



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: June 25, 2009

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

Wolfberg Alvarez and Partners (WA) was retained to prepare a Master Plan for the Flamingo Park facility on March 27, 2008. Also included as a component of the Master Plan was the development of a new Tennis Center and Courts which were previously presented to the Historic Preservation Board (HPB) on two (2) occasions. The Master Plan recommended demolition of the existing Flamingo Park Tennis Center and construction of a new 5,000 SF Tennis Center among other capital improvements to the Park infrastructure.

On October 14, 2008 and November 12, 2008, a request for a Certificate of Appropriateness for the complete demolition of the existing Flamingo Park Tennis Center and Courts and construction of a new Tennis Center and Courts was presented by staff and the consultant to the HPB. The HPB voted unanimously 7-0 in favor of staff's recommendations. The Administration sought authorization to set a public hearing during the January 28, 2009, City Commission meeting, 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 construction of a new Tennis Center and Courts (Commission Agenda item C7E). The City Commission referred the demolition portion, as well as the proposed location of the replacement Tennis Center with respect to the Park entrance, to the Finance and Citywide Projects Committee (FCWPC) for further consideration as it relates to the overall planned Park improvements.

Background

On August 6, 2008, the Consultant conducted a community design charrette, wherein five (5) design options (A, B, C, D, & E) for the Flamingo Park Master Plan were presented. Input from the community was obtained and the Consultant developed an additional two (2) master plan options (F & G), and subsequently presented all seven (7) options during the November 6, 2008 Community Design Workshop (CDW). These subsequent Master Plan Options presented the following concepts:

Option F - reflects a plan without the Property Management Facility.

Option G - reflects a plan with the Property Management Facility remaining in its current location.

Presentations to the FCWPC were made again on February 11, March 10, and April 14, 2009. An additional five (5) master plan design options (H, I, J, K, and L) were developed and are summarized below:

Option H- reflects a plan with minor renovations to the existing Tennis Center building with 17 tennis courts in total (12 clay courts and 5 hard courts). The reduction in one (1) court is due to the current location of the existing tennis center building.

Option I- reflects a plan with a new Tennis Center building not aligned with the Pool building, and 18 tennis courts in total (13 clay courts and 5 hard courts).

Option J- reflects a plan with all the features of Master Plan Option I, with the exception of a new smaller sized Tennis Center facility not aligned with the Pool building and with 17 tennis courts in total (12 clay and 5 hard courts).

Option K- reflects a plan with a new bike path along Michigan Avenue, renovated existing softball field restrooms, new northern walkway from north parking lot to Meridian Avenue, a new community garden, and also includes the new smaller sized Tennis Center building, and 18 tennis courts in total (13 clay and 5 hard courts).

Option L – reflects a plan with a new smaller Tennis Center facility aligned with the Pool building; an enhanced rotunda plaza along the Park's north-south axis and between the buildings; a new restroom building with a Park office component centrally located within the area of the softball fields and handball courts. The initial Option L reflected a total of 17 tennis courts (12 clay and 5 hard courts). Following a meeting with certain representatives of the Miami Beach Tennis Players Association (MBTPA), staff was requested to add five (5) additional courts on the open green space (formerly the Holtz Stadium area) north of the proposed Tennis Center. This modification results in a total of 21 courts (16 clay, and 5 hard courts), subject to additional review and approval from HPB. The plan also explores the potential future usages for the Lodge House building, and explores the impact of placing shade kiosks between the courts.

During the February 11, 2009, FCWPC meeting, WA presented a condensed version of the Flamingo Park "Draft" Master Plan with emphasis on the proposed Tennis Center and Courts. The Committee directed the Administration to present the Draft Master Plan, with certain minor modifications to this option at its next FCWPC meeting to be held on March 10, 2009. A summary of the alternatives as recommended by the FCWPC included the following:

- Conduct an analysis of the existing conditions at the tennis center building and develop an estimate of probable cost for the required minimal improvements: in lieu of all new construction.
- Study the impact of shifting the proposed Tennis Center building footprint to the north.
- Evaluate possible reduction in Tennis Center layout/program, in an effort to reduce the building footprint and subsequent construction costs.

Current Status

At the April 14, 2009 FCWPC meeting, WA presented Master Plan Option K, which addressed overall master plan design suggestions, such as Tennis Center/Court design modifications. Consequently, staff was asked to proceed with the following modifications to Master Plan Option K:

- Shift the new, smaller Tennis Center to the north so that it is centered with the Pool building entrance, and add an enhanced rotunda plaza entry between both buildings (refer to Master Plan, page 7).
- Explore the possibility of moving the existing bathroom facility on the north side near the soccer field, closer to the north-south axis of the park, or just north of the handball courts. The existing bathroom facility is to be demolished and rebuilt to include a Park office of approximately 200 square feet (refer to Master Plan pages 8 & 9).
- Analyze the options for perimeter fencing, as far as type and cost of fencing that may be used and where it will be located (see Master Plan Perimeter Fence Study, pages 10 -18).
- Define a possible use for the Lodge House to accommodate a community space (refer to Master Plan, pages 19-27).
- Examine the possibility of including a skate park or plaza off the pedestrian spine and north of the basketball and handball courts (refer to Master Plan).

The above modifications have been incorporated in the current Draft Master Plan Option L, a copy of which is attached (see Attachment 1). WA will present this option; along with the corresponding budget estimate for each of the 22 master plan scope elements (see Attachment 2).

In addition to the various planning meetings and the Community Design Workshop held to date a meeting with representatives of the Miami Beach Tennis Player's Association (MBTPA) was held on May 12, 2009, to discuss the proposed improvements to the Flamingo Park Tennis Center (see Attachment 3).

The current capital budget for construction for Flamingo Park is reflected in the table below. A more detailed itemization is provided (see Attachment 4).

Capital Budget	Amount
Previously appropriated construction funds	\$ 7,385,264
Requested FY 2009-2010 construction funds	\$ 2,747,327
Total:	\$ 10,132,591

The current WA conceptual budget estimate presents order of magnitude construction costs for the various Master Plan options that range from \$9.5 (Option L) to \$10.5 million (Option A). The Tennis Center building cost, including a covered exterior area for spectators, and a proportionate share of adjacent walkways and landscaped areas, is approximated at \$2.4 million. The construction of the 17 tennis courts (12 clay & 5 hard courts), including ancillary enhancements and a drainage system, is estimated at \$2.16 million. The combined budget estimate for the Tennis Center and Courts is \$4.56 million.

The Administration seeks guidance on the proposed "Draft" Master Plan Option, and on 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 by Option

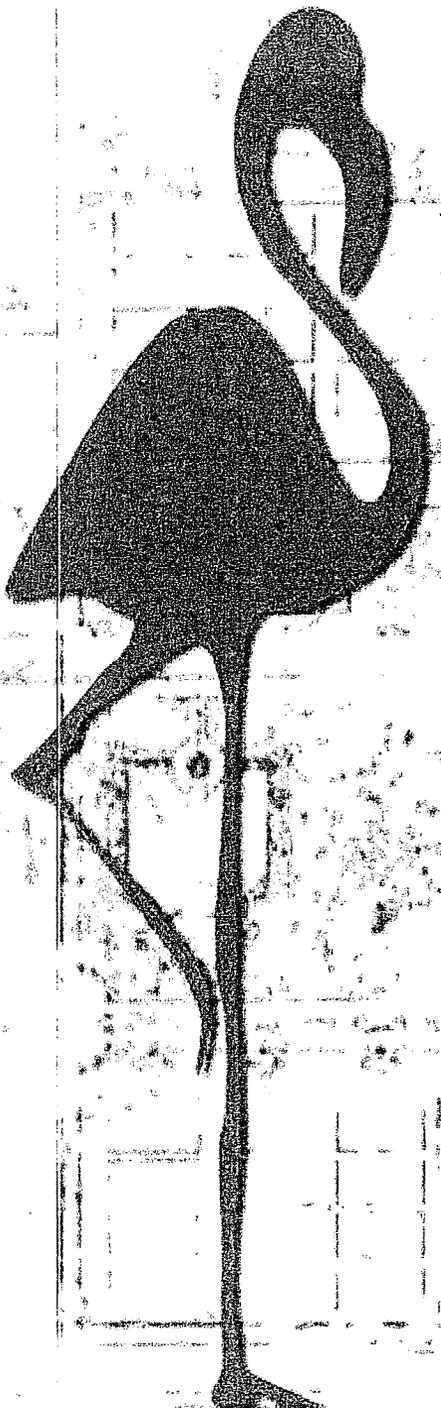
Attachment 3: Minutes of May 12, 2009 meeting

Attachment 4: Proposed Fiscal Year 2009-2010 Capital Budget Request

A handwritten signature in black ink, appearing to be 'JMG' with a stylized flourish.

JMG\TCC\JC\MGP

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FLAMINGO PARK

Proposed Neighborhood
Capital Improvements Program

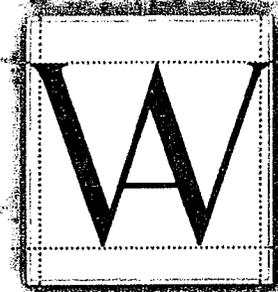


MIAMI BEACH

1700 CONVENTION CENTER DRIVE
MIAMI BEACH, FLORIDA 33139

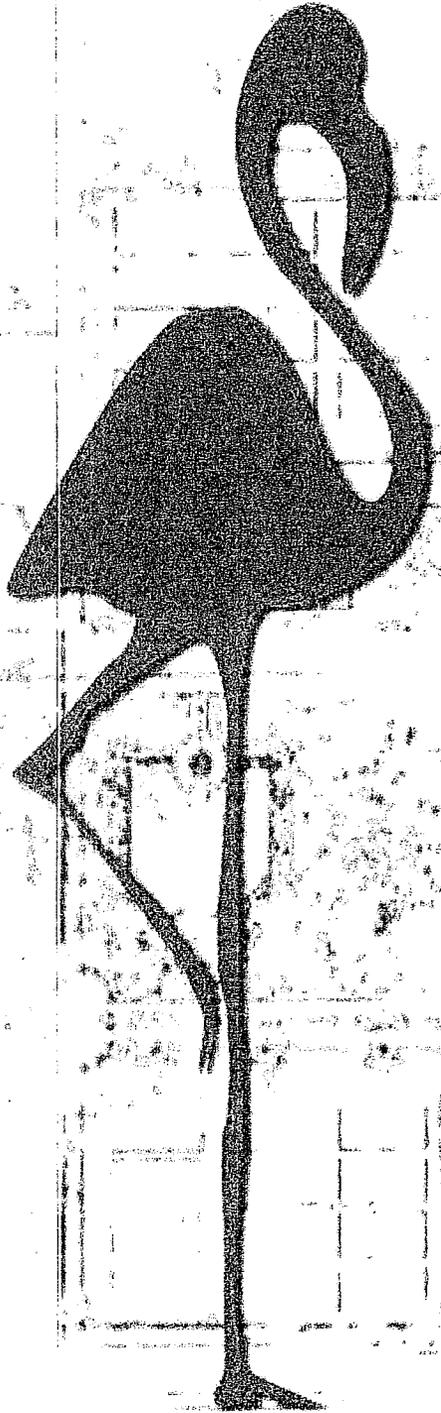
Finance and Citywide Projects Committee
Presentation
June 25, 2009

WOLFBERG



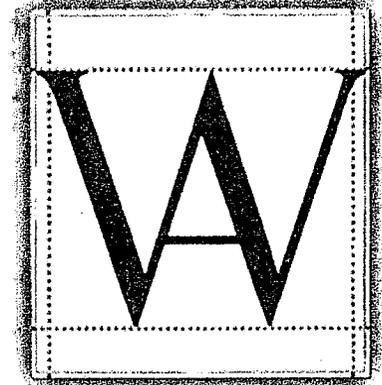
ALVAREZ

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

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
- First Presentation to Finance and Citywide Projects Committee
- Second Presentation to Finance and Citywide Projects Committee
- Third Presentation to Finance and Citywide Projects Committee
- Fourth Presentation to Finance and Citywide Projects Committee
- Preparation of BODR (Basis of Design Report)

ITEMS FOR DISCUSSION

OPTION I MASTER PLAN

TENNIS PAVILION ALIGNED WITH SWIMMING POOL BUILDING

- Mitigation of large tree.
- One less tennis court.
- 12 Hydro-grid courts
- 5 Hard courts
- Total 17 Tennis courts

NEW RESTROOM BUILDING WITH OFFICE COMPONENT

- Centrally located
- Offices for Parks & Recreation

RENOVATION OF LODGE HOUSE

- Existing conditions
- Potential use

PERIMETER FENCE STUDY

- Existing conditions
- Types of fences
- Location of fences

IMPACT OF ADDITIONAL SHADE KIOSKS

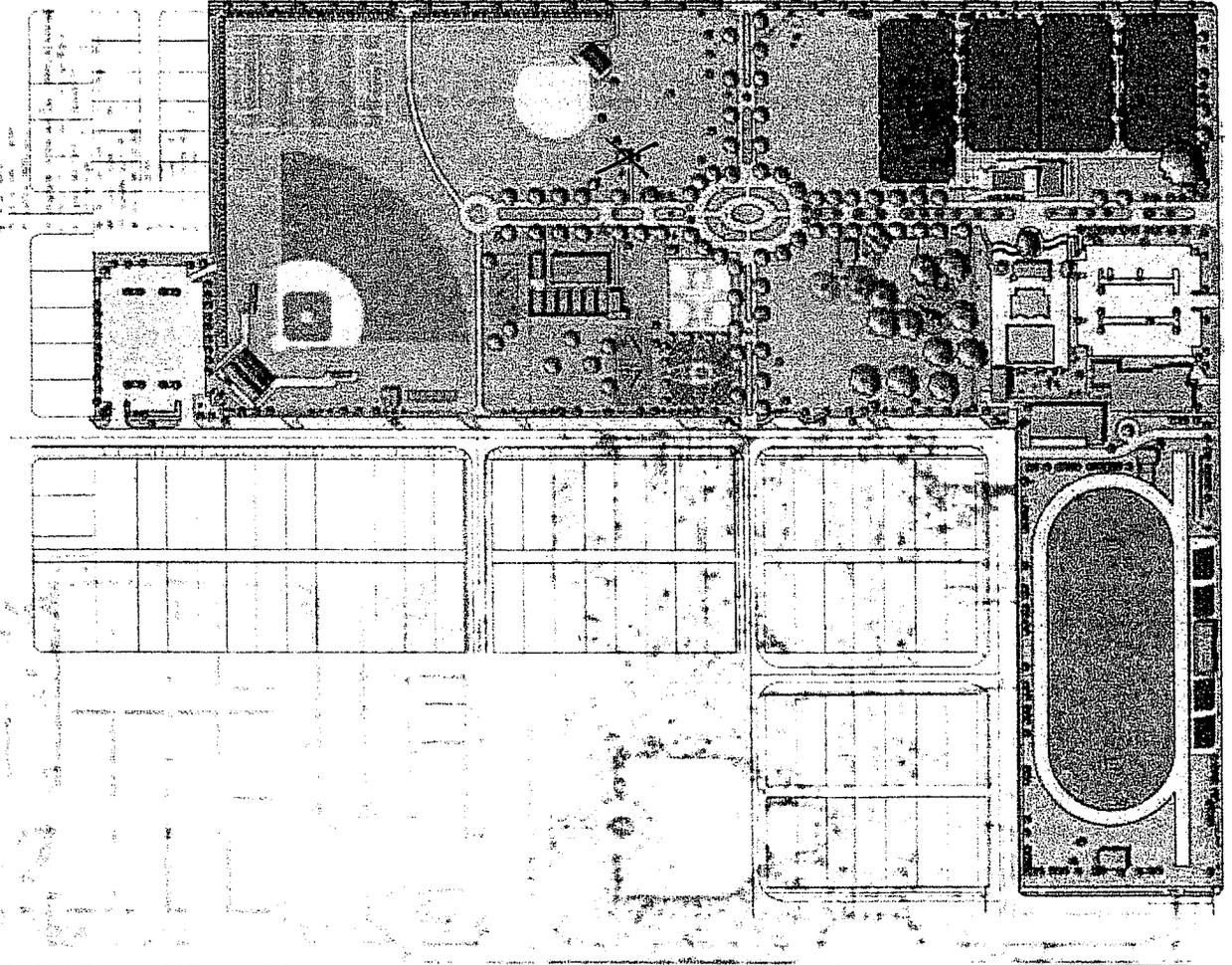
- Less courts
- Total of 13 courts
- Increased green area

