

R9 W DISCUSS/TAKE ACTION: PARTNERSHIP WITH THE TRUST FOR PUBLIC LAND  
FOR THE BISCAYNE BEACH ELEMENTARY COMMUNITY SCHOOLYARD.  
Applicable Area:



**COMMISSION MEMORANDUM**

TO: Honorable Mayor and Members of the City Commission  
FROM: Eric Carpenter, City Manager  
DATE: March 19, 2025  
TITLE: DISCUSS/TAKE ACTION: PARTNERSHIP WITH THE TRUST FOR PUBLIC LAND  
FOR THE BISCAYNE BEACH ELEMENTARY COMMUNITY SCHOOLYARD.

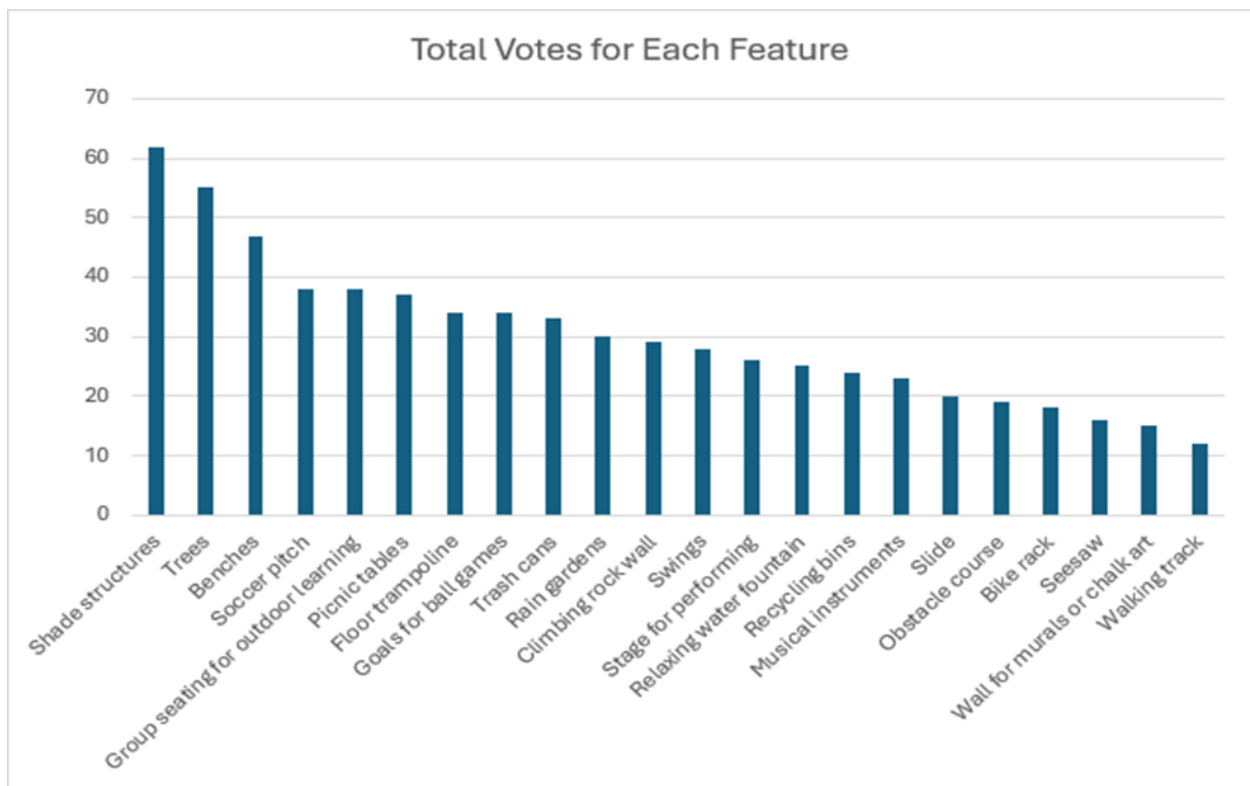
**RECOMMENDATION**

Administration is seeking direction regarding the Biscayne Beach Community Schoolyard project. Next steps would include the identification of funding as this is not a funded initiative. As the property is jointly owned, the City will explore shared funding opportunities with Miami-Dade County Public Schools (M-DCPS). Additionally, the City will continue to engage with the Trust for Public Land (TPL) to assist with the identification of potential donors.

