



COMMISSION MEMORANDUM

TO: Honorable Mayor and Members of the City Commission

FROM: Eric Carpenter, City Manager

DATE: November 20, 2024

TITLE: DISCUSS/TAKE ACTION: COMMENT ON 72ND STREET COMMUNITY COMPLEX REDESIGN PHASE AND HOW TO OPTIMIZE THE PROJECT, INCLUDING IF OTHER RECREATIONAL COMMUNITY ACTIVITIES/OPTIONS WOULD BE PREFERABLE IN ORDER TO PRESERVE BOTH INTENT AND COST FEASIBILITY OF PROJECT.

RECOMMENDATION

The Administration is providing an update on the project to the Mayor and City Commission (City Commission).

BACKGROUND/HISTORY

On October 30, 2024, as part of a discussion item (R9AE) sponsored by Commissioner Magazine and co-sponsored by Commissioner Bhatt, the City Commission discussed potential redesign of the 72nd Street Community Complex (Project) particularly reconsidering the rooftop competition sized pool and reconsidering other recreational options, such as soccer field or pickleball courts, to reduce expenses. Ultimately, the City Commission directed Administration to provide a Project update at the next Commission meeting and deferred any major changes to the design until they can examine the project further.

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). A total project budget of \$101,742,327 has been identified, utilizing various funding sources, including \$53.8 million of general obligation bonds, for design, permitting, and construction. The scope of the project includes a 500-space parking garage, civic/commercial space, a 5000 SF - 10000 SF public library/media center, 7,500 SF upscale fitness gym with running track, park space, a roof-top competition pool with warm-up pool and support facilities, and related site work. The scope also includes a resiliency component which could include stormwater retention and re-use, solar power, energy efficient lighting and green roof system.

On June 24, 2020, the City Commission authorized the issuance of Request for Proposals (RFP) 2020-180-ND for design/build services for the Project. After unsuccessful negotiations with the first and second-ranked firms, on October 26, 2022, the City Commission rejected all the proposals and terminated the RFP process. The City Commission also directed the Administration to prepare a new competitive solicitation for architectural design services for the project. An RFQ was also required for the selection of the Construction Manager-at-Risk (CMAR).

As a result, the Administration issued two Requests for Qualifications for the selection of a consultant to provide architectural design services and a CMAR to provide preconstruction services, and construction phase services via a Guaranteed Maximum Price (GMP).

On September 25, 2023, the City executed an agreement with Wannemacher Jensen Architects, Inc., (Consultant) for the Architectural Design Services for the 72nd Street Community Complex and on November 27, 2023, the City executed an agreement with Kaufman Lynn Construction Inc., the CMAR for the Project.

ANALYSIS

In February 2024, the Consultant submitted a design concept which exceeded the \$70M construction budget target. In accordance with the design agreement the consultant re-designed the concept to meet the construction budget. Certain value engineering strategies, representing cost savings, were identified for implementation, should they be needed. Confident that the project would be designed to budget, City staff authorized the Consultant to proceed to the 30% schematic design in June 2024. The scope of work in the schematic design is listed in Exhibit A.

The Consultant has submitted the 30% schematic design including renderings (Exhibit B), and the CMAR has submitted the corresponding construction cost estimate. Preliminary review shows that the estimate is approximately 14% over the construction budget. Value engineering strategies, previously identified, could resolve the budget concerns, but the construction cost estimate is still being verified.

Next steps commencing November 2024, include presentations to the North Beach community stakeholders and other groups, including the GOB Oversight Committee and the North Beach CRA Advisory Committee to present the design and garner input. Administration will be requesting approval of the design from the City Commission prior to the presentation to the Design Review Board (DRB) scheduled in March 2025. Design completion is anticipated at the end of 2025, with construction commencing in the spring 2026.

FISCAL IMPACT STATEMENT

TBD

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

CONCLUSION

As requested at the October 30, 2024 City Commission meeting, the Administration is providing an update on the project.

Applicable Area

North Beach

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

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

Yes

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 Joseph Magazine

Co-sponsor(s)

Commissioner Tanya K. Bhatt

Condensed Title

Discuss/Action, 72nd Street Community Complex. CIP