

# MIAMI BEACH

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

## COMMITTEE MEMORANDUM

TO: Members of the Finance and Citywide Projects Committee

FROM: Jimmy L. Morales, City Manager

DATE: JUNE 08, 2016

SUBJECT: REPORT OF THE FINANCE AND CITYWIDE  
PROJECTS COMMITTEE (FINANCE) MEETING ON  
MAY 20, 2016

The agenda is as follows:

### OLD BUSINESS

1. Discussion Regarding whether or not to pursue food and beverage concessions for Soundscape Park, Collins Park, and the Miami Beach Botanical Garden (May 21, 2014 Commission Item C4C)(194)

### ACTION

The Committee recommended moving forward with the Soundscape Park concession. Staff will take this item to the capital budget workshop to find funding for the costs outlined below:

### Construction Costs

Item	Quantity	Unit	Unit Cost	Estimated Cost	Notes
Demolition, Clear and Grub	1700 SF		\$ 8.50	\$ 14,450.00	
Building Construction	1400 SF		\$ 250.00	\$ 350,000.00	Inclusive of MEP, finishes & toilets
Dumpster Enclosure/Can Wash	100 SF		\$ 140.00	\$ 14,000.00	
Kitchen Equipment	1 LS		\$ 30,000.00	\$ 30,000.00	Concession Cooking Equipment
Hood and Exhaust	1 LS		\$ 7,500.00	\$ 7,500.00	Single hood with Ansul System
Grease Trap	1 LS		\$ 7,500.00	\$ 7,500.00	
Utilities, Water and Sewer	1 LS		\$ 45,000.00	\$ 45,000.00	
Fire Alarm	1 LS		\$ -	\$ -	Included in bldg construction
POS System	1 LS		\$ 14,500.00	\$ 14,500.00	(4) Stations
Seating Area	850 SF		\$ 8.00	\$ 6,800.00	Outdoor, uncovered seating
Furnishings	10 EA		\$ 1,000.00	\$ 10,000.00	
Landscaping	1 LS		\$ 65,000.00	\$ 65,000.00	

Sub-total	<b>\$ 564,750.00</b>
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Agenda Item CC C  
Date 6-8-16

**Project Soft Costs**

Item	Quantity	Unit	Unit Cost	Estimated Cost	Notes
Design Fees	9 %			\$ 49,600.00	
Construction Administration	4.5 %			\$ 24,800.00	
Surveying	1.5 %			\$ 8,300.00	
Testing and Inspections	2 %			\$ 11,100.00	
Building Permits	3 %			\$ 16,600.00	
Project Contingency	15 %			\$ 82,600.00	
CIP Project Fee	6.5 %			\$ 48,400.00	

<b>Sub-total</b>	<b>\$ 247,600.00</b>
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**Project Order of Magnitude Estimate      \$ 812,350.00**

**Assumptions**

- No additional site work such as fencing, pathways, etc...
- Connect to existing utilities
- No upgrades to utilities included
- Landscaping assumes connection to existing irrigation
- Kitchen equipment for Concession cooking

The Committee recommended staff reach out to the Bass Museum staff to collaborate on creating concessions at Collins Park and bring this item back to Finance.

The Committee recommended staff reach out to the Miami Beach Botanical Garden on their expansion plan and bring this item back to Finance.

**2. Discussion Regarding Implementing An Open Data Policy (March 9, 2016 Commission Item C4E) (293)**

**ACTION**

The Committee recommended staff move forward with preparing an open data plan that can be proposed in the City Manager's budget. The plan is to include a governance process, facilitation of sign offs and community feedback. Staff is to bring this item back to Finance with the proposed plan.

**3. Discussion Regarding The Creation Of The Ocean Court Green Alley Española Way (East) Green Alley (February 24, 2016 Commission Item R9B) (296)**

**ACTION**

The Committee recommended moving forward with the revised term sheet and authorized negotiations to begin with the developer for the final development agreement which will be presented to the City Commission.

## **NEW BUSINESS**

- 4. Discussion Regarding Miami New Drama Becoming The Resident Theater And Venue Manager For The Colony Theater As A Pilot Program (April 13, 2016 Commission Item C4M)(299)**

### **ACTION**

The Committee recommended that staff negotiate terms with Miami New Theater staff and bring this item back to Finance.

