



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: March 10, 2009

This shall serve as written notice that a meeting of the Finance and Citywide Projects Committee has been scheduled for March 10, 2009, at 2:30 P.M. in the City Manager's Large Conference Room.

The agenda is as follows:

OLD BUSINESS

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

Tim Hemstreet – Assistant City Manager

- 2. Discussion of Flamingo Park Draft Master Plan including alternatives for a new tennis center.**

Fred Beckmann – CIP Interim Director

NEW BUSINESS

- 3. Discussion regarding the implementation of a Municipal Marketing (Corporate Sponsorship) program for the City.**

Hilda Fernandez – Assistant City Manager deferred

- 4. Update on the RFP for the Management and Operation of the Byron Carlyle Theater.**

Max Sklar – Director of Tourism and Cultural Development

- 5. Little Stage Theater Complex Basis of Design Report**

Fred Beckmann – CIP Interim Director

6. a) Discussion regarding the City's overall plan for space occupied by City staff and a historical analysis of the space occupied, as requested.
- b) Discuss the process for the future leasing of commercial ground floor retail space in the City owned building located at 1701 Meridian Avenue.

Hilda Fernandez – Assistant City Manager

7. Discussion regarding a concession agreement with One Washington Avenue, Corp. for an outdoor café in South Pointe Park as an auxiliary use to the Smith & Wollensky restaurant

Hilda Fernandez – Assistant City Manager

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

To request this material in accessible format, sign language interpreters, information on access for persons with disabilities, and/or any accommodation to review any document or participate in any city-sponsored proceeding, please contact 305-604-2489 (voice), 305-673-7524 (fax) or 305-673-7218 (TTY) five days in advance to initiate your request. TTY users may also call 711 (Florida Relay Service).

Cc. Mayor and Members of the City Commission
Management Team

**I
T
E
M

O
N
E**



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: March 10, 2009

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

This is a follow-up to the item from the February 11, 2009 Finance and Citywide Projects Committee (FCWPC) Meeting. Update information, based upon the feedback received from the Committee at last month's meeting appears first. A summary of the history of the project follows the updated information.

At the February 11, 2009 FCWPC Meeting, the Committee made the following requests and recommendations:

- 1) For NWS/Hines to continue to work with the low bidder(s) for the proposed Garage and to continue to reduce the proposed cost of the Garage;
- 2) For NWS, and specifically, Michael Tilson Thomas, to contact Frank Gehry directly and see if the design fees for the Park portion of the Project can be brought to within \$1.5 million with Gehry Partners remaining as the Architect or Architectural Consultant;
- 3) If it is determined that Gehry Partners cannot be retained on the Park Project within the design fee target identified by the City, then the FCWPC requested that NWS/Hines work with City staff to determine if a high end urban park can be designed and built to compliment the Gehry designed Campus Expansion building for the identified construction budget of \$8.5 million with an alternative designer.
- 4) For NWS/Hines to proceed to the March 3, 2009 Design Review Board Meeting with the proposed Gehry designed Garage to see if DRB Approval for the proposed Garage, with certain design alternatives, such as the elimination of the stainless steel mesh and LED lighting on the eastern façade, would be approved.
- 5) For NWS/Hines to identify an alternative that would allow for the Park to be designed, permitted, and constructed in time for the planned Grand Opening of the new Campus Expansion building in winter 2010/2011.

Garage Update, including DRB Status

The NWS/Hines development team has selected a low bidder for the project. The low bidder

for the project is a local company doing business as KVC Construction (KVC). The principals of KVC are Miami Beach residents and, although not related, currently have a contract with the City as the Construction Manager at Risk for the Scott Rakow Youth Center project.

As of the February 11, 2009 FCWPC Meeting, the cost projected for the proposed Garage was:

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
Total Project Cost	\$20,789,458

The current proposed Garage costs by NWS/Hines are:

Total Architectural/Engineering Cost	\$2,155,612
Total Construction Cost	\$13,483,002
Total Site Cost	Included in Construction Cost
Total Tax/Insurance Cost	\$331,500
Total Owner Expenses	\$0
Total General/Admin Costs	\$593,000
Total Contingency Cost	\$750,974
Total Project Cost	\$17,333,114

At the current proposed total cost of \$17,333,114, the projected amount over the contractually allocated \$15,210,135 is \$2,122,979. KVC's design/build proposal projects approximately 550 to 562 parking spaces, although the final count will not be known until the full engineering and permitting effort is completed. Attached as Exhibit A is a more detailed breakdown of the proposed contractual cost from KVC.

NWS has also proposed an option for the FCWPC consideration which would lower the number of parking spaces to 450, mostly by reducing the height of the proposed Garage by 1 floor, eliminating the elevators by the NWS bridge, and eliminating the LED lighting altogether (requires DRB Approval), This option is essentially within the allocated budget for the proposed Garage at \$15, 400,000.

The proposed Garage received approval by the DRB at the March 3, 2009 meeting. The DRB approval calls for the stainless steel mesh on 3 sides of the structure with the proposed LED lights. The DRB Order does not include the façade treatment on the eastern elevation, but does allow for it if funds become available to add the treatment at a future date.

Update on Park Agreement with Gehry Partners

NWS advised the City that Michael Tilson Thomas discussed the proposed Park fees with

Frank Gehry over the February 28/March 1, 2009 weekend. NWS has advised the City that Gehry Partners will not lower their requested fees.

Proposed Park Status and Potential Alternatives

NWS/Hines is proposing to the City that the City consider an alternative design professional for the Park, such as a well-known Landscape Architect. NWS/Hines has advised the City that it has had initial discussions with several firms since the last FCWPC meeting and believes that the design costs for the park can be substantially reduced from the Gehry Partners proposed fee.

Presently, NWS/Hines is proposing to the City that if the design professional is changed, then the projected shortage to the Garage can be moved from the Park project without any reduction in scope to the proposed Park. NWS/Hines has advised the City that the current Park construction budget can be increased under either of the NWS proposed Garage options described above. The previous Park budget, as of February 11, 2009 was:

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
Total Project Cost	\$14,960,000

The proposed Park Budget by NWS/Hines is summarized below for the 550 space Garage, if the Park design professional is changed:

Total Architectural/Engineering Cost	\$1,500,000
Total Construction Cost	\$9,954,000
Total Tax/Insurance Cost	\$300,000
Total Owner Expenses	\$300,000
Total General/Admin Costs	\$593,000
Total Contingency Cost	\$190,000
Total Project Cost	\$12,837,000

Under this proposal from NWS/Hines, the NWS would meet its commitments to provide a 500 to 600 space parking garage and a high end urban park to compliment the total campus site and remain within the overall contractual amounts for the Project. It does require the City Commission to approve the transfer of dollars between budgets (\$2,122,979) within the current NWS Development Agreement, as well as removing the Gehry "key man" requirement for the Park design. This proposal would also increase the construction budget for the Park by approximately \$1.3 million above the current allocation.

The proposed Park Budget by NWS/Hines is itemized below for the 450 space Garage, if the Park design professional is changed:

Discussion Regarding the New World Symphony Garage and Park

March 10, 2009

Page 4

Total Architectural/Engineering Cost	\$1,500,000
Total Construction Cost	\$11,877,600
Total Tax/Insurance Cost	\$300,000
Total Owner Expenses	\$300,000
Total General/Admin Costs	\$593,000
Total Contingency Cost	\$190,000
Total Project Cost	\$14,760,000

Under this proposal from NWS/Hines, the NWS would not meet its commitment to provide a 500 to 600 space parking garage by about 100 spaces. The requirement to design and construct a high end urban park to compliment the total campus site and remain within the overall contractual amounts for the Project would be met. It does require the City Commission to approve the transfer of dollars between budgets (\$200,000) within the current NWS Development Agreement, approving the reduced size of the Garage, as well as removing the Gehry "key man" requirement for the Park design. This proposal would also increase the construction budget for the Park by approximately \$3 million above the current allocation.

Park Schedule

The schedule for the Park is largely dependent upon how the City elects to proceed at this point. If Gehry Partners is maintained as the Park Project consultant, then the current Development Agreement allows for a Planning and Design phase of 18 months, followed by a construction period of 12 months. If this schedule is met, then the opening of the Park would be 30 months from the time that Park notice to proceed is issued to Gehry Partners. If this were to be done on April 1, 2009, then the proposed opening date would be around October 2011.

If the decision is made to proceed with an alternative design professional to Gehry Partners, then the timeline would be directly affected by the selection process required by the City. A full City procurement process for an alternative design professional would take at least 4 months. The projected Planning and Design period is 12 months, followed by a 12 month construction period. Under this scenario, the projected opening date for the Park, assuming authorization to proceed by April 1st, would be August 2011.

Alternatively, if the City authorized NWS/Hines to select an alternative design professional, then this timeline may be reduced by as much as 60 days to 120 days.

In any event, depending upon the quality of the design professional, it may be possible to shorten both the design and construction timelines, but staff is hesitant to adjust these timelines until a design professional is selected.

Previous Background

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 17th Street surface parking lots, bounded by 17th 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
Total Project Cost	\$15,210,135

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.

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 March 18, 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 August 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.

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
Total Funding Commitment	\$51,570,135

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;
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.

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. 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.

Options 1 and/or 2 would also result in the main objectives for the Garage and Park to be met within the overall budgets allocated by Agreement between the NWS and the City.

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.

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

attachment
JMG/



Pennsylvania Parking Garage - BREAKDOWN OF THE LUMP SUM AMOUNT

For accounting purposes only, below is a breakdown of the Lump Sum Amount.

Design Services	\$	510,000
Permitting (Expeditor)	\$	25,000
Demolition	\$	40,000
Auger Cast Piling	\$	300,000
Sitework & Utilities	\$	753,070
Landscaping & Irrigation	\$	110,866
Structure excluding Pedestrian Bridge	\$	4,249,620
Pedestrian Bridge	\$	128,000
Mesh Façade (Stainless Steel)	\$	1,680,940
Stainless Steel Outriggers for Façade Lighting	\$	237,195
Miscellaneous Metals	\$	236,000
Rough Carpentry	\$	1,000
Caulking, Waterproofing & Roofing	\$	205,000
Doors & Hardware, Storefront, Flood Barriers, Overhead Doors	\$	410,510
Finishes	\$	87,800
Specialties	\$	58,600
Parking Equipment	\$	539,873
Furnishings	\$	11,069
Elevators	\$	497,560
Plumbing	\$	135,000
Fire Protection	\$	280,000
HVAC	\$	100,000
Electrical	\$	760,000
Exterior Façade Lighting	\$	268,605
General Conditions / General Requirements	\$	546,292
Overhead and Fee	\$	460,000
Insurance	\$	130,000
Permitting Costs & Impact Fees	\$	By Owner
Payment and Performance Bonds	\$	138,000
Total Lump Sum Amount	\$	12,900,000
Anticipated Taxes to be credited based on direct purchase	\$	(300,000.00)
Estimated Total Garage Cost	\$	12,600,000.00

KVC Constructors, Inc. 9499 N. E. 2nd Avenue, Suite 205 Miami Shores, Florida 33138

Voice 305.757.7707 Data 305.757.7701

GENERAL CONTRACTORS
CONSTRUCTION MANAGERS
CGC022994

**I
T
E
M

T
W
O**



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: March 10, 2009

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

At the direction of the City Commission, the Administration proceeded with the design of the Flamingo Park Tennis Center and Courts. Once the schematic design was completed it was presented to the Historic Preservation Board (HPB) on October 14, 2008, and November 12, 2008 requesting a Certificate of Appropriateness for the complete demolition of the existing Flamingo Park Tennis Center and Courts. The HPB approved the demolition request with a 7-0 vote.

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. 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 February 11, 2009, Finance and Citywide Projects Committee (FCWPC) for further consideration. The FCWPC did not approve to move forward with the demolition and directed the Administration to make a complete presentation of the Flamingo Park "Draft" Master Plan at the March 10, 2009, FCWPC meeting. Following the action taken by FCWPC, at the February 25, 2009 Commission meeting, the Public Hearing for demolition of the Flamingo Park Tennis Center and Courts was opened and continued to the March 18, 2009 Commission meeting.

At the February 11, 2009, FCWPC meeting following a very condensed presentation of the Flamingo Park "Draft" Master Plan and a discussion on the proposed specific scope of work for the proposed tennis center and courts, the Committee directed the Administration to make a full presentation on March 10, 2009 of the "Draft" Master Plan with recommended alternatives for the Tennis Center, and subsequently referring it to the March 18, 2009, Commission meeting. The alternatives as recommended by the Committee are as follows:

- Conduct an analysis of the existing conditions at the tennis center building and develop an estimate of probable cost for the required minimal improvements to the tennis center, instead of all new construction (Attachment 1).
- Study the impact of shifting the building footprint of the proposed new tennis center to the north, to provide enhanced green areas with direct spatial relationship with the entrance of the existing pool building (Attachment 2).
- Evaluate possible reduction in size of the programmatic spaces to minimize the tennis center building footprint, and consequently, its cost per square foot of construction (Attachment 3).

The current Wolfberg Alvarez (WA) budget estimate of probable cost has the construction costs for the various Master Plan options ranging from \$9.6 to \$10.4 million (Attachment 4). The Tennis Center building cost, including a covered exterior area for spectators, and a proportionate share 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 of probable costs 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) is 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 options, based on the current budget estimate of probable costs (Attachment 4).

Attached is a copy of the Flamingo Park "Draft" Master Plan presentation (Attachment 2). WA will present the various Master Plan options, along with conceptual budget estimates for each option.

The Administration seeks guidance on the "Draft" Master Plan and on whether or not to proceed with the demolition of the existing Tennis Center and Courts.

