



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 AGREEMENT BETWEEN THE CITY OF MIAMI BEACH, FLORIDA AND BROOKS + SCARPA ARCHITECTS, INC., FOR THE PROVISION OF ADDITIONAL ARCHITECTURAL AND ENGINEERING SERVICES FOR ADDITIONAL SCOPE TO PROVIDE UPGRADES TO STRING LIGHTS, TREE LIGHTING AND INFRASTRUCTURE FOR LPR CAMERAS, FOR THE 41ST STREET CORRIDOR REVITALIZATION PROJECT, FOR A NOT TO EXCEED AMOUNT OF \$ 391,277.18.

RECOMMENDATION

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

BACKGROUND/HISTORY

On September 2, 2021, pursuant to the Request for Qualifications (RFQ) No. 2021-196-ND, the City Commission adopted Resolution No. 2021-31838 approving and authorizing the Mayor and City Clerk to execute an Agreement with Brooks + Scarpa Architects (B+S) for Architectural and Engineering Design Services, for the 41st Street Corridor Revitalization project (Project) in the amount of \$1,664,012.62.

On March 29, 2022, the City issued Notice to Proceed to B+S to start the design of the Project. B+S has worked to prepare updated concept drawings, and 30% design documents, compliant with the scope identified in the Conceptual Design, and the conditions identified by the City Commission. B+S along with City staff have conducted public engagement meetings and have presented the Project to the Mayor's 41st Street Blue Ribbon Committee (Blue Ribbon Committee). The 41st Street Corridor is a state-owned road and therefore, B+S initially submitted schematic plans to FDOT on November 15, 2022, and received favorable support for the Project. The 30% design documents were presented to the Design Review Board (DRB) for advisory review and received a favorable recommendation during the July 5, 2023, DRB meeting.

Subsequent meetings with FDOT, at the 30% and 60% design phases, yielded several comments warranting significant design changes. B+S prepared updated 60% design documents incorporating comments received from the community, neighborhood committees, City staff and FDOT. Many of the design elements previously proposed within the street portion of the right-of-way, were rejected by FDOT during subsequent reviews and therefore removed from the scope of work, and replaced with additional design elements along the corridor, as allowed, and at the intersection of Pine Tree Drive and 41st Street, at Lieberman Square.

In May 2024, the updated 60% design documents including the material changes, were submitted for another round of review by City staff, FDOT and the DRB.

The Project includes design elements to enhance the pedestrian experience with new, widened concrete sidewalks, the relocation of trees and hardscape or lighting that obstruct the pathway, new fixed outdoor seating walls at four (4) mid-block locations, strategically placed bike racks, alteration of limited on-street parking spaces to create more sidewalk area, planting of native canopy trees with the required irrigation, incorporation of public art in the form of canopy structures and gateway features, and the creation of a public space at the intersection of 41st Street and Pine Tree Drive, at Henry Liebman Square.

A separate and independent project, under the purview of Public Works (PWD), utilizing separate funding, for the replacement of existing water transmission and distribution lines along 41st Street is currently in the permitting phase. To minimize disruptions to the community, CIP will manage the construction of the utility replacement project, to occur concurrently with this Project.

On July 2, 2024, the 60% Design Documents, reflecting the FDOT requested design modifications were presented to DRB on an advisory basis, where they provided favorable comments with recommendations. The DRB recommendations included the following:

- Explore utilizing other bright colors (besides Miami Beach pink) for the canopy structures.
- Miami Beach pink is acceptable for the sidewalk pavement and furniture that emerges from the sidewalk.
- Miami Beach pink sidewalks should have the same branding features as the gray sidewalks.
- Utilize the proposed canopy structures to provide shade.
- Utilize the proposed canopy structures to call attention to and embrace the palm trees or shade trees.
- Option 2 regarding lighting (up and down light for every other Royal Palm tree) is recommended.
- Recommend increasing the number of shade trees and widening sidewalks, including a reduction in the number of on-street parking.
- Recommend signage be provided for navigation to adjacent parking garages and surface lots.
- Although not in the existing scope, recommend replacing the existing acorn lamp posts with a more contemporary type of lighting.
- Explore relocating either the utility pole or Starchild art piece at Liebman Square, as they conflict with each other.

In consideration of DRB advisory review and recommendations, and input from the community, the 41st Street Business Improvement District (BID) and the Blue Ribbon Committee, staff presented the 60% design documents to the City Commission, highlighting changes since the approval of the AECOM conceptual design and additional scope that was not factored into the initial project scope or budget.

Staff requested direction from the City Commission regarding the inclusion of additional scope as the Project moves towards the 90% design. The additional scope of work requested by the community, DRB, the BID and the Blue Ribbon Committee, includes:

- Replacement of the string lights, with permanent up and down lights, at every other palm tree, and providing the appropriate electrical infrastructure.
- Providing infrastructure, including underground conduit for power and data, new service racks in alley with associated panels and electrical service for nine (9) license plate readers (LPR), as required by the Miami Beach Police Department.
- Replacing 44 existing city owned, acorn light fixtures and poles, with more contemporary type of lighting.

ANALYSIS

On December 11, 2024, the City Commission adopted Resolution No. 2024-33446, approving the design for the 41st Street Corridor Revitalization Project, directing staff to include the up lights at every other Royal Palm tree to light the fronds, and providing the electrical infrastructure for LPR cameras. They also directed staff to include the replacement of the temporary string lights with permanent string lights with the required permanent infrastructure. The City Commission did not accept the DRB recommendation to replace the acorn light fixtures with a more modern light fixture. Funding for the additional scope will be requested through the Fiscal Year 2026 Capital Budget process.

B+S has submitted a negotiated proposal for the additional Architectural and Engineering (A/E) services to incorporate the additional scope directed by the City Commission in resolution 2024-33446. The proposal also includes services required to coordinate the PWD water main replacement project with the corridor revitalization project, identify easements and coordinate easement approval with affected property owners, and for photometric analysis of existing City and FDOT lighting along the corridor as requested by FDOT.

This Amendment No. 1 (Exhibit A) includes the above additional A/E services for the 41st Street Corridor Revitalization Project in the amount of \$391,277.18. The total revised contract amount is \$2,055,289.80.

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 Amendment is for a not-to-exceed amount of \$391,277.18, subject to the approval of the fourth capital budget amendment to the FY 2025 Capital Budget.

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

\$391,277.18 Subject to approval of the fourth capital budget amendment to the FY 2025 Capital Budget.

CONCLUSION

The Administration recommends that the City Commission approve the resolution.

Applicable Area

Middle 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, PSA for 41st Street Corridor Revitalization Project. CIP

Previous Action (For City Clerk Use Only)