

COMMITTEE MEMORANDUM

TO: Members of the Finance and Citywide Projects Committee
FROM: Jimmy L. Morales, City Manager
DATE: June 16, 2017
SUBJECT: MEETING OF THE FINANCE AND CITYWIDE PROJECTS COMMITTEE
ON FRIDAY, JUNE 16, 2017

A meeting of the Finance and Citywide Projects Committee has been scheduled for Friday, June 16, 2017 at 1:00 pm in the Commission Chambers, 3rd Floor of City Hall.

The agenda for the meeting is as follows:

BUDGET BRIEFING:

NEW BUSINESS

1. **FY 2017/18 General Fund Preliminary CSL (without adjusting the operating millage rate for debt service reduction)**

Status: Item enclosed.

2. **Proposed Uses Of Law Enforcement Trust Funds**

Status: Item enclosed.

3. **Review Of Proposed Capital Budget**
 - Potential New General Obligation Bond
 - Above Ground Funding Of Capital Projects
 - Funding For Public Safety Radio System

Status: Item enclosed.

FINANCE AGENDA:

OLD BUSINESS

4. **Discuss The Key Development Parameters For The Barclay Plaza Apartments Workforce Housing Project**
Commission Item C4A, March 1, 2017
(Office of Housing and Community Services)

Maria Ruiz, Director of Housing and Community Services

Status: Item enclosed.

5. Discussion Regarding Future Uses Or The Potential Sale Of Vacant City-Owned Land Located At 226 87th Terrace

Commission Item C4A, October 19, 2016
(Sponsored by Commissioner Grieco)

Eva Silverstein, Tourism, Culture and Economic Development Director

Status: Item withdrawn.

NEW BUSINESS

6. Discussion Regarding The BDO Report

Commission Item R9AC, May 17, 2017
(Finance)

John Woodruff, Chief Financial Officer

Status: Discussion at committee.

7. Discussion Regarding The North Beach Town Center Redevelopment Proposal, Involving City-Owned Parking Lots, Made By North Beach Town Center Development, LLC, An Affiliate Of Pacific Start Capital, LLC

Commission Item C4C, May 17, 2017
(Sponsored by Commissioner Malakoff and Co-sponsored by Commissioner Arriola)

Eva Silverstein, Tourism, Culture, and Economic Development Director
Kathie Brooks, Assistant City Manager

Status: Item to be submitted supplemental.

8. Discussion Regarding Washington Avenue Parking And Workforce Housing Options At 13th Street And Collins Avenue

Commission Item R9P, May 17, 2017
(Capital Improvement Projects)

David Martinez, Capital Improvement Projects Director
Saul Frances, Parking Director

Status: Item enclosed.

9. Discussion Regarding The Costs Relating To Having Miami Beach Commit To Ensuring That All Government Buildings Will Be Powered By 100% Renewable Electricity

Commission Item R9AB, May 17, 2017
(Vice-Mayor Rosen Gonzalez)

Margarita Wells, Environment and Sustainability Acting Director
Adrian Morales, Property Management Director

Status: Item enclosed.

10. Discussion Regarding Extending The Miami Beach Botanical Garden To The Collins Canal

Commission Item C4H, June 7, 2017
(Vice-Mayor Rosen Gonzalez)

David Martinez, Capital Improvement Projects Director

Status: Item enclosed.

11. Discussion Regarding The Condition Of The Log Cabin Structure Located At 8128 Collins Avenue

Commission Item C4N, June 7, 2017
(Property Management)

Adrian Morales, Property Management Director

Status: Discussion at committee.

12. Discussion Regarding Funding For The North Beach Bandshell Canopy

Commission Item C4O, June 7, 2017
(Commissioner Arriola)

David Martinez, Capital Improvement Projects Director

Status: Item enclosed.

13. Discussion Regarding Sponsoring The Miami Beach Fit Fest In North Beach

Commission Item C4P, June 7, 2017
(Sponsored by Commissioner Arriola)

Eva Silverstein, Tourism, Culture, and Economic Development Director

Status: Item enclosed.

14. Discussion Regarding A Review Of Recommended Changes To The City's Self-Funded Health Insurance Plan For The October 2017 Plan Year

Commission Item C4I, June 7, 2017
(Human Resources)

Michael Smith, Human Resources Director

Status: Item to be submitted supplemental.

DEFERRED ITEMS

15. Discussion To Explore Placing Cameras On Every Corner Of The MXE (Mixed Used Entertainment) District And On The Beachwalk, And Installing Emergency Activation Boxes Along The Beachwalk

Commission Item C4P, March 1, 2017
(Sponsored by Vice-Mayor Rosen Gonzalez)

Daniel Oates, Police Chief

Status: Item deferred pending direction from the Neighborhood and Community Affairs Committee.

16. Discuss Engaging In A Pilot Program With A Cost Reduction Consultant

Commission Item C4N, March 1, 2017
(Sponsored by Commissioner Arriola)

James Sutter, Internal Auditor
John Woodruff, Chief Financial Officer

Status: Deferred to the July 30th FCWPC meeting.

17. Discussion Regarding The Maintenance Of Public Bathrooms Citywide

Commission Item C4N, February 8, 2017
(Sponsored by Commissioner Grieco)

John Rebar, Parks and Recreation Director
Adrian Morales, Property Management Director

Status: Deferred to the June 30th FCWPC meeting.

18. Discussion Regarding The Fees Charged To Developers To Appear Before The City's Land Use Boards

Commission Item C4F, April 26, 2017
(Sponsored by Commissioner Alemán)

Tom Mooney, Planning Director

Status: Deferred to the June 30th FCWPC meeting, pending formulation of a recommendation.

19. Discussion Regarding The Living Wage Rates For Fiscal Year 2017-2018, In Accordance With Chapter 2, Article VI, Division 6, Section 2-408, Of The City Code

Commission Item C4G, April 26, 2017
(Procurement)

Alex Denis, Procurement Director

Status: Deferred to the June 30th FCWPC meeting, pending completion of analysis.

20. Discussion Regarding Washington Avenue Parking And Workforce Housing Options At 1234/1260 Washing Avenue

Commission Item R9P, May 17, 2017
(Capital Improvement Projects)

David Martinez, Capital Improvement Projects Director
Saul Frances, Parking Director

Status: Deferred to the June 30th FCWPC meeting, pending further analysis.

21. Discussion Regarding The Evaluation Of Costs Impacts Of Improving The Amenities At Soundscape Park

Commission Item R7G, June 7, 2017
(Tourism, Culture, and Economic Development)

Eva Silverstein, Tourism, Culture, and Economic Development Director

Status: Deferred to the June 30th FCWPC meeting, pending evaluation of costs.

22. Discussion Regarding An Economic Feasibility Analysis For The Proposed North Beach Neighborhood Conservation District
Commission Item C4K, June 7, 2017
(Planning)

Tom Mooney, Planning Director

Status: Deferred to the July 28th FCWPC meeting.

Finance and Citywide Projects Committee Meetings for 2017:

June 30 – Budget Briefing
July 10 – Budget Briefing
July 21 – Budget Briefing
July 28
August Recess
September 8
October 13
November 3
December 8

Committee Members

Commissioner Ricky Arriola, Chair
Commissioner Joy Malakoff, Vice Chair
Commissioner John Alemán, Member
Commissioner Micky Steinberg, Alternate
John Woodruff, Committee Liaison

JW/MTG

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Cc. Mayor and Members of the City Commission
Management Team

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COMMITTEE MEMORANDUM

TO: Members of the Finance & City Wide Projects Committee

FROM: Jimmy L. Morales, City Manager 

DATE: June 16, 2016

SUBJECT: FY 2017/18 GENERAL FUND CURRENT SERVICE LEVEL BUDGET UPDATE AND PROPOSED MILLAGE RATE

GENERAL FUND CURRENT SERVICE LEVEL (CSL) BUDGET UPDATE

The CSL represents the cost of providing the same level of services as in the prior year (which includes any operating budget amendments during FY2016/17) and serves as the baseline of funding for the budget process.

Revenues

Property taxes comprise approximately half of the total General Fund revenues and are a key driver of CSL revenue projections. The Miami Dade Property Appraiser provided the 2017 Preliminary Taxable Values on June 1, 2017. The preliminary 2017 property assessment values reflect an increase in existing property values from the 2016 Certified Taxable Value (\$34.697 billion) to the 2017 Preliminary Taxable Value (\$37.294 billion) of approximately 7.5 percent or \$2.596 billion. The 2017 Preliminary Taxable Value includes \$812 million of new construction compared to \$1.156 billion of new construction in the 2016 Certified Taxable Value (a decrease of 30.3 percent or \$353 million).

	July 2016 Certified	June 2017 Preliminary
Property Assessment		
Existing Values	33,532,510,312	36,482,000,000
New Construction	1,165,246,796	812,000,000
Total	34,697,757,108	37,294,000,000
City Center RDA	5,612,744,843	6,175,000,000
Citywide Total	29,085,012,265	31,119,000,000
Property Tax Revenue Projection	160,612,000	171,964,000
Property Tax Revenue Projection Variance		11,352,000

Please note, however, the impact on the General Fund will be affected by the portion of the changes that occurred inside the City's redevelopment areas (RDA) versus outside the RDA areas, and could vary from the 7.5 percent increase Citywide. The breakdown between the General Fund and RDA areas are still pending, however, this analysis assumes a 10 percent increase in the City Center RDA property values.

Applying these assumptions to the General Fund property tax revenues would result in a projected increase of approximately \$11.3 million of tax revenue citywide for the FY 2017/18

FY 2017/18 General Fund CSL Budget Update and Proposed Millage Rate

June 16, 2017

Page 2

Operating Budget. As shown in the table below, the RDA has, on average, grown by more than 10 percent in three of the last four fiscal years. Since 2013, the average increase year over year has been 14.8 percent. Based on this trend, there is a strong possibility that the RDA component could grow by more than 10 percent, which would reduce property tax revenues to the General Fund. We typically receive the RDA component with the July 1st property values and will provide any updated analysis at that time.

The June preliminary 2017 property assessment values also reflect a slowdown in the property value increases we have experienced for the past several years, as shown in the decline from the July 2015 increase in certified values to the June 2017 preliminary estimate.

	July 2013 Certified	July 2014 Certified	July 2015 Certified	July 2016 Certified	June 2017 Preliminary
Property Assessment					
Existing Values	24,578,430,867	26,952,138,331	30,430,853,418	33,532,510,312	36,482,000,000
New Construction	78,146,022	152,208,101	267,037,447	1,165,246,796	812,000,000
Total	24,656,576,889	27,104,346,432	30,697,890,865	34,697,757,108	37,294,000,000
Percent Increase	12.0%	9.9%	13.3%	13.0%	7.5%
City Center RDA	3,871,409,731	4,186,683,074	4,821,643,185	5,612,744,843	6,175,000,000
Percent Increase	24.3%	8.1%	15.2%	16.4%	10.0%
Citywide Total	20,785,167,158	22,917,663,358	25,876,247,680	29,085,012,265	31,119,000,000

On July 1st, we will receive the certified property assessment values, which will be the values used for budget purposes. Typically, the difference between the preliminary and certified values is minor.

Expenditures

CSL expenditures have increased by \$11.3 million since the adoption of the FY 2016/17 Operating Budget primarily due to the following:

- 0-2 percent merit pay for all groups except Police and Fire : \$2.2 million
- 5 percent Step for Police and Fire: \$2.9 million
- 3 percent Cost of Living Adjustment effective July 2018: \$1 million
- Increase in Citywide Health and Life Insurance: \$2.56 million
- Increase in Annual Required Contribution for Fire & Police Pension: \$1.9 million
- Increase in Annual Required Contribution for Non-Police & Fire Pension: \$2.2 million
- Increase in Operating expenditures: \$875,000
- Increase in Debt Service payment: \$700,000
- \$3 million decrease in funds set aside for future year expenditures

These expenditures do not reflect additional savings from potential efficiencies or reductions. The preliminary CSL based on June 1st property values reflects a revenue increase of \$11.6 million and an expenditure increase of \$11.3 million for a net surplus of \$300,000.

It is important to note that the declining trends in Resort Tax collections we have experienced this current fiscal year could potentially result in a lower transfer from Resort Tax to the General Fund in the FY 2017/18 Operating Budget.

Best Practices

During the FY2016/17 budget process, the City Commission set a goal of reducing the General Fund's reliance on transfers from the Parking Fund. The FY2016/17 budget included a reduction of this subsidy from \$8.4 million to \$6.4 million, and set a target to further reduce this subsidy during the FY2017/18 budget process by an additional \$4.4 million.

In addition, the City currently utilizes vehicle loans to purchase replacement vehicles and equipment in the General Fund. The CSL budget currently includes \$290,000 in debt service payments to cover the cost of replacing the vehicles needed to be replaced in FY2017/18. The Administration believes it is best practice to fund these purchases with cash in lieu of debt, but doing so would add an additional \$2.2 million to the FY2017/18 General Fund budget.

If the City Commission directs Administration to proceed with the two best practices noted above, the preliminary CSL based on June 1st property values would reflect a revenue increase of \$7.2 million and an expenditure increase of \$13.5 million for a net gap of \$6.3 million.

As we move forward with the development of the FY 2017/18 Operating Budget development, Office of Budget and Performance Improvement will work with Staff to identify efficiencies in order to close any funding gap. I do not, however, anticipate proposing any new enhancements to the General Fund portion of the FY2017/18 Operating Budget beyond those that have already been incorporated or approved by the City Commission during the current fiscal year.

PROPOSED GENERAL FUND MILLAGE RATE

There are two main components to the City's General Fund combined millage rate: the operating millage rate and the voted debt service millage rate. The operating millage rate funds operating costs in the General Fund, including Renewal and Replacement. The debt service millage rate funds the debt service payment for previously issued General Obligation Bonds. In FY 2017/18, the debt service payment is budgeted to be \$5.914 million, which requires the levy of a voted debt service millage rate of 0.1669. The proposed rate is 0.0127 mills less than the Adopted FY2016/17 millage rate of 0.1796.

At the July 26th Commission meeting, the Commission will set the proposed millage rate for the FY 2017/18 budget process pursuant to the State of Florida's Truth-in-Millage (TRIM) requirements. By August 4th, the City Manager will certify the proposed millage rate to the Property Appraiser. The proposed millage rate will be included in the TRIM notices mailed by the Property Appraiser by August 24th. The purpose of the TRIM notice is to notify property owners how much their property taxes could potentially increase or decrease and which governmental entity is responsible for the taxes levied.

As such, the proposed millage rate effectively sets the "ceiling" for the millage rate during the budget process because it cannot be increased without sending out a new TRIM notice to all property owners in Miami Beach. However, millage rates can remain the same or be

decreased throughout the process until the final millage rates are adopted by the Commission at the second public hearing on September 25th.

CONCLUSION

Administration is seeking direction from Commission on the implementation of the best practices of reducing the City's reliance on the Parking subsidy, and the replacement of vehicles and equipment using cash in lieu of financing, and will be proposing potential General Fund efficiencies during the June 30th Finance and Citywide Projects Committee meeting. The CSL budget will be updated again following the distribution of the certified taxable values by the Property Appraiser on July 1st.

Further, at the July 26th Commission meeting, Commission will set the proposed millage rate for the FY 2017/18 budget process per the State's Truth-in-Millage (TRIM) requirements.

JLM/CGR

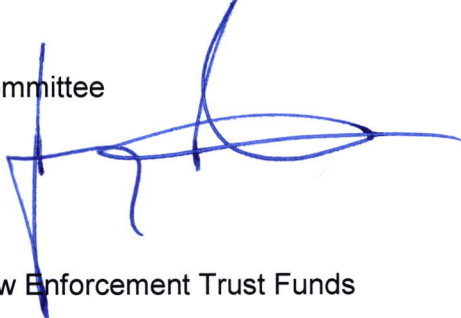
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COMMITTEE MEMORANDUM

TO: Finance and Citywide Projects Committee
FROM: Jimmy L. Morales, City Manager
DATE: June 16, 2017
SUBJECT: Proposed FY 2017/18 Uses of Law Enforcement Trust Funds



Background

Florida Statute, 932.7055, provides for expenditures of forfeiture funds for law enforcement purposes. The Miami Beach Chief of Police, Daniel Oates, has reviewed and identified the need for the FY 2017/18 appropriation and has established that the expenditures of forfeiture funds are in compliance with Section 932.7055, Florida State Statutes, and the Guide to Equitable Sharing of Federally Forfeited Property for Local Law Enforcement Agencies. These forfeiture funds have been deposited in the Police Confiscation Trust Funds.

Proposed FY 2017/18 Uses of Law Enforcement Trust Funds

Attachment 1 provides the proposed uses of Law Enforcement Trust Funds for FY 2017/18.

The September 30, 2016 available balances plus actual revenues received as of March 31, 2017, net of FY 2016/17 appropriations are approximately \$116,000 in Federal Funds and \$229,000 in State Funds. Of these available balances, the FY 2017/18 request from Federal Funds totals \$100,000 and \$217,000 from State funds for a total of \$317,000.

Conclusion

The City administration is recommending funding for proposed FY 2017/18 uses of Law Enforcement Trust Funds as shown in Attachment 1.

JLM/CGR

**Miami Beach Police Department
Confiscations - Federal & State Funds
FY 2017/18 Budget Request**

FEDERAL FUNDS:**Federal Funds - (603)**

	FY 2017/18 Dept. Request
Organizational Development Travel & Off-site Testing	\$ 20,000
Bulletproof Vest Partnership	\$ 80,000
Total Federal Funds (603)	\$ 100,000

STATE FUNDS:**State Funds - (607)**

	FY 2017/18 Dept. Request
Costs connected with the prosecution/processing of forfeitures.	\$ 40,000
Crime Prevention initiatives & School Liaison Projects	\$ 20,000
AR Rifle Program/initiative- City's match for reimbursement of rifles at \$500.	\$ 15,000
15% of State Funds collected in FY16 to be used for drug abuse treatment, drug and crime prevention education and non-profit community based programs.	\$ 12,000
Gym Equipment	\$ 10,000
Training Supplement for Law Enforcement Training Trust Fund (LETTF)	\$ 120,000
Total State Funds (607)	\$ 217,000

Total Federal & State Funds	\$ 317,000
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COMMITTEE MEMORANDUM

TO: Finance and Citywide Projects Committee

FROM: Jimmy L. Morales, City Manager

DATE: June 16, 2017

SUBJECT: FY 2017/18 Proposed Capital Budget

The Capital Improvement Plan (CIP) is a financing and construction/acquisition plan for projects that require significant capital investment. The CIP, which is now updated annually and submitted to the City Commission for adoption, specifies and describes the City's capital project schedules and priorities for the five years immediately following the Commission's adoption. In addition, the first year of the plan provides the funding to be appropriated in the annual Capital Budget.

This document is an official statement of public policy regarding long-range physical development in the City of Miami Beach. The Fiscal Years (FY) 2017/18-2021/22 Proposed Capital Improvement Program of the City of Miami Beach will be the five year plan for public improvements and capital expenditures by the City. A capital improvement is defined as capital or "in-kind" expenditure of \$25,000 or more, resulting in the acquisition, improvement, or addition to fixed assets in the form of land, buildings, or improvements more or less permanent in character, and durable equipment with a life expectancy of at least five years.

CAPITAL BUDGET PRIORITIZATION

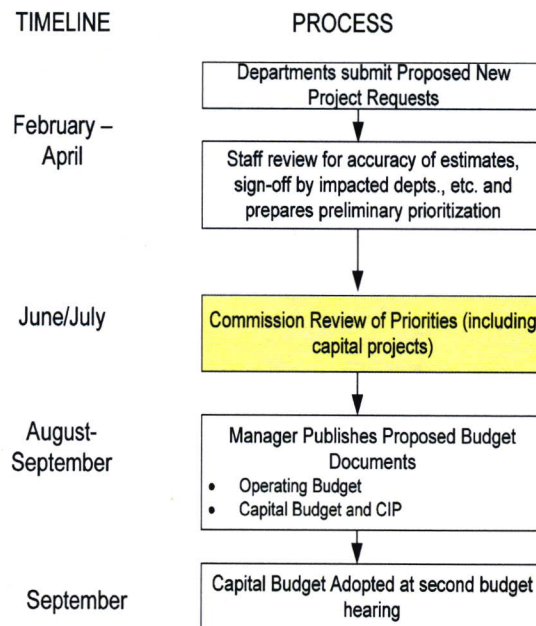
On July 21, 1999, the Commission approved the FY 1998/99 – FY 2004/05 Capital Improvement CIP for the City and the Redevelopment Agency. Since that time, the City has issued additional General Obligation Bonds pursuant to referendum; Water and Sewer Revenue Bonds; Stormwater Revenue Bonds; 2001, 2006, and 2010 Gulf Breeze Loans; and a \$15 million Equipment Loan. In addition, beginning in Fiscal Year 2005/06 the City committed to funding a Pay-As-You-Go component of the capital budget funded from General Fund Revenues, as well as committing to using Resort Tax Quality of Life funds in north, middle, and south beach for capital projects. Also in 2005, through a series of workshops with the Mayor and Commission for the City of Miami Beach, previously approved appropriations were reviewed to ensure that projects scheduled to begin construction in the next few years are fully funded, appropriating funds from other projects scheduled to begin in later years and providing for those to be replaced from future financings. These changes were reflected in the 2005/06 – 2009/10 Capital Budget and CIP for the City and the Redevelopment Agency, which was approved by the Commission on September 21, 2005.

In the spring of 2006, the City created a Capital Budget Process Committee with the

responsibility of reviewing and prioritizing new capital projects that will be funded in a given Fiscal Year, and for recommendation of funding allocations from authorized sources for the prioritized projects. The Committee developed and implemented a structured committee-based process for the development of the Capital Plan and Budget, including review criteria projects must meet in order to be considered for funding. This process is reviewed and refined annually by the Committee.

Based on the direction received from the Finance and Citywide Projects Committee in February 2008, the process was modified to allow for early input to the prioritization process by the Commission. Under the new process, a preliminary list of unfunded projects is presented to the Commission or the Finance and Citywide Projects Committee, providing the opportunity for input and prioritization. This is consistent with the process for Commission input regarding operating budget priorities and the format used would be similar to that used to seek guidance on operating budget priorities in prior years. This revised process allows early input by the Commission regarding priorities for funding, subject to availability.

The attached chart provides an overview of the process and timelines.



Construction management for the CIP is provided by the CIP Office. This office is designed to consolidate the City's capital construction effort into a single entity and is tasked with constructing the City's funded Capital Improvements in a timely manner. Projects within neighborhood areas are combined to create a single project that addresses the neighborhood needs for infrastructure upgrades, traffic flow, enhancements, etc. This comprehensive approach minimizes disruptions and generates costs savings. To forward this on-going implementation effort, the City has entered into agreements with various firms for program management, architectural, engineering and other relevant professional services, as well as awarding contracts for construction.

In addition, several other departments provide management of some specialized projects. For example, Public Works provides construction management for environmental projects and some utility projects; and Parks and Recreation provides management of some landscaping projects.

Attachment A provided for your review includes an overview of available funding by source as well as funding requests for new and existing projects. The funding recommendations in the proposed FY 2017/18 Capital Budget are based on the City Commission's priorities and needs identified by various City departments.

RENEWAL AND REPLACEMENT PROJECTS

Prior to FY 2004/05, the City made significant investment in the routine maintenance of its assets as well as funding major capital projects, bringing on line miles of sidewalks and curbing; additional streetlights; new parks and park facilities, new Fire station facilities, etc. However, maintenance of the capital investments competed with general fund services and routine maintenance, with the result that funding levels did not provide for major Capital Renewal and Replacement (CRR) projects. As a result, these projects often were deferred many years beyond the useful life of the capital component requiring replacement or renewal, in some cases until the point where an entire capital project was required for major improvements.

To ensure that renewal and replacement of General Fund assets are funded and addressed when needed, in FY 2004/05, the City of Miami Beach established a dedicated millage for renewal and replacement funding to be used for capital projects that extend the useful life of the City's General Fund assets to be used exclusively to provide for renewal and replacement of capital items related to our facilities and infrastructure over and above routine maintenance. The following restrictions regarding the fund were established at the time that the dedicated funding was created:

- Projects must meet the following criteria for funding:
 - Projects that extend the useful life of a City of Miami Beach general fund asset by at least 5 years with a threshold value of at least \$25,000; for example the replacement a major component of the asset such as roofs, HVAC systems, electrical systems, fire alarm systems, sprinkler systems that due to significant deterioration would constrain the remaining useful life of the asset, OR
 - Projects that significantly reduce future maintenance cost over the remaining life of the asset providing for a reduction in future maintenance costs that are greater than the cost of the project.
- The Mayor and Commission may authorize additional uses of the funds for unforeseen or unanticipated events affecting life, health, property or public safety subject to a five-sevenths (5/7) vote.
- Appropriation of project specific expenditures from the General Fund Capital Renewal and Replacement Fund shall be included in the City Manager's annual proposed budget, to be approved by the Mayor and City Commission annually during the City's second public hearing on the budget.
- Interest earnings that accrue in the General Fund Capital Renewal and Replacement Fund shall be included in the appropriation for the Fund in the following fiscal year.
- Changes among project specific appropriations may be authorized by the City Manager to the extent that no new projects be added and the total annual allocation is not

exceeded.

- During a fiscal year, changes to the total allocation and changes to the list of projects to be funded from the General Fund Capital Renewal and Replacement Fund shall require prior approval and authorization by a majority of the City Commission. Excess project specific appropriations not required will be available for re-appropriation the following year.
- Project specific appropriations that are not expended in a given fiscal year shall remain in the General Fund Capital Renewal and Replacement Fund for the life of the project

At the same time, the City established a systematic approach to identify renewal and replacement needs. City facilities are inspected at least once every five years to determine current renewal and replacement needs as well as projected replacement dates for all of the major Building components. A Facility Condition Index Rating (FCI) is assigned to each facility based on the total value of existing requirements divided by the current replacement value of the building.

Based on industry standards ratings are assigned as follows:

- 0.00 to 0.10 Excellent
- 0.11 to 0.20 Good
- 0.21 to 0.30 Fair
- Greater than 0.31 Poor

The current dedicated millage of 0.0235 mills (as of FY 2016/17) is estimated to generate \$708,000 for the General Fund Capital Renewal and Replacement Fund based on a preliminary 7.5 percent increase in property values. This amount will be updated once final property values are received from the Property Appraiser on July 1st.

In FY 2017/18, \$2,172,048 is available for General Fund renewal and replacement projects, as compared to \$5,411,077 requested in projects. At this time, ten projects totaling \$1,972,010, are recommended, with the remaining amount of 200,038 set aside for unforeseen needs during FY 2017/18.

<u>General Fund Renewal and Replacement</u>	
Available Funding	2,172,048
Project Requests	5,411,077
Recommended Projects	1,972,010
Contingency	<u>200,038</u>
Remaining Available Balance	-

The General Fund Renewal and Replacement recommended projects for FY 2017/18 are listed below in priority order and are recommended by Staff for funding due to their Priority 1 Deferred Maintenance needs. The remaining project requests are not critical at this time.

- Police Station Backup Chiller Replacement - \$80,000
- Storage Tank Replacement - \$200,000 in FY 2017/18 and an additional \$200,000 is proposed as programmed in FY 2018/19 for a total of \$400,000 for the project.
- Scott Rakow Youth Center Emergency Generator - \$500,000
- Historic City Hall HVAC Fresh Air Unit Humidity Control - \$50,000

- Scott Rakow Community Center Aluminum Windows Renewal - \$700,000
- Historic City Hall Pressure Booster Pump-Duplex 5 HP Renewal - \$53,306
- North Shore Park Youth Center Replacement of A/C Units - \$90,000
- South Shore Community Center Fire Alarm System Renewal - \$112,086
- Police Station Replace Domestic Water Pump - \$35,000
- Historic City Hall Fire Alarm System Renewal - \$151,618

The funds listed below also have recommended renewal and replacement projects and are anticipated to have sufficient available funding for the projects.

- RDA Fund – Capital Renewal and Replacement > \$25,000: three projects totaling \$2,138,000
- Parking Fund – Capital Renewal and Replacement > \$25,000: five projects totaling \$2,848,806
- Water/Sewer/Stormwater Funds – Capital Renewal and Replacement > \$25,000: three projects totaling \$257,211
- 7th Street Garage – Capital Renewal and Replacement > \$25,000: two projects totaling \$230,000
- Property Management Fund – Capital Renewal and Replacement > \$25,000: two projects totaling \$295,000

INFORMATION & COMMUNICATIONS TECHNOLOGY PROJECTS

Since FY 2005/06, the adopted work plan and budget for the General Fund has included funding specifically for Information & Communications Technology Projects. Each year, departments propose projects which are then reviewed and prioritized by the IT Steering Committee, which is comprised of the Assistant City Managers, the Chief Financial Officer, the Fire and Police Chiefs, the IT Director, and the Budget Director.

Funding for the FY 2017/18 proposed projects total \$207,000 and is funded by the Information & Communications Technology Fund Balance. Below is a summary of the proposed projects.

MiMo on the Beach Website Migration (\$37,000): Funding would be used to complete a website update to include architectural styles other than MiMo, thereby removing static outdated information on the City's webpage.

Practice Management Software (\$50,000): Funding would be used to purchase a practice-specific case and document management software to organize case and matter information, streamline processes and facilitate automation in law practices within the Office of the District Attorney.

Public Safety Staffing Program (\$120,000): Funding would be used to upgrade current software which is at the end of its life to support current staffing methods and provide advanced reporting for the Fire and Police departments.

CONVENTION CENTER

Since the mid-1950s, the convention center, originally known as the Miami Beach Exhibition

Hall, was the commercial center of the city. Over time as the center grew, the surrounding area developed to include City Hall, a botanical garden, the Holocaust Memorial, Lincoln Road, and the New World Symphony building designed by world-renowned architect Frank Gehry. Today, the center hosts internationally acclaimed trade shows such as Art Basel Miami Beach and Maison & Objet.

Through a combination of municipal and county bonds, the center has been redesigned as a state-of-the-art facility that will continue as a "Gateway to the Americas" attracting new international and national events and conventions. In addition to the renovation and 270,000 SF expansion of the existing building, the project scope includes the transformation of the existing 5.8-acre parking lot into a public park, additional park areas along the Collins Canal, renovation of the Carl Fisher Clubhouse, underground utilities, and streetscape improvements in the immediate vicinity.

Funding for the renovation of the Convention Center is as follows:

- County G.O. Bonds: \$54.4 million
- 1% Resort Tax Bonds: \$216.6 million
- RDA Bonds: \$267.5 million
- Parking Bonds: \$64.80 million

Construction commenced in December 2015 and completion is scheduled for completion in August 2018.