Attachments:

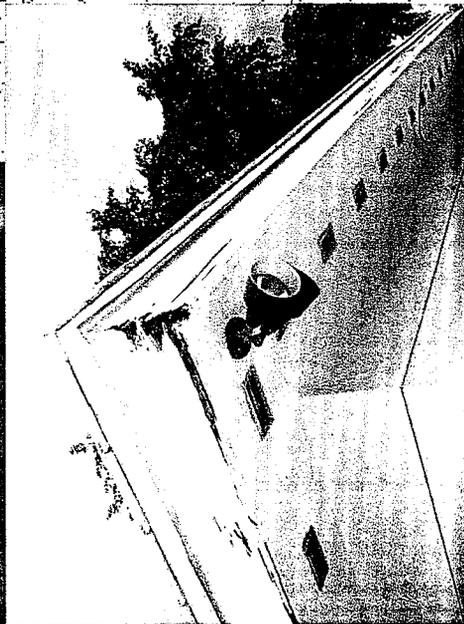
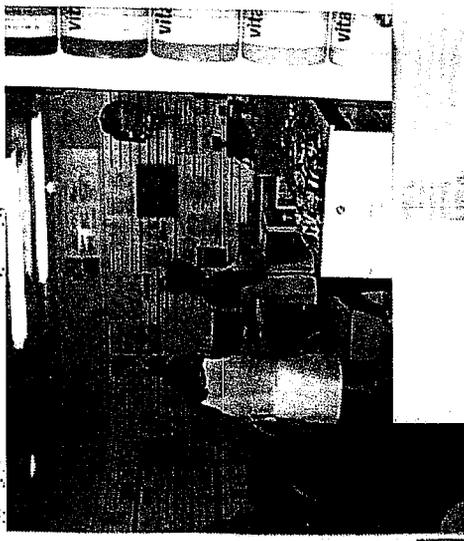
1. Analysis of existing conditions of the physical plant
2. Flamingo Park "Draft" Master Plan Presentation
3. Evaluation of existing programmatic spaces/needs.
4. Flamingo Park Budget Estimate of Probable Cost by Option.


JMG/FHBMGP

Attachment 1
(will be issued as a Supplement)

ANALYSIS OF EXISTING CONDITIONS

TENNIS CENTER



Code Jurisdiction for Improvements

- F.B.C. – Existing Building Chapters 4, 6 and 7
- "Level 2" <50% of Building Area Scheduled for Alteration
 - Area: 3,146 SF (50%=1,573 SF)
- Federal Emergency Management Agency (FEMA)
 - "Non-substantial Improvement":
 - Improvements <50% of Market Value of Structure
 - Value of Building: \$554,526 (50%=\$277,263)
- Constructed/Renovated: 1950/1984

Proposed Improvements – Budget

- Walkway/Plaza ADA Remediation \$40,000*
- ADA Compliant Restrooms-Courtside \$95,000*
- ADA Compliant Restrooms-Parkside \$90,000*
- Replace Exterior Doors/Windows \$45,000*
- Replace Fascia/Soffit/Gutters \$30,000*
- Replace Soffit at Entry \$8,000*
- Replace Water Fountains \$8,000*
- Modernize Pro Shop \$25,000
- Replace Lighting Fixtures \$12,000
- Stucco Repairs/Repaint \$20,000*
- Screen Electrical/Pump in Courtyard \$5,000
- Misc. Ornamental Upgrades \$12,000
- Signage \$2,000*
- \$392,000**

*Indicates Required Improvements \$338,000

Attachment 2

(will be issued as a Supplement)

FLAMINGO PARK

Proposed Neighborhood
Capital Improvements Program



MIAMI BEACH

1700 CONVENTION CENTER DRIVE
MIAMI BEACH, FLORIDA 33139

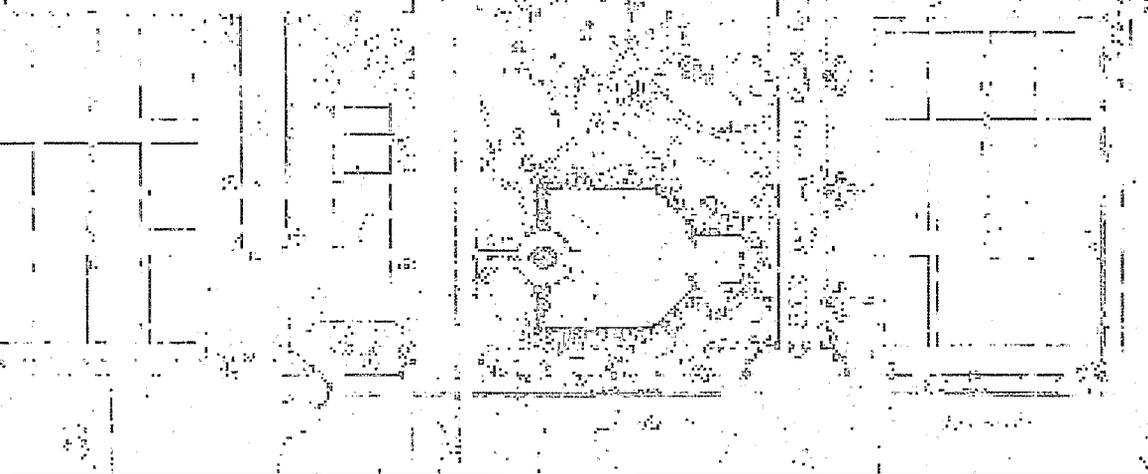
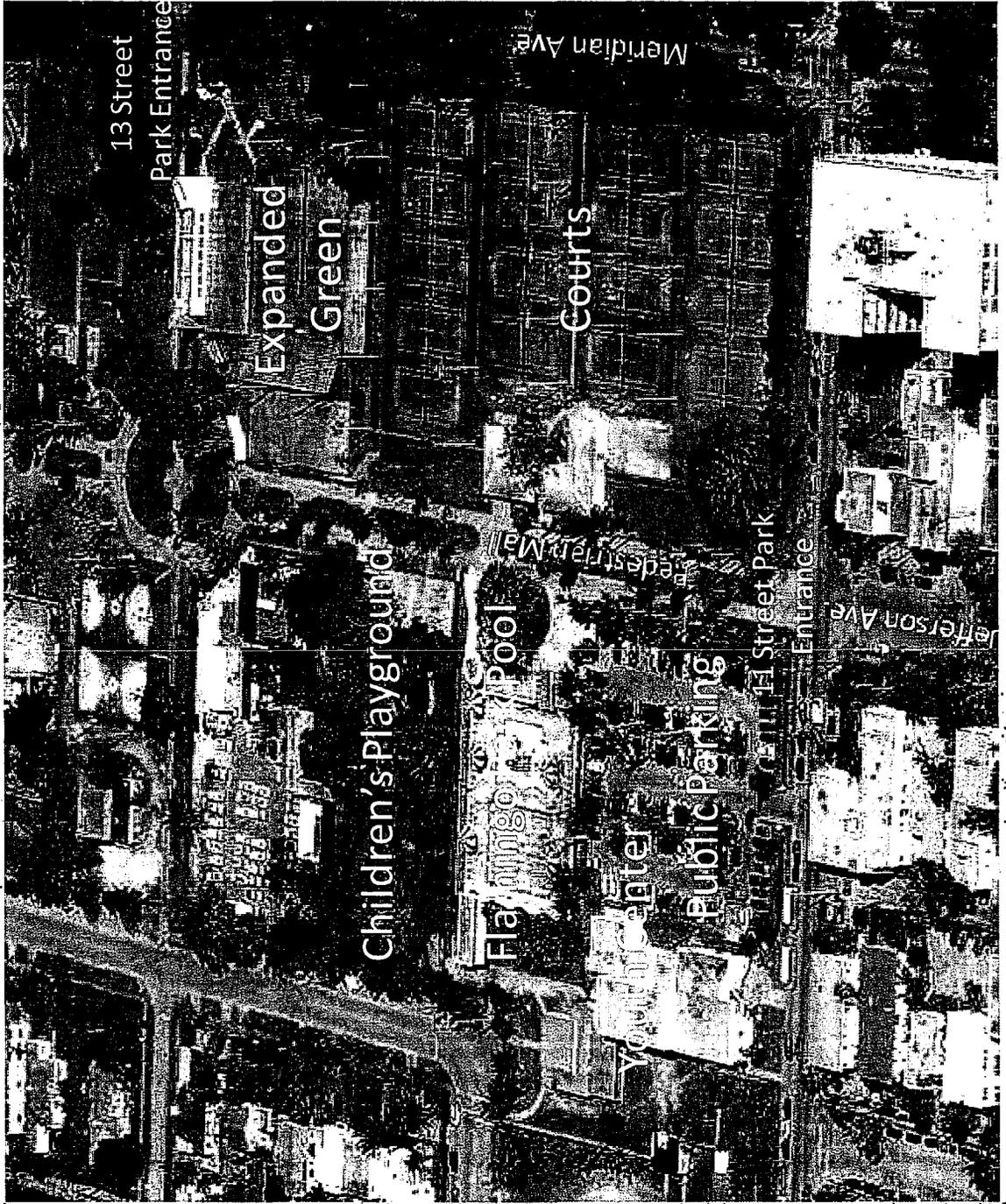
Finance Committee WC
Presentation
February 11, 2009



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

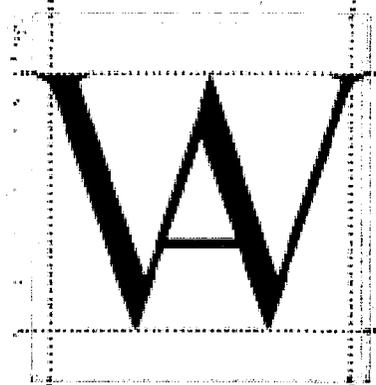
FLAMINGO PARK

EXISTING TENNIS CENTER



PROJECT TEAM

WOLFBERG



ALVAREZ

Architecture, Engineering & Planning

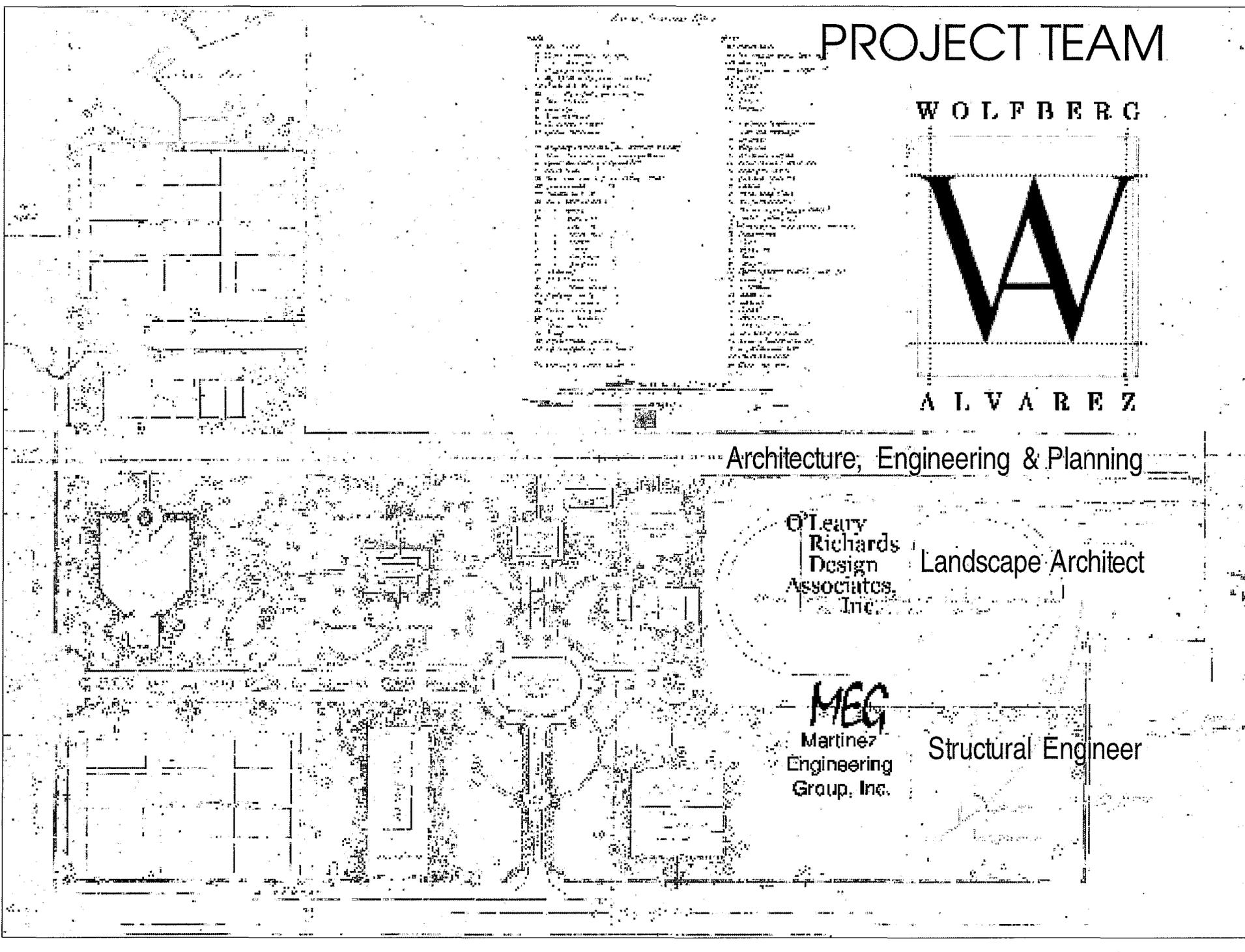
O'Leary
Richards
Design
Associates,
Inc.

Landscape Architect

MEG
Martinez
Engineering
Group, Inc.