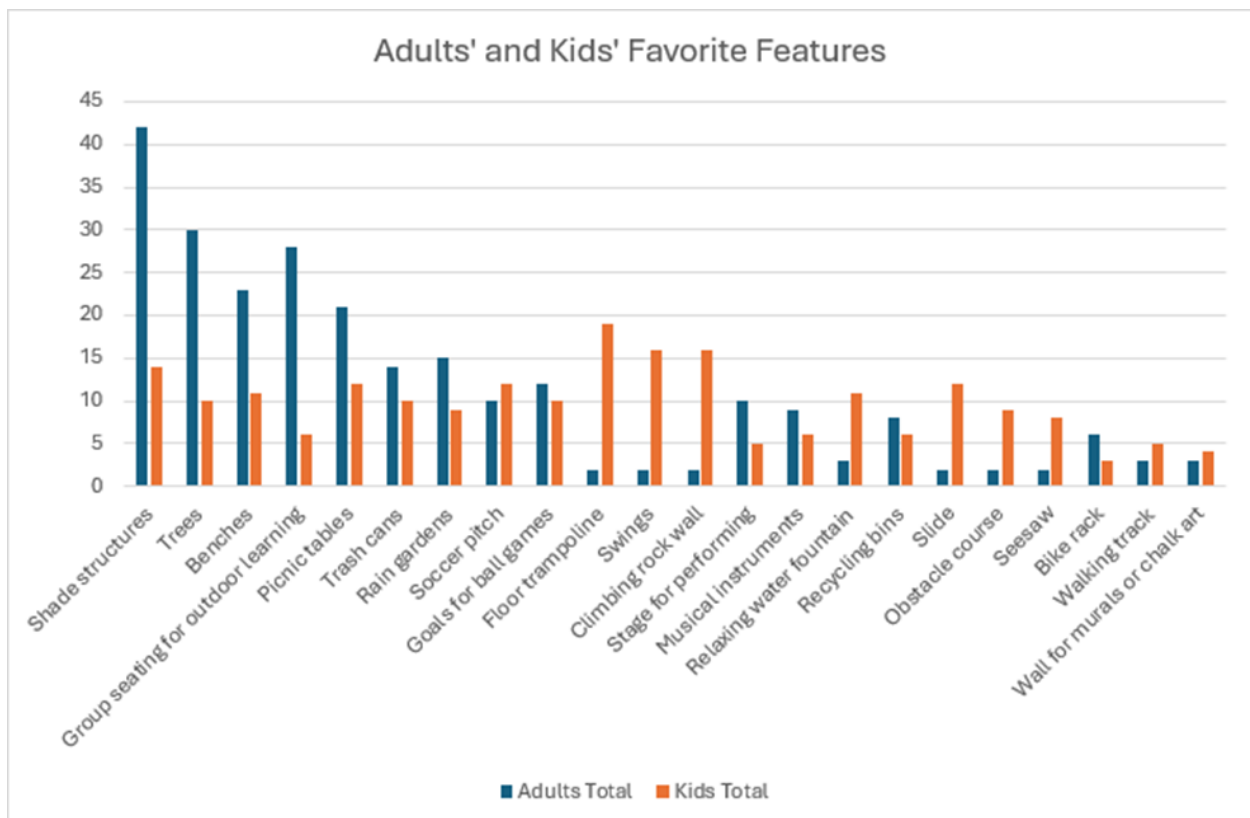
**BACKGROUND/HISTORY**

Resolution No. 2023-32551 was adopted approving a partnership with the Trust for Public Land and Miami Dade County Public Schools (M-DCPS) to engage the local Miami Beach community and partners to design a community schoolyard. A survey was developed to provide opportunities for the surrounding community and Biscayne Beach Elementary families to share their schoolyard preference and ideas. The survey yielded 138 responses in total, with 59 from adult community members and 79 from students.

Based on survey responses, some of the more popular features requested by the respondents to be considered in the design included shade structures, trees, and benches. Below is a chart of all requested features by survey respondents:



Breaking down the results between students and adults; however, shows that each group has unique preferences. Students were more likely to request active play equipment like trampolines, swings, and climbing walls, while adults were particularly interested in shade and various seating options like picnic tables and group learning spaces. The chart below reflects schoolyard feature preferences by adults and students:



In the open-ended survey questions available to adults, some of the feedback included the following:

- The park is big, relatively open, green/grassy and not cluttered, leaving lots of space to run around. Several people specifically expressed excitement around more soccer infrastructure.
- Concerns about the grass getting worn away (or not growing well under the trees), flooding, and kids getting dirty as a result.
- Concerns about security for this shared park space and some specifically requested lighting and/or security presence.
- Potential trash and vandalism if this space is more open to the public.
- Unique uses included a weekend farmer's market and a schedule of public artist events like instruction or performance in salsa, bluegrass, etc.

Students participated in activities throughout October 2024 and November 2024 that allowed them to meet the TPL project team and learn about environmental/design careers, brainstorm about the new schoolyard, dig into aerial photos and historical imagery of the site, and go outside to make sensory observations in the future schoolyard space. A design workshop was held for school students to provide their vision for the schoolyard as well.