CITY CENTER RDA

The 332-acre City Center/Historic Convention Village Redevelopment and Revitalization Area (CC/HCVRRRA or City Center) was established in 1993, in order to provide the funding mechanism to foster the development of new convention hotel development within proximity of the Miami Beach Convention Center and to establish the necessary linkages between the City's many core area civic, cultural and entertainment uses in order to create the fabric of a true urban downtown.

In January of 2015, the City of Miami Beach and Miami-Dade County agreed to extend the RDA until 2044 to provide funding for the renovation of the Convention Center as well as various operating expenditures. The RDA extension agreement eliminated funding for new capital projects in the District and stipulated that the net surplus funds after operating expenses are to be used to cover debt service associated with the Convention Center bonds.

QUALITY OF LIFE FUNDS

Quality of Life funding is provided by the 1 percent Resort Tax on room rents, which was approved by referendum on November 3, 1992. This additional tax became effective on October 1, 1996. As part of the FY 2013/14 budget adoption, a fifth category for Transportation was created from the Quality of Life resort tax funds in addition to the existing allocations for arts and tourism-related capital projects in North, Mid, and South Beach.

Prior to FY 2014/15, 50% of the third penny of Resort Tax funded the five categories above and 50% funded debt service on RDA bonds as a supplemental pledge until RDA funds became available as taxable values increased over time. During FY 2014/15 the resort tax pledge from the RDA bonds was released resulting in an additional \$6.1 million becoming available for funding the five Quality of Life categories.

During FY 2014/15 the allocations were revised to provide additional funding for Transportation (45%) to increase the capacity of the trolley system and provide additional funding for capital in North (15%), Mid (15%), and South Beach (15%). The allocation for Arts remained at 10%.

For the FY 2017/18 proposed budget, the estimated allocations for each category are as shown below. These allocations will be finalized as the Resort Tax projections are further refined over the next few months.

	Allocation %	Proposed FY 2017/18 Allocation
North Beach - Capital	15%	1,962,000
Mid Beach - Capital	15%	1,962,000
South Beach - Capital	15%	1,962,000
Arts	10%	1,307,000
Transportation	45%	5,884,000
	100%	13,077,000

For FY 2017/18, the proposed capital projects recommended for funding are listed below.

Quality of Life – North Beach

- North Shore Park & Youth Center Restroom Addition - \$591,000
- Normandy Isle Park Pool Renovations and New Pool Playground - \$375,000
- Lifeguard Stand Replacements - \$159,600
- North Shore Park & Youth Tennis Center Proshop/Office Area Expansion - \$115,000

Quality of Life – Mid Beach

- Maurice Gibb Park Redesign - \$1,973,482
- Lifeguard Stand Replacements - \$159,600

Quality of Life – South Beach

- Flamingo Park - \$1,090,000
- Lifeguard Stand Replacements - \$478,800
- Alton Road Fountain at 20th Street- \$279,000

PEOPLE'S TRANSPORTATION PLAN (PTP) FUNDS

The People's Transportation Plan (PTP) is a half-penny transportation surtax that was overwhelmingly approved by Miami-Dade County voters in November 2002. The Ordinance creating the half-penny transportation surtax calls for 20 percent of surtax proceeds to be

distributed directly to municipalities on a pro rata basis for use on local transportation and transit projects. Municipalities must apply at least 20 percent of their share of surtax proceeds toward transit uses. All new revenue in this fund is dedicated to trolley operations

For FY 2017/18, the proposed capital projects recommended for funding from fund balance are listed below.

- Signal Installation on Alton Road and 4th Street - \$580,000
- Royal Palm Neighborhood Greenway (between 34th Street and 42nd Street) - \$430,000
- Euclid Avenue Between 17th and 5th Streets (Bike Lane) - \$404,000
- Meridian Avenue Protected Bicycle Lanes - \$250,000

PAY-AS-YOU-GO (PAYGO) FUNDS

PAYGO funds are funded by the General Fund at \$2.4 million annually. Funding levels have been as high as \$7.5 million in the past. These funds help ensure adequate on-going reinvestment in the City's capital plant and equipment. PAYGO funding can be used for any general government purpose and is the most flexible funding source in the Capital Budget.

For FY 2017/18, the proposed capital projects recommended for funding are listed below.

- Flamingo Park - \$1,090,000
- Brittany Bay Park Overlooks and Living Shoreline - \$772,000
- Maurice Gibb Park Redesign - \$550,000

New funding requests for PAYGO in the Capital Improvement Program include \$73.7 million in unfunded requests for Above Ground work which includes the following projects:

- West Avenue - \$6,112,000 (non-above ground work awarded in FY 2016/17 per Resolution 2017-29772)
- 11th Street Flamingo Neighborhood Improvements - \$1,059,000 (non-above ground work awarded in FY 2016/17 per Resolution 2017-29837)
- La Gorce Neighborhood Improvement - \$7,500,000
- Middle North Bay Road & Mount Sinai Stormwater Pump Station - \$5,400,000
- North Shore Neighborhood Improvement - \$10,000,000
- City Center- \$11,200,000
- Flamingo Neighborhood - \$20,000,000
- Nautilus Neighborhood Improvements - \$5,000,000

OTHER FUNDING SOURCES

The proposed FY 2017/18 Capital Budget also recommends the following projects from various funding sources as shown below.

- Transportation Fund
 - Bayshore Neighborhood Traffic Calming Phase 1A - \$378,075
 - Nautilus Neighborhood Traffic Calming/ Complete Streets - Phase I - \$594,068
 - Venetian Causeway Internally Illuminated (LED) Crosswalks - \$180,000
- Community Development Block Grant

- Neptune Apartments - \$320,000
 - Madeline Village - \$195,426
- 7th Street Garage
 - 7th Street Parking Garage Upgrade Lighting (LED) - \$200,000 (CRR Project)
 - 7th Street Parking Garage Vestibule Roof Top Renewal - \$30,000 ((CRR Project)
 - P23 - New Garage - 1623 West Avenue - Intercept Garage - \$1,169,500
- Art in Public Places
 - Art In Public Places Miami Beach Convention Center - \$470,000
 - Art in Public Places Flamingo Park Project - \$194,000
 - Fire Station 2 – Miami Dade County AiPP - \$95,334
 - Art in Public Places Lummus Park - \$116,000
- Parking Impact Fees
 - 72nd Street Park and Parking Structure – Garage Component (North Beach) - \$300,000
 - P55 – New Garage at 2660 Collins Avenue (Mid Beach) - \$1,406,270
 - P23 – New Garage at 1623 West Avenue - Intercept Garage (South Beach) - \$3,080,077
- Concurrency Mitigation Fund
 - Shared-Use Path Along Alton Road from Chase Avenue to North Michigan Avenue - \$418,000 programmed in FY 2019/20
 - Intelligent Transportation and Smart Parking System - \$5,555,000
- HOME Grant
 - Madeline Village - \$316,448
- Capital Projects Financed by Other Funds – 8701 Collins Avenue Development Agreement
 - North Shore Open Space Park Redevelopment - \$ 4,310,000
 - North Shore Beach Neighborhood Parks Restroom Renovations - \$190,000
- 2001 Gulf Breeze – Normandy Golf Course Bonds
 - Normandy Shores Golf Club A/C and Kitchen Refrigeration Replacement - \$50,000
 - Normandy Shores Golf Club Restroom Restroom Roof Replacement - \$35,000
- Water & Sewer Line of Credit
 - Water Meter Replacement Program - \$250,000
 - La Gorce Neighborhood Improvement - \$6,520,374
 - Water and Sewer Lines on Venetian Bridge – 1,000,000
 - Waste Water Pump Stations Rehabilitations - \$1,000,000
 - Scada and PLC Replacement for Water, Wastewater, and Stormwater Pumping Stations - \$1,512,500
- Water & Sewer Impact Fees
 - Pump Station 27 Replacement of Fuel Storage Tank - \$59,428

- Pump Station 28 Replacement of Fuel Storage Tank - \$108,623
- Pump Station 29 Replacement of Fuel Storage Tank - \$89,160
- RDA Garages
 - 16th Street Parking Garage Fire Sprinkler Renewal - \$300,000
 - 16th Street Parking Garage Renewal of Pedestrian Coating in Stairways - \$30,000
 - 16th Street Parking Garage Roof and Parking Deck Coating - \$1,808,000
- Parking Operations
 - P23 - New Garage - 1623 West Avenue - Interceptor Garage - \$1,678,995
 - Parking Garage at Parking Lot P16- 13th Street & Collins Avenue - \$6,169,000
 - Lighting Enhancement in City Parking Lots - \$250,000
 - 12th Street Parking Garage Upgrade lighting (LED) - \$64,000 (CRR Project)
 - 13th Street Parking Garage Upgrade lighting (LED) - \$86,000 (CRR Project)
 - 42nd Street Parking Garage Upgrade lighting (LED) - \$200,000 (CRR Project)
 - 12th Street Parking Garage Roof and Parking Deck Coating - \$598,806 (CRR Project)
 - 1755 Meridian Parking Garage Roof and Parking Deck Coating - \$1,900,000 (CRR Project)
 - Convention Center Garage Parking Gated Revenue Control Equipment - \$464,740
- 2015 Parking Bonds – Convention Center
 - Convention Center Garage Parking Gated Revenue Control Equipment - \$185,260
- Property Management Fund
 - Property Management Facility New 500kw Generator and Transfer Switch - \$250,000 (CRR Project)
 - Property Management Facility Carpentry Shop Dust Control System - \$45,000 (CRR Project)
- Communications Fund
 - Locally Funded Agreement for Fiber Communications Installation along Alton Road (Michigan Avenue to 63rd Street) - \$102,000
 - Public Safety Radio & Viper System - \$2,100,000

During the FY 2016/17 Capital budget development process, Commission approved the following funding scenario for the replacement of the Public Safety Radio & Viper System.

Funding Sources:	2017	2018	2019	2020	2021	Total
Renewal and Replacement		1,500,000	1,500,000	1,500,000	1,500,000	6,000,000
Pay-Go		300,000	300,000	300,000	300,000	1,200,000
Quality of life (3 Districts)		700,000	700,000	700,000	700,000	2,800,000
IT / Technology (IT Steering)		250,000	250,000	250,000	250,000	1,000,000
City wide - Fund balance at 9-30-2016	500,000.00					
	500,000.00	2,750,000	2,750,000	2,750,000	2,750,000	11,000,000

The estimated cost of replacement has now increased from \$10.1 million to \$16 million. It is

recommended that the initial \$2.1 million, which will fund ten percent of the Public Safety Radio project (\$1.6 million) and \$500,000 of the VIPER 911 system, be initially funded from the IT Communications Fund and the remainder to be funded via potential General Obligation Bond or loan specifically for this project.

CONCLUSION

The City administration recommends the proposed FY 2017/18 capital projects and the funding recommendations in the proposed FY 2017/18 Capital Budget are based on the City Commission's priorities and needs identified by various City departments. The final FY 2017/18 Capital Budget and FY 2017/18-2021/22 Capital Improvement Program will be adopted at the second public hearing in September.

JLM/CGR

Attachment A – Proposed FY18 Capital Budget Prioritization

**CITY OF MIAMI BEACH
PROPOSED FY 2018-2022 CAPITAL IMPROVEMENT PROGRAM**

Funding Source	Project Name	Prior Years	Adopted FY 2016/17	Amendments FY 2016/17	Programmed FY 2017/18	New Requests FY 2017/18	Proposed FY 2017/18	Proposed Programmed FY 2018/19	Proposed Programmed FY 2019/20	Proposed Programmed FY 2020/21	Proposed Programmed FY 2021/22	Total	Future
Building Reserve													
1	Building Department - Property Purchase					10,000,000						-	
	Total:	-	-	-	-	10,000,000	-	-	-	-	-	-	-
						Building Reserve Available Balance	10,436,543						
						FY18 Projected Revenue	-						
						Remaining Available Balance	10,436,543						
106 Transportation													
2	Bayshore Neighborhood Traffic Calming Phase 1A					378,075	378,075					378,075	
3	Bayshore Neighborhood Traffic Calming Phase 1B					-						-	141,000
4	Nautilus Neighborhood Traffic Calming/ Complete Streets - Phase I					594,068	594,068					594,068	
5	Nautilus Neighborhood Traffic Calming/ Complete Streets - Phase II							661,000					
6	Venetian Causeway Internally Illuminated (LED) Crosswalks					180,000	180,000					180,000	
	Total:	-	-	-	-	1,152,143	1,152,143	661,000	-	-	-	1,152,143	141,000
						106 Available Balance	1,862,800						
						FY18 Projected Revenue	-						
						Remaining Available Balance	710,657						
125 Capital Renewal & Replacement													
7	Police Station Backup Chiller Replacement					80,000	80,000					80,000	
8	Storage Tank Replacement					200,000	200,000	200,000				400,000	
9	Scott Rakow Youth Center Emergency Generator					500,000	500,000					500,000	
10	Historic City Hall HVAC Fresh Air Unit Humidity Control					50,000	50,000					50,000	
60018	Scott Rakow Community Center Aluminum Windows Renewal				446,000	700,000	700,000					700,000	
12	Historic City Hall Pressure Booster Pump-Duplex 5 HP Renewal					53,306	53,306					53,306	
13	North Shore Park Youth Center Replacement of A/C Units					90,000	90,000					90,000	
60038	South Shore Community Center Fire Alarm System Renewal				112,086	112,086	112,086					112,086	
15	Police Station Replace Domestic Water Pump					35,000	35,000					35,000	
16	Historic City Hall Fire Alarm System Renewal					151,618	151,618					151,618	
61100	P.A.L. Building Fire Alarm Renewal	95,000				86,692						95,000	
18	777 Building Branch Wiring - Equipment & Devices Renewal				96,661	96,661						-	
19	City Hall Generator Replacement					250,000						-	
20	Police Station Lighting Protection System Renewal					90,153						-	
21	Botanical Garden Roof Renewal					50,000						-	
22	Historic City Hall Roof and Balcony Renewal					35,000						-	
23	Police Garage Aged Surfaces					235,000						-	
24	Police Station Main Electrical Service 09-1200A 480Y/277V Renewal					118,572						-	
25	Police Station Main Electrical Service 11-1200A 480Y/277V Renewal					156,382						-	
26	10th Street Auditorium Metal Wall Louvers Renewal					43,220						-	
27	777 Building Replace Up Lighting					38,000						-	
28	Police Station Swinging Doors - 3x7 HM-Rated Renewal					35,141						-	
29	City Hall Ceramic Tile in Restrooms Renewal					75,000						-	
30	Police Garage Concrete Paving: Aged Coatings					32,820						-	
31	City Hall Restroom Renovations (Floors 1, 3, and 4)					200,000						-	
60028	South Shore Community Center Electrical Distribution Renewal				160,552	160,552						-	
33	Historic City Hall Emergency Battery Pack Renewal					28,541						-	
34	City Hall Exit Signs Renewal					74,521						-	
35	Fire Station #2 Garage Doors Replacement					30,000						-	
36	Fire Station #3 D5020 - Lighting and Branch Wiring Renewal					96,808						-	
37	Police Station Restroom Fixtures Renewal					254,850						-	
38	City Hall Exterior Restoration and Painting					80,210						-	
39	Police Station Swinging Doors - 3x7 HM-Rated Renewal					65,178						-	
40	Police Station Branch Wiring - Equipment & Devices Renewal					247,088						-	
41	Fire Station #1 Interior & Exterior Painting					36,000						-	
42	The Fillmore Exterior Restoration and Painting					50,000						-	
43	Public Works Water Heater-Electric Renewal					36,883						-	
44	Byron Carlyle Fire Alarm System Renewal					169,088						-	
45	Byron Carlyle Flooring/Carpet Replacement					195,900						-	
46	Byron Carlyle Interior Door Replacement					153,958						-	
47	Miami Beach Golf Club A/C and Kitchen Refrigeration Replacement					50,000						-	
48	Fire Station #4 Kitchen Equipment Renewal					41,849						-	
49	Fire Station #3 Kitchen Renewal					125,000						-	
	Total:	95,000	-	-	815,299	5,411,077	1,972,010	200,000	-	-	-	2,267,010	-
						125 Available Balance	1,464,048						
						FY18 Projected Revenue	708,000	Pending July 1st Final Property Values					
						Remaining Available Balance	200,038						
131 Community Development Block Grant - Year 33													
50	Neptune Apartments Repairs			60,028		320,000	320,000	330,000	330,000	330,000		1,370,028	
51	Madeleine Village Required (Additional funding in #69)					195,426	195,426					195,426	
	Total:	-	-	60,028	-	515,426	515,426	330,000	330,000	330,000	-	1,565,454	-
						131 Available Balance	-						
						FY18 Projected Revenue	515,426						
						Remaining Available Balance	-						

Priority 1 - Deferred Maintenance

Priority 2 - Recommended based on asset life, not condition

Customer/Department requests

CITY OF MIAMI BEACH
PROPOSED FY 2018-2022 CAPITAL IMPROVEMENT PROGRAM

Funding Source	Project Name	Prior Years	Adopted FY 2016/17	Amendments FY 2016/17	Programmed FY 2017/18	New Requests FY 2017/18	Proposed FY 2017/18	Proposed Programmed FY 2018/19	Proposed Programmed FY 2019/20	Proposed Programmed FY 2020/21	Proposed Programmed FY 2021/22	Total	Future
142 7th Street Garage													
52	7th Street Parking Garage Upgrade Lighting (LED)					200,000	200,000					200,000	
53	7th Street Parking Garage Vestibule Roof Top Renewal					30,000	30,000					30,000	
20087	54 P23 - New Garage - 1623 West Avenue - Intercept Garage (Additional funding in #61, #216)					1,169,500	1,169,500					1,169,500	
Total:		-	-	-	-	1,399,500	1,399,500	-	-	-	-	1,399,500	-
							142 Available Balance	1,399,537					
							FY18 Projected Revenue	-					
							Remaining Available Balance	37					
147 Art in Public Places													
20377	55 Art in Public Places Miami Beach Convention Center		6,250,000	810,797		470,000	470,000					7,530,797	
56	Art in Public Places Flamingo Park Project					194,000	194,000					194,000	
57	Fire Station 2 - Miami Dade County Arts in Public Places					95,334	95,334					95,334	
58	Art in Public Places Lummus Park					116,000	116,000					116,000	
Total:		-	6,250,000	810,797	-	875,334	875,334	-	-	-	-	7,936,131	-
							147 Available Balance	887,147					
							FY18 Projected Revenue	-	Pending FY18 recommended projects				
							Remaining Available Balance	11,813					
155 Fees in Lieu of Parking Fund - North Beach													
59	72nd Street Park and Parking Structure -Parking Component (Additional funding in #120, #121)					300,000	300,000	21,166,000				21,466,000	
Total:		-	-	-	-	300,000	300,000	21,166,000	-	-	-	21,466,000	-
							155 Available Balance	2,837,053					
							FY18 Projected Revenue	-					
							Remaining Available Balance	2,537,053					
155 Fees in Lieu of Parking Fund - Mid Beach													
20107	60 P55 - New Garage 2660 Collins Avenue (Additional funding in #228)		1,960,000		2,240,000		1,406,270					3,366,270	
Total:		-	1,960,000	-	2,240,000	-	1,406,270	-	-	-	-	3,366,270	-
							155 Available Balance	1,406,270					
							FY18 Projected Revenue	-					
							Remaining Available Balance	-					
155 Fees in Lieu of Parking Fund - South Beach													
20087	61 P23 - New Garage - 1623 West Avenue - Intercept Garage (Additional funding in #54, #216)			3,000,000		3,080,077	3,080,077					6,080,077	
Total:		-	-	3,000,000	-	3,080,077	3,080,077	-	-	-	-	6,080,077	-
							155 Available Balance	3,080,077					
							FY18 Projected Revenue	-					
							Remaining Available Balance	-					
158 Concurrency Mitigation Fund													
20018	62 41st Street Adaptive Traffic Control Project				840,000							-	840,000
27920	63 Shared-Use Path Along Alton Road from Chase Avenue to North Michigan Avenue	418,000				(418,000)	(418,000)		418,000			418,000	
28080	64 Intelligent Transportation and Smart Parking System (Additional funding in #218)	2,060,000				5,555,000	5,555,000	1,469,000	818,000			9,902,000	
65	Alton Road (5th Street to North Michigan Avenue) Signalization Improvement											-	1,400,000
66	MacArthur Causeway/5th Street Corridor Adaptive Traffic Signal Control											-	1,000,000
Total:		2,478,000	-	-	840,000	5,137,000	5,137,000	1,469,000	1,236,000	-	-	10,320,000	3,240,000
							158 Available Balance	5,562,055					
							FY18 Projected Revenue						
							Remaining Available Balance	425,055					
165 RDA - Non TIF													
29300	67 Lincoln Road Washington Avenue to Lenox Avenue - Refurbishment of Lincoln Road Pedestrian Mall					23,965,000						-	
68	Lincoln Road Washington Avenue to Collins Avenue - Refurbishment					5,318,000						-	
Total:		-	-	-	-	29,283,000	-	-	-	-	-	-	-
							165 Available Balance	6,865,154					
							FY18 Projected Revenue	-					
							Remaining Available Balance	6,865,154					
184 HOME Invest Part. Program Grant													
69	Madeleine Village Repairs (Additional funding in #51)					316,448	316,448	300,000	300,000	150,000		1,066,448	
Total:		-	-	-	-	316,448	316,448	300,000	300,000	150,000	-	1,066,448	-
							181 Available Balance						
							FY18 Projected Revenue	316,448					
							Remaining Available Balance	-					

**CITY OF MIAMI BEACH
PROPOSED FY 2018-2022 CAPITAL IMPROVEMENT PROGRAM**

Funding Source	Project Name	Prior Years	Adopted FY 2016/17	Amendments FY 2016/17	Programmed FY 2017/18	New Requests FY 2017/18	Proposed FY 2017/18	Proposed Programmed FY 2018/19	Proposed Programmed FY 2019/20	Proposed Programmed FY 2020/21	Proposed Programmed FY 2021/22	Total	Future
187 Half Cent Transit Surtax - County													
70	Meridian Avenue Protected Bicycle Lanes					250,000	250,000					250,000	
71	Signal Installation on Alton Road and 4th Street					580,000	580,000					580,000	
72	Royal Palm Neighborhood Greenway (between 34th Street and 42nd Street)					430,000	430,000					430,000	
27880	73 72nd Street Protected Bike Lane (Additional funding in #116)	39,000	200,000		3,175,000							239,000	
27940	74 Euclid Avenue Between 17th and 5th Streets (Bike Lane)	470,000				404,000	404,000					874,000	
Total:		509,000	200,000	-	3,175,000	1,664,000	1,664,000	-	-	-	-	2,373,000	-
							187 Available Balance	1,974,629					
							FY18 Projected Revenue	-					
							Remaining Available Balance	310,629					
301 Capital Projects Financed By Other Funds - 8701 Collins Avenue Development Agreement													
27950	75 North Shore Open Space Park Redevelopment					9,447,134	4,310,000	5,137,134				9,447,134	
76	North Shore Beach Neighborhood Parks Restroom Renovations					190,000	190,000					190,000	
Total:		-	-	-	-	9,637,134	4,500,000	5,137,134	-	-	-	9,637,134	-
							301 Available Balance	4,500,000					
							FY18 Projected Revenue	-					
							Remaining Available Balance	-					
302 Pay As You Go - Capital Fund													
23200	77 Flamingo Park (Additional funding in #150)	37,000				1,090,000	1,090,000	1,384,000				2,511,000	
78	Brittany Bay Park Overlooks and Living Shoreline					772,000	772,000					772,000	
79	Maurice Gibb Park Redesign (Additional funding in #166)					984,518	550,000	434,518					
23360	80 West Avenue - Above Ground					6,112,000						-	
20607	81 11th Street Flamingo Neighborhood Improvements - Above Ground					1,059,000						-	
23240	82 La Gorce Neighborhood Improvement - Above Ground (Additional funding in #188, #204)					7,500,000		7,500,000				7,500,000	
83	Middle North Bay Road & Mount Sinai Stormwater Pump Station - Above Ground (Additional funding in #207)							5,400,000				5,400,000	
23220	84 North Shore Neighborhood Improvement - Above Ground (Additional funding in #189, #205)									5,000,000	5,000,000	10,000,000	
85	Flamingo Neighborhood - Above Ground (Additional funding in #199, #212)											-	20,000,000
86	Nautilus Neighborhood Improvements - Above Ground (Additional funding in #197, #210)											-	5,000,000
87	Baywalk - South Bay Club, Bayview Terrace, Bay Garden Manor					386,000				4,994,000		4,994,000	
20028	88 La Gorce Neighborhood Right of Way Improvement - North Bay Road Neighborhood Greenway				3,720,000	2,685,000						-	
20447	89 Lummus Park Lighting Improvement				2,100,000							-	
60327	90 10th & 11th Street Neighborhood Greenway				1,494,000					1,494,000		1,494,000	
29860	91 Flamingo 10G-6 Street Right of Way Improvements				1,441,264							-	
20048	92 North Shore Neighborhood Right of Way Improvements - 85th Street Neighborhood Greenway				1,090,000	990,000		990,000				990,000	
20078	93 Citywide Street Pavement Restoration				1,000,000			1,000,000	1,000,000	1,000,000	1,000,000	4,000,000	
20058	94 Central Bayshore - Chase Avenue/43rd Street Shared Use Path				830,000			830,000				830,000	
20068	95 North Shore Neighborhood Right of Way Improvements - Tatum Waterway Neighborhood Greenway				830,000			830,000				830,000	
20038	96 North Shore Neighborhood Right of Way Improvements - 77th Street Neighborhood Greenway				690,000			690,000				690,000	
60177	97 South Beach Pedestrian Priority Zones		300,000		300,000			1,500,000	650,000			2,450,000	
20167	98 Citywide Dog Park Lighting				191,000	90,000						-	
20168	99 Intermodal - New Garage 5th Street & Alton Road				-							-	17,500,000
26270	100 Par 3 Golf Course/Community Park Renovations	490,000				13,075,000						490,000	
101	Palm and Hibiscus Landscaping					2,267,000						-	
20547	102 Parking Garage at Biscayne Beach			300,000		2,180,000						300,000	
103	Central Bayshore Neighborhood Landscaping					1,466,000						-	
104	555 17th Street Building Replacement					1,000,000		8,931,000				8,931,000	
105	Pocket Park at 20th Street and Sunset Drive					693,000						-	
68730	106 Police Station Building - Firing Range Renovation	538,120				573,000						538,120	
107	Street Lighting Improvements Citywide					500,000		12,500,000	12,500,000	12,500,000	12,500,000	50,000,000	
20160	108 Fire Station No. 1					500,000		10,000,000	11,005,000			21,005,000	
109	City Hall Office Reconfiguration 4th Floor (Public Works/City Attorney)					305,000						-	
110	Sidewalk Repairs					250,000		250,000				250,000	
111	Parks and Recreation Security Enhancements					250,000						-	
112	Concrete Repair Sidewalk/Curb & Gutter					220,000		220,000	220,000	220,000	220,000	880,000	
113	Restorative Tree Wells Citywide					220,000		220,000	220,000	220,000	220,000	880,000	
114	Police Patrol and Third Floor Build Out					213,000						-	
21660	115 Parks Maintenance Facility					200,000			1,989,000			1,989,000	
27880	116 72nd Street Protected Bike Lanes (Additional funding in #73)					161,000		161,000				161,000	161,000
117	Code Compliance Cubicle Replacement					160,000						-	
67290	118 Normandy Isle Park Turf Replacement	255,000				143,000						255,000	
29810	119 Alleyway Restoration	412,500				120,000		120,000	120,000	120,000	120,000	892,500	
22150	120 72nd Street Park & Parking Structure- Parks Component (Additional funding in #59, #121)			246,000		100,000		8,682,000				8,928,000	
22150	121 72nd Street Park & Parking Structure- Civic Center Component (Additional funding in #59, #120)					100,000		8,747,000				8,747,000	
122	Police Detention Facility Renovation					101,000						-	
123	Special Investigations Unit New Office Build-out					100,000						-	
124	5th Street Flyover Lighting Enhancement					100,000						-	
20237	125 Fairway Park Artificial Turf Soccer Field, Drainage & Playground Replacement		1,181,000			91,000						1,181,000	
126	Scott Rakow Youth Center Outdoor Patio Flooring Installation					80,000						-	
127	Florida Friendly Landscape and Educational Garden at City Hall					77,000						-	
128	1130 Washington Avenue Buildout					57,000						-	
129	Resiliency Educational Signage					50,000						-	
130	Police Station 2nd Floor Locker Room Remodel Men & Women Restrooms					50,000						-	
60257	131 Bay Drive Neighborhood Greenway (Additional funding in #186)							1,125,000				1,125,000	
26150	132 Baywalk Phase 1							3,000,000				3,000,000	