Structural Engineer

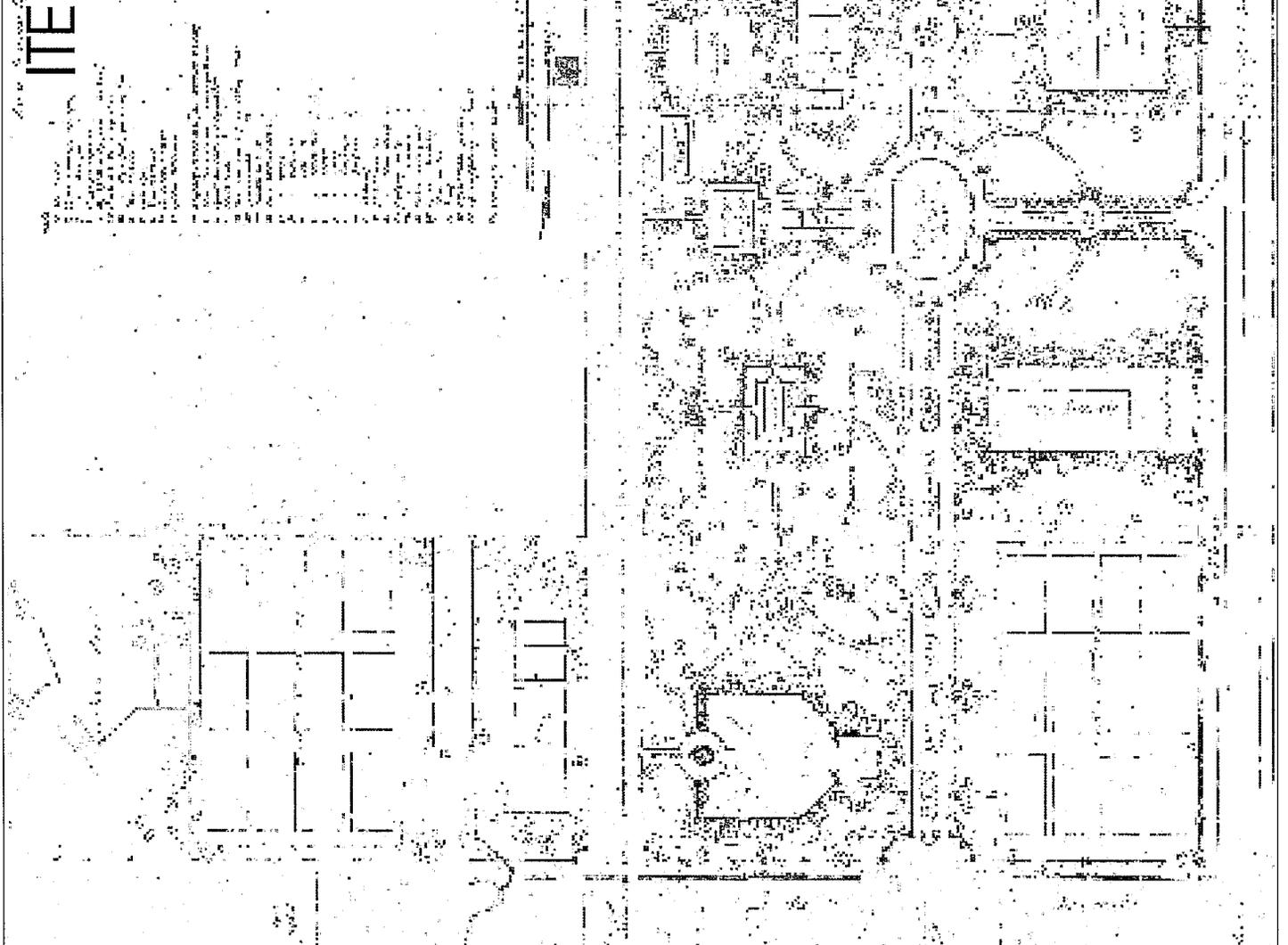
(Faint, illegible text, likely a table of contents or project details)



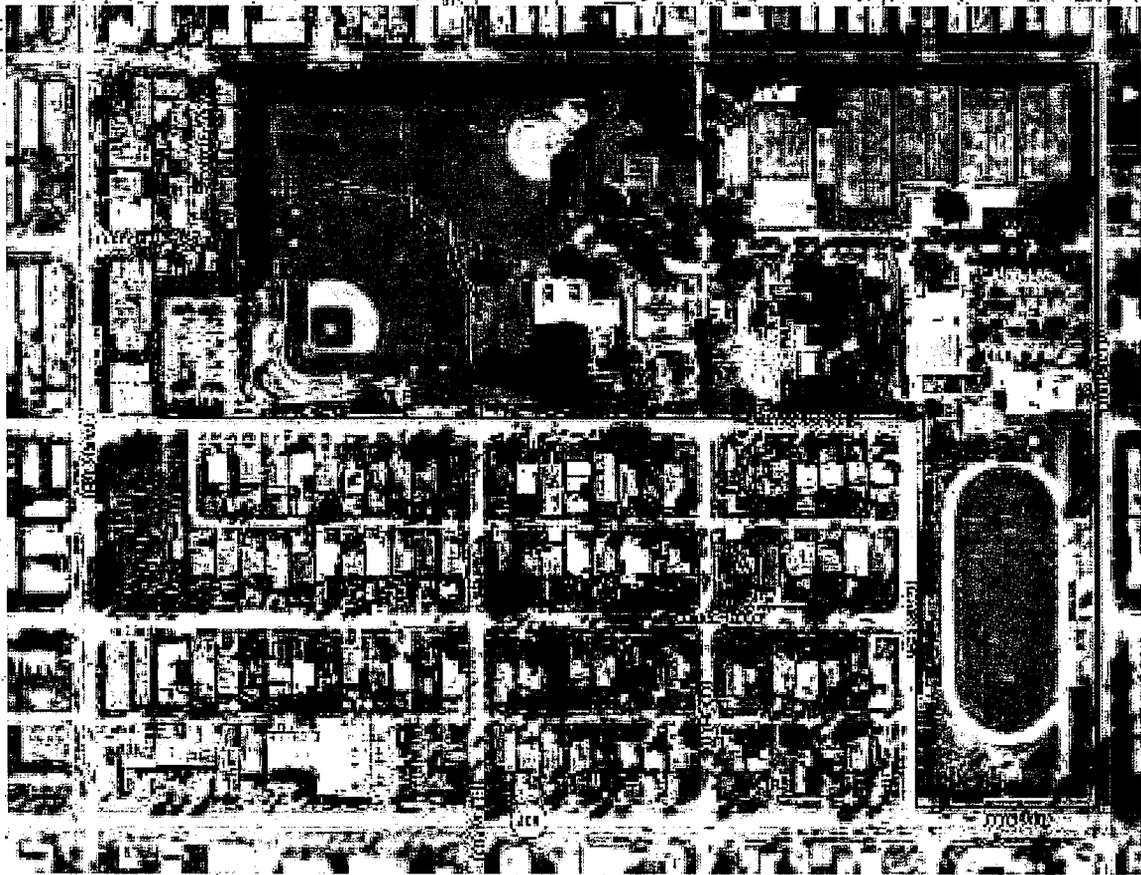
ITEMS FOR DISCUSSION

- CONTEXT
- PLANNING PROCESS
- EXISTING CONDITIONS
- ANALYSIS
- DESIGN GUIDELINES

- PRELIMINARY MASTER PLANS
- OPTION F PLAN
- NEW TENNIS FACILITY
- CONCEPTUAL BUDGETS



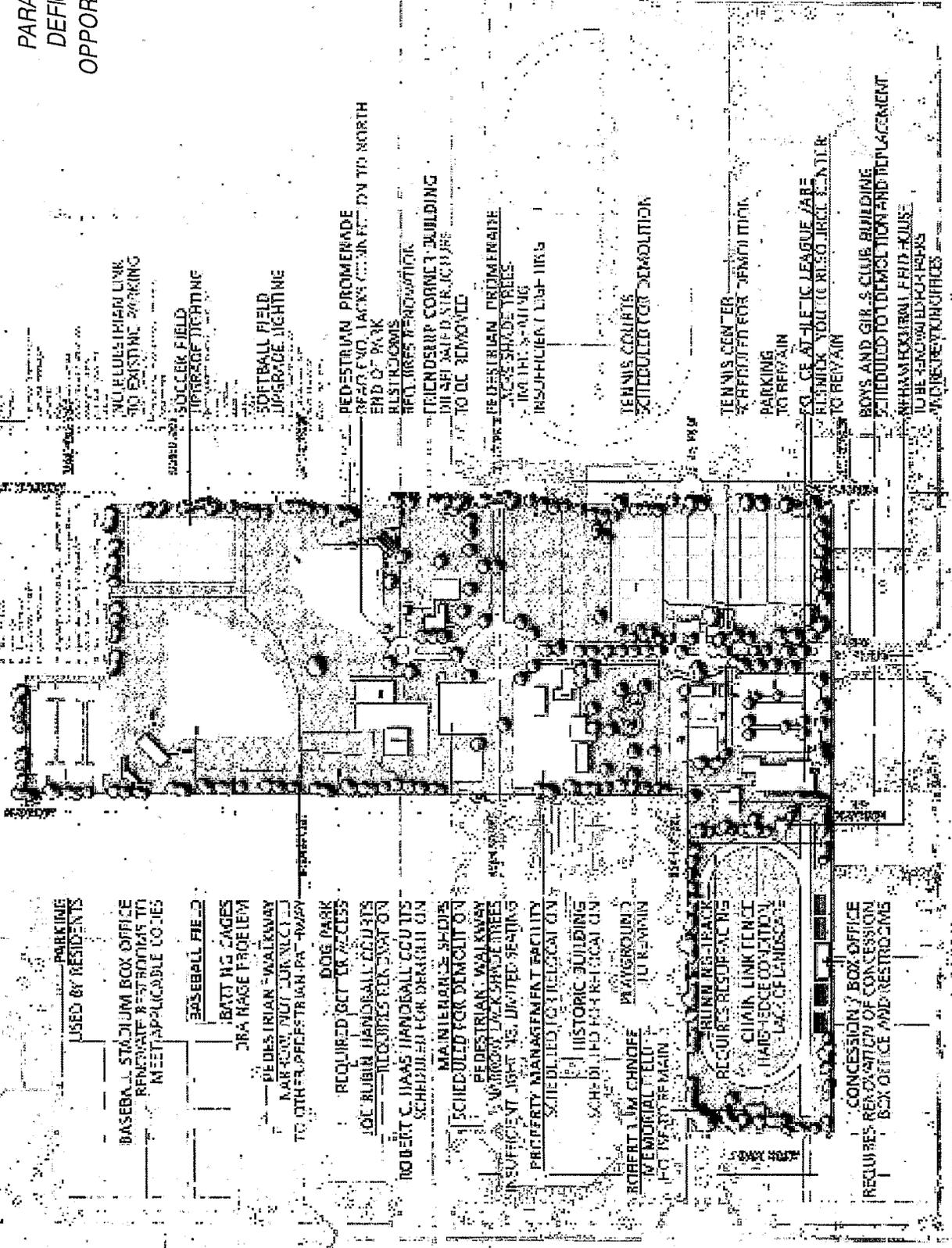
PLANNING PROCESS



- Kick-off Mtg. with Park Representatives
- Programming Session
- Surveying Existing Conditions
- Site Reconnaissance Visits
- Flamingo Park Charrette
- CDW (Community Design Workshop)
- Historic Preservation Board (Tennis Facility)
- Project Review Meeting with Parks & Recreation and C.I.P. Departments
- FOWC (Finance Committee)
- Preparation of BODR (Basis of Design Report)

