

72 STREET COMMUNITY COMPLEX
MEETING OF THE MAYOR AND CITY COMMISSION
NOVEMBER 20, 2024

THE SITE

Located between 72nd and 73rd Streets, between Collins and Harding Avenues, currently a city-owned parking lot (P-92). 167,045 total SF (3.8 acres).



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NEIGHBORING ATTRACTIONS INCLUDE:

- North Shore Park & Youth Center
- Miami Beach Bandshell
- Public Beach Access
- Ocean Terrace District
- 71 Street Commercial Corridor

MIAMI BEACH

PROJECT DESCRIPTION



PARKS, RECREATIONAL, AND CULTURAL FACILITIES

GENERAL OBLIGATION BOND

PROJECT: 72ND STREET PARK, LIBRARY, & AQUATIC CENTER

COST: \$53.8 MILLION

Department: Capital Improvement Projects

The City Commission and the Finance and Citywide Projects Committee recommended a feasibility study for the construction of a New Recreational Park, Parking Garage and Community Use Space in the North Shore area. The Commission as well as the Neighborhoods and Community Affairs Committee preferred location was at the 72nd Street Municipal Parking lot (P-92) located between 72nd and 73rd Streets and between Collins and Harding Avenues. The commencement for a feasibility study and preparation of renderings was approved by the City Commission and a consultant was engaged to work on programming options. The project included a parking garage with a maximum of 500 parking spaces, to replace the current 318 spaces and additional spaces as required by project programming, Civic and Commercial space at the ground level and a new recreational Park. After subsequent meetings and review with the various City Committees and Commissioners the project program was modified to include a roof-top Competition Pool, warm-up pool and support facilities a new 5,000 -10,000sf Library/Media Center, and a 7,500sf Upscale Fitness Gym with a running track.

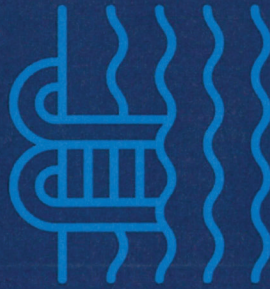
Resiliency Strategies that may be implemented in this project include, resilient stormwater retention and re-use system, solar electric power, energy efficient lighting and an activated roof level with green roofing system.

Parking Garage	\$22.7 M
Civic / Commercial	\$ 7.7 M
Public Library/Media Center	\$ 7.0 M
Park Development	\$ 1.1 M
Aquatic Complex	\$ 7.0 M
Sitework/Utilities/Resiliency	\$ 8.3 M
TOTAL	\$53.8 Million

On January 20, 2022, the City Commission approved Resolution 2022-32022 approving additional funding sources to close the funding gap for the project, plus Owner's contingency, for a total project budget of \$101,742,327.00.

THE ASK

Build a new community complex at 72nd Street between Collins Avenue and Harding Avenue that includes a competition pool, a warm-up pool, a library/media center, community space, a fitness gym, running track, green space and a multi-level parking garage.



POOLS



LIBRARY



**COMMUNITY
SPACE**



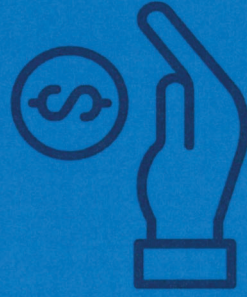
**GYM,
GREENSPACE
& RUNNING
TRACK**



PARKING

FUNDING \$101,742,327

On January 20, 2022 the City Commission approved the project budget.



