be left for implementation of the rest of the master plan, based on the current conceptual budget estimate.

The Administration seeks guidance as to whether or not to proceed with the demolition of the existing Tennis Center and Courts.

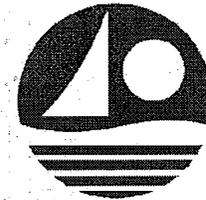
Attachment 1: Flamingo Park "Draft" Master Plan Presentation  
Attachment 2: Flamingo Park Conceptual Budget Estimate

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# FLAMINGO PARK

Proposed Neighborhood  
Capital Improvements Program

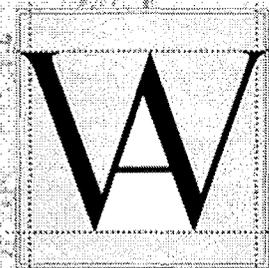


MIAMI BEACH

1700 CONVENTION CENTER DRIVE  
MIAMI BEACH, FLORIDA 33139

FCWPC  
Presentation  
February 11, 2009

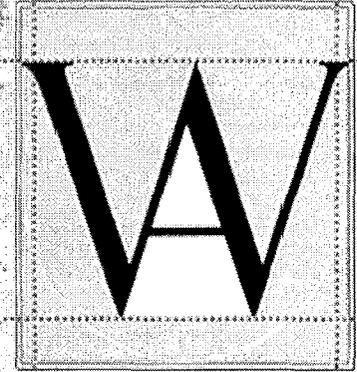
DRAFT



1500 San Remo Avenue  
Suite 300, Coral Gables, FL 33146

# PROJECT TEAM

WOLFBERG



ALVAREZ

Architecture, Engineering & Planning

O'Leary  
Richards  
Design  
Associates,  
Inc.

Landscape Architect

**MEG**

Martinez  
Engineering  
Group, Inc.

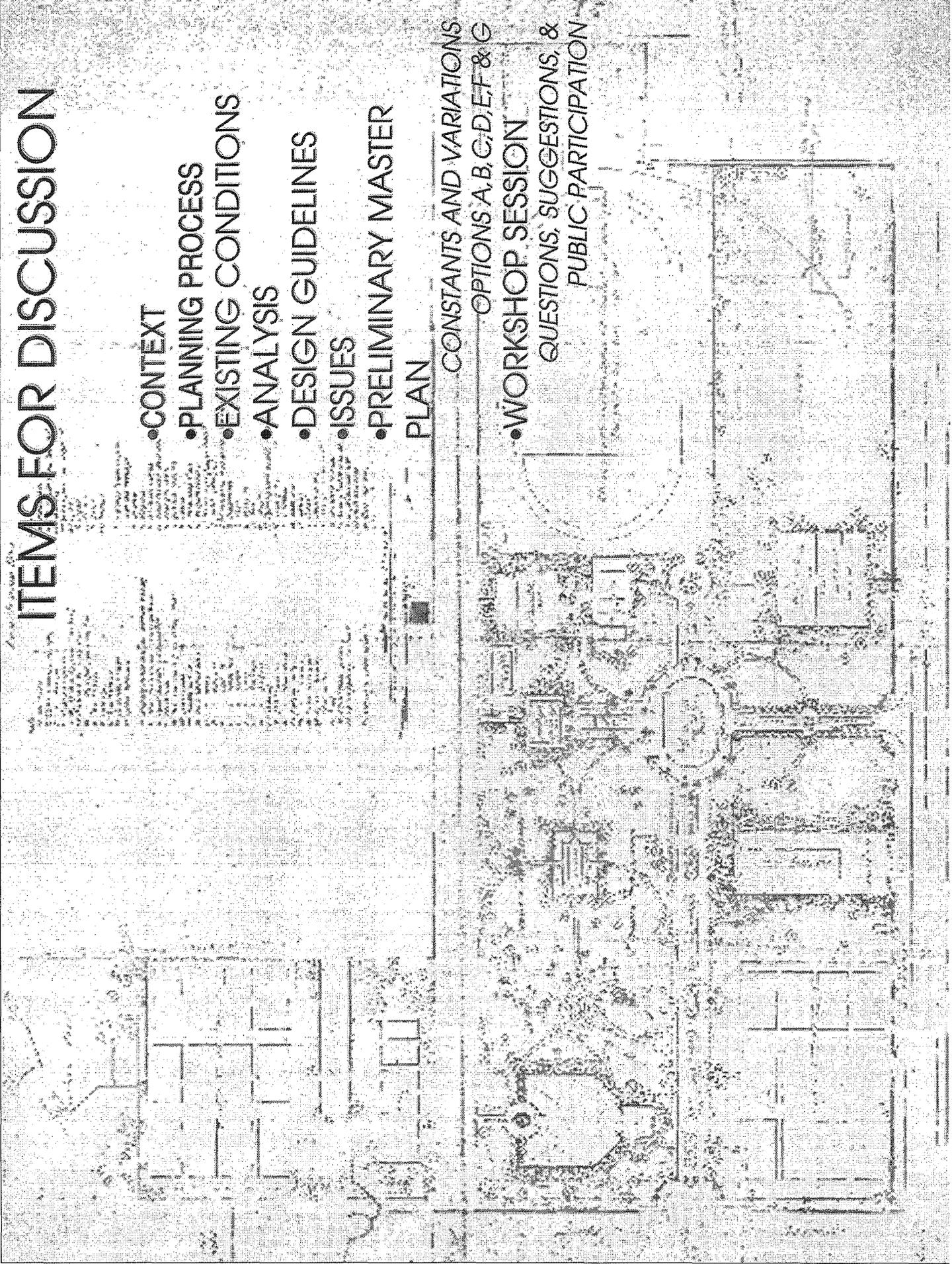
Structural Engineer

# ITEMS FOR DISCUSSION

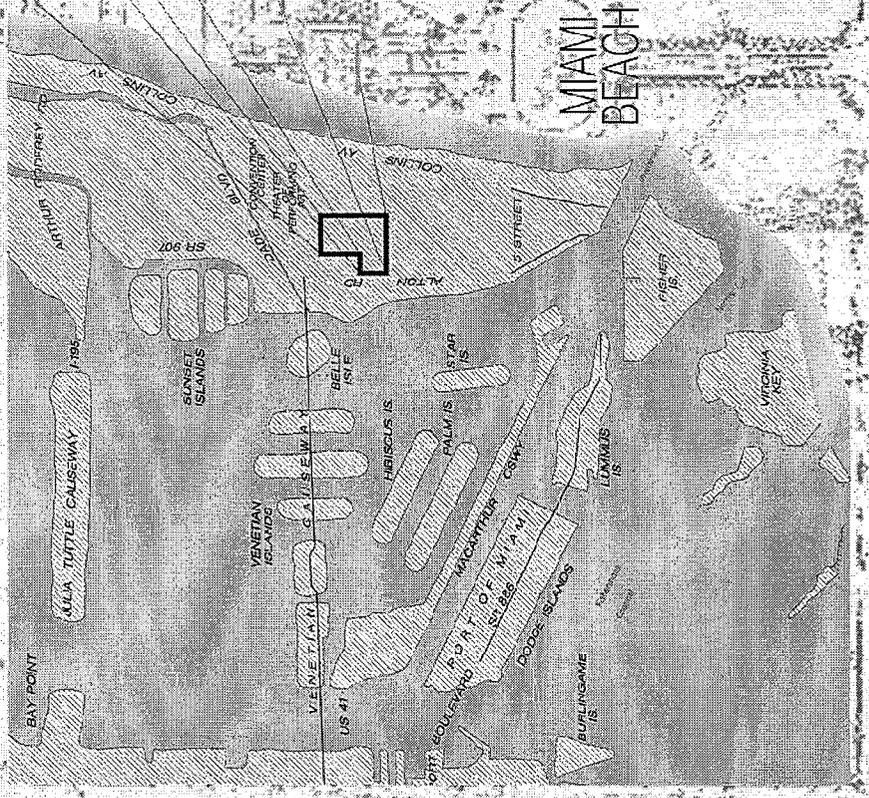
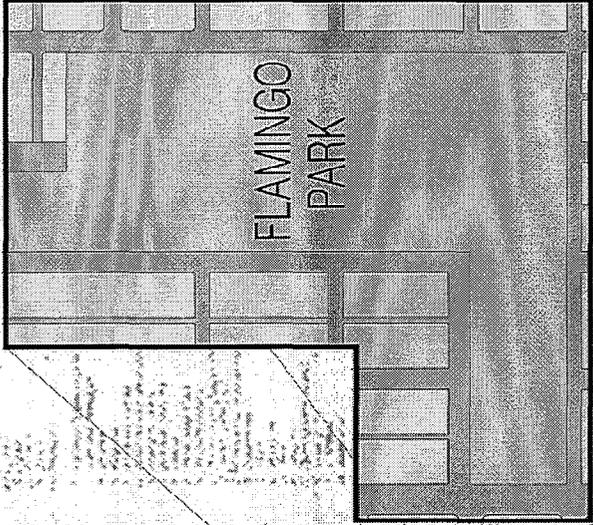
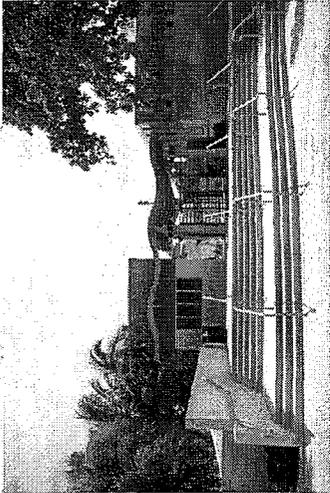
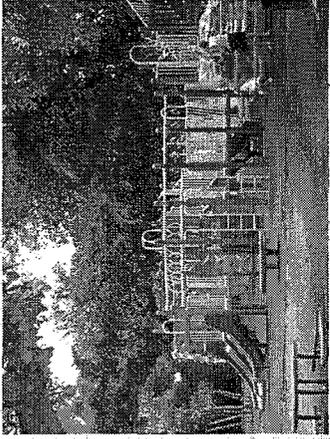
- CONTEXT
- PLANNING PROCESS
- EXISTING CONDITIONS
- ANALYSIS
- DESIGN GUIDELINES
- ISSUES
- PRELIMINARY MASTER

## PLAN

- CONSTANTS AND VARIATIONS
- OPTIONS A, B, C, D, E, F & G
- WORKSHOP SESSION
- QUESTIONS, SUGGESTIONS, & PUBLIC PARTICIPATION