**CITY OF MIAMI BEACH
PROPOSED FY 2018-2022 CAPITAL IMPROVEMENT PROGRAM**

Funding Source	Project Name	Prior Years	Adopted FY 2016/17	Amendments FY 2016/17	Programmed FY 2017/18	New Requests FY 2017/18	Proposed FY 2017/18	Proposed Programmed FY 2018/19	Proposed Programmed FY 2019/20	Proposed Programmed FY 2020/21	Proposed Programmed FY 2021/22	Total	Future
133	81st Street Neighborhood Greenway							500,000				500,000	
27870	134 Byron Avenue Protected Bike Lanes							350,000				350,000	
135	La Gorce Drive / Pine Tree Drive Protected / Buffered Bicycle Lanes								300,000	1,500,000		1,800,000	
23270	136 City Center - Above Ground (Additional funding in #194, #208)									11,200,000		11,200,000	
137	16th Street Improvement/Protected Bike Lanes									827,000		827,000	
60011	138 Irrigation System MacArthur Causeway Repair/Upgrade										28,000	28,000	
20021	139 Indian Creek Pedestrian Bridges											-	595,000
20101	140 North Shore Open Beach Maintenance Facility											-	2,754,000
20150	141 Seawall-Indian Creek Greenway											-	
20161	142 Repair & Upgrade Irrigation System 2000-6300 Alton Road											-	
60031	143 Water Tower Restoration Star Island											-	593,000
20071	144 Palm Island Fountain											-	100,000
145	Lincoln Road to Lincoln Bay Towers Baywalk											-	1,778,000
146	Bayview Terrace Baywalk (Additional funding in #87)											-	1,020,000
147	Bay Garden Manor Baywalk (Additional funding in #87)											-	1,020,000
148	Normandy Isles Drainage Improvements											-	9,000,000
Total:		1,732,620	1,481,000	546,000	13,686,264	47,070,518	2,412,000	75,364,518	28,004,000	39,075,000	19,088,000	166,718,620	59,521,000
							302 Available Balance	13,781					
							FY18 Projected Revenue	2,400,000	Pending Final FY18 CSL				
							Remaining Available Balance	1,781					
305 Resort Tax - South Beach													
28550	149 Lifeguard Stand Replacements (Additional funding in #163, #174)	600,000	720,000		478,800		478,800					1,798,800	
23200	150 Flamingo Park (Additional funding in #77)	1,438,322				1,090,000	1,090,000	1,384,000				3,912,322	
20001	151 Alton Road Fountain at 20th Street					279,000	279,000					279,000	
20011	152 World War Memorial									62,000		62,000	
20177	153 Ocean Drive Extended Sidewalk Projects - Western Sidewalks		405,000		2,295,000							405,000	
27800	154 Street Lighting Improvements (Additional funding in #161, #173)	-	333,000		333,000							333,000	
155	Flamingo Park Football Stadium Fence Replacement					220,000						-	
156	Flamingo Park Outdoor Fitness Equipment					90,000						-	
157	South Beach Park Restroom Renovation					35,000						-	
158	South Pointe Park Splash Pad Rubber and Drainage Improvements					50,000						-	
159	Ocean Drive Improvement Project					2,779,000						-	
Total:		2,038,322	1,458,000	-	3,106,800	4,543,000	1,847,800	1,384,000	-	62,000	-	6,790,122	-
							305 Available Balance	442,579					
							FY18 Projected Revenue	1,962,000	Pending Final FY18 Resort Tax Projections				
							Remaining Available Balance	556,779					
306 Resort Tax - Mid Beach													
20108	160 Miami Beach Golf Course Practice Tee Renovation				77,000	88,000						-	
27800	161 Street Lighting Improvements (Additional funding in #154, #173)	334,000			333,000							334,000	
28070	162 Middle Beach Recreational Corridor Phase III	475,000	2,200,000		9,894,000							2,675,000	
28550	163 Lifeguard Stand Replacements (Additional funding in #149, 174)	300,000	240,000		159,600		159,600					699,600	
164	Mid Beach Parks Restroom Restoration					80,000						-	
165	Scott Rakow Youth Center Pool Restroom Renovations, Pool Deck Resurfacing and Pool Fencing Replacement					190,000						-	
28850	166 Maurice Gibb Park Redesign (Additional funding in #79)					1,973,482	1,973,482					1,973,482	
Total:		1,109,000	2,440,000	-	10,463,600	2,331,482	2,133,082	-	-	-	-	5,682,082	-
							306 Available Balance	171,082					
							FY18 Projected Revenue	1,962,000	Pending Final FY18 Resort Tax Projections				
							Remaining Available Balance	-					
307 Resort Tax - North Beach													
20138	167 71st Street Eastern Street End Improvement Design Study				25,000							-	
20141	168 7300 Dickens Avenue Landscape-Irrigation System									37,000		37,000	
20198	169 North Beach Streetscape				550,000			550,000	550,000	8,800,000		9,900,000	
20257	170 North Shore Park & Youth Tennis Center Proshop / Office Area Expansion		512,000			115,000	115,000					627,000	
60237	171 Collins/Harding Alleyway Reconstruction		100,000		850,000							100,000	
26500	172 Kayak Launch Docks	538,080	275,000		400,000							813,080	
27800	173 Street Lighting Improvements (Additional funding in #154, #161)	334,000	333,000		333,000			333,000	333,000			1,333,000	
28550	174 Lifeguard Stand Replacements (Additional funding in #149, #163)	300,000	240,000		159,600		159,600					699,600	
28600	175 North Shore Park & Youth Center Restroom Addition	410,000				591,000	591,000					1,001,000	
28610	176 Rue Vendome Public Plaza	100,000	1,000,000			654,000						1,100,000	
28630	177 Bonita Drive Street End Improvements	35,000	100,000		200,000							135,000	
64160	178 Painting & Lighting of Bridges	1,100,000	60,000		165,000			165,000	165,000	910,000		2,400,000	
64190	179 Entrance Signs to North Beach	300,000				2,200,000						300,000	
65600	180 North Shore Bandshell Canopy	100,000	125,000			443,000						225,000	
181	Normandy Isle Park Playground and Surface Replacement					264,000						-	
182	Normandy Isle Park Pool Renovations and New Pool Playground					375,000	375,000					375,000	
Sum:		3,217,080	2,745,000	-	2,682,600	4,642,000	1,240,600	1,048,000	1,048,000	9,747,000	-	19,045,680	-
							307 Available Balance	929,067					
							FY18 Projected Revenue	1,962,000	Pending Final FY18 Resort Tax Projections				
							Remaining Available Balance	1,650,467					

CITY OF MIAMI BEACH
PROPOSED FY 2018-2022 CAPITAL IMPROVEMENT PROGRAM

Funding Source	Project Name	Prior Years	Adopted FY 2016/17	Amendments FY 2016/17	Programmed FY 2017/18	New Requests FY 2017/18	Proposed FY 2017/18	Proposed Programmed FY 2018/19	Proposed Programmed FY 2019/20	Proposed Programmed FY 2020/21	Proposed Programmed FY 2021/22	Total	Future
381 2001 Gulf Breeze-Normandy Golf													
183	Normandy Shores Golf Club A/C and Kitchen Refrigeration Replacement					50,000	50,000					50,000	
184	Normandy Shores Golf Club Restroom Roof Replacement					35,000	35,000					35,000	
185	Normandy Shores Golf Club - Painting of Building					65,000						-	
Total:		-	-	-	-	150,000	85,000	-	-	-	-	85,000	-
381 Available Balance							128,210						
FY18 Projected Revenue													
Remaining Available Balance							43,210						
384 2003 G. O. Bonds-Neighborhoods													
60257	186 Bay Drive Neighborhood Greenway (Additional funding in #131)		100,000		3,260,000			-				100,000	
Total:		-	100,000	-	3,260,000	-	-	-	-	-	-	100,000	-
384 Available Balance							-						
FY18 Projected Revenue							-						
Remaining Available Balance							-						
419 Water & Sewer Line of Credit													
187	Water Meter Replacement Program					250,000	250,000	250,000	250,000	250,000	250,000	1,250,000	
23240	188 La Gorce Neighborhood Improvement (Additional funding in #82, #204)	297,347				22,500,000	6,520,374	38,479,626				45,297,347	
23220	189 North Shore Neighborhood Improvement (Additional funding in #84, #205)									15,000,000		15,000,000	
190	Lincoln Road Washington Avenue to Lenox - Utility Main Replacement							2,000,000				2,000,000	
191	Alton Road Water Main Improvements - Michigan Avenue to Allison Road								9,000,000			9,000,000	
192	Citywide Water and Sewer Main Assessment and Replacement							800,000	800,000			1,600,000	
193	County DERM & EPA Decree - Preventative Maintenance							400,000	400,000			800,000	
23270	194 City Center - Commercial District Bid Pack 9B (Additional funding in #136, #208)									11,200,000		11,200,000	
195	Water and Sewer Lines on Venetian Bridge					4,500,000	1,000,000	3,500,000				4,500,000	
196	Waste Water Pump Stations Rehabilitations					4,000,000	1,000,000	3,000,000				4,000,000	
197	Nautilus Neighborhood Improvements (Additional funding in #86, #210)											-	7,500,000
198	Scada and PLC Replacement for Water, Wastewater, and Stormwater Pumping Stations					1,512,500	1,512,500					1,512,500	
199	Flamingo Neighborhood (Additional funding in #85, #212)										20,000,000	20,000,000	20,000,000
Total:		297,347	-	-	-	32,762,500	10,282,874	48,429,626	10,450,000	26,450,000	20,250,000	116,159,847	27,500,000
419 Available Balance							10,282,874						
FY18 Projected Revenue							-	FY18 \$50 million Bond will pay back \$50 million Line of Credit					
Remaining Available Balance							-						
422 Water & Sewer Impact Fees													
200	Pump Station 27 Replacement of Fuel Storage Tank					59,428	59,428					59,428	
201	Pump Station 28 Replacement of Fuel Storage Tank					108,623	108,623					108,623	
202	Pump Station 29 Replacement of Fuel Storage Tank					89,160	89,160					89,160	
Total:		-	-	-	-	257,211	257,211	-	-	-	-	257,211	-
422 Available Balance							685,864						
FY18 Projected Revenue													
Remaining Available Balance							428,653						
429 Stormwater LOC Reso. No. 2009													
20587	203 1st Street Alton Road to Washington Avenue South Pointe Neighborhood			358,201				6,032,000	6,032,000			12,422,201	
23240	204 La Gorce Neighborhood Improvement (Additional funding in #82, #188)					20,000,000		20,000,000				20,000,000	
23220	205 North Shore Neighborhood Improvement (Additional funding in #84, #189)									25,000,000	15,000,000	40,000,000	
206	Lincoln Road Washington Avenue to Lenox - Utility Main Replacement							5,035,000				5,035,000	
207	Middle North Bay Road & Mount Sinai Stormwater Pump Station (Additional funding in #83)					7,500,000		5,100,000				5,100,000	
23270	208 City Center (Additional funding in #136, #194)									33,600,000		33,600,000	
209	Normandy Isles Drainage Improvements										14,260,000	14,260,000	14,260,000
210	Nautilus Neighborhood Improvements (Additional funding in #86, #197)										17,454,000	17,454,000	10,000,000
211	Scada and PLC Replacement for Water, Wastewater, and Stormwater Pumping Stations					1,237,500						-	
212	Flamingo Neighborhood (Additional funding in #85, #199)										45,000,000	45,000,000	45,000,000
Total:		-	-	358,201	-	28,737,500	-	36,167,000	6,032,000	58,600,000	91,714,000	192,871,201	69,260,000
429 Available Balance													
FY18 Projected Revenue							-	FY17 \$100 million bond will pay back Line of Credit					
Remaining Available Balance							-						
463 RDA Garages													
213	16th Street Parking Garage Fire Sprinkler Renewal					300,000	300,000					300,000	
214	16th Street Parking Garage Renewal of Pedestrian Coating in Stairways					30,000	30,000					30,000	
215	16th Street Parking Garage Roof and Parking Deck Coating					1,808,000	1,808,000					1,808,000	
Total:		-	-	-	-	2,138,000	2,138,000	-	-	-	-	2,138,000	-
463 Available Balance							3,376,956						
FY18 Projected Revenue													
Remaining Available Balance							1,238,956						

CITY OF MIAMI BEACH
PROPOSED FY 2018-2022 CAPITAL IMPROVEMENT PROGRAM

Funding Source		Project Name	Prior Years	Adopted FY 2016/17	Amendments FY 2016/17	Programmed FY 2017/18	New Requests FY 2017/18	Proposed FY 2017/18	Proposed Programmed FY 2018/19	Proposed Programmed FY 2019/20	Proposed Programmed FY 2020/21	Proposed Programmed FY 2021/22	Total	Future
480 Parking Operations														
20087	216	P23 - New Garage - 1623 West Avenue - Interceptor Garage (Additional funding in #54, #60)		1,165,000		4,165,000	1,678,995	1,678,995					2,843,995	
27830	217	Parking Garage at Parking Lot P16- 13th Street & Collins Avenue		1,148,000			6,169,000	6,169,000					7,317,000	
28080	218	Intelligent Transportation System (Additional funding in #64)	2,500,000										2,500,000	3,500,000
	219	Lighting Enhancement in City Parking Lots					250,000	250,000					250,000	
	220	12th Street Parking Garage Upgrade lighting (LED)					64,000	64,000					64,000	
	221	13th Street Parking Garage Upgrade lighting (LED)					86,000	86,000					86,000	
	222	42nd Street Parking Garage Upgrade lighting (LED)					200,000	200,000					200,000	
	223	12th Street Parking Garage Roof and Parking Deck Coating					598,806	598,806					598,806	
	224	13th Street Parking Garage Roof and Parking Deck Coating								800,000			800,000	
	225	17th Street Parking Garage Roof and Parking Deck Coating							2,000,000				2,000,000	
	226	1755 Meridian Parking Garage Roof and Parking Deck Coating					1,900,000	1,900,000					1,900,000	
	227	Convention Center Garage Parking Gated Revenue Control Equipment (Additional funding in #231)					464,740	464,740					464,740	
20107	228	P55 - New Garage 2660 Collins Avenue (Additional funding in #60)				2,500,000			7,300,000				7,300,000	
20019	229	Intermodal - New Garage Julia Tuttle											-	1,750,000
20031	230	North Beach Parking Garage											-	25,000,000
Total:			2,500,000	2,313,000	-	6,665,000	11,411,541	11,411,541	9,300,000	800,000	-	-	26,324,541	30,250,000
								480 Available Balance	12,800,000					
								FY18 Projected Revenue	-					
								Remaining Available Balance	1,388,459					
488 2015 Parking Bonds CC Project														
231	Convention Center Garage Parking Gated Revenue Control Equipment (Additional funding in #227)						185,260	185,260					185,260	
Total:			-	-	-	-	185,260	185,260	-	-	-	-	185,260	-
								488 Available Balance	185,260					
								FY18 Projected Revenue	-					
								Remaining Available Balance	-					
520 Property Management Fund														
232	Property Management Facility New 500kw Generator and Transfer Switch						250,000	250,000					250,000	
233	Property Management Facility Carpentry Shop Dust Control System						45,000	45,000					45,000	
Total:			-	-	-	-	295,000	295,000	-	-	-	-	295,000	-
								520 Available Balance	1,739,561					
								FY18 Projected Revenue	-					
								Remaining Available Balance	1,444,561					
550 Communications Fund														
234	Locally Funded Agreement for Fiber Communications Installation along Alton Road (Michigan Avenue to 63rd Street)						102,000	102,000	59,000	131,000			292,000	
235	Public Safety Radio & Viper System						16,000,000	2,100,000					2,100,000	
Total:			-	-	-	-	16,102,000	2,202,000	59,000	131,000	-	-	2,392,000	-
								550 Available Balance	3,873,992					
								FY18 Projected Revenue	-					
								Remaining Available Balance	1,671,992					
Grand Total:						46,934,563	219,397,151	56,808,576	201,015,278	48,331,000	134,414,000	131,052,000	607,673,731	189,912,000
Key														
135,342,000		Potential GO Bond Funding												
73,771,000		Above Ground Projects												

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MIAMI BEACH

City of Miami Beach, 1700 Convention Center Drive, Miami Beach, Florida 33139, www.miamibeachfl.gov

COMMITTEE MEMORANDUM

TO: Members of the Finance & Citywide Projects Committee

FROM: Jimmy L. Morales, City Manager

DATE: June 16, 2017

SUBJECT: **A DISCUSSION PROVIDING DIRECTION TO THE CONCOURSE GROUP FOR THE ISSUANCE OF A PUBLIC PRIVATE PARTNERSHIP REQUEST FOR PROPOSALS (RFP) TO DEVELOP THE BARCLAY PLAZA APARTMENTS AS WORKFORCE HOUSING.**

ADMINISTRATION RECOMMENDATION

The Administration recommends having the discussion.

BACKGROUND

At its January 25, 2017 Workforce/Affordable Housing Workshop, the City Commission was presented with a variety of issues associated with the Barclay Plaza Apartments workforce housing project that required greater Commission direction in order to prepare the development Request For Proposals (RFP). As a reminder, the City has retained Concourse Group as its Public/Private Partnership (P3) consultant. Concourse Group is currently undertaking a financial analysis of the site in anticipation of the RFP process. The Finance and Citywide Projects Committee undertook the discussion of these parameters at its March 31, 2017 meeting. However, the Committee requested additional information regarding the opinions of City employees as it relates to workforce housing and its desirability with regards to unit size and amenities.

The Administration undertook an employee survey to gauge the opinion of its employee workforce as to a variety of issues associated with workforce housing. Below you will find a summary of the key findings of this survey based on 329 responses.

Seventy (70) percent of respondents said they would take advantage of workforce housing developed by the City. The vast majority of these respondents worked in non-public safety departments.

From a household income perspective, 52% of respondents had household incomes up to 140 percent of Area Median Income (AMI) qualifying them economically for tenancy in the Barclay Plaza Apartments, the City's project targeted for development as workforce housing via a Public/Private Partnership (P3). As a group, 61% of respondents (174) are paying up to a third of their household income for household costs. Forty-three respondents, or 15%, were spending more than 50% of their income on housing costs.

From a unit size perspective, the greatest demand is for two-bedroom units as 40% (116) respondents selected this unit configuration as needed to accommodate their household. This was followed by 30% (88) of respondents who said they need a three-bedroom unit to accommodate their household. Eighteen percent (52) respondents said they needed a one-bedroom unit, nine percent (26) said they need a four-bedroom unit, and two percent (5) needed five or more bedrooms. Only six respondents or two percent said they needed a studio. Therefore, as we move forward with the development of a Request For Proposals (RFP) for the Barclay Plaza Apartments development, staff recommends that the following minimum unit configuration be included:

- Studios - 2
- One-bedroom - 16
- Two-bedroom - 6
- Three-bedroom – 2

Almost 68% (200) of respondents said they needed parking for two or more vehicles for their household. Thirty percent (87) needed one parking space. Four percent (11) of respondents said they needed parking for four or more vehicles.

In terms amenities, parking and laundry facilities were the two most popular amenities cited by 80% (234) of respondents. This was followed by on-site security for 32% (92) of respondents and guest parking and a location close to shopping were prioritized by 85 respondents. In decreasing order, the respondents also liked the following amenities:

- Gym/exercise room (50)
- Storage facilities (50)
- Pool (47)
- Easy access to transportation (30)
- Conveniently located restaurants (17)
- Community recreation room (15)

Staff proposes including this survey data in the RFP so that potential developers can adequately gauge tenant needs with regards to onsite amenities.

Prospective public/private partners for this project will need to demonstrate sufficient past experience in developing projects of this size and scope by submitting examples of their past development projects including design, construction, financing and management experience. Prospective P3 partners must also demonstrate the financial capacity to fully finance the project they envision for the Barclay Plaza Apartments site. At a minimum, this will include the rehabilitation of the existing building to ensure its historic preservation and may possibly include the construction of an accessory building (to maximize site development) on the site's existing parking lot (located to the west) should this be part of their proposal.

In terms of evaluating proposals based on financial consideration, staff recommends that the following factors be used for evaluative purposes in the issuance of the RFP and subsequent evaluation of proposal received:

- The number and configuration of units to be rehabilitated/developed
- The amount of rent proposed to be charged (with lower rents being preferred)
- The type and availability of on-site amenities (with priority to those identified via the employee survey)
- The amount of revenue being offered to the City for development/management rights

Attached herein, please find the neighborhood analysis compiled by the Concourse Group. This analysis includes many of the informational elements that will be important as we proceed to issuing a Request For Proposals for a Public/Private Partner to finance, develop and manage the Barclay Plaza rehabilitation for use as workforce housing benefiting educators, municipal workers and public safety personnel.

RECOMMENDATIONS

The Administration is seeking direction as to the amenities that should be prioritized for inclusion in the Request For Proposals (RFP), the minimum number of units being sought, and the financial evaluation criteria for selection consideration for the Barclay Plaza Apartments. The Administration recommends the following factors be included in the RFP:

► The following minimum unit configuration:

- Studios - 2
- One-bedroom - 16
- Two-bedroom - 6
- Three-bedroom – 2

► Including this survey data in the RFP so that potential developers can adequately gauge tenant needs with regards to onsite amenities.

► Prospective public/private partners for this project will need to demonstrate sufficient past experience in developing projects of this size and scope by submitting examples of their past development projects including design, construction, financing and management experience. Prospective P3 partners must also demonstrate the financial capacity to fully finance the project they envision for the Barclay Plaza Apartments site.

► The following factors will be used for evaluative purposes in the issuance of the RFP and subsequent evaluation of proposal received:

- The number and configuration of units to be rehabilitated/developed with greater points awarded to the applicant that meets the minimum unit configuration noted above and proposes the most additional units;
- The amount of rent proposed to be charged (with lower charged rents being awarded greater points during applicant evaluation);
- The type and availability of on-site amenities (with greater points awarded to those who provide the amenities identified via the employee survey delineated and prioritized above); and
- The amount of revenue being offered to the City for development/management rights with greater points awarded for higher revenue sharing with the City.

- The amount of revenue being offered to the City for development/management rights

Attached herein, please find the neighborhood analysis compiled by the Concourse Group. This analysis includes many of the informational elements that will be important as we proceed to issuing a Request For Proposals for a Public/Private Partner to finance, develop and manage the Barclay Plaza rehabilitation for use as workforce housing benefiting educators, municipal workers and public safety personnel.

RECOMMENDATIONS

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- ▶ The following minimum unit configuration:
 - Studios - 2
 - One-bedroom - 16
 - Two-bedroom - 6
 - Three-bedroom – 2
- ▶ Including this survey data in the RFP so that potential developers can adequately gauge tenant needs with regards to onsite amenities.
- ▶ Prospective public/private partners for this project will need to demonstrate sufficient past experience in developing projects of this size and scope by submitting examples of their past development projects including design, construction, financing and management experience. Prospective P3 partners must also demonstrate the financial capacity to fully finance the project they envision for the Barclay Plaza Apartments site.
- ▶ The following factors be used for evaluative purposes in the issuance of the RFP and subsequent evaluation of proposal received:
 - The number and configuration of units to be rehabilitated/developed
 - The amount of rent proposed to be charged (with lower rents being preferred)
 - The type and availability of on-site amenities (with priority to those identified via the employee survey)
 - The amount of revenue being offered to the City for development/management rights

BARCLAY PLAZA NEIGHBORHOOD ANALYSIS

5 May 2017

Table of Contents

Miami Beach Rental Market

– South Florida Rental Trends.....	3
– Miami Metro Rental Rate.....	5
– Neighborhood, Current Inventory, and Comparable Properties.....	6
– Miami Beach Pipeline.....	8
– Commercial Analysis.....	9

Municipal Employee and Targeted Population

– Employers within a 2 Mile Radius.....	11
– Number of Employees and Salaries.....	12
– AMI Workforce Income and Rents.....	13
– Projected Rent Versus Market.....	14

Demand Analysis

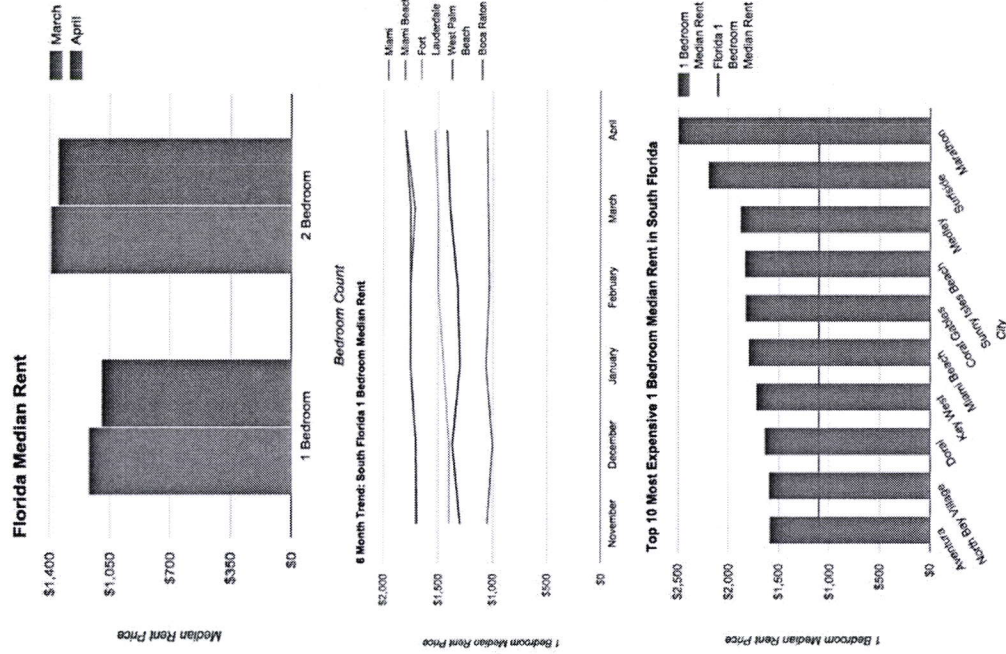
– Employee Housing Demand.....	15
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Proposed Development

– Zoning Analysis.....	16
– FAR Calculation.....	18
– Proposed Unit Mix and Rents.....	19
– Proposed Existing Building Reconfiguration.....	20
– Massing Study.....	28

Average Rents and Rent Growth South Florida

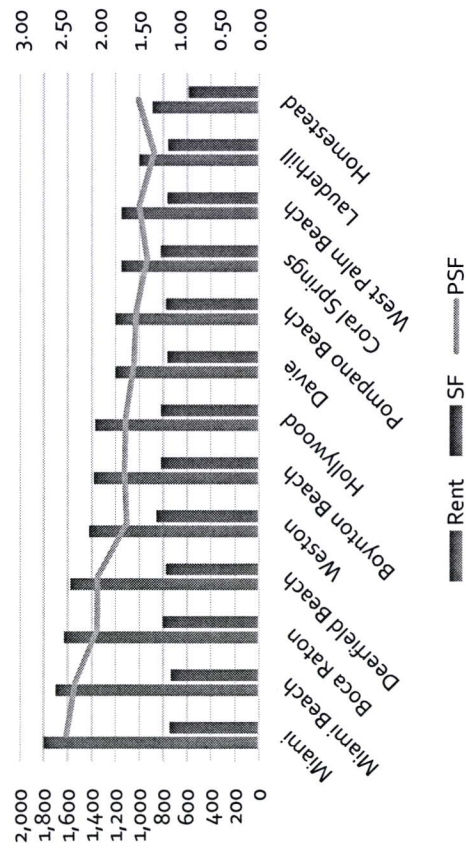
City	1 Bedroom			2 Bedroom		
	Price	M/M %	Y/Y %	Price	M/M %	Y/Y %
Miami	\$1,800	0.0%	-5.3%	\$2,500	0.0%	-5.3%
Miami Beach	\$1,700	-2.9%	-10.5%	\$2,700	-1.8%	-8.5%
Boca Raton	\$1,630	5.2%	14.8%	\$1,770	-3.3%	2.3%
Deerfield Beach	\$1,570	4.7%	14.6%	\$1,760	-3.8%	15.0%
Weston	\$1,420	-2.1%	4.4%	\$1,790	-0.6%	8.5%
Boynton Beach	\$1,380	2.2%	15.0%	\$1,600	-1.2%	6.7%
Hollywood	\$1,370	-0.7%	-14.4%	\$1,750	-2.8%	-15.0%
Miramar	\$1,350	-0.7%	0.7%	\$1,640	0.0%	7.9%
Hialeah	\$1,250	1.6%	0.8%	\$1,500	0.0%	8.7%
Pembroke Pines	\$1,250	0.8%	6.8%	\$1,500	0.0%	1.4%
Plantation	\$1,220	-2.4%	1.7%	\$1,500	0.0%	7.1%
Davie	\$1,200	-0.8%	15.4%	\$1,490	2.8%	10.4%
Pompano Beach	\$1,200	3.4%	10.1%	\$1,510	-2.6%	5.6%
Sunrise	\$1,180	-4.8%	12.4%	\$1,570	4.7%	10.6%
Coral Springs	\$1,150	0.0%	4.5%	\$1,350	-0.7%	3.8%
West Palm Beach	\$1,150	-4.2%	7.5%	\$1,400	0.0%	2.2%
Lauderhill	\$1,000	2.0%	6.4%	\$1,260	0.8%	5.0%
Homestead	\$890	3.5%	15.6%	\$1,250	0.0%	5.0%



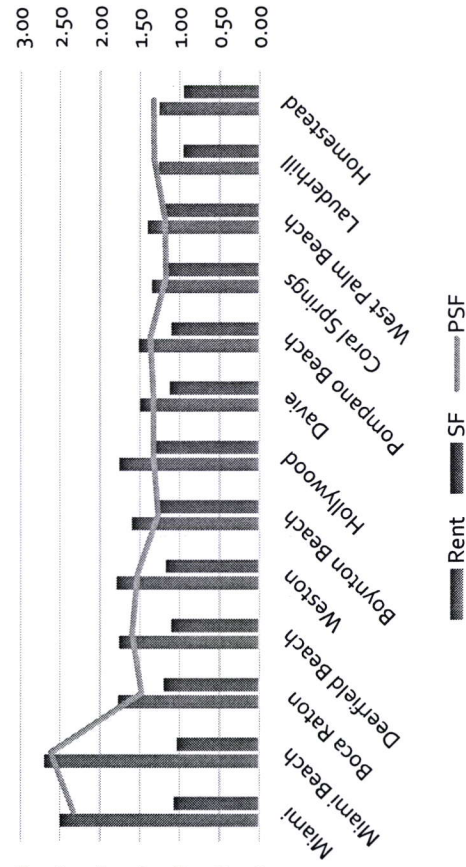
South Florida Rent and Unit Size Comparison