IMPACT OF ADDITIONAL HYDRO-GRID COURTS

- Reduced green area north of the courts
- 16 Hydro courts
- 5 Hard courts
- Total 21 courts

CONCEPTUAL BUDGETS

PRELIMINARY MASTER PLAN OPTION L

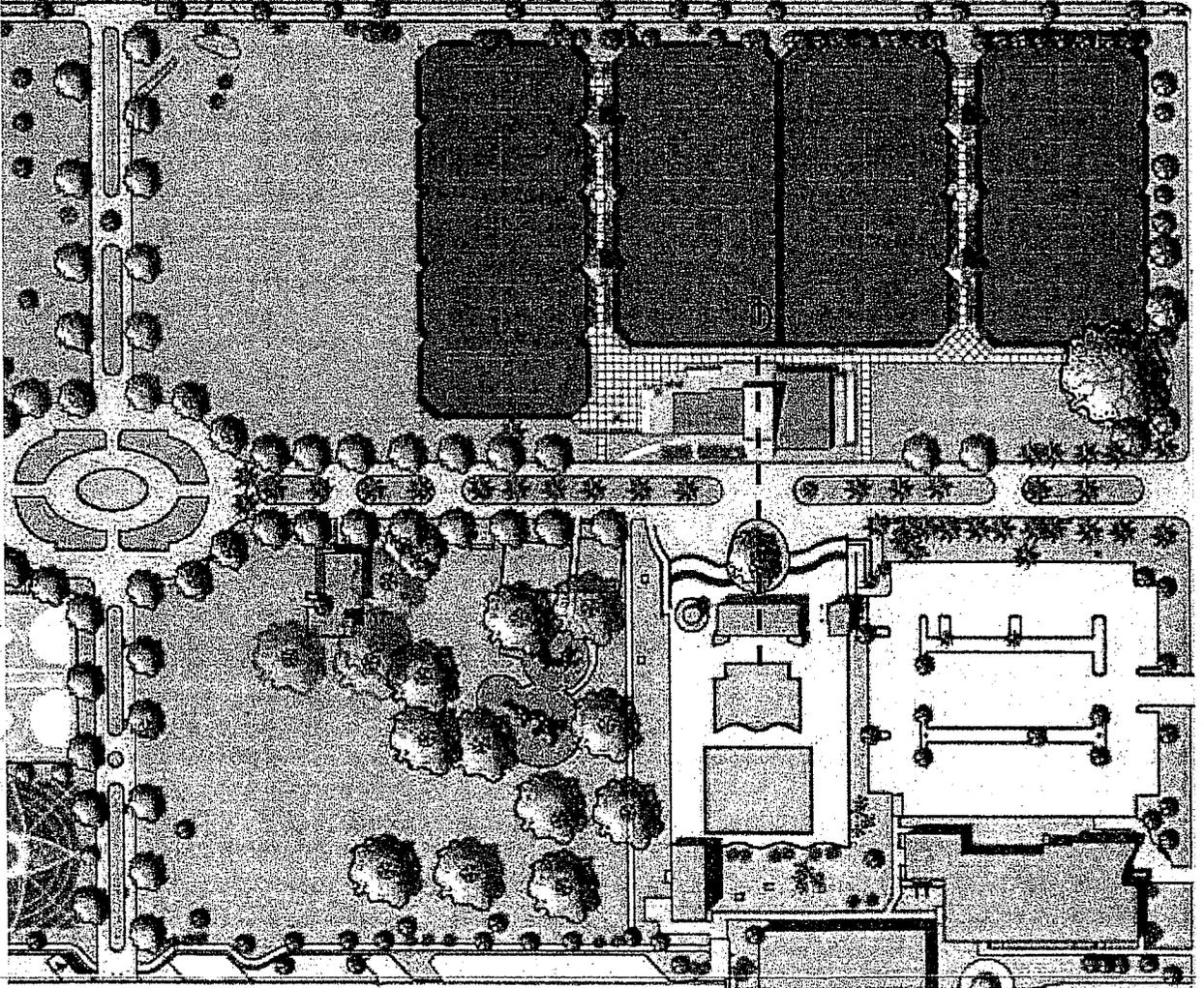


- Renovated Baseball Stadium Buildings
- New Boys and Girls Club Building
- New Handball Courts (7)
- New Entry Feature at Main Park Entrances
- New Water Feature at Park's Center
- New Pedestrian Promenade on 13th Street (west side)
- Expanded Dog Park
- New Pedestrian Pathway between Pool and Tot Lot at 12th Street
- New Shade Trees along all Pedestrian Promenades
- New Site Furnishings, Upgraded Lighting, Security & Signage
- Renovated Track/Field Concession Building
- Renovated Joe Rubin Handball Courts
- New Community Garden
- New Northern Walkway
- New Bike Path on Michigan Ave. (11th St. - 12th St.)
- Enhanced Edge Conditions, Fences, & Landscaping
- New Smaller Tennis Center located directly across from Swimming Pool Building
- New Restroom Building with Office component
- Restored Historic "Lodge" Building

FLAMINGO PARK

TENNIS PAVILION LOCATION

- Tennis Pavilion is located in axis with the Swimming Pool Building
- Enhanced plaza between Tennis Pavilion and Swimming Pool Building
- 12 Hydro-Grid Courts
- 5 Hard Courts
- Open green area at 11th street entrance
- Removal or relocation of large tree



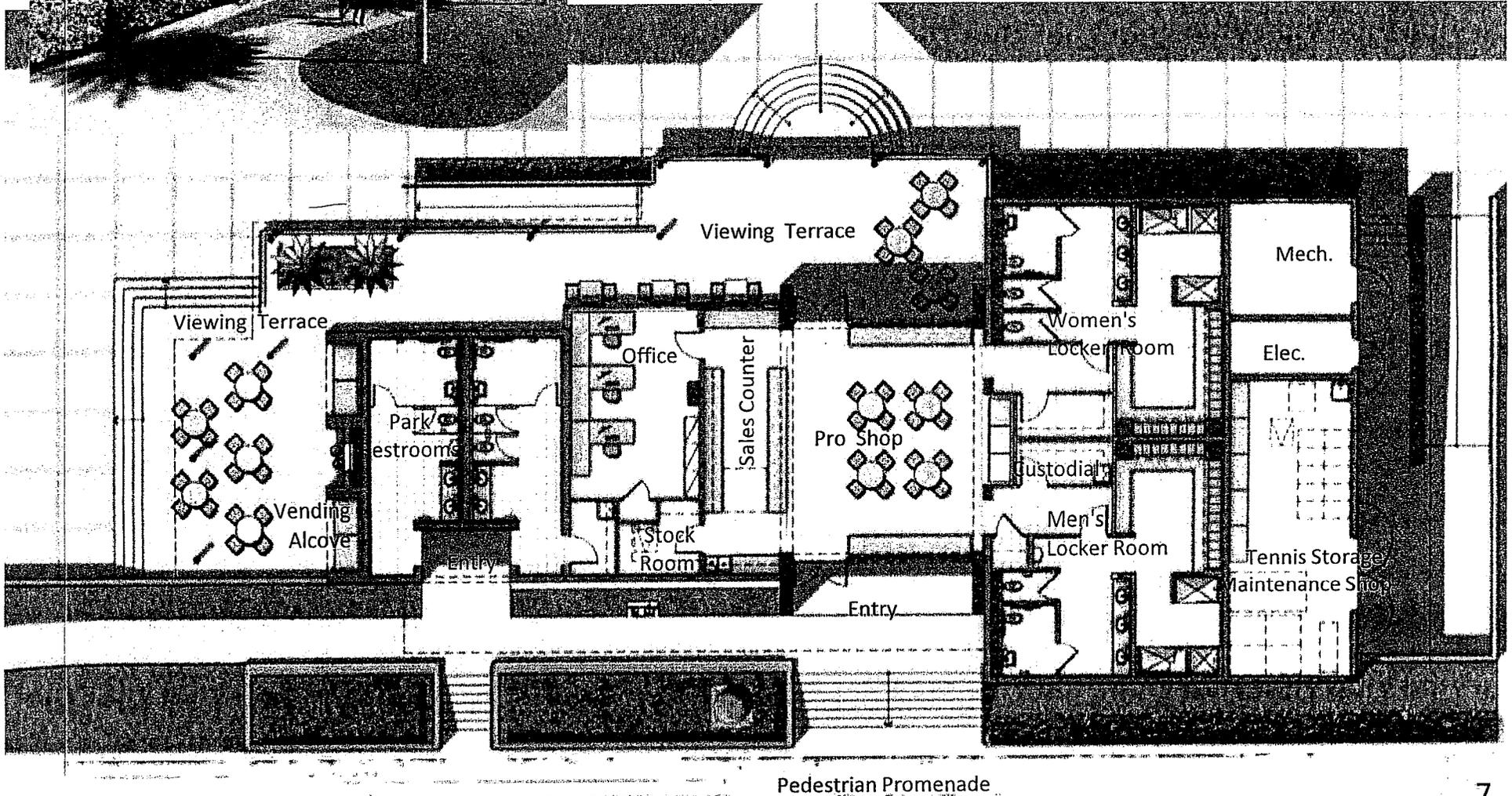
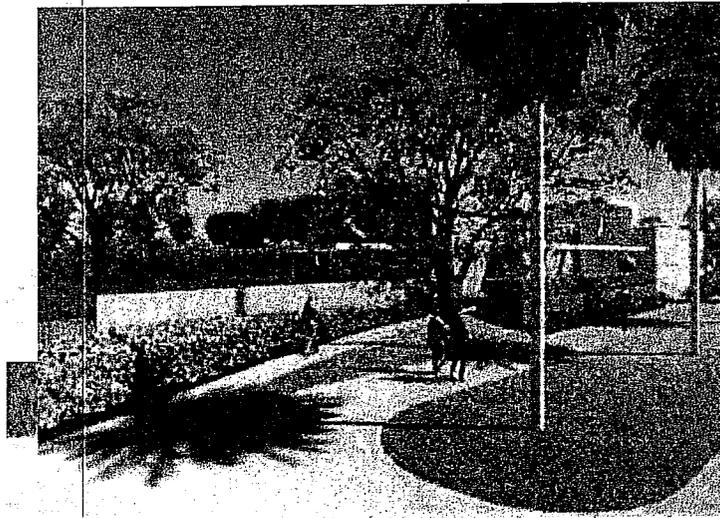
FLAMINGO PARK

NEW TENNIS CENTER

Reduced Floor Plan

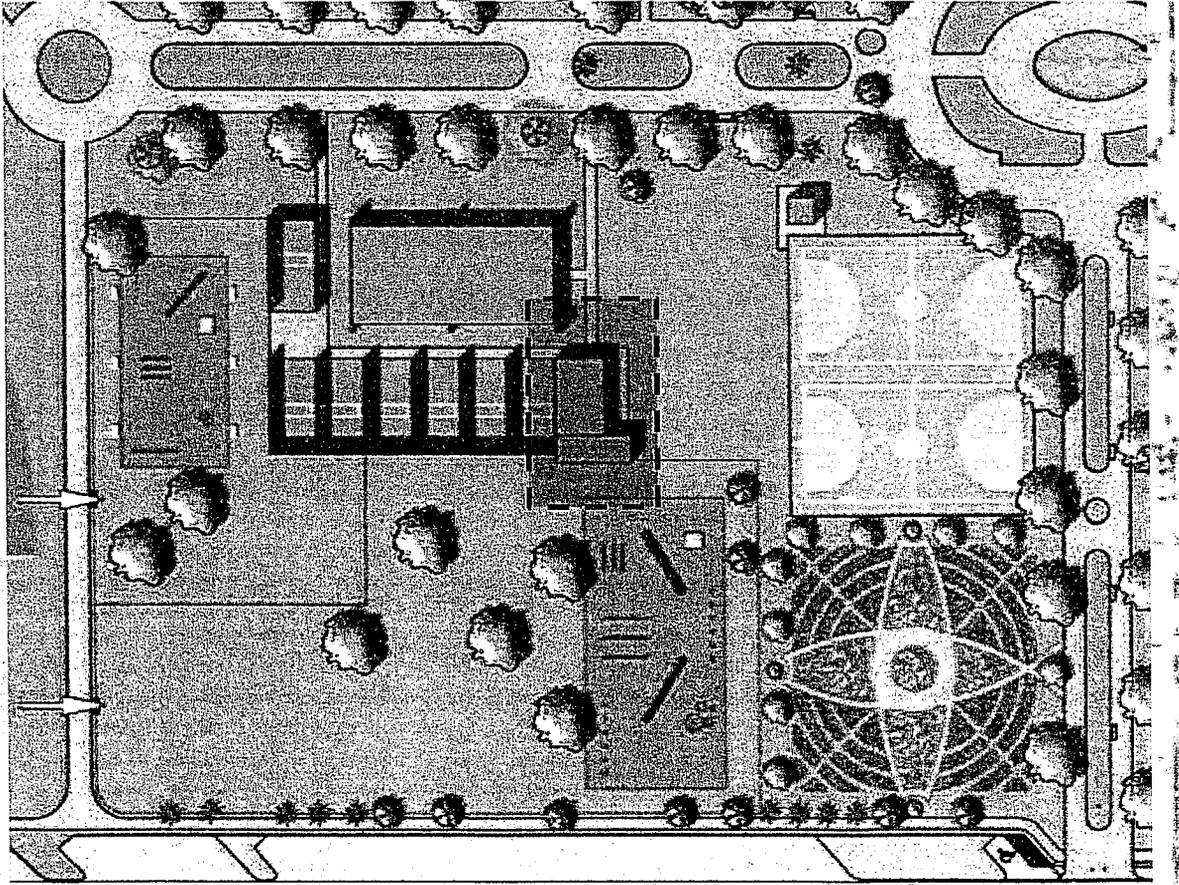
4,232 SF Building

1,842 SF Terrace



PRELIMINARY MASTER PLAN

Restroom Building with Offices



- Centrally located in a heavily used area
- Can be a stand alone building or designed as part of the new hand ball courts.
- Office space for Parks and Recreation Department.