SITE ANALYSIS

PARAMETERS
DEFICIENCIES
OPPORTUNITIES



PARKING
USED BY RESIDENTS

BASEBALL STADIUM BOX OFFICE
REQUIRES REVISIONS TO
MEET APPLICABLE CODES

BASEBALL FIELD
BATTING CAGES
STORAGE PROMENADE

PEDESTRIAN WALKWAY
NARROW BUT CONNECTED
TO OTHER PEDESTRIAN PATHWAYS

DOG PARK
REQUIRED FOR ACCESS

JOE RUBIN HANDBALL COURTS
REQUIRES RENOVATION

ROBERT J. M. CHINOFF PLAYGROUND
SCHEDULED FOR DEMOLITION

MAINTENANCE SHEDS
SCHEDULED FOR DEMOLITION

PEDESTRIAN WALKWAY
NARROW WALKWAY TREES
INSUFFICIENT LIGHT NO LIMITED SEATING

PROPERTY MANAGEMENT FACILITY
SCHEDULED FOR DEMOLITION

HISTORIC BUILDING
SCHEDULED FOR DEMOLITION

ROBERT J. M. CHINOFF PLAYGROUND
TO REMAIN
NOT RECOMMENDED

TRACK
REQUIRES RESURFACING

CLIMB LINK FENCE
HAZARDOUS CONDITION
LACK OF LANDSCAPE

CONCESSION BOX OFFICE
REQUIRES RENOVATION OF CONCESSION
BOX OFFICE AND RESTROOMS

PEDESTRIAN PROMENADE
REQUIRES WALKWAY TO NORTH
END OF PARK

HENDERSON CORNER BUILDING
TO BE REMOVED

PEDESTRIAN PROMENADE
NEEDS SHADE TREES
INSUFFICIENT LIGHTING

TENNIS COURTS
SCHEDULED FOR DEMOLITION

TENNIS CENTER
REMOVED FOR DEMOLITION
PARKING
TO REMAIN

BOYS AND GIRLS CLUB BUILDING
REQUIRES RENOVATION AND REPLACEMENT

MEMORIAL FIELD HOUSE
TO BE DEMOLISHED FOR PARK
AND RESTROOMS

DESIGN GUIDELINES

Strengthen Park Connections to the Neighborhood

Enhance & Soften Park Edges

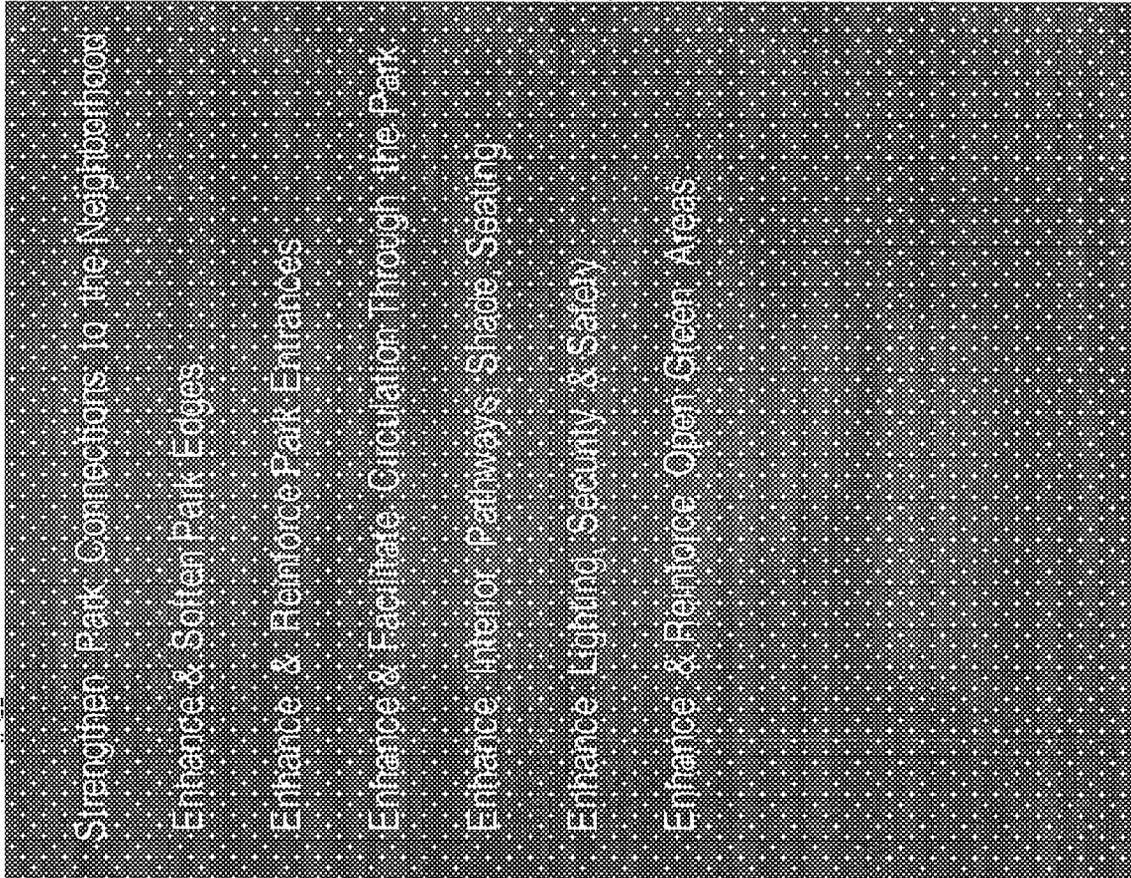
Enhance & Reinforce Park Entrances

Enhance & Facilitate Circulation Through the Park

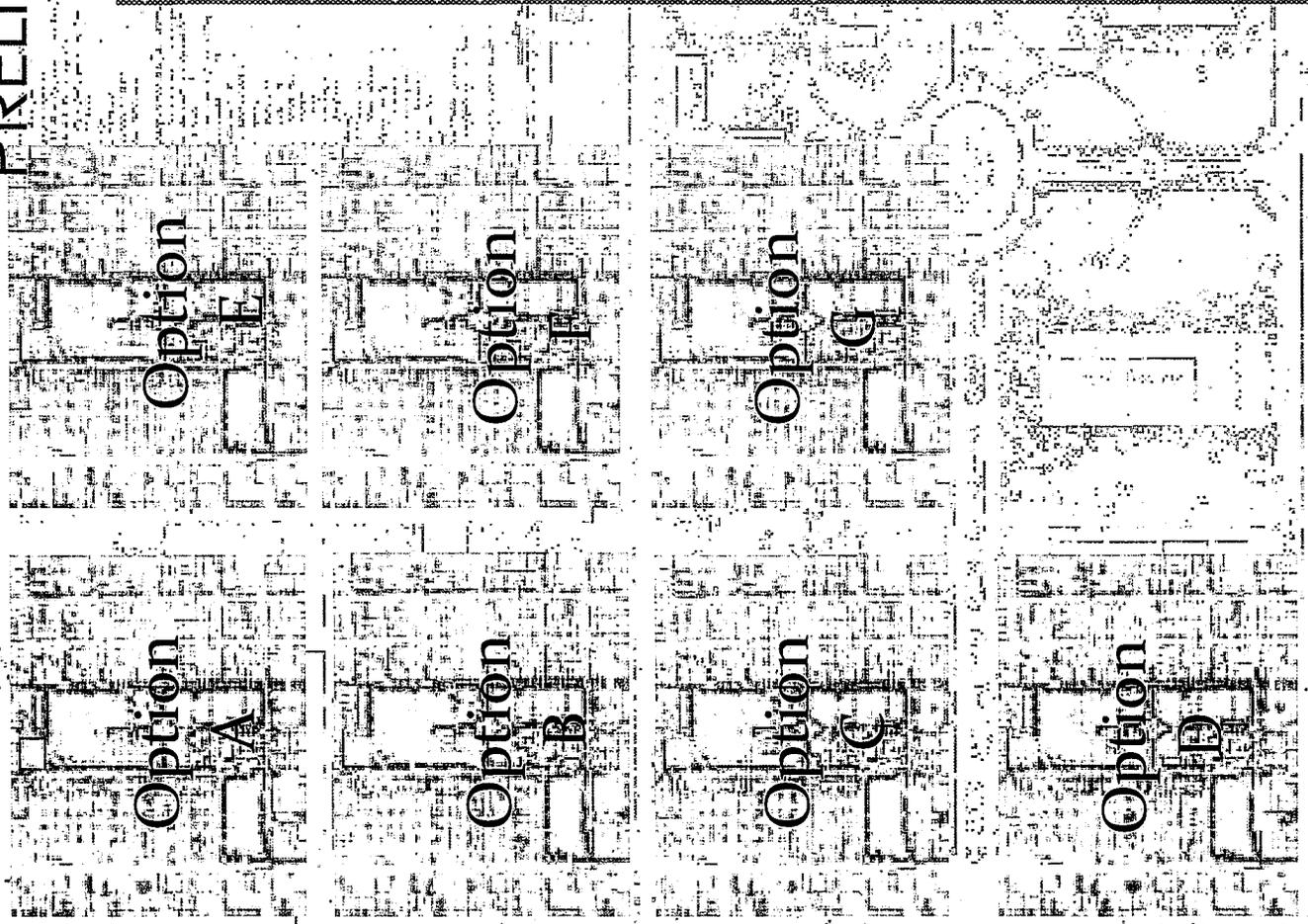
Enhance Interior Pathways, Shade, Seating

Enhance Lighting, Security & Safety

Enhance & Reinforce Open Green Areas



PRELIMINARY MASTER PLAN CONSTANTS AND VARIATIONS



CONSTANTS

- New Tennis Center
- New Boys and Girls Club Building
- New Restroom Building
- New Handball Courts
- New Entry Features at Main Park Entrances
- New Water Feature at Park's Center
- New Pedestrian Promenade on 13th Street (West Side)
- New Extended Pedestrian Promenade to Northern End of Park
- New Pedestrian Pathway between Pool and Lot at 12th 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 Rubins Handball Courts
- Renovated Historic "Lodge" Building
- Renovated Track Field Complex or Building

VARIATIONS

- 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

FLAMINGO PARK

EXISTING TENNIS CENTER

Existing Facility
(2 wings)

- Public Park Restrooms / Storage
- Pro - Shop, Offices, Storage, Tennis Center Restrooms & Locker Rooms



Main Entrance Fronting Pedestrian Mall



145 Street Elevation

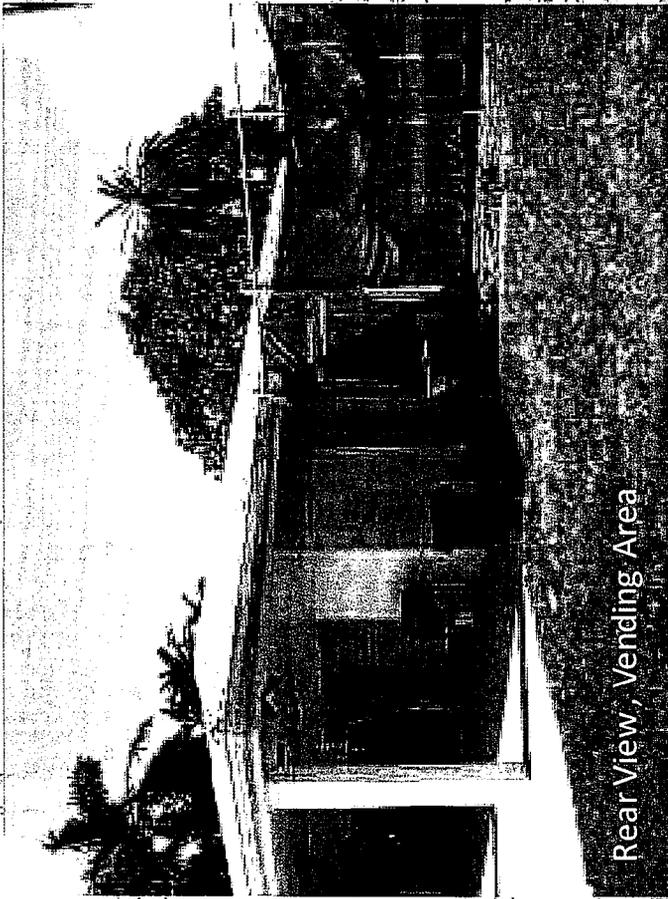


Public Park Restrooms



View from Pedestrian Mall

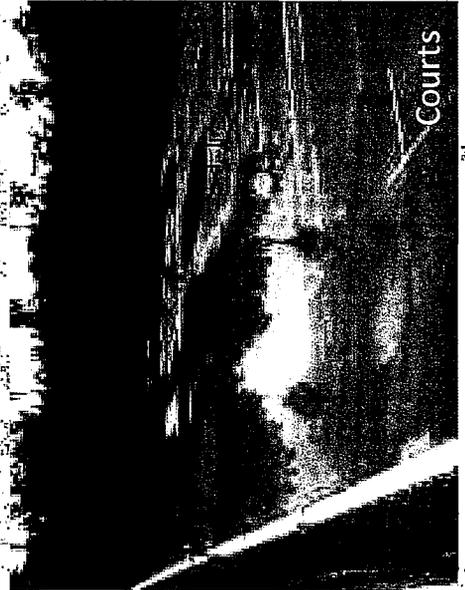
FLAMINGO PARK EXISTING TENNIS CENTER



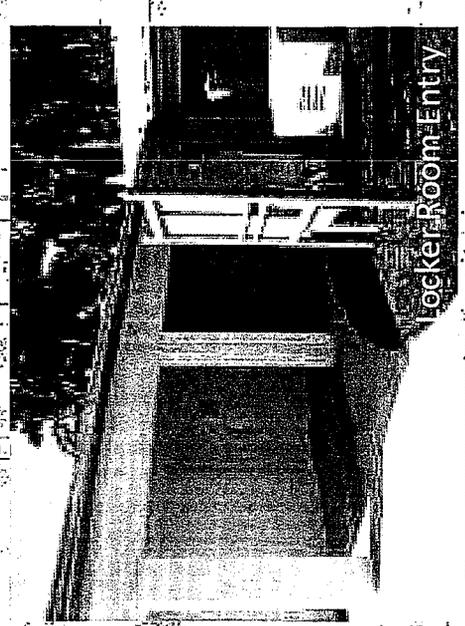
Rear View, Vending Area



Interior View facing Courts



Courts

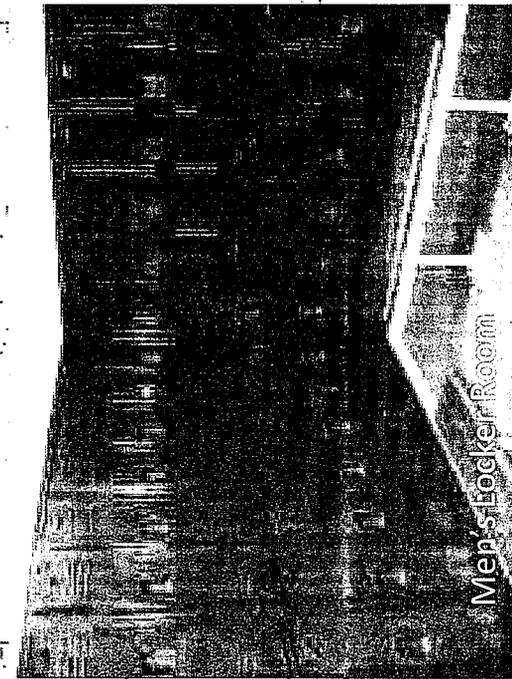
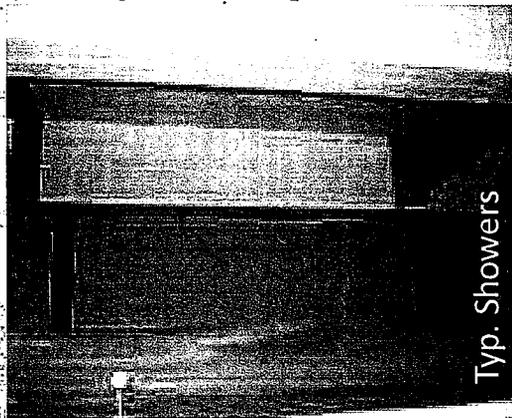
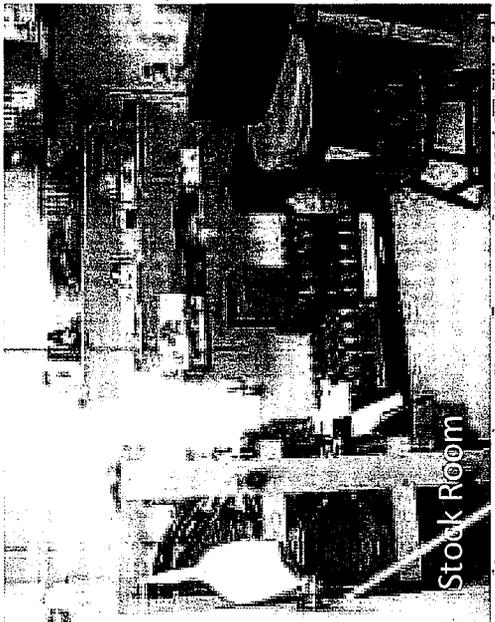


