

R9 E DISCUSS/TAKE ACTION: COMMENT ON 72ND STREET COMMUNITY COMPLEX REDESIGN PHASE AND HOW TO OPTIMIZE THE PROJECT, INCLUDING IF OTHER RECREATIONAL COMMUNITY ACTIVITIES/OPTIONS WOULD BE PREFERABLE IN ORDER TO PRESERVE BOTH INTENT AND COST FEASIBILITY OF PROJECT.

Applicable Area:



**COMMISSION MEMORANDUM**

TO: Honorable Mayor and Members of the City Commission

FROM: Eric Carpenter, City Manager

DATE: December 11, 2024

TITLE: DISCUSS/TAKE ACTION: COMMENT ON 72ND STREET COMMUNITY COMPLEX REDESIGN PHASE AND HOW TO OPTIMIZE THE PROJECT, INCLUDING IF OTHER RECREATIONAL COMMUNITY ACTIVITIES/OPTIONS WOULD BE PREFERABLE IN ORDER TO PRESERVE BOTH INTENT AND COST FEASIBILITY OF PROJECT.

**RECOMMENDATION**

The Administration is providing an update on the project to the Mayor and City Commission (City Commission).

**BACKGROUND/HISTORY**

On October 30, 2024, as part of a discussion item (R9AE) sponsored by Commissioner Magazine and co-sponsored by Commissioner Bhatt, the City Commission discussed potential redesign of the 72nd Street Community Complex (Project) particularly reconsidering the rooftop competition sized pool and reconsidering other recreational options, such as soccer field or pickleball courts, to reduce expenses. Ultimately, the City Commission directed Administration to provide a Project update at the next Commission meeting and deferred any major changes to the design until they can examine the project further.

During the November 20, 2024, meeting of the City Commission, Item R9 AA, was discussed and a brief presentation of the project, including plans and renderings of the 30% design submittal, was provided by City staff (Exhibit A). Direction and further discussion of the item was deferred to the next City Commission meeting.

On November 6, 2018, Miami Beach residents approved three separate ballot measures which authorized the issuance of a general obligation bond (G.O. Bond) for 57 quality of life projects throughout the city. All three passed by an overwhelming support of at least 69.4% for a grand total of \$439 million. All 57 projects had gone through a significant amount of vetting by an Advisory Committee consisting of residents and stakeholders from all 3 sectors of Miami Beach (North Beach, Middle Beach, and South Beach) and several heavily attended community presentations throughout the city prior to the referendum.

The 72nd Street Community Complex was the highest funded project in the bond given its importance to the future of the North Beach neighborhood. For this reason, the project became GO Project #1 and was allocated a funding amount of \$53.8 million. The scope of the project, detailed in the original GO Bond package material and attached as Exhibit B, explains the justification for its funding as it was considered the project with the biggest impact to a region providing the greatest amount of multi purpose amenities.

Currently, a total project budget of \$101,742,327 has been identified in order to provide the complete scope of work approved by the voters. The updated budget utilizes various funding

sources, including the \$53.8 million of G.O. bonds, for design, permitting, and construction. The current scope of the project includes a 500-space parking garage, civic/commercial space, a 5000 SF - 10000 SF public library/media center, 7,500 SF upscale fitness gym with running track, park space, a roof-top competition pool with warm-up pool and support facilities, and related site work. The scope also includes a resiliency component which could include stormwater retention and re-use, solar power, energy efficient lighting and green roof system.

On June 24, 2020, the City Commission authorized the issuance of Request for Proposals (RFP) 2020-180-ND for design/build services for the Project.

As a result of cost proposal received from the top ranked design/build proposer, which far exceeded the project budget, and in an effort to reconcile the difference in order to facilitate the completion of negotiations, on January 20, 2022, the City Commission approved a revised total project budget in the amount of \$101,742,327. The project budget is comprised of different funding sources as follows:

<b>FUNDING SOURCE</b>	<b>AMOUNT</b>
GO Bond	\$53,800,000
Parking Funding	\$16,441,931
Ocean Terrace Settlement	\$1,000,000
Future Parking Capital Not Bonds	\$17,738,089
North Beach Quality of Life	\$2,301,045
Pay As You Go	\$9,500,000
Old County Library Fund	\$961,262
<b>TOTAL</b>	<b>\$101,742,327</b>

After unsuccessful negotiations with the first and second-ranked firms, on October 26, 2022, the City Commission rejected all the proposals and terminated the RFP process. The City Commission also directed the Administration to prepare a new competitive solicitation for architectural design services for the project. An RFQ was also required for the selection of the Construction Manager-at-Risk (CMAR).