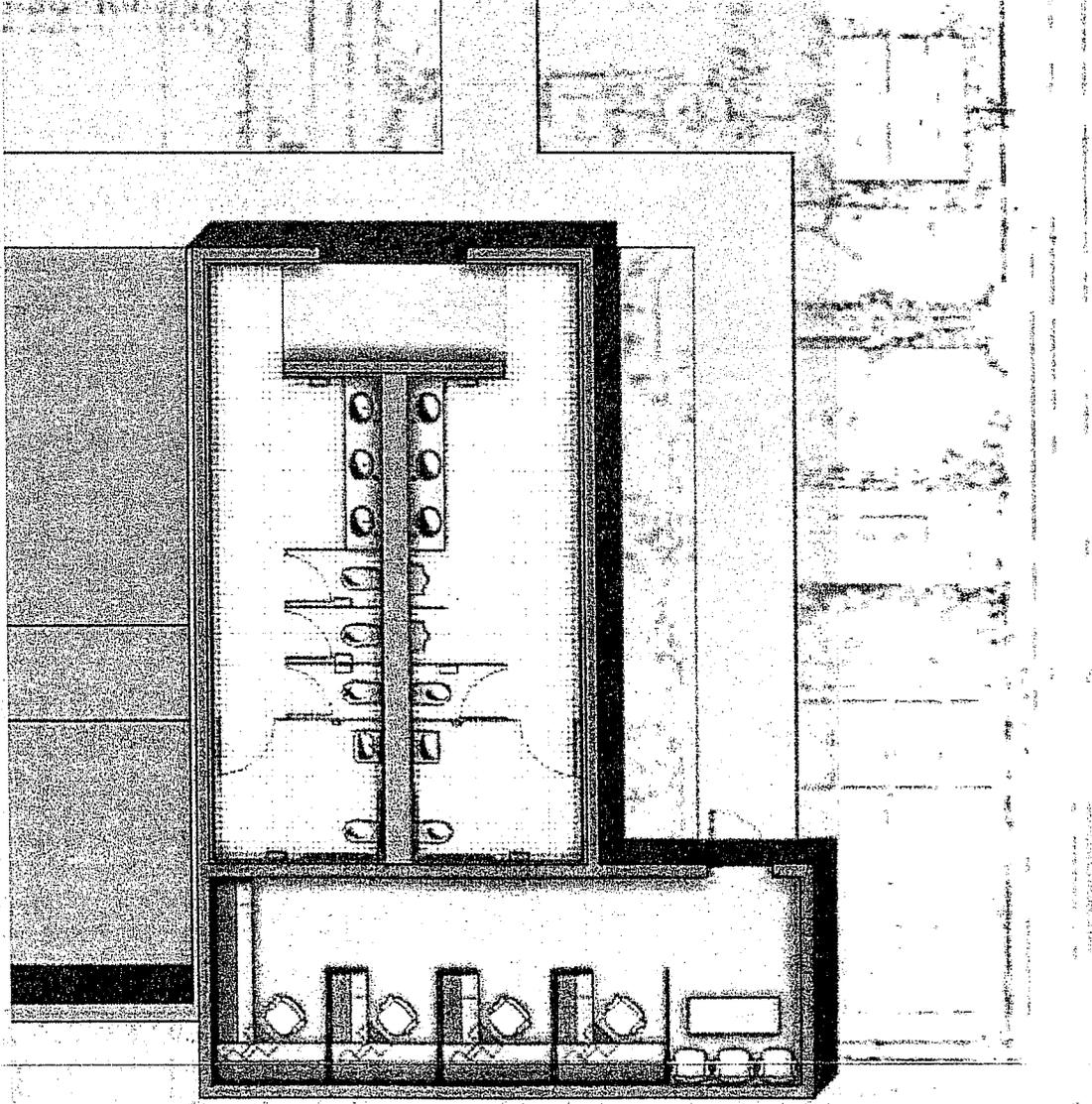
PRELIMINARY MASTER PLAN

Restroom Building with Offices

Restrooms – 542 SF

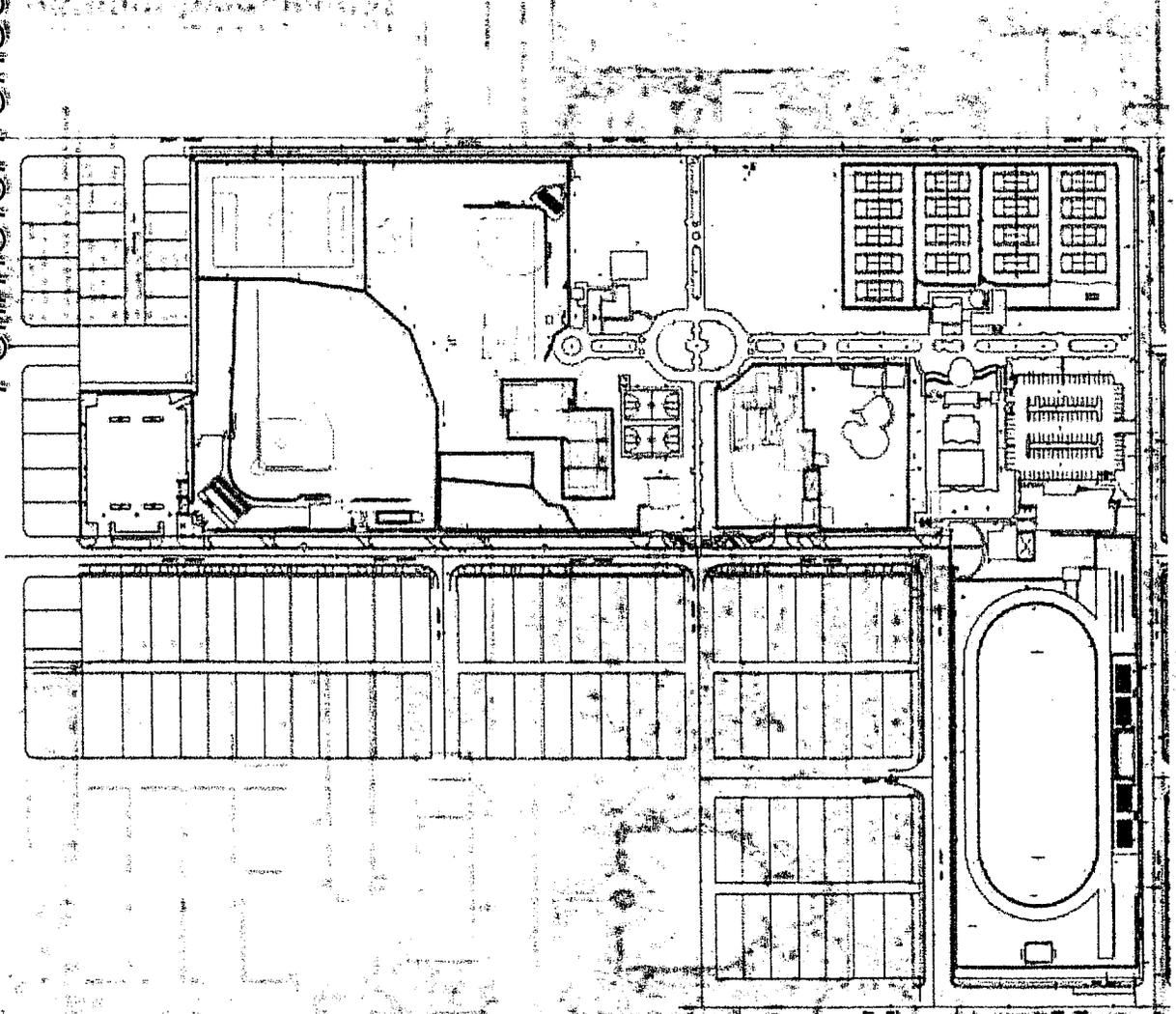
Offices – 346.5 SF

- 4 Work Stations
- Waiting / Meeting area
- One building structure
- Grouping of functions

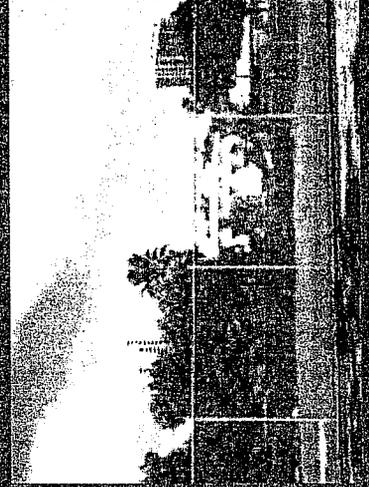
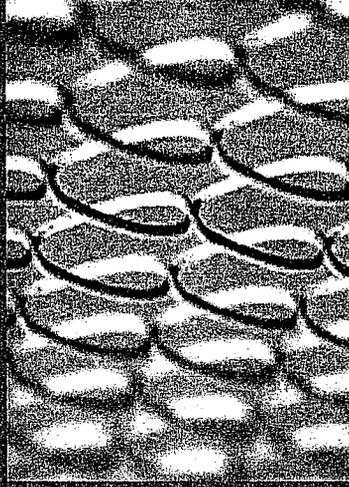


PRELIMINARY MASTER PLAN

Perimeter Fence Study – Existing Conditions

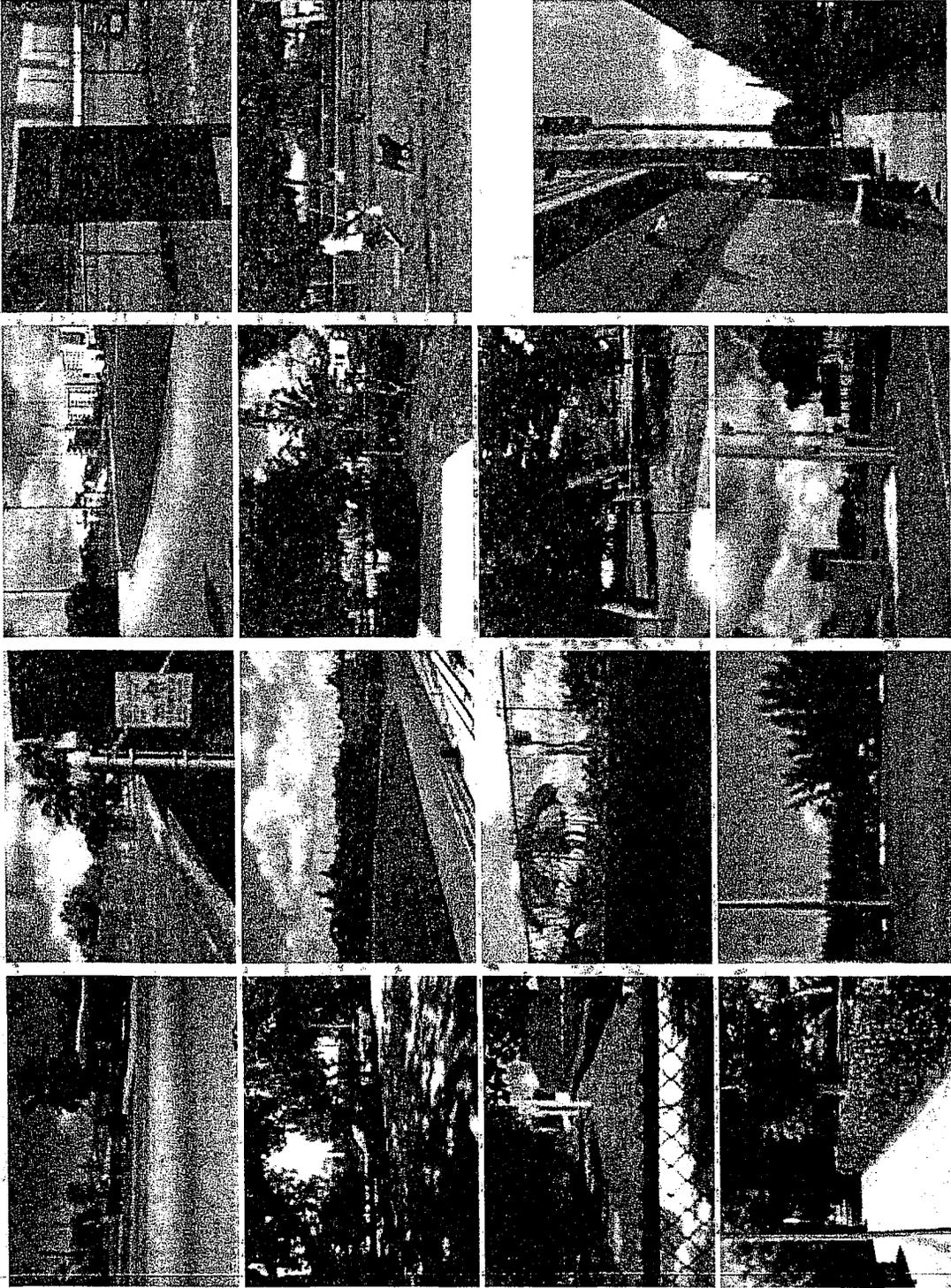


- Chain link fences of varying heights
- Redundancy of fences
 - Dog Park
 - Handball Courts
 - Track/Field



PRELIMINARY MASTER PLAN

Perimeter Fence Study - Existing Conditions

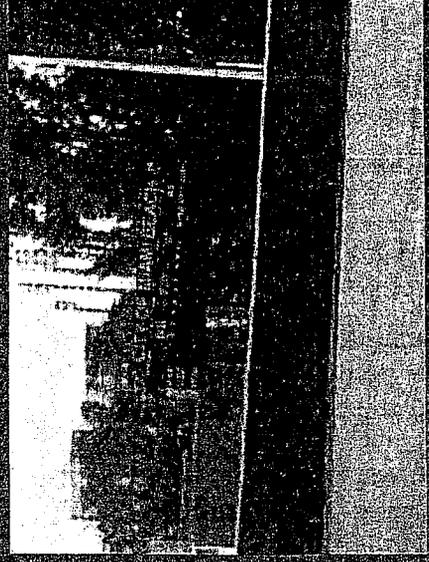
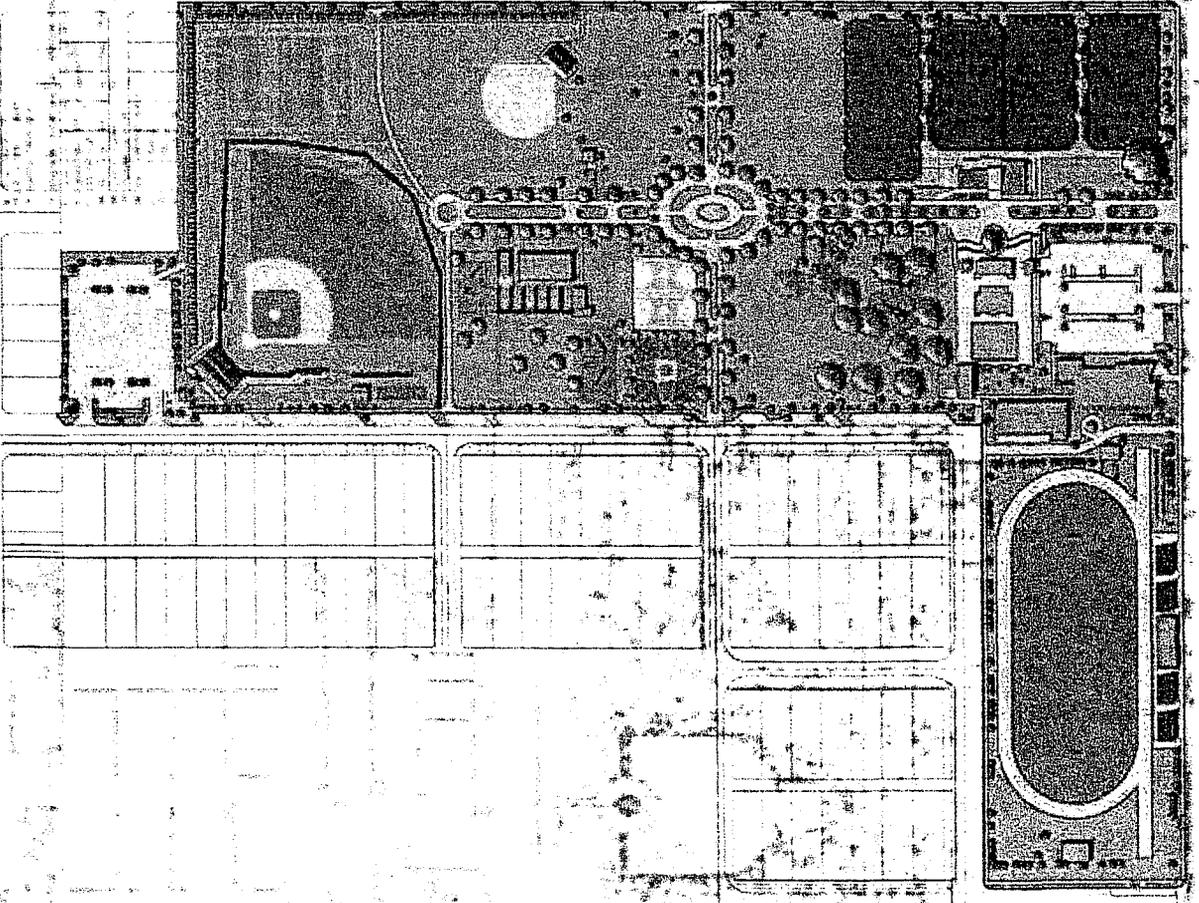