FUNDING SOURCE	CURRENT	FUTURE
GO BOND	\$10,800,000	\$ 43,000,000
PARKING FUNDING	\$14,700,000	\$ 1,741,931
OCEAN TERRACE SETTLEMENT	\$ 1,000,000	
FUTURE PARKING CAPITAL NOT BONDS		\$ 17,738,089
NORTH BEACH QUALITY OF LIFE	\$ 346,000	\$ 1,955,045
PAY AS YOU GO	\$ 9,500,000	
OLD COUNTY LIBRARY FUND	\$ 961,262	
TOTALS	\$37,307,262	\$64,435,065

SUMMARY / UPDATE

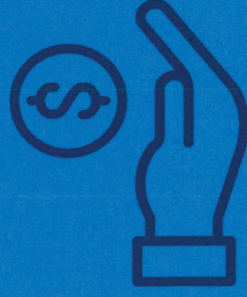
- We presented the conceptual plan to GOBOC in July 2024. The design concept exceeded the \$70M construction budget target. Certain value engineering strategies, representing cost savings, were identified for implementation, should they be needed. City staff directed the consultant to proceed with the 30% schematic design phase.
- The Consultant has submitted the 30% schematic design with renderings, 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.

COST SAVING OPTIONS

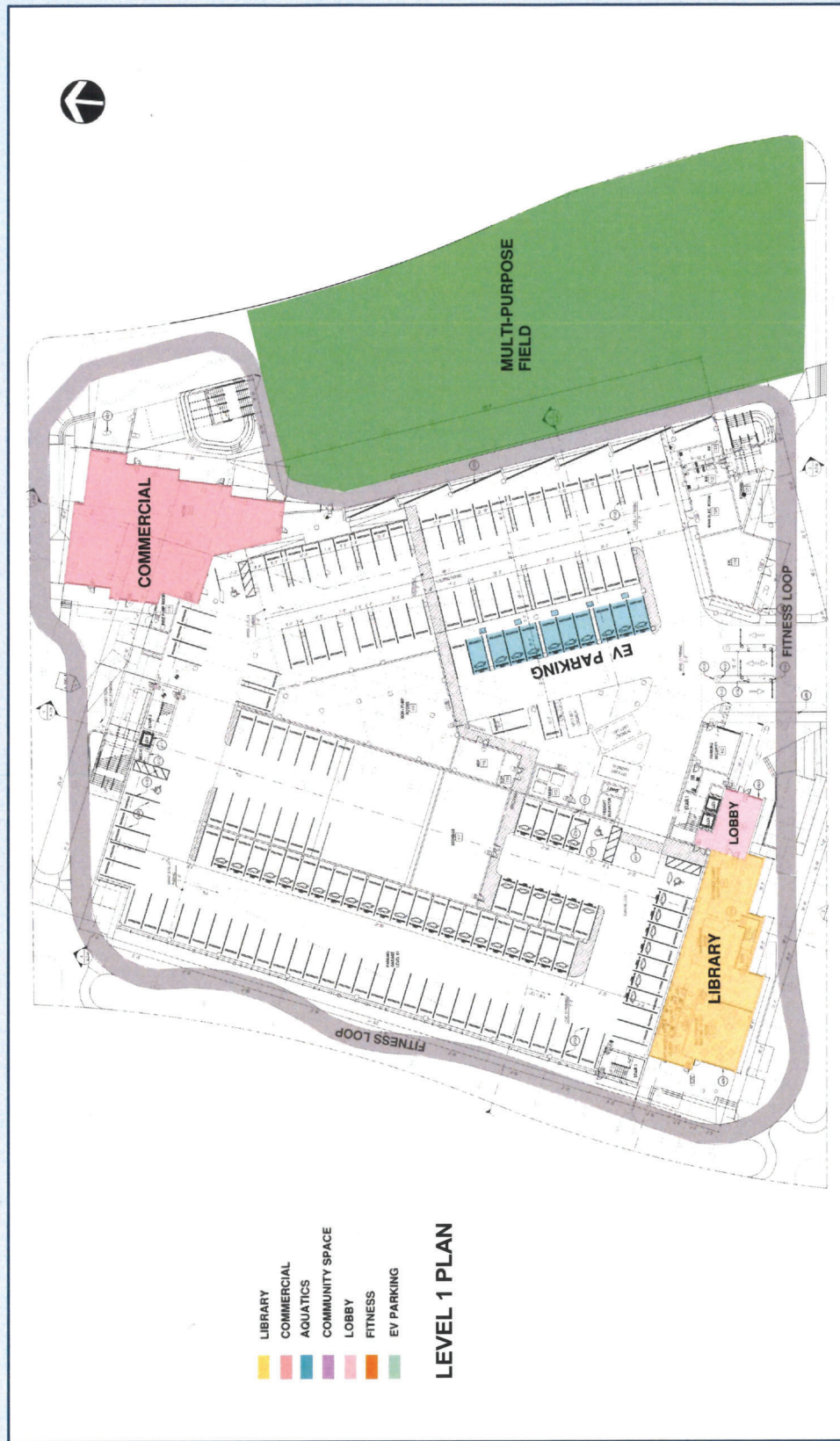
PRELIMINARY REVIEW SHOWS THAT THE 30% CONSTRUCTION COST ESTIMATE IS APPROXIMATELY 14% OVER THE CONSTRUCTION BUDGET. BELOW VALUE ENGINEERING (VE) STRATEGIES COULD RESOLVE BUDGET CONCERNS, BUT THE ESTIMATE IS STILL BEING VERIFIED:

POTENTIAL VALUE ENGINEERING STRATEGIES

- ELIMINATE BLEACHER OVERHANG
- 50M CONCRETE POOL SHELL (CHANGE OF MATERIAL)
- 25M CONCRETE POOL SHELL (CHANGE OF MATERIAL)
- REDUCE 25M POOL - 6 LANES TO 3 LANES
- REDUCE SIZE OF MOVABLE FLOOR
- ASSUME OWNER DIRECT PURCHASE
- SHARE RESTROOMS/LOCKERS
- REDUCE SPORTS LIGHTING AT MULTIPURPOSE FIELD (100fc to 50fc)
- ELIMINATE GROUND LEVEL PAVERS AND KEEP GREY CONCRETE
- ELIMINATE TRELLIS AT LIBRARY AND AQUATICS AREA
- RECTANGULAR CONCRETE RECREATION POOL IN LIEU OF CONCRETE FREE FORM
- REDUCE SIZE OF LIFE SAFETY GENERATOR
- USE ALTERNATE PAVING MATERIAL AT POOL DECK



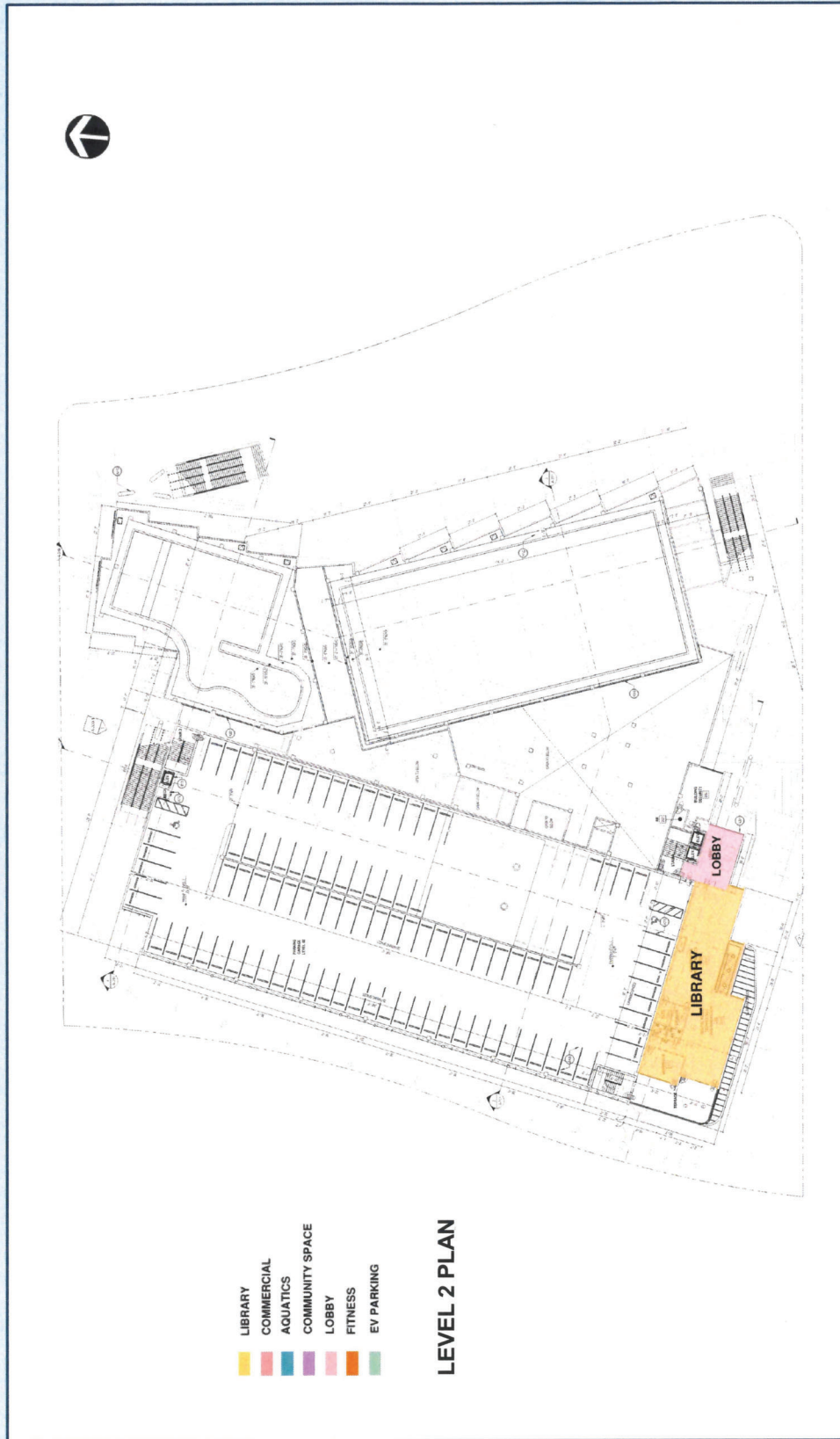
30% DESIGN PLANS



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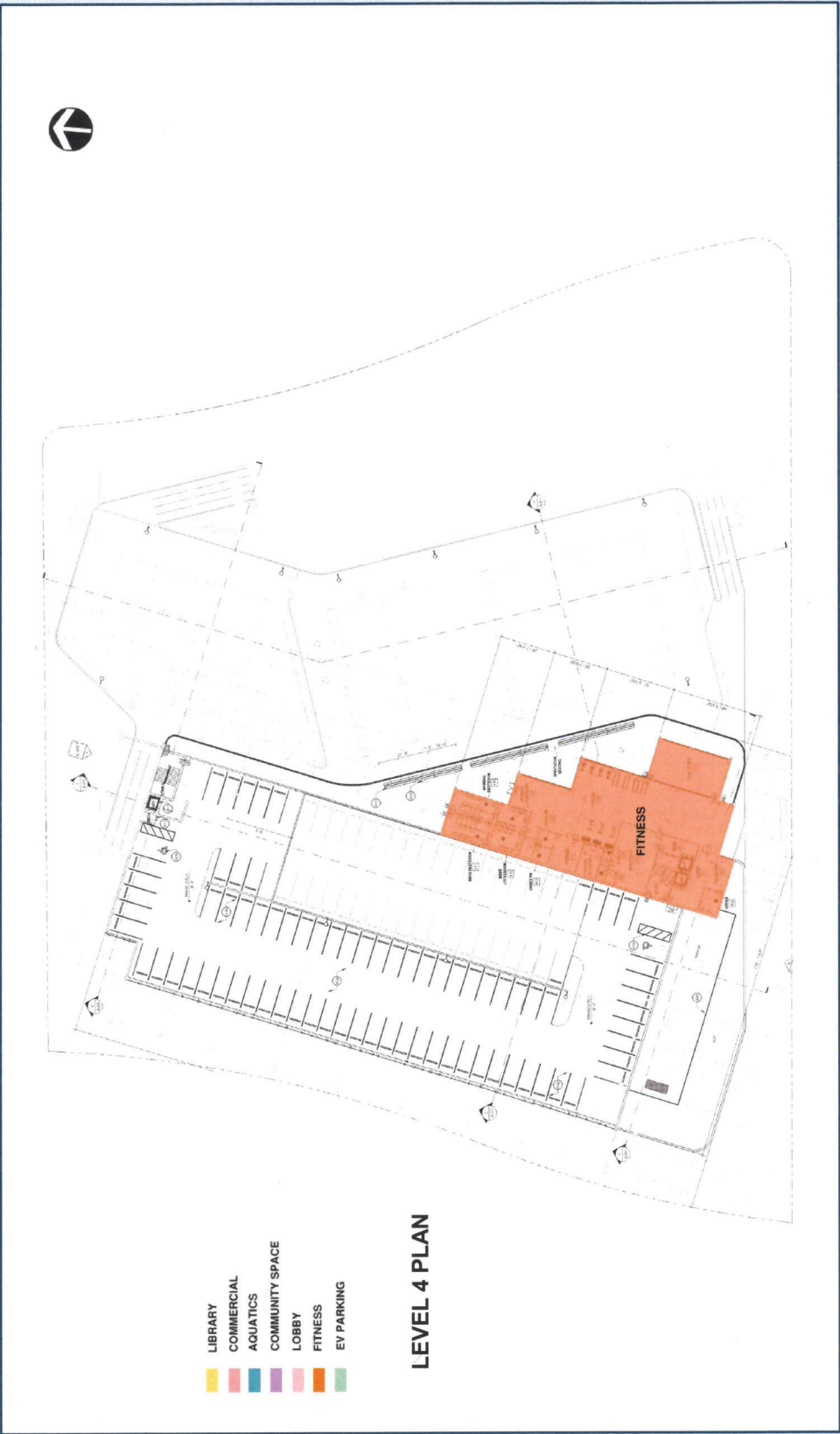