As a result, the Administration issued two Requests for Qualifications for the selection of a consultant to provide architectural design services and a CMAR to provide preconstruction services, and construction phase services via a Guaranteed Maximum Price (GMP).

On September 25, 2023, the City executed an agreement with Wannemacher Jensen Architects, Inc., (Consultant) for the Architectural Design Services for the 72nd Street Community Complex and on November 27, 2023, the City executed an agreement with Kaufman Lynn Construction Inc., the CMAR for the Project.

## **ANALYSIS**

In February 2024, the Consultant submitted a design concept which exceeded the \$70M construction budget target. In accordance with the design agreement the consultant re-designed the concept to meet the construction budget. Certain value engineering (VE) strategies, representing cost savings, were identified for implementation, should they be needed. Confident that the project would be designed to budget, City staff authorized the Consultant to proceed to the 30% schematic design in June 2024. The scope of work included in the schematic design is listed in Exhibit C.

The Consultant has submitted the 30% schematic design including renderings, and the CMAR has submitted the corresponding construction cost estimate. Preliminary review shows that the estimate is approximately 14% over the \$70,000,000 construction budget. VE strategies,

previously identified, could resolve the budget concerns, but the construction cost estimate is still being verified. All proposed VE strategies ensure that program, scope and performance of the facility remain unimpacted. Ultimately, the goal of the VE is to provide a final project which meets the project budget while staying true to the program, scope and design. Examples of VE items which would be invisible to the user or visitor of the facility may include a change in construction or finish materials, implement tax savings through an owner direct purchase program, and simplify the shape and reduce the size of the warm-up pool.

Subsequent to the October 30, 2024, meeting of the City Commission, and following the receipt of the schematic design submittal and construction cost estimate, City staff commenced the public outreach and stakeholder engagement process. The schematic design was presented, and received favorable support, at the November 14, 2024, meeting of the General Obligation Oversight Committee, and the November 19, 2024 meetings of the Parks and Recreation Board, and the Committee for Quality Education in Miami Beach,

Continued outreach and presentations to the North Beach community stakeholders and other groups, including the North Beach CRA Advisory Committee, to garner input have been postponed pending discussion at the next meeting of the City Commission. The Administration will be requesting approval of the design from the City Commission prior to the presentation to the Design Review Board (DRB). Design completion is currently anticipated at the end of 2025, with construction commencing in the spring 2026.

### **FISCAL IMPACT STATEMENT**

TBD

### **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**

To date approximately \$4.85 million has been spent on the project of which \$3.7 million are G.O. Bond funds.

### **CONCLUSION**

As requested at the October 30, 2024 City Commission meeting, the Administration is providing an update on the project.