## **ANALYSIS**

As part of Phase II of the partnership, TPL met with and incorporated feedback from City staff and M-DCPS personnel to update preliminary concepts for the schoolyard (exhibit 1). Additionally, TPL has provided an opinion of probable costs for the construction of each concept (exhibit 2). The information presented to the City and M-DCPS personnel in January 2025 is attached for reference (exhibit 3).

The probable costs provided by TPL range from an estimated total of \$670,795.00 to \$690,046.00. TPL has no control over the availability of labor, equipment or materials, and market conditions. The probable costs provided was made on the basis of TPL's professional judgement and experience. Additionally, the probable costs were based upon conceptual designs only and not a guarantee of final costs.

## **FISCAL IMPACT STATEMENT**

### **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**

## **CONCLUSION**

The Memorandum of Understanding (MOU) with the TPL will expire on March 31, 2025. Information on the Biscayne Beach Elementary Community Schoolyard design process, including survey results and preliminary design concepts may be found at <https://schoolyards.wixsite.com/biscaynebeach>

**Applicable Area**

North Beach

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

No

**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**

Education and Performance Initiatives

**Sponsor(s)**

Commissioner Kristen Rosen Gonzalez

**Co-sponsor(s)**

**Condensed Title**

Discuss/Action, Biscayne Beach Elementary Community Schoolyard Partnership w/ TPL.  
(KRG) EPI

**Previous Action (For City Clerk Use Only)**



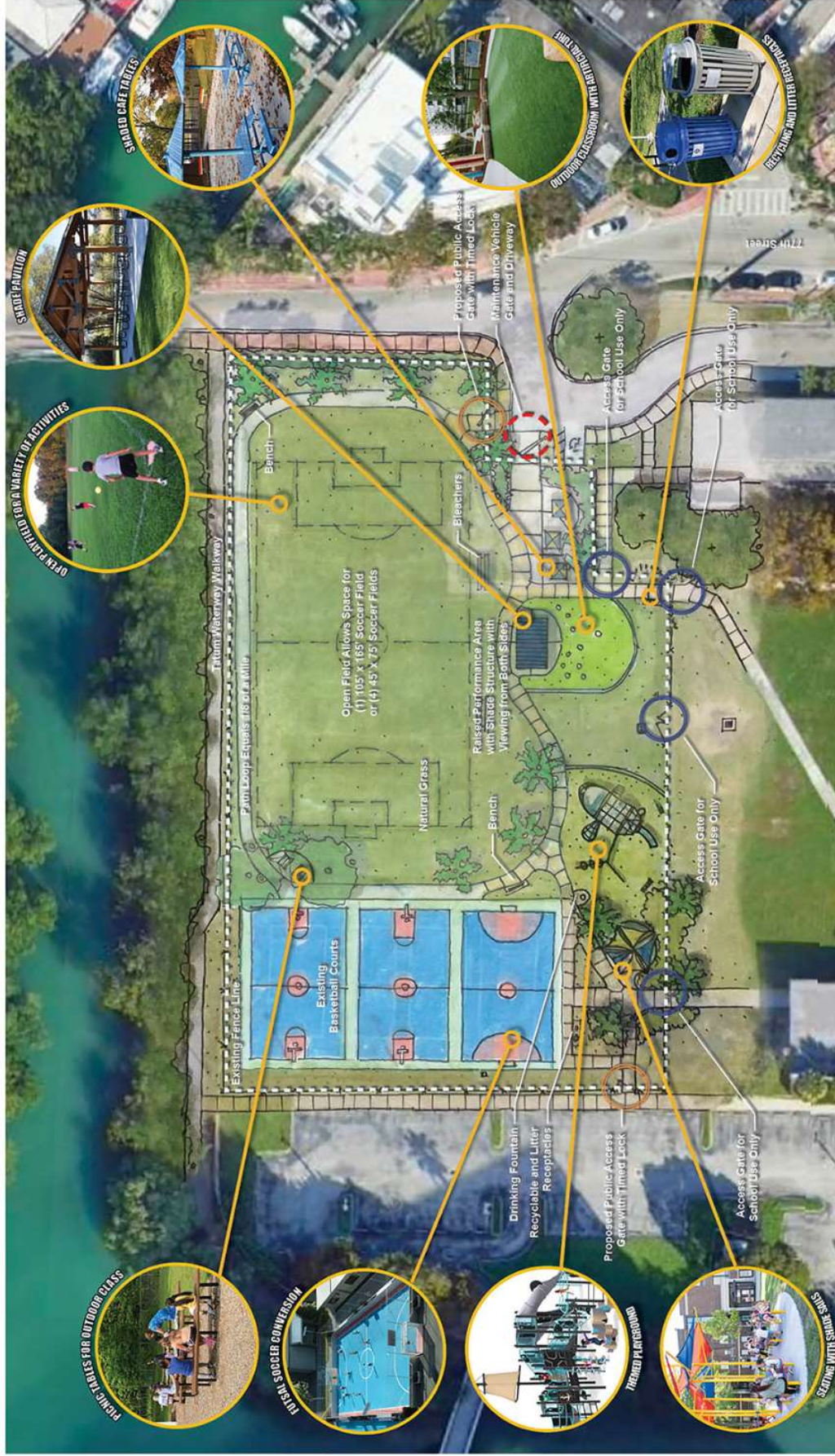
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**Biscayne Beach Elementary Community Schoolyard**  
Concept A - February 21, 2025