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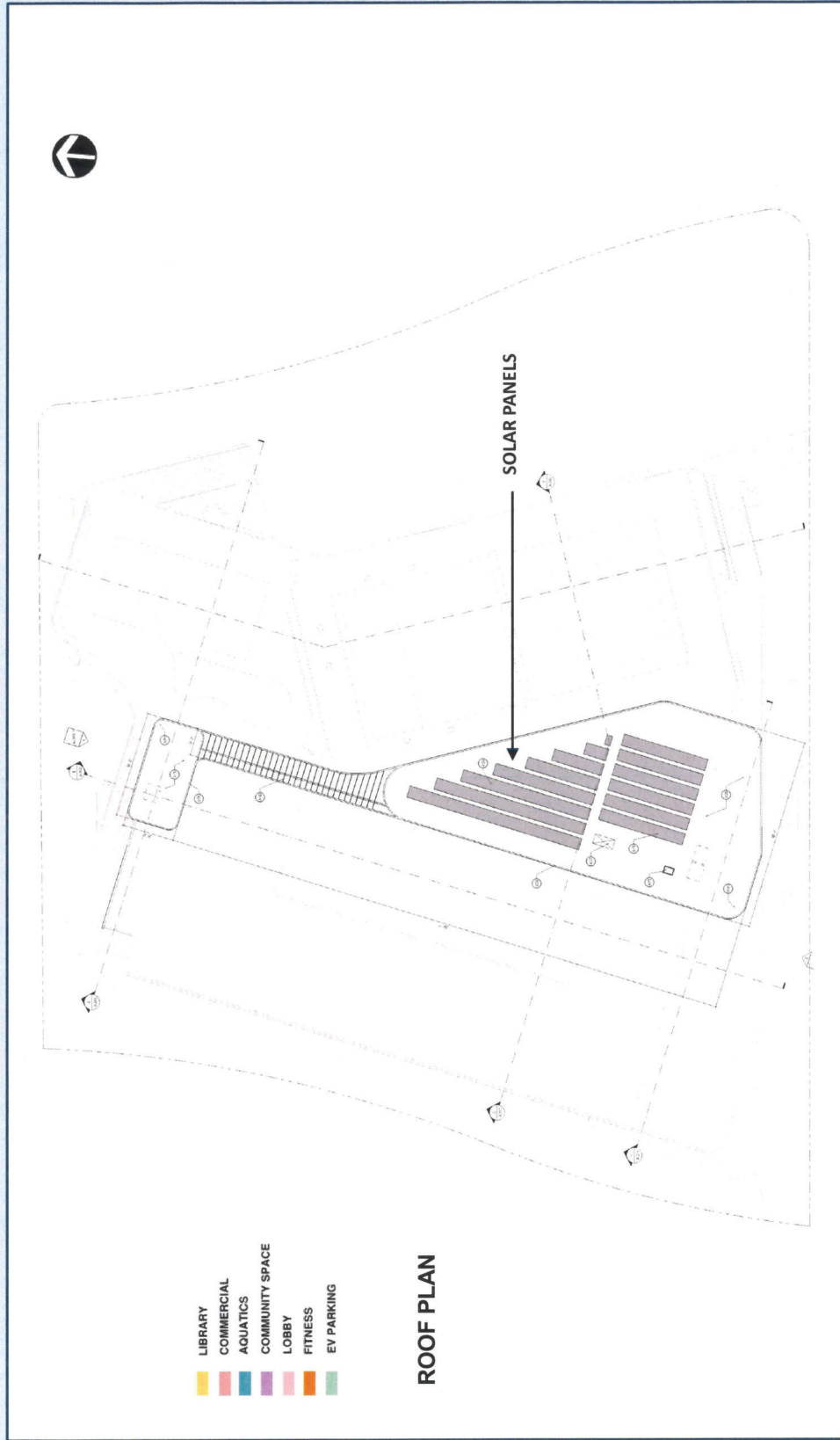
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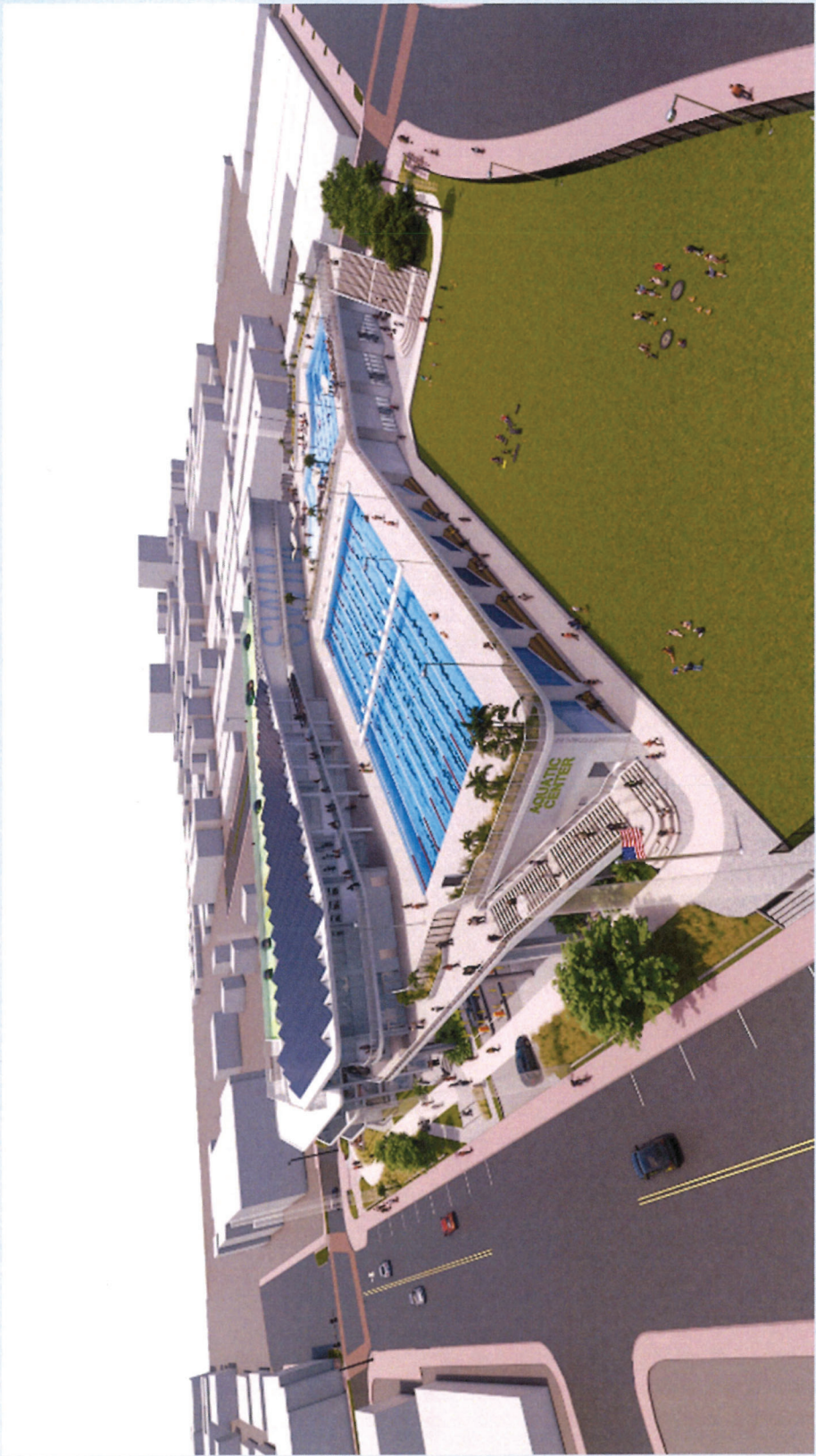
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30% DESIGN RENDERINGS