Locker Room Entry



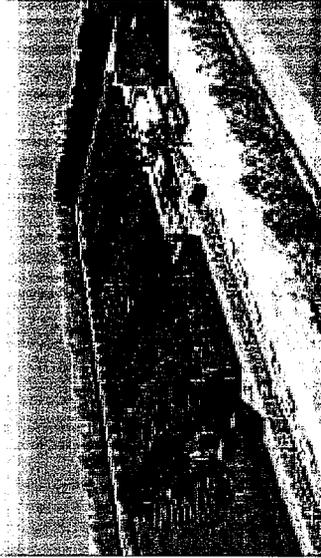
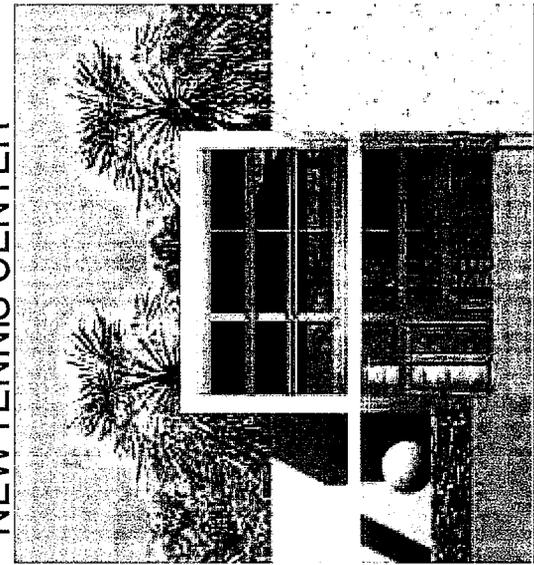
Covered Viewing Terrace

FLAMINGO PARK EXISTING TENNIS CENTER



FLAMINGO PARK

NEW TENNIS CENTER



Tennis Center

- Pro Shop
- Offices
- Stock Room
- Restrooms
- Men's Locker Room (lockers, Restrooms, Showers)
- Women's Locker Room (lockers, Restrooms, Showers)
- Video Room
- Tennis Storage
- Maintenance Shop
- Custodial
- Park Public Restrooms

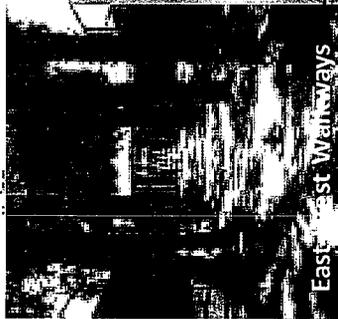
Tennis Courts

- Total of 18 Courts
- 5 Hard Courts
- 13 Hydro Grid Courts
- 1 Practice 1/2 Court
- Spectator Viewing Terrace
- Access Walkways
- Shaded Court Entry Kiosks
- 12ft Fence w/ Wind Screen Surrounding Courts
- Sports Lighting
- Securable Entry & Perimeter

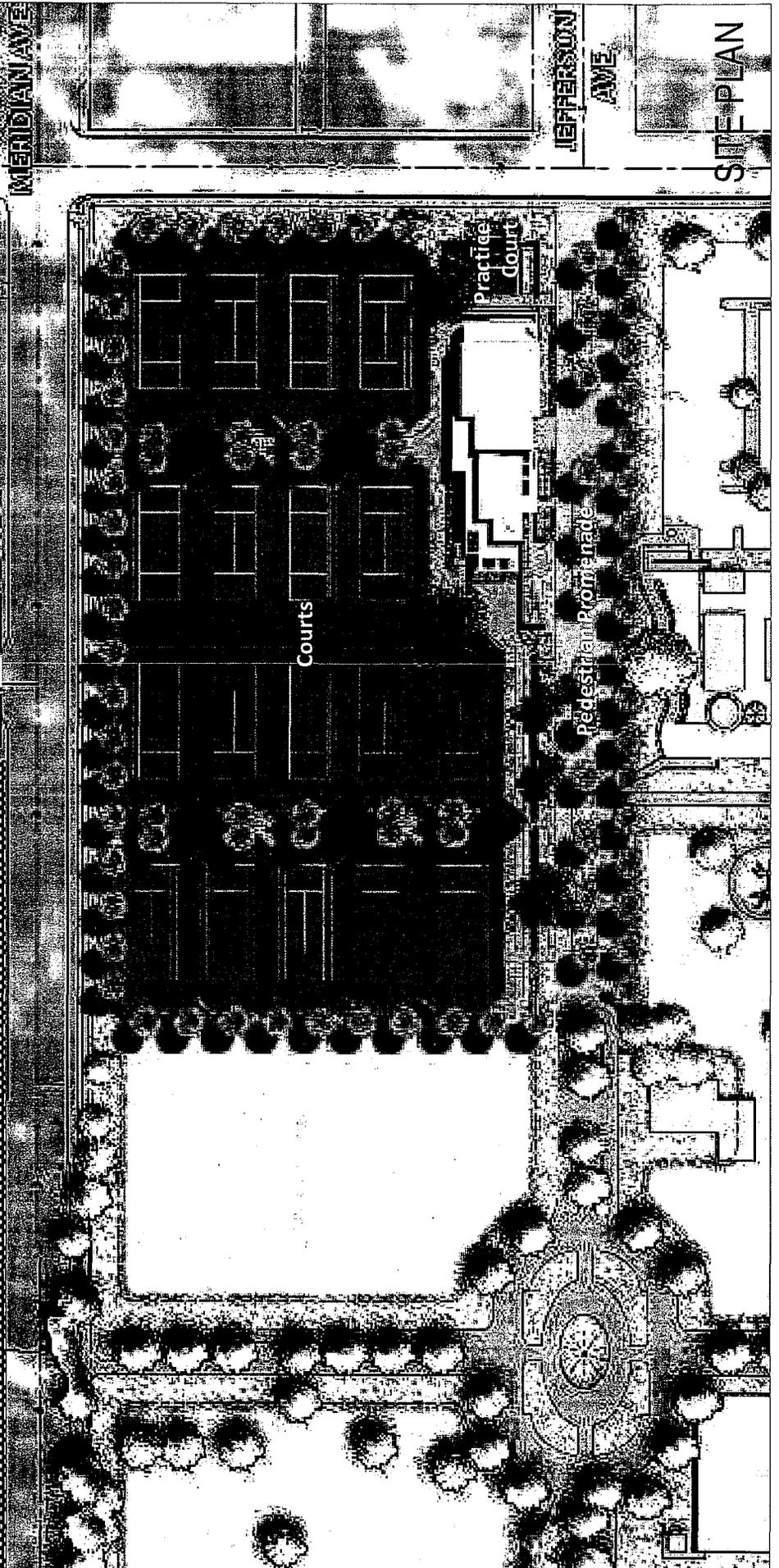
5,000 SF

FLAMINGO PARK

NEW TENNIS CENTER



- Total of 18 Courts
- 5 Shaded Court Entry kiosks
- 5 Hard Courts
- 13 Hydro Grid Courts
- 1 Practice 1/2 Court, forming New Entry Sign to Park
- 2 East West Landscaped Access Walkways



FLAMINGO PARK

NEW TENNIS CENTER

Meridian Avenue

12 feet Green Vinyl Coated Chain Link Fence w/ 6ft Open Mesh (78%) Polypropylene Wind Screen

Kiosk

Kiosk

Access Walkways

Kiosk

Kiosk

Kiosk

Hydro Grid Courts

Hard Courts

Access Walkways

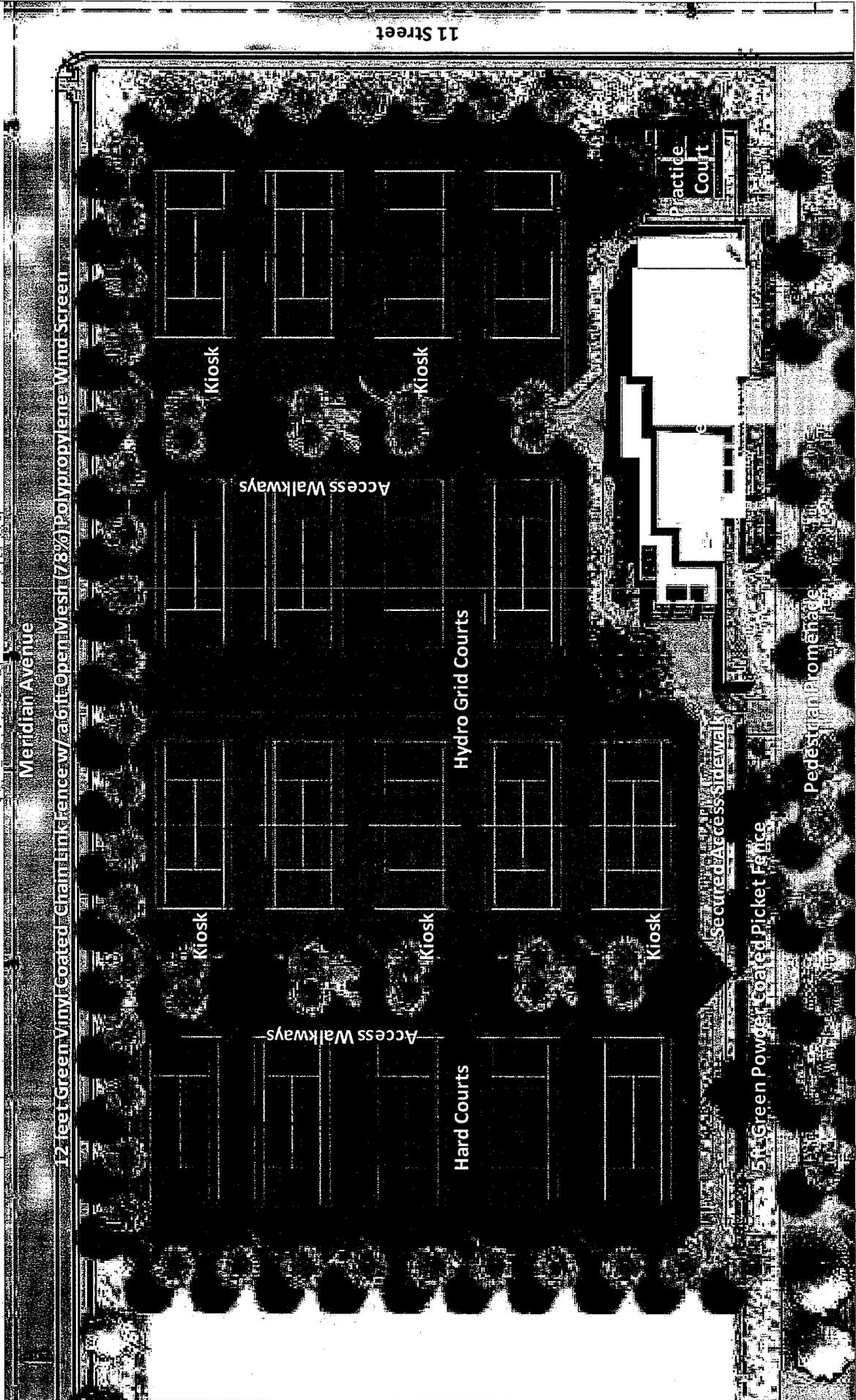
Secured Access Sidewalk

5ft Green Powder Coated Picket Fence

Pedestrian Promenade

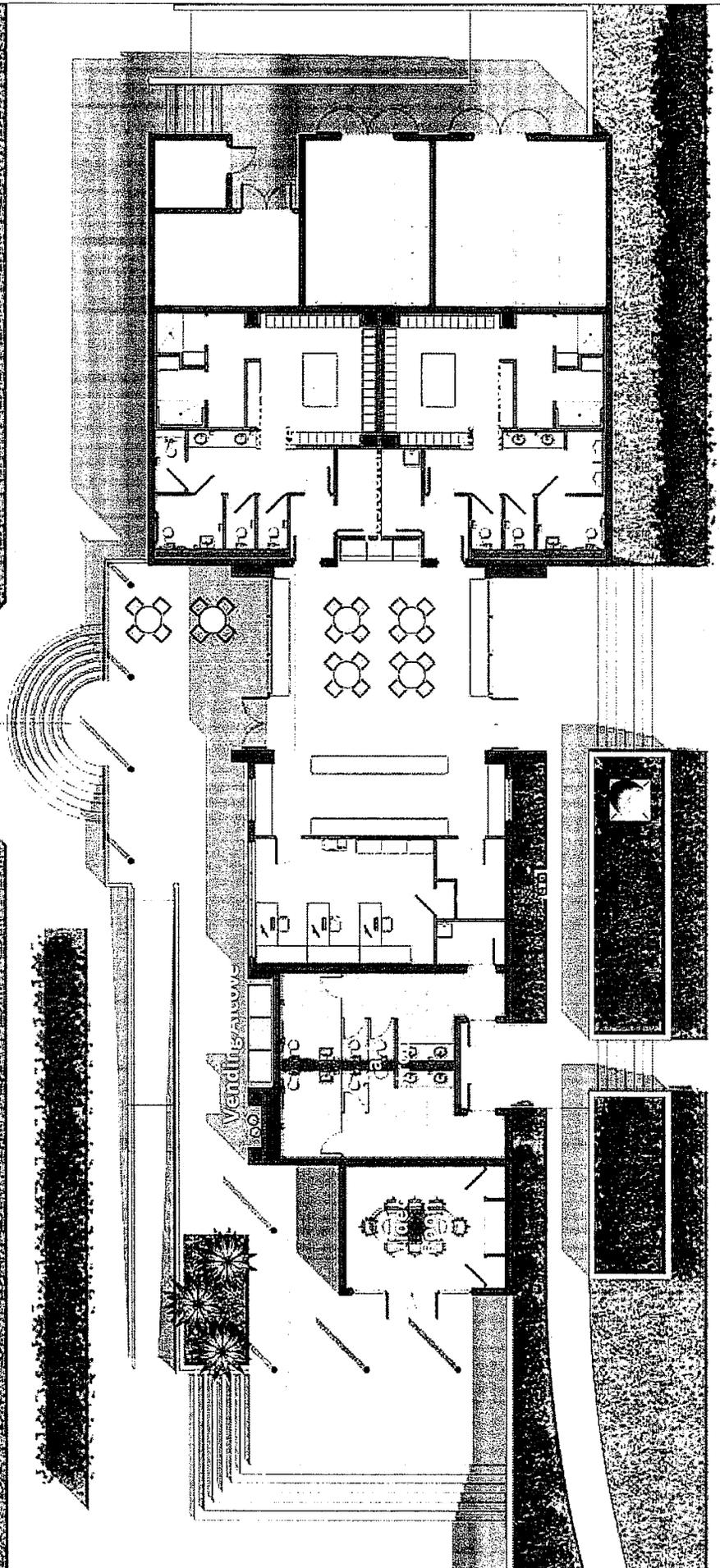
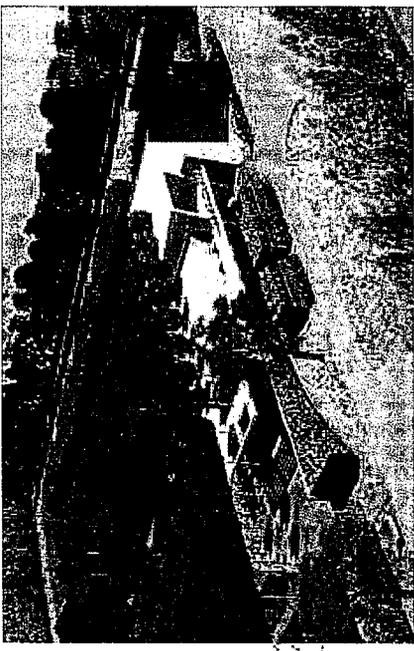
Practice Court