### **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)**

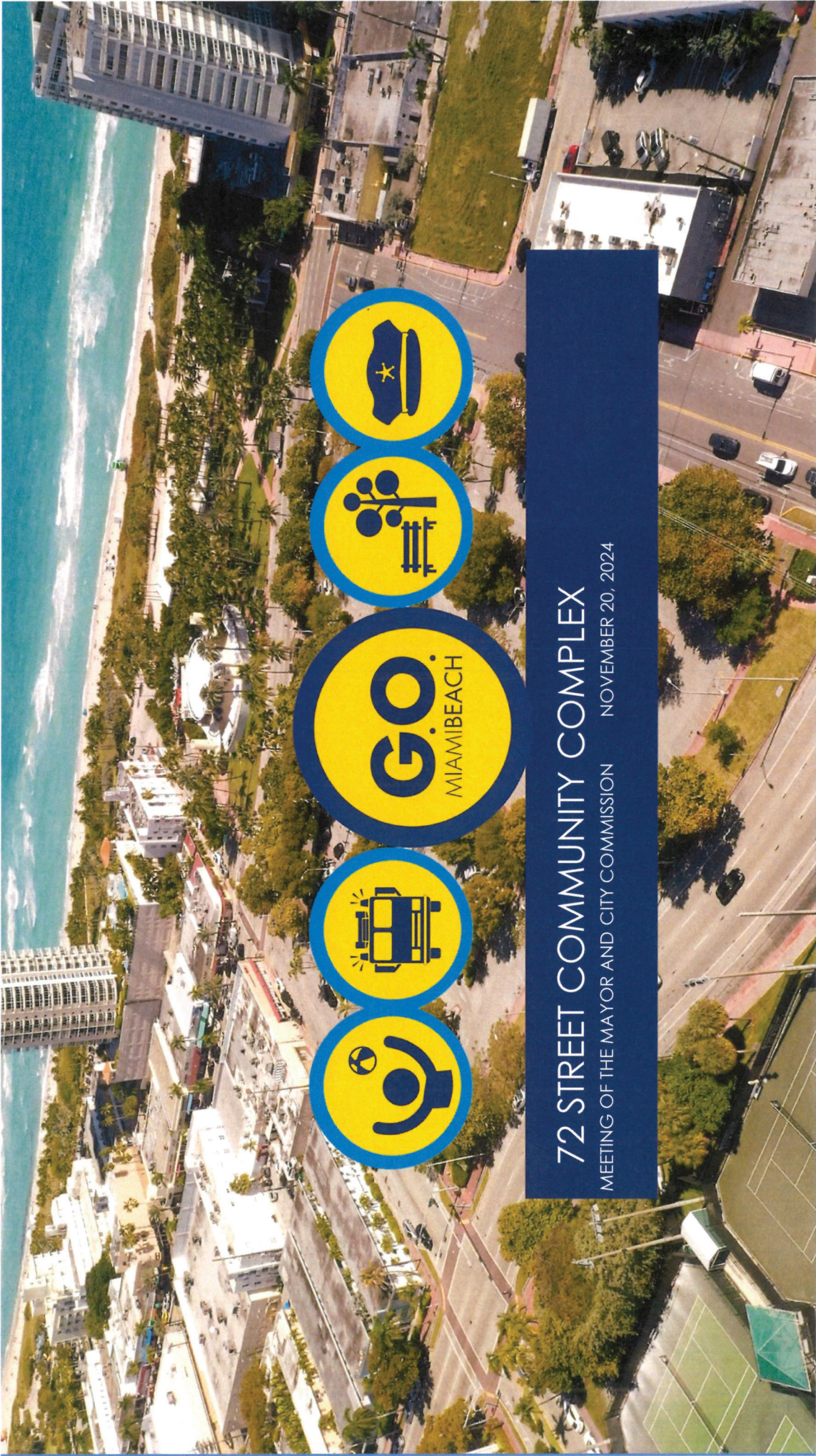
Commissioner Joseph Magazine

**Co-sponsor(s)**

Commissioner Tanya K. Bhatt

**Condensed Title**

Discuss/Action, 72nd Street Community Complex. CIP



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

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# 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 72<sup>nd</sup> Street Municipal Parking lot (P-92) located between 72<sup>nd</sup> and 73<sup>rd</sup> 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.

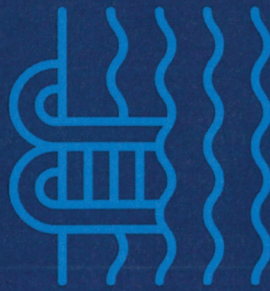
Parking Garage	\$22.7 M
Civic / Commercial	\$ 7.7 M
Public Library/Media Center	\$ 7.0 M
Park Development	\$ 1.1 M
Aquatic Complex	\$ 7.0 M
Sitework/Utilities/Resiliency	\$ 8.3 M
TOTAL	\$53.8 Million

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**

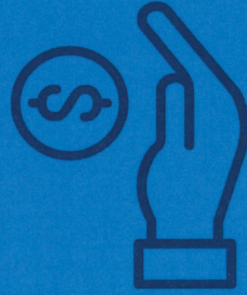


**PARKING**



# 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.

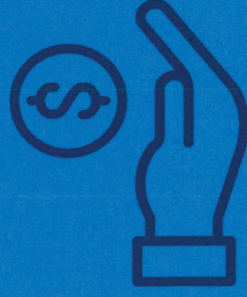


# COST SAVING OPTIONS

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:

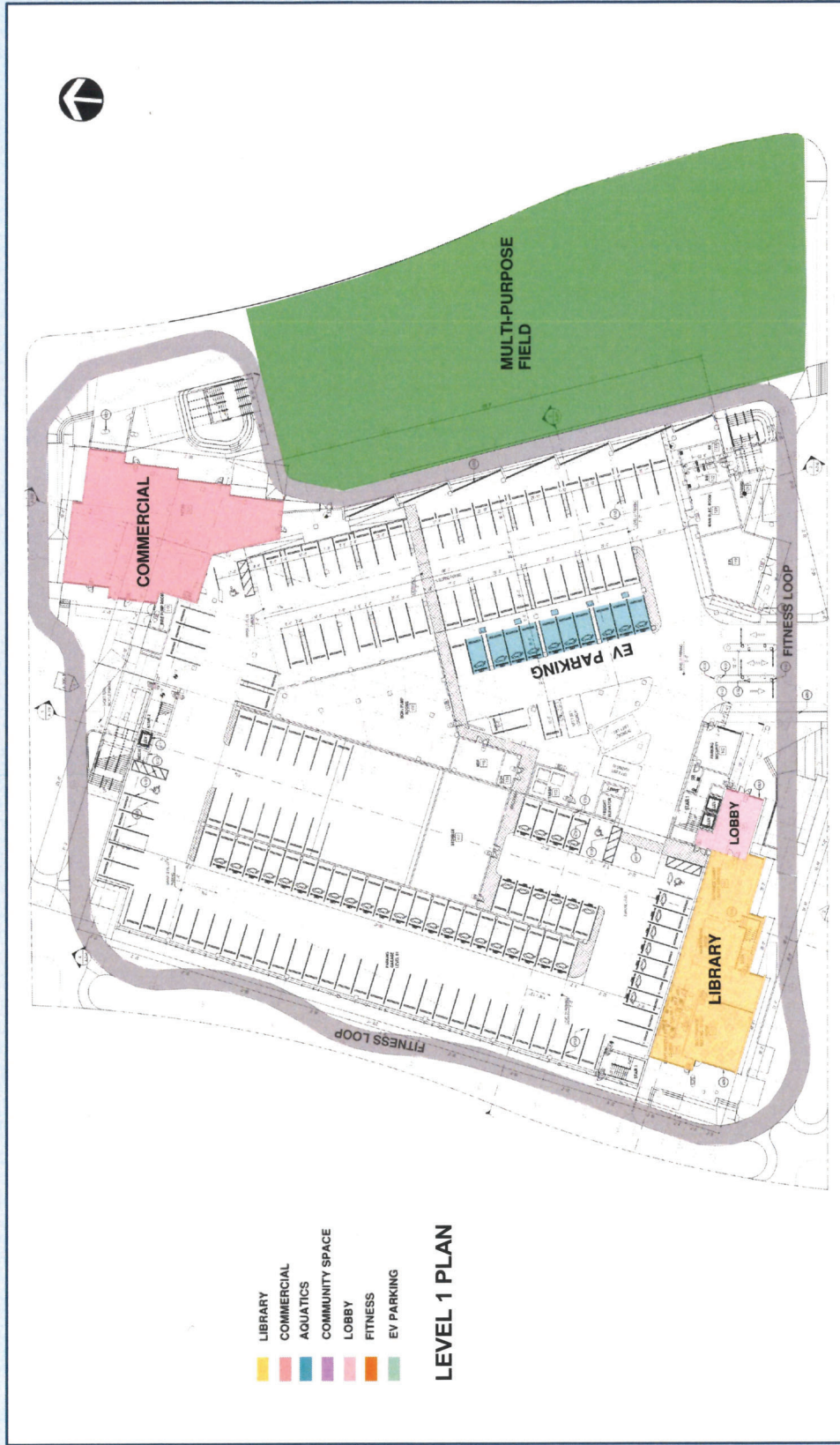
## POTENTIAL VALUE ENGINEERING STRATEGIES