Miami Beach has the Highest Average Rental Cost Per Square Foot

Rent Per Size 1 Bedroom

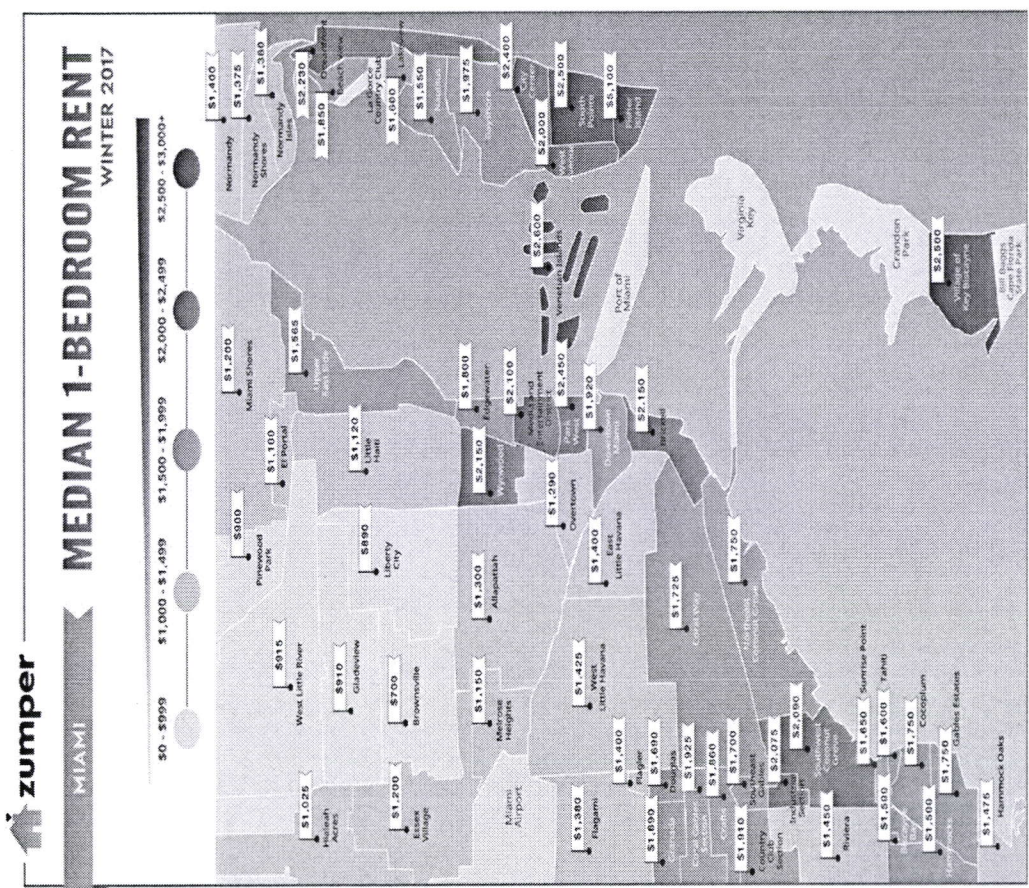
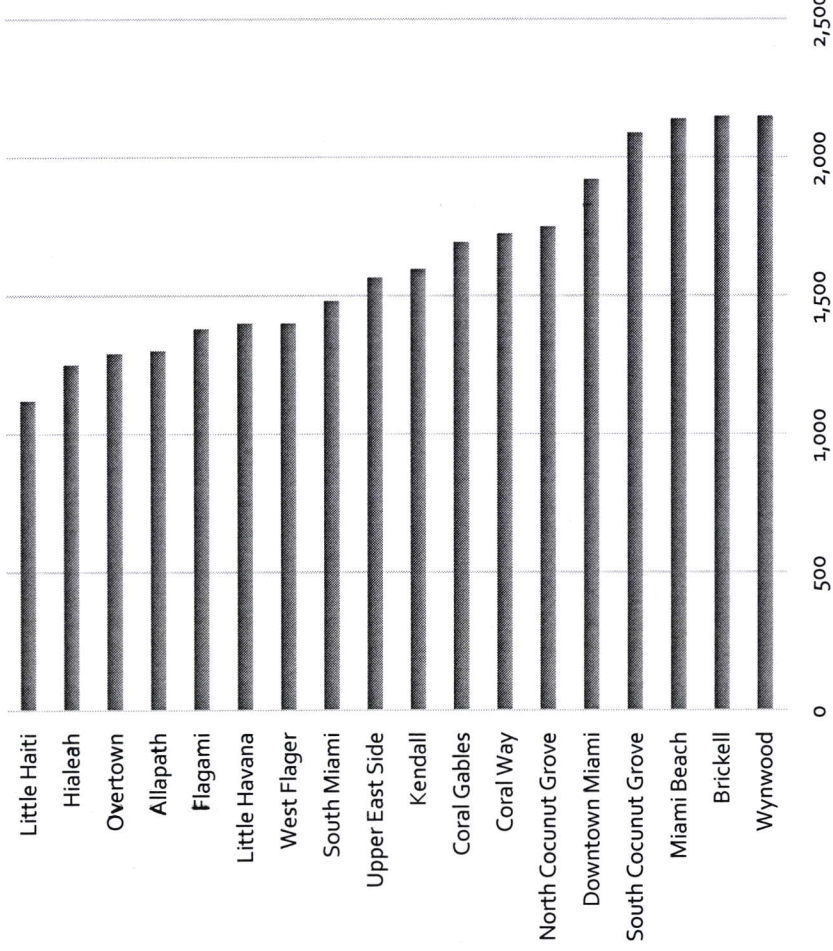


Rent Per Size 2 Bedroom



Miami Neighborhood Rental Rates

Median 1 Bedroom Rents by Neighborhood



Neighborhood Features and Comparable Properties

- **Comps in the Neighborhood are Privately Owned Condo Units**
 - Average Neighborhood Unit: 475sf studio to 966sf 2 Bedroom
 - Units located in older properties, built between 1926 to 1975
 - Some buildings renovated in the last 20 years but just 3 within 10 years
 - Most comparable properties have limited amenities only a few offering gyms, pools, laundry facilities and 24 hour security
 - Most apartments include one surface parking space, some offer valet
 - 2 parking lots within 10-minute walk
- **The subject property adjacent to Convention Center**
 - Close to City employment locations
 - \$615 million renovation underway at Miami Beach Convention Center

Current Inventory and Comparable Properties

Comparable Properties																					
	Studio			1 Bedroom			2 Bedroom			3 Bedroom			Vacancy								
	Amount	SF	Available	Price	\$/SF	Amount	SF	Available	Price	\$/SF	Amount	SF		Available	Price	\$/SF					
Cynthia Apartments	55	350	0			20	750	0								0%					
Granite Miami Beach						28	500	0			28	750	0			0%					
London House	2	401				9	550				6	800		7	927	0%					
Tuxedo Park Apartments	11	600	0			10	750	0								0%					
Octagon Towers											8	940	1	2,650	1,230	1	2,800	\$2.28	13%		
1775 Washington Ave						32	740	2	2,300	\$3.11	32	890	1	2,500	\$2.81				5%		
1800 Collins						42	894	1	2,200	\$2.46	43	1,040	2	2,525	\$2.43				4%		
245 18th Street						46	845	2	1,725	\$2.04									4%		
Artcity Condos/Hotel/Apartments						41	649	7	2,336	\$3.60	39	1,211	5	3,880	\$3.20	5	3,382	1	8,700	\$2.57	15%
	68	450	-			228	710	12	2,140	2.80	156	939	9	2,889	2.81	19	1,846	2	5,750	2.42	5%

Units by Structure Type						
Units in Structure	Total Number of Bedrooms					
	<u>Total</u>	<u>None</u>	<u>1</u>	<u>2</u>	<u>3</u>	<u>4 or more</u>
2 to 4	111	3	33	54	20	
5 to 9	77	3	27	36	11	1
10 to 19	95	2	43	40	8	2
20 to 49	114	1	49	55	7	1
50 or more	147	7	81	46	13	1
Total	544	16	233	231	59	5
<u>Cooperatives and Condominiums</u>						
Cooperatives	6	0	3	0	3	0
Condominiums	236	1	77	114	38	6

Total Number of Bedrooms

	<u>Total</u>	<u>None</u>	<u>1</u>	<u>2</u>	<u>3</u>	<u>4 or more</u>
2 to 4	111	3	33	54	20	
5 to 9	77	3	27	36	11	1
10 to 19	95	2	43	40	8	2
20 to 49	114	1	49	55	7	1
50 or more	147	7	81	46	13	1
Total	544	16	233	231	59	5

Cooperatives and Condominiums

Cooperatives	6	0	3	0	3	0
Condominiums	236	1	77	114	38	6

a. Number from the US Census Bureau. b. Number from suburbanstats.org

- Many new Hotel Renovations in the area
- Majority of Rental Units located in Condo Buildings
- Most rental competition from individual Condo Rentals versus Apartment Buildings
- 3 Bedroom Units account for 10.8% of inventory with vacancy rate of 17%, higher than market vacancy of 5% in multifamily buildings
 - Average household size in Miami Beach 2.09.
 - 15% households with one or more child under 18 Includes rental/owner occupied units⁶
 - Families with school age children tend to move out of Miami Beach. The Census Bureau indicates, there are 600 less

Pipeline of Units in Miami Beach

Rental and For Sale Housing

Multifamily Pipeline in Miami Beach as of 01/30/2017				
<u>Status</u>	<u>Towers</u>	<u>Floors</u>	<u>Units</u>	<u>Share of Miami Beach Units</u>
Proposed (Unapproved)	14	133	600	26%
Planned (Approved)	5	55	588	26%
Under Construction	12	79	394	17%
Completed (Since 2011)	22	184	689	30%
Total	53	451	2,271	100%

Source Crane Spotters

Neighborhood Retail Location

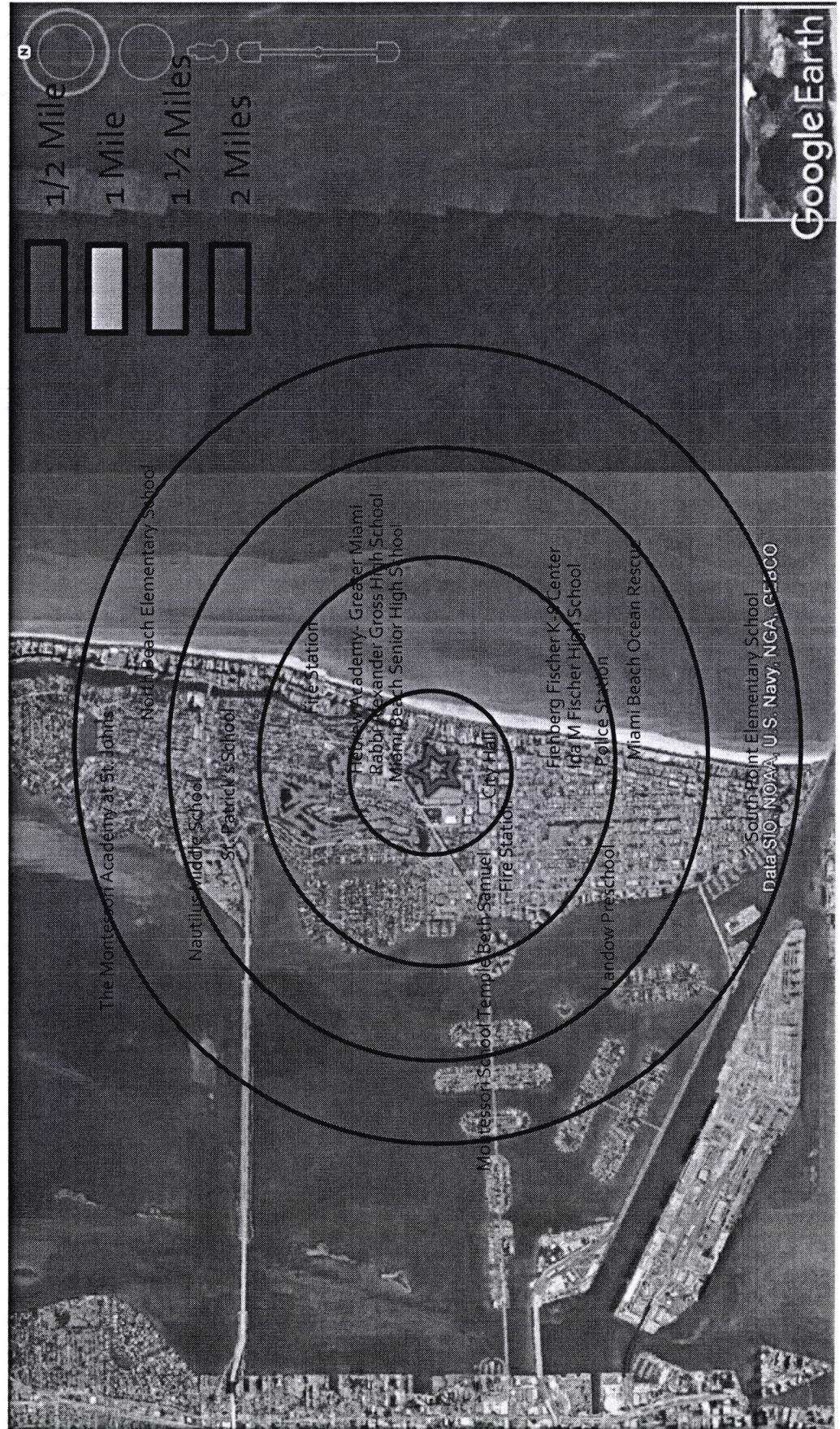


Commercial Feasibility Analysis

- Residential Neighborhood
- Requires Variance
- Park Ave Minimum Foot Traffic, No Complimentary Retail
- Washington Ave. (Four-Lane Road) poor access from Convention Center
- Estimated rental rate well below Market Average Rent of \$33 NNN – PSF due to location
- Commercial Use decreases apartment unit count per FAR
- Apartments more Economically Feasible than retail in building.

Commercial Feasibility Analysis		
	Current Zoning	New Zoning
Small Shop Square Footage	2,200	2,200
Price per SF Retail	25.00	25.00
Monthly Price Per SF	2.08	2.08
Apartment Rent per SF	1.583	1,526
Average Unit Size	809	568
Number of Apartments Lost	3	4
Price per SF on Average per Residential Units	1.96	2.69
Difference in Price per SF	(0.13)	0.60
Annual Income Difference	(3,370)	15,924
Average Rent per SF and Unit Size based on Proposed Unit Mix on Slide 18		

Miami Beach Targeted Employment Centers



Miami Beach Employee Salaries

Miami Beach

AMI \$51,800

**Targeted Employees Annual Salary
Between 80%-140% AMI**

Miami Beach Municipal Workers and Salaries			
<u>Profession</u>	<u>Median Salary</u>	<u>% AMI</u>	<u>Number of Employees</u>
Police	59,926	116%	384
Firefighter	48,367	93%	331
Teacher	54,994	106%	258
<u>City Employee^a</u>	<u>64,446</u>	<u>124%</u>	<u>1,285</u>
Total	56,933	110%	2,258

a. Salary Median based on grade 15 unclassified employee salary
HR information on City Employees' not actual household income

AMI Income Rent Projections

Rent Projection				
AMI				
Miami Beach	51,800			
Household Sizes	1	2	3	4
80%	42,300	48,350	54,400	60,400
90%	46,620	54,394	61,200	67,950
100%	51,800	60,438	68,000	75,500
110%	56,980	66,481	74,800	83,050
120%	62,160	72,525	81,600	90,600
130%	67,340	78,569	88,400	98,150
140%	72,520	84,613	95,200	105,700
Rent Limits				
80%	1,058	1,209	1,360	1,510
90%	1,166	1,360	1,530	1,699
100%	1,295	1,511	1,700	1,888
110%	1,425	1,662	1,870	2,076
120%	1,554	1,813	2,040	2,265
130%	1,684	1,964	2,210	2,454
140%	1,813	2,115	2,380	2,643
Rent Averages	1,554	1,813	2,040	2,265

* Rent equivalent 30%
of monthly income

Projected Average Rents Based on AMI Compared To Market

Rent Comparisons					
	80%-140% AMI			Market ^e	
	Rent	Size	\$/SF	Rent	Size
Studio^a	1,236	400	3.09	1,829	450
One Bedroom^b	1,542	550	2.80	2,140	710
Two Bedrooms^c	1,765	750	2.35	2,889	939
Three Bedrooms^d	1,972	1,000	1.97	4,476	1,846
Notes: 80%-140% ^a Average rent based on 1 person 80%-110% ^b Average rent based on 1 person 120%-140% and 2 people 80%-110% ^c Average rent based on 2 person 120%-140% and 3 people 80%-110% ^d Average rent based on 3 person 120%-140% and 4 people 80%-110% Market ^e Based on City Center Comparable Apartments and Condos for Rent (Slide 7), Slide 3 Rents based on average rent for City of Miami Beach					

Apartment Demand Analysis

Affordable and Workforce Housing Between 80%-140%

Demand Analysis	
Total Employees	2,258
% Rental Households ^a	57%
Employee Household Demand	<u>1,287</u>
Supply of Available Rental Units ^b	1,133
Supply of Available Rental Units in AMI Range ^c	429
% of Supply of Available Rental Units in AMI Range	<u>38%</u>
Pipeline For Sale and Rental Multifamily Units ^d	1,582
Pipeline Multifamily Rental Units ^e	680
Pipeline Multifamily Rental Units in AMI Range ^f	<u>258</u>
Total Unit Supply	<u>687</u>
Targeted Employee Household Demand ^g	600
^a Percentage from HUD Community Assessment Reporting Tool ^b Total currently available apartments in a 2 mile radius ^c Apartments currently available in AMI Range ^d Pipeline includes rental and for sale condos that are proposed, planned, and under construction from slide 8 ^e Pipeline rental units is the percent of rental households (see note a) of the current pipeline of multifamily units ^f Pipeline of units in AMI range is the supply of multifamily rental units by the percent of supply of available rental units in AMI range (38%) ^g Targeted household demand minus current units in supply	

Current Zoning and Parking Requirements

- **Zoning: RM-2**
 - The main permitted uses in the RM-2 residential multifamily, medium intensity district are single-family detached dwellings; townhomes; apartments; apartment-hotels; hotels; and offices that are incidental and customary to a hotel
- **FAR: 2.0**
- **Height Limit- 50' (5 Stories)**
 - Project located in Historic District
 - Height sensitive to current building and neighborhood, approved by Historic Preservation Board
- **Set Back Requirements**
 - Side (North and South)- 7 ½'
 - Front and Back- 20'
 - Between Buildings~ 10' (Approved by Historic Preservation Board)
- **Unit Size Requirements**
 - Minimum Unit Size: 550 SF (Rehab 400 SF)
 - Average Unit Size: 800 SF
- **Parking**
 - 1.5 spaces per unit
 - May pay a parking impact fee \$40,000/unit (required for new units) if no available parking onsite
 - Offsite parking must be dedicated and within 1,200' of property
- **Rooftop Pool included in Building**
 - Pool allowable exception to 50' maximum building height

New Comprehensive Plan Amendment

- **New Plan for Affordable and Workforce Housing**
 - Requires a Comprehensive Plan Amendment
 - Submitted to the Planning Board in May
 - Expected Approval: August 4 (10 days after July 26th meeting) or September 23 (10 days after September 13th meeting)
- **Amendment includes:**
 - Unit Size Reduction
 - Minimum: 400 SF
 - Average: 400 SF
 - Parking Requirement
 - 0.5 spaces per unit for workforce and non-elderly affordable housing
 - 0 spaces per unit for elderly affordable housing
- **Comparison Between Previous Zoning and New Zoning**
 - Minimum Unit SF Ft
 - Current Zoning: 550
 - Zoning Amendment: 400
 - Average Unit SF Ft
 - Current Zoning: 800
 - Zoning Amendment: 400
 - Parking Requirement per Unit
 - Current Zoning: 1.5 per Unit
 - Zoning Amendment: 0.5 per Unit
 - Zoning Amendment is expected adopted July 6 or September 13th. Any development using the new zoning will need to wait an additional 4 to 5 ½ month compared the current zoning which can be accomplished now.

Current and Additional Building FAR - Unit Calculation

FAR Assumptions	
Land Area	26,250
FAR	2.00
Total Area Allowed	52,500
Existing Building	28,433
Accessory Building Area Allowed	24,067
Accessory Building	
Number of Stories	4.81
Floor Size Allowance (Per Setback)	4,996
Maximum Allowable Building Size	24,031
Total Unit Space (Minus Common Area)	91%
Unit Space Remaining	21,932
Average Unit Size	800
# of Units	27

FAR Assumptions with Comprehensive Zoning Amendment	
Land Area	26,250
FAR	2.00
Total Area Allowed	52,500
Existing Building	28,433
Accessory Building Area Allowed	24,067
Accessory Building	
Number of Stories	4.81
Floor Size Allowance (Per Setback)	4,996
Maximum Allowable Building Size	24,031
Total Unit Space (Minus Common Area)	91%
Unit Space Remaining	21,932
Average Unit Size	400
# of Units	54

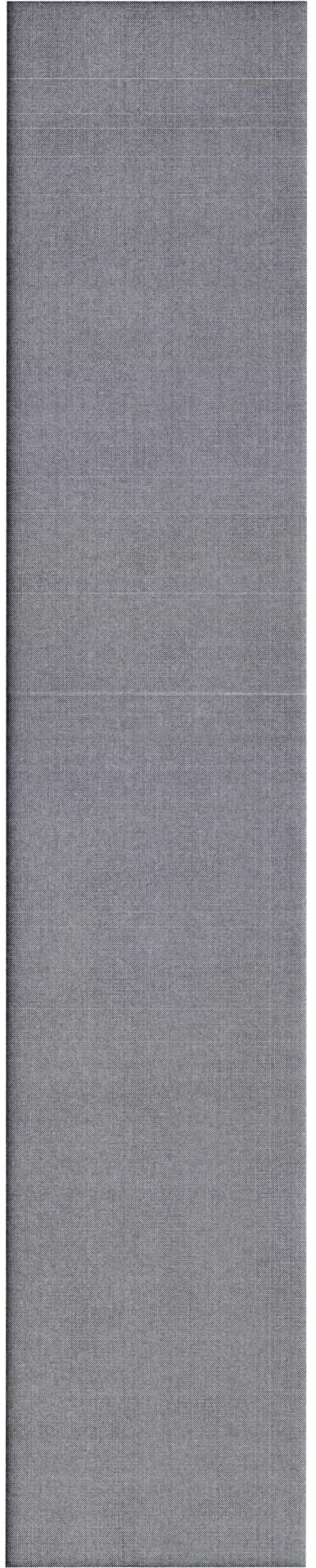
Note: Total Unit Calculation based on maximum allowable floor size of the accessory building multiplied by the number of stories to obtain the total allowable building size. That number is reduced by 9% for common areas (hallways, elevators). That number is then divided by the average unit size allowed by zoning to obtain the maximum number of units for the property.

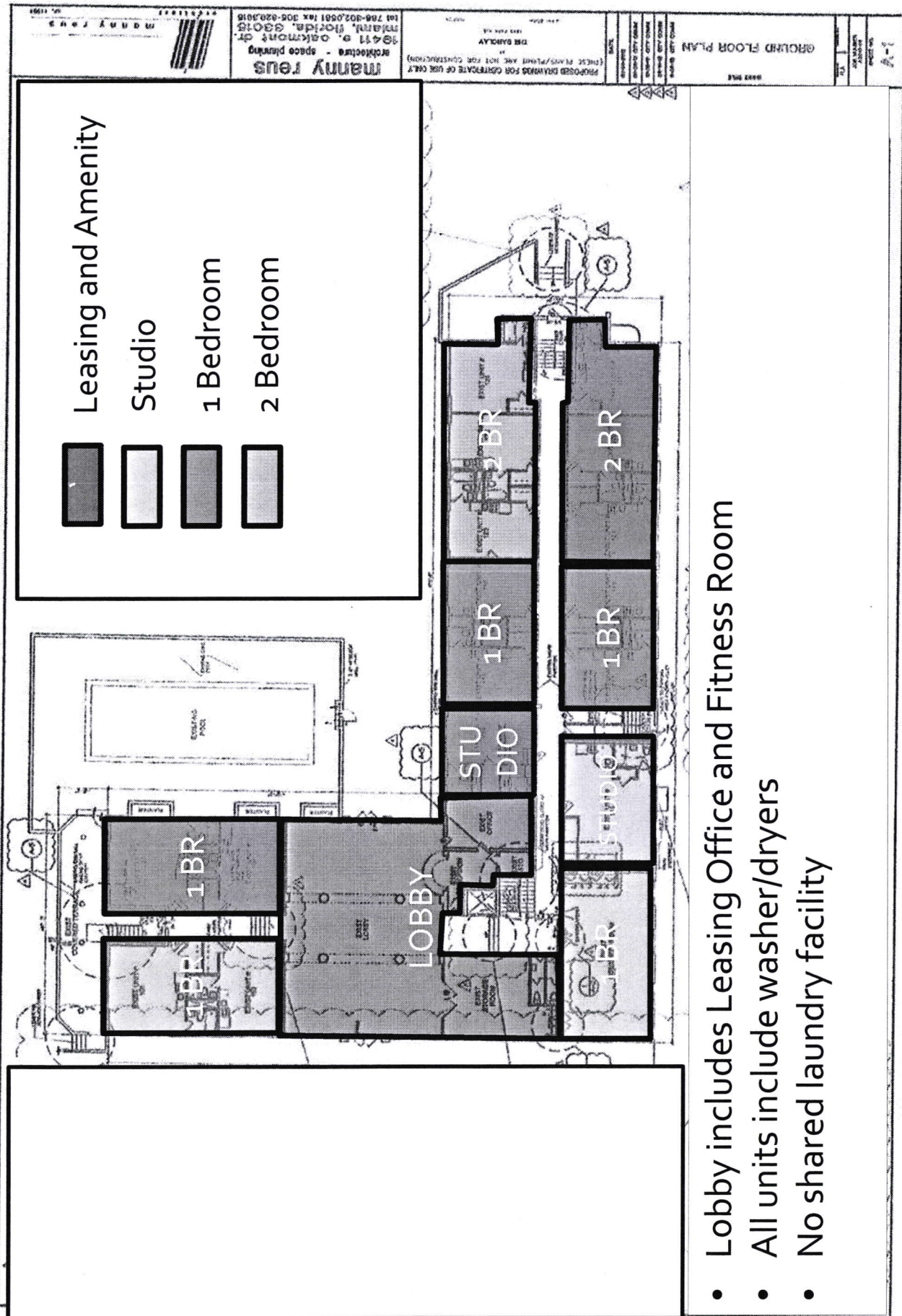
Current and Projected Unit Mix and Rents

Unit Mix and Rents									
Unit Size	Existing Building Configuration	Current Zoning			Comprehensive Plan Amendment			Existing Building Reconfigured	Reconfigured/ New Building Total
		Existing Building Reconfigured	New Building	Reconfigured/ New Building Total	Existing Building Reconfigured	New Building	Reconfigured/ New Building Total		
Studio	375	500	550		400	400			
1 Bedroom	600	750	750		550	550			
2 Bedrooms	N/A	1,000	1,000		750	750			
# of Apartments									
Studio	62	2	4	6	15	6			21
1 Bedroom	4	21	12	33	23	14			37
2 Bedrooms	0	8	11	19	7	16			23
Total Units	66	31	27	58	45	36			81
Average Square Feet	389	798	822	809	531	614			568
Rents									
Studio		1,236	1,236	88,965	1,236	1,236			311,378
1 Bedroom		1,542	1,542	610,522	1,542	1,542			684,525
2 Bedrooms		1,765	1,765	402,344	1,765	1,765			487,048
		587,577	514,254	1,101,831	796,160	686,790			1,482,950

Note: The existing building totals 66 apartment units. Current zoning allows 31 units. The proposed Comprehensive Plan amendment allows 65 units. For optimal unit mix and maximum total annual income, 45 units are recommended. Three bedroom units are not included due to the extraordinary high vacancy rate over 17%.

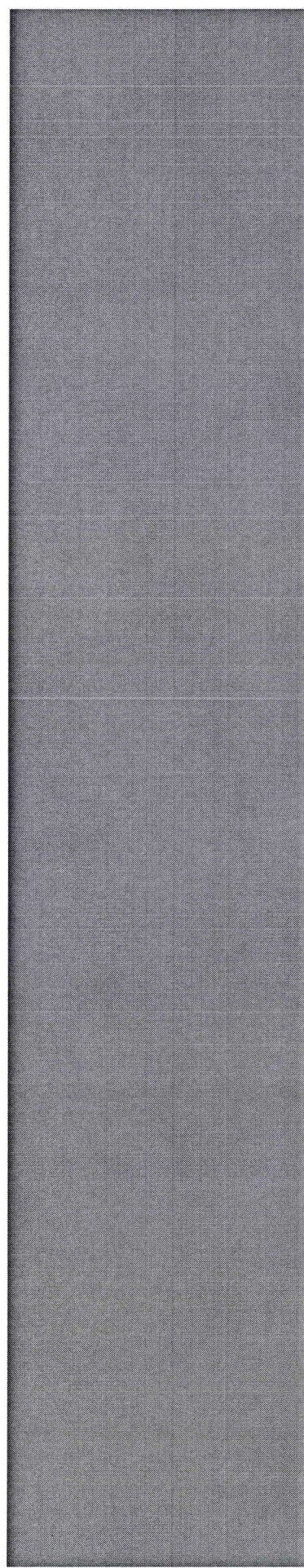
**PROPOSED UNIT MIX
EXISTING BUILDING
CURRENT ZONING**

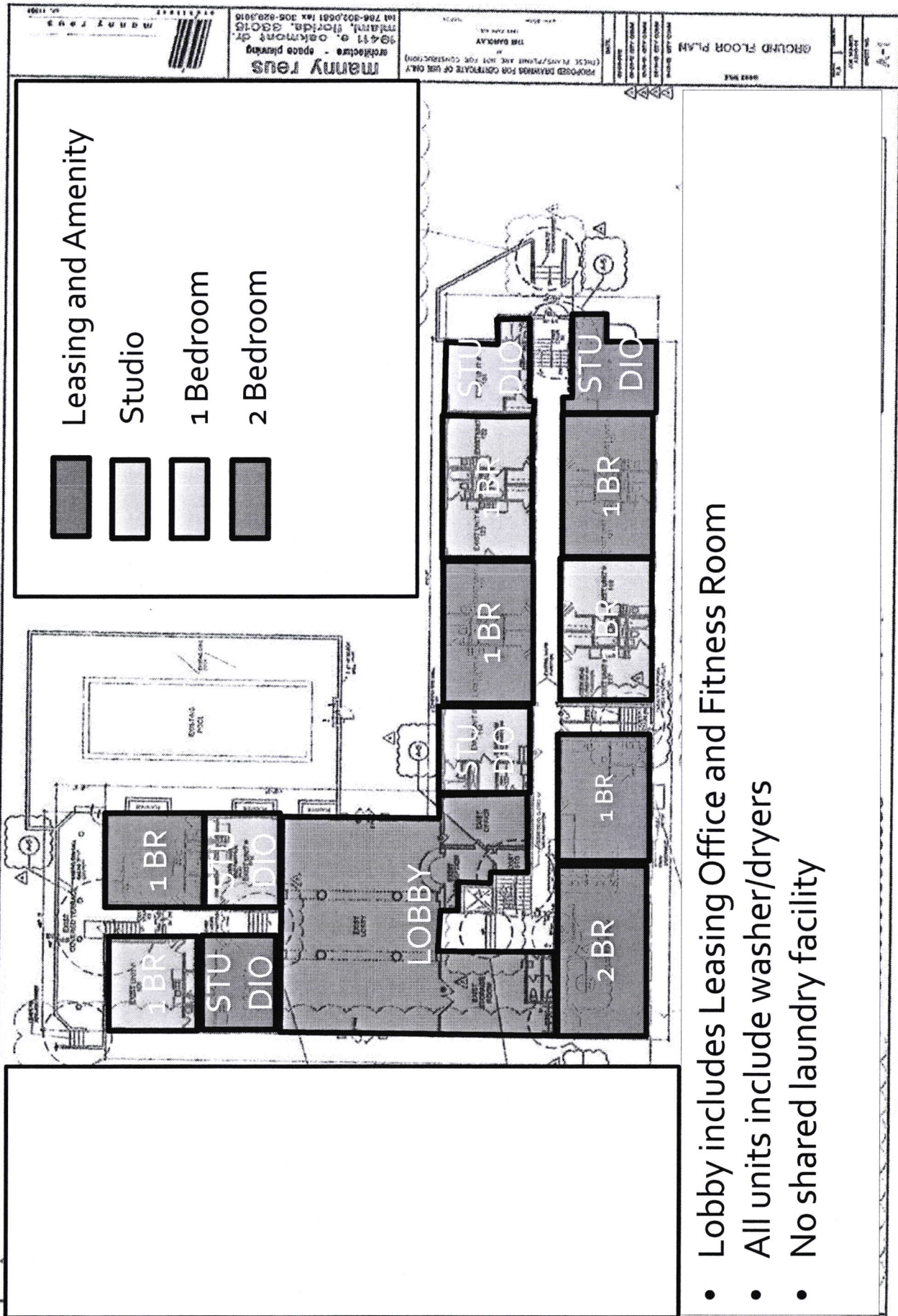




- Lobby includes Leasing Office and Fitness Room
- All units include washer/dryers
- No shared laundry facility

