

MIAMI BEACH

OFFICE OF THE CITY MANAGER

NO. LTC # 260-2014

LETTER TO COMMISSION

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CITY MANAGER'S OFFICE
RECEIVED

TO: Mayor Philip Levine and Members of the City Commission

FROM: Jimmy L. Morales, City Manager

DATE: July 25, 2014

SUBJECT: **Renovation Alternatives for Muss Park**

The purpose of this Letter to Commission (LTC) is to provide the Mayor and Commission with information regarding the planned renovations for Muss Park. By way of background, the City offers afterschool and summer recreational programs for young children in grades K-3rd at the park. Currently, there are approximately 147 children enrolled in the City's summer recreational programming at the site. The park contains a pavillion with bathrooms, a tot lot and an open, greenspace area. The park does not offer an indoor facility for program participants and therefore, during periods of inclement weather, alternative accommodations must be provided.

The FY 2013/14 Capital Budget approved a renovation project for Muss Park. The approved project includes renovations to the existing pavillion by providing ADA upgrades for compliance, restrooms, electrical, accessibility, flood mitigation and a new roof. The proposed scope also includes the installation of a vinyl curtain enclosure and portable air conditioning to the pavillion. Once completed, the enclosure will accommodate approximately 50 children. The amount allocated for this existing project is \$282,000.

A discussion item was placed on the July 23, 2014 City Commission meeting by Commissioner Steinberg who raised concerns regarding the existing renovation project for Muss Park. Commissioner Steinberg requested for the Administration to present alternatives to the existing project that would provide a long-term solution to better address the challenges of weather protection for the young children who attend programming at the Park, while maintaining the existing greenspace. The Administration presented the City Commission with four (4) options to consider. It is important to note that the options provided to the City Commission were strictly conceptual. Should the City Commission wish to proceed with one of the alternatives, the Administration would need to do their due diligence to fully assess the feasibility of the project for considerations such as Finished Floor Elevation (FFE), LEED, parking and setback requirements. The options provided below have been revised to include estimates for soft costs and additional square footage to accommodate a kitchen area which, were not presented during the July 23, 2014 Commission meeting.

Option 1:

- Proceed with the existing scope to renovate the pavillion for ADA compliance, provide upgrades to the restrooms, electrical, accessibility and a new roof. However, amend the scope by eliminating the installation of the vinyl curtains and portable air conditioning unit.
- Construct a new facility of approximately 4000 square feet to include two ADA restrooms, a small office, reception area, kitchen area, storage space, 4 individual rooms and a mechanical room. This space would accommodate approximately 120 children.
- Estimated Construction Cost: \$1,305,000
- 35% for soft costs to include: CIP fees, bond/insurance, permits, design, contingency and other related costs = \$467,750
- Total Estimated Project Cost: \$1,761,750

Option 2:

- Demolish the existing pavillion
- Construct a new facility of approximately 4000 square feet to include two ADA restrooms, a small office, reception area, kitchen area, storage space, 4 individual rooms, a mechanical room and an exterior overhang to accommodate an outdoor covered sitting area with benches. This space would accommodate approximately 120 children.
- Estimated Construction Cost: \$1,260,000
- 35% for soft costs to include: CIP fees, bond/insurance, permits, design, contingency and other related costs = \$441,000
- Total Estimated Project Cost: \$1,701,000

Option 3:

- Proceed with the existing renovation of the pavillion to include the installation of vinyl curtains and a portable air conditioning unit that could accommodate apprxomately 60 children.
- Construct a smaller, open architectural building of approximately 1600 square feet to include 1 ADA accessible unisex bathroom and a kitchen area. This building would accommodate approximately 60 children but would not include an office, reception area, kitchen space, storage space or any individual rooms.
- Estimated Construction Cost: \$612,000
- 35% for soft costs to include: CIP fees, bond/insurance, permits, design, contingency and other related costs \$214,200
- Total Estimated Project Cost: \$826,200

Option 4:

- Proceed with the existing renovation of the pavillion to include the installation of vinyl curtains and a portable air conditioning unit that could accommodate apprxomately 60 children.
- Construct a smaller, open architectural building of approximately 2800 square feet to include 1 ADA accessible unisex bathroom and a kitchen area. This building would accommodate approximately 60 children but would not include an office, reception area or any individual rooms.
- Estimated Construction Cost: \$825,000
- 35% for soft costs to include: CIP fees, bond/insurance, permits, design, contingency and other related costs = \$288,750
- Total Estimated Project Cost: \$1,113,750

During the July 18, 2014 Finance and Citywide Projects Committee meeting, the Administration was directed to add an additional \$200,000 for the construction of a indoor facility at Muss Park to be contemplated in the proposed FY 2014/15 Capital Budget. Based on the existing programming needs for Muss Park, it would be ideal to provide a large, indoor facility that offers separate classrooms and an outdoor, covered area with benches for seating (Option 2). However, we recognize that there are a number of significant projects that are competing for the same resources and so cost certainly plays a role when assessing these alternatives.

JLM/JLT/JR/CMG 

c: J. Mark Taxis, Assistant City Manager
John Rebar, Parks & Recreation Director
David Martinez, CIP Director
Carla Maglio Gomez, Parks & Recreation Assistant Director