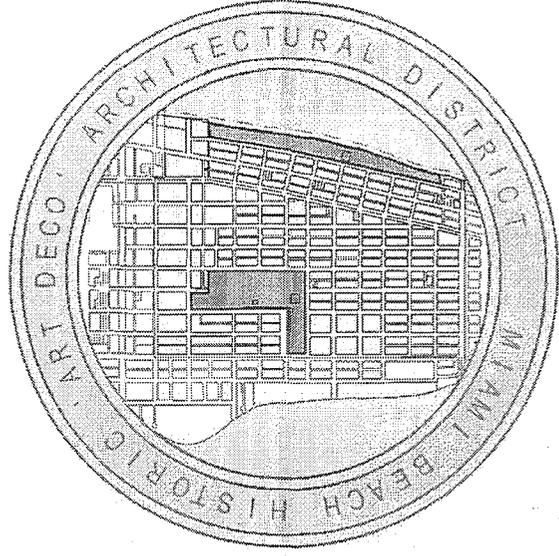


# CONTEXT

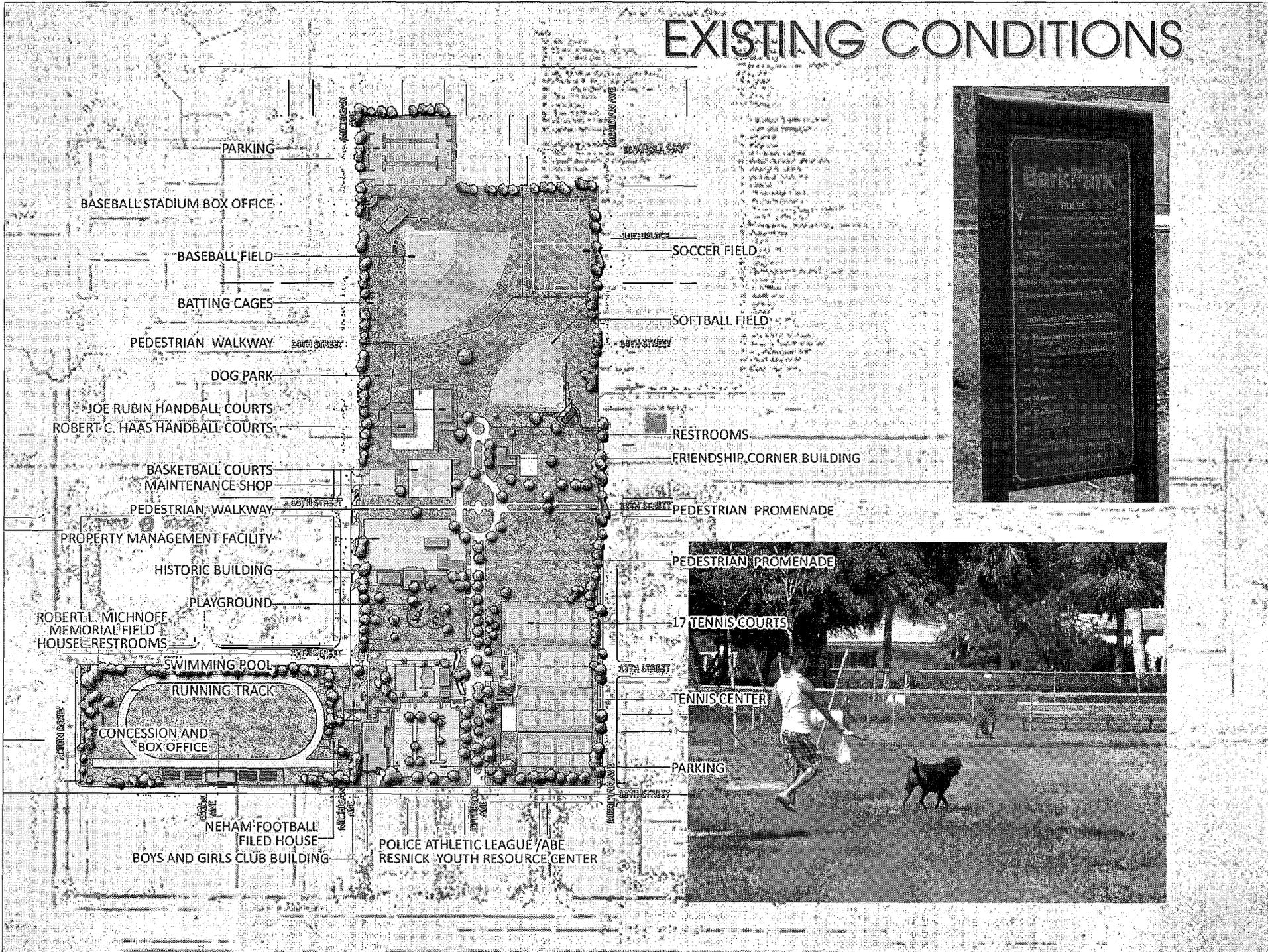


# PLANNING PROCESS

- Kick-off Mtg. with Park Representatives
- Programming Session
- Surveying Existing Conditions
- Site Reconnaissance Visits
- Flamingo Park Charrette
- CDW (Community Design Workshop)
- Preparation of BODR (Basis of Design Report)