Negotiations are to include the management of the Colony Theater being transferred to the Miami New Theater as an 18 month "pilot program." Miami New Theater will act as the resident professional theater company, producing its own shows while continuing to make the theater available to its nonprofit users, benefitting residents and visitors while also promoting Miami Beach as an international cultural destination.

Miami New Drama will also negotiate a budget to include an operating subsidy from the City to give them the greatest chance for success and to help ensure the theater is a success.

- 5. Discussion Regarding A Competition Swimming Pool (April 27, 2016 Commission Item R9E)(303)**

### **ACTION**

The Committee recommended staff continue to study the numbers, research swimming pool options with master planners and bring this item back to Finance.

- 6. Discussion Regarding a Resolution Approving the Purchase of Flood Insurance, All-Risk Property Insurance, Including Windstorm, Boiler & Machinery Insurance for City Buildings and Contents (Including New Construction); And Fine Arts Insurance (Bass Museum), As Proposed by Arthur J. Gallagher Risk Management Services, Inc., The City's Broker of Records (May 28, 2014 Commission Item R7E)(304)**

### **ACTION**

The Committee recommended based on the response that the City has received from the State of Florida, and in recognition of the recommendation made by the Finance Committee in August 2014, to continue purchasing additional Named Windstorm limits (if available and within budget). The Administration is recommending the selection of Option II. This option includes an increase in the Named Windstorm insurance limit by \$5 million to obtain a total of \$25 million in Named Windstorm coverage. The AOP limit will be \$100 million, until the Miami Beach Convention Center returns to the Master Property Insurance Program in 2018.

The estimated renewal premium for property, boiler and machinery, and fine arts

coverage is \$1,874,621. The City will continue to explore the other coverage options (e.g. Cyber Risk, Crime expansion) and report back to Finance when the pricing is available.

- 7. Discussion Regarding A New Lease Agreement, Between The City Of Miami Beach And South Florida Seniors In Action, Inc., At Southshore Community Center, 833 6th Street, Miami Beach, Florida (Item Placed on Agenda by Max Sklar TCD & Economic Development Director)(305)**

#### ACTION

The Committee recommended staff move forward in executing a new lease agreement with South Florida Seniors in Action, Inc. ("SFSIA") for 142 square feet of office space on the ground floor and Lighthouse Church of Miami Beach, Inc. ("LCOMB") for 82 square feet of interior storage space on the ground floor.

The proposed basic terms and conditions of the new leases are as follows:

**Term:** Thirty-nine (39) months commencing July 1, 2016 and ending September 30, 2019. (This is coterminous with all the other agreements at the Center).

**Base Rental Rate:** \$1.20 annually

**Lease Basis:** Triple Net - Tenant shall pay its proportionate share of the operating expenses which are currently estimated at \$11.06 per square foot. (SFSIA = \$130.88 monthly; LCOMB = \$75.58 monthly)

**Construction Allowance:** Tenant shall accept the Premises in "as-is" condition.

- 8. Discussion To Work With Miami-Dade County Public Schools (MDCPS) To Assess The Viability And Interest In A City Of Miami Beach School Bus Service Within The 2-Mile Boundary Of School Bus Service Provided By MDCPS (May 11, 2016 Commission Item C4K)(309)**

#### ACTION

Item deferred.

#### SUPPLEMENTAL ITEM

- 9. Discussion Regarding The Vacation Of A Portion Of The Alley Between Alton Road And West Avenue, Just South Of 17th Street – As Part Of A Proposed Mixed Use Project That Will Include Residential, Retail And Structured Parking, Including Public Parking (September 2, 2015 Commission Item C4I)(292)**

ACTION

Item deferred.

**10. Discussion Regarding 300 Alton Road (May 11, 2016 Commission Item C4D)(307)**

ACTION

Item deferred.

**11. Discussion To Consider Adopting The Disability Access Committee's Request For The City To Support Power Access Inc. For Disability Awareness Events (April 13, 2016 Commission Item R9S)(301)**

ACTION

The Committee recommended granting \$13,000 which covers the \$10,000 in fees and a waiver of the special event permit fees in the amount of \$3,000 of the \$5,000 total amount with hopes that the other \$10,000 will come from the Culture Arts Council for a total \$23,000. The remaining \$2,000 is the security deposit that will not be waived. Staff will provide the funding source when the item is brought before the Commission.