

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, APPROVING AND AUTHORIZING THE CITY MANAGER AND THE CITY CLERK TO EXECUTE AMENDMENT NO. 1 TO THE PROFESSIONAL SERVICES AGREEMENT BETWEEN THE CITY OF MIAMI BEACH, FLORIDA AND WANNEMACHER JENSEN ARCHITECTS, INC., FOR ARCHITECTURAL AND ENGINEERING SERVICES FOR THE 72ND STREET COMMUNITY COMPLEX, FOR ADDITIONAL PROFESSIONAL SERVICES ASSOCIATED WITH INCLUDING AN ADDITIONAL PARKING LEVEL AND PERMANENT PICKLEBALL COURTS; FOR A NOT-TO-EXCEED AMOUNT OF \$486,812.00, UTILIZING PREVIOUSLY APPROPRIATED PROJECT FUNDING.

RECOMMENDATION

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

BACKGROUND/HISTORY

On November 6, 2018, Miami Beach residents approved a ballot measure, which authorized the issuance of a general obligation bond (G.O. Bond) for, among other projects, the 72nd Street Community Complex Project. City staff and the design criteria professional developed a feasibility study and Design Criteria Package (DCP) while meeting with project stakeholders to discuss and refine project requirements. The project program included a 500-space parking structure, 50-meter competition pool with support amenities, 25-meter multi-purpose pool, 5,000-10,000 SF Miami-Dade County Library, 5,000 SF commercial/retail, 7,500 SF fitness center, 5,000 SF community center, 60,000 SF of Active Green Space and a jogging path.

After unsuccessful negotiations with the design-build proposers and termination of the RFP process, on December 14, 2022, the Mayor and the City Commission authorized the issuance of a new Request for Qualifications (RFQ) No. 2023-121-ND, for architectural and engineering design services for the 72nd Street Community Complex. On December 16, 2022, the RFQ was issued.

On March 27, 2023, the City Commission adopted Resolution 2023-32559 authorizing the administration to enter into negotiations with Wannemacher Jensen Architects, Inc. (WJA) and on September 25, 2023, the City executed an agreement (Agreement) with WJA in the amount of \$9,265,453.

WJA delivered a conceptual design in December 2023, which, following the preparation of conceptual cost estimates, exceeded the \$70M construction budget. As a result, and in compliance with the terms of the Agreement, WJA was directed to re-design the project in order to meet the construction budget.

In February 2024, WJA submitted a revised design concept which despite having reduced the projected construction cost, still exceeded the \$70M specified construction budget. Certain value engineering (VE) strategies, representing cost savings, were identified for implementation. Confident that the project could be designed to budget, City staff authorized the Consultant to proceed to the 30% schematic design.

In September 2024, WJA submitted the 30% schematic design including renderings. The resulting cost estimate submitted by the Construction Manager at Risk (CMR) was approximately 14% over the \$70M construction budget. VE strategies previously identified, could potentially resolve the budget concerns.

City staff commenced the public outreach and stakeholder engagement process. The schematic design was presented, and received favorable support, at the November 14, 2024, meeting of the General Obligation Oversight Committee, and the November 19, 2024 meetings of the Parks and Recreation Board, and the Committee for Quality Education in Miami Beach.

The Project currently includes a multi-level mixed-use parking garage, including approximately 500 parking spaces, a 50-meter competition pool with support amenities, a 25-meter multi-purpose pool, 7,500 SF Miami-Dade County library, 5,000 SF commercial/retail space, 7, 500 SF fitness center, 5,000 SF community center, 60,000 SF of active green space, and a jogging path. The current total project budget is \$101,742,327.

ANALYSIS

During the December 11, 2024, meeting of the City Commission, the project was discussed as part of agenda item R9 E. The City Commission directed the Administration to add (1) level of parking, explore adding pickleball courts or other activation to the top level of parking, research public demand for the facility and commence public outreach. The Administration advised that the cost to add (1) level of additional parking would increase the total project budget by approximately \$4,500,000.

WJA has submitted a request for additional services, associated with the direction to include the additional level of parking on the garage and the pickleball courts as directed by the City Commission. The additional floor will provide approximately one hundred (100) parking spaces, and the top level of the parking structure could accommodate six (6) permanent pickleball courts and a storage room for equipment. The three (3) egress stairs and two (2) elevators will need to extend up to the new level. WJA submitted a proposal in the amount of \$486,812.

City Staff has evaluated the proposal and found that the request for additional compensation fair and reasonable.

This Amendment No.1 (Exhibit A) will revise the total contract amount to \$9,752,265.

FISCAL IMPACT STATEMENT

The total amount of the Amendment is for a not-to-exceed amount of \$486,812 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-notices/>

FINANCIAL INFORMATION

490-0820-061357-26-418-528-00-00-00-22150 \$486,812

CONCLUSION

The Administration recommends that the City Commission approve the resolution.

Applicable Area

North 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)

Co-sponsor(s)

Condensed Title

Execute Amendment 1 to WMJ, A/E for 72nd Street Community Complex Project. CIP

Previous Action (For City Clerk Use Only)