PRELIMINARY MASTER PLAN

Perimeter Fence Study

Baseball Field

- Fences to Remain
- Baseball Field Sports Fencing

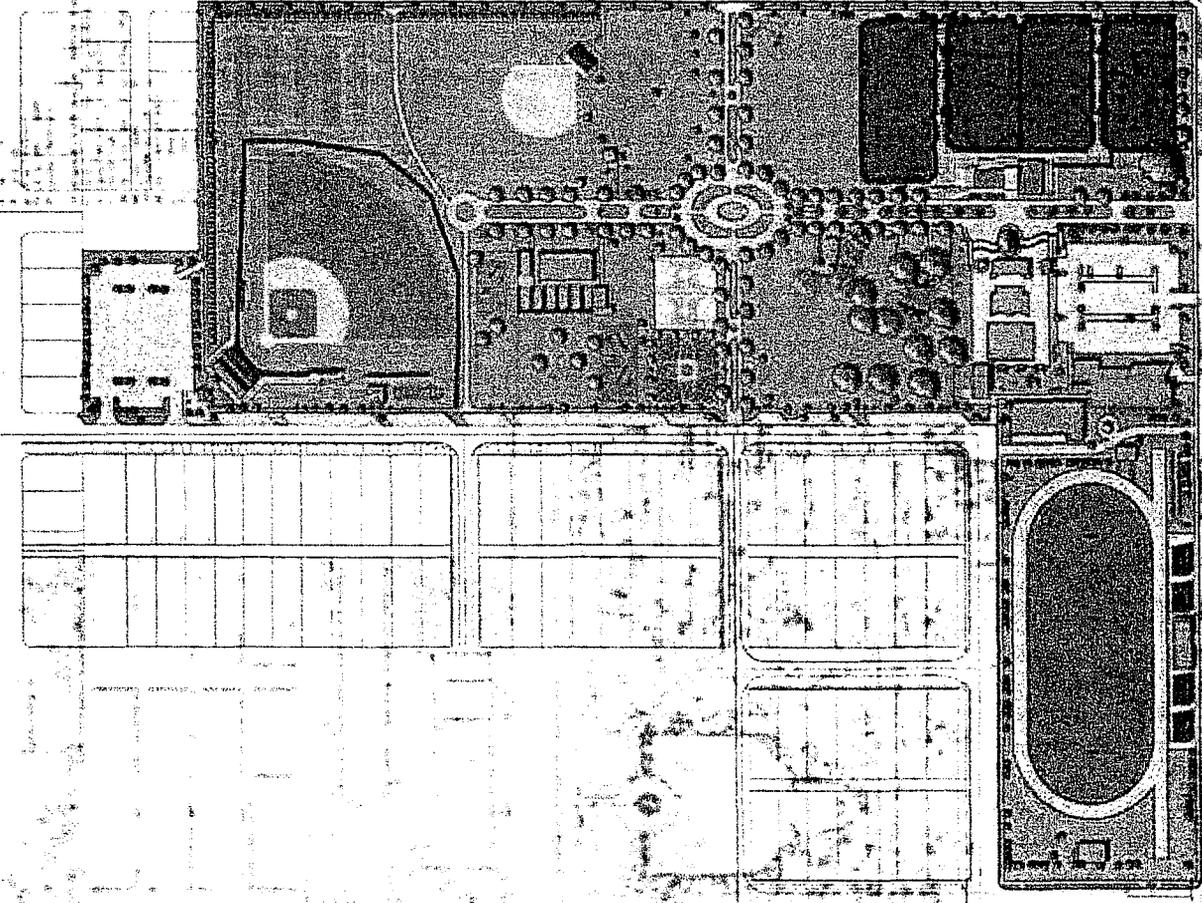
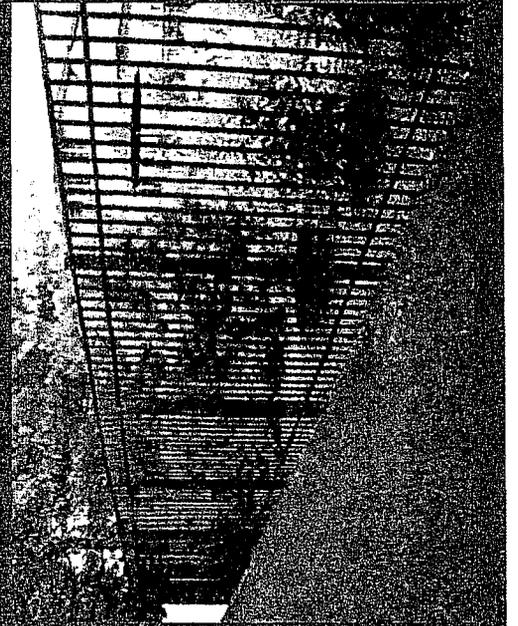


PRELIMINARY MASTER PLAN

Perimeter Fence Study

Tennis Courts

- New Tennis courts fencing. 10 ft high
- Windscreen
- Fence to secure tennis center



Scale: 1" = 20'-0"

North Arrow

Legend

1. Existing Site

2. Proposed Site

3. Proposed Fencing

4. Proposed Windscreen

5. Proposed Tennis Courts

6. Proposed Tennis Center

7. Proposed Walkways

8. Proposed Landscaping

9. Proposed Parking

10. Proposed Building

11. Proposed Gate

12. Proposed Signage

13. Proposed Security

14. Proposed Lighting

15. Proposed Utilities

16. Proposed Stormwater Management

17. Proposed Access

18. Proposed Erosion Control

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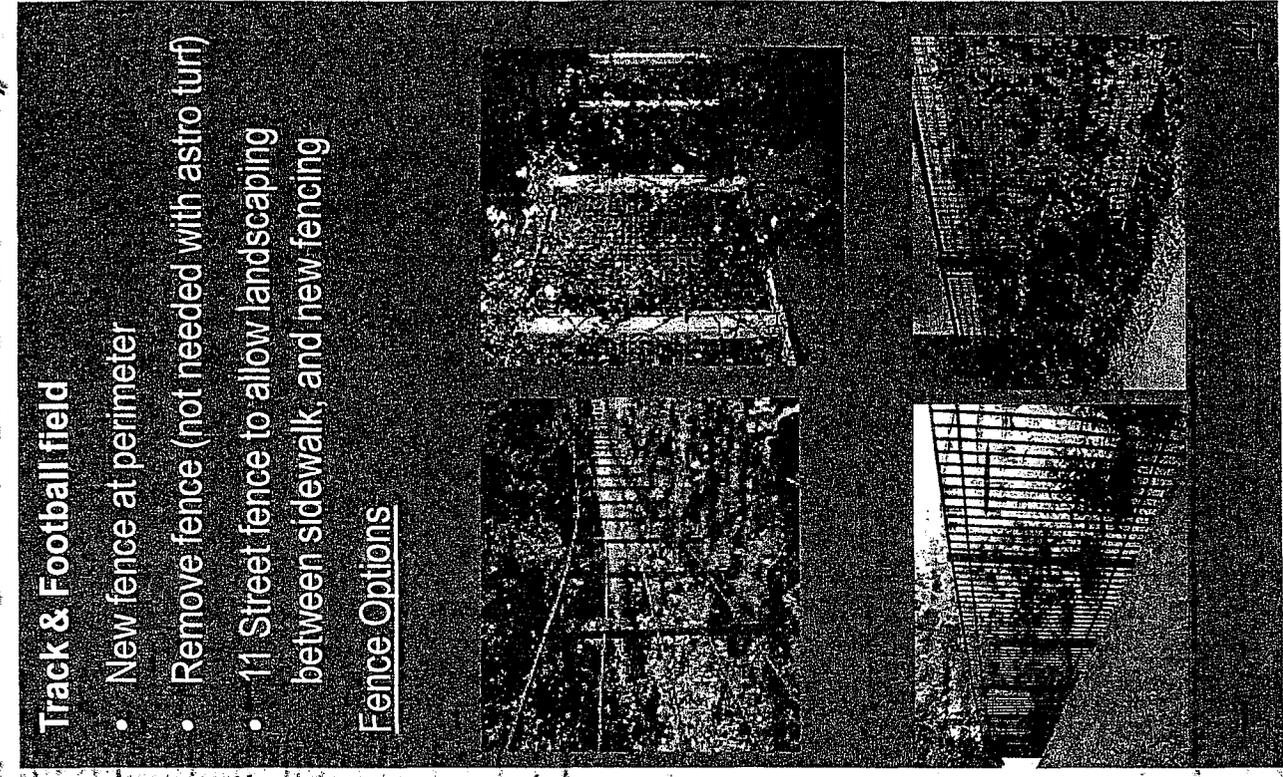
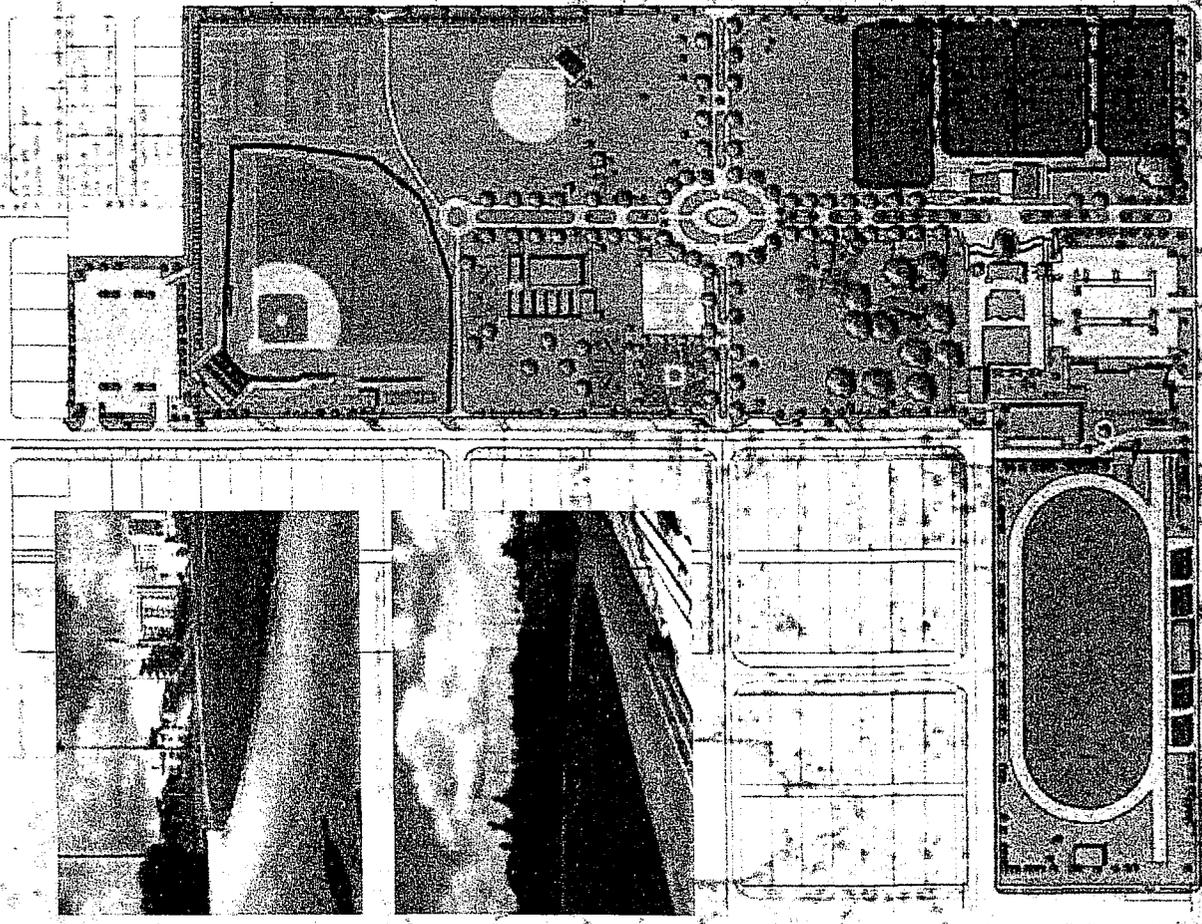
PRELIMINARY MASTER PLAN

Perimeter Fence Study

Track & Football field

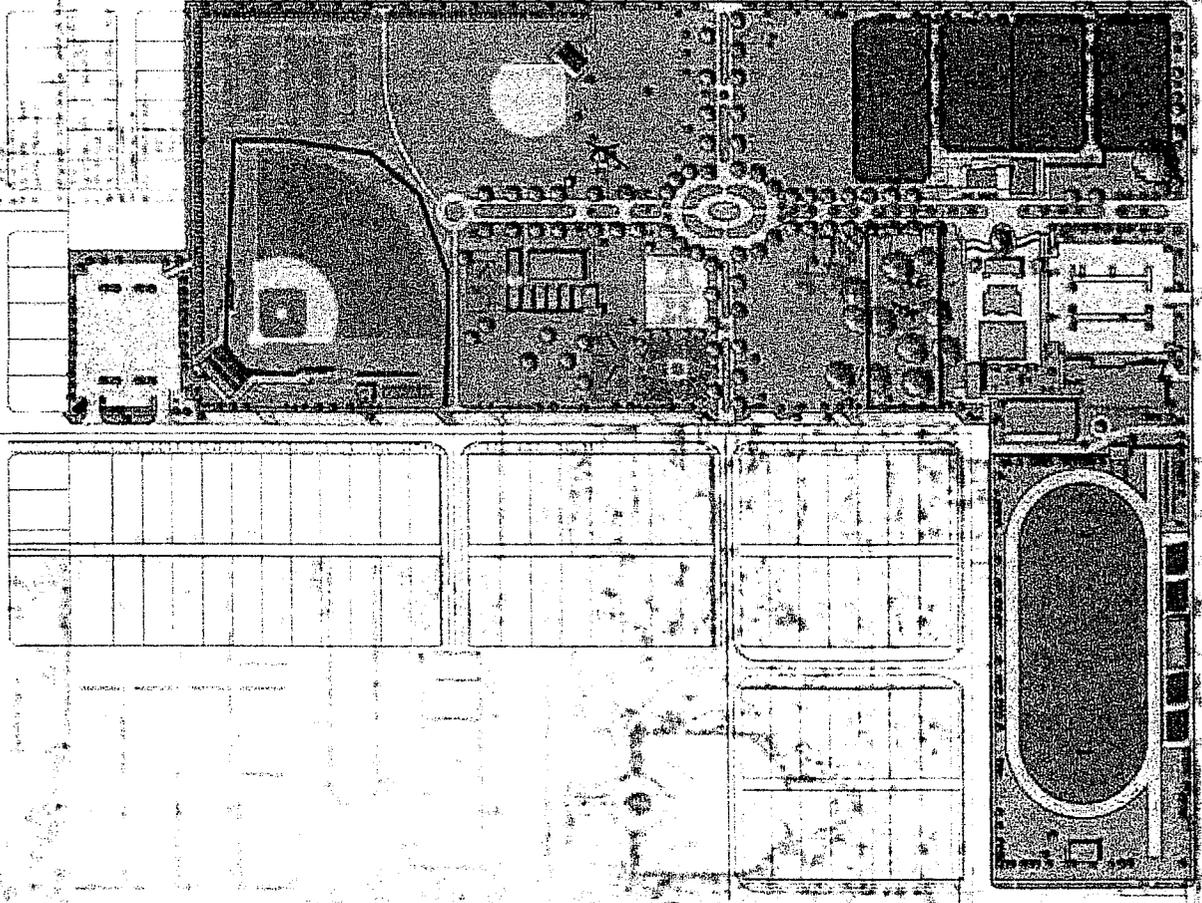
- New fence at perimeter
- Remove fence (not needed with astro turf)
- 11 Street fence to allow landscaping between sidewalk, and new-fencing

Fence Options



PRELIMINARY MASTER PLAN

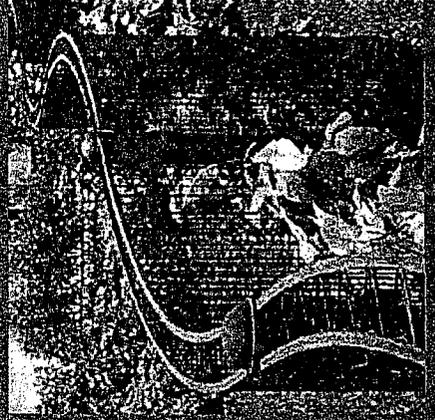
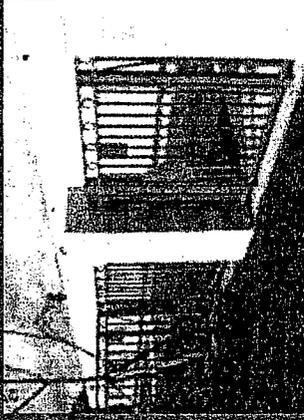
Perimeter Fence Study



Tot Lot

- 4 Ft high fence
- North fence to be aligned with Tennis fence
- Access from pedestrian promenade