*The Biscayne Beach Elementary Community Schoolyard project is a collaboration between Biscayne Beach Elementary, Miami-Dade County School District, City of Miami Beach, and Trust for Public Land.*





# **Biscayne Beach Elementary Community Schoolyard** Concept B - February 21, 2025

The Biscayne Beach Elementary Community Schoolyard project is a collaboration between Biscayne Beach Elementary, Miami-Dade County School District, City of Miami Beach, and Trust for Public Land.

## BISCYANE BEACH ELEMENTARY COMMUNITY SCHOOLYARD - OPINION OF PROBABLE COST

*In review of this Opinion of Probable Cost, the Client understands that Trust for Public Land has no control over the availability of labor, equipment or materials, or market conditions. This Opinion of Probable Cost is made on the basis of professional judgement and experience. Trust for Public Land makes no warranty, expressed or implied, regarding eventual bids or negotiated cost of the Work. This Opinion of Probable Costs is based upon conceptual designs only and not a guarantee of final costs. It is recommended that construction estimates of each concept be completed by a locally-based construction professional.*

		Concept A			Concept B			
ITEM DESCRIPTION	Quantity	Unit Cost	Unit	Item Total	Quantity	Unit Cost	Unit	Item Total
General Conditions (Bonds/Insurance/ Mobilization) Approx 5%	1	\$25,000.00	allowance	\$25,000.00	1	\$30,000.00	allowance	\$30,000.00
Site Preparation (Approx 10%)	1	\$50,000.00	allowance	\$50,000.00	1	\$60,000.00	allowance	\$60,000.00
Demolition (Existing Pavement)	3500	\$2.00	sf	\$7,000.00	3500	\$2.00	sf	\$7,000.00
Landscape	1	\$50,000.00	allowance	\$50,000.00	1	\$30,000.00	allowance	\$30,000.00
Asphalt	2800	\$3.00	sf	\$8,400.00	2300	\$3.00	sf	\$6,900.00
Concrete	4080	\$8.00	sf	\$32,640.00	3800	\$8.00	sf	\$30,400.00
Stormwater Management	1	\$40,000.00	allowance	\$40,000.00	1	\$40,000.00	allowance	\$40,000.00
Small Shade Pavilion (10' x 20')	1	\$40,000.00	allowance	\$40,000.00	1	\$40,000.00	allowance	\$40,000.00
Medium Shade Pavilion (15' x 20')	1	\$60,000.00	allowance	\$60,000.00	1	\$60,000.00	allowance	\$60,000.00
Large Shade Pavilion	0	\$80,000.00	allowance	\$0.00	0	\$80,000.00	allowance	\$0.00
Sail Shades	0	\$50,000.00	allowance	\$0.00	1	\$30,000.00	allowance	\$30,000.00
Playground equipment	1	\$150,000.00	allowance	\$150,000.00	1	\$150,000.00	allowance	\$150,000.00
Artificial Turf	4000	\$16.00	sf	\$64,000.00	5000	\$16.00	sf	\$80,000.00
Benches	5	\$3,000.00	each	\$15,000.00	4	\$3,000.00	each	\$12,000.00
Trash / Recycling Receptacles	6	\$2,000.00	each	\$12,000.00	4	\$2,000.00	each	\$8,000.00
Drinking Fountain	2	\$3,000.00	each	\$6,000.00	2	\$3,000.00	each	\$6,000.00
Other Site Furniture	1	\$20,000.00	allowance	\$20,000.00	1	\$20,000.00	allowance	\$20,000.00
Fence / Gate Adjustments	1	\$20,000.00	allowance	\$20,000.00	1	\$20,000.00	allowance	\$20,000.00
Futsal Court	0	\$50,000.00	allowance	\$0.00	1	\$50,000.00	allowance	\$50,000.00
				SUBTOTAL	\$600,040.00	SUBTOTAL \$583,300.00		
				15% Contingency \$90,006.00			15% Contingency \$87,495.00	
				ESTIMATED TOTAL \$690,046.00			ESTIMATED TOTAL \$670,795.00	





