

MIAMI BEACH

COMMISSION MEMORANDUM

TO: Honorable Mayor and Members of the City Commission

FROM: Eric Carpenter, City Manager

DATE: February 26, 2025

TITLE: A RESOLUTION OF THE MAYOR AND CITY COMMISSION OF THE CITY OF MIAMI BEACH, FLORIDA, ACCEPTING THE RECOMMENDATION OF THE PUBLIC SAFETY AND NEIGHBORHOOD QUALITY OF LIFE COMMITTEE AT ITS JANUARY 29, 2025 MEETING, TO CONSIDER FUNDING DURING THE FISCAL YEAR 2026 BUDGET PROCESS, TO ENGAGE THE CONSULTANT KIMLEY HORN, TO CONDUCT A STUDY FOR THE RELOCATION OF THE SANITATION DEPARTMENT'S OPERATIONS OFFICE, CURRENTLY LOCATED ON THE FIRST FLOOR OF THE 17TH STREET PARKING GARAGE.

RECOMMENDATION

The Administration recommends accepting the recommendation of the Public Safety and Neighborhood Quality of Life Committee (PSNQLC) at its January 29, 2025 meeting, to consider funding during the Fiscal Year (FY) 2026 budget process to engage the consultant Kimley Horn, to conduct a study for the relocation of Sanitation Department's Operations office, currently located on the first floor of the 17th Street Parking Garage.

BACKGROUND/HISTORY

On October 30, 2024, at the request of Commissioner Laura Dominguez, the Mayor and City Commission (City Commission) approved item C4 AH, a referral to the PSNQLC, to discuss potential locations for the relocation of the Public Works Sanitation's Operations office, currently located on the first floor of the 17th Street Parking Garage.

ANALYSIS

Personnel

There are currently approximately 170 Sanitation Division field personnel that are deployed from the garage throughout the day (shifts start as early as 4:30 AM and typically end at about 11:00 PM), seven days per week.

There are 19 crew trucks, four specialty crews consisting of two Fly-Squads, and two Alley Crews, 11 pressure washers and supervisors stationed there. In addition to crews and equipment dispatched from the garage, currently there are crews that leave on foot to their respective assignments on a daily basis, as well as during special events, on Lincoln Road.

Equipment

There are approximately 40 trucks, and a variety of small equipment including gators, sidewalk sweepers, walk behind units and trailers. There are also tool lockers that contain hand tools for the crews. The larger equipment that is presently at Terminal Island includes street sweepers, grapple trucks, packers and roll off trucks that carry the 30-yard containers belonging to the Sanitation Division.

Parking

There is staggered parking for approximately 150 personal vehicles for staff at the garage. The Sanitation Division has an administrative office space, as well as large vehicle storage/deployment at Terminal Island where parking and traffic challenges currently exist.

The 17th Street Garage

The garage has approximately 1,500 parking spaces as well as office space utilized by the Parking Department and several storage areas. There are spaces at the rear of the garage dedicated to the Sanitation Division in close proximity to the break area. More parking for personal vehicles and Sanitation trucks is scattered on the upper floors.

The Operations Office currently in use by the Sanitation Division was upgraded about five years ago to include air conditioning, microwave ovens, and a refrigerator. A tool storage locker area was also upgraded. The existing bathroom facilities on the ground floor have proven to be too small and are currently closed, which has resulted in the utilization of two temporary trailer facilities located in the alleyway behind the garage.

451 Dade Boulevard (Public Works Operations Facility)

A central location would be ideal to accommodate not only the current needs of the Sanitation staff occupying the 17th Street Garage, but inclusive of the entire operation to offer a more efficient and consolidated base of operations for the Division.

On December 13, 2024, PSNQLC members held a discussion about available options including 451 Dade Boulevard. This space is currently occupied by Public Works Operations. The site has three primary buildings and two large water storage tanks. The buildings include the Public Works Operations building, a parts storage warehouse, a pump station for the water tanks and a converted pump station. The site also provides 256 parking spaces for Public Works employees and service vehicles. The middle of the site parking area is used for material storage including sand, gravel, and asphalt typically used for utility repairs and other Public Works operations. Bringing in another Division would require additional expansion and or a built out. While a promising option, PSNQLC members made a motion to return the following month with all available options to be considered for the proposed relocation.

Available Options

Staff looked into:

1. Terminal Island: The space was deemed too small and does not have enough parking space, it would present traffic challenges getting in and out, and it also has a very limited footprint to build on.

2. 2100 Meridian Avenue (Parks and Greenspace Operations Facility): The facility, which is home to approximately thirty employees, is used primarily by the Parks & Recreation Department and the Greenspace Management Division of the Public Works Department. In the center of the property is one large concrete structure that has fallen into such disrepair that it is only used as a warehouse/storage, and two modular trailers, one of which houses Parks & Recreation staff (but is in need of structural repairs) and another that is staffed at capacity with Greenspace Management employees. The perimeter of the property is used for staff parking, heavy equipment parking, machinery storage, storage container staging, park furnishings and equipment storage, a plant nursery, soil, sand/aggregate, and mulch piles, and several 40-yard dumpsters for debris and green waste storage.