Fence Options



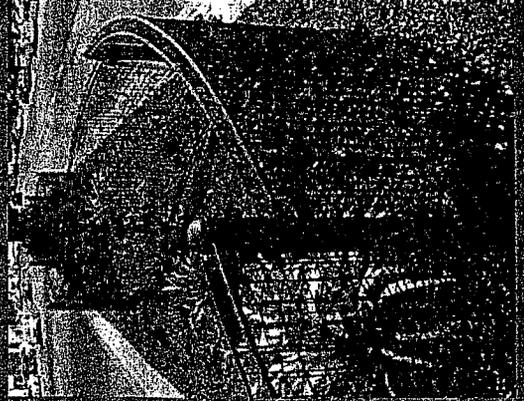
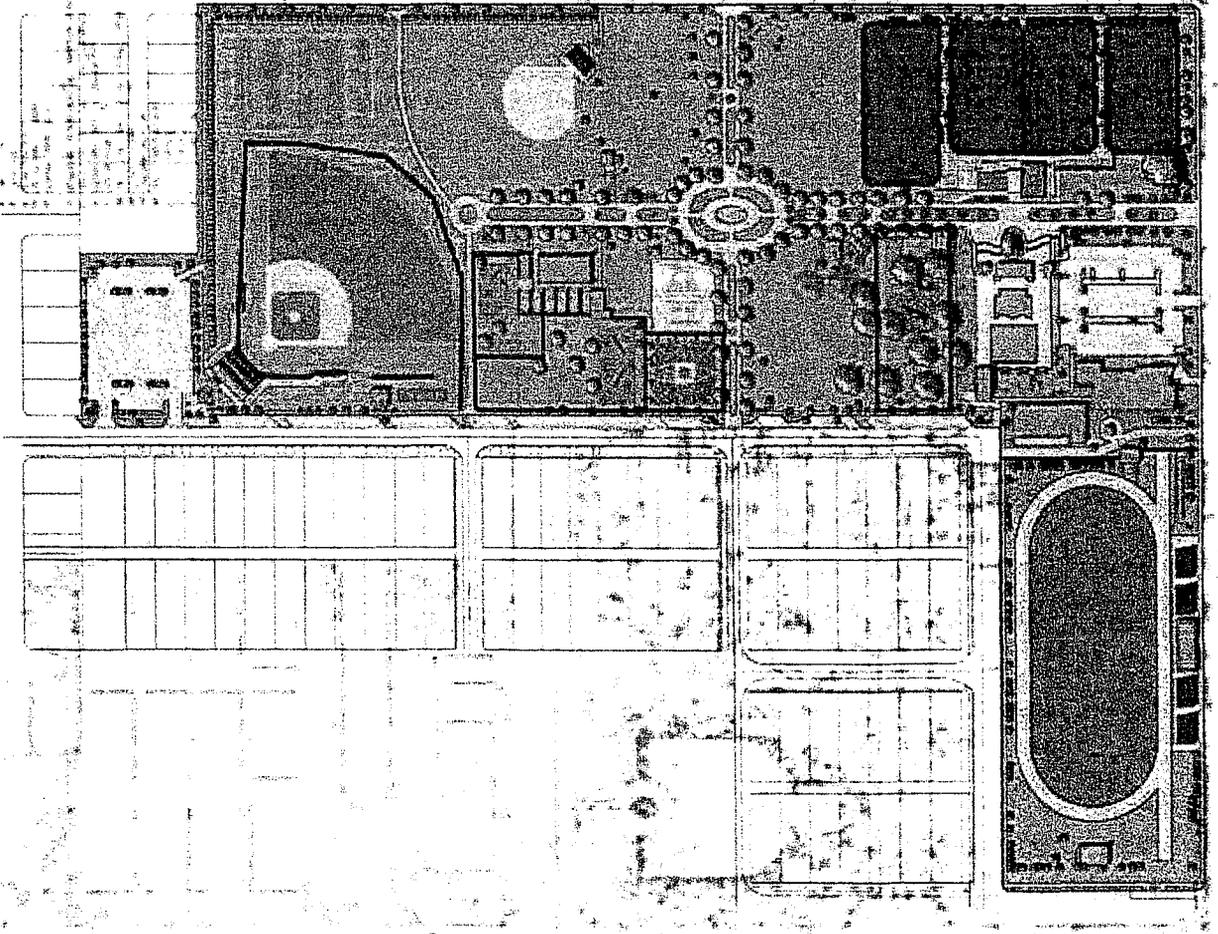
PRELIMINARY MASTER PLAN

Perimeter Fence Study

Dog Park & Community Garden

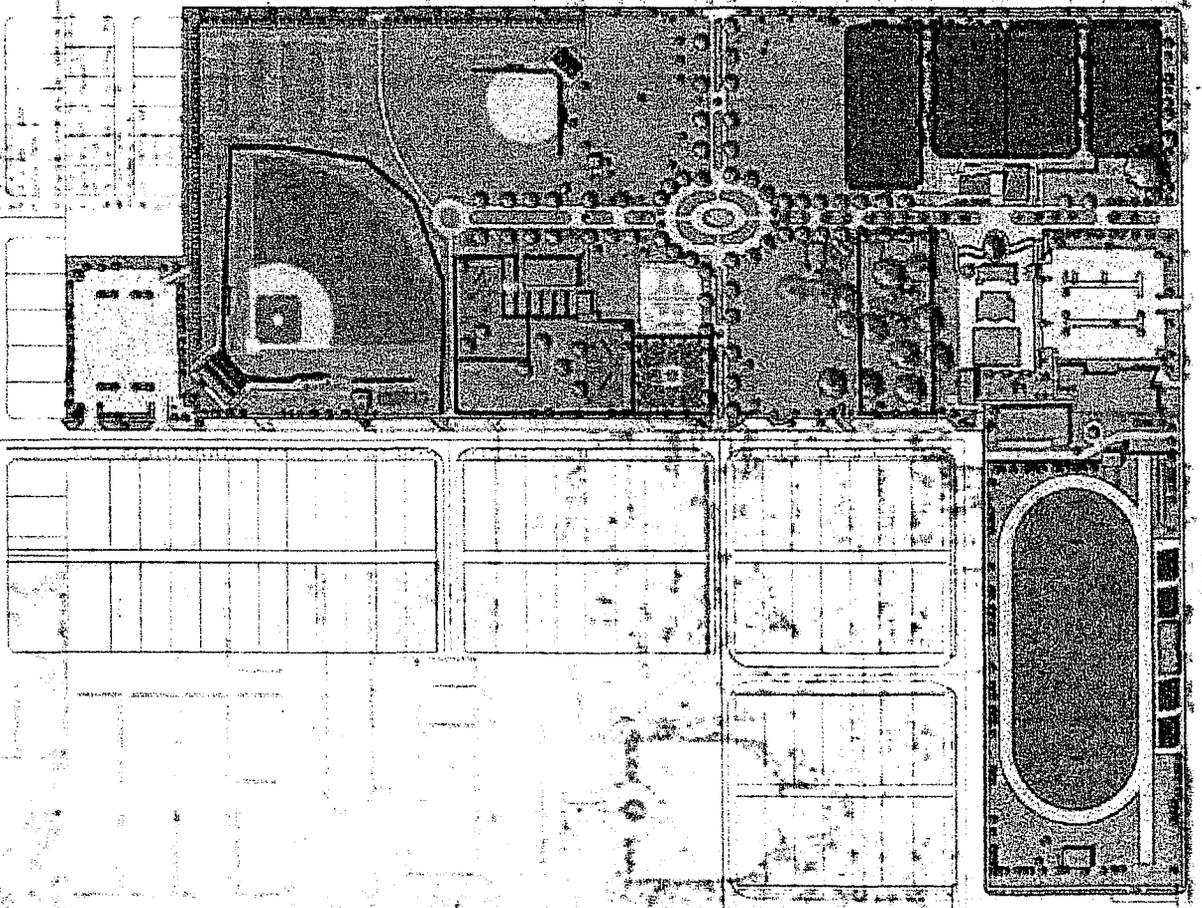
- Separate area for small dogs
- 4 ft high fence

Fence Options



PRELIMINARY MASTER PLAN

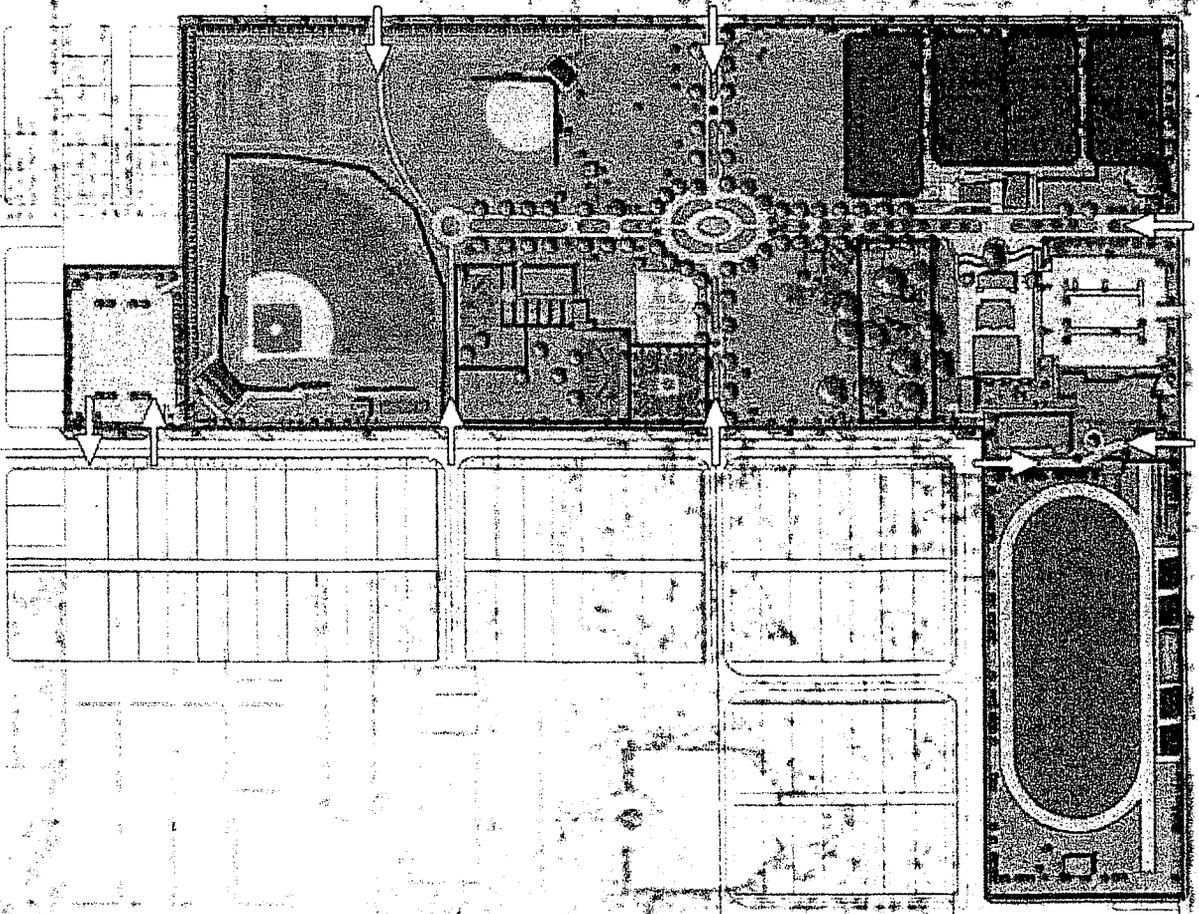
Perimeter Fence Study



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North Arrow
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PRELIMINARY MASTER PLAN