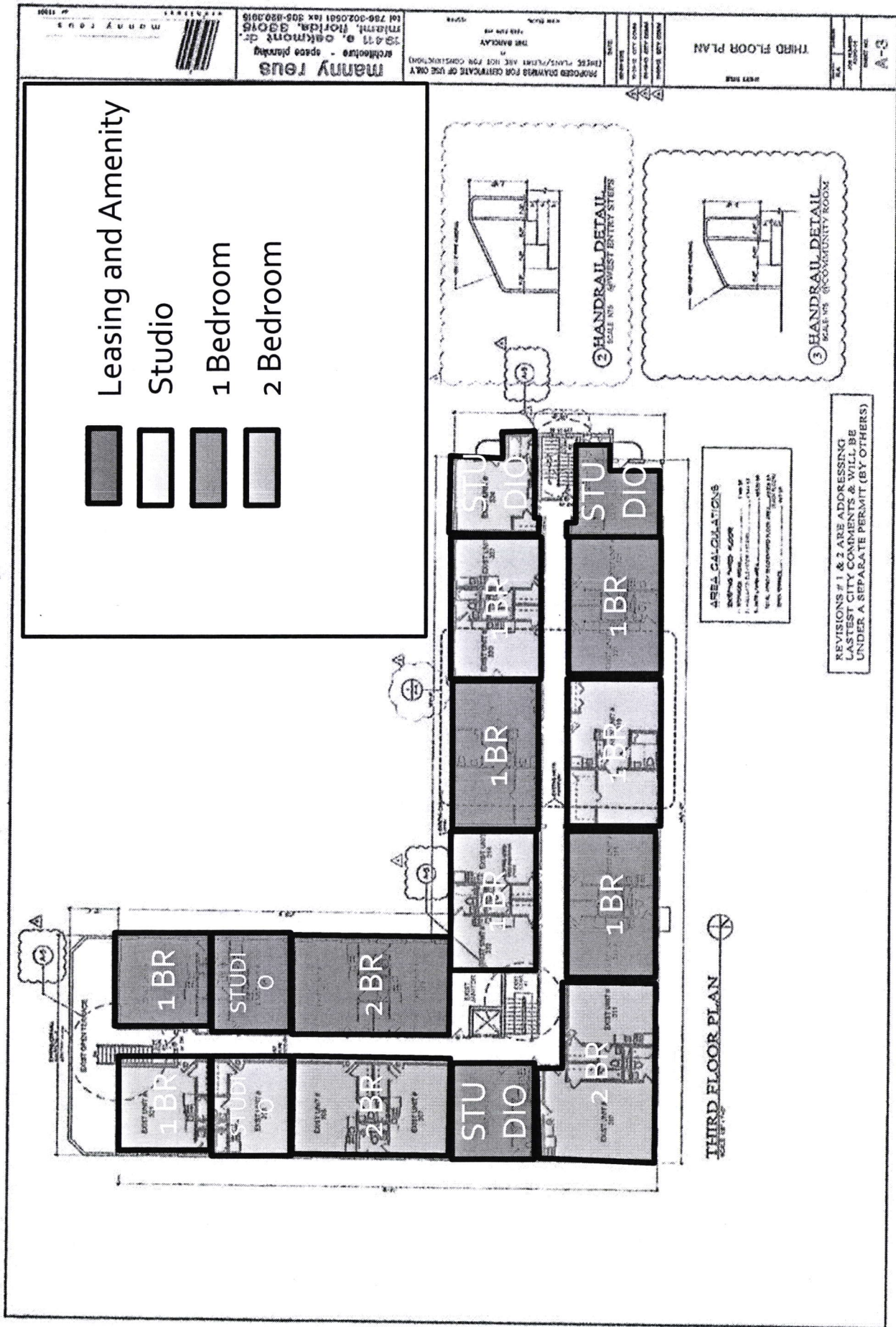
**PROPOSED UNIT MIX
EXISTING BUILDING
COMPREHENSIVE PLAN AMENDMENT**





- Lobby includes Leasing Office and Fitness Room
- All units include washer/dryers
- No shared laundry facility

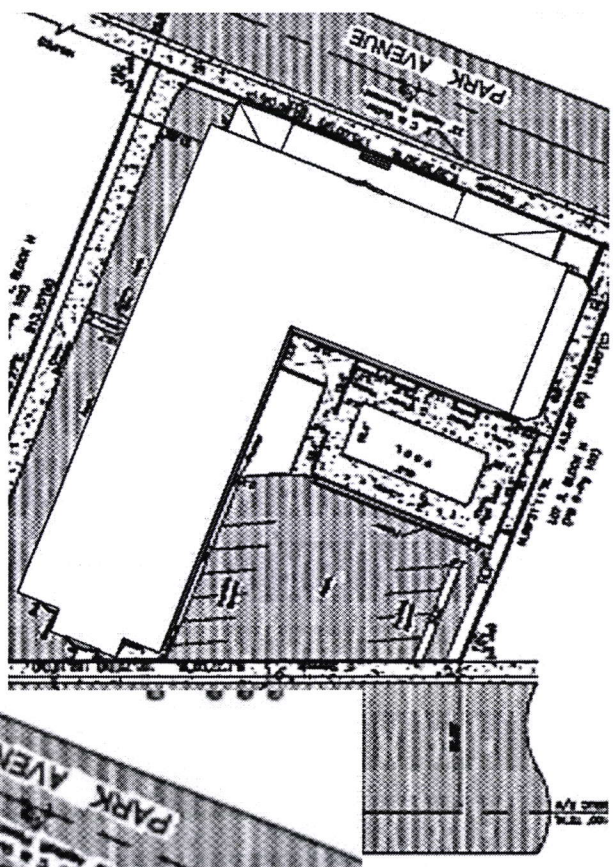
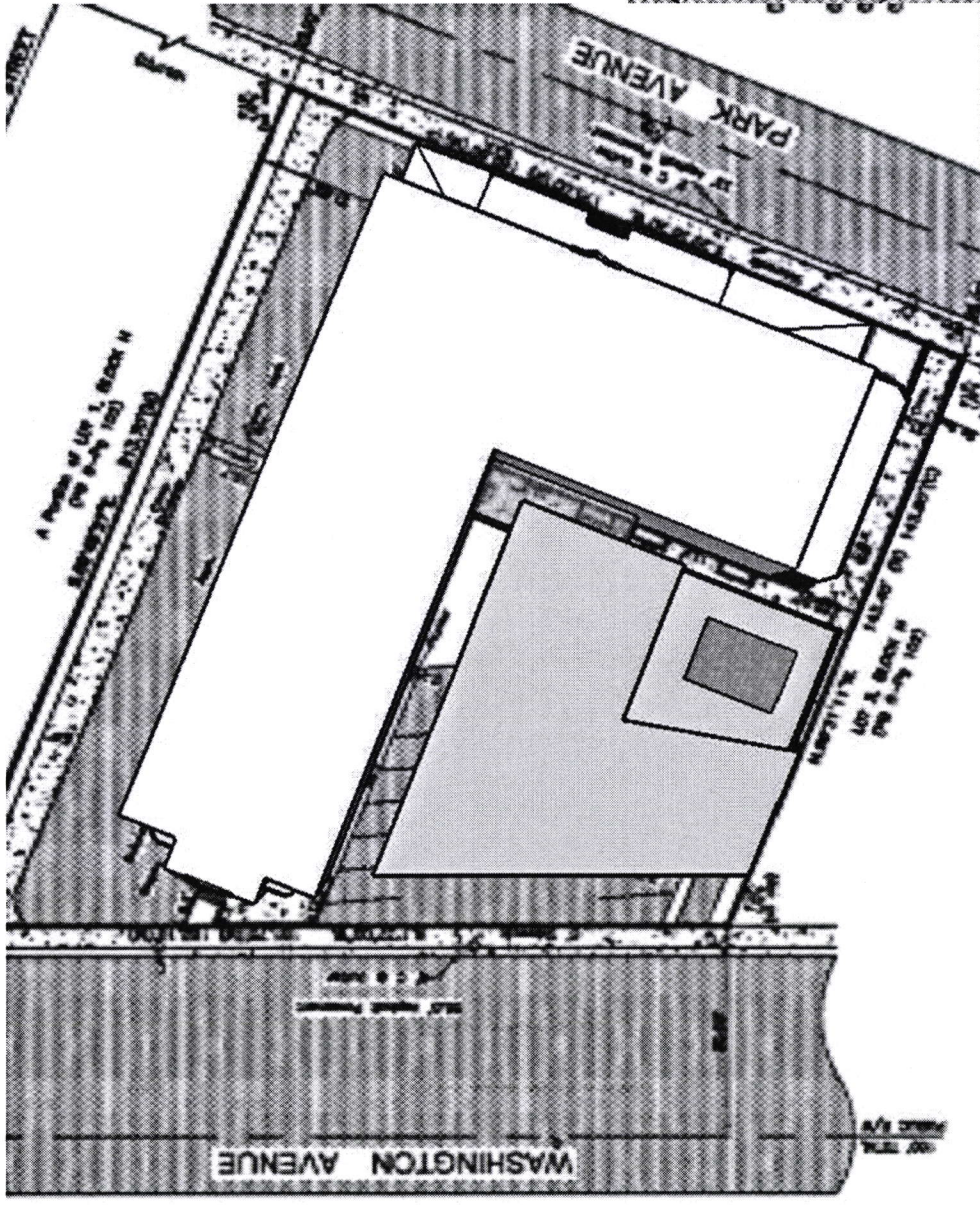




NEW BUILDING FAR MASSING

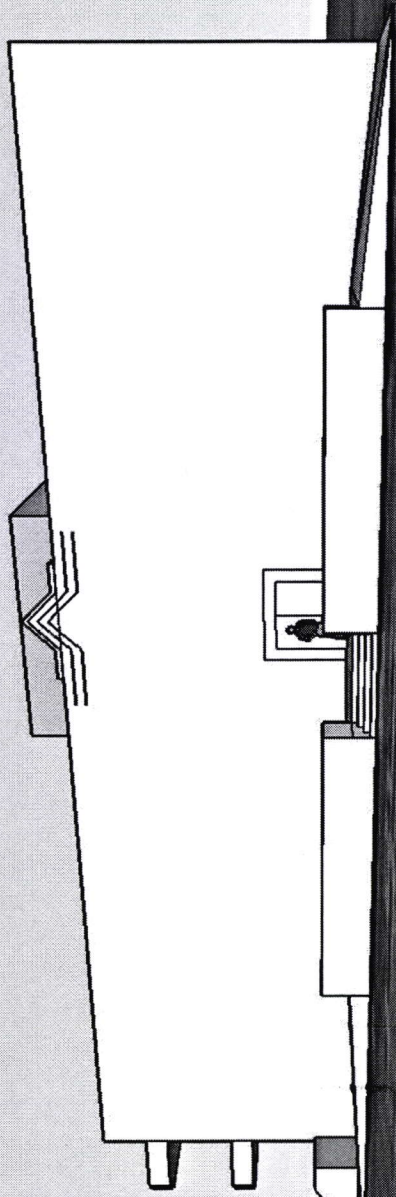


PROPOSED BUILDING PER FAR SETBACKS AND ROOF TOP POOL PLAN



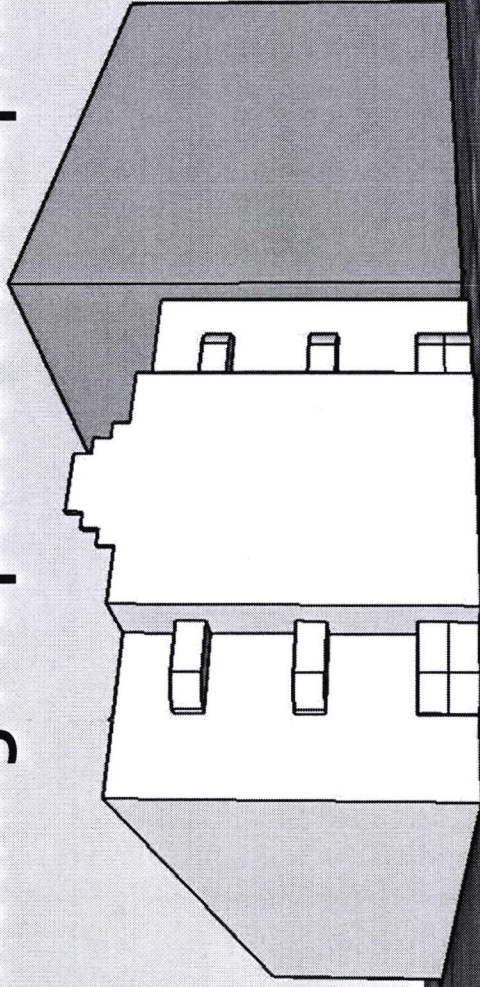
CURRENT BUILDING PLAN

Park Ave View



Building Massing Studies

Showing Proposed Development



Washington Ave View

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ITEM WITHDRAWN

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DISCUSSION AT COMMITTEE MEETING

I T E M S E V E N

ITEM TO BE SUBMITTED AS SUPPLEMENTAL

I T E M E I G H T

COMMITTEE MEMORANDUM

TO: Members of the Finance and Citywide Projects Committee

FROM: Jimmy L. Morales, City Manager

DATE: June 16, 2017

SUBJECT: **Discussion Regarding Washington Avenue Parking And Workforce Housing Options At 13th Street And Collins Avenue (P-16)**

On May 17, 2017, the Mayor and City Commission were presented with several alternatives for the development of parking garages in the vicinity of Washington Avenue. The alternatives explored included, among others, the development of Municipal Parking Lot No. P16 (P16) located at the southwest corner of the intersection of 13th Street and Collins Avenue.

The Mayor and City Commission expressed interest in pursuing the development of P16 and provided recommendations as outlined below. The Commission also referred this item to the Finance and Citywide Projects Committee, requesting that a financial analysis be completed on the selected options to account for revenues from workforce housing, retail and parking.

The Commission recommended exploring the following parking garage layout options available for this site:

- Option 1** Parking garage only within allowable maximum height of 55 feet:
- Total gross area of approximately 85,000 square feet (SF)
 - Net gain of 167 new parking spaces (220 total)
 - Six (6) floors with open roof parking (55' height)
 - Variances for setbacks and the omission of ground level liner are required
- Option 2** Parking garage with ground floor retail with a height variance to 75 feet:
- Total gross area of approximately 104,000 SF
 - Approximately 5,000 SF of ground floor retail
 - Net gain of 192 new parking spaces (245 total)
 - Seven (7) floors with open roof parking
 - Variances for height and setbacks are required
- Option 3** Parking garage with ground floor retail and top floor workforce housing with a height variance to 75 feet:
- Total gross area of approximately 104,000 SF
 - Approximately 5,000 SF of ground floor retail
 - Net gain of 154 new parking spaces (207 total)
 - Approximately 18,000 gross SF of workforce housing yielding 14,000 SF of livable space; this equates to approximately twenty three (23), 600 SF, one-bedroom units.
 - Seven (7) floors with roof level workforce housing units
 - Variances for height and setbacks are required

Revenue from parking, retail, and workforce housing has been estimated as follows:

- Revenue from Parking Spaces: Estimated gross revenue varies per option dependent on the number of available spaces. For the three options, gross revenue averages approximately \$2,390 to \$2,590 per space, or \$536,000 to \$585,000 annually. Estimated gross revenue per option is detailed in Exhibit A. Revenue information was provided by the Parking Department.
- Revenue from Ground Floor Retail: It is anticipated that the allocated 5,000 SF of retail space would be rented via a triple net lease which in turn will provide an annual gross return of \$62 to \$75 per SF. Thus, gross revenue ranging from \$258,750 to \$310,500 is anticipated annually from leasing the proposed retail area. Revenue information was provided by Real Estate, Housing and Community Development.
- Revenue from Workforce Housing Units: It is projected that rent based on the Area Median Income (AMI) will be at a rate of \$2.80 per SF, or an approximate gross annual revenue of \$470,400. Revenue information was based on the Barclay Plaza Neighborhood Analysis (Exhibit B) prepared by The Concourse Group for Community Services.

It should be noted that there is no funding currently programed for the estimated cost of the retail and workforce housing options.

The attached table (Exhibit A) reflects the cost analysis of various options for the Municipal Parking Lot No. P16.

CONCLUSION

Staff is requesting direction on proceeding based on the three (3) options presented.

ATTACHMENTS:

Exhibit A – Parking and Workforce Housing Options for Municipal Parking Lot No. P16

Exhibit B – Barclay Plaza Neighborhood Analysis

JLM/ETC/KB/DM 

PARKING AND WORKFORCE HOUSING OPTIONS FOR MUNICIPAL PARKING LOT No. P16
Existing 53 Parking Spaces in Surface Lot

Exhibit A

DESCRIPTION	HEIGHT (FT)	CONSTRUCTION COST	DEVELOPMENT COST (Inclusive of 20% Soft Costs)	ESTIMATED ANNUAL GROSS REVENUE	NO. OF NEW SPACES	PARKING CONSTRUCTION COST PER NEW SPACE (Construction ÷ New Spaces	TOTAL PARKING COST PER SPACE (Development Cost ÷ New Spaces
OPTION 1: Parking Garage Only	55	Parking \$8,500,000	\$10,200,000	\$553,000	167	\$50,898	\$61,078
OPTION 2: Ground Floor Retail W/ Parking Garage	75	Parking \$10,200,000 Retail \$800,000	\$12,240,000 \$960,000	\$584,600 \$258,750 - \$310,500	192	\$53,125	\$63,750
OPTION 3: Ground Floor Retail, Parking Garage & One Top Floor for Workforce Housing	75	Parking \$9,900,000 Retail \$800,000 Housing \$6,000,000	\$11,880,000 \$960,000 \$7,200,000	\$535,900 \$258,750 - \$310,500 \$470,400	154	\$64,286	\$77,143

BARCLAY PLAZA NEIGHBORHOOD ANALYSIS

Table of Contents

Miami Beach Rental Market

– South Florida Rental Trends.....	3
– Miami Metro Rental Rate.....	5
– Neighborhood, Current Inventory, and Comparable Properties.....	6
– Miami Beach Pipeline.....	8
– Commercial Analysis.....	9

Municipal Employee and Targeted Population

– Employers within a 2 Mile Radius.....	11
– Number of Employees and Salaries.....	12
– AMI Workforce Income and Rents.....	13
– Projected Rent Versus Market.....	14

Demand Analysis

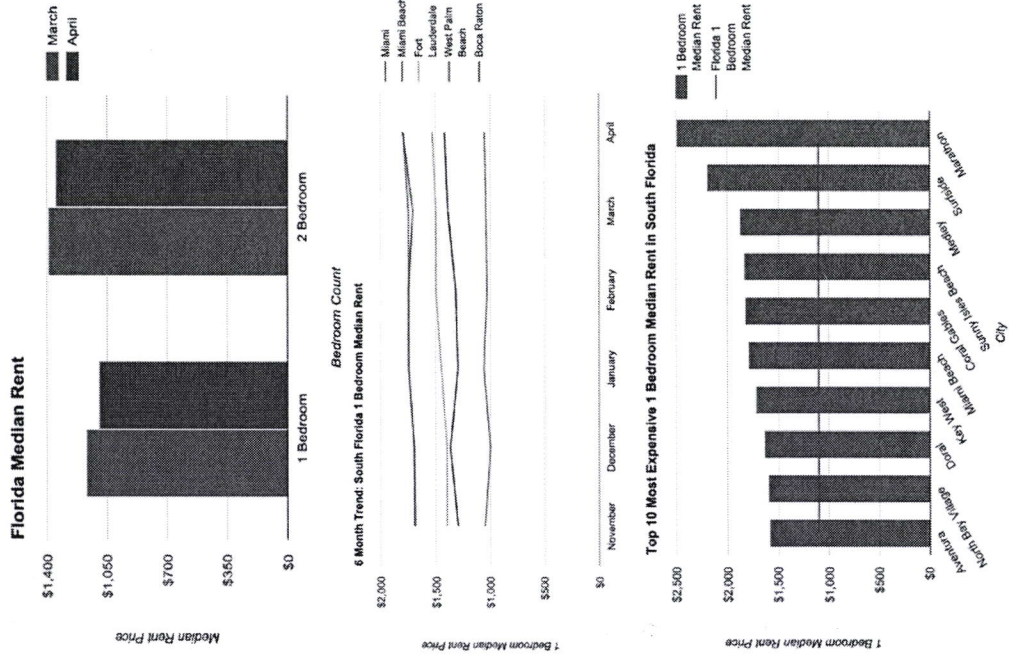
– Employee Housing Demand.....	15
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Proposed Development

– Zoning Analysis.....	16
– FAR Calculation.....	18
– Proposed Unit Mix and Rents.....	19
– Proposed Existing Building Reconfiguration.....	20
– Massing Study.....	28

Average Rents and Rent Growth South Florida

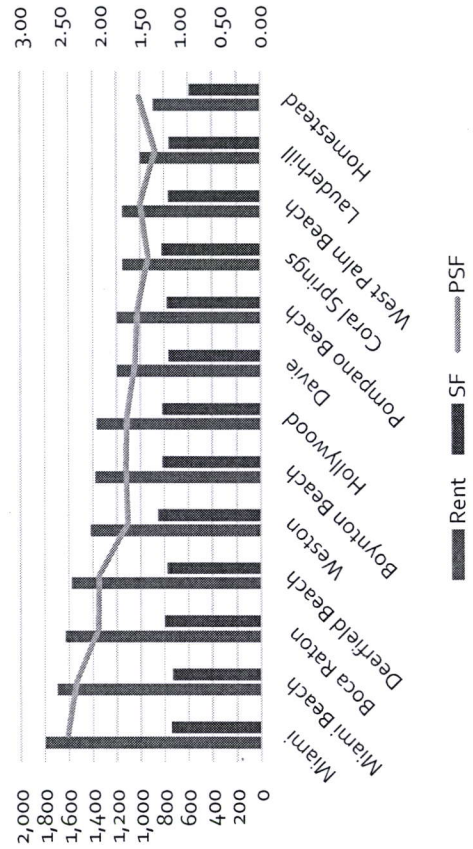
City	1 Bedroom			2 Bedroom		
	Price	M/M %	Y/Y %	Price	M/M %	Y/Y %
Miami	\$1,800	0.0%	-5.3%	\$2,500	0.0%	-5.3%
Miami Beach	\$1,700	-2.9%	-10.5%	\$2,700	-1.8%	-8.5%
Boca Raton	\$1,630	5.2%	14.8%	\$1,770	-3.3%	2.3%
Deerfield Beach	\$1,570	4.7%	14.6%	\$1,760	-3.8%	15.0%
Weston	\$1,420	-2.1%	4.4%	\$1,790	-0.6%	8.5%
Boynton Beach	\$1,380	2.2%	15.0%	\$1,600	-1.2%	6.7%
Hollywood	\$1,370	-0.7%	-14.4%	\$1,750	-2.8%	-15.0%
Miramar	\$1,350	-0.7%	0.7%	\$1,640	0.0%	7.9%
Hialeah	\$1,250	1.6%	0.8%	\$1,500	0.0%	8.7%
Pembroke Pines	\$1,250	0.8%	6.8%	\$1,500	0.0%	1.4%
Plantation	\$1,220	-2.4%	1.7%	\$1,500	0.0%	7.1%
Davie	\$1,200	-0.8%	15.4%	\$1,490	2.8%	10.4%
Pompano Beach	\$1,200	3.4%	10.1%	\$1,510	-2.6%	5.6%
Sunrise	\$1,180	-4.8%	12.4%	\$1,570	4.7%	10.6%
Coral Springs	\$1,150	0.0%	4.5%	\$1,350	-0.7%	3.8%
West Palm Beach	\$1,150	-4.2%	7.5%	\$1,400	0.0%	2.2%
Lauderhill	\$1,000	2.0%	6.4%	\$1,260	0.8%	5.0%
Homestead	\$890	3.5%	15.6%	\$1,250	0.0%	5.0%



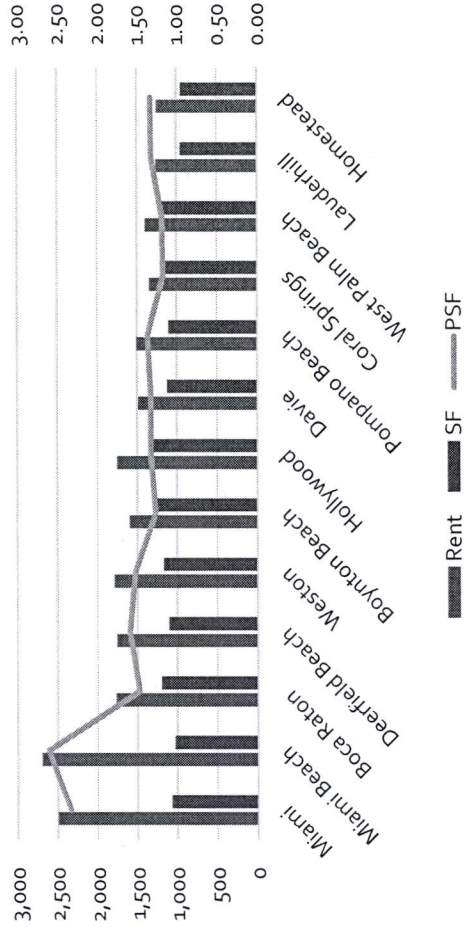
South Florida Rent and Unit Size Comparison

Miami Beach has the Highest Average Rental Cost Per Square Foot

Rent Per Size 1 Bedroom

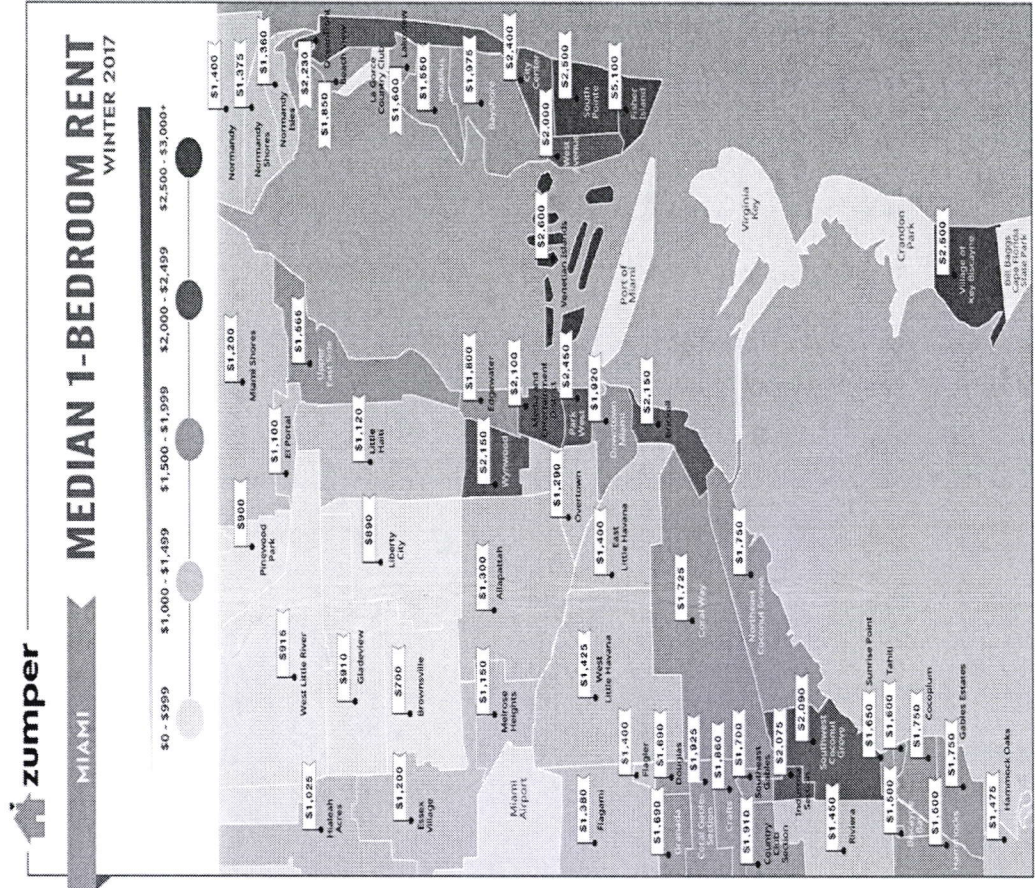
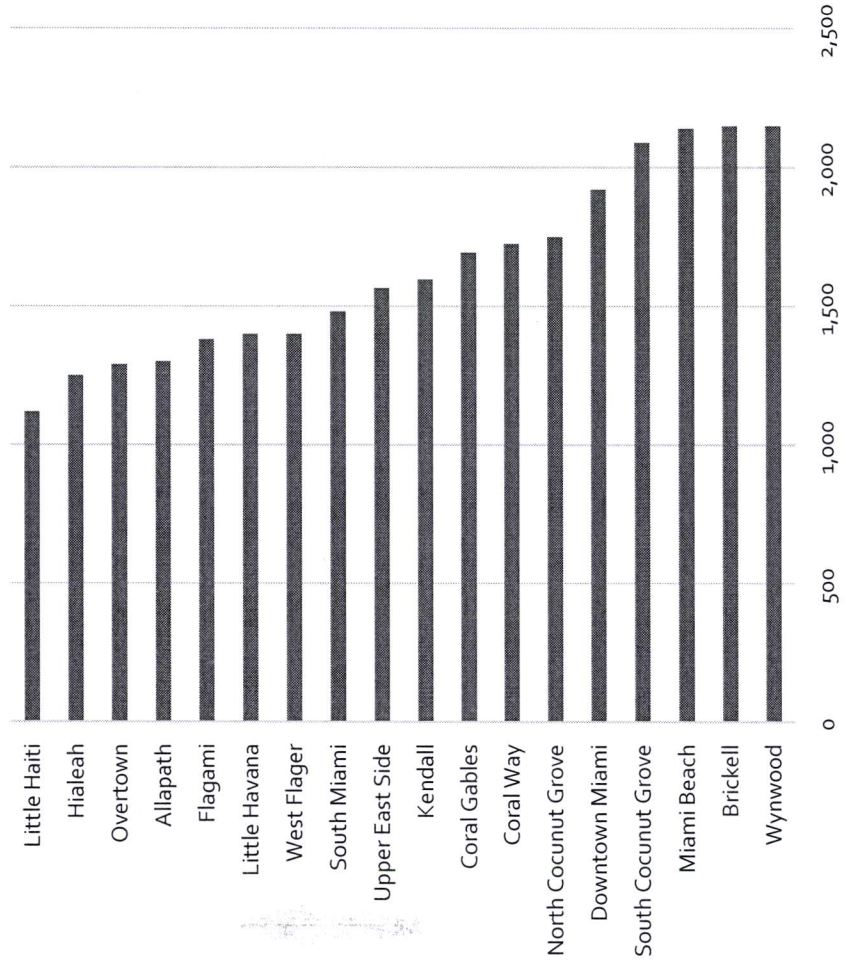


Rent Per Size 2 Bedroom



Miami Neighborhood Rental Rates

Median 1 Bedroom Rents by Neighborhood



Neighborhood Features and Comparable Properties

- **Comps in the Neighborhood are Privately Owned Condo Units**
 - Average Neighborhood Unit: 475sf studio to 966sf 2 Bedroom
 - Units located in older properties, built between 1926 to 1975
 - Some buildings renovated in the last 20 years but just 3 within 10 years
 - Most comparable properties have limited amenities only a few offering gyms, pools, laundry facilities and 24 hour security
 - Most apartments include one surface parking space, some offer valet
 - 2 parking lots within 10-minute walk
- **The subject property adjacent to Convention Center**
 - Close to City employment locations
 - \$615 million renovation underway at Miami Beach Convention Center

Current Inventory and Comparable Properties

Comparable Properties

	Studio			1 Bedroom			2 Bedroom			3 Bedroom			Vacancy			
	Amount	SF	Available	Price	\$/SF	Amount	SF	Available	Price	\$/SF	Amount	SF		Available	Price	\$/SF
Cynthia Apartments	55	350	0			20	750	0								0%
Granite Miami Beach						28	500	0								0%
London House	2	401				9	550				7	927				0%
Tuxedo Park Apartments	11	600	0			10	750	0								0%
Octagon Towers																
1775 Washington Ave						32	740	2	2,300	\$3.11	8	940	1	2,650	\$2.82	13%
1800 Collins						42	894	1	2,200	\$2.46	32	890	1	2,500	\$2.81	5%
245 18th Street						46	845	2	1,725	\$2.04	43	1,040	2	2,525	\$2.43	4%
Artcity Condos/Hotel/Apartments						41	649	7	2,336	\$3.60	39	1,211	5	3,880	\$3.20	4%
	68	450	-			228	710	12	2,140	2.80	156	939	9	2,889	2.81	15%
											19	1,846	2	5,750	2.42	5%

• Many new Hotel Renovations in the area

• Majority of Rental Units located in Condo Buildings

• Most rental competition from individual Condo Rentals verses Apartment Buildings

• 3 Bedroom Units account for 10.8% of inventory with vacancy rate of 17%, higher than market vacancy of 5% in multifamily buildings

– Average household size in Miami Beach 2.09.