11 Street



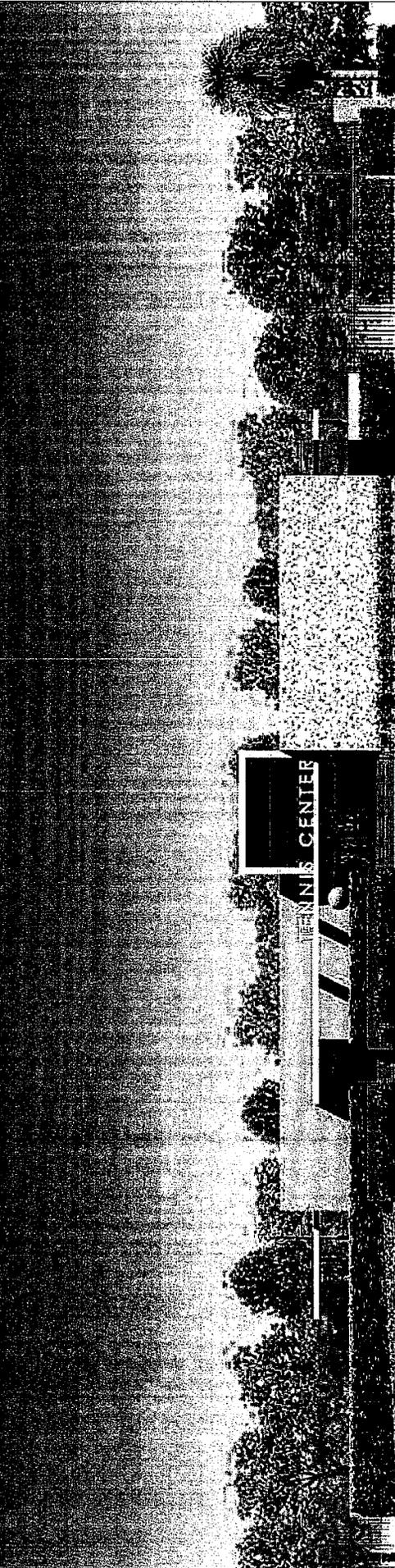
FLAMINGO PARK NEW TENNIS CENTER

Architectural description and specifications for the new tennis center at Flamingo Park. The building is designed to accommodate various tennis-related activities, including a main court area, a lounge, and administrative offices. The design includes a central court area with a curved seating area, a lounge with tables and chairs, and a series of rooms for administrative use. The building is situated on a landscaped site with a parking area and a walkway leading to the entrance.