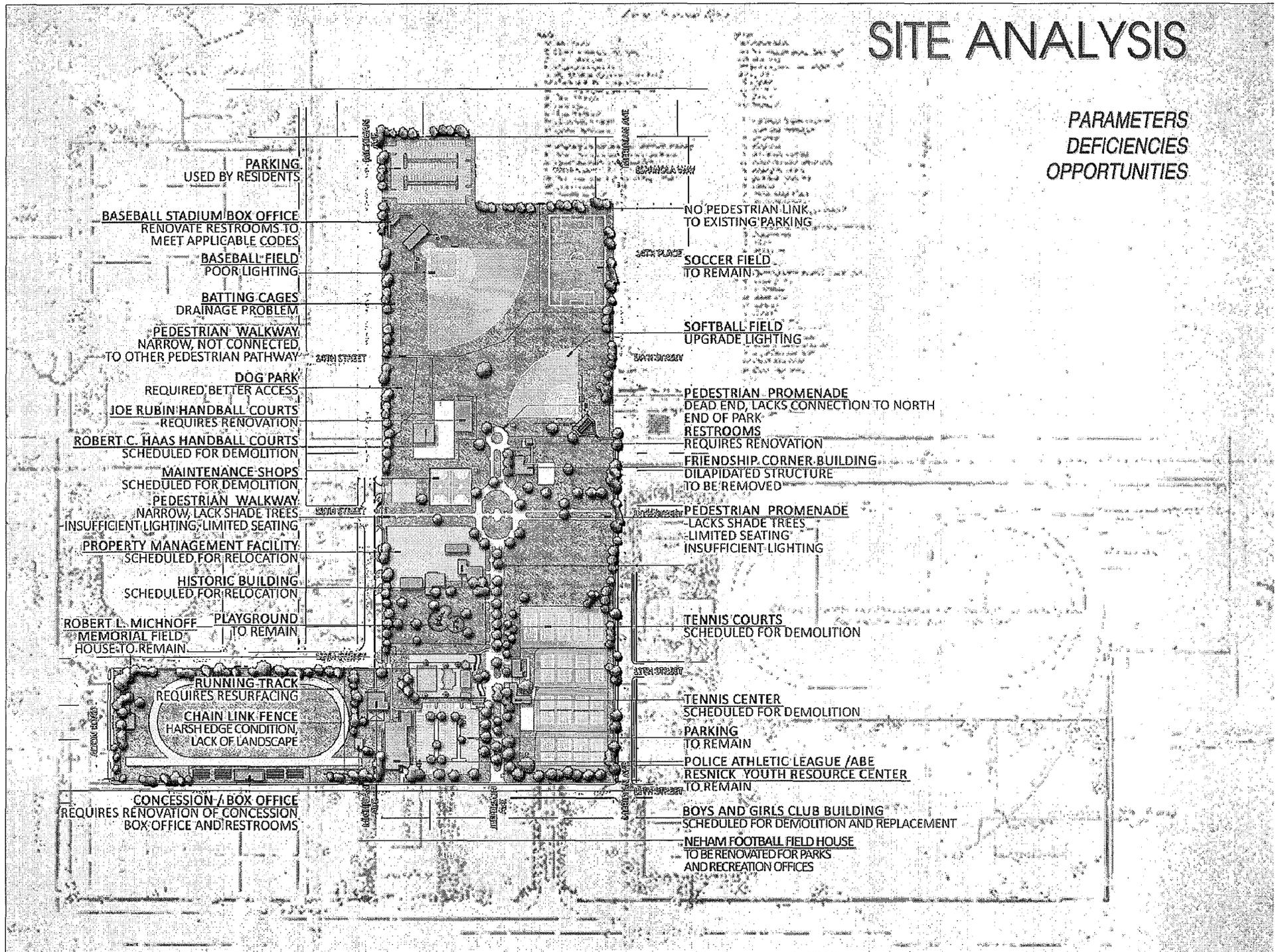


# EXISTING CONDITIONS



# SITE ANALYSIS

PARAMETERS  
DEFICIENCIES  
OPPORTUNITIES



# DESIGN GUIDELINES

Strengthen Park Connections to the Neighborhood

Enhance & Soften Park Edges

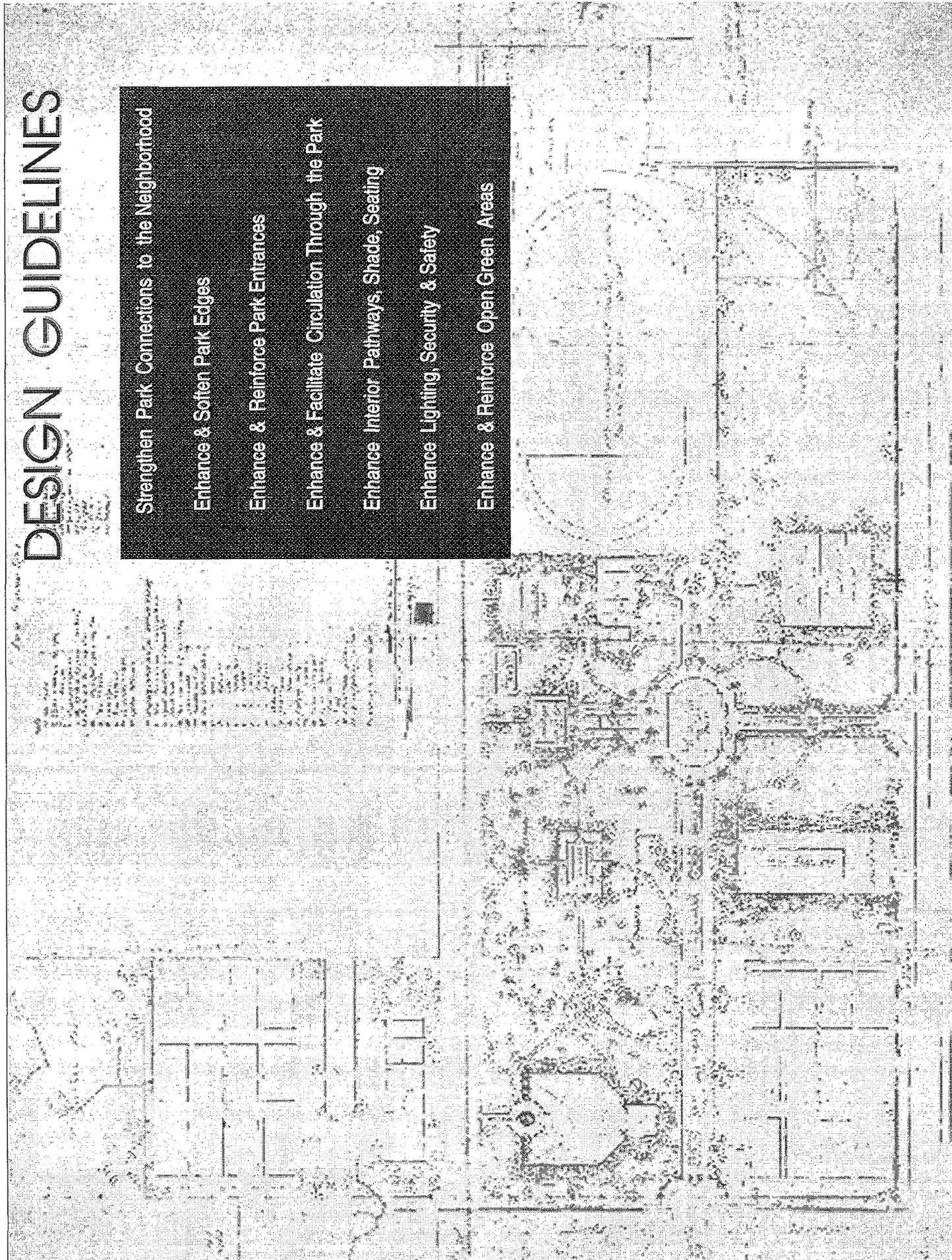
Enhance & Reinforce Park Entrances

Enhance & Facilitate Circulation Through the Park

Enhance Interior Pathways, Shade, Seating

Enhance Lighting, Security & Safety

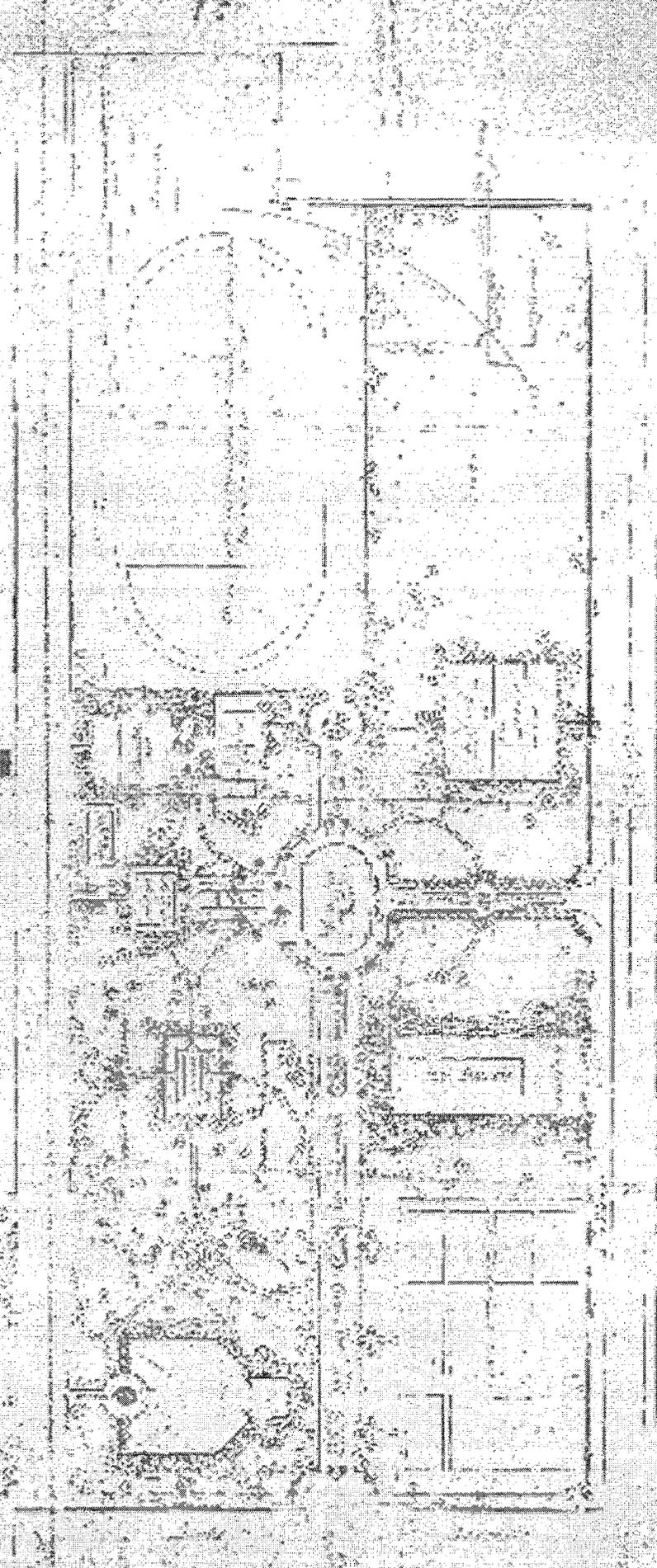
Enhance & Reinforce Open Green Areas



# ISSUES

## IDENTIFIED AT NEIGHBORHOOD MEETING

- Relocate Property Management Facility
- Enhance Landscaping with an emphasis on additional shade trees and native species
- Enhance Landscaping with an emphasis on additional shade trees and native species



# PRELIMINARY MASTER PLAN CONSTANTS AND VARIATIONS

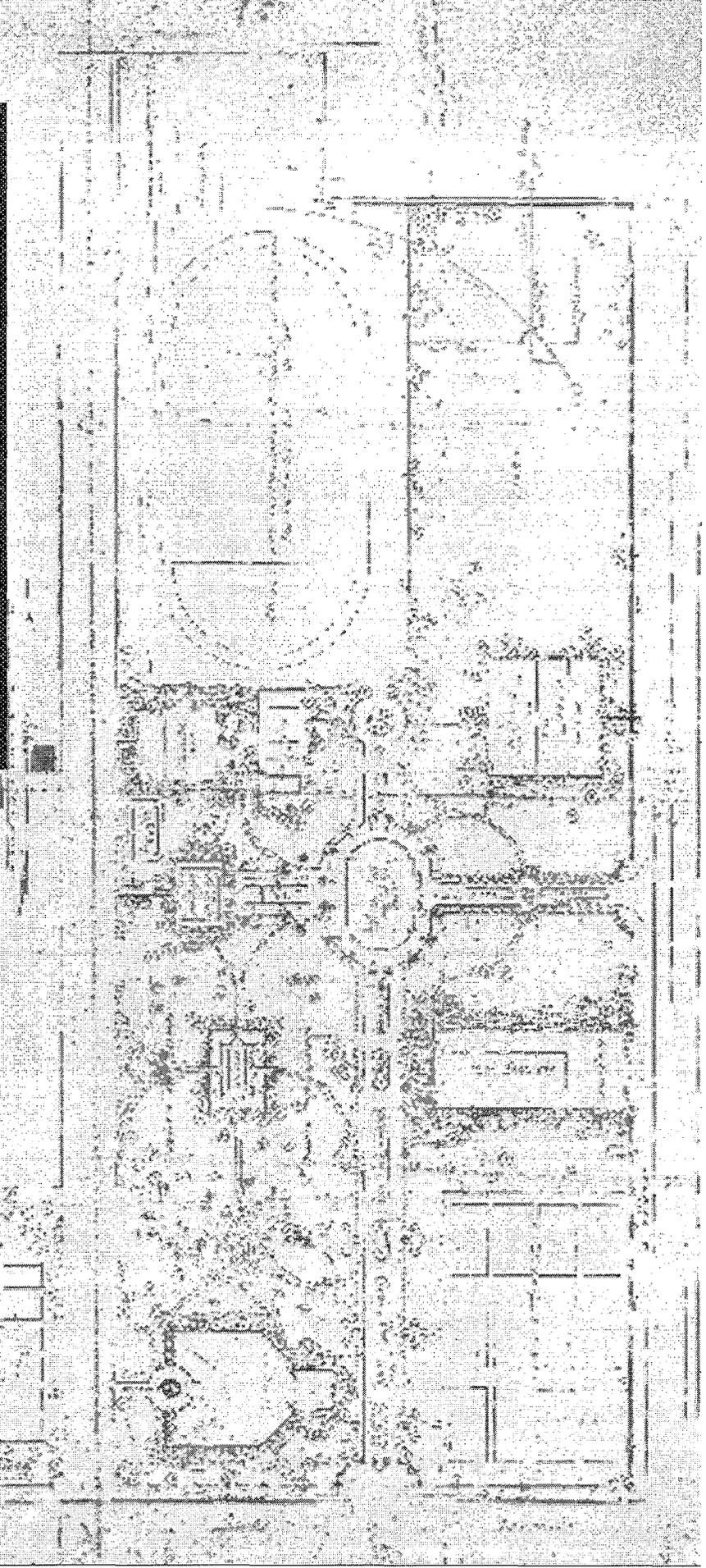
## PARK FEATURES TO REMAIN

- New Tennis Center
- New Boys and Girls Club Building
- New Restroom Building
- New Handball Courts
- New Entry Feature at Main Park Entrances
- New Water Feature at Park's Center
- New Pedestrian Promenade on 13<sup>th</sup> Street (west side)
- New Extended Pedestrian Promenade to Northern End of Park
- New Pedestrian Pathway between Pool and Tot Lot at 12<sup>th</sup> Street
- Enhanced Edge Conditions, Fences, & Landscaping
- New Shade Trees along all Pedestrian Promenades
- New Site Furnishings, Upgraded Lighting, Security & Signage
- Renovated Baseball Stadium Buildings
- Renovated Joe Rubin Handball Courts
- Restored Historic "Lodge" Building
- Renovated Track/Field Concession Building