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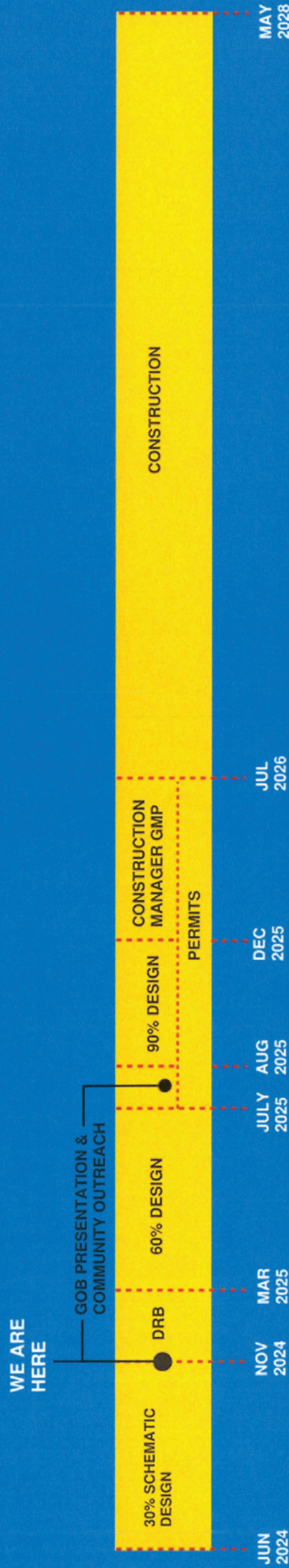
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TIMELINE

WE ARE HERE



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