- 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



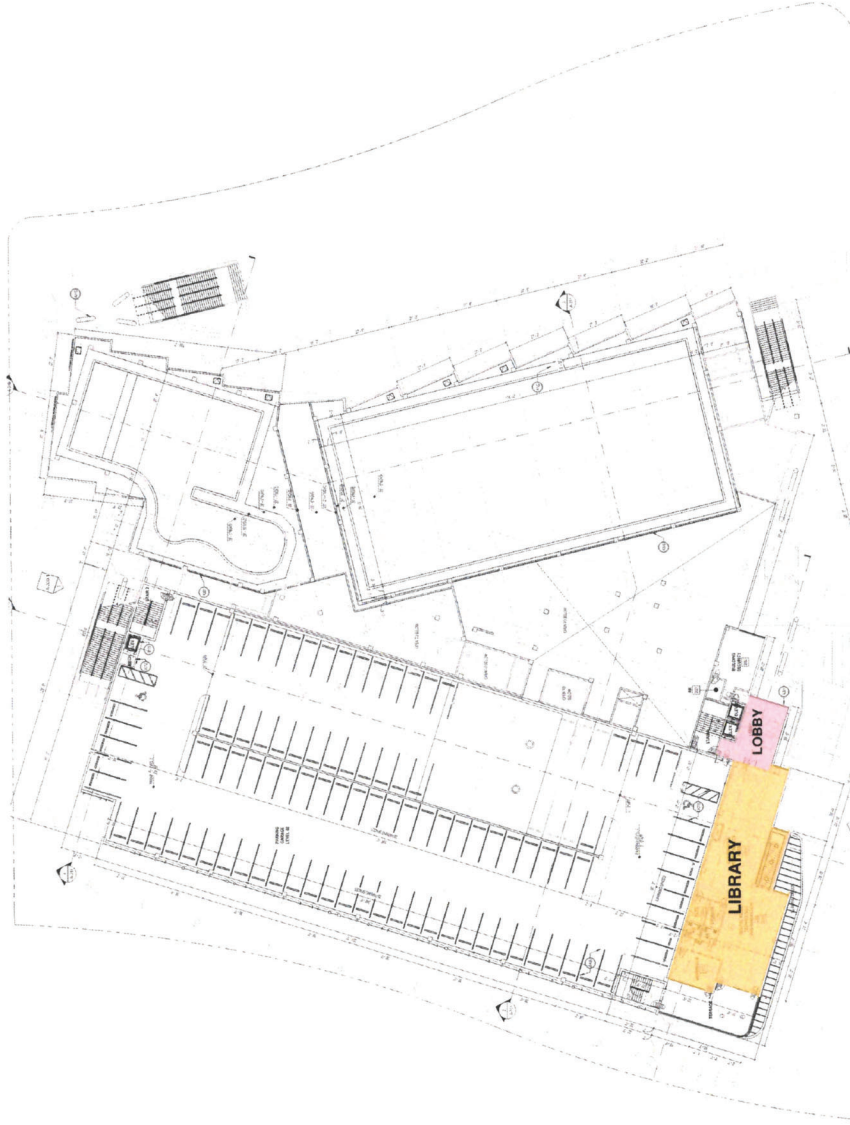
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# 30% DESIGN PLANS