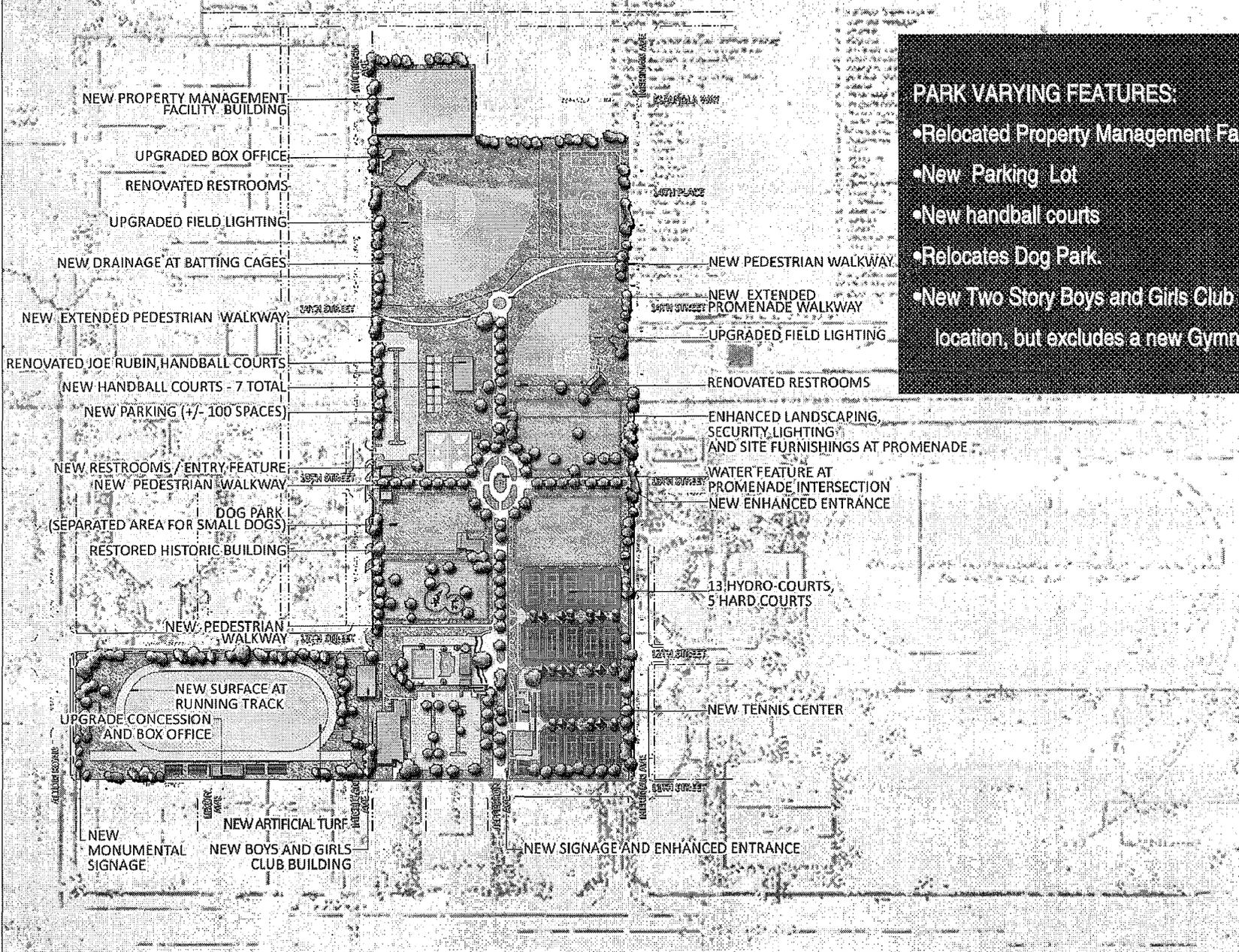
# PRELIMINARY MASTER PLAN CONSTANTS AND VARIATIONS

## PARK FEATURES TO BE RELOCATED

- Location of New Boys and Girls Club Building and Gymnasium.
- Location of New Restroom Building
- Location of Dog Park
- Location & Number of Basketball Courts
- Additional Pedestrian Pathways



# PRELIMINARY MASTER PLAN OPTION A

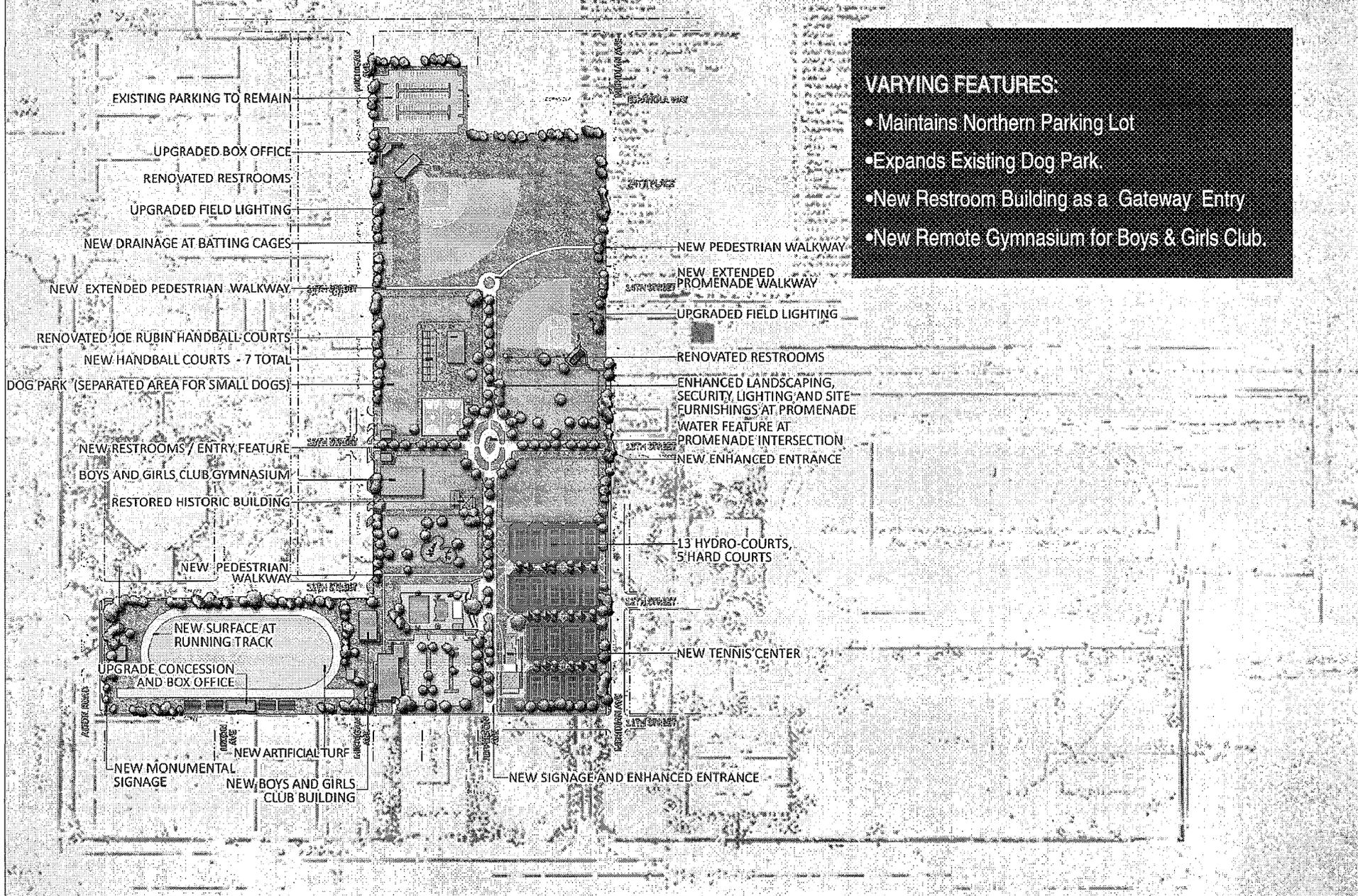


**PARK VARYING FEATURES:**

- Relocated Property Management Facility.
- New Parking Lot
- New handball courts
- Relocates Dog Park.
- New Two Story Boys and Girls Club in it's present location, but excludes a new Gymnasium

# PRELIMINARY MASTER PLAN

## OPTION B



- VARYING FEATURES:**
- Maintains Northern Parking Lot
  - Expands Existing Dog Park.
  - New Restroom Building as a Gateway Entry
  - New Remote Gymnasium for Boys & Girls Club.

EXISTING PARKING TO REMAIN

UPGRADED BOX OFFICE

RENOVATED RESTROOMS

UPGRADED FIELD LIGHTING

NEW DRAINAGE AT BATTING CAGES

NEW EXTENDED PEDESTRIAN WALKWAY

RENOVATED JOE RUBIN HANDBALL COURTS

NEW HANDBALL COURTS - 7 TOTAL

DOG PARK (SEPARATED AREA FOR SMALL DOGS)

