

1. DISCUSSION AND UPDATE REGARDING THE PROGRESS OF THE 2018 G.O.
BOND FUNDED LOG CABIN PROJECT
Applicable Area:

MIAMI BEACH

COMMITTEE MEMORANDUM

TO: Public Safety and Neighborhood Quality of Life Committee Members

FROM: Eric Carpenter, City Manager

DATE: April 9, 2025

TITLE: DISCUSSION AND UPDATE REGARDING THE PROGRESS OF THE 2018 G.O. BOND FUNDED LOG CABIN PROJECT

RECOMMENDATION

The Administration provides this information regarding the Log Cabin Project for update and discussion.

BACKGROUND/HISTORY

During the regularly scheduled meeting of the Mayor and City Commission (City Commission), held on February 26, 2025, as part of the discussion of agenda item R9 W, "Discuss/Update on G.O. Bond Log Cabin Project" (Project), the City Commission referred the item for discussion and monthly updates to the Public Safety and Neighborhood Quality of Life Committee (PSNQLC).

In May 2017, at the direction of Administration, the Facilities and Fleet Management Department (Facilities) commissioned a condition assessment report (Report) of the Log Cabin structure from BEA Architects, Inc. (BEA). The consultant was asked to assess the building's condition and provide cost estimates associated with conducting a major upgrade of the structure, relocating the structure to elsewhere on the site and maintaining the structure as a sort of gateway building for the site. BEA determined that relocation was not viable (as further damage and/or collapse was possible) and, given the extent of the deterioration, making the structure code compliant would be "synonymous with construction of a new replacement structure." The cost estimate at the time totaled \$487,500. The Report was presented at the June 16, 2017, Finance and Citywide Projects Committee (FCWPC) meeting where the committee moved to fund the demolition and removal of the structure in the amount of \$15,000.

On October 18, 2017, as part of discussion item R9 H, the City Commission directed the Administration to dismantle, remove and store the Log Cabin, at an approximate cost of \$274,000, and pursue funding opportunities for the future reconstruction of the log cabin. In accordance with the direction received, the dismantling process commenced in December 2017 and was completed in March 2018. All salvageable components of the Log Cabin were cataloged, tagged and carefully stored in two (2) 20' dry storage containers.

On December 13, 2017, the City Commission resolved to retain Dover, Kohl & Partners (DKP), the urban design team behind the North Beach Master Plan, to create a conceptual design and development plan for the "West Lots." As part of this agreement, DKP was asked to analyze and assess the restoration, placement, and future use of the Log Cabin.

DKP studied various site locations for the possible home of the Log Cabin and determined that the best location was within the North Beach Oceanside Park (Park). Further, DKP recommended that preservation and restoration be pursued in the treatment of the reconstructed log cabin, resulting in the preservation of major elements such as the stone chimney and facade timber and the addition of new appropriate elements.

Following a presentation by City staff of the various options for the use and placement of the Log Cabin at the May 18, 2018 meeting of the FCWPC, as well as feedback from, and ideas generated by, North Beach residents during public meetings and charrettes that took place during the week of April 30, 2018, the committee recommended proceeding with DKP's recommendation, which would restore the Log Cabin to a mixed-use community and information center that also operated as a café or concession stand serving the Park.

On June 6, 2018, the City Commission adopted Resolution No. 2018- 30356, accepting the recommendation of the FCWPC.

On November 6, 2018, Miami Beach voters approved the issuance of a General Obligation Bond (GO Bond) that included the Project at an estimated cost of \$1,076,000. The Project was originally slated to commence when Tranche 2 of the GO Bond is issued, which was expected to coincide with the completion of the renovation of the Park. However, the renovation was completed in 2023 and there is not yet a date certain for the issuance of Tranche 2.

On April 3, 2024, the City Commission adopted Resolution 2024-32991, directing the Administration to prioritize the reconstruction of the log cabin, include the Project in Tranche 1 of the Parks category of the GO Bond if possible, and identify and quantify funding gaps so these may be addressed during the fiscal year 2025 budgeting process.

ANALYSIS

At the April 11, 2024 General Obligation Bond Oversight Committee (GOBOC) meeting, the Committee approved a motion to temporarily transfer funding from existing appropriations in various projects, as these funds are not anticipated to be utilized until after the issuance of Tranche 2 bonds within the Parks Category of the GOB.

On May 15, 2024, the City Commission adopted Resolution 2024-33069, approving the Sixth Amendment to the Capital Budget for Fiscal Year 2024, providing among other things, GOB funding in the amount of \$1,076,000 necessary to commence the Project.

Following the adoption of the Capital Budget Amendment, the City's Office of Capital Improvement Projects (CIP) commenced the process of retaining a design consultant for the preparation of construction documents. Utilizing the City's contracts for Professional Architectural and Engineering Services in Specialized Categories "As-Needed" pursuant to Request for Qualifications No. 2020-096-ND, CIP contacted several consultants to request proposals and negotiate fees for the Project. State procurement regulations prohibit simultaneous discussions with consultants, requiring instead that all discussions and negotiations be concluded/terminated prior to contacting subsequent consulting firms. A total of four (4) firms were contacted. Discussions/negotiations with the first three (3) firms were terminated for a variety of reasons. The City has received an acceptable proposal from BEA Architects for the preparation of design and construction documents for the Project, CIP has issued a Consultant Service Order (CSO) for the work, and a request for additional funding in the amount of \$1,047,279 has been included in the Fiscal Year 2026 Capital Budget process.

The design and construction documents are scheduled to take approximately 8 months to complete, including review by the City's Design Review Board, followed by 30-60 days for permitting, prior to issuance of an Invitation to Bid in early 2026.

FISCAL IMPACT STATEMENT

It is not anticipated that this discussion will result in a financial impact.

Does this Ordinance require a Business Impact Estimate?
(FOR ORDINANCES ONLY)

The Business Impact Estimate (BIE) was published on .

See BIE at: <https://www.miamibeachfl.gov/city-hall/city-clerk/meeting-notices/>

FINANCIAL INFORMATION

N/A

CONCLUSION

This information is provided for update and discussion.

Applicable Area

North 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)

Commissioner Kristen Rosen Gonzalez

Co-sponsor(s)

Condensed Title

Discuss/Update, G.O. Bond Log Cabin Project

R9 W DISCUSS/UPDATE ON G.O. BOND LOG CABIN PROJECT.

Applicable Area:

MIAMI BEACH

COMMISSION MEMORANDUM

TO: Honorable Mayor and Members of the City Commission
FROM: Commissioner Kristen Rosen Gonzalez
DATE: February 26, 2025
TITLE: DISCUSS/UPDATE ON G.O. BOND LOG CABIN PROJECT.

RECOMMENDATION

BACKGROUND/HISTORY

ANALYSIS

FISCAL IMPACT STATEMENT

N/A

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

Applicable Area

Citywide

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

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Department

Office of Commissioner Kristen Rosen Gonzalez

Sponsor(s)

Commissioner Kristen Rosen Gonzalez

Co-sponsor(s)

Condensed Title

Discuss/Update, G.O. Bond Log Cabin Project. (Rosen Gonzalez)