– 15% households with one or more child under 18 Includes rental/owner occupied units.

– Families with school age children tend to move out of Miami Beach. The Census Bureau indicates, there are 600 less children between 5 to 9 than under 5, reducing further among children 10 to 14 by an additional 400.

a. Number from the US Census Bureau. b. Number from suburbanstats.org

Units by Structure Type

Units in Structure	Total Number of Bedrooms					
	Total	None	1	2	3	4 or more
2 to 4	111	3	33	54	20	
5 to 9	77	3	27	36	11	1
10 to 19	95	2	43	40	8	2
20 to 49	114	1	49	55	7	1
50 or more	147	7	81	46	13	1
Total	544	16	233	231	59	5
Cooperatives and Condominiums						
Cooperatives	6	0	3	0	3	0
Condominiums	236	1	77	114	38	6

Pipeline of Units in Miami Beach

Rental and For Sale Housing

Multifamily Pipeline in Miami Beach as of 01/30/2017				
<u>Status</u>	<u>Towers</u>	<u>Floors</u>	<u>Units</u>	<u>Share of Miami Beach Units</u>
Proposed (Unapproved)	14	133	600	26%
Planned (Approved)	5	55	588	26%
Under Construction	12	79	394	17%
Completed (Since 2011)	22	184	689	30%
Total	53	451	2,271	100%

Source Crane Spotters

Neighborhood Retail Location

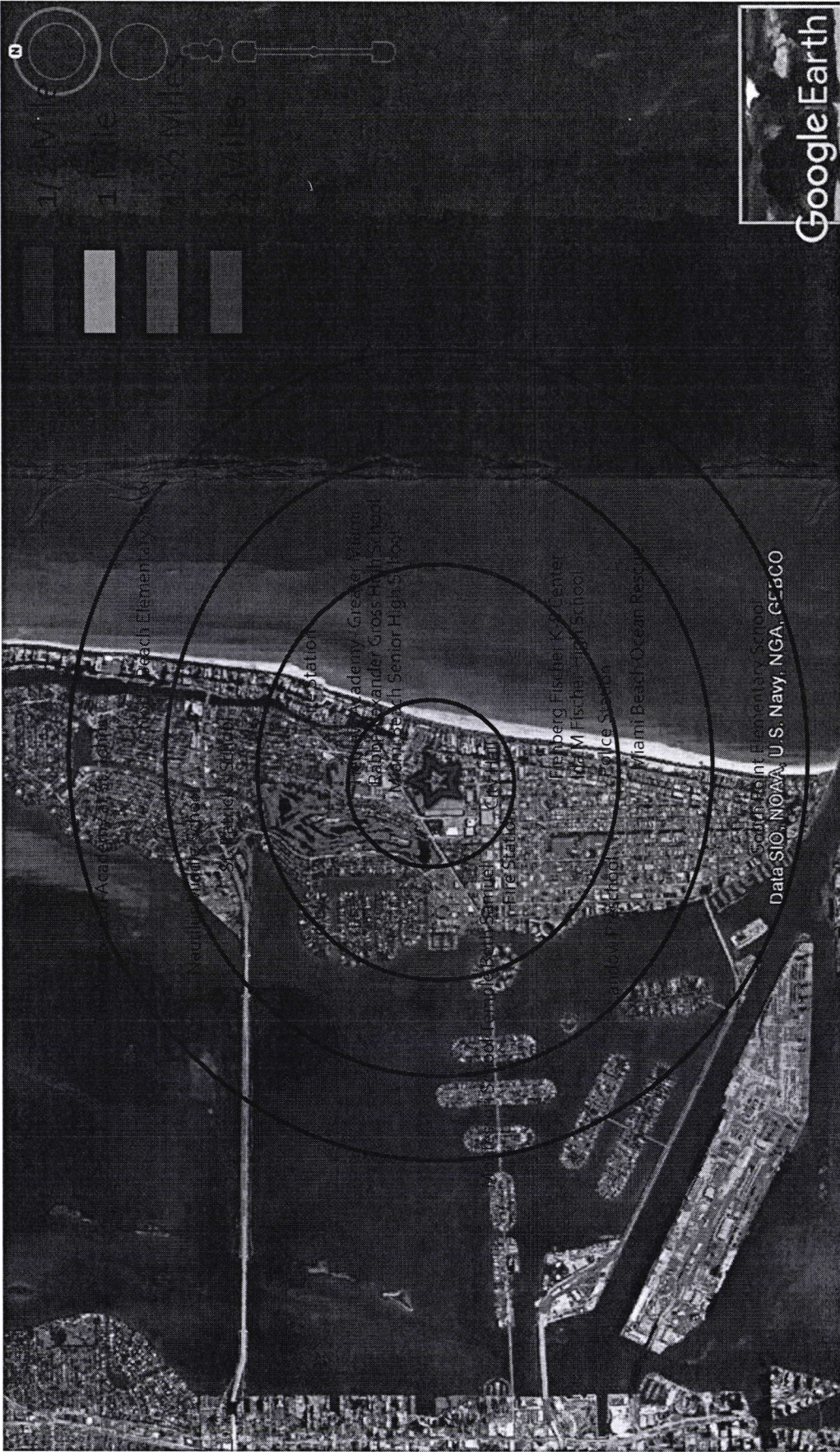


Commercial Feasibility Analysis

- Residential Neighborhood
- Requires Variance
- Park Ave Minimum Foot Traffic, No Complimentary Retail
- Washington Ave. (Four-Lane Road) poor access from Convention Center
- Estimated rental rate well below Market Average Rent of \$33 NNN – PSF due to location
- Commercial Use decreases apartment unit count per FAR
- Apartments more Economically Feasible than retail in building.

Commercial Feasibility Analysis		
	Current Zoning	New Zoning
Small Shop Square Footage	2,200	2,200
Price per SF Retail	25.00	25.00
Monthly Price Per SF	2.08	2.08
Apartment Rent per SF	1.583	1.526
Average Unit Size	809	568
Number of Apartments Lost	3	4
Price per SF on Average per Residential Units	1.96	2.69
Difference in Price per SF	(0.13)	0.60
Annual Income Difference	(3,370)	15,924
Average Rent per SF and Unit Size based on Proposed Unit Mix on Slide 18		

Miami Beach Targeted Employment Centers



Miami Beach Employee Salaries

Miami Beach

AMI \$51,800

**Targeted Employees Annual Salary
Between 80%-140% AMI**

Miami Beach Municipal Workers and Salaries			
<u>Profession</u>	<u>Median Salary</u>	<u>% AMI</u>	<u>Number of Employees</u>
Police	59,926	116%	384
Firefighter	48,367	93%	331
Teacher	54,994	106%	258
City Employee ^a	<u>64,446</u>	<u>124%</u>	<u>1,285</u>
Total	56,933	110%	2,258

a. Salary Median based on grade 15 unclassified employee salary
HR information on City Employees' not actual household income

AMI Income Rent Projections

Rent Projection				
AMI				
Miami Beach	51,800			
Household Sizes	1	2	3	4
80%	42,300	48,350	54,400	60,400
90%	46,620	54,394	61,200	67,950
100%	51,800	60,438	68,000	75,500
110%	56,980	66,481	74,800	83,050
120%	62,160	72,525	81,600	90,600
130%	67,340	78,569	88,400	98,150
140%	72,520	84,613	95,200	105,700
Rent Limits				
80%	1,058	1,209	1,360	1,510
90%	1,166	1,360	1,530	1,699
100%	1,295	1,511	1,700	1,888
110%	1,425	1,662	1,870	2,076
120%	1,554	1,813	2,040	2,265
130%	1,684	1,964	2,210	2,454
140%	1,813	2,115	2,380	2,643
Rent Averages	1,554	1,813	2,040	2,265

* Rent equivalent 30%
of monthly income

Projected Average Rents Based on AMI Compared To Market

Rent Comparisons					
	80%-140% AMI		Market ^e		
	Rent	Size	\$/SF	Rent	Size
Studio ^a	1,236	400	3.09	1,829	450
One Bedroom ^b	1,542	550	2.80	2,140	710
Two Bedrooms ^c	1,765	750	2.35	2,889	939
Three Bedrooms ^d	1,972	1,000	1.97	4,476	1,846
Notes: 80%-140% ^a Average rent based on 1 person 80%-110% ^b Average rent based on 1 person 120%-140% and 2 people 80%-110% ^c Average rent based on 2 person 120%-140% and 3 people 80%-110% ^d Average rent based on 3 person 120%-140% and 4 people 80%-110% Market ^e Based on City Center Comparable Apartments and Condos for Rent (Slide 7), Slide 3 Rents based on average rent for City of Miami Beach					

Apartment Demand Analysis

Affordable and Workforce Housing Between 80%-140%

Demand Analysis	
Total Employees	2,258
% Rental Households ^a	57%
Employee Household Demand	<u>1,287</u>
Supply of Available Rental Units ^b	1,133
Supply of Available Rental Units in AMI Range ^c	429
% of Supply of Available Rental Units in AMI Range	<u>38%</u>
Pipeline For Sale and Rental Multifamily Units ^d	1,582
Pipeline Multifamily Rental Units ^e	680
Pipeline Multifamily Rental Units in AMI Range ^f	<u>258</u>
Total Unit Supply	<u>687</u>
Targeted Employee Household Demand ^g	600
^a Percentage from HUD Community Assessment Reporting Tool ^b Total currently available apartments in a 2 mile radius ^c Apartments currently available in AMI Range ^d Pipeline includes rental and for sale condos that are proposed, planned, and under construction from slide 8 ^e Pipeline rental units is the percent of rental households (see note a) of the current pipeline of multifamily units ^f Pipeline of units in AMI range is the supply of multifamily rental units by the percent of supply of available rental units in AMI range (38%) ^g Targeted household demand minus current units in supply	

Current Zoning and Parking Requirements

- **Zoning: RM-2**
 - The main permitted uses in the RM-2 residential multifamily, medium intensity district are single-family detached dwellings; townhomes; apartments; apartment-hotels; hotels; and offices that are incidental and customary to a hotel
- **FAR: 2.0**
- **Height Limit- 50' (5 Stories)**
 - Project located in Historic District
 - Height sensitive to current building and neighborhood, approved by Historic Preservation Board
- **Set Back Requirements**
 - Side (North and South)- 7 ½'
 - Front and Back- 20'
 - Between Buildings~ 10' (Approved by Historic Preservation Board)
- **Unit Size Requirements**
 - Minimum Unit Size: 550 SF (Rehab 400 SF)
 - Average Unit Size: 800 SF
- **Parking**
 - 1.5 spaces per unit
 - May pay a parking impact fee \$40,000/unit (required for new units) if no available parking onsite
 - Offsite parking must be dedicated and within 1,200' of property
- **Rooftop Pool included in Building**
 - Pool allowable exception to 50' maximum building height

New Comprehensive Plan Amendment

- **New Plan for Affordable and Workforce Housing**

- Requires a Comprehensive Plan Amendment
- Submitted to the Planning Board in May
- Expected Approval: August 4 (10 days after July 26th meeting) or September 23 (10 days after September 13th meeting)

- **Amendment includes:**

- Unit Size Reduction
 - Minimum: 400 SF
 - Average: 400 SF
- Parking Requirement
 - 0.5 spaces per unit for workforce and non-elderly affordable housing
 - 0 spaces per unit for elderly affordable housing

- **Comparison Between Previous Zoning and New Zoning**

- Minimum Unit SF Ft
 - Current Zoning: 550
 - Zoning Amendment: 400
- Average Unit SF Ft
 - Current Zoning: 800
 - Zoning Amendment: 400
- Parking Requirement per Unit
 - Current Zoning: 1.5 per Unit
 - Zoning Amendment: 0.5 per Unit
- Zoning Amendment is expected adopted July 6 or September 13th. Any development using the new zoning will need to wait an additional 4 to 5 ½ month compared the current zoning which can be accomplished now.

Current and Additional Building FAR - Unit Calculation

FAR Assumptions	
Land Area	26,250
FAR	2.00
Total Area Allowed	52,500
Existing Building	28,433
Accessory Building Area Allowed	24,067
Accessory Building	
Number of Stories	4.81
Floor Size Allowance (Per Setback)	4,996
Maximum Allowable Building Size	24,031
Total Unit Space (Minus Common Area)	91%
Unit Space Remaining	21,932
Average Unit Size	800
# of Units	27

FAR Assumptions with Comprehensive Zoning Amendment	
Land Area	26,250
FAR	2.00
Total Area Allowed	52,500
Existing Building	28,433
Accessory Building Area Allowed	24,067
Accessory Building	
Number of Stories	4.81
Floor Size Allowance (Per Setback)	4,996
Maximum Allowable Building Size	24,031
Total Unit Space (Minus Common Area)	91%
Unit Space Remaining	21,932
Average Unit Size	400
# of Units	54

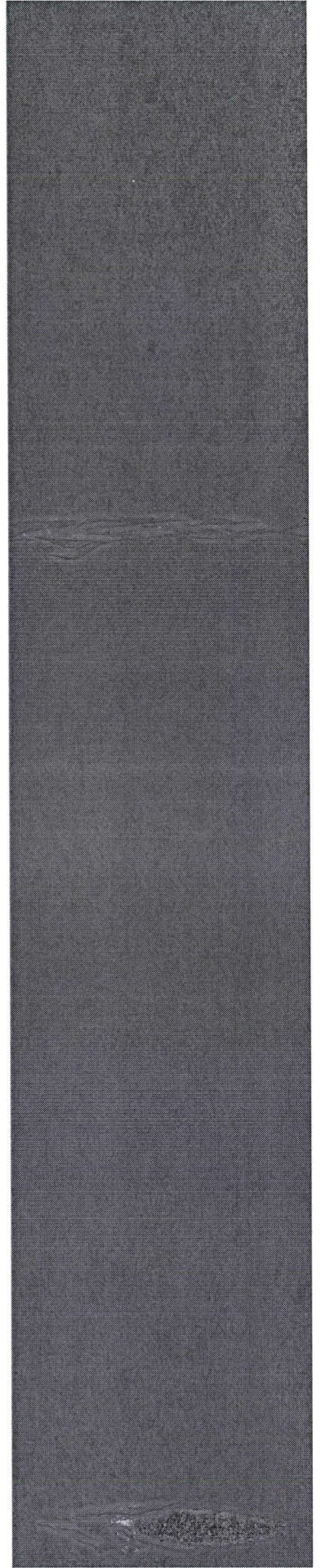
Note: Total Unit Calculation based on maximum allowable floor size of the accessory building multiplied by the number of stories to obtain the total allowable building size. That number is reduced by 9% for common areas (hallways, elevators). That number is then divided by the average unit size allowed by zoning to obtain the maximum number of units for the property.

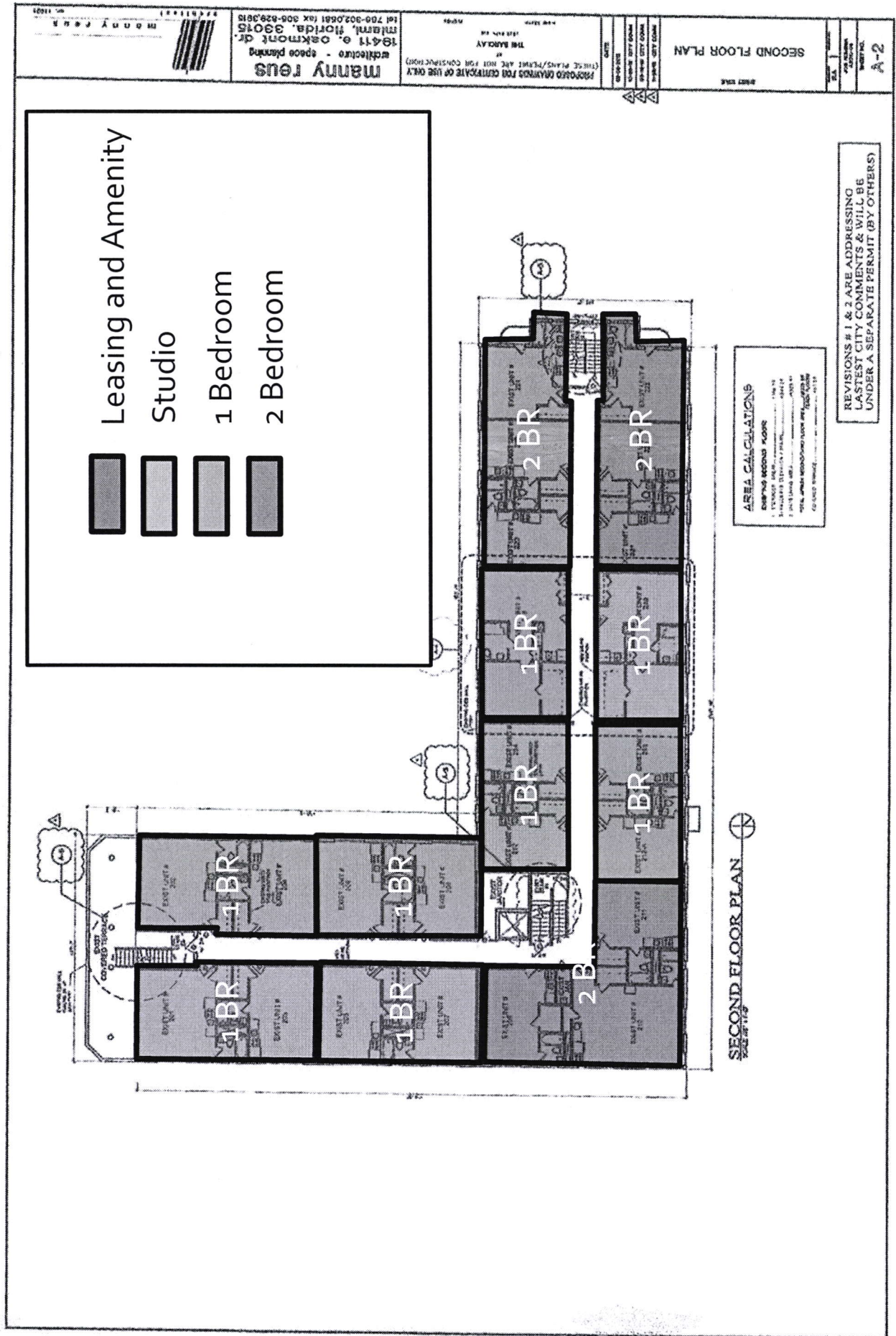
Current and Projected Unit Mix and Rents

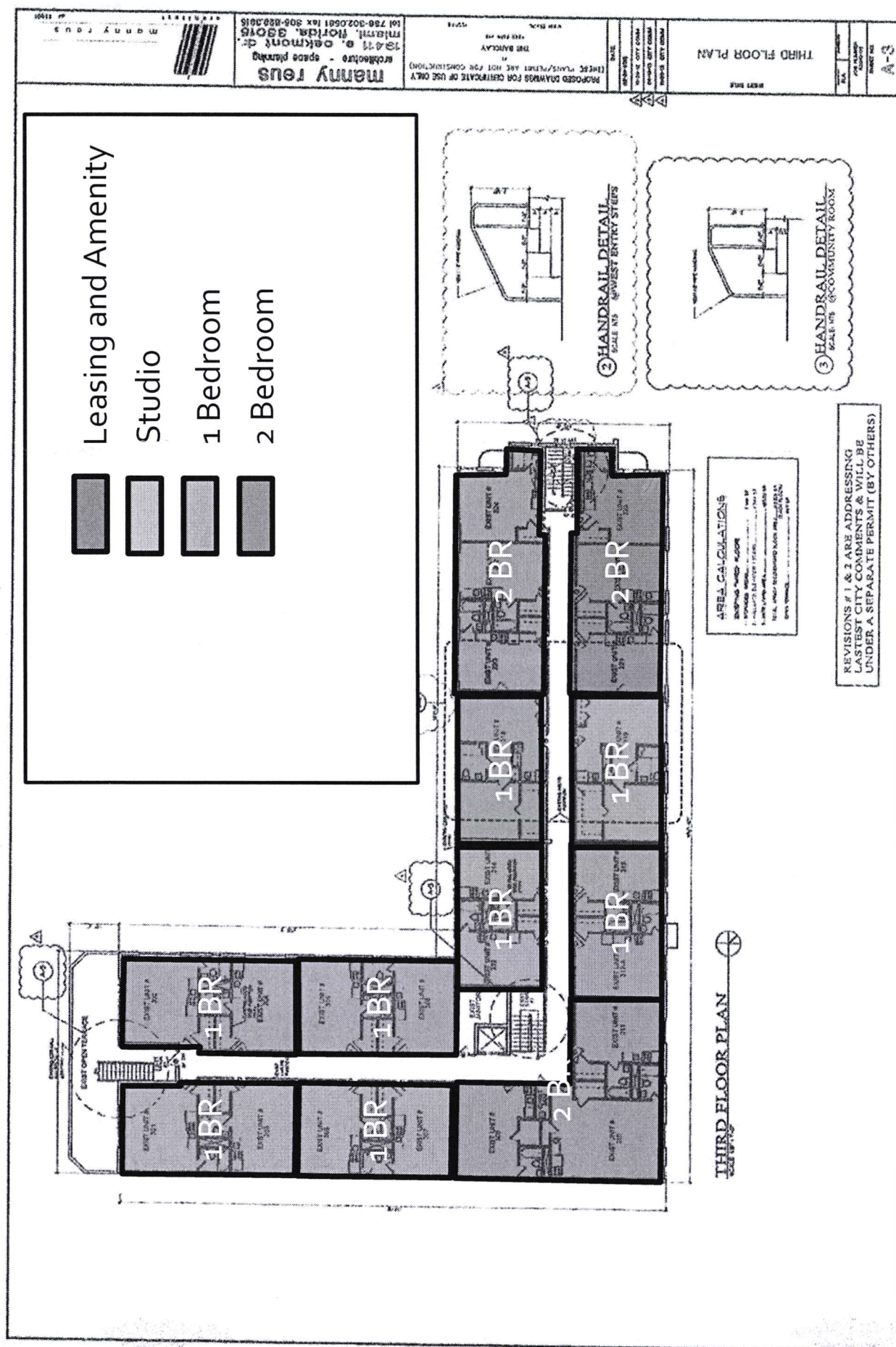
Unit Mix and Rents									
Unit Size	Existing Building Configuration	Existing Building Reconfigured	Current Zoning New Building	Reconfigured/ New Building Total	Existing Building Reconfigured	New Building	Reconfigured/ New Building Total	Existing Building Reconfigured	Total
Studio	375	500	550		400	400			
1 Bedroom	600	750	750		550	550			
2 Bedrooms	N/A	1,000	1,000		750	750			
# of Apartments									
Studio	62	2	4	6	15	6			21
1 Bedroom	4	21	12	33	23	14			37
2 Bedrooms	0	8	11	19	7	16			23
Total Units	66	31	27	58	45	36			81
Average Square Feet	389	798	822	809	531	614			568
Rents									
Studio		1,236	1,236	88,965	1,236	1,236			311,378
1 Bedroom		1,542	1,542	610,522	1,542	1,542			684,525
2 Bedrooms		1,765	1,765	402,344	1,765	1,765			487,048
		587,577	514,254	1,101,831	796,160	686,790			1,482,950

Note: The existing building totals 66 apartment units. Current zoning allows 31 units. The proposed Comprehensive Plan amendment allows 65 units. For optimal unit mix and maximum total annual income, 45 units are recommended. Three bedroom units are not included due to the extraordinary high vacancy rate over 17%.