NEW RESTROOMS / ENTRY FEATURE

BOYS AND GIRLS CLUB GYMNASIUM

RESTORED HISTORIC BUILDING

NEW PEDESTRIAN WALKWAY

NEW SURFACE AT RUNNING TRACK

UPGRADE CONCESSION AND BOX OFFICE

NEW MONUMENTAL SIGNAGE

NEW ARTIFICIAL TURF

NEW BOYS AND GIRLS CLUB BUILDING

NEW PEDESTRIAN WALKWAY

NEW EXTENDED PROMENADE WALKWAY

UPGRADED FIELD LIGHTING

RENOVATED RESTROOMS

ENHANCED LANDSCAPING, SECURITY LIGHTING AND SITE FURNISHINGS AT PROMENADE

WATER FEATURE AT PROMENADE INTERSECTION

NEW ENHANCED ENTRANCE

13 HYDRO-COURTS, 5 HARD COURTS

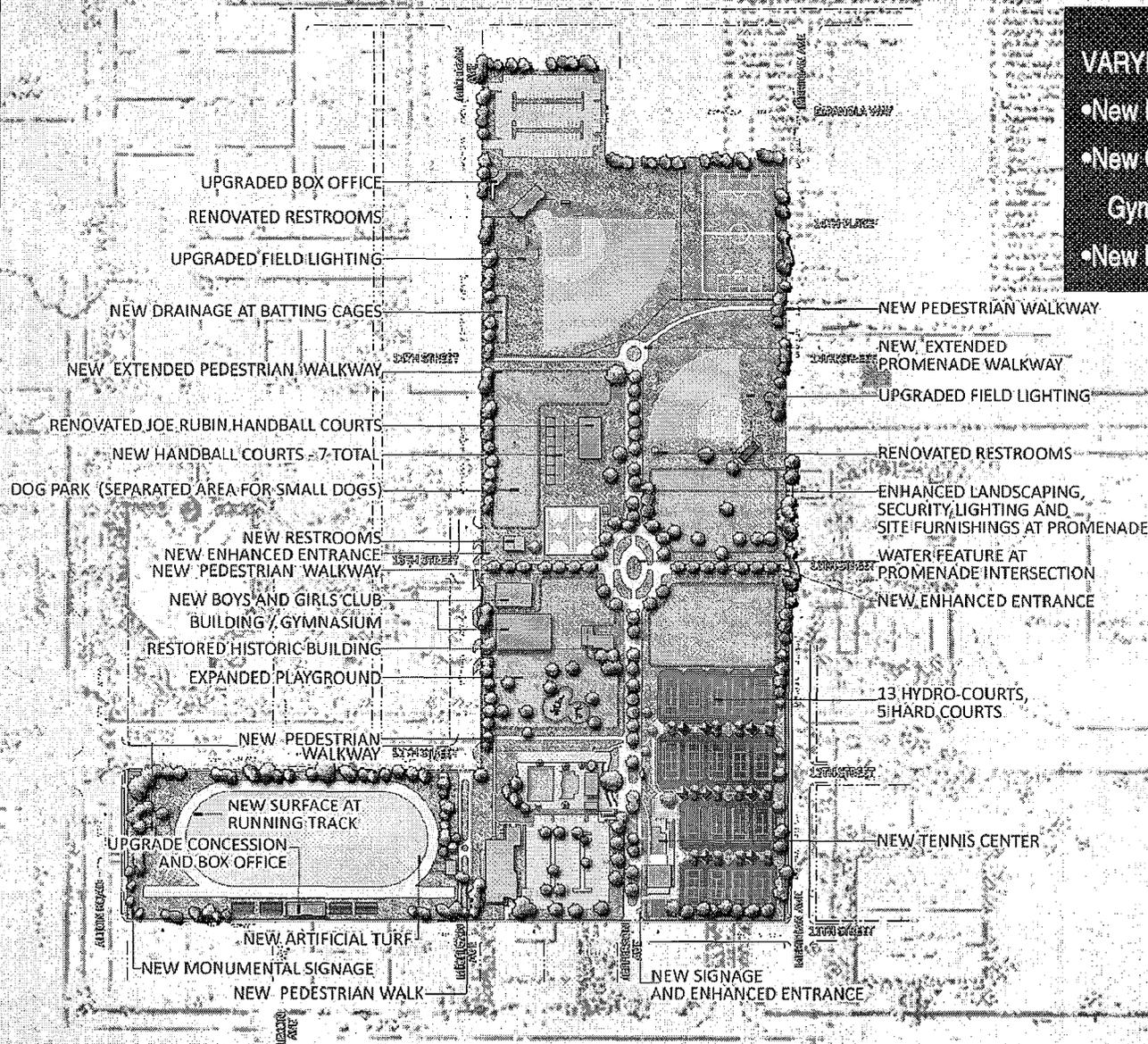
NEW TENNIS CENTER

NEW SIGNAGE AND ENHANCED ENTRANCE

# PRELIMINARY MASTER PLAN OPTION C

## VARYING FEATURES:

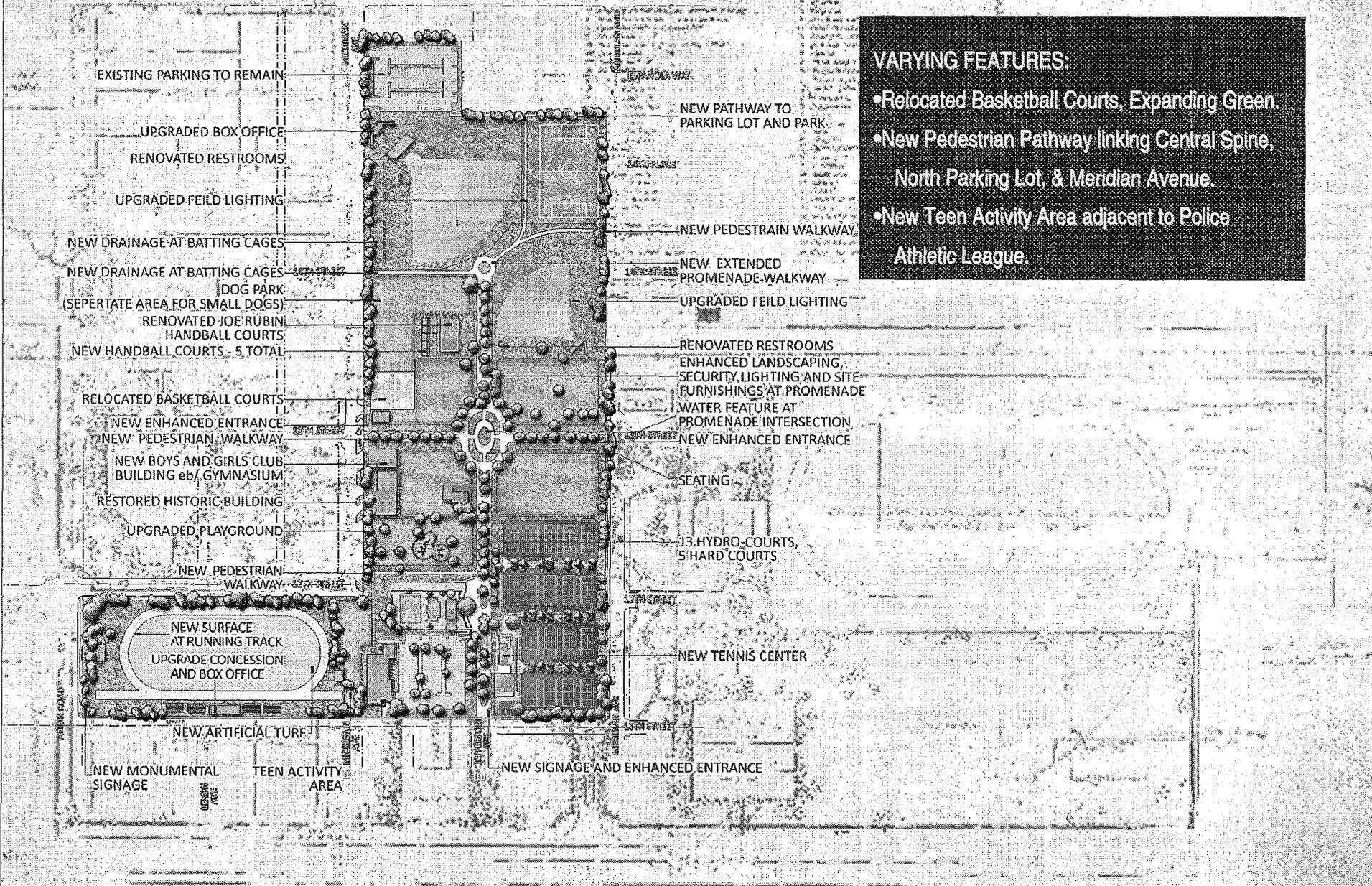
- New Pedestrian Promenade at Michigan Avenue.
- New Consolidated Boys and Girls Bldg. & Gymnasium.
- New Restroom Building adjacent to Dog Park.



- UPGRADED BOX OFFICE
- RENOVATED RESTROOMS
- UPGRADED FIELD LIGHTING
- NEW DRAINAGE AT BATTING CAGES
- NEW EXTENDED PEDESTRIAN WALKWAY
- RENOVATED JOE RUBIN HANDBALL COURTS
- NEW HANDBALL COURTS - 7-TOTAL
- DOG PARK (SEPARATED AREA FOR SMALL DOGS)
- NEW RESTROOMS
- NEW ENHANCED ENTRANCE
- NEW PEDESTRIAN WALKWAY
- NEW BOYS AND GIRLS CLUB BUILDING / GYMNASIUM
- RESTORED HISTORIC BUILDING
- EXPANDED PLAYGROUND
- NEW PEDESTRIAN WALKWAY
- NEW SURFACE AT RUNNING TRACK
- UPGRADE CONCESSION AND BOX OFFICE
- NEW ARTIFICIAL TURF
- NEW MONUMENTAL SIGNAGE
- NEW PEDESTRIAN WALK
- NEW PEDESTRIAN WALKWAY
- NEW EXTENDED PROMENADE WALKWAY
- UPGRADED FIELD LIGHTING
- RENOVATED RESTROOMS
- ENHANCED LANDSCAPING, SECURITY, LIGHTING AND SITE FURNISHINGS AT PROMENADE
- WATER FEATURE AT PROMENADE INTERSECTION
- NEW ENHANCED ENTRANCE
- 13 HYDRO-COURTS, 5 HARD COURTS
- NEW TENNIS CENTER
- NEW SIGNAGE AND ENHANCED ENTRANCE

# PRELIMINARY MASTER PLAN

## OPTION D



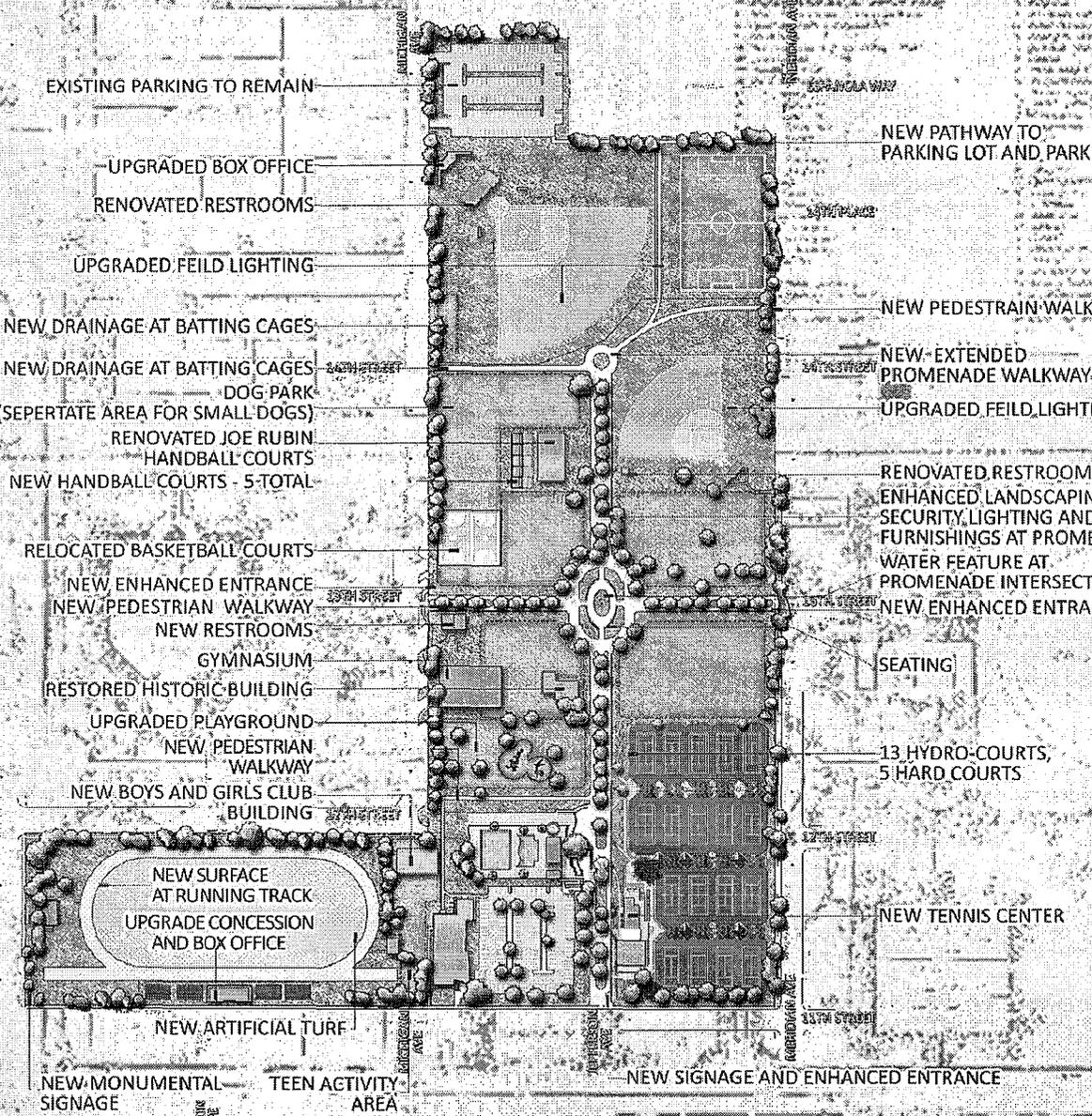
**VARYING FEATURES:**

- Relocated Basketball Courts, Expanding Green.
- New Pedestrian Pathway linking Central Spine, North Parking Lot, & Meridian Avenue.
- New Teen Activity Area adjacent to Police Athletic League.



