

# MIAMI BEACH

## COMMISSION MEMORANDUM

TO: Honorable Mayor and Members of the City Commission

FROM: Eric Carpenter, City Manager

DATE: December 11, 2024

TITLE: A RESOLUTION OF THE MAYOR AND CITY COMMISSION OF THE CITY OF MIAMI BEACH, FLORIDA, APPROVING AND AUTHORIZING THE CITY MANAGER AND CITY CLERK TO EXECUTE AMENDMENT NO. 3 TO THE PROFESSIONAL SERVICES AGREEMENT BETWEEN THE CITY OF MIAMI BEACH, FLORIDA AND WANNEMACHER JENSEN ARCHITECTS, INC., FOR ADDITIONAL ARCHITECTURAL AND ENGINEERING SERVICES REQUIRED TO REDESIGN AND RELOCATE THE PROPOSED FIRE STATION NO. 1 TO FLAMINGO PARK, ON ALTON ROAD BETWEEN 11TH AND 12TH STREETS, WEST OF THE FOOTBALL FIELD AND TRACK, IN ACCORDANCE WITH RESOLUTION NO. 2024-33345, FOR A NOT-TO-EXCEED AMOUNT OF \$2,611,752.34; UTILIZING PREVIOUSLY APPROPRIATED PROJECT FUNDING.

### **RECOMMENDATION**

The Administration recommends that the Mayor and City Commission (City Commission) adopt the Resolution.

### **BACKGROUND/HISTORY**

On July 31, 2019, pursuant to Request for Qualifications (RFQ) No. 2019-208-ND, the City Commission adopted Resolution No. 2019-30913 approving and authorizing the Mayor and City Clerk to execute an Agreement with Wannemacher Jensen Architects, Inc. (WJA), for Architectural and Engineering Design Services, for the new Fire Station No.1 facility (Fire Station) to be located at the South Shore Community Center, 833 6th Street (SSCC), in the Flamingo Park Neighborhood, in the amount of \$999,917.00.

The project includes a new facility with four drive-thru apparatus bays, living spaces, offices, a kitchen, a gym, support facilities and 34 parking spaces. Construction for the new Fire Station No.1 required the demolition of the existing SSCC which currently houses the Rainbow Intergenerational Learning Center (Daycare). Relocation of the Daycare to a temporary location in Flamingo Park was identified to prevent loss of the community services due to the building demolition.

On October 26, 2022, Amendment No. 1 to the agreement with WJA, in the amount of \$571,037, was approved by the City Commission, via Resolution No. 2022-32345, to include additional professional services related to offsite improvements, surveying services, additional services as required for the Historic Preservation Board (HPB) approval and coordination with the franchise utilities.

On March 27, 2023, the City Commission adopted Resolution No. 2023-32520 approving Amendment No. 2 to the Agreement with WJA for additional architectural design, structural engineering, lighting design and mapping services required to integrate the Apollo Mural into the east facade of the Fire Station, in the amount of \$93,669.

In April 2023, WJA submitted the 90% Construction Documents for the Fire Station. The construction documents were submitted for review by all agencies having jurisdiction to obtain required permits for construction.

On September 13, 2023, the City Commission adopted Resolution No. 2023-32775, authorizing the Mayor and City Clerk to execute Amendment No. 2 to the Agreement with the Construction Manager at Risk (CMR), Kaufman Lynn, for the Guaranteed Maximum Price (GMP) for the construction of the Fire Station, the temporary Daycare and the infrastructure for the future installation of the Apollo Mural. Upon approval of the required permits, and the relocation of the Daycare from the SSCC, construction was scheduled to begin and would be substantially complete in November 2025.

At the December 13, 2023, meeting of the City Commission, item C7 R, which proposed stopping the demolition of the SSCC, was presented and discussed. The City Commission deferred the item and discussion to the next meeting on January 31, 2024, to afford Commissioner Rosen Gonzalez the opportunity to identify alternative locations for the Fire Station.

On January 31, 2024, the City Commission adopted Resolution No. 2024-32903, directing the Administration to pursue two parallel paths for the Fire Station: (1) continue to execute the Fire Station Project at the SSCC site and (2) continue to explore alternative sites for the Fire Station Project.

On February 21, 2024 the City Commission adopted Resolution No. 2024-32927, item C7 W, directing the City Administration to study the possible relocation of the new Fire Station project to a City-owned site located at the western boundary of Flamingo Park at Alton Road between 11th and 12th Streets (Flamingo Park Site), taking into account response times, portability of state grant, time and cost impacts of moving the project to the Flamingo Park Site and community input; and further, directing the administration to determine the requirements for a countywide voter referendum pursuant to Article 7 of the Miami-Dade County Charter in August 2024, should the City Commission wish to relocate the Fire Station to the Flamingo Park Site.

Also, during the February 21, 2024 City Commission meeting, the City Commission adopted Resolution No. 2024-32928, as amended from item C7 X, pausing the SSCC's demolition pending the Administration's thorough analysis and recommendations on the options and viability of alternate sites, to be presented during the City Commission meeting on May 15, 2024, and further, confirming consensus and approval of the Flamingo Park Site from the Flamingo Park Neighborhood Association.