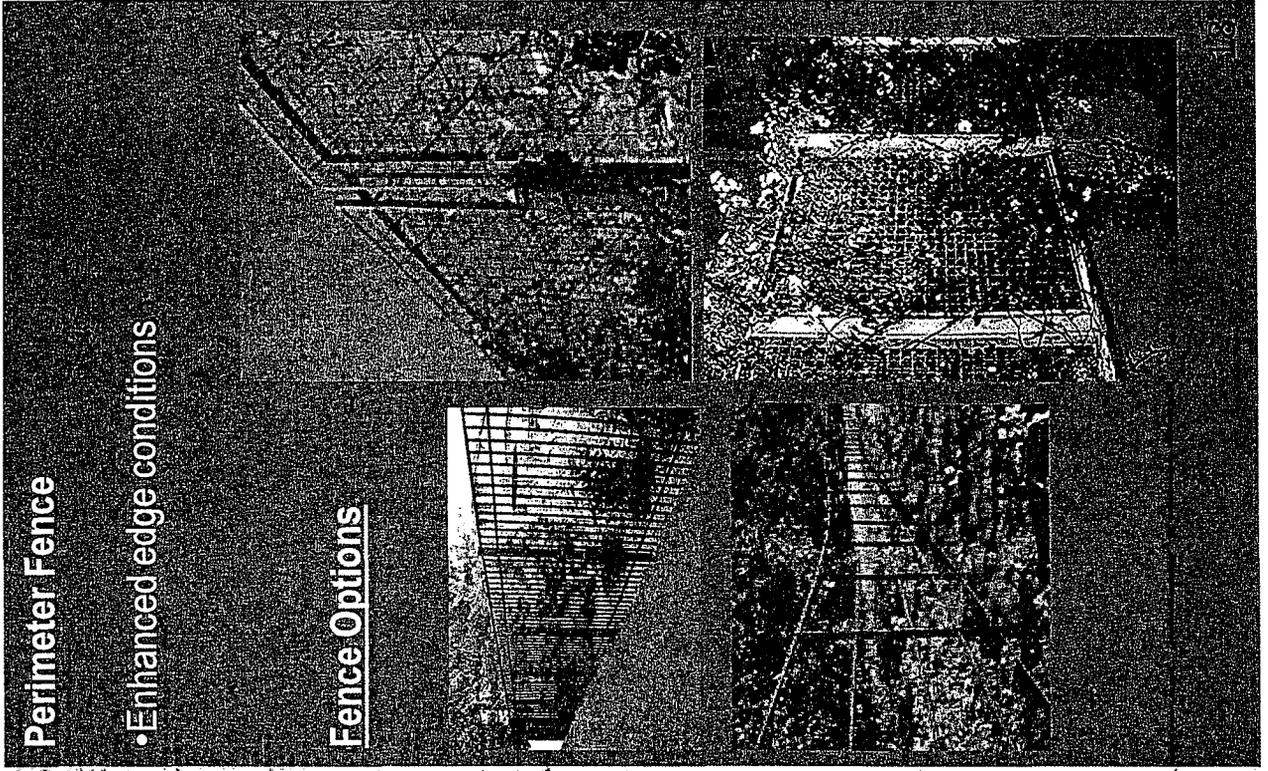
Perimeter Fence Study



Perimeter Fence

- Enhanced edge conditions

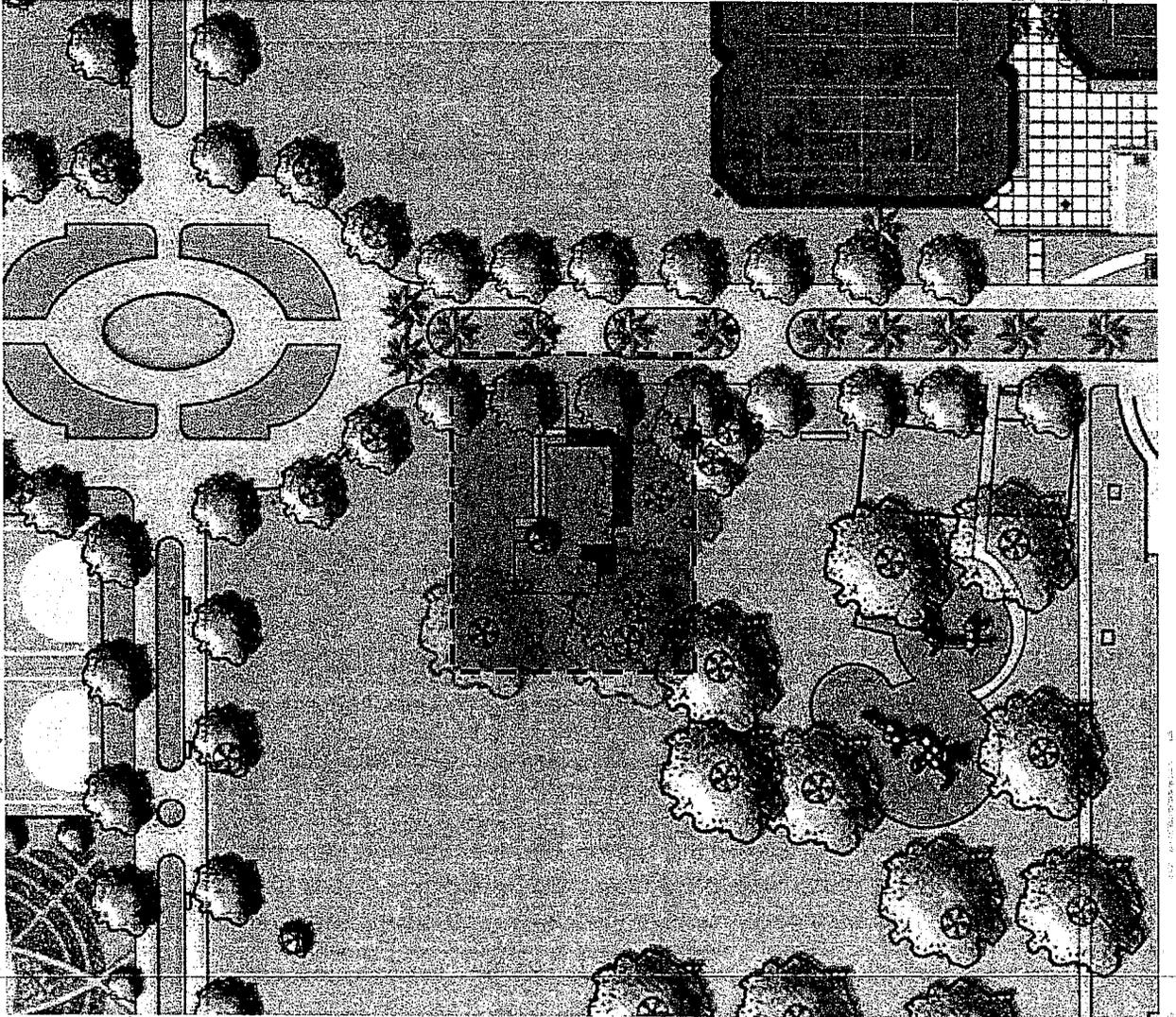
Fence Options



PRELIMINARY MASTER PLAN

Lodge House

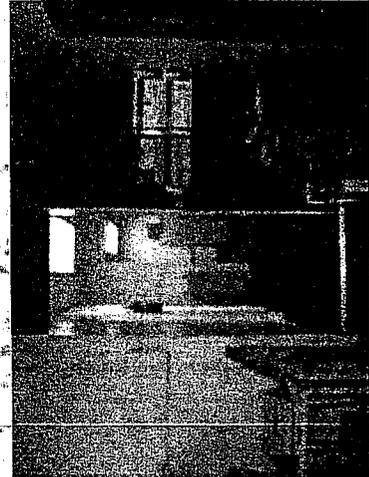
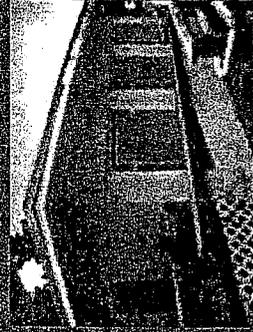
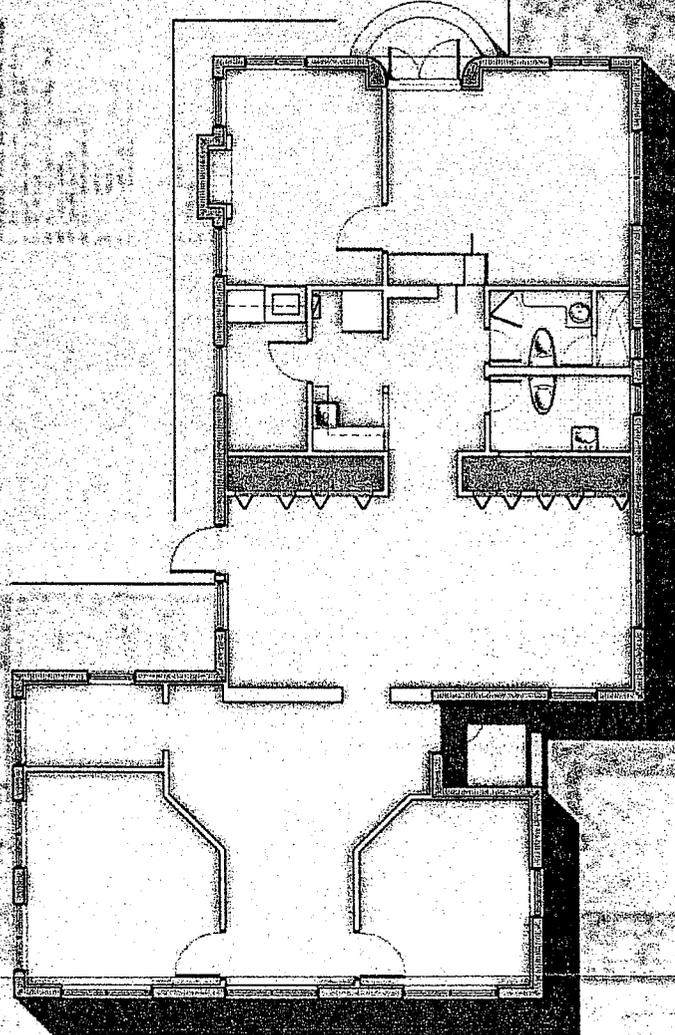
- Renovation of interiors
- Access from pedestrian promenade
- 1729 sf
- Typical house architecture of the 50's
- Some art deco motifs at entrance



PRELIMINARY MASTER PLAN

Lodge House - Existing Conditions

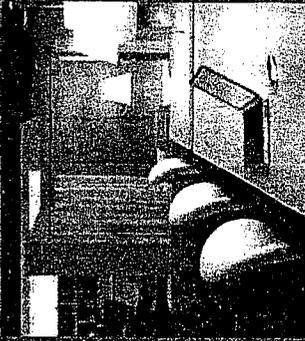
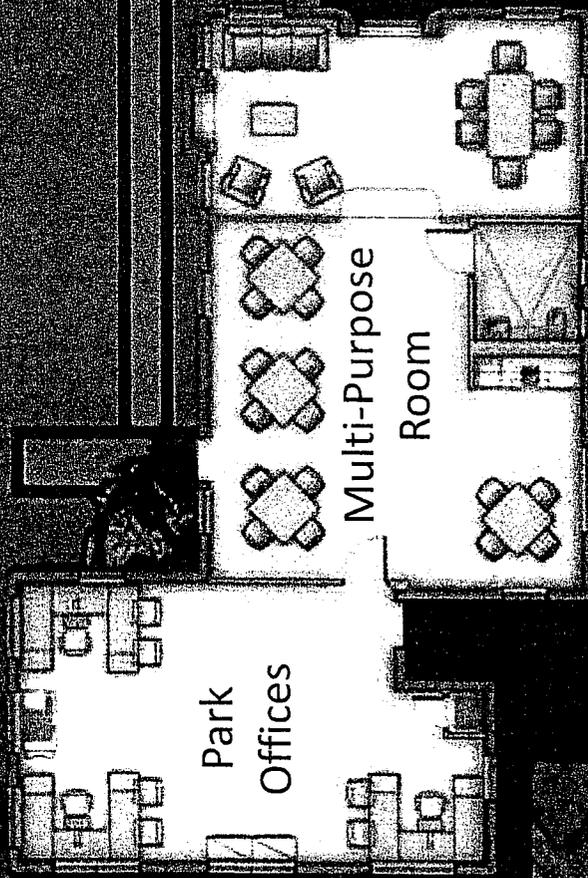
- Existing Conditions
 - Property Management Offices to be relocated
 - Two Restrooms
 - Window A/C Units
 - Accessible ramp



PRELIMINARY MASTER PLAN

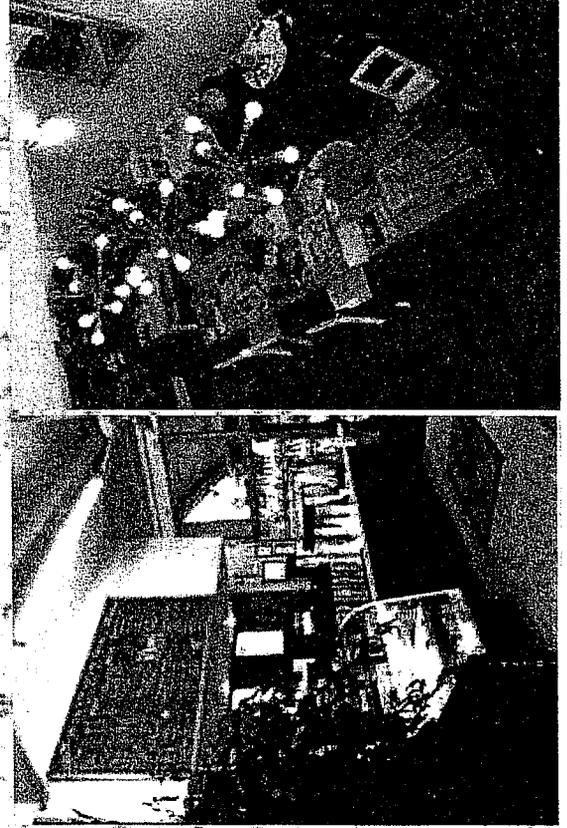
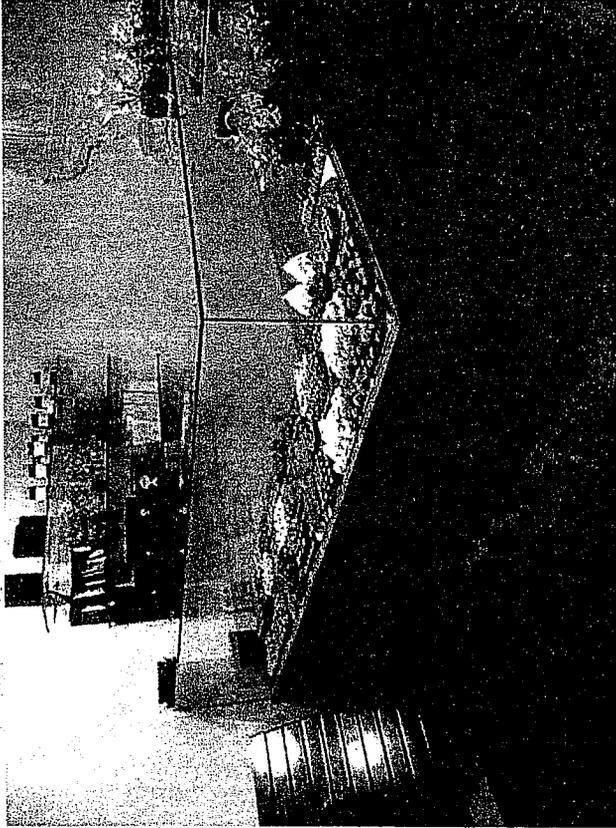
Lodge House

- Potential uses for Lodge House
 - Parks and Recreation offices
 - Concession
 - Multi-purpose room
 - Park information/rental office
 - Rental facility for meetings/HOA's/parties
 - Art and music multi-purpose cultural room



PRELIMINARY MASTER PLAN

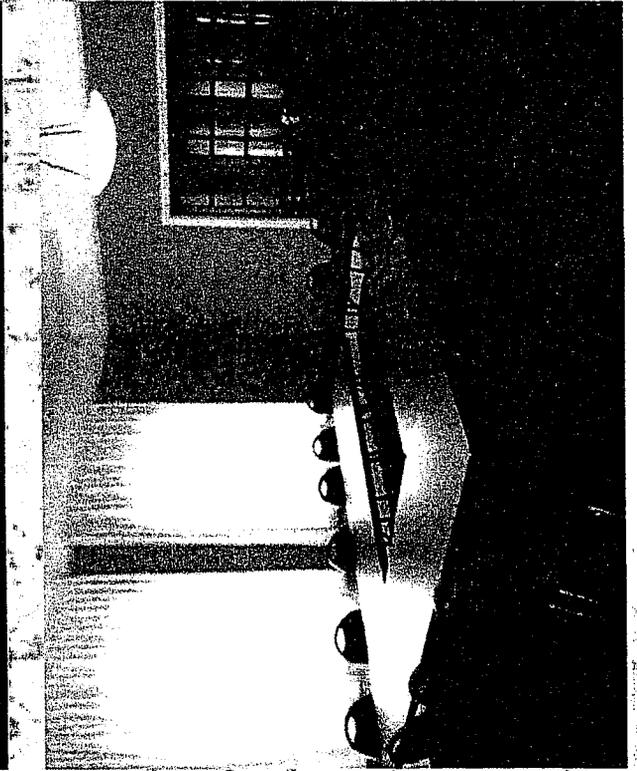
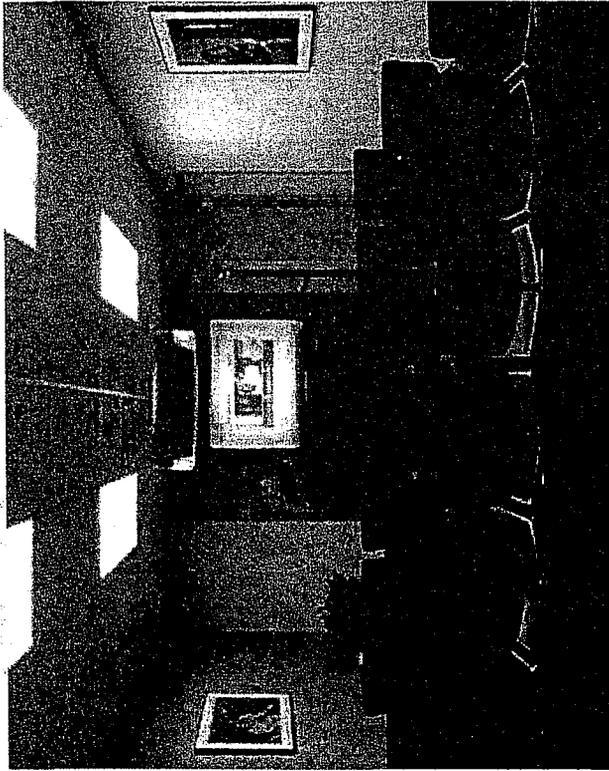
Lodge House



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 - Rental facility for meetings/HOA's/parties
 - Art and music multi-purpose cultural room
 - Exercise classes

PRELIMINARY MASTER PLAN

Lodge House

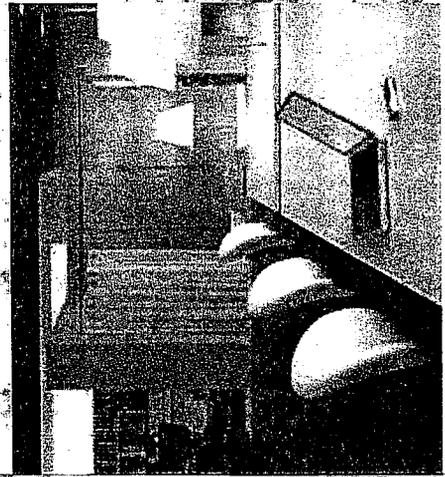
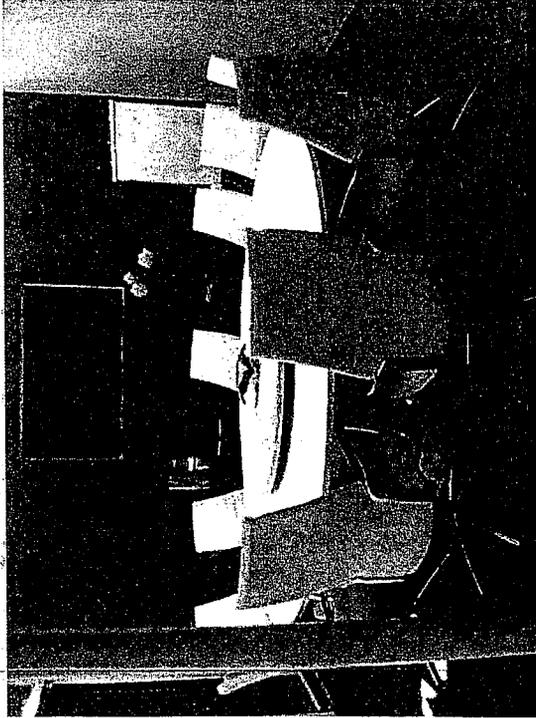


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PRELIMINARY MASTER PLAN

Lodge House

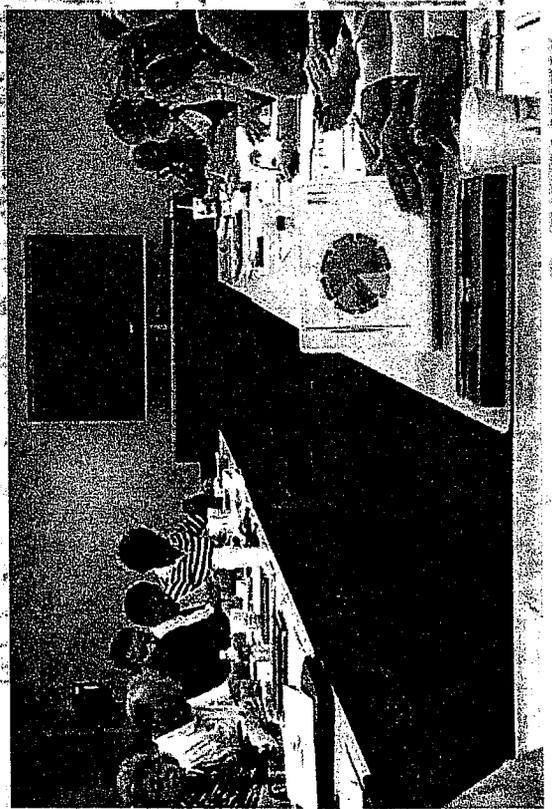
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PRELIMINARY MASTER PLAN