# PRELIMINARY MASTER PLAN

## OPTION F



**VARYING FEATURES:**

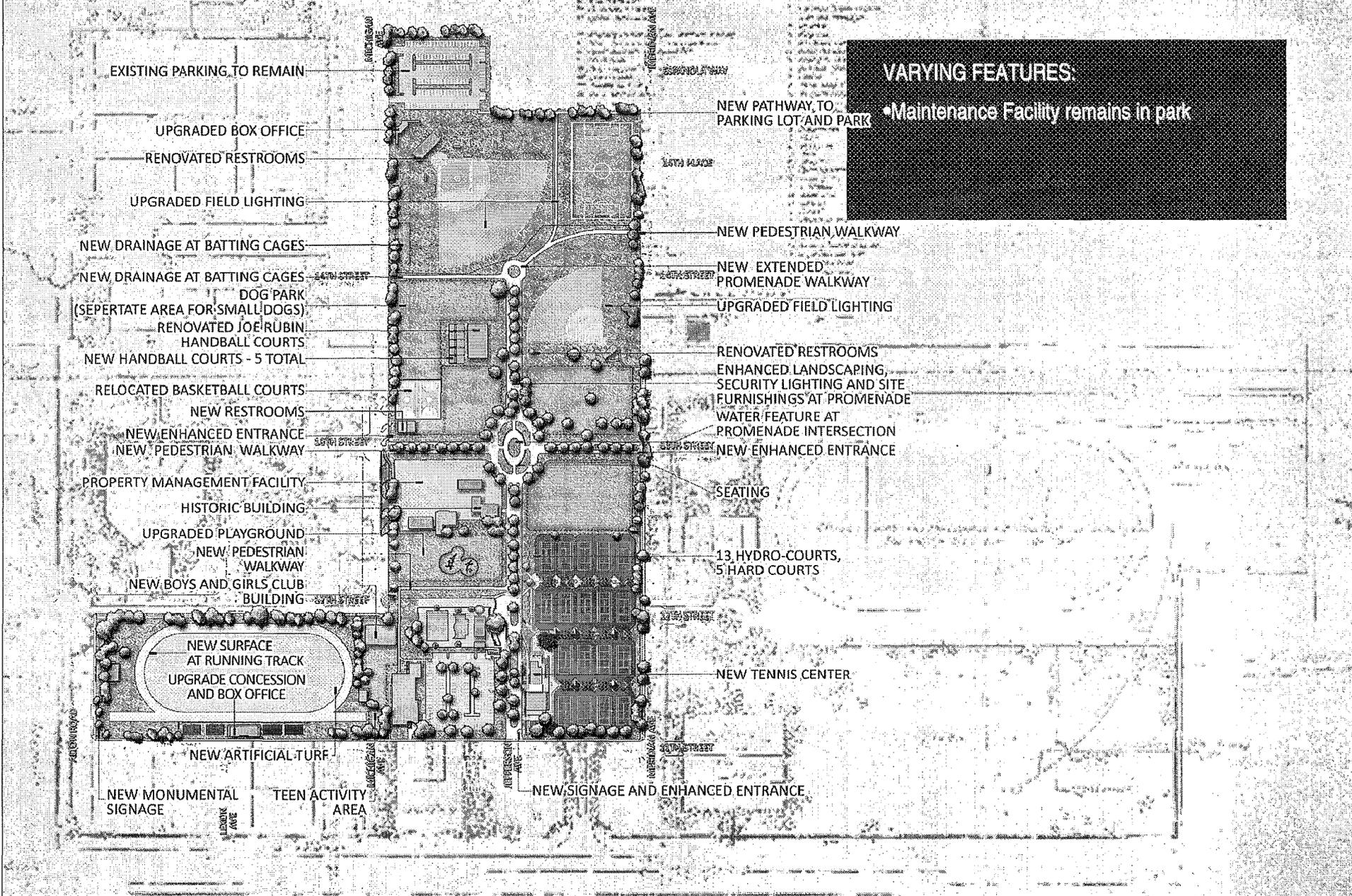
- Boys and Girls Club Gymnasium

# PRELIMINARY MASTER PLAN

## OPTION G

### VARYING FEATURES:

- Maintenance Facility remains in park



EXISTING PARKING TO REMAIN

UPGRADED BOX OFFICE

RENOVATED RESTROOMS

UPGRADED FIELD LIGHTING

NEW DRAINAGE AT BATTING CAGES

NEW DRAINAGE AT BATTING CAGES

DOG PARK (SEPERTATE AREA FOR SMALL DOGS)

RENOVATED JOE RUBIN

HANDBALL COURTS

NEW HANDBALL COURTS - 5 TOTAL

RELOCATED BASKETBALL COURTS

NEW RESTROOMS

NEW ENHANCED ENTRANCE

NEW PEDESTRIAN WALKWAY

PROPERTY MANAGEMENT FACILITY

HISTORIC BUILDING

UPGRADED PLAYGROUND

NEW PEDESTRIAN WALKWAY

NEW BOYS AND GIRLS CLUB BUILDING

NEW SURFACE AT RUNNING TRACK

UPGRADE CONCESSION AND BOX OFFICE

NEW ARTIFICIAL TURF

NEW MONUMENTAL SIGNAGE

TEEN ACTIVITY AREA

NEW PATHWAY TO PARKING LOT AND PARK

NEW PEDESTRIAN WALKWAY

NEW EXTENDED PROMENADE WALKWAY

UPGRADED FIELD LIGHTING

RENOVATED RESTROOMS

ENHANCED LANDSCAPING, SECURITY LIGHTING AND SITE FURNISHINGS AT PROMENADE

WATER FEATURE AT PROMENADE INTERSECTION

NEW ENHANCED ENTRANCE

SEATING

13 HYDRO-COURTS, 5 HARD COURTS

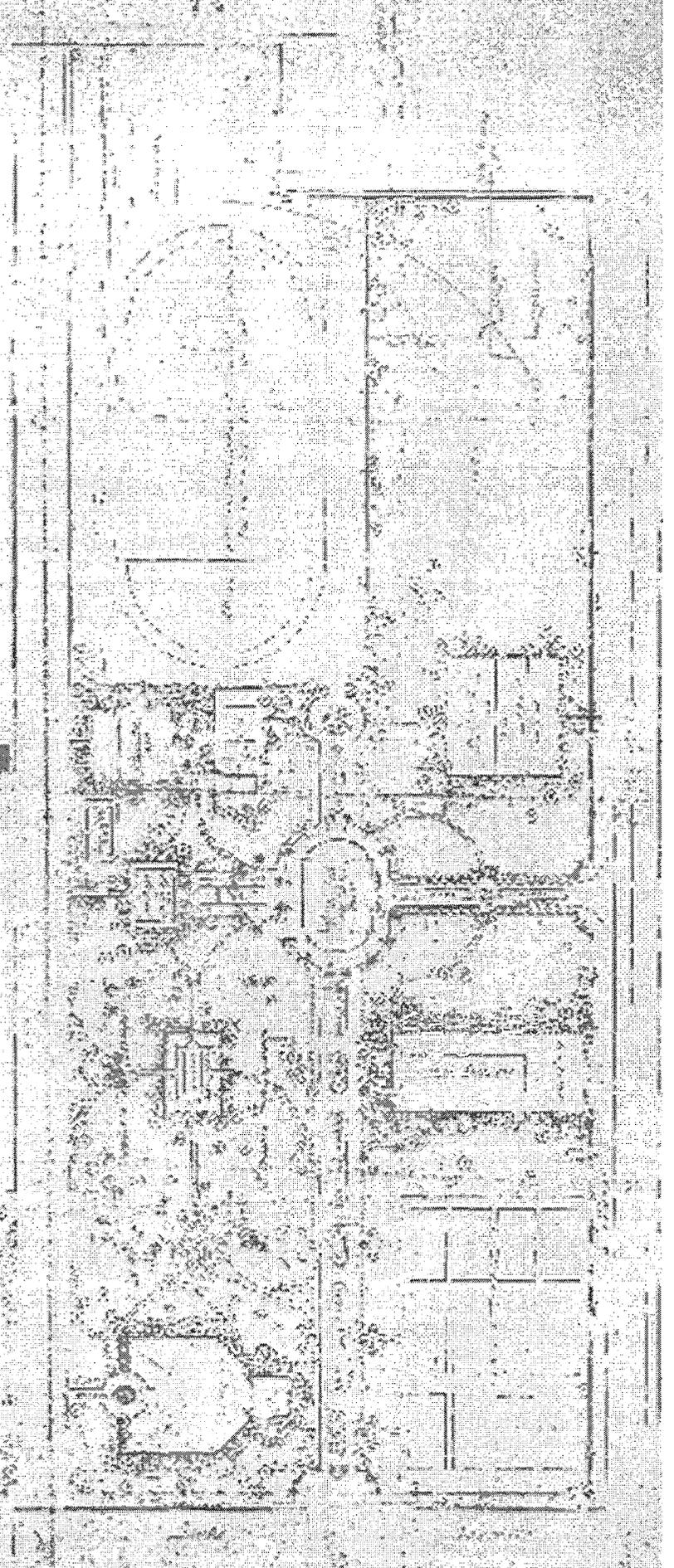
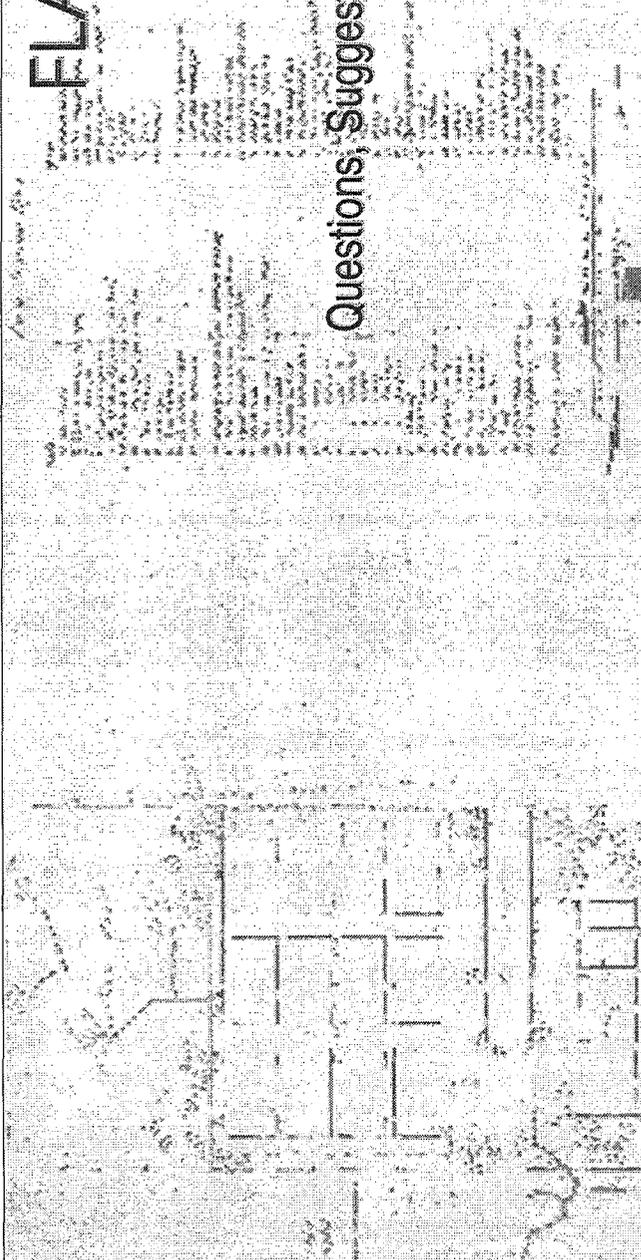
NEW TENNIS CENTER