EXHIBIT 3

# Biscayne Beach Elementary Schoolyard

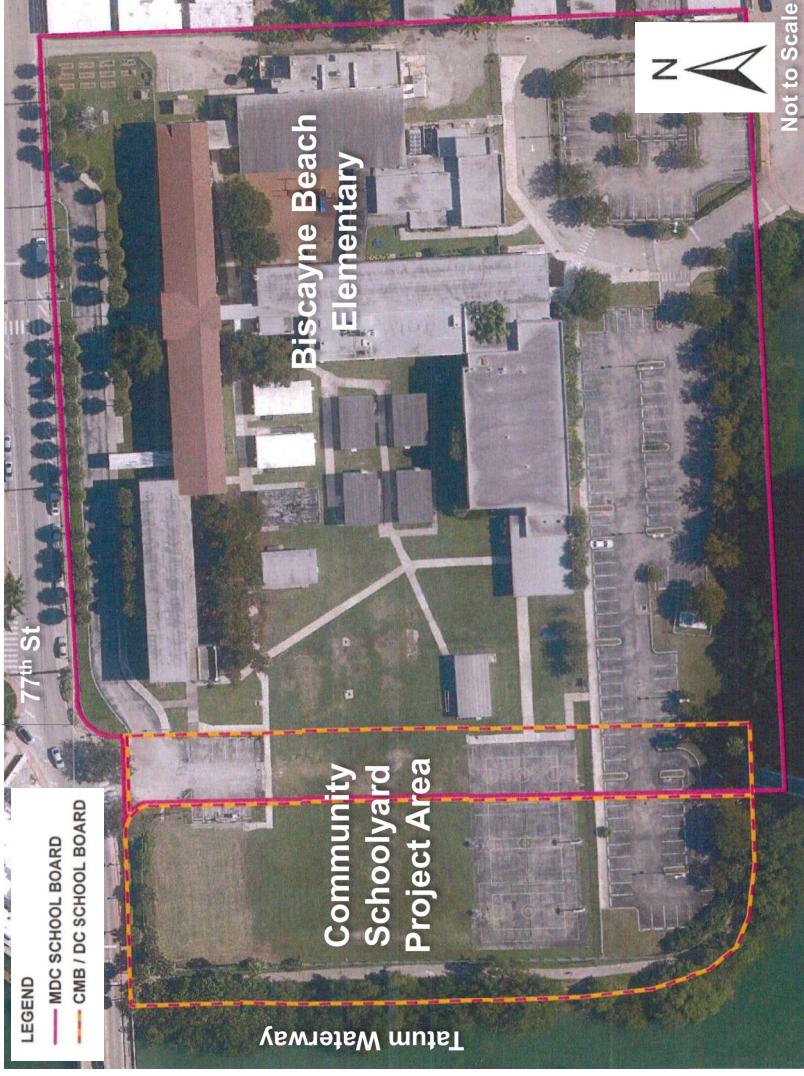
TPL's First FLORIDA Community Schoolyard



TRUST FOR  
PUBLIC  
LAND™

Connecting everyone to the outdoors™

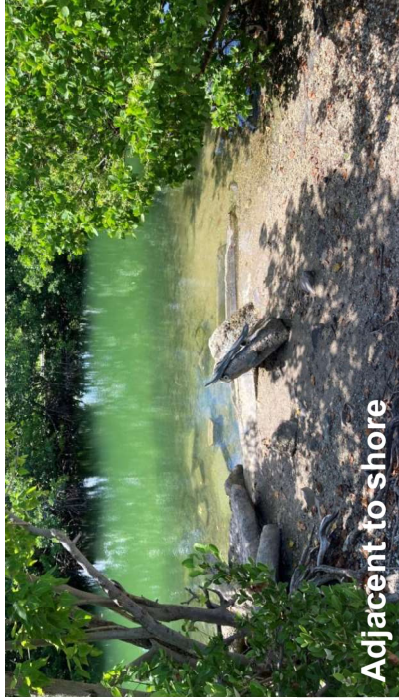
**Based upon the current joint use agreement, the structure to design and implement an enhanced public green space is in place**



- MDCPC has a joint use agreement with City of Miami Beach
- Biscayne Beach Elementary is prone to flooding partly because it sits next to the Tatum Waterway
- City approved for TPL to lead community engagement and develop conceptual designs for site
- Right now, plan is for conceptual design to be handed over to City and school district to hire and manage consultant and contractor to finalize design and construct

