

COMMITTEE MEMORANDUM

TO: Finance and Economic Resiliency Committee Members

FROM: Eric Carpenter, City Manager

DATE: September 20, 2024

TITLE: DISCUSS THE DESIREABILITY, FEASIBILITY, AND COST OF CONSTRUCTING A CHILDREN'S PARK AT THE EUCLID CIRCLE ON LINCOLN ROAD.

BACKGROUND/HISTORY

On September 10, 2014, the Mayor and City Commission awarded an agreement to James Corner Field Operations, LLC ("JCFO") to complete the Master Plan for the Lincoln Road District ("Lincoln Road"). On March 9, 2016, the City Commission also awarded JCFO the contract for Architectural and Engineering Design Services for the improvement of the Lincoln Road Redevelopment Project (the "Lincoln Road Project").

On June 8, 2016, pursuant to RFQ 2016-073-KB, the City Commission adopted Resolution No. 2016-29447, awarding a Construction Manager at Risk (CMaR) contract for pre-construction services, to Burkhardt Construction, Inc.

On October 28, 2016, following the completion of the Schematic Design Phase and Value Engineering efforts, the project team presented the design and estimated costs to the Finance and Citywide Projects Committee, which gave direction to the project team to forgo the value engineering options and design to the Master Plan recommendations.

The overall project construction cost for the proposed improvements, as prepared by Burkhardt Construction at 50% Construction Document submittal, included, without limitation, costs of construction, labor, materials and contractor fee, and contingency. City staff included in the total project cost, the cost of plans, specifications and surveys, architecture and engineering, legal expenses, permit fees, and owner's contingency. The total project cost for the Lincoln Road Project was projected to be approximately \$77.4 million.

The improvements proposed for Lincoln Road include enhancement of pedestrian walkways, cafe zones, planters, water features, landscape and irrigation, and cosmetic repairs to the historic Lapidus structures, among other things. Improvements to the Euclid Oval were included in the project, however a children's playground was not envisioned as part of this scope.

On March 12, 2020, the City declared a State of Emergency in response to the Corona virus (COVID-19) pandemic. In recognition of the impact of the pandemic on Lincoln Road businesses, the Administration felt that continued business interruption generated by a construction project of this magnitude would be excessive. Consequently, on April 16, 2020, City staff met with representatives of the Lincoln Road Business Improvements District ("LRBID") to discuss options that would further reduce the scope of work, with the intent of minimizing impacts to those businesses. On January 13, 2021, the City Commission accepted staff's recommendation to reduce the scope of work, bringing back the total project budget to \$52.4 million. The proposed scope reductions included the following:

- Omit the gateway trellis at Washington Avenue

- Eliminate, to the extent possible, all removal and replacement of concrete paving within the pedestrian areas of Lincoln Road
- Reduced landscaping & irrigation improvements
- Reduced site furnishings
- Eliminate proposed light pole and fixture upgrades
- Eliminate electrical upgrades, specifically at electrical rooms
- Eliminate traffic signalization and crosswalk improvements
- Omit security camera infrastructure
- Omit, to the extent possible, any under-pavement work so as to preserve the existing pavement

On June 22, 2022, the City Commission approved Amendment No. 3 to the Agreement with JCFO, for the reduced scope of work, as proposed at the January 13, 2021, City Commission meeting, but included exploring the installation of a playground south of the Euclid Oval on the Euclid Ave Right-of-Way, contingent on finding funding. Two (2) concept plans along the Euclid Avenue Right-of-Way were developed by JCFO (Exhibit A).

Due to the already reduced scope of the project currently being over budget, the installation of a playground has not been incorporated into the Lincoln Road Project.

ANALYSIS

On June 26, 2024, at the request of Commissioner Suarez, the Mayor and City Commission approved the referral of item C4 M to the Finance and Economic Resiliency Committee ("FERC" or "Committee") to discuss the desirability, feasibility, and cost of constructing a children's park at the Euclid Oval on Lincoln Road.

The Euclid Oval is a raised area measuring approximately 75' in length by 35' in width, located on the 600 block of Lincoln Road at the intersection of Euclid Avenue. Currently, the Euclid Oval is used as a multi-function activity area for such events as Family Game Day on the first Saturday of each month, yoga classes, holiday decoration, and as a viewing area for performances taking place at the adjacent Morris Lapidus shade structure. In the past, the City's Parks and Recreation Department has also deployed "Imagination Playground", a portable pop-up playground for young children to use in this area. The Facilities Division, the Office of Capital Improvement Projects, and Parks and Recreation Department explored three (3) options that were thought to meet the objectives of the children's playground.

- **Follow the current plan for the Euclid Oval as part of phase 3 of the Lincoln Road Project, approved by Historic Preservation Board (HPB) on May 15, 2024 (Exhibit B).** These improvements include reducing the height of a significant portion of the existing oval down to grade and creating a multi-purpose area. In this design, the area could continue to accommodate all the previously mentioned activations on the Euclid Oval and possibly expand programming, while serving as an accessible event space, seating area to view performances, and an open play space for children. The design was not envisioned to have a permanent children's playground installed.
- **Consider converting the Euclid Oval to a children's play area.** The installation of the children's playground at the Euclid Oval will eliminate the multi-purpose function of the area. The financial and scheduling implications of this option on the overall Lincoln Road Project are estimated to be in excess of \$1,000,000 in additional costs and a six (6) month delay for redesign and approvals. Ongoing sanitation services needed to ensure cleanliness of the equipment are estimated at approximately \$7,000 per year.

- **Consider implementing conceptual playground structures on the Euclid Avenue's Right-of-Way.** The area is a currently landscape pedestrian plaza between Lincoln Road and Lincoln Lane South, developed as a streetscape improvement project by Jameck Development Inc. in 2014 under a development agreement with the City of Miami Beach. The term of the development agreement was for a duration of ten (10) years, making this site available, if this site is preferred. This playground could be undertaken concurrently but independent of the larger Lincoln Road Project and would not have a negative impact on the Project's schedule or budget. The exact cost of this playground, as illustrated in Exhibit A, would have to be explored but is thought to be in excess of \$1,000,000. Likewise, ongoing sanitation costs of approximately \$7,000 per year should be budgeted for this option.

FISCAL IMPACT STATEMENT

The cost of implementing the existing plan for the Euclid Oval has been contemplated in the budget for the Lincoln Road Project and would have no incremental effect on schedule or budget.

The cost of adding playground structures to the Euclid Oval is estimated to be in excess of \$1,000,000 above what is already budgeted for the Lincoln Road Project and could cause an estimated delay of six (6) months, while designs are updated and submitted for approvals. Ongoing sanitation costs are estimated at approximately \$7,000 per year.

The exact cost of the playground on the Euclid Avenue Right-of-Way, south of the Oval, would have to be explored, but is also thought to be in excess of \$1,000,000. This project could be executed independent of the greater Lincoln Road Project. Funding would have to be allocated to accomplish this option. Sanitation costs of approximately \$7,000 per year should also be budgeted.

FINANCIAL INFORMATION

CONCLUSION

In consideration of the foregoing, the Administration recommends the Committee consider and discuss the alternatives presented and provide direction.

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

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

Facilities and Fleet Management

Sponsor(s)

Commissioner David Suarez

Co-sponsor(s)

Condensed Title

Discuss the Construction of a Children's Park at the Euclid Circle on Lincoln Road.