FLAMINGO PARK NEW TENNIS CENTER

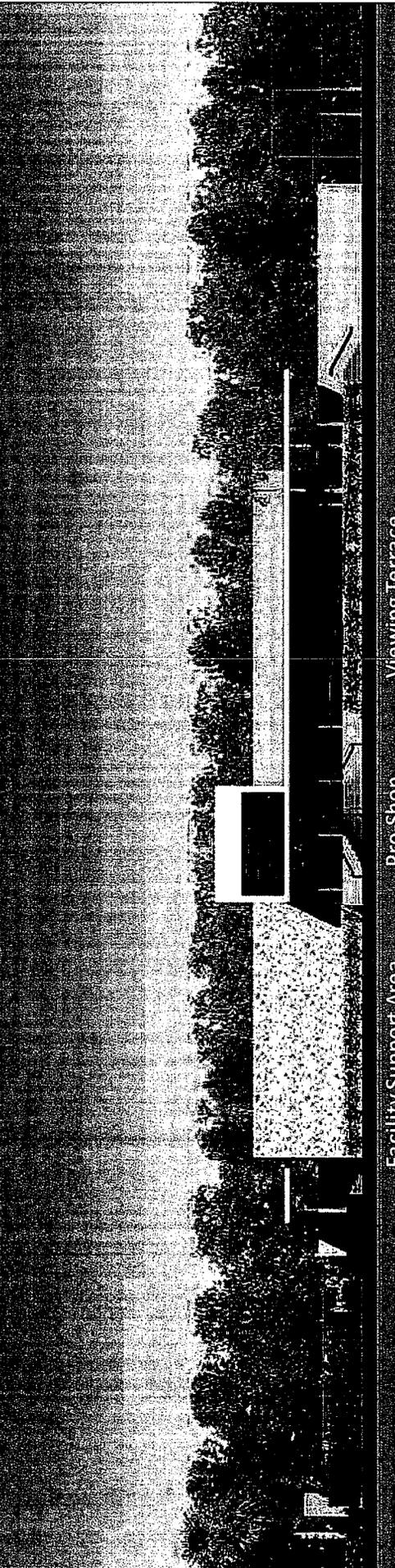
West Elevation



Park Restrooms

Main Entrance

East Elevation



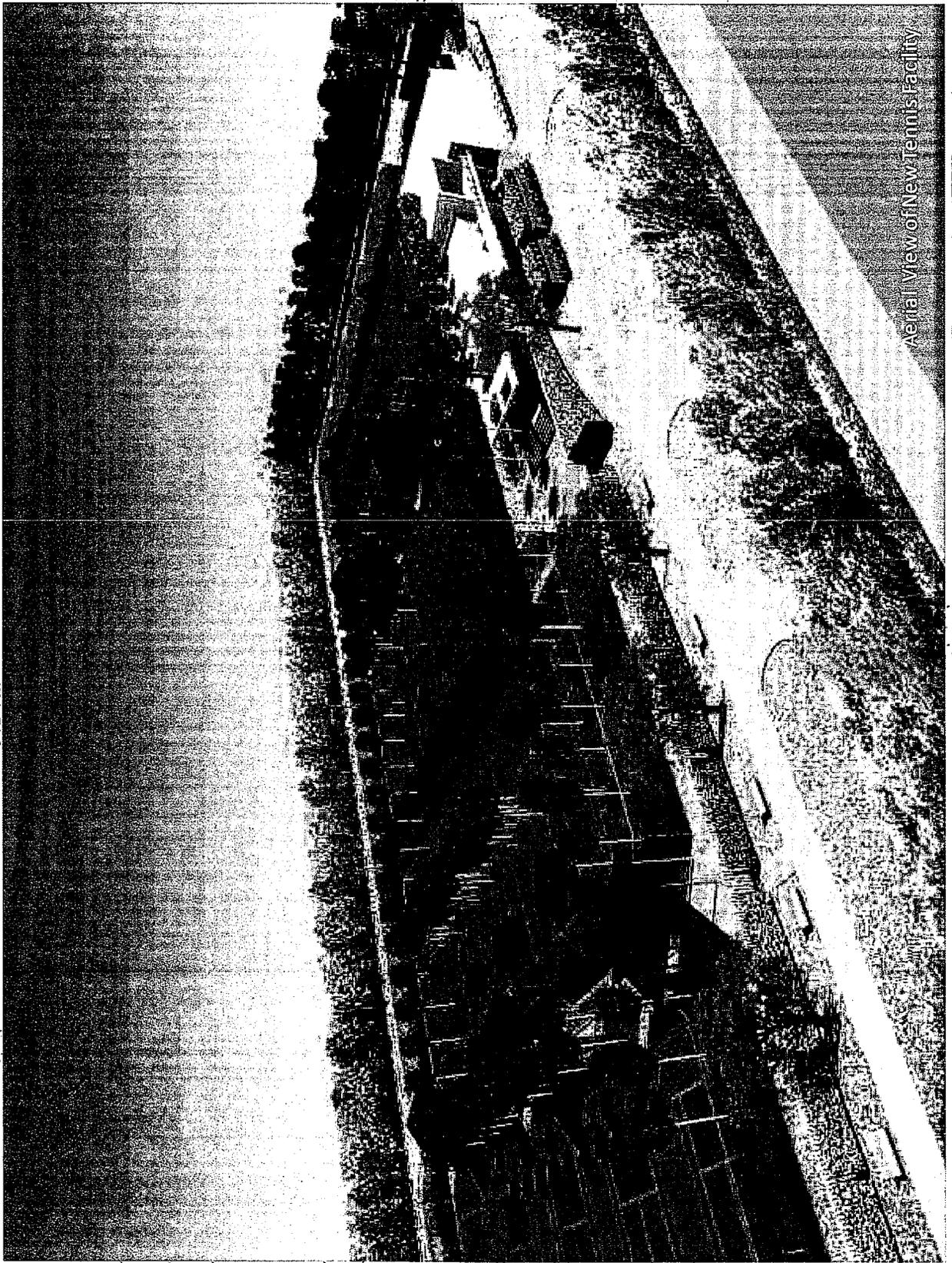
Facility Support Area

Pro-Shop

Viewing Terrace

FLAMINGO PARK

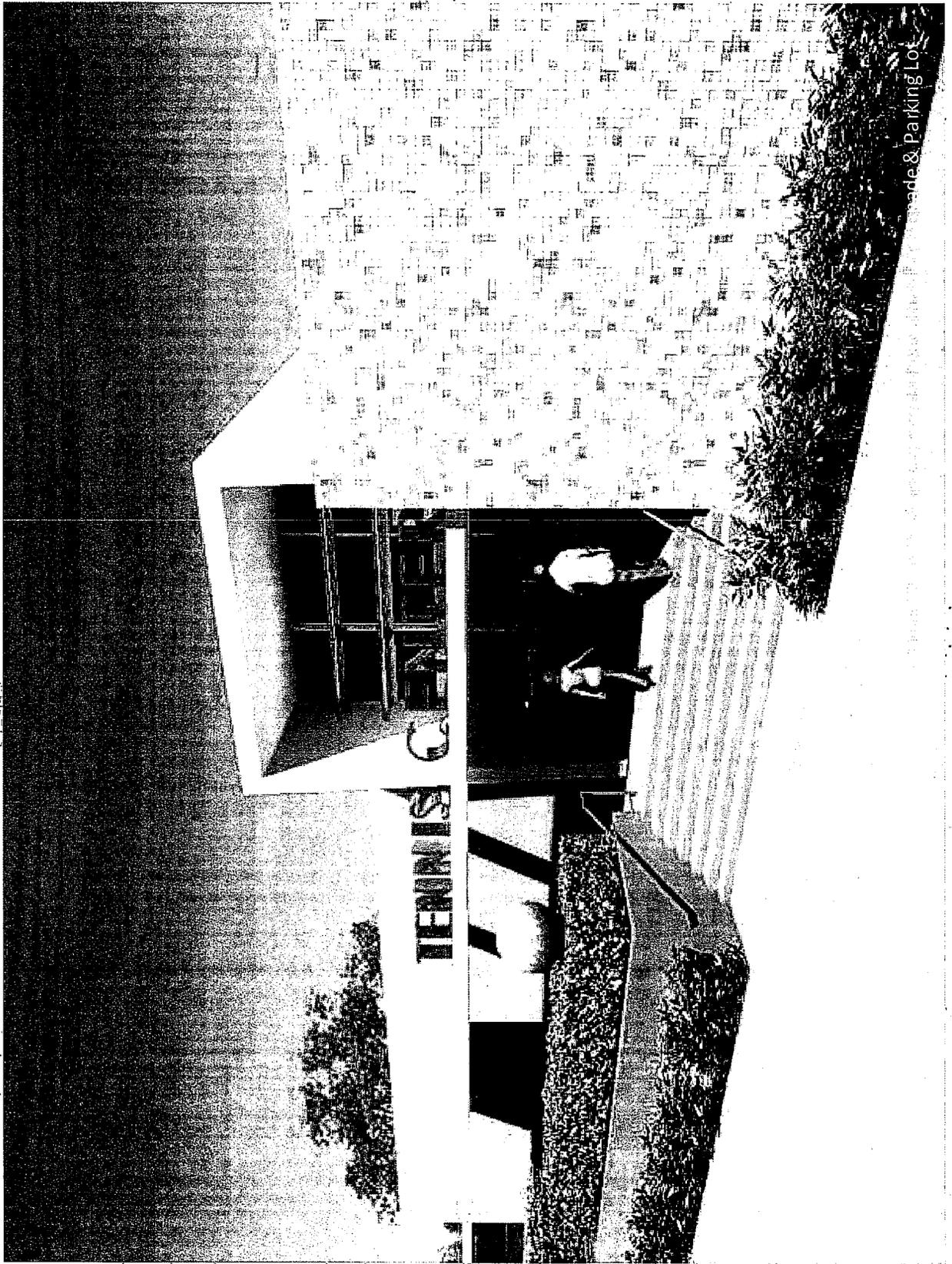
NEW TENNIS CENTER



Aerial View of New Tennis Facility

FLAMINGO PARK

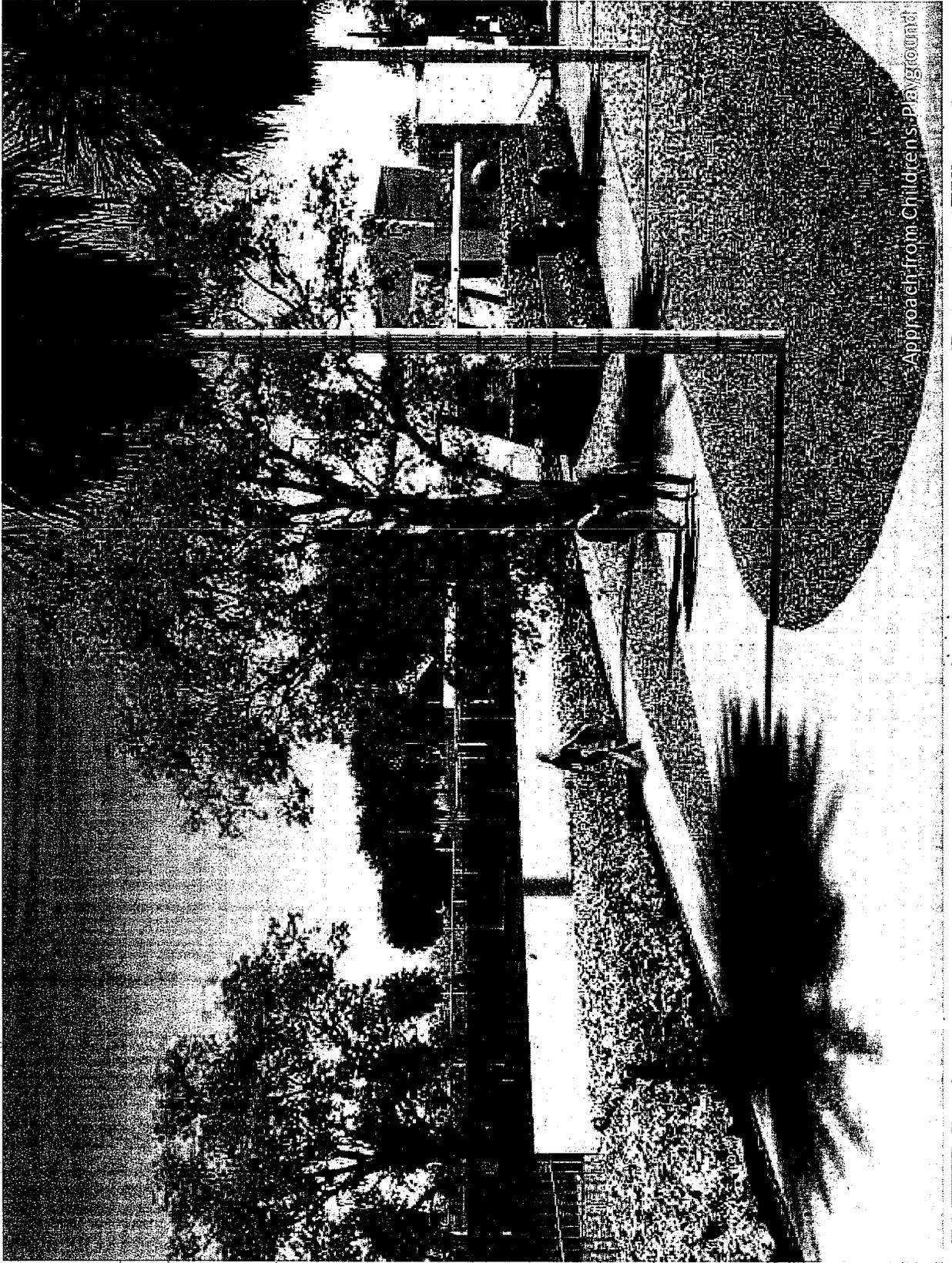
NEW TENNIS CENTER



Flamingo Park Tennis Center, 10000 Flamingo Avenue, Miami, FL 33199

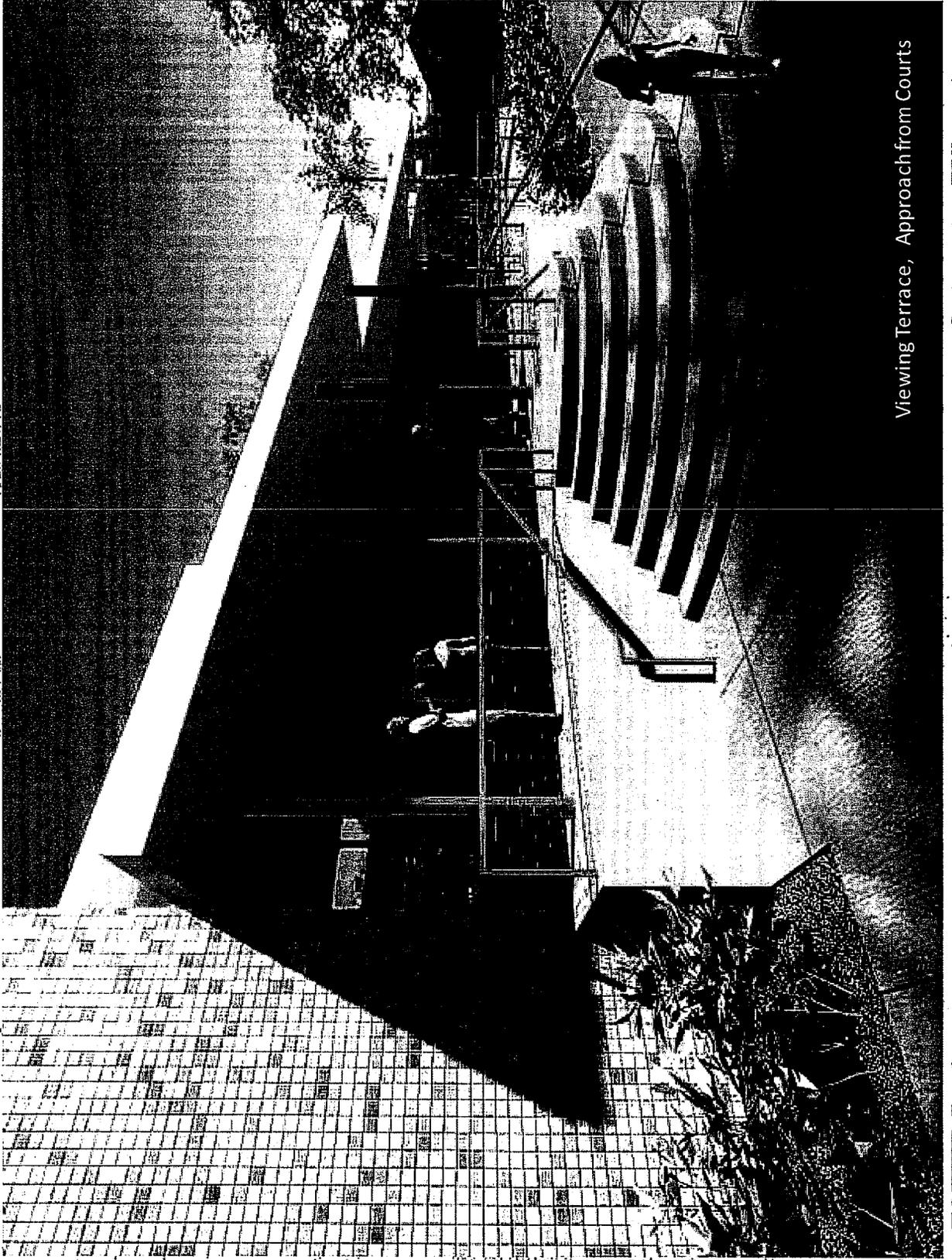
FLAMINGO PARK

NEW TENNIS CENTER



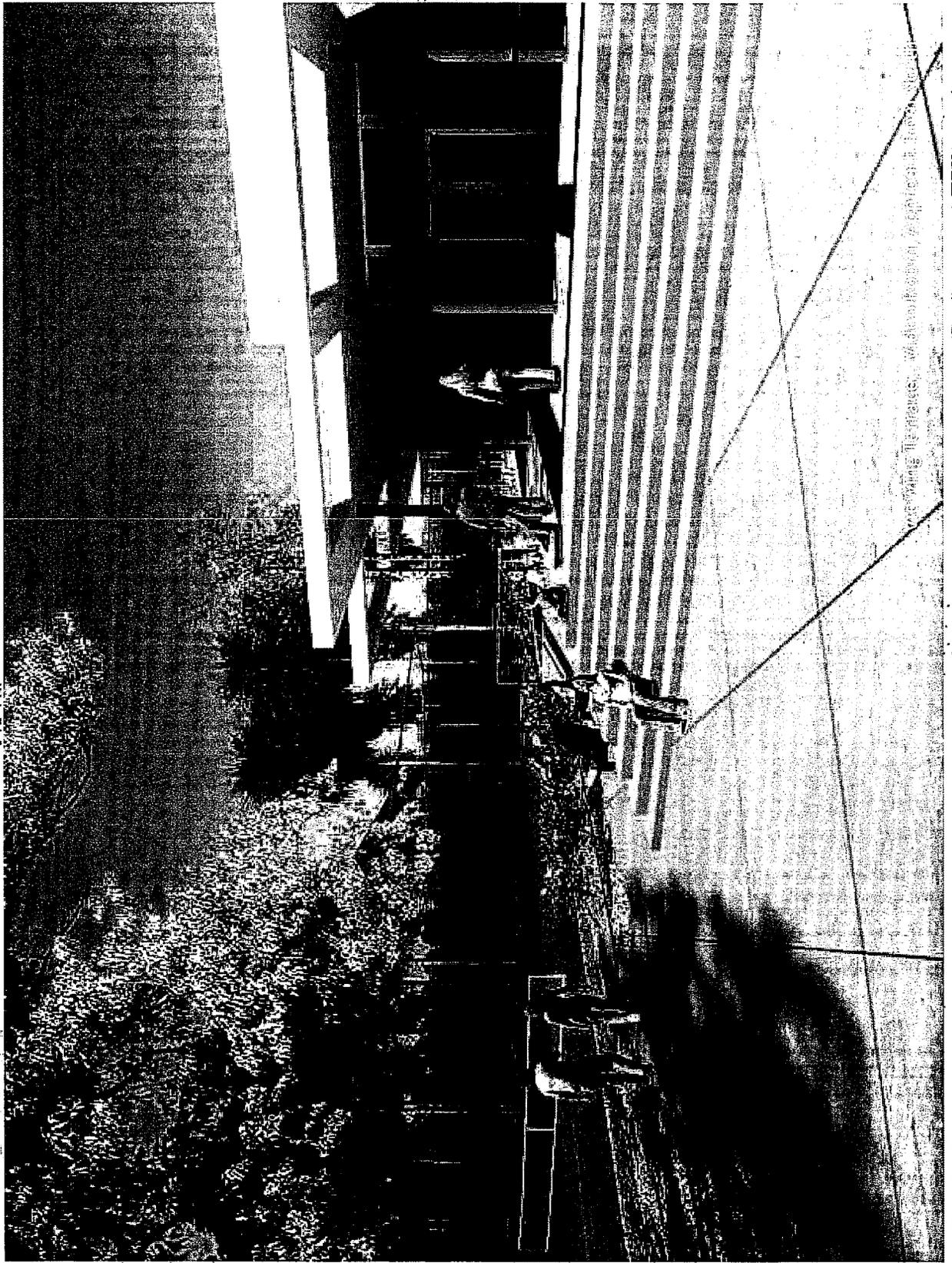
Approach from Children's Playground

FLAMINGO PARK NEW TENNIS CENTER



Viewing Terrace, Approach from Courts

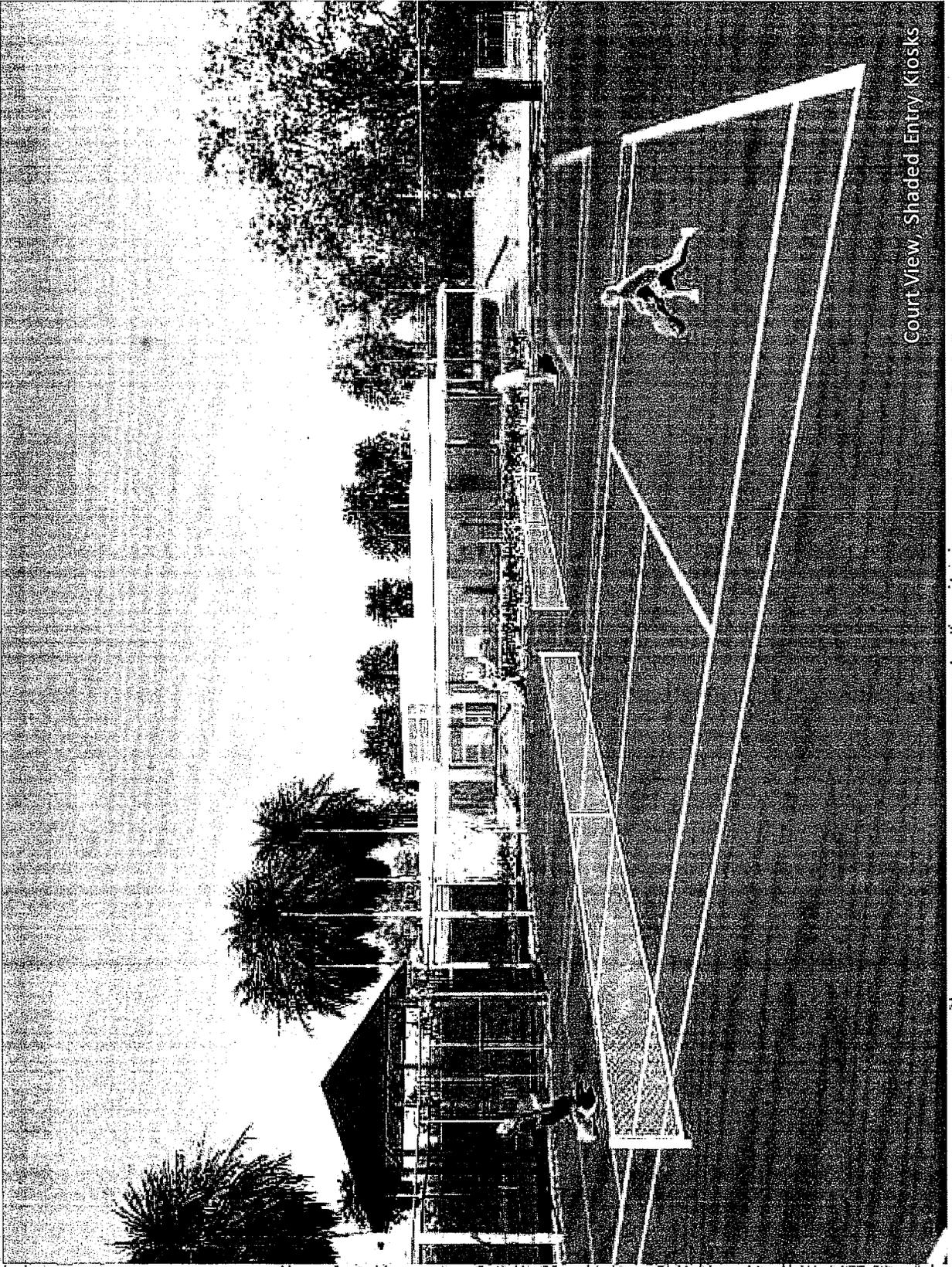
FLAMINGO PARK NEW TENNIS CENTER



Flamingo Terrace, Washington, D.C. 20004

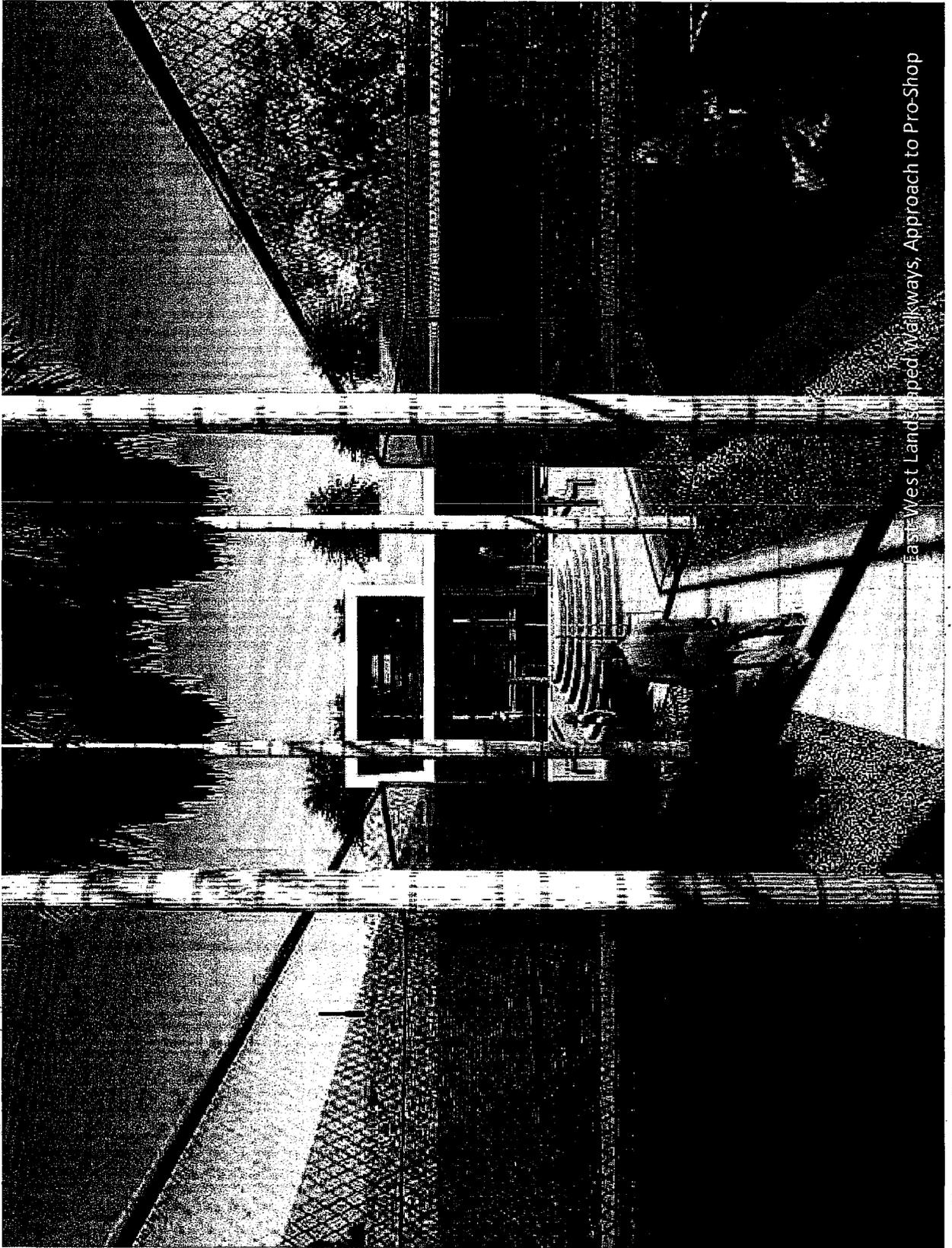
FLAMINGO PARK

NEW TENNIS CENTER



Court View, Shaded Entry Kiosks

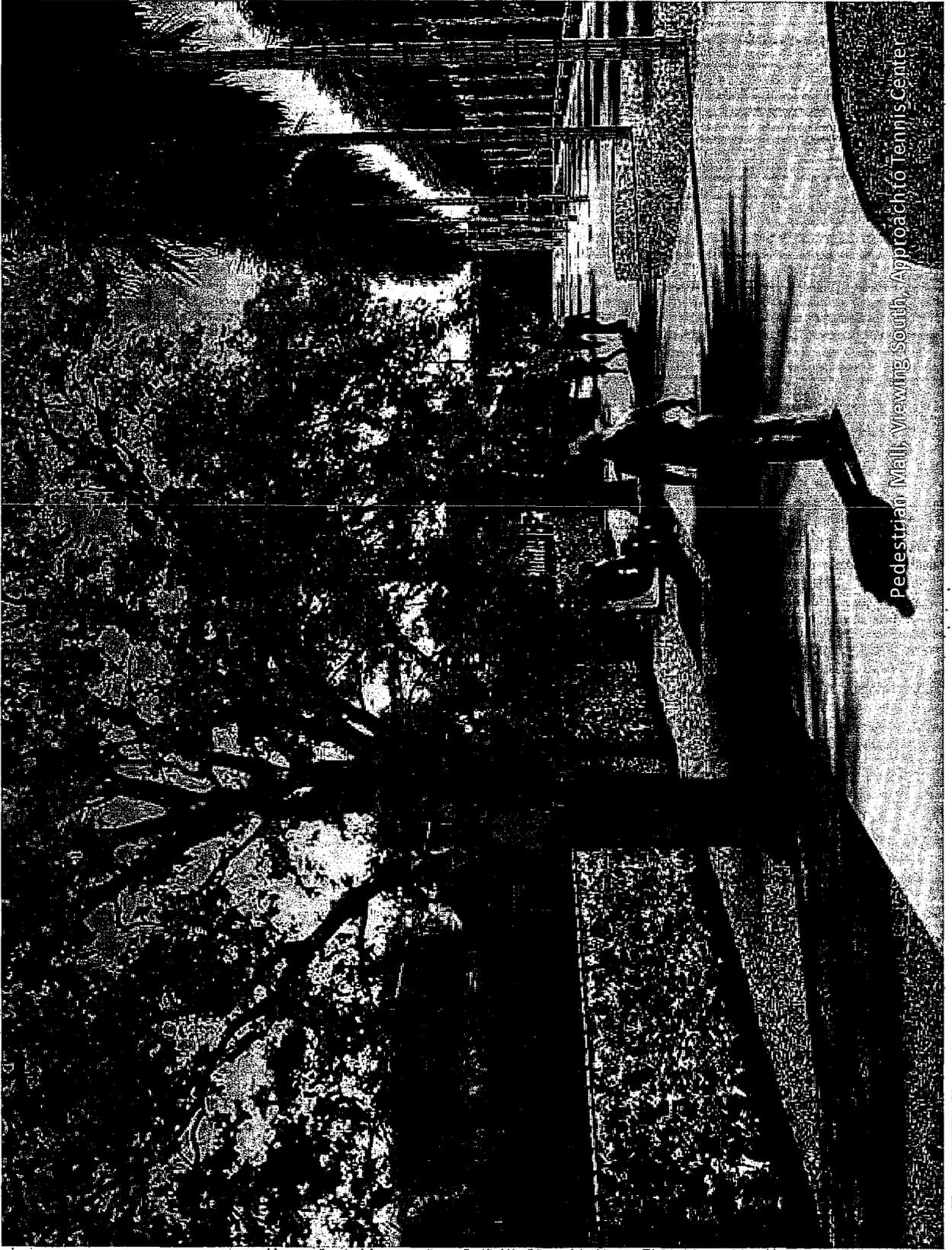
FLAMINGO PARK NEW TENNIS CENTER



East-West Landscaped Walkways, Approach to Pro-Shop