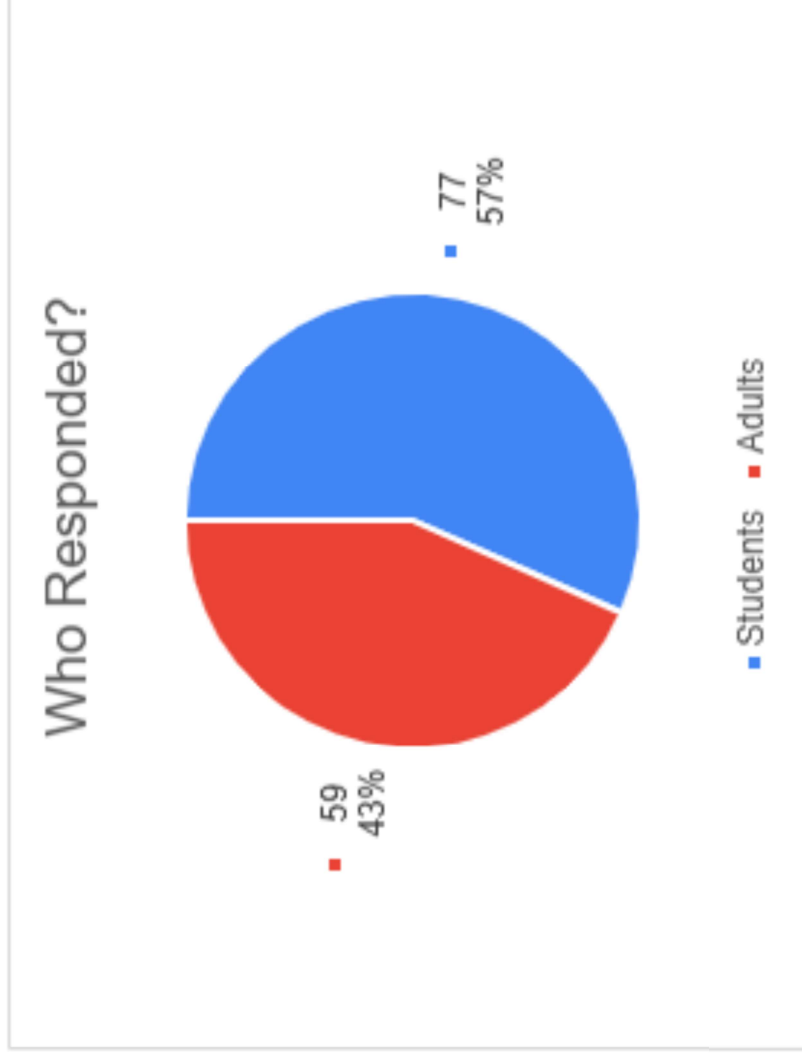


**Site is perfect to be a recreational and educational hub for the community**



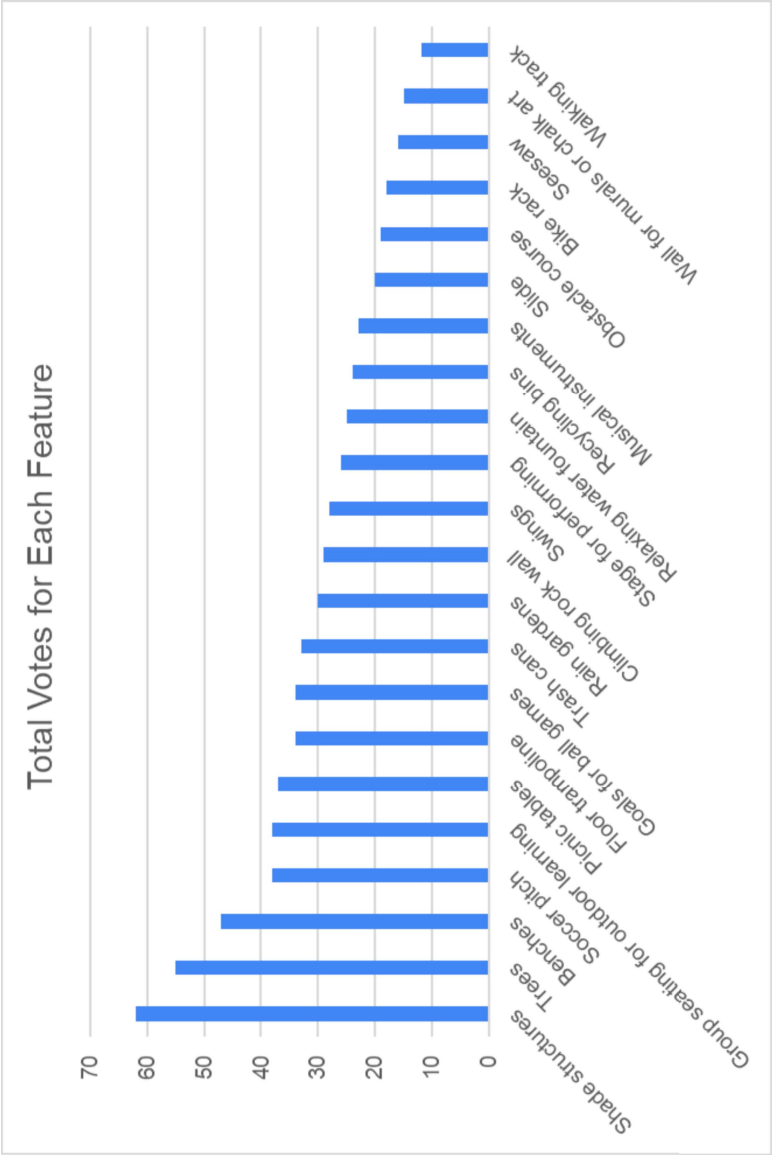
## Biscayne Beach Elementary School Community Schoolyard Survey Results