- LIBRARY
- COMMERCIAL
- AQUATICS
- COMMUNITY SPACE
- LOBBY
- FITNESS
- EV PARKING

LEVEL 2 PLAN





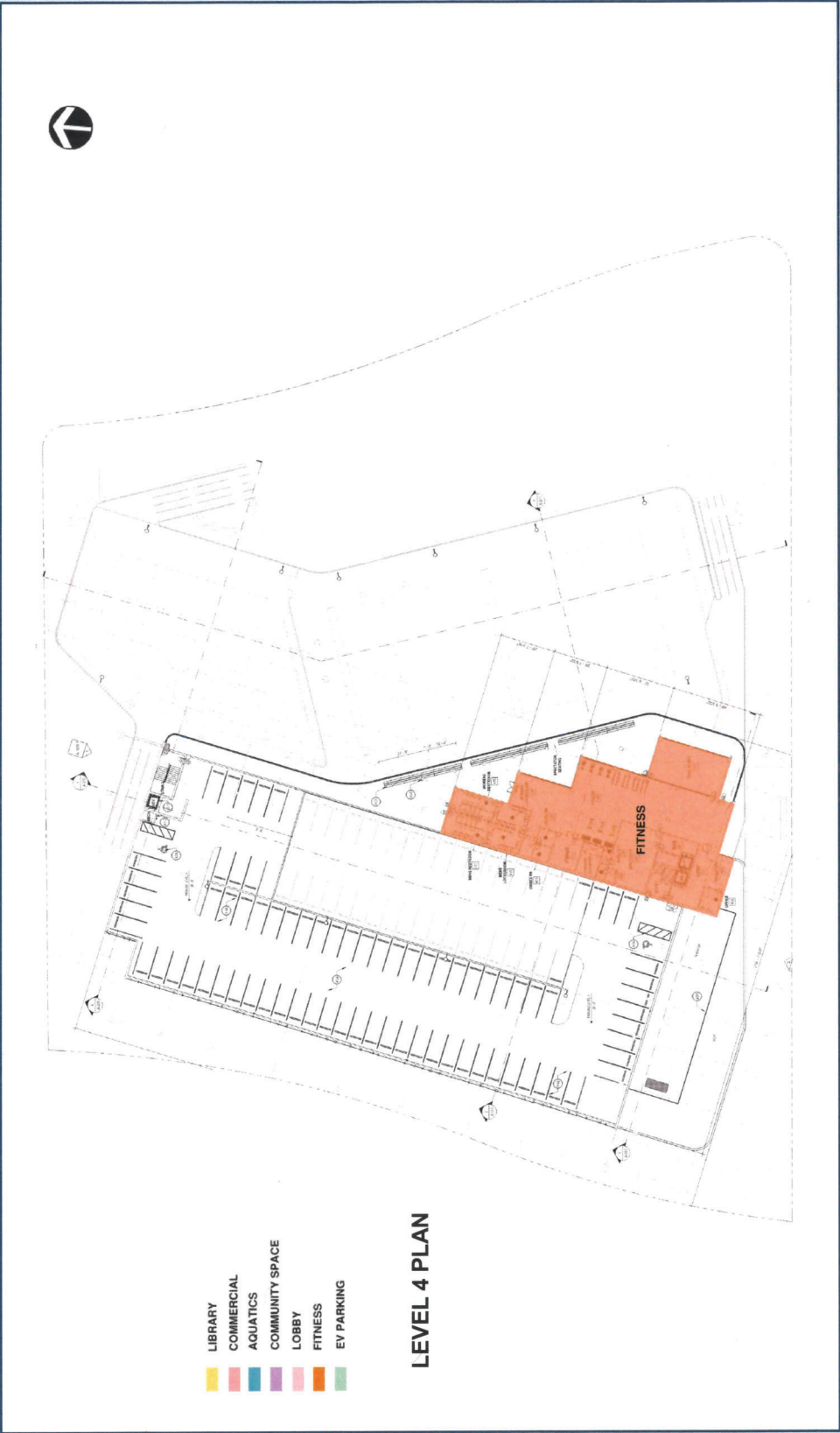
# 30% DESIGN PLANS



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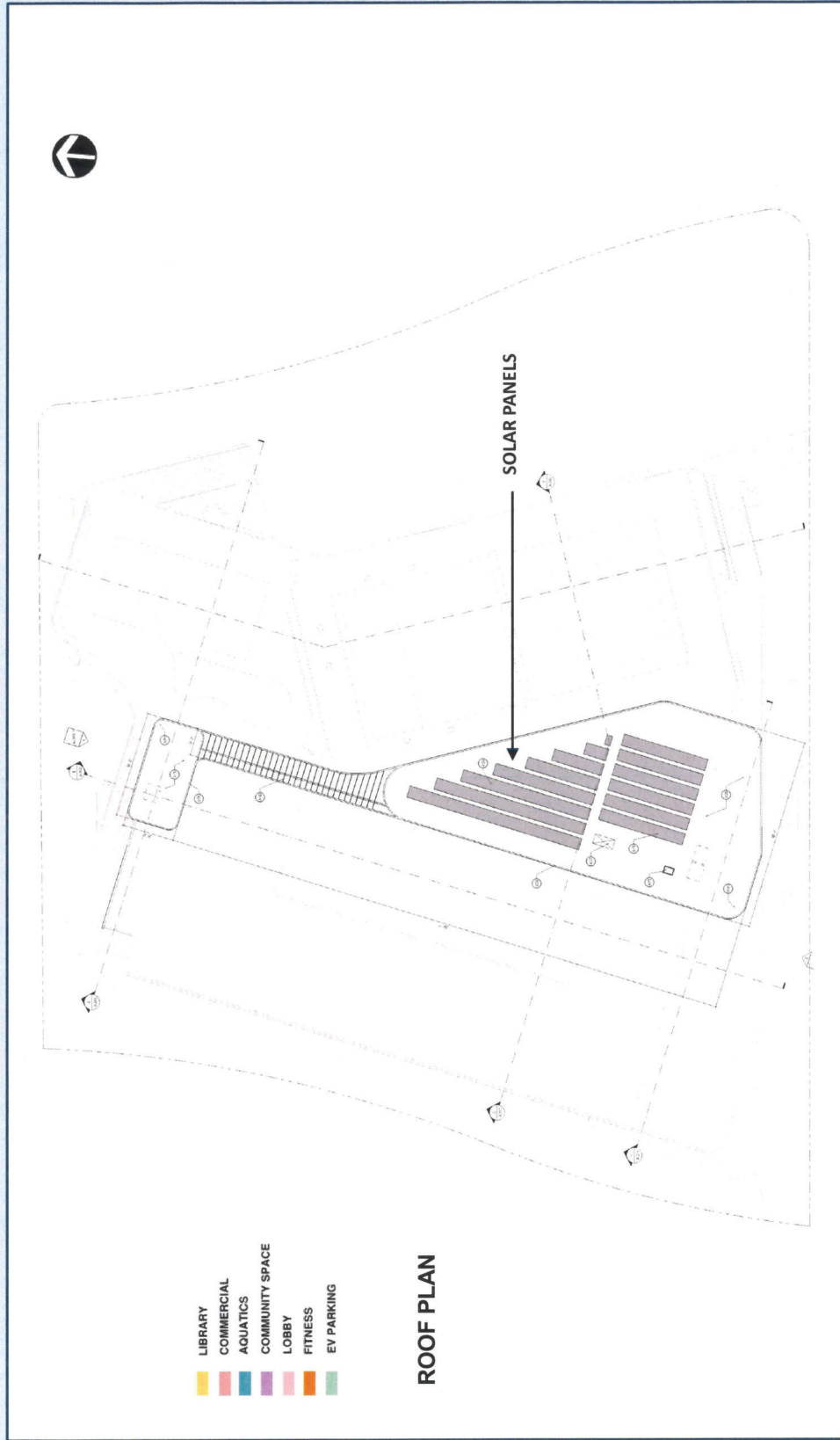