NEW SIGNAGE AND ENHANCED ENTRANCE

# FLAMINGO PARK

## WORKSHOP SESSION

### Questions, Suggestions, & Public Participation





**FLAMINGO PARK MASTER PLAN**  
**CONCEPTUAL BUDGET ESTIMATES BY OPTION**

February 6, 2009

PRELIMINARY MASTER PLAN OPTIONS:		A	B	C	D	E	F	G
1	Upgrade Box Office (in Baseball Field)	\$40,000	\$40,000	\$40,000	\$40,000	\$40,000	\$40,000	\$40,000
2	Renovate Restrooms (in Baseball Field)	\$65,000	\$65,000	\$65,000	\$65,000	\$65,000	\$65,000	\$65,000
3	Baseball Field	\$157,500	\$157,500	\$157,500	\$157,500	\$157,500	\$157,500	\$157,500
4	Dog Park	\$50,000	\$18,000	\$18,000	\$18,000	\$18,000	\$18,000	\$18,000
5	Joe Rubin Handball Courts	\$45,000	\$45,000	\$45,000	\$45,000	\$45,000	\$45,000	\$45,000
6	Handball Courts	\$147,500	\$147,500	\$147,500	\$112,500	\$147,500	\$112,500	\$112,500
7	Maintenance Shop	\$20,000	\$20,000	\$20,000	\$20,000	\$20,000	\$20,000	\$20,000
8	Maintenance Facility	\$730,000	\$55,000	\$55,000	\$55,000	\$55,000	\$55,000	\$0
9	New Basketball Courts	\$0	\$0	\$0	\$75,000	\$75,000	\$75,000	\$75,000
10	New Entrances and Enhanced Pedestrian Ways	\$143,000	\$143,000	\$143,000	\$161,000	\$143,000	\$161,000	\$161,000
11	New Restroom Building	\$180,000	\$180,000	\$180,000	\$180,000	\$180,000	\$180,000	\$180,000
12	Lodge Renovation	\$125,000	\$125,000	\$125,000	\$125,000	\$125,000	\$125,000	\$125,000
13	Football Field	\$1,205,000	\$1,205,000	\$1,205,000	\$1,205,000	\$1,205,000	\$1,205,000	\$1,205,000
14	Tennis Center	\$4,960,000	\$4,960,000	\$4,960,000	\$4,960,000	\$4,960,000	\$4,960,000	\$4,960,000
	* New (13) hydro grid tennis courts and (5) hard courts and ancillary enhancements	\$2,250,000	\$2,250,000	\$2,250,000	\$2,250,000	\$2,250,000	\$2,250,000	\$2,250,000
	* New Tennis Pavilion Building	\$2,710,000	\$2,710,000	\$2,710,000	\$2,710,000	\$2,710,000	\$2,710,000	\$2,710,000
15	Park Center Water Feature	\$200,000	\$200,000	\$200,000	\$200,000	\$200,000	\$200,000	\$200,000
16	Demolition of Friendship Corner and Shuffle Courts	\$20,000	\$20,000	\$20,000	\$20,000	\$20,000	\$20,000	\$20,000
17	Renovate Softball Field Bathrooms	\$35,000	\$35,000	\$35,000	\$35,000	\$35,000	\$35,000	\$35,000
18	Miscellaneous Park Wide Improvements	\$2,195,000	\$2,195,000	\$2,195,000	\$2,195,000	\$2,195,000	\$2,195,000	\$2,195,000
19	New Teenage Activity Area		\$0	\$0	\$225,000	\$0	\$225,000	\$225,000
20	New Internal Parking Lot	\$100,000	\$0	\$0	\$0	\$0	\$0	\$0
TOTALS:		\$10,418,000	\$9,611,000	\$9,611,000	\$9,894,000	\$9,686,000	\$9,894,000	\$9,839,000

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# MIAMI BEACH

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

## COMMISSION MEMORANDUM

TO: Mayor Matti Herrera Bower and Members of the City Commission

FROM: Jorge M. Gonzalez, City Manager

DATE: January 28, 2009

SUBJECT: **A RESOLUTION OF THE MAYOR AND CITY COMMISSION OF THE CITY OF MIAMI BEACH, FLORIDA APPROVING, PURSUANT TO SECTION 2-367 (d) OF THE MIAMI BEACH CITY CODE, THE SOLE SOURCE PURCHASE OF PROJECTDOX, ELECTRONIC PLAN REVIEW SOFTWARE, FROM AVOLVE SOFTWARE CORPORATION, IN THE ESTIMATED AMOUNT OF \$287,300, AND A FOUR YEAR MAINTENANCE AGREEMENT IN THE AMOUNT OF \$179,896; ADDITIONALLY, AUTHORIZING THE CITY MANAGER TO ACQUIRE THE INITIAL HARDWARE AND SOFTWARE FOR THE IMPLEMENTATION OF THE PROJECT, AND FURTHER AUTHORIZING THE APPROPRIATION OF \$163,900 IN ADDITIONAL FUNDING FOR THE PROJECT FROM THE TRAINING AND TECHNOLOGY FUND.**

### ADMINISTRATION RECOMMENDATION

Adopt the Resolution

### BID AMOUNT AND FUNDING

The cost of the software license, implementation, training and first year of maintenance is \$287,300 and initial hardware needs are estimated at \$100,600, for total initial funding of \$387,900.

The initial implementation of the electronic plan review system will be funded \$224,000 in previously appropriated funds from the Training and Technology Fund and \$163,900 in additional funding to be appropriated from the Training and Technology Fund 601-7000-229253.

The funding of the maintenance for the future years will be appropriated on a year-by-year basis as part of the City's annual operating budget subject to the following schedule:

Year 2:	\$38,760
Year 3	\$42,636
Year 4	\$46,900
Year 5	<u>\$51,600</u>
Total	\$179,896

The high-level costs associated with both the Workstations and Back End components are as follows:

- (33) High-End Workstations - \$188,100
- Web and Job Processor Servers - \$63,000
- 250GB SAN Storage - \$5,000
- 2 Kiosk to upload plans - \$3,600

Total Estimated H/W Costs = \$259,700

Pilot workstations and hardware are anticipated to cost \$100,600, in FY 2008/09, with the balance anticipated to be deployed and appropriated upon full implementation in FY 2009/10. The high-end workstations will be deployed as follows: Building (14), Planning and Zoning (13), Fire (4) and Public Works (2) Departments for a total of 33 workstations. The cost of each workstation is estimated to be \$5,700, for a total of \$188,100.

The City has the ability to purchase the hardware through existing contractual agreements.

### **ANALYSIS**

The City currently processes building permit applications through the Building, Planning & Zoning, Public Works and Fire Departments. During the application process, large plan sets and drawings are submitted for review. In many cases, the plans and drawings contain building and engineering details that consist of several rolls of up to 100 or more (36" x 42") sheets of paper.

The implementation of the electronic plan review process will be conducted in three phases.

- Phase I - Will be a pilot phase during which we will work with a selected group of design professionals to ensure that all process are tested before opening to the general public.
- Phase II – Full access to the system for all our customers via a kiosk at City Hall. The web base component of the system will not be implemented at this time. The ProjectDox web component, as currently structured, introduces a security risk at this time that the City is not willing to assume; therefore, until this is addressed by the vendor, we will upload plans through a kiosk system at City Hall. The vendor has committed to eliminate the security risk and the contract will provide for a timetable and penalties to the vendor if these are not addressed.
- Phase III – Implementation of the web-based capabilities of the system.

During Fiscal Year 2007/08 the City of Miami Beach Building Department has performed 30,381 plan reviews and has spent approximately 21,000 hours on plan reviews including Building & Accessibility, Mechanical, Electrical, Plumbing, Elevator,

Engineering, and Structural disciplines. These figures exclude reviews conducted by Planning & Zoning, Public Works and Fire Departments.

During this same period the Building Department scanned approximately 193,000 documents ranging in size from 8.5 by 11 inches to 36 by 42 inches.

***The Major Benefits to the City's from the acquisition of this software area:***

- Allows for concurrent plan reviews.
- Allows electronic redlining and project mark-up capabilities, including overlay and review various drafts of submitted drawings. Comparisons between different drafts of plans have to be performed manually, which increases the risk that a reviewer will fail to notice a change (or the absence of a change) in the submitted plans.
- Eliminates the requirement that all plans be submitted in paper form. This eliminates the risk of misplacing plans, reduced storage space and is environmentally friendly. Allow for concurrent reviews of electronic plans, consolidate the submittal cycle and streamline the correction process.
- Provides a medium for internal and external agencies to review and collaborate on projects/plans.
- Provide for better quality control, transparency, accountability and reliability.
- Standardizes the plan review process and review checklist.
- Eliminates the need to review worksheets that have not been modified.
- Provides for work collaboration with design professionals so that updates and communication can occur electronically.
- Provides for integration with the City's existing document management system (Laserfishe) and current permitting application Permits Plus (Accella).
- Improves efficiency and reduce turn-around time for plan reviews.

**Sole Source Justification :**

Avolve Software Corporation (ProjectDox) of Scottsdale, Arizona is the only software provider the City of Miami Beach Building Department has identified that offers a web based electronic plan submittal and review application. Avolve is the sole distributor of the ProjectDox software.

ProjectDox satisfies the best practices for electronic plan review. In addition, the following features are offered exclusively by ProjectDox:

- Parallel plan review capabilities that expedite electronic files distribution and review by all concerned departments, in the same timeframe, in other words

concurrent reviews are possible using the ProjectDox software, plans can be submitted electronically to the City and reviewed concurrently by all reviewers involved in the development review process over the internet.