FLAMINGO PARK

NEW TENNIS CENTER



Pedestrian Mall, Viewing South, Approach to Tennis Center

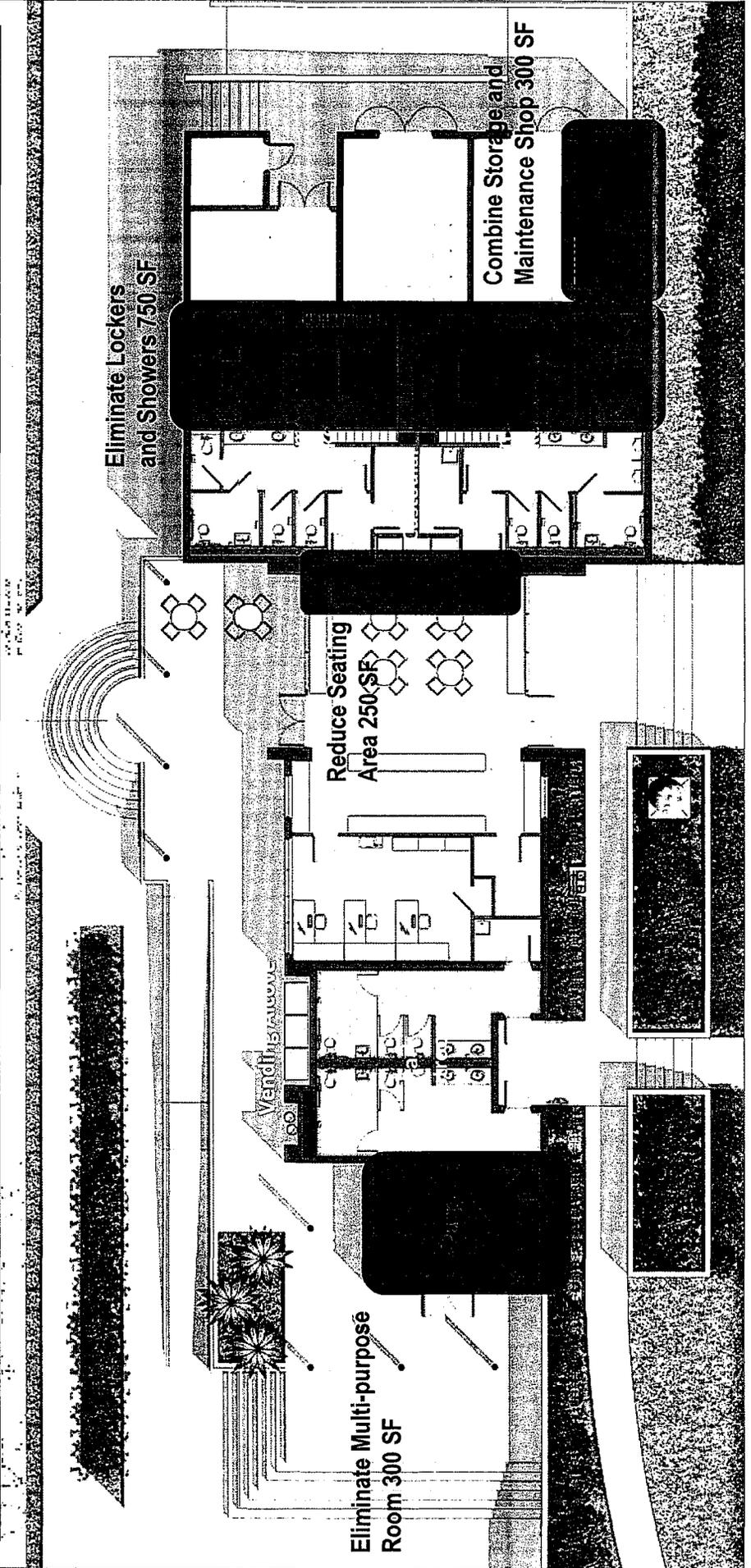
FLAMINGO PARK

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
	<i>New (13) hydro grid tennis courts and (5) hard courts and ancillary enhancements</i>	\$2,250,000	\$2,250,000	\$2,250,000	\$2,250,000	\$2,250,000	\$2,250,000	\$2,250,000
	<i>New Tennis Pavilion Building</i>	\$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

Attachment 3

PROPOSED BUILDING REDUCTIONS

- Proposed building area: 4,970 SF(1)
 - Eliminate multi-purpose room: -300 SF
 - Reduce seating area: -250 SF
 - Eliminate lockers/showers: -750 SF
 - Combine storage/maintenance shop: -300 SF
 - Corresponding gross area at 1/2: -250 SF
- Total potential area savings = 1,850 SF
 Projected savings (at \$264/SF) = \$488,000
 Estimated building cost after reductions: \$1,451,000
- (1) 4,970 SF enclosed + 1/2 outdoor terraces 2,375 SF = 7,345 SF



Attachment 4

Revised copy will be provided on Monday March 9, 2009



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