# 30% DESIGN PLANS

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# MIAMI BEACH

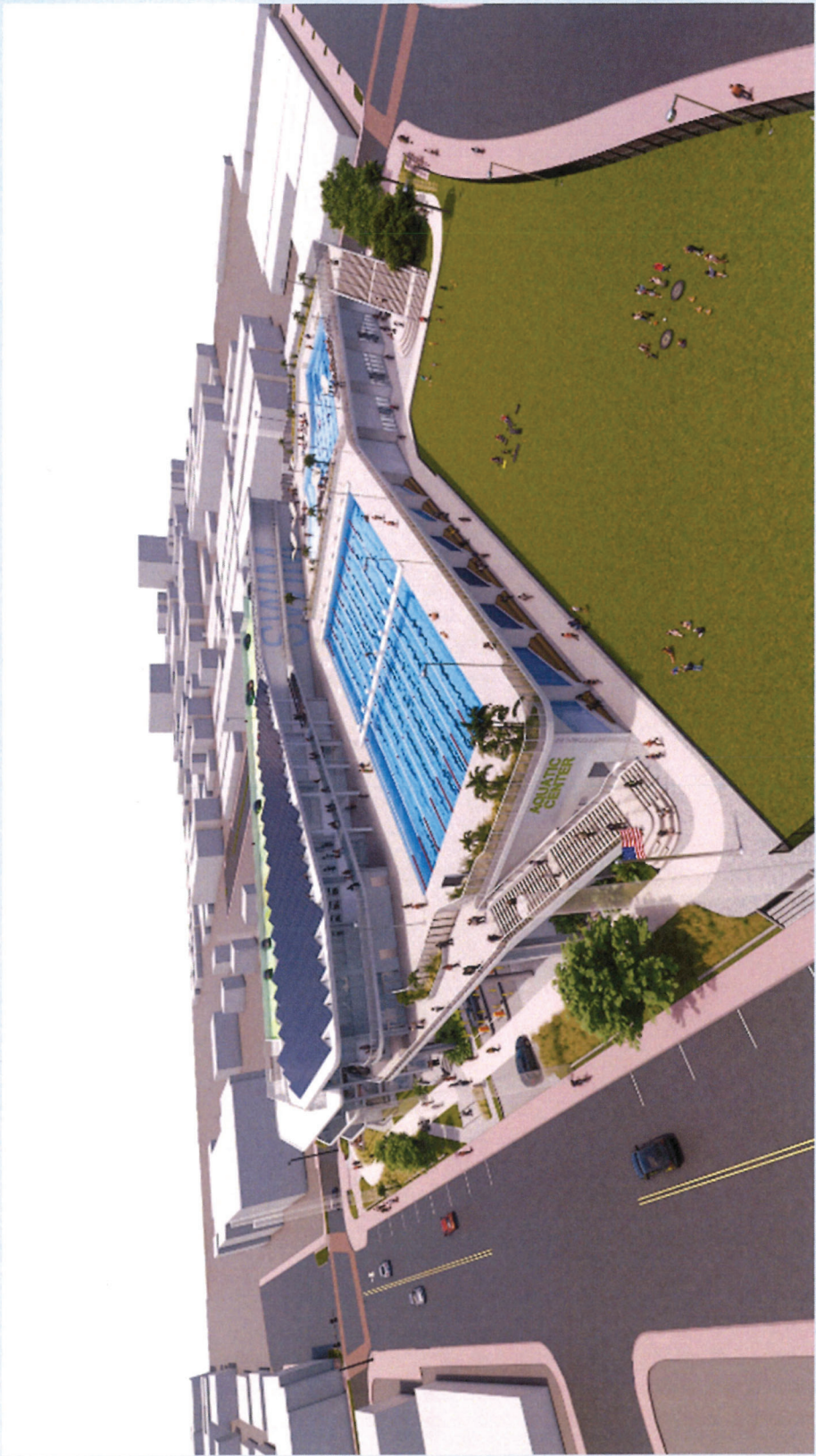
## 30% DESIGN RENDERINGS



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# TIMELINE

WE ARE HERE

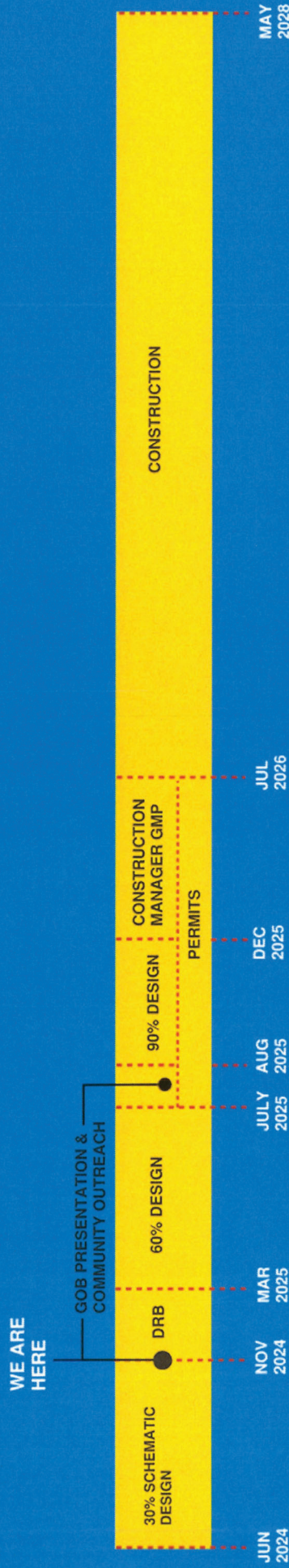


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# TIMELINE



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THANK YOU!

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# 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 72<sup>nd</sup> Street Municipal Parking lot (P-92) located between 72<sup>nd</sup> and 73<sup>rd</sup> 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

72<sup>nd</sup> Street Community Complex  
30 Percent Design Scope of Work

The 72<sup>nd</sup> Street Community Complex is a four (4) story Community Complex that includes:

- Aquatic Center with a 50-meter competition pool and a 25-meter multi-purpose pool
- A 500-space parking structure
- 7,800 sq. ft. Miami-Dade County Library
- 5,000 sq. ft. of commercial/retail space
- 7,600 sq. ft. Fitness Center
- 5,000 sq. ft. Community Center
- Active green space and jogging path with a total combined Sq. Ft. of 60,000 sq. ft.
- Stormwater retention
- Solar power life safety systems
- Energy efficient lighting
- LEED Gold
- Electric Vehicle Parking



Thursday, December 5<sup>th</sup>, 2024

**From:** North Beach CRA

**To:** City of Miami Beach Mayor and Commissioners

City of Miami Beach City Hall

1700 Convention Center Drive,

Miami Beach, FL 33139

**Re: Item R9E DISCUSS/TAKE ACTION: COMMENT ON 72ND STREET COMMUNITY COMPLEX REDESIGN PHASE AND HOW TO OPTIMIZE THE PROJECT, INCLUDING IF OTHER RECREATIONAL COMMUNITY ACTIVITIES/OPTIONS WOULD BE PREFERABLE IN ORDER TO PRESERVE BOTH INTENT AND COST FEASIBILITY OF PROJECT.**

Honorable Mayor and Commission,