Lodge House

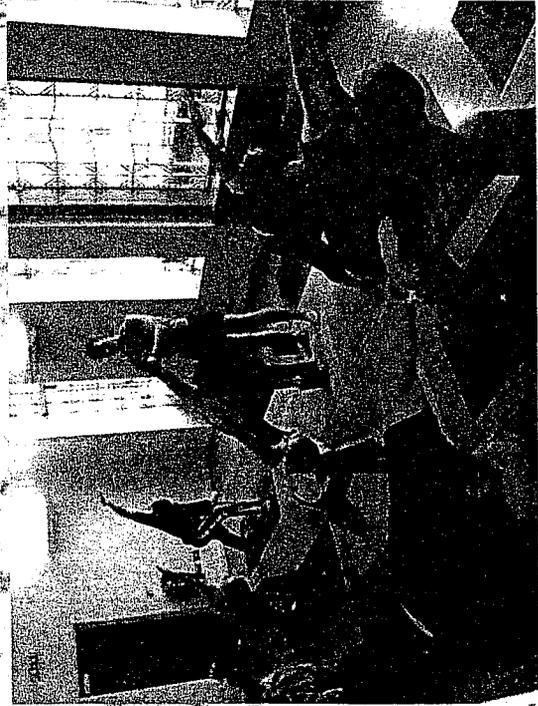


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PRELIMINARY MASTER PLAN

Lodge House

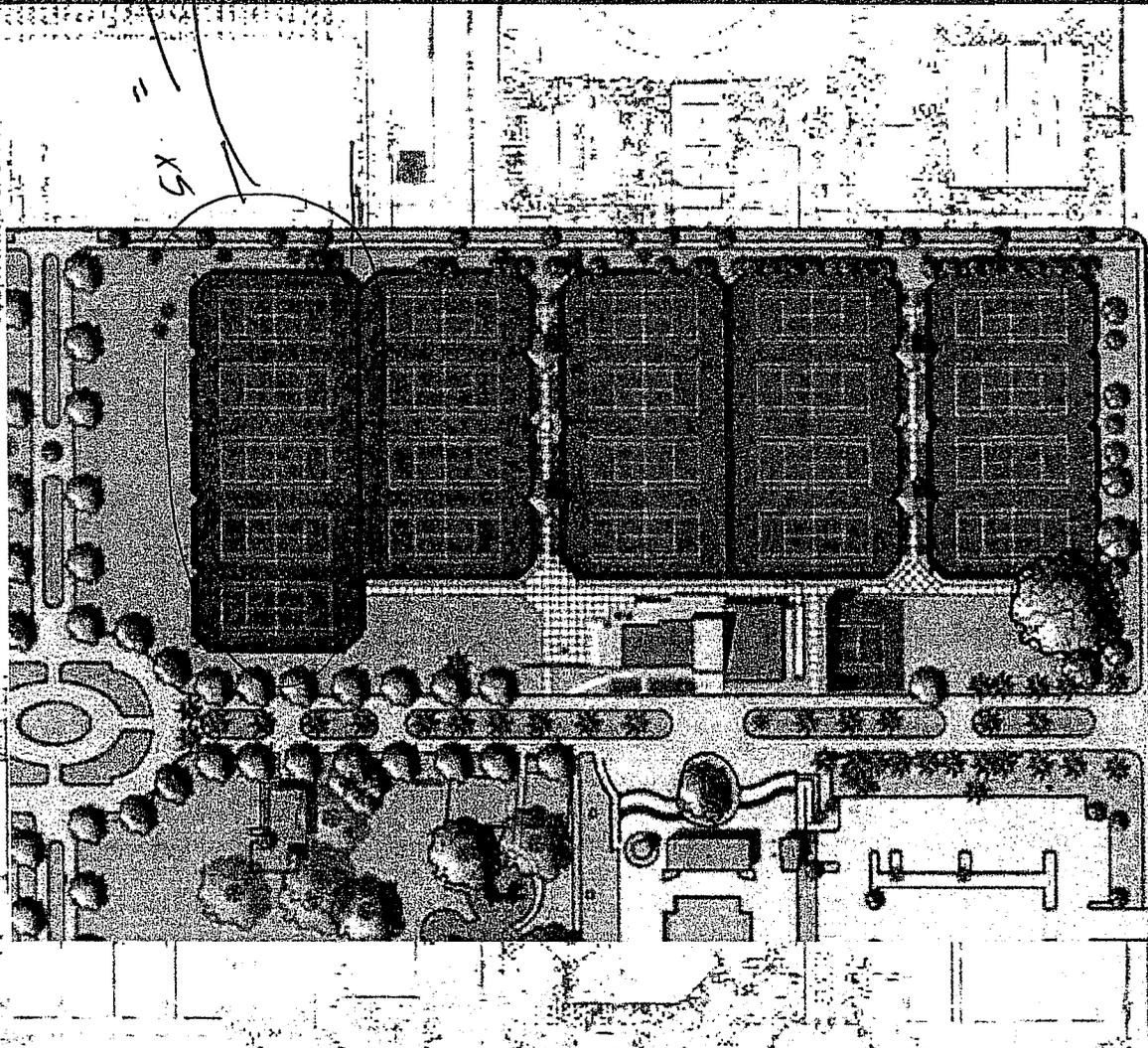
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PRELIMINARY MASTER PLAN

Impact of Additional Hydro-Grid Courts

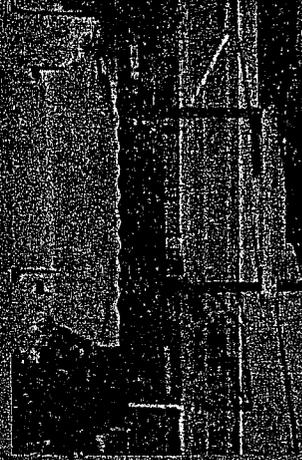
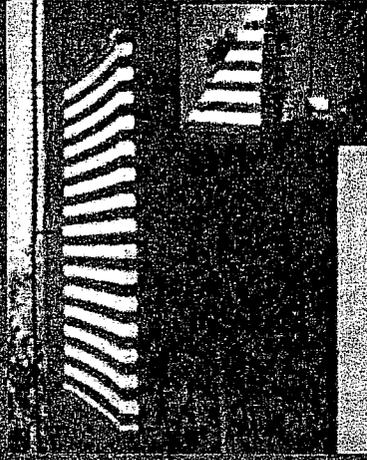
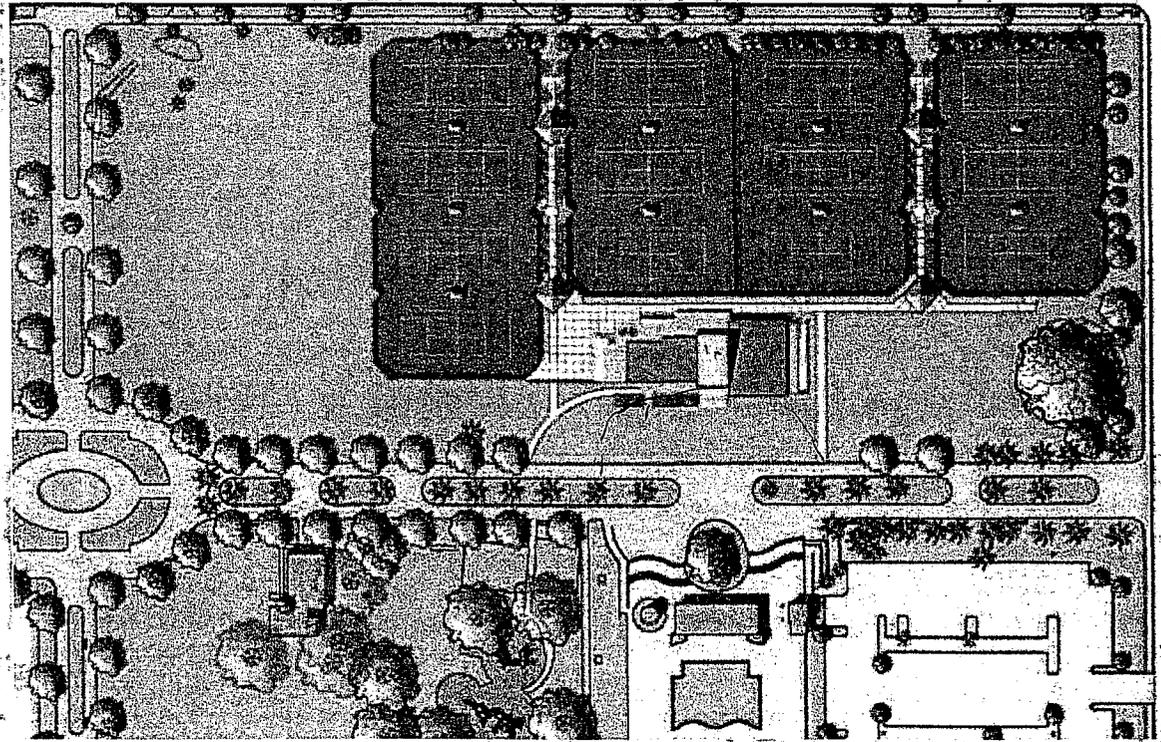
- 16 Hydro-Grid Courts
- 5 Hard Courts
- 21 Total Courts
- Reduced Green Space (121 ft. reduction)



PRELIMINARY MASTER PLAN

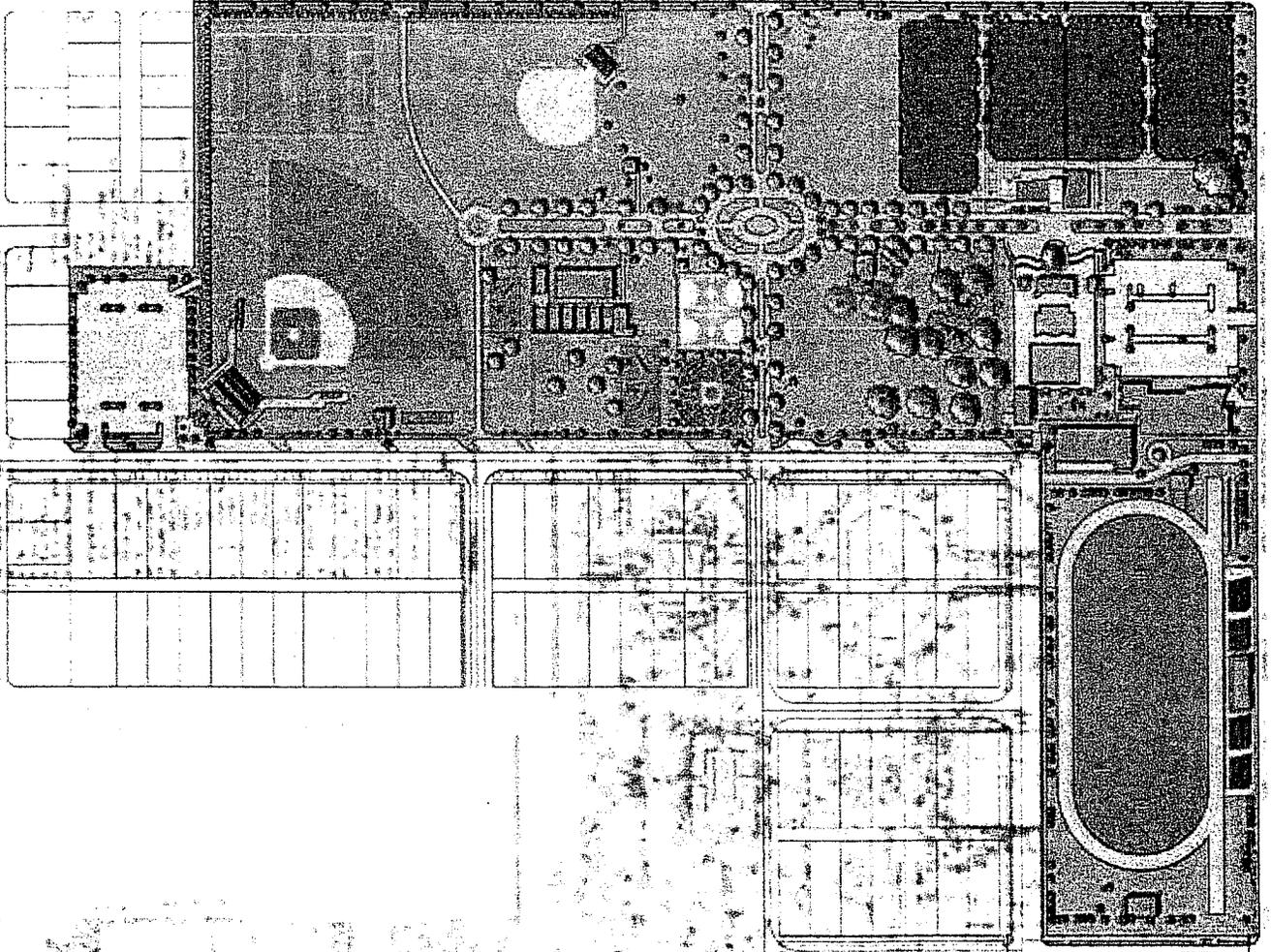
Impact of Shade Kiosk Between Courts

- Reduced number of courts.
- 9 Hydro-Grid Courts
- 4 Hard Courts
- Total Courts 13
- Increased green in Front of Tennis Center

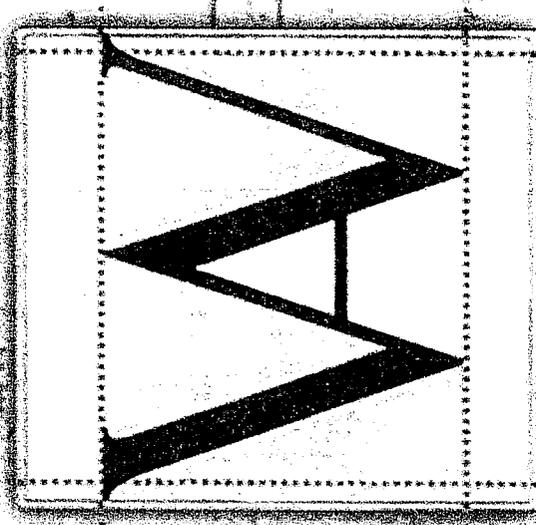


PRELIMINARY MASTER PLAN

OPTION 1



WOLFBERG
A L V A R E Z





FLAMINGO PARK
CONCEPTUAL BUDGET ESTIMATE

April 25, 2009

PRELIMINARY MASTER PLANS	OPTIONS				
	I	K	L	SHADE BOOTHS (LESS COURTS)	3 ADDED COURTS
1 Upgrade Box Office (in Baseball Field)					
* Accessibility upgrades, patch stucco/repaint, new lighting	\$40,000	\$40,000	\$40,000	\$40,000	\$40,000
2 Renovate Restrooms (in Baseball Field)					
* Accessibility upgrades, new plumbing fixtures, new finishes, patch stucco/repaint, new lighting	\$65,000	\$65,000	\$65,000	\$65,000	\$65,000
3 Upgraded Baseball Field					
* Augment field lighting, New batting cages, install new storm drainage in batting cages area	\$125,000	\$125,000	\$125,000	\$125,000	\$125,000
* Replace existing asphalt with landscaping around stadium seating	\$7,500	\$7,500	\$7,500	\$7,500	\$7,500
* Accessibility upgrades for stadium seating	\$25,000	\$25,000	\$25,000	\$25,000	\$25,000
4 Upgraded Dog Park					
* Upgrade fencing, re-sod, add convenience seating, introduce exercise equipment for dogs	\$18,000	\$18,000	\$18,000	\$18,000	\$18,000
* Relocation of Existing Dog Park					
5 Renovate Joe Rubin Handball Courts					
* Replace entry door/hardware, remove chain link fence, replace lighting, patch and paint, replace observation platform temporary roof with an awning	\$45,000	\$45,000	\$45,000	\$45,000	\$45,000
6 New Handball Courts					
* Demolish Robert Haas handball courts building.	\$25,000	\$25,000	\$25,000	\$25,000	\$25,000
* Construct (5 or 7) new outdoor handball courts with lighting. Approx. \$17,500 each.	\$122,500	\$122,500	\$122,500	\$122,500	\$122,500
7 Maintenance Facility					
* Demolish shop in its entirety	\$20,000	\$20,000	\$20,000	\$20,000	\$20,000
8 Maintenance Facility					
* Demolish shop and ancillary areas in its entirety	\$30,000	\$30,000	\$30,000	\$30,000	\$30,000
* Reconstitute area & landscaping	\$25,000	\$25,000	\$25,000	\$25,000	\$25,000
* New Maintenance Facility (allowance for 3,000sf @ \$225.00/sf)					
9 New Basketball Courts					
* Construct (2) new outdoor basketball courts with lighting	\$0	\$0	\$0	\$0	\$0
10 New Entrances and Enhanced Pedestrian Ways					
* Provide new entry features located at Jefferson and 11th Street, at Meridian and 13th Street, and at Michigan and 13th Street	\$60,000	\$60,000	\$60,000	\$60,000	\$60,000
* Enhance pedestrian walkways with augmented landscaping, seating and site furniture	\$65,000	\$65,000	\$65,000	\$65,000	\$65,000
* New concrete pathways, east west axis in northern quadrant	\$18,000	\$18,000	\$18,000	\$18,000	\$18,000
* New concrete pathways in northern extension	\$0	\$18,000	\$18,000	\$18,000	\$18,000
* Paved plaza in front of tennis center and pool building			\$20,000	\$20,000	\$20,000
11 New Restroom Building					
* Construct a new stand-alone restroom facility located at approximately 13th Street and Michigan Avenue	\$180,000	\$0	\$120,000	\$120,000	\$120,000
* Restroom building with plaza					
12 Lodge Renovation					
* Miscellaneous interior lodge renovations (allowance)	\$125,000	\$125,000	\$125,000	\$125,000	\$125,000