On March 13, 2024, the City Commission heard item C7 T which proposed suspension of any expenditures towards the Fire Station project, until the City Commission receives and evaluates recommendations on the options and viability of other suitable locations for the Fire Station. During the discussions, the Commission authorized \$60,000 to be spent for professional services and the services of the CMR, for the evaluation of alternate sites.

WJA assisted the City with the analysis and renderings for the Flamingo Park Site, as well as feasibility analysis and development of schematic drawings for various sites included for consideration. These services were provided at a cost of \$35,796.

The Flamingo Park Site analysis showed that in order to accommodate the new Fire Station, the existing running track will need to be shifted eastward approximately 15 feet. Additionally, the approximately 1700 SF restroom and locker building currently located west of the track, the approximately 800 SF field house located east of the track, and the scoreboard will have to be demolished and reconstructed.

On June 26, 2024, the City Commission adopted Resolution No. 2024-33157, authorizing the Administration to proceed with the relocation of the Fire Station to the new proposed Flamingo Park Site, if a countywide referendum is approved by a majority of Miami-Dade County voters and more specifically, a majority of the City of Miami Beach's voters in the aggregate.

On August 20, 2024, and at the request of the City Commission, a countywide referendum was held to approve the construction of a new Fire Station at the Flamingo Park Site. An overwhelming majority of Miami-Dade County voters voted in favor of the measure, with 75.71% voting in favor and 24.29% opposed. The results for Miami Beach precincts indicated strong support from City residents, with every Miami Beach precinct voting in favor of the new location.

## **ANALYSIS**

On September 11, 2024, the City Commission adopted Resolution No. 2024-33259, directing the Administration to collaborate with the design consultant to explore modifications to the concept plans that could prevent shifting the running track and field, provided these changes did not significantly affect cost or duration of the Fire Station construction.

On October 30, 2024, a schematic layout for placing the Fire Station at Flamingo Park was presented. The analysis of the site by the consultant indicated that the design used at the SSCC site would not fit in Flamingo Park, west of the track without impacting the track and field. A redesign of the facility is required to accommodate the facility at this location. During the meeting, the City Commission adopted Resolution No. 2024-33345, establishing policy that the Fire Station construction at the Flamingo Park Site shall not result in the relocation of any portion of the running track and field, or any interruption of its use. The City Commission also directed the Administration to issue a directive to WJA to implement such modifications to the construction drawings for the Fire Station, as necessary to ensure the running track and field will remain where currently located. Finally, the City Commission directed the Administration to prepare the necessary amendment to the professional services agreement between the City and WJA to incorporate the additional design services.

WJA has submitted a negotiated proposal for the additional Architectural & Engineering services which includes design, permitting, bidding and construction administration services required for the redesign of the Fire Station, associated with the relocation of the facility to the Flamingo Park Site, in the amount of \$2,950,042. This fee includes an allowance of \$437,559 for the design of the 911 call center, if directed to proceed as part of the Fire Station design. Consideration of including a 911 Call Dispatch Center at the Fire Station was included in the WJA contract at inception. Upon receipt of the cost estimate during the schematic phase, the 911 Call Dispatch Center was removed from the fire station project. The call center is currently located at the Police Department headquarters but is divided based on limited space available there. The Administration is exploring the possibility of placing the 911 Call Dispatch Center within the new Fire Station.

This Amendment No. 3 includes the additional services for the redesign of the Fire Station at the new Flamingo Park Site in the amount of \$2,950,042 and in consideration of unused funds in the amount of \$338,289.66 for work not performed under the original scope of work, will increase the current agreement by \$2,611,752.34 (Exhibit A). The total revised contract amount is \$4,276,375.34.

City staff has reviewed the negotiated proposal for the additional design, permitting, bidding and construction administration services and found it reasonable for the effort required from the consultant.

## **FISCAL IMPACT STATEMENT**

The total amount of the Amendment is for a not-to-exceed amount of \$2,611,752.34 utilizing previously appropriated project funding.

**Does this Ordinance require a Business Impact Estimate?**

(FOR ORDINANCES ONLY)

If applicable, the Business Impact Estimate (BIE) was published on:

See BIE at: <https://www.miamibeachfl.gov/city-hall/city-clerk/meeting-notice/>

**FINANCIAL INFORMATION**

|   |                 |
|---|-----------------|
| 392-0820-069357-26-410-599-00-00-00-22119 | \$ 1,885,589.90 |
| 304-0820-069357-26-410-599-00-00-00-22822 | \$ 726,162.44   |
| Total                                     | \$ 2,611,752.34 |

Funding for this amendment is subject to the approval of the credit amendment to the Construction Manager at Risk Agreement with Kaufmann Lynn for the Fire Station No. 1 Project, being presented at the City Commission meeting on December 11, 2024.

**CONCLUSION**

The Administration recommends that the City Commission approve the resolution.

**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?**

Yes

**Was this Agenda Item initially requested by a lobbyist which, as defined in Code Sec. 2-481, includes a principal engaged in lobbying?** No

If so, specify the name of lobbyist(s) and principal(s):

**Department**

Capital Improvement Projects

**Sponsor(s)**

Commissioner Alex Fernandez  
Commissioner Tanya K. Bhatt

**Co-sponsor(s)**

**Condensed Title**

Execute Amendment No. 3 to the A/E for Fire Station No. 1 Project. (Fernandez/Bhatt) CIP