In regard to Item R9E, NoBe Partners supports moving the proposed 72nd Street Community Complex forward and NOT taking action to cancel the project. The 72nd Street Community Complex will transform North Beach, unlock the potential of North Beach, and provide North Beach with a world-class public asset. This transformative project includes a 500-space public parking garage, aquatic center, playing fields and jogging path, fitness center, community center, public library, and retail. We believe the project will generate massive economic development in the area, support local businesses, and serve as an engine for the North Beach CRA. This is honestly one of the most ambitious and transformational "community building" projects we've ever seen a local government undertake. We are excited about its transformational impact.

NoBe HOA Partners is made up of North Beach's residential HOA's which represents over 1100 single family homes.

Respectfully,

NoBe HOA Partners

Ronnie Issenberg  
President Biscayne Point HOA  
[Rissenberg@marcusmillichap.com](mailto:Rissenberg@marcusmillichap.com)  
(786) 566-1446

Carolina Jones  
President Stillwater Drive HOA  
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Joshua Gold  
President Normandy Shores HOA  
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Marguerite W. Ramos & Laura Veitia  
Presidents Normandie SUD HOA  
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(305) 389-7444

Corey Salter  
President Allison Island HOA  
[csalter@authentic.com](mailto:csalter@authentic.com)  
(203) 803-0481