While the location of the site, which is centrally located within the City, is desirable from a logistics and operations standpoint, in order to accommodate additional staff, the site would have to be reconfigured to optimize the usage of the space, and the concrete structure would have to be renovated in order to make the structure habitable again. Another limitation is that the site is bordered on all four sides by the Miami Beach Golf Course, making physical expansion of the site's boundaries impractical without negatively impacting the layout of the course.

3. Land available for rent: There are no properties available for rent that will have sufficient capacity for all Sanitation personnel, vehicles and equipment.

Development of High Level Cost Estimate for building out 451 Dade Boulevard:

The City would need to hire a consultant to provide an opinion of probable cost and concept design. The estimated cost to hire an outside consultant is \$100,000 - \$150,000. However, should the City decide to rehire Kimley Horn, who conducted the City’s Streetcar/ Lightrail Project in 2016, the estimated cost could be lower, about \$100,000, since they already have the majority of the data for the study that would only need to be updated. They are also in the City’s A & E rotational contract list.

The table below provided in Kimley Horn’s Streetcar/ Lightrail study in 2016 (which focused on the costs for Public Works Operations and Sanitation offices as well as parking) provides an idea of costs for developing this site. As the construction industry has seen significant escalation in prices it would be difficult to anticipate how much these prices may have changed. A more realistic cost can be developed through the hiring of a consultant for such purpose.

2016 Betterment Summary Table

Betterments Summary			
Betterments - City Administration Building	Cost including Mobilization and MOT	Total Including Professional Services - SCC 80	Total Including 30% Unallocated Contingency - SCC 90
Public Works Department Share	\$1,535,963	\$2,012,111	\$2,615,744
Sanitation Department Share	\$1,248,750	\$1,635,863	\$2,126,621
Fire Department Share	\$0	\$0	\$0
Emergency Management Services Share	\$0	\$0	\$0
	Subtotal City Admin Bldg Betterments Cost:		\$4,742,365
Betterments - Parking Garage	Cost including Mobilization and MOT	Total Including Professional Services - SCC 80	Total Including 30% Unallocated Contingency - SCC 90
Public Works Department Share	\$673,298	\$882,021	\$1,146,627
Sanitation Department Share	\$5,322,596	\$6,972,600	\$9,064,380
Fire Department Share	\$182,066	\$238,506	\$310,058
Emergency Management Services Share	\$0	\$0	\$0
	Subtotal Parking Betterments Cost:		\$10,521,066
	Total City Administration Building & Parking Garage		\$15,263,431

On January 29, 2025, PSNQLC members held a discussion with the different options for the relocation of the Sanitation Department’s Operations office, concluding with the motion to move the item to the City Commission to consider funding during the FY 2026 budget process, to engage the consultant Kimley Horn, to conduct a study for the relocation of the Sanitation Department’s Operations office, currently located on the first floor of the 17th Street Parking Garage.

FISCAL IMPACT STATEMENT

The estimated consulting fee for utilizing Kimley Horn, who conducted the City’s Streetcar/ Lightrail Project (a Concept Design for a new vehicle storage and maintenance facility at this location) in 2016, is \$100,000.

The Administration recommends that while the City Commission evaluates funding for the study, it also carefully considers several critical factors that will significantly impact the General Fund budget, beginning in FY 2026:

1. The City’s increasing unfunded capital improvement program
2. Long-term General Fund financial projections indicating a potential shortfall in upcoming fiscal years

3. The recent notification of a \$5 - \$6 Million annual budget impact on the General Fund due to the new 2% collection fee imposed by the Miami-Dade Tax Collector
4. The passage of Amendment 5 in November 2024, which increases the homestead exemption and further constrains the growth of taxable property values

These considerations are essential to ensure that decisions regarding the funding for a study, align with the City's broader long-term financial stability and strategic priorities.

CONCLUSION

The Administration recommends accepting the recommendation of the Public Safety and Neighborhood Quality of Life Committee at its January 29, 2025 meeting, to consider funding during the Fiscal Year (FY) 2026 budget process to engage the consultant Kimley Horn, to conduct a study for the relocation of Sanitation Department's Operations office, currently located on the first floor of the 17th Street Parking Garage.

Applicable Area

South Beach

Is this a "Residents Right to Know" item, pursuant to City Code Section 2-17?

Yes

Is this item related to a G.O. Bond Project?

No

Department

Public Works

Condensed Title

Accept Recom, Fund Study for Relocation of Sanitation Department's Operations Office. PW

Previous Action (For City Clerk Use Only)