**PROPOSED UNIT MIX
EXISTING BUILDING
CURRENT ZONING**

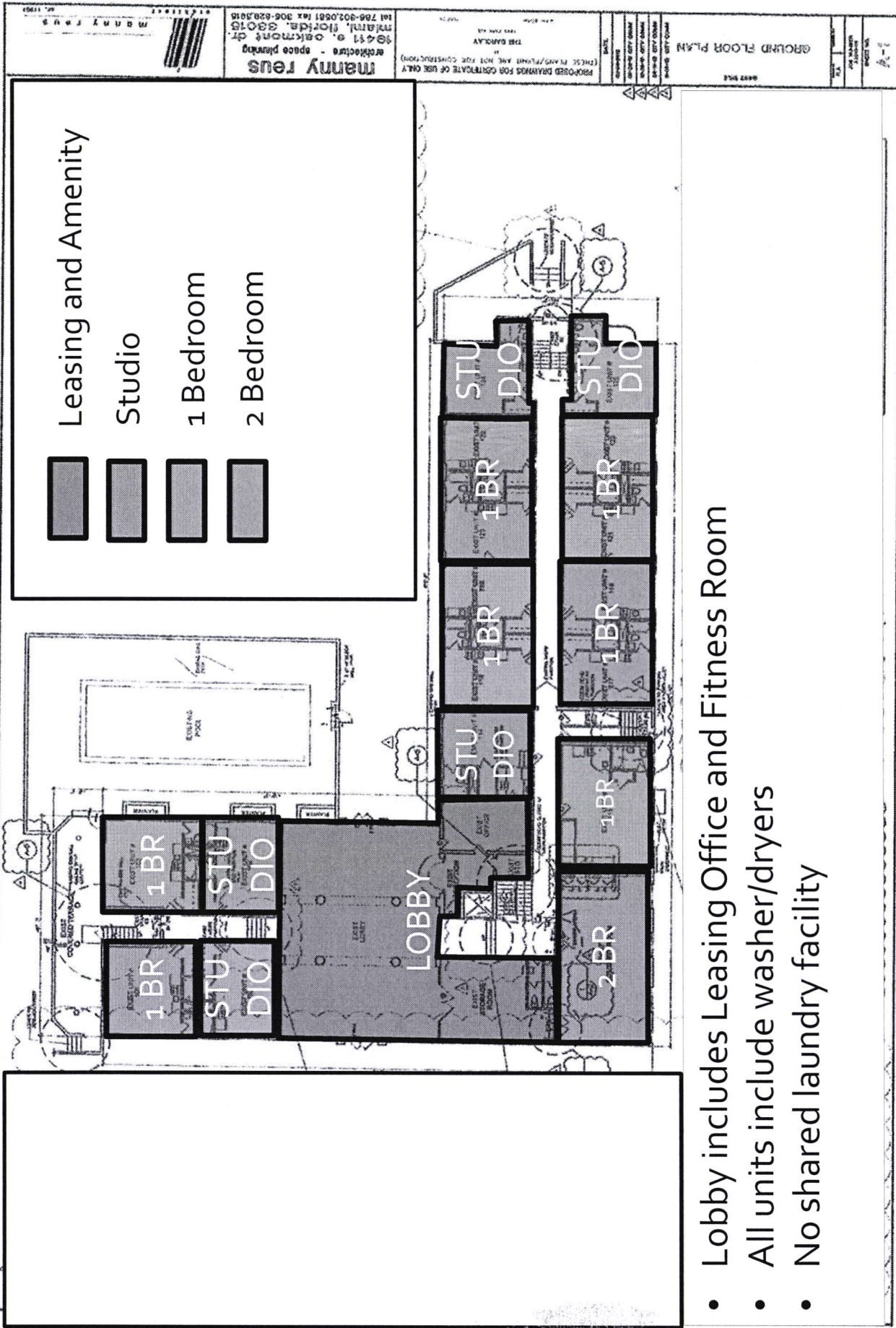




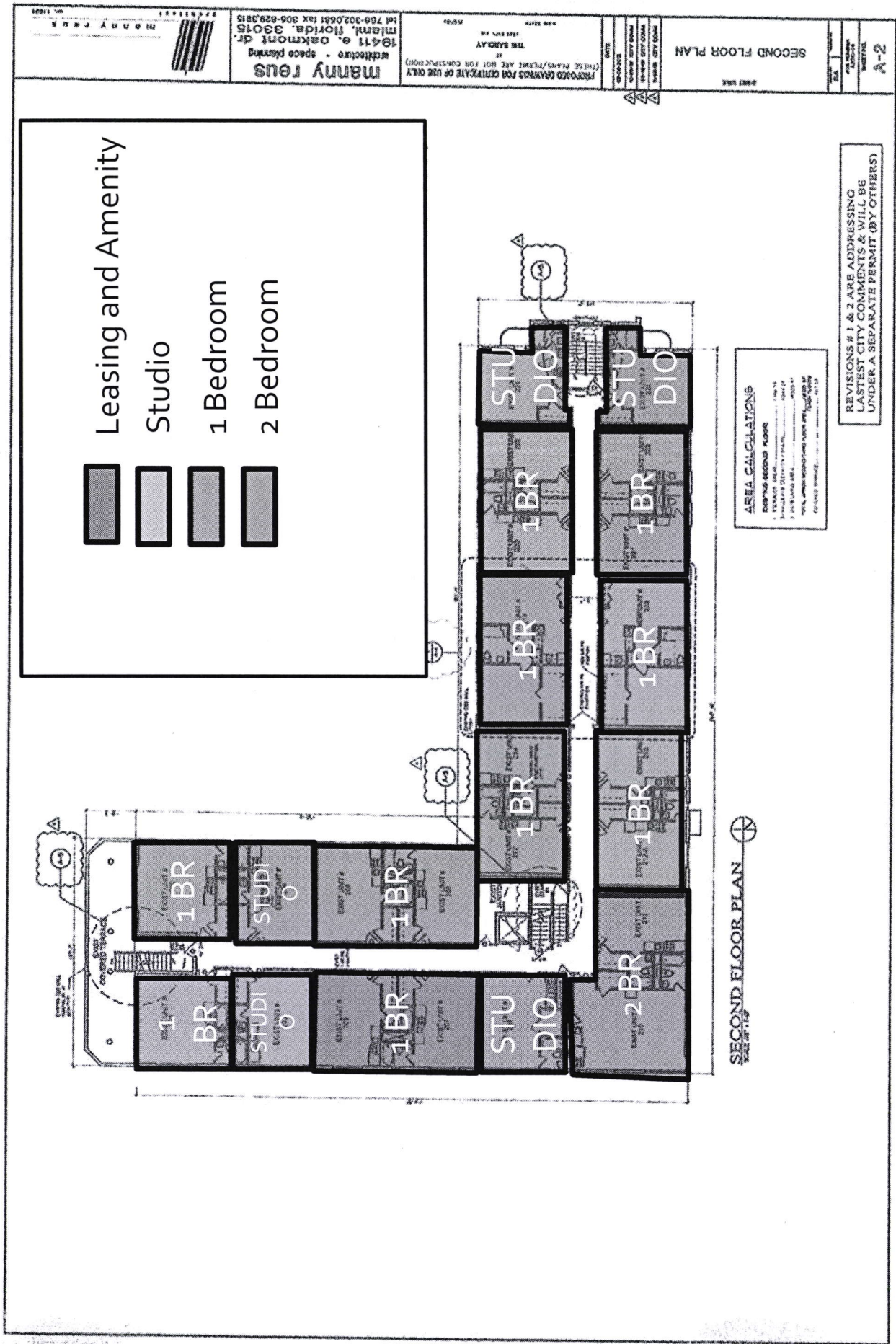


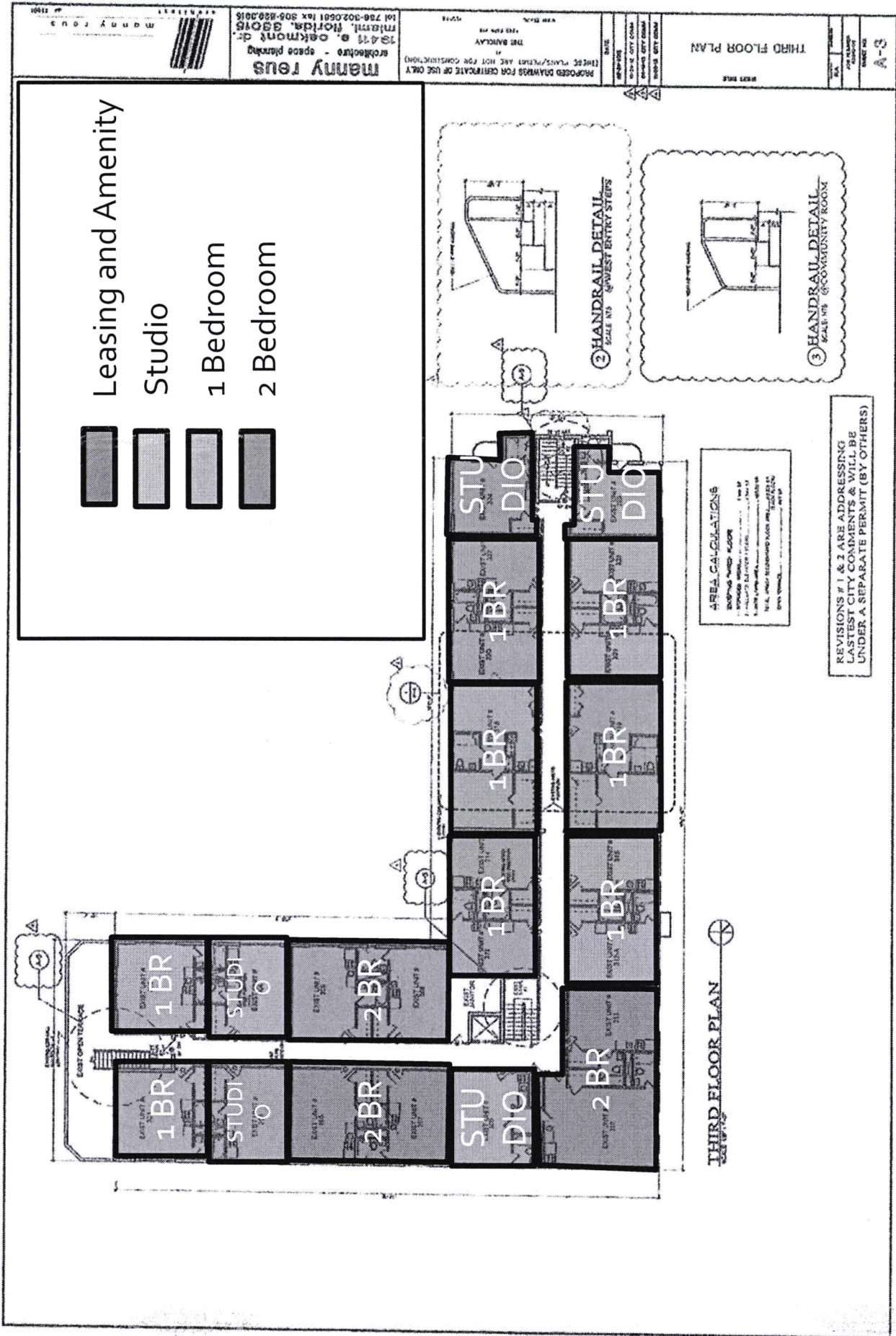
**PROPOSED UNIT MIX
EXISTING BUILDING
COMPREHENSIVE PLAN AMENDMENT**





- Lobby includes Leasing Office and Fitness Room
- All units include washer/dryers
- No shared laundry facility





NEW BUILDING FAR MASSING

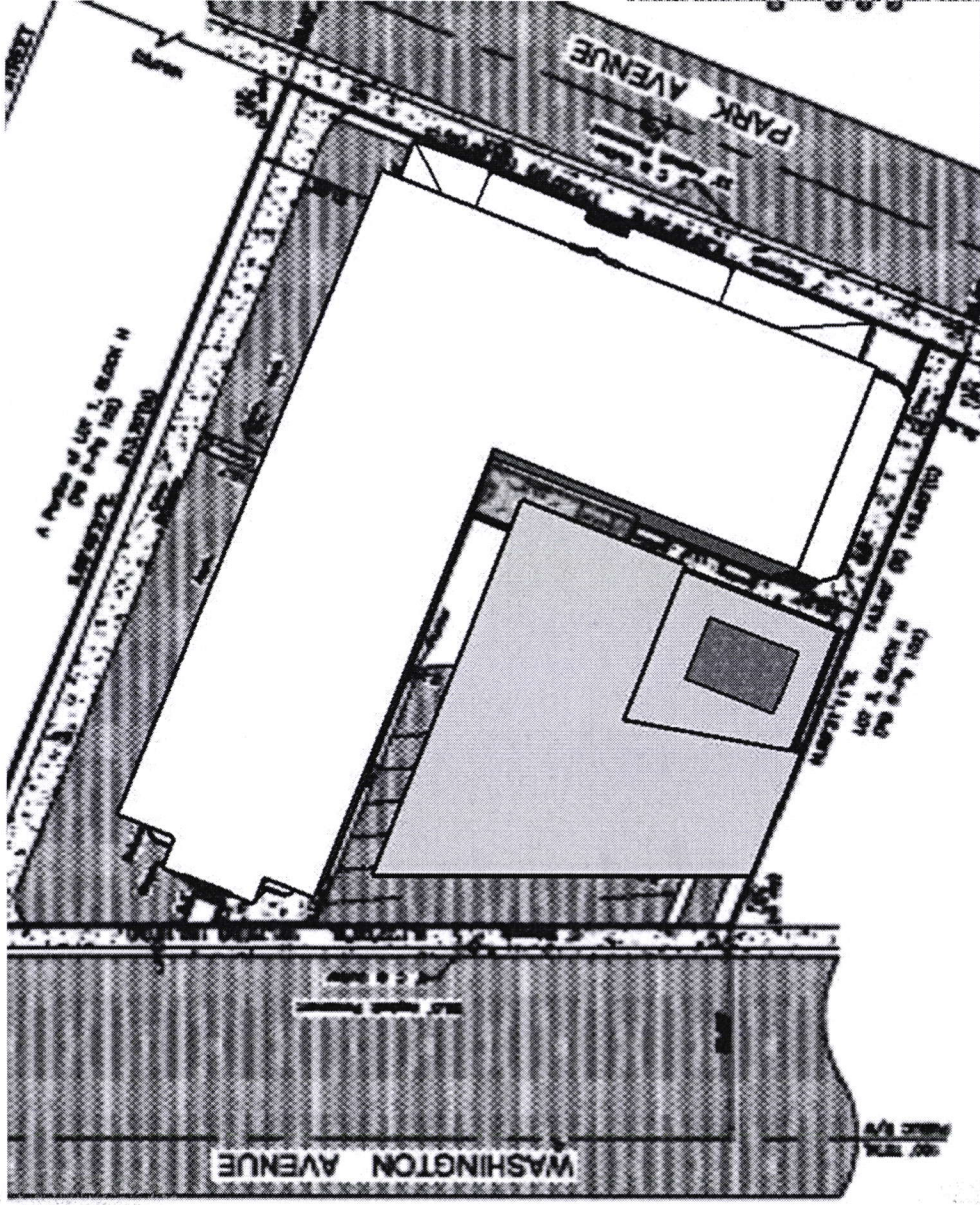


WASHINGTON AVENUE

PARK AVENUE

LINCOLN MEMORIAL

Scale: 0 to 1000 feet, 0 to 1 mile



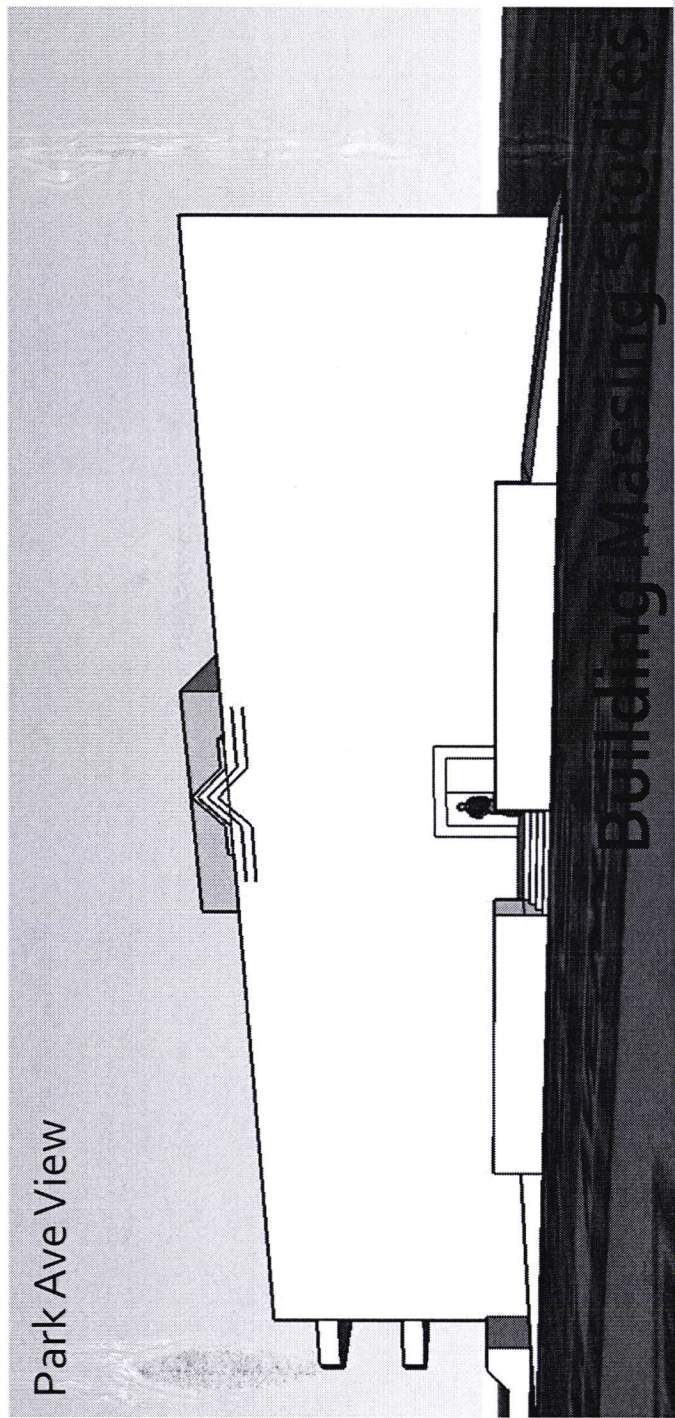
WASHINGTON AVENUE

PARK AVENUE

LINCOLN MEMORIAL

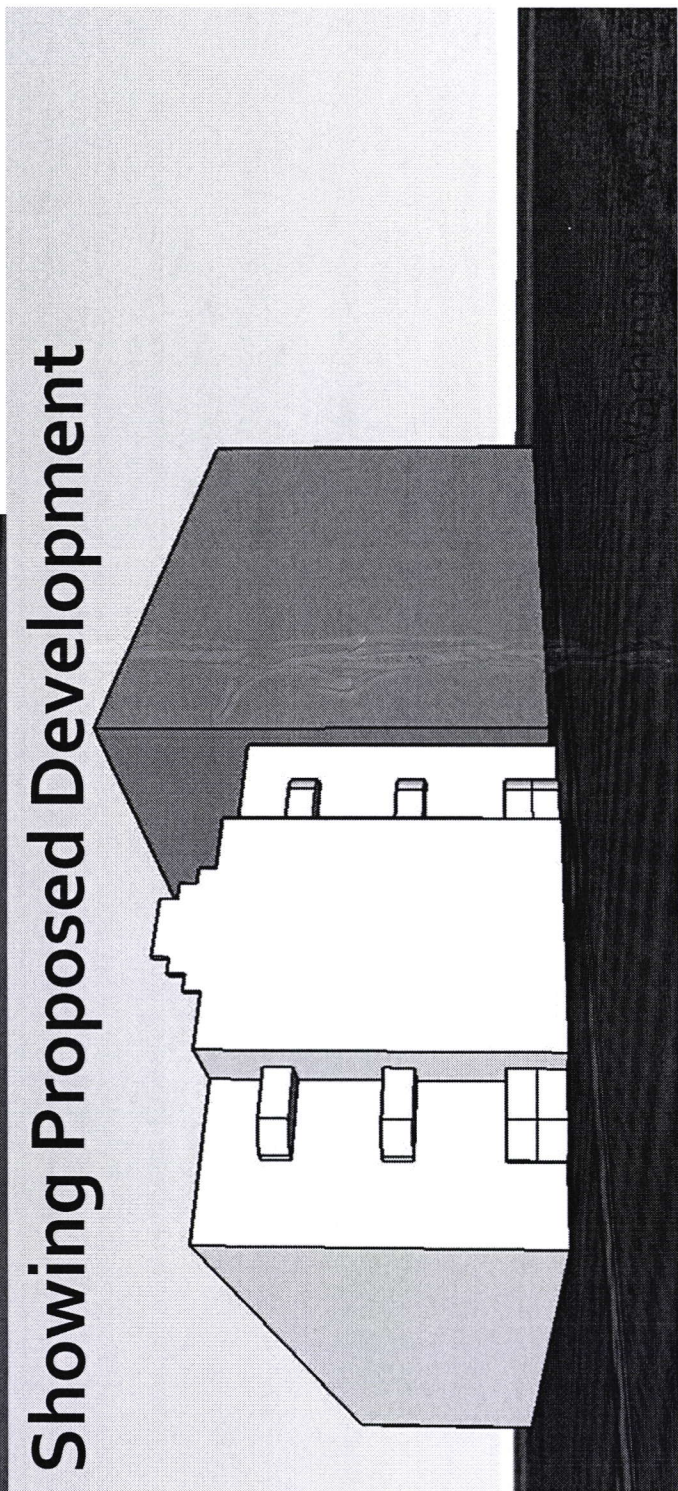
Scale: 0 to 1000 feet, 0 to 1 mile

Park Ave View



Building Massing Studies

Showing Proposed Development



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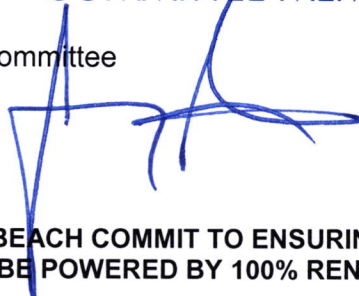
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MIAMI BEACH

City of Miami Beach, 1700 Convention Center Drive, Miami Beach, Florida 33139, www.miamibeachfl.gov

COMMITTEE MEMORANDUM

TO: Finance and Citywide Projects Committee

FROM: Jimmy L. Morales, City Manager 

DATE: June 16, 2017

SUBJECT: **DISCUSSION ON HAVING MIAMI BEACH COMMIT TO ENSURING THAT ALL GOVERNMENT BUILDINGS WILL BE POWERED BY 100% RENEWABLE ELECTRICITY.**

BACKGROUND

On May 17, 2017, the Mayor and City Commission referred a discussion to the Sustainability and Resiliency Committee (SRC) regarding a commitment to ensure that all government buildings will be powered by 100% renewable electricity. This item was sponsored by Commissioner Kristen Rosen Gonzalez.

ANALYSIS

According to the U.S. Energy Information Administration (EIA), about 4.08 trillion kilowatt-hours (kWh) of electricity were generated at power plants in the United States in 2016. About 65% was derived from fossil fuels (coal, natural gas, petroleum, and other gases), about 20% from nuclear energy, and about 15% from clean or renewable energy sources.

More than 60 U.S. cities have committed to powering their communities with 100% clean energy, including large cities like San Diego (CA) and small towns like Abita Springs (LA). Several cities, such as Aspen (CO), Greensburg (KS), and Burlington (VT), have already achieved this goal using hydroelectric, solar, wind power, and biogas. Today they are powered entirely with renewable energy sources.

Other cities are working toward this goal by exploring clean sources of energy to power municipal buildings first. The City of Chicago (IL) has committed to having all government buildings powered with 100% renewable electricity by 2025. To meet its commitment, Chicago will use a combination of renewable energy certificates (RECs), utility-supplied renewable energy, and on-site generation, with initial purchases set to begin in 2018 and 2019. RECs, also known as Green tags, Renewable Energy Credits, Renewable Electricity Certificates, or Tradable Renewable Certificates are tradable, non-tangible energy commodities that certify 1 MWh of electricity was generated from an eligible renewable energy resource and was fed into the grid.

Similarly, the City of Atlanta (GA) recently adopted a resolution committing to have all city buildings run on clean energy by 2025 and the remainder of the community by 2035. The Atlanta's Office of Sustainability will develop a plan for these targets to include interim milestones, budget estimates, equity metrics, estimated financial impacts, financing impacts, financing mechanisms, and the percentage of clean energy that shall be locally and

distributively generated. Once the plan is completed, their office will be requesting funds as part of the city's annual budgeting process for the implementation of this policy.

The City of Las Vegas (NV) began powering its municipal buildings and operations with 100 percent clean electricity in 2016. Approximately 120 buildings and over 50,000 streetlights, traffic signals, parks, recreation centers run on renewable energy sources. The power flows from a mix of solar panels and hydroelectric turbines including the Hoover Dam. The use of renewables, plus other implemented energy efficiency measures, is estimated to save the city roughly \$5 million per year.

On May 17, 2017, the Mayor and City Commission passed a resolution supporting the Sierra Club's Ready for 100% Campaign, which challenges 100 cities across the United States to set a target of 100% clean energy, and urging the 2017 U.S. Conference of Mayors participants to commit to 100% renewable energy. That same day the Mayor and City Commission also discussed having Miami Beach commit to ensuring that all government buildings will be powered by 100% renewable electricity, resulting in a dual referral to the Sustainability and Resiliency Committee and the Finance and Citywide Projects Committee.

In 2015, the city consumed 1,741,770.5 megawatt-hours (MWhs) of electricity. Government operations consumed 54,556.5 MWhs of electricity, with 85% attributed to municipal buildings. Electricity was the main contributor of greenhouse gas (GHG) emissions in both the community-wide (69%) and government operations (77%) inventories for 2015.

In order to meet community-wide electricity needs with on-site generation, the city would need to install 3,583,890 (300 Watts) solar panels at an estimated cost of \$250 to \$450 per unit or 43,100 (50 kW) wind turbines. Powering only municipal building using solar would require about 95,420 (300 Watts) solar panels or 1,350 (50 kW) wind turbines. Alternately, the city can invest in RECs. For example, if the city opts for the Bonneville Environmental Foundation (BEF) REC, valued at \$8/MWh, the city would need to invest about \$370,984 to account for the electricity used by municipal buildings.

The city does not currently have utility-supplied renewable energy provided by FPL. In 2016, FPL's main source of energy was derived from natural gas (70%), nuclear (23%), coal (4%), and purchased power (3%). Therefore, in order to offset current energy consumption off-the-grid, the city will need to use on-site generation and/or RECs.

Because of physical space constraints and high upfront investments related to solar and RECs, it is recommended the city begin by reducing municipal building energy consumption. The first step is to assess the inefficiencies in each building and determine which retrofits are best suited to improve energy efficiency and reduce consumption. The city should also track and monitor building utility bills to correlate cost and consumption information, ensuring energy performance.

The city is currently under a 13-year agreement with Ameresco, which is an energy service company (ESCO). ESCOs provide a broad range of energy solutions including design and implementation of energy savings projects, retrofits, energy conservation initiatives, energy outsourcing, power generation and supply, and risk management. This agreement was executed in 2010, and was focused on energy conservations measures with a total cost of \$14 million and a payback term (not include the interest associated with the financing) estimated at 11.1 years. Other cities and counties, such as Miami-Dade County and City of Fort Lauderdale, have experienced greater benefit from having multiple ESCO agreements in place, rather than relying on only one ESCO.

The Environment & Sustainability (E&S) Department is working with several departments to compile government buildings energy consumption data in the Energy Star Portfolio Manager platform. The Energy Star Portfolio Manager is an online platform that measures and tracks energy and water consumption, as well as GHG emissions. This data can be used to benchmark the performance of one building or an entire portfolio of buildings.

The Property Management Division and E&S Department are also exploring utility bill management software to track and audit energy (or non-energy) commodity and bill detail. Miami-Dade County is currently correlating cost and consumption information using the EnergyCAP software, which provides granular and summary-level data that can be analyzed to yield actionable insights. EnergyCAP's energy management software assists organizations with energy management challenges, such as utility bill processing, data integration, transparency, workflows, reporting, project prioritization, tracking and verification of savings. This software could assist the city to reduce energy consumption, lower emissions, and save money.

CONCLUSION

The following is presented to the members of the Sustainability and Resiliency Committee for discussion and further direction.

Attachment

A- Examples of conversion for renewable sourcing by building


SMT/MKW/FCT

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COMMITTEE MEMORANDUM

TO: Members of the Finance and Citywide Projects Committee

FROM: Jimmy L. Morales, City Manager

DATE: June 16, 2017

SUBJECT: **DISCUSSION REGARDING THE EXTENSION OF THE BOTANICAL GARDEN TO COLLINS CANAL**

On January 17, 2017, the City entered into a Design/Build Agreement with Ric-Man Construction, Inc., (Ric-Man) to develop, design, and construct the Stormwater Pump Station on 19th Street between Convention Center Drive and Meridian Avenue. As part of the scope of the Project, Ric-Man is to replace the existing seawall along the south perimeter of Collins Canal, abutting the City's Botanical Garden property and the Holocaust Memorial. In order to gain access to the seawall and complete its replacement, some of the surrounding landscaping and portions of the existing walkway bordering Collins Canal in the vicinity of the Botanical Garden will be affected.

At the April 26, 2017, Commission Meeting, the Commission referred an item to the Neighborhood/Community Affairs Committee to discuss the vision of the Botanical Garden's expansion, north to the swale and landscaped area along Collins Canal.

At the May 19, 2017, Neighborhood/Community Affairs Committee (NCAC) meeting, the Executive Director of the Botanical Garden stated that the replacement of the seawall along the canal will require new landscaping, and therefore presents an opportunity to implement the 2011 Raymond Jungles' design plan and improve the area north of the Botanical Garden. Raymond Jungles, Inc. is the landscape architect that completed the design for the renovation of the Botanical Garden that took place in 2011. The vision of the design plan is for visitors and resident to access the Botanical Garden from the Collins Canal walkway, and include the addition of gated entrances along the north perimeter of the property and extend the plant palate to the edge of the Collins Canal. She informed the NCAC that Raymond Jungles, Inc. prepared a preliminary construction cost estimate. Further, she informed the NCAC that the Botanical Garden will be maintaining the landscape improvements, which represents an offset to the City as the landscape is currently maintained by the City's GreenSpace Department at minimum cost. NCAC requested the City Commission refer this item to the Finance and Citywide Projects Committee.

The preliminary cost estimate prepared by Raymond Jungles, Inc. is attached (Exhibit A.) Their estimated construction cost for this work is approximately \$700,000. This number excludes permit fees, franchise utilities costs, engineering costs and needs to be confirmed by the Administration. Also attached (Exhibit B) is the 2011 Raymond Jungles, Inc. Concept Plan for the Miami Beach Botanical Garden.

Funding is available through previously appropriated funds in the current fiscal year budget.

CONCLUSION

Staff is requesting direction on proceeding.

ATTACHMENTS:

Exhibit A – Preliminary Cost Estimate for Landscape Construction of the Miami Beach Botanical Garden prepared by Raymond Jungles, Inc.