FLAMINGO PARK
CONCEPTUAL BUDGET ESTIMATE

April 25, 2009

OPTIONS

PRELIMINARY MASTER PLANS	I	K	L	SHADE BOOTHS (LESS COURTS)	3 ADDED COURTS
13 Football Field					
* Reconfigure track and install new surface at track.	\$175,000	\$175,000	\$175,000	\$175,000	\$175,000
* New Artificial Grass Surface excluding drainage (allowance).	\$800,000	\$800,000	\$800,000	\$800,000	\$800,000
* Upgrade restrooms, concession and box office with accessibility upgrades, patch stucco/repaint, new lighting, new plumbing fixtures and new interior finishes	\$125,000	\$125,000	\$125,000	\$125,000	\$125,000
* Press Box Renovations, new roof, removal of roof top observation deck, window and door replacements, new interior finishes, interior lighting, casework, wall A/C unit.	\$80,000	\$80,000	\$80,000	\$80,000	\$80,000
* Upgrade field lighting	\$125,000	\$125,000	\$125,000	\$125,000	\$125,000
* Renovate interior of Neham football field house to accommodate office space	\$25,000	\$25,000	\$25,000	\$25,000	\$25,000
14 Tennis Center					
* New Tennis Pavilion Building	\$2,710,000	\$0	\$0	\$0	\$0
* New (13) hydro grid tennis courts and (5) hard courts and ancillary enhancements	\$2,250,000	\$2,250,000	\$0	\$0	\$0
* New (12) hydro grid tennis courts and (5) hard courts and ancillary enhancements	\$0	\$0	\$2,165,000		
* New (16) hydro grid tennis courts and (5) hard courts and ancillary enhancements		\$0	\$0	\$0	\$2,505,000
* New (9) hydro grid tennis courts and (4) hard courts and ancillary enhancements				\$1,740,000	\$0
* Renovate Existing Tennis Pavilion Building	\$0	\$0	\$0	\$0	\$0
* New Smaller Tennis Pavilion		\$2,403,475	\$2,403,475	\$2,403,475	\$2,403,475
* Shade Booth		\$0	\$0	\$33,000	
15 New Park Center Water Feature					
* Construct a new interactive water feature located in the center of the park, seating, hardscape furniture, landscaping upgrades	\$200,000	\$200,000	\$200,000	\$200,000	\$200,000
16 Demolition of Friendship Corner and Shuffle Courts					
* Demolish Friendship Corner building and shuffle courts and landscape the area	\$20,000	\$20,000	\$20,000	\$20,000	\$20,000
17 Renovate Softball Field Bathrooms					
* Accessibility upgrades and miscellaneous improvements to this building	\$35,000	\$35,000	\$0	\$0	\$0
18 Park Wide Improvements					
* Enhance park lighting (sports lighting upgrades are included elsewhere) -	\$500,000	\$500,000	\$500,000	\$500,000	\$500,000
* New signage package including monumental signage	\$70,000	\$70,000	\$70,000	\$70,000	\$70,000
* Irrigation Improvements, (11 acres)	\$475,000	\$475,000	\$475,000	\$475,000	\$475,000
* New perimeter state fencing and removal of existing chain link fences (6,000 +/- lin	\$650,000	\$650,000	\$650,000	\$650,000	\$650,000
* Upgraded landscaping (allowance)	\$500,000	\$500,000	\$500,000	\$500,000	\$500,000
19 New Teenage Activity Area					
* Allowance, (Scope Undefined)	\$225,000	\$0	\$225,000	\$225,000	\$225,000
20 New Internal Parking Lot					
* +/- 100 parking spaces	\$0	\$0	\$0	\$0	\$0
21 Community Garden					
* Trellis		\$15,000	\$15,000	\$15,000	\$15,000
* Hardscape		\$5,000	\$5,000	\$5,000	\$5,000
* Bird Bath		\$2,500	\$2,500	\$2,500	\$2,500
* Sidewalks		\$15,000	\$15,000	\$15,000	\$15,000
22 Bike Path on Michigan Avenue					
* Sidewalks/ Teen Plaza		\$18,000	\$18,000	\$18,000	\$18,000
Totals:	\$9,961,000	\$9,322,975	\$9,567,975	\$9,175,975	\$9,907,975

Date of Meeting: May 12, 2009
Location of meeting: 21st Street Recreation Center
In attendance: (see attached)

Discussion items/recommendations:

1. Construction Plan – Tennis Center building

Renderings of the initial option for the tennis center and tennis courts (with the tennis center rebuilt where currently located), as well as the revised option for the tennis center and tennis courts (tennis center shifted further north in the tennis complex footprint) was distributed to all those present.

- a. Preference was expressed to maximize the square footage of the tennis center as close to the square footage of the original proposed plan, but in the new location
- b. Expressed a preference to keep the multi-purpose room space and investigate whether bathrooms could be located in/near the multi-purpose space
- c. Consensus from group was that if adding space back to the plan resulted in losing a tennis court, that the preference would be to keep the tennis court and not increase size
- d. Provide as much covered terrace area as possible

Staff will look at the proposed second tennis center building option to identify additional space that may be added to the tennis center building, and provide those options, as well as cost, at the next Commission Committee meeting on this subject.

2. Construction Plan – Tennis Center courts

Those present offered suggestions on proposed amenities in the tennis court area. These included:

- a. Don't add tables within alleys; instead, place benches under a shade structure between courts (every other court) and provide a drinking water source. This option improves safety as the players can watch over their personal items, as compared to leaving them in the alleys outside of the fence
- b. Place small bleachers with a canopy on either end of the rows of courts (west or east ends) to allow spectators within the court line-of-vision

CIP staff indicated that most of these requests could be accommodated. They will provide cost estimates associated with the proposed changes/additions.

3. Construction Schedule

This discussion centered around the current schedule and the impact of construction activities on the use of the tennis courts. Comments/suggestions/questions on this issue included:

- a. Whether the city has developed a phased plan for construction that could allow some courts to remain available
- b. Can the City put temporary trailer(s) to serve as a tennis center and build 10 courts at a time

CIP staff explained that there are costs and design implications associated with phasing the construction activities, and advised that those cost estimates will be provided at the next Finance Citywide Projects Committee meeting.

4. Hard courts vs. clay courts (Hydro courts)

This issue consumed the majority of the discussion, with all of those present expressing a preference for all of the tennis courts to be clay hydro-courts. Comments/suggestions on this issue included:

- a. Majority of tennis players want clay courts
- b. Only Miami Beach High School uses hard courts; eliminate the hard courts and let the High School find another place to play.
- c. Add five hard courts in the green space north of the current tennis center complex footprint for the high school to use, and leave the other 17 courts in the existing tennis center complex as clay hydro courts.

Option (c) above would result in reducing the open green space. It was explained to those present that this would require additional reviews by the Historic Preservation Board, as they have already approved the existing foot print. However, staff was asked to prepare cost estimates for this recommendation.

5. Other suggestions/ recommendations

The following additional comments were made for consideration:

- a. Prioritize funding to Tennis Courts over other proposed capital improvements expenditures for the Park
- b. Look at other potential locations for practice wall
- c. Ensure that there are bike racks at or near the tennis center complex
- d. Look at Polo Park as possible alternative for MBHS (understood that repairs were pending School Board discussions, lighting may be required, etc.)

CIP staff has been asked to look at possible locations for a practice wall. The previous location will not be possible in light of Historic Preservation Board direction to remove original one. CIP staff will also address item (c).

Parks

II. Cost Summary												(2320) pksflamgob - Flamingo Park											
Cost Category	Prior Years	Appropriated	Mid Year	Total	2009/10	2010/11	2011/12	2012/13	2013/14	Beyond	Total												
		October	Administrative	Prior						2014													
		2008	Change	Appropriation																			
ap383 Art in Public Places Fund 383	31,955	0	0	31,955	0	0	0	0	0	0	31,955												
ap302 Art in Public Places Fund 302	0	0	0	0	88,196	0	0	0	0	0	88,196												
apunf Art in Public Places Unfunded	0	0	0	0	31,838	0	0	0	0	0	31,838												
cm302 Construction Management 302	0	0	0	0	309,783	0	0	0	0	0	309,783												
cm377 Construction Management 377	164	0	0	164	0	0	0	0	0	0	164												
cm383 Construction Management 383	60,782	0	0	60,782	0	0	0	0	0	0	60,782												
cmunf Construction Management Unfunded	0	0	0	0	145,059	0	0	0	0	0	145,059												
co303 Construction Fund 303	200,000	135,611	0	335,611	0	0	0	0	0	0	335,611												
co374 Construction Fund 374	270,028	0	0	270,028	0	0	0	0	0	0	270,028												
co377 Construction Fund 377	53,500	0	0	53,500	0	0	0	0	0	0	53,500												
co383 Construction Fund 383	1,766,552	0	(60,427)	1,706,125	0	0	0	0	0	0	1,706,125												
co390 Proposed Miami-Dade Cty Bds	2,620,000	0	0	2,620,000	0	0	0	0	0	0	2,620,000												
co302 Construction Fund 302	0	0	0	0	2,400,000	0	0	0	0	0	2,400,000												
counf Construction Unfunded	0	0	0	0	2,747,327	0	0	0	0	0	2,747,327												
ct302 Contingencies Fund 302	0	0	0	0	700,000	0	0	0	0	0	700,000												
ctunf Contingencies Unfunded	0	0	0	0	274,733	0	0	0	0	0	274,733												
de370 Design & Engineering Fund 370	336,423	0	0	336,423	0	0	0	0	0	0	336,423												
de374 Design & Engineering Fund 374	22,272	0	0	22,272	0	0	0	0	0	0	22,272												
de383 Design & Engineering Fund 383	92,589	0	60,427	153,016	0	0	0	0	0	0	153,016												
de390 Proposed Miami-Dade Cty Bds	479,000	0	0	479,000	0	0	0	0	0	0	479,000												
de302 Design & Engineering Fund 302	0	0	0	0	395,000	0	0	0	0	0	395,000												
pm374 Program Management Fund 374	202,158	0	0	202,158	0	0	0	0	0	0	202,158												
Total	6,135,423	135,611	0	6,271,034	7,091,936	0	0	0	0	0	13,362,970												

III. Funding Summary												(2320) pksflamgob - Flamingo Park											
Funding	Prior Years	Appropriated	Mid-year	Total	2009/10	2010/11	2011/12	2012/13	2013/14	Beyond	Total												
		October	Administrative	Prior						2014													
		2008	Change	Appropriation																			
302 Pay As You Go	0	0	0	0	3,892,979	0	0	0	0	0	3,892,979												
303 Grant Funded	200,000	135,611	0	335,611	0	0	0	0	0	0	335,611												
370 RCP-1996 15M GO Bond	336,423	0	0	336,423	0	0	0	0	0	0	336,423												
374 '99 GO Bond Parks	494,458	0	0	494,458	0	0	0	0	0	0	494,458												
377 '99 GO Bond Parks & Beaches (B)	53,664	0	0	53,664	0	0	0	0	0	0	53,664												
383 2003 GO Bonds Pks & Beaches	1,951,878	0	0	1,951,878	0	0	0	0	0	0	1,951,878												
390 Miami-Dade County Bond	3,099,000	0	0	3,099,000	0	0	0	0	0	0	3,099,000												
Unfunded	0	0	0	0	3,198,957	0	0	0	0	0	3,198,957												
Total Funded	6,135,423	135,611	0	6,271,034	3,892,979	0	0	0	0	0	10,164,013												
Total Unfunded	0	0	0	0	3,198,957	0	0	0	0	0	3,198,957												
Total Budget	6,135,423	135,611	0	6,271,034	7,091,936	0	0	0	0	0	13,362,970												

IV. Explanation of Variance from Capital Budget												(2320) pksflamgob - Flamingo Park											
Variance	Resolution										Explanation												

V. Budget Amount By Categories												(2320) pksflamgob - Flamingo Park											
	Budget	% of Budget	Funded	% of Funded	Unfunded																		
					SW	W&S	UNF																
Art In Public Places:	151,989	1.1%	120,151	0.9%	0	0	31,838																
Construction Management:	515,788	3.9%	370,729	2.8%	0	0	145,059																
Construction:	10,132,591	75.8%	7,385,264	55.3%	0	0	2,747,327																
Contingency:	974,733	7.3%	700,000	5.2%	0	0	274,733																
Design:	1,385,711	10.4%	1,385,711	10.4%	0	0	0																
Equipment:	0	0.0%	0	0.0%	0	0	0																
Program Management:	202,158	1.5%	202,158	1.5%	0	0	0																
Total:	13,362,970	100%	10,164,013	76%	0	0	3,198,957																

Parks

I. General

(2320) pksflamgob - Flamingo Park

Title: Flamingo Park
Project #: pksflamgob
Department: CIP Office
Manager: Mario Gonzalez-Pola / Nury Menicucci
Category: cip
Domain: Parks
Location: flamingo

OPERATING IMPACT		Annual Incremental Cost
Operating Categories		
Personnel		
Operating and Maintenance		
Miscellaneous		
TOTAL OPERATING COST		-

Description: *This project is included in the City of Miami Beach Parks Program. The project includes demolition of the Abel Holtz Tennis Center. The replacement of the Tennis Center and courts, landscaping, lighting, renovation of restrooms and other buildings, resurfacing of the football fields. City was awarded a grant from FRDAP for \$200,000 (7/26/07). The tennis stadium was demolished and the area restored as an irrigated open green space. The consultant is actively developing the master plan and has presented them to the Finance Citywide projects Committee (FCWPC) for direction on which Master Plan option is to be further developed.*

Justification: *The \$3.5 million funding request for fiscal year 2008 - 2009 was originally projected for fiscal year 2007 -2008. Due to more accurate scheduling, this request was pushed to fiscal year 2008 - 2009. The current request reflects further developed construction costs, contingency, construction management fees, and the corresponding contribution to AIPP, based on the Master Plan option selected by FCWPC on April 14, 2009. Included in the costs of the selected Master Plan option is a cost associated with additional Tot Lot equipment as directed by FCWPC.*

Project Timeline:	A/E Request for Qualificat	Month/Year	A/E Request for Qualifications Con	Month/Year
	A/E Agreement Award:	Sep-07		
	Planning Starts:	Mar-08	Planning Completion:	Apr-09
	Design Starts:	Jun-09	Design Completion:	Nov-09
	Bid Start:	Feb-10	Bid Completion:	Mar-10
	Construction Contract Awar	Apr-10		
	Construction Starts:	May-10	Construction Completion:	May-11