(Slide 1 of 3)

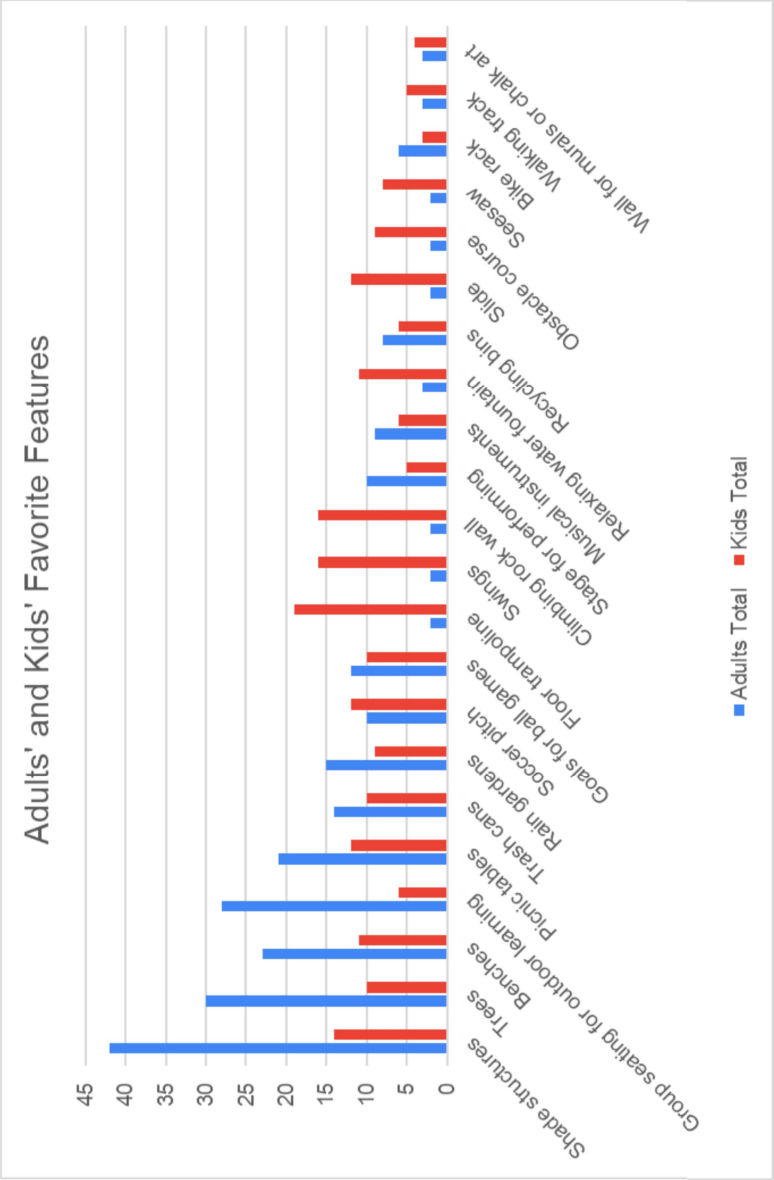




**Biscayne Beach Elementary School Community Schoolyard Survey Results**  
(Slide 2 of 3)



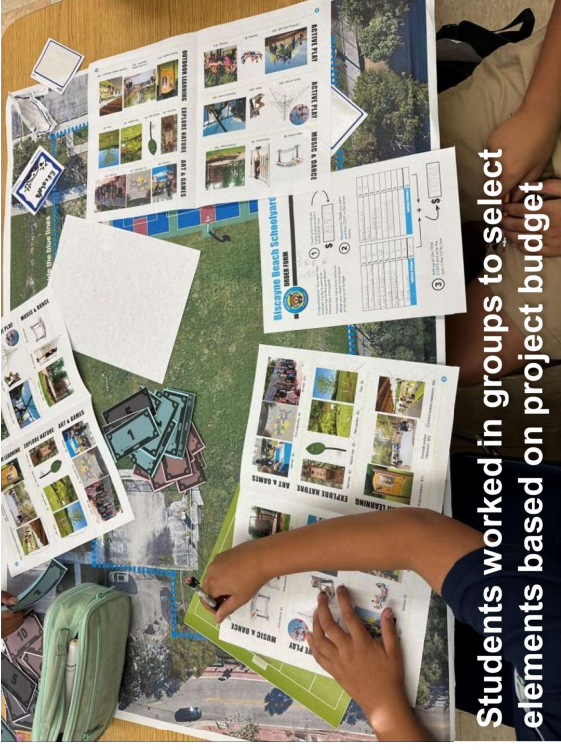
**Biscayne Beach Elementary School Community Schoolyard Survey Results**  
(Slide 3 of 3)