Exhibit B – 2011 Raymond Jungles, Inc. Concept Plan for the Miami Beach Botanical Garden

JLM/ETC/DM



Miami Beach Botanical Garden Phase 3 Preliminary Cost Estimate for Landscape Construction

18-May-17

*Costs to be verified under normal bid process

*Prepared using Miami costs

* Cost Estimate does not include the following items:

- Permit fees

- FPL Utilities or any other item pertaining to Civil Engineering Scope

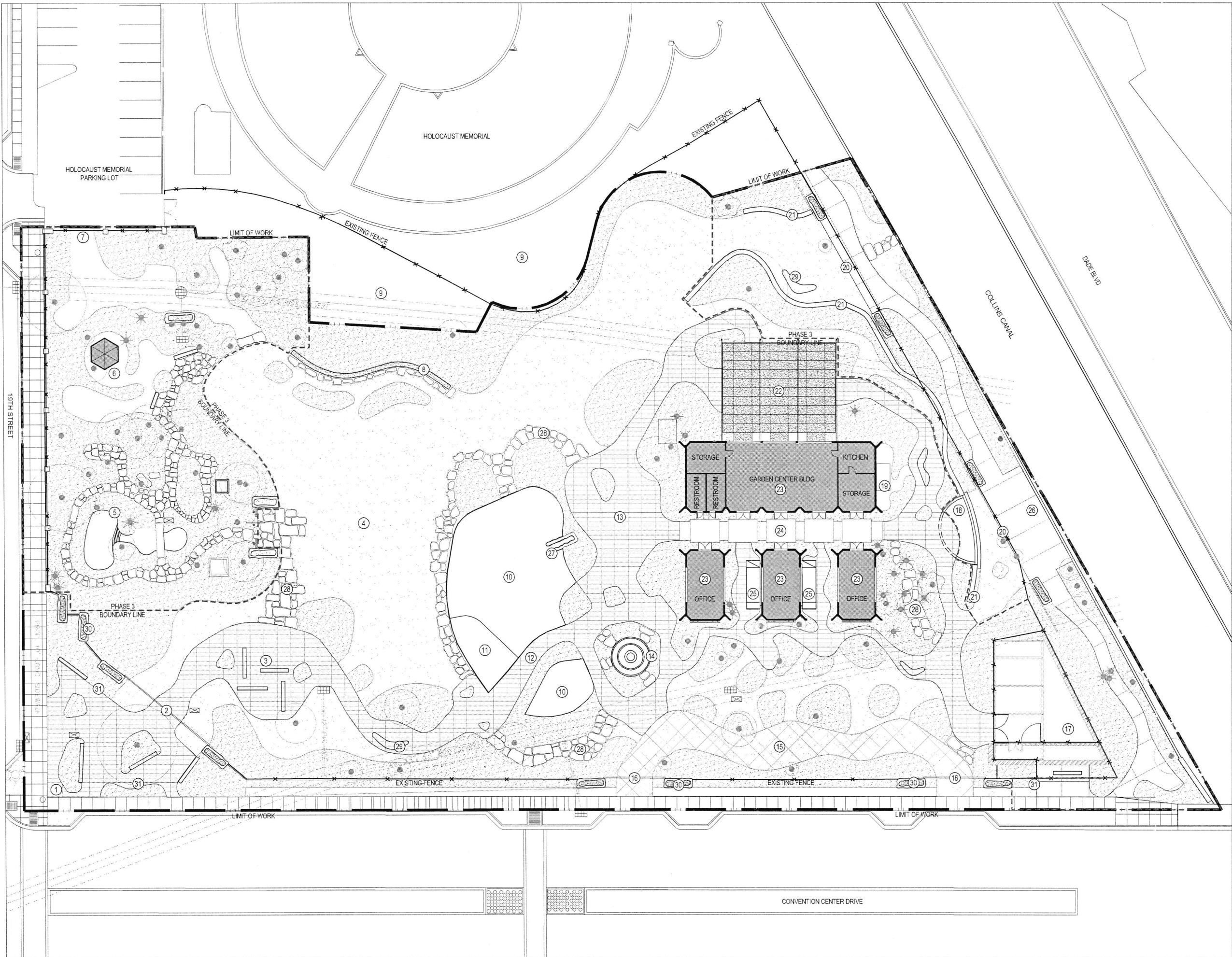
- Structural Engineering

- Electrical Engineering

- MEP Engineering

Bid Item	Description	Quantity	Unit	Unit Price	Total	Notes
I. DEMOLITION						
1	Removal of existing pavement, structures (Canal Area)	3,429	SF	\$4.00	\$13,716.00	Includes removing existing concrete path from Conv. Center Drive to Holocaust Memorial rear property line
II. SITE PREPARATION						
1	Misc. tree relocations/ Removal	1	LS	\$10,000.00	\$10,000.00	Allowance
2	Canal Walk Area excavation	1,000	CY	\$5.66	\$5,660.00	Rough estimate
3	Rough + Fine Grading (on-site)	1	LS	\$25,000.00	\$25,000.00	Allowance
4	Drainage	1	LS	\$12,000.00	\$12,000.00	Allowance
5	Reroute FPL Lines Underground	1	LS	\$93,500.00	\$93,500.00	Cost was preserved from previous Estimate
6	Reroute FPL Lines Underground (Trenching/ Piping)	1	LS	\$60,000.00	\$60,000.00	Cost was preserved from previous Estimate
					\$206,160.00	
III. HARDSCAPE						
1	Concrete, Rock Salt Finish	3,367	SF	\$20.00	\$67,340.00	4" Thick Slab with reinforcing
2	Aggregate sub-base	3,367	SF	\$1.84	\$6,195.28	Limerock aggregate base @ 6"
3	Oolite Work: NW Landscape Retaining Wall	810	CU FT	\$30.00	\$24,300.00	3' Ht. average. Does not include crane.
4	Oolite Work: Center Landscape Retaining Wall	858	CU FT	\$30.00	\$25,740.00	3' Ht. average. Does not include crane.
5	Oolite Work: Planters	1,632	CU FT	\$30.00	\$48,960.00	8' Ht. average. Does not include crane.
					\$172,535.28	
IV. SITE ELEMENTS						
1	Overhead Roller Doors at Canal Walk	6	LS	\$17,500.00	\$105,000.00	Allowance
2	Gates	2	LS	\$10,000.00	\$20,000.00	Allowance
					\$125,000.00	
V. LANDSCAPE						
1	Planting	4,950	SF	\$12.50	\$61,875.00	Remaining 25% of planting
2	Sod	3,200	SF	\$1.50	\$4,800.00	Zoysia Empire
					\$66,675.00	
VI. IRRIGATION						
1	Installation	8,150	SF	\$1.75	\$14,262.50	Allowance
					\$14,262.50	
VII. LIGHTING						
1	Fixtures	1	LS	\$35,000.00	\$35,000.00	Allowance
					\$35,000.00	
					\$633,348.78	
					\$63,334.88	
					\$696,683.66	

Estimated Subtotal
10% Contingency Allowance
Estimated Total



GENERAL NOTES

1. Garden entry
2. Main gate with oolite anchors
3. Entry plaza with linear benches
4. Great lawn
5. Japanese garden (Phase 3)
6. Native garden with existing gazebo to remain (Phase 3)
7. Service gate with mulched path (Phase 3)
8. Oolite and concrete seat wall (Phase 3)
9. Future expansion of Holocaust Memorial - by others
10. Water garden
11. Water garden wetland area
12. Water garden bridge
13. Gumbo Limbo plaza
14. Existing fountain to be renovated
15. Reinforced lawn for service area and visitor drop off
16. East vehicular gates (Phase 3)
17. Shade structure and storage (Phase 3)
18. Infinity edge water feature (Phase 3)
19. Kitchen service area
20. Canal gates (Phase 3)
21. Low oolite retaining wall (Phase 3)
22. Enlarged garden terrace with overhead shelter (Phase 3)
23. Garden center building
24. Loggia area to be renovated (Phase 3)
25. Atrium gardens with water features (Phase 3)
26. Canal walk and flex space (Phase 3)
27. Oolite fountain feature (Phase 3)
28. Recycled concrete to be placed as natural stone paths
29. Sculptural benches (Phase 3)
30. Oolite planter walls
31. Bike racks (Phase 3)

SYMBOL LEGEND

PHASE 3 BOUNDARY AND HATCH

TREES PALMS BAMBOOS CLUSTERS

EXISTING TO REMAIN

SCALE: 1" = 20'

JUNGLES
RAYMOND JUNGLES INC.
RAYMOND JUNGLES INCORPORATED
Landscape Architects
242 SW 5th Street, Miami, FL 33130
PH: (305) 838-6777 FAX: (305) 838-0742
www.raymondjungles.com
PROJECT NO.: 07038-00

Attachment B

The City of Miami Beach
MIAMI BEACH
BOTANICAL GARDEN
2000 CONVENTION CENTER DRIVE MIAMI BEACH, FL

SHEET ISSUE:

01	07-29-10	20% CD
02	10-11-10	100% CD
03	12-16-10	REVISION
04	02-24-11	PERMIT SUBMITTAL
05	04-25-11	UNOFFICIAL SUBMITTAL
06	03-10-11	PERMIT SUBMITTAL

REV # DATE DESCRIPTION

PROFESSIONAL SEAL:
LANDSCAPE ARCHITECT: Raymond Jungles
LANDSCAPE ARCHITECT
LIC. NO.

SHEET TITLE:
KEY PLAN

SCALE: 1" = 20'
DRAWN BY: PA
CHECKED BY: XX
SHEET NUMBER:
GI-07

I T E M E L E V E N

DISCUSSION AT COMMITTEE MEETING



May 25, 2017

Frank Garcia, Construction Manager
City of Miami Beach
Property Management Department
1833 Bay Road
Miami Beach, Florida 33139

RE: Proposal for Professional AE Services; Evaluation of Existing Log Cabin Structure at North Beach; City property at 8100 Collins Avenue

Dear Mr. Garcia:

Pursuant to City of Miami Beach's (CMB) request, BEA Architects has prepared the following evaluation report for the existing Log Cabin structure located at a CMB nursery property at 8128 Collins Avenue, Miami Beach, Florida.

The intent of this evaluation is to provide CMB with general information regarding the condition the Log Cabin structure, and possible options for its utilization, within the context of a proposed redevelopment of the nursery property. This evaluation also provides a general cursory review of probable construction costs associated with the proposed options. The evaluation is based strictly on observable conditions of the structure; there is no testing (destructive or non-destructive), nor analysis of the structure.

DESCRIPTION OF THE REFERENCED STRUCTURE:

The Log cabin is a single story wood structure with an interior area of approximately 1,000 SF. The Log Cabin appears to be constructed in the traditional method of Log Cabin construction, utilizing whole



wooden logs laid in horizontal fashion, intersecting at the corners with jointed connections; the horizontal gaps between the logs filled in with a stucco, concrete or grout-type material. The structure includes a central coral rock chimney; roof construction is wood framed with round rafter wood members; flooring is wood planking. The building is not sprinklered. Existing windows are covered in plywood. The exterior roof material is asphalt shingles.

The exterior wood members of the Log Cabin bear evidence of significant deterioration (rot) and possible termite damage, the building is in a state of disrepair and in overall poor condition. Numerous locations at the exterior logs where rot has caused deterioration have been filled in and patched with concrete. The building is reportedly infected with fleas and vermin (this made a follow-up interior visit impossible until building is fumigated). The building is currently utilized, in part, for storage. The building is not in a state suitable for public occupancy.

Per drawings provided by the City for adjacent newer concrete structure the Finished Floor Elevation of the Log Cabin is 8.10' Bay Datum; by comparison, the newer structure has a Finished Floor Elevation of 10.6' Bay Datum (9.81 NGVD). The existing floor level of the Log Cabin is below Flood Elevation for its location; its proximity to the Atlantic Ocean places this structure under High Velocity wind requirements (unlikely to be met by this structure).

Per information provided by the City, the Log Cabin has NO historical designation, nor to BEA's knowledge any potential for such designation. Many aspects of this Log Cabin structure appear to be non-compliant with current building codes.

It should be noted that the interior configuration of this building (low ceilings, small spaces, poor natural light, poor ambient control) does not lend itself for use as a public gallery or exhibit space. BEA understands that the current building location is in conflict with the planned redevelopment of the site.

Refer to attached photographs for additional graphic information of existing conditions.



POSSIBLE UTILIZATION OPTIONS PROPOSED BY CMB:

OPTION A: Conduct a major upgrade of the existing structure to comply with applicable building codes; make the building suitable for public occupation, including upgrade of bathrooms and full ADA accessibility. Possible functions may include gallery space, exhibit space, classroom space.

OPTION B: Physically raise the structure from existing foundations (on-grade), and relocate elsewhere on the nursery property site without any improvements to the building. A future use to be determined; not for public use.

OPTION C: Maintain existing structure as a non-occupied space (such as a gateway); this will still require structural upgrades, and possibly removal of significant portions of the existing building.

OPTIONS REVIEW/COMMENTS:

OPTION A: Conduct major upgrades of existing structure to comply with current code; given the extent of deterioration of the existing structure, the unconventional type of construction, and the existing (below flood level) floor elevation it is reasonable to state that making this structure code compliant is synonymous with construction of a new replacement structure of similar size and configuration utilizing conventional contemporary building methods and typology. Thus, BEA recommends demolition and removal of the existing Log Cabin structure, and construction of a similar replacement structure.

OPTION A – CONSTRUCTION BUDGET INFORMATION:

Demolition/Removal Allowance:	\$ 15,000.00
New Construction of 1,000 SF single story building at \$200/SF:	\$ 200,000.00
Allowance for exterior Architectural enhancements:	\$ 75,000.00
Allowance for exterior Site Work:	\$ 50,000.00
Allowance for interior build-out:	\$ 50,000.00
SUBTOTAL:	\$ 390,000.00
Contingency/Fees (25%):	\$ 97,500.00
TOTAL REPLACEMENT BUDGET:	\$ 487,500.00



OPTION B: Relocation of the existing Log Cabin to another location on the nursery site; BEA considers this option to be highly unlikely to be satisfactorily achieved. The existing condition of the building and the type of construction (Log Cabin), makes this structure very difficult to physically lift and move without damage or possible collapse. Another strategy for relocation may be to disassemble and reassemble the structure piece by piece; this will likely require replacement of many deteriorated pieces and extensive reconstruction of the structure.

BEA does not recommend relocation/disassembly/reassembly of this structure as the City would be left with a still unsatisfactory, impractical, non-code compliant structure at a different location on site, still requiring extensive improvements or replacement. This will be a continued liability to the City.

OPTION B – CONSTRUCTION BUDGET INFORMATION:

BEA cannot assign a Budget or Allowance to this option

OPTION C: Maintain existing structure as a non-occupied space (such as a gateway); BEA considers this structure - regardless of its occupancy status - will need to comply with numerous code requirements (including structural High velocity wind requirements) if it is to remain on site as part of the new planning/redevelopment of the nursery site; this will entail significant work, probably reconstruction/replacement with new construction.

OPTION C – CONSTRUCTION BUDGET INFORMATION:

BEA proposes an ALLOWANCE of \$150,000.00 for construction of a new (non-occupied) gateway structure.

NOTE: Construction of a new gateway or entry feature on site (regardless of a resemblance to the existing Log Cabin) has the added value of enhancing the site for the new redevelopment; such a feature can become an icon/marker/branding element in establishing this new destination outdoor space on north Collins Avenue.



CONCLUSIONS/RECOMMENDATIONS:

Whereas BEA can understand certain interest in maintaining this Log Cabin, it is important to recognize the deteriorated state and possibly obsolete nature of the structure, including the overarching fact this structure has no historical designation. Short of replacing this structure with new construction, including raising its floor above Flood Elevation, this structure cannot reasonably be maintained on the site.

It is possible to replace the Log Cabin with a similar sized and scaled building; this may or may not be designed to recall the Log Cabin construction (at least visually). This may require a considerable expenditure; such a building may also not be necessary or conducive to the new redevelopment program intended for the site. It is also important to note that the adjacent concrete building located immediately north of the Log Cabin, is an excellent candidate for renovation/adaptation to support the new redevelopment program; this building has none of the structural or floor elevation issues afflicting the Log Cabin. BEA considers this building is a better focus of the City's funding for redeveloping and repurposing the nursery site.

Lastly, as an alternative to attempting to salvage the Log Cabin as a gateway or entry way, there is an opportunity to create a new gateway feature (with new construction) to identify as an icon the new redevelopment/destination on Collins Avenue; this is also a better focus of the City's funding.

BEA Architects appreciative of this opportunity to assist the City in evaluation of this existing building. Please let us know if we can provide additional information.

Sincerely,

BEA architects, Inc.

A handwritten signature in blue ink, appearing to read "Bruno E. Ramos".

Bruno E. Ramos, AIA, GC, NCARB, LEED AP

Principal-In-Charge



Log Cabin Interior



Log Cabin Interior



Log Cabin Exterior -
North



Log Cabin Exterior -
West



Log Cabin Exterior -
Northeast



Log Cabin Exterior -
North



Log Cabin Exterior -
North



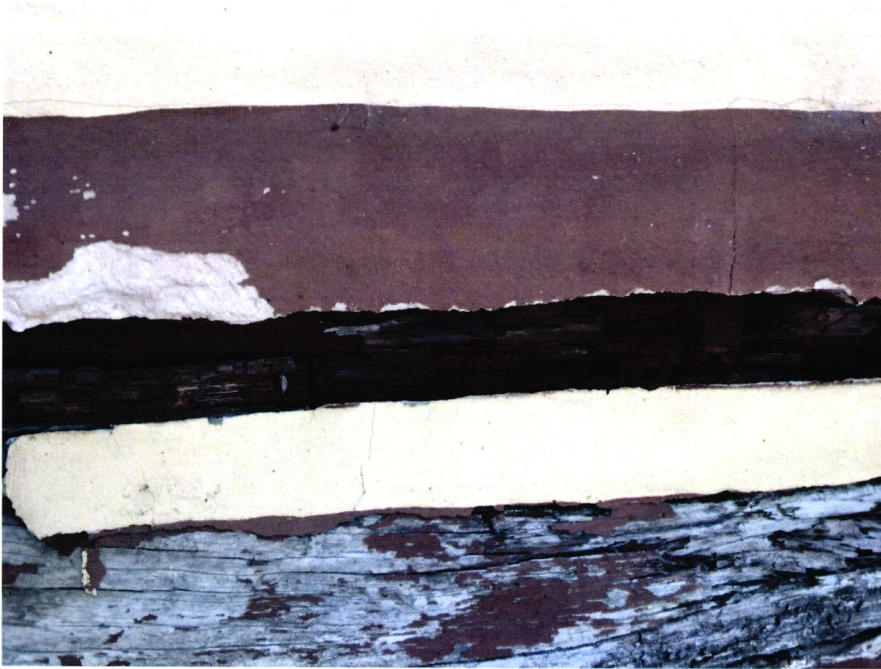
Log Cabin Exterior -
North



Log Cabin Exterior - East



Detail Rotted Wood



Detail Rotted Wood



Detail Rotted Wood



Detail Rotted Wood



Detail Rotted Wood



Detail Rotted Wood

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COMMITTEE MEMORANDUM

TO: Members of the Finance and Citywide Projects Committee

FROM: Jimmy L. Morales, City Manager

DATE: June 16, 2017

SUBJECT: **DISCUSSION REGARDING NORTH BEACH BANDSHELL CANOPY**

On July 29, 2014, Request for Proposals No. 2014-290-YG was issued for design, manufacture and install of a removable/retractable canopy at the North Beach Bandshell. Only one proposal was received in response to the RFP. The proposed cost received was for the total amount of \$567,850 which significantly exceeded the original available budget of \$100,000.

The Office of Capital Improvement Projects (CIP) was tasked with providing possible design options for the North Beach Bandshell Canopy. A feasibility study was performed. Several schemes were designed and presented to the North Beach Blue Ribbon Panel, the North Beach Bandshell Committee and the Rhythm Foundation, the events management concessionaire at the North Beach Bandshell.

In January 2017, the Rhythm Foundation advised that they had obtained a proposal (Exhibit A) from a vendor, Pvilion, Inc., that could provide a canopy that could fit their needs. This vendor proposes to design, fabricate and install the proposed canopy at a cost of \$215,000. The preceding cost does not include building permit, foundation design or foundation installation, stormwater drainage system and any electrical or lighting needs.

The intent of this project is to construct a canopy that compliments the history of the structure while providing shading and shelter from the rain. The scope of work includes the canopy structure, foundation, stormwater drainage system and any electrical or lighting needs.

The estimated construction cost is approximately \$463,500. The associated soft costs, including contingency, are approximately \$204,500. The total estimated project cost for the North Beach Bandshell Canopy project is \$668,000. The current available funds for this project are \$206,695. An FY17/18 capital budget request was submitted in the amount of \$443,000.

ATTACHMENTS:

Exhibit A – Pvilion North Beach Bandshell Canopy Proposal

JLM/ETC/DM

Pvilion, Inc.
64 John Street
Brooklyn, NY 11201

December 15th, 2016



PROJECT PROPOSAL

To: James Quinlan
The Rhythm Foundation, Inc.
407 Lincoln Rd.
Miami Beach, FL 33139

Benton Galgay
Director of Operations
North Beach Bandshell
7275 Collins Ave.
Miami Beach, FL 33141

Re: **North Beach Bandshell Canopy**

Dear James and Benton,

Thank you for your interest in Pvilion lightweight solar structures. We believe there is a great opportunity for us to work together on your new North Beach Bandshell Canopy project. Pvilion proposes to finalize design, fabricate, and install one fabric canopy at 7275 Collins Ave., Miami Beach, FL, maintaining the design intent and working collaboratively with Rhythm Foundation's engineers, using Pvilion's proprietary lightweight solar technology. This project offers a stunning combination of energy production, beautiful art, and functional fabrication & installation techniques.

Built in 1961 by Norman Giller and Associates, the open- air amphitheater sits near the site of the first structure on Miami Beach, the Biscayne House of Refuge, built in 1872. The North Beach Bandshell is considered an anchor of the North Shore Historic District where, in 2009, it received designation on the National Register of Historic Places. For decades this historic landmark has been serving the community with everything from big band sounds on Saturday nights, creating an impromptu ballroom under the stars, to a community center and gathering place for North Beach residents. In 2011, the space was renovated back to its original splendor and in 2014, under guidance of the Mayor Phillip Levine, management of the Bandshell was granted to the Rhythm Foundation, a Miami Beach based nonprofit. Pvilion, with our long history as an innovative partner in tensile structure design and fabrication, looks forward to creating a canopy that not only complements the history of this beautiful structure, but also creates a design space that will allow The North Beach Bandshell to become a meeting place of the future.

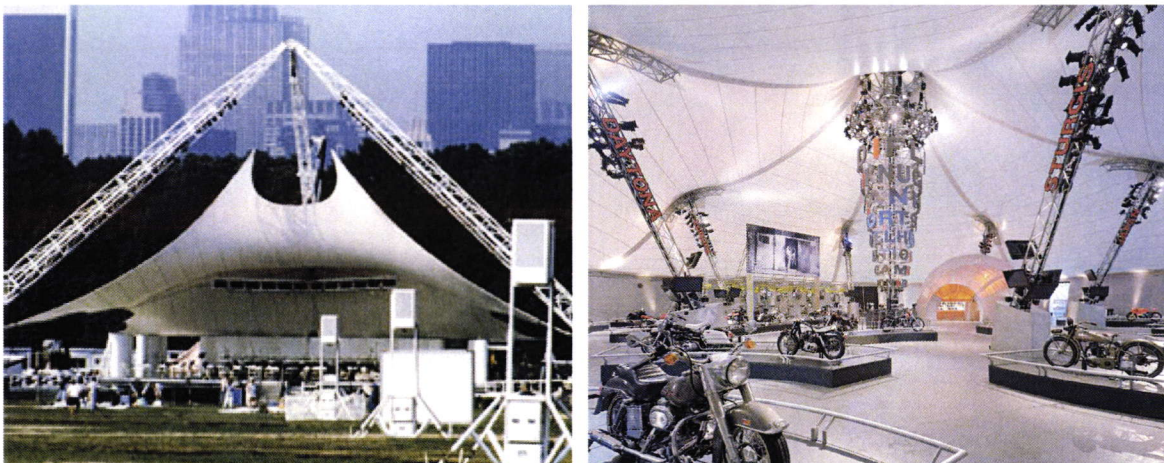
As you know, we design, manufacture, and install fabric architectural structures, often integrating flexible solar panels. Our vision is to promote renewable energy through architecture and sculpture. Because our products provide more than just solar electricity—they are a landmark beacon for any design-oriented organization—we often work with forward-thinking and environmentally-conscious groups who are trying to extend their sustainability initiatives to the realm of celebrated public spaces.

We have recently designed, manufactured, and installed our Solar Sails, which include complex geometries of metal frames and solar fabric, all engineered to meet building code. We take pride in working in collaboration to develop real-world applications of solar concepts. This can be seen in many of our projects, including the Techstyle Haus project with RISD/Brown, the Carnegie Hall Rooftop Tent, the Fabric Solar Sail, and the Solar Powered Curtains. We manufacture all of our projects in the USA, and have been based in NYC since our inception.

Pvilion has been in business since 2011, and is the synthesis of lightweight structure design and renewable energy. Designed for entertainment and beauty, Pvilion's structures are unique in their vision, appeal, and technical strength. After decades of experience in the fabric architecture industry, Todd Dalland, Robert Lerner and Colin Touhey started Pvilion in 2011 to create an all-encompassing design, engineering, and manufacturing operation in New York City.

Pvilion Structure Experience:

Pvilion's Experience in lightweight structures spans over 30 years with hundreds of built projects. A few notable projects are featured below. These project illustrate Pvilion's long history in the field of permanent, temporary and deployable membrane structures. Recent notable projects include the Solar Sail Product and the Techstyle Haus. Pvilion's founders built the first solar tent ever, which was designed, and installed over 15 years ago for the Cooper Hewitt Museum outdoor exhibited entitled "Under the Sun: An Outdoor Exhibition of Light."



NY Philharmonic Traveling Stage



Harley Davidson Pavilion



Atlanta Olympics AT&T Pavilion



Pvilion Solar Sail



TechsyleHaus

Carnegie Hall Temporary Tent



Cooper Hewitt Solar Tent

As directed at the conclusion of the last conversations between Pvilion and The Rhythm Foundation, Inc., we have outlined a phased scope of work to advance the project from design to fabrication and installation.

I. Scope of Services

Pvilion, Inc. (The Consultant) agrees to provide the services described in Article I entitled Scope of Services, unless otherwise noted, in exchange for the compensation by The Rhythm Foundation, Inc. (The Client) described in Article III Compensation.

Phase I: Develop Concepts

- Review conceptual design/engineering work completed to date.
- Interface with The Rhythm Foundation, Inc. engineers to determine status of existing engineering design.
- Develop practical design concepts for an approximately 70' diameter North Beach Bandshell Canopy system fabrication. Concepts to be based on broad design concepts, requirements and budgets already presented.
 - Drainage of water is a large consideration.
 - An extreme weather action plan needs to be considered.
 - Audience sightlines shall be considered and unobstructed as much as possible.
 - The costs of installation and removal seasonally, either entirely or partially, must be considered when determining the ultimate design.
 - Offsite storage and local maintenance program will need to be considered.
 - Pvilion will create a design that is respectful of the historical designation of this site.
- Provide design concept presentation to the North Beach Bandshell Canopy design and executive team. Pvilion will create a design that is respectful of the historical designation of this site.
- Focus all concepts upon manufacturability, functionality, practicality, cost, and beauty.
- Establish structural and electrical engineering criteria for the project, including relevant codes.
- Preliminary engineering analysis of structural supports to confirm suitability with the design concepts.
- Provide estimates of solar electrical power production and financial incentives and rebates that may apply to this project.
- Provide a cost estimate for the final engineering, manufacturing, installation, and maintenance of the structures.
- Completed work will be presented by Pvilion as part of an assist to the Design Development process.

Phase II: Engineering

- Advance the selected design as acceptable to The Rhythm Foundation, Inc., and provide drawings, specifications and budgets.

- Develop structural analysis of selected design including reaction loads and connection detail concepts.
- Provide support to The Rhythm Foundation, Inc. for presentations to the clients, including providing information, drawings, 3D models, images and renderings of the structure.
- Finalize design, engineering and structural/electrical code requirements.
- Prepare materials and performance specifications for fabrication and installation.
- Finalize fabrication and installation timeline and procedure.

Phase III: Final Engineering, Manufacturing, Installation

- Final Engineering Analysis
- Drawings stamped by FL PE
- Fabricate canopy, including all included wiring connections.
- Fabricate frame for canopy to be covered with traditional fabric and small areas with solar-powered fabric coverage.
- Fabricate steel structure and related components.
- Fabricate wiring assemblies and harnesses.
- Coordinate shipping and installation sequences.
- Install metalwork, fabric, electrical.
- Commission electrical connection and interconnection.

Note: Does not include any taxes which may be applicable, building permit, foundation design or foundation installation. The tent installation is estimated to be with non-union labor.

II. Scope of Services – the Client

The Rhythm Foundation, Inc. agrees to support Pvilion with access to the design team and budget information as required.

III. Compensation to the Consultant

The client agrees to pay the Consultant an amount not to exceed Two Hundred Fifteen Thousand Dollars (\$215,000) for total Design-Build Scope of Services, to be paid as follows:

- | | |
|--|-----------|
| 1. Upon signing of the agreement: | \$ 5,000 |
| 2. Upon submission of Phase I Preliminary Report | \$ 5,000 |
| 3. Upon submission of Phase I Final Report | \$ 5,000 |
| <i>Note: Any additional professional services required will be provided at cost plus a 20% management and GA/Overhead fee.</i> | |
| 4. Upon completion of Phase II: | \$ 10,000 |
| 5. Upon approval of shop drawings: | \$ 50,000 |
| 6. Upon 50% completion of fabrication: | \$75,000 |
| 7. Upon 75% completion of fabrication: | \$25,000 |
| 8. Upon 100% completion of Fabrication: | \$25,000 |
| 9. Upon completion of installation: | \$15,000 |

IV. Additional Services

Any changes in service of the Consultant may be accomplished after execution of this Authorization, without invalidating the Authorization, if mutually agreed in

writing. Except for a change due to the fault of the Consultant, Change in Services of the Consultant shall entitle the Consultant to an adjustment in compensation and any additional Reimbursable Expenses.

V. Design Rights

Pvilion is the exclusive owner of all designs and technology developed under this contract. The Client will not share Pvilion technology, information with other designers, manufacturers or third parties, and will not use Pvilion technology on this or other projects without Pvilion's advance agreement in the form of a mutually signed written contract.

VI. Professional services

For any professional services required for this project, Pvilion will assist the Client in accessing duly licensed engineers, and will coordinate and facilitate the project requirements in this regard. Fees for professional services will be a direct pass through from the Client to the professional services provider.

VII. Termination

This Project Authorization may be terminated by either party upon ten (10) days notice in the event that the other party fails substantially to perform on accordance with the terms of this Project Authorization through no fault of the party initiating the termination, and fails to cure or commence a cure satisfactory to the non-breaching party within said ten (10) day period.

VIII. Dispute Resolution

Any dispute arising out of the Project Authorization shall be submitted to mediation pursuant to the Mediation Rules of the American Arbitration Association. Participation in good faith in such a mediation proceeding shall be a condition precedent to any further legal action by either party. Any dispute which cannot be resolved in mediation shall be decided by arbitration in accordance with the Construction Industry Arbitration rules of the American Arbitration Association. The decision of the arbitrator shall be final and binding on the parties and enforceable in any court of appropriate jurisdiction.

IX. Jurisdiction

This Authorization shall be governed by the laws of the State of New York.

Sincerely yours,

A handwritten signature in dark ink, appearing to read 'Colin Touhey', is written over a light blue horizontal line.

Colin Touhey, CEO
Pvilion Technologies, LLC.

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FINANCE AND CITYWIDE PROJECTS COMMITTEE MEMORANDUM

TO: Finance and Citywide Projects Committee Members

FROM: Jimmy L. Morales, City Manager

DATE: June 16, 2017

SUBJECT: **A REFERRAL OF THE CITY COMMISSION OF THE CITY OF MIAMI BEACH, FLORIDA, TO CONSIDER CITY SPONSORSHIP OF THE MIAMI BEACH FITFEST, TO BE HELD IN THE NORTH BEACH AREA OF THE CITY OF MIAMI BEACH, FROM AUGUST 12, 2017 THROUGH AUGUST 13, 2017.**

ADMINISTRATION RECOMMENDATION

The Administration is seeking direction from the Committee.

ANALYSIS

The second annual Miami Beach Fitfest ("Event") is scheduled to take place Saturday, August 12, 2017 and Sunday, August 13, 2017, in and around the 73 Street sand bowl, east of the North Beach Bandshell, in the City of Miami Beach ("City"). The Event is a two-day multi-sport and lifestyle competition, designed to create a culture of sports and health and inspire the community to create and maintain a healthier lifestyle. Proposed activities at the Event will include an open water ocean swim, beach soccer, Zumba, cross-fit and yoga, along with live music, an organic farmer's market, farm to table dining, and a sponsor expo.

Proceeds from the Event will benefit the Event applicant, the H2OS Foundation, a not-for-profit 501(c)3. As a non-profit applicant, the Event has requested and received those waivers that can be granted by the City Administration, per by the codified Special Event Requirements and Guidelines, including the special event application, permit and vehicle access fees. The Event is further seeking City sponsorship and has submitted the attached sponsor deck, detailing the following options to consider.

- Title Sponsor ("Fittest Partner") - \$25,000
- Presenting Sponsor ("Fit Partner") - \$15,000
- Patron Sponsor ("In Shape Partner") - \$10,000
- Supporting Sponsor ("Get Fit Partner") - \$5,000

Special events taking place in Miami Beach that seek funding typically apply through the Miami Beach Visitor and Convention Authority ("MBVCA"), a public-private entity that offers

reimbursable grants from resort tax collection. The approval and value of these grants is based on target criteria the event must demonstrate, including Miami Beach hotel room nights and media impressions. The minimum number of Miami Beach hotel room nights for MBVCA grant consideration is 350, unless the event occurs in North Beach, where the minimum requirement is 75 Miami Beach hotel room nights. At the direction of the Commission, the Administration is developing additional criteria for Commission sponsor consideration of events like this. Funds from such sponsorships approved by Commission recently, including the World Footvolley Classic, the Major League Baseball All Star Game Fan Fest and Art Deco Weekend have come from the City's Resort Tax collection. In the first two quarters of 2017, Resort Tax collection is down 4.86% from the same period in 2016.

CONCLUSION

The Administration is seeking direction from the Committee.

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ITEM TO BE SUBMITTED AS SUPPLEMENTAL