- Electronic forms that are automatically generated and populated when appropriate data is entered into the permitting and plan check database.
- Highly structured, customizable electronic workflows that control the transfer of information and tasks to appropriate individuals in all designated departments, and also to (citizen) architects and engineers when required.
- The software can be configured to automatically send email notifications to all project stakeholders and review departments to provide real-time status and alerts regarding the plan review process.
- The software includes advanced visualization tools that incorporate overlay comparison features so that plans can be reviewed electronically to compare changes between earlier drafts and resubmitted drawings.
- This plan review and management system will enable the City of Miami Beach Development Review Departments and its Customers a method to submit plans and drawings, allow internal and external staff and external agencies to review, mark-up and approve electronically submitted plans and provide a method to electronically archive electronic plan sets and associated documents.
- During the phase III of the implementation, the web-based application for management of plan reviews and notifications by providing for online submission and resubmission of plan drawing sets and associated documents in a secure manner.

During the assessment process the City conducted a peer review meeting and sent a survey questionnaire to about a dozen counties and municipalities as part of the efforts being conducted by Watson Rice during their operational review of the Building Department. As a result of these efforts, we could not identify a product available in the market that provided all of the functionality that ProjectDox provides.

Miami-Dade County has developed something similar in-house but it is not as a comprehensive of a system as the one provided by ProjectDox. The City could exercise the option of developing its own software solution in-house; however, this would create a significant time delay in the implementation of this product.

In summary the City of Miami Beach Building Department has not found a software solution that specifically addresses the following criteria in a web-based electronic plan review application.

## **CONCLUSION**

The City expects to meet these objectives:

- Improve the average time for the development review process from application to approval.

- Reduce the number of hours departments must spend to convert physical paper based files to an electronic medium.
- Decrease staff time spent on locating misplaced plans.
- Improve management reports that can support measurement of Key Intended Outcomes (KIO) and Department Performance Indicators to make the City More Business Friendly and Improve the Process through IT.
- Easily determine the reasons as to plans are submitted over three times.

The Administration recommends that the Mayor and City Commission of the City of Miami Beach, Florida, adopt the attached resolution, herein approving pursuant to Section 2-367 (d) of the Miami Beach City Code, the sole source purchase of ProjectDox, Electronic Plan Review Software, from Avolve Software Corporation in the estimated amount of \$287,300, and a four year maintenance agreement in the amount of \$179,896; Additionally, authorizing the City Manager to acquire the initial hardware and software for the implementation of the project; and further authorizing the appropriation of \$163,900 in additional funding for the project from the Training and Technology Fund.

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# MIAMI BEACH

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

## COMMITTEE MEMORANDUM

TO: Finance and Citywide Projects Committee

FROM: Jorge M. Gonzalez, City Manager

DATE: February 11, 2009

SUBJECT: **DISCUSSION ON ADDITIONAL LIGHTING FOR NAUTILUS WEST**

The Nautilus Improvement Project (the Project) is divided into two parts by the Biscayne Waterway. Orchard Park lies to the east and Nautilus West lies west of the Biscayne Waterway. Community Design Workshops and Design Review Meetings were held during the creation of the Nautilus Basis of Design Report (BODR) which was approved by the City Commission in 2002. As a result of these meetings, Orchard Park, which is not within a stormwater priority basin, was to receive pedestrian lighting but no drainage. Nautilus West, which is within a priority basin, was to receive drainage but minimal lighting.

Nautilus West will receive only fifteen cobra head lights that are being relocated from Orchard Park. These lights provide lighting primarily to vehicular traffic and will be placed at locations that are particularly dark. It is estimated that these lights with conductors and some with new wood poles will be installed and energized by FPL by the end of March 2009.

Homeowners in the Nautilus West neighborhood requested acorn pedestrian lights similar to those being installed in Orchard Park. As this scope was not included in the project, staff met with the Engineer of Record and determined that the neighborhood would need approximately 230 acorn lights at a cost between \$1,200,000 and \$1,900,000.

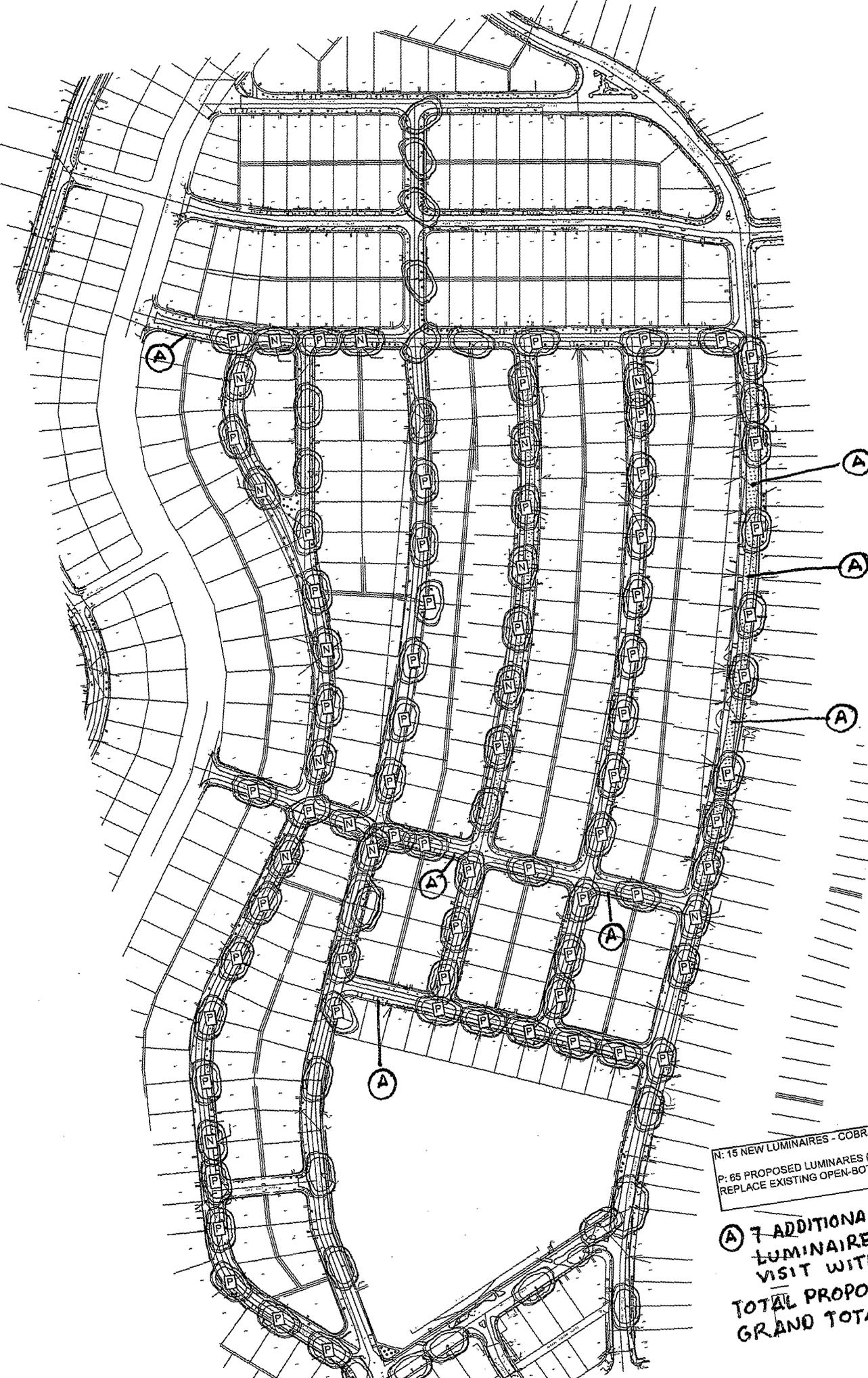
At the November 18, 2008 meeting of the Finance and Citywide Committee, staff presented this estimated cost for the acorn lighting. The Finance and Citywide Committee directed staff to identify available cobra head lights and to provide a contingency analysis to determine potential funding for installing them.

Staff found no additional cobra heads available. Furthermore, this project does not presently have contingency for above ground improvements including additional lighting.

In order to find a less costly lighting alternative, staff asked FPL to provide a cost estimate for replacing the existing sixty-five (65) open bottom luminaries with more powerful cobra head fixtures and infill the remaining dark areas with seven (7) new cobra head fixtures (Staff provided FPL a schematic with the locations. (See attachment A.)

The non-binding Order of Magnitude cost estimate submitted by FPL is \$19,000. If the City wants to pursue this matter further, then a request would have to be made to FPL for a binding estimate. FPL requires an engineering deposit of \$6,090 for the binding estimate and detailed design. (See attachment B.) This deposit would be applied to the construction cost once the work is performed. Once operational, FPL also charges the City a flat rate of \$10 per month for each new light fixture and \$4 per month when increasing the wattage per light fixture. Therefore, the total additional operating cost would be \$3,960 per year.

JMG\TH\FHB\JCC\RW\S\AC



N: 15 NEW LUMINAIRES - COBRA HEAD - RELOC. FROM OR  
 P: 65 PROPOSED LUMINAIRES (COBRA-HEAD) TO  
 REPLACE EXISTING OPEN-BOTTOM LUMINAIRES.

**A** 7 ADDITIONAL PROPOSED COBRA-H  
 LUMINAIRES IDENTIFIED BY ON-  
 VISIT WITH FPL ON 2-9-09.  
 TOTAL PROPOSED LUMINAIRES : 7  
 GRAND TOTAL : 8



February 2, 2009

Aurelio Carmenates  
Capital projects coordinator  
City of Miami Beach, CIP office  
1700 Convention Center Dr.  
Miami Beach, FL 33139

Re: NAUTILUS WEST - COBRA HEAD LIGHTING REQUEST

Dear Mr. Carmenates:

In response to your request on 2/2/09, the non-binding "ballpark" estimate to install 65-200W Cobrahead Street lights is \$19,000. This amount is an "order of magnitude" estimate **only**. This estimate is not an offer from FPL to perform the requested work and should not be construed or used as such for detailed planning purposes. It is provided strictly to assist your preliminary decision making. FPL shall not be held liable for any variations that may occur between this "order of magnitude" estimate and any detailed cost estimates that may subsequently be provided by FPL.

Should you desire to pursue this matter further by requesting a "binding" detailed Engineering Cost Estimate, an engineering deposit in the amount of \$6090 will be required. This request must be made in writing and shall specify, in detail, the scope of work to be included in the estimate. Binding Detailed Engineering Cost Estimates are valid for six months and subject to change in the event of a work scope change.

Should you pay an engineering deposit and elect to have the work performed (the work included in the estimate for which the deposit was paid), that deposit will be applied to the FPL work order as customer Contribution in Aid of Construction (CIAC). This applied amount would contribute toward the total CIAC amount determined by the detailed cost estimate, if the CIAC is paid while the estimate is valid. If you elect not to have that work performed, or if no CIAC payment is made while the estimate is valid, the deposit will be withheld by FPL to defray a portion of FPL's cost to produce the estimate. Should additional detailed estimates be required for work not included in your original request, you may be required to pay any additional FPL engineering costs to produce those estimates.

Should you have any questions or wish to consider a binding cost estimate, please call me at 305-377-6125

Sincerely,

Yeshuwa Mayers  
Engineer II