**TPL coordinate two workshops with select students in the Fall to better understand the site and to collect their design ideas**

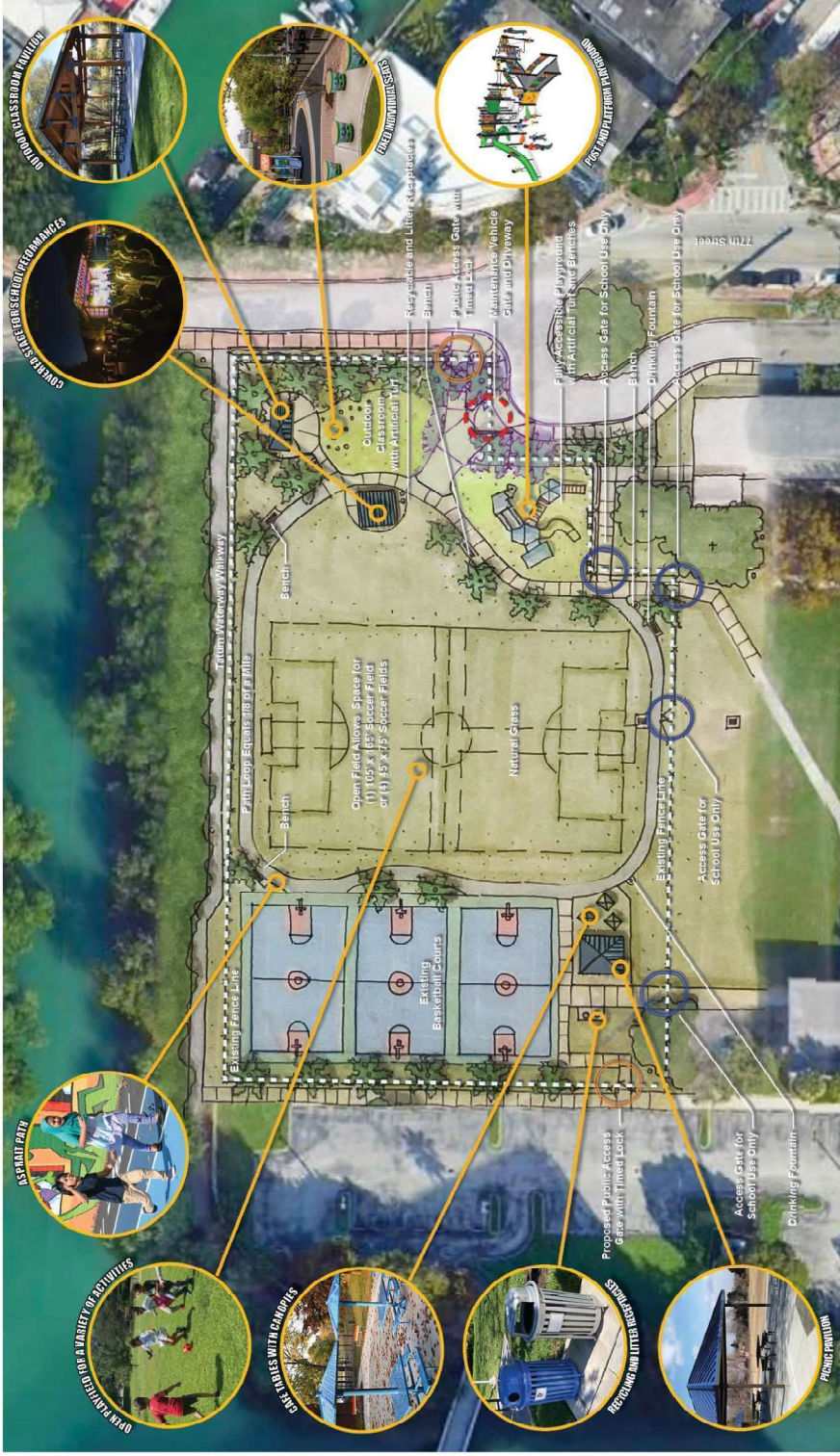


**Representatives from City and School worked with students to design their new schoolyard space**



**Students worked in groups to select elements based on project budget**





# **Biscayne Beach Elementary Community Schoolyard** Concept A - February 21, 2025



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