



North Bay Village

Administrative Offices

1666 Kennedy Causeway, Suite 300 North Bay Village, FL 33141

Tel: (305) 756-7171 Fax: (305) 756-7722 Website: www.nbvillage.com

OFFICIAL AGENDA

SPECIAL VILLAGE COMMISSION MEETING

**VILLAGE HALL
1666 KENNEDY CAUSEWAY, #101
NORTH BAY VILLAGE, FL 33141**

THURSDAY, APRIL 16, 2015

7:30 P.M.

NOTICE IS HEREWITH GIVEN TO ALL INTERESTED PARTIES THAT IF ANY PERSON SHOULD DECIDE TO APPEAL ANY DECISION MADE AT THE FORTHCOMING MEETING OF THE VILLAGE COMMISSION, SUCH PERSON WILL NEED A RECORD OF THE PROCEEDINGS AND FOR SUCH PURPOSE, HE OR SHE WILL NEED TO ENSURE THAT A VERBATIM RECORD OF THE PROCEEDINGS IS MADE WHICH RECORD INCLUDES THE TESTIMONY AND EVIDENCE UPON WHICH THE APPEAL IS TO BE BASED. THIS NOTICE DOES NOT CONSTITUTE CONSENT BY THE VILLAGE FOR THE INTRODUCTION OR ADMISSION OF OTHERWISE INADMISSIBLE EVIDENCE, NOR DOES IT AUTHORIZE CHALLENGES OR APPEALS NOT OTHERWISE ALLOWED BY LAW.

TO REQUEST THIS MATERIAL IN ACCESSIBLE FORMAT, SIGN LANGUAGE INTERPRETERS, INFORMATION ON ACCESS FOR PERSON WITH DISABILITIES, AND/OR ANY ACCOMMODATION TO REVIEW ANY DOCUMENT OR PARTICIPATE IN ANY VILLAGE-SPONSORED PROCEEDING, PLEASE CONTACT (305) 756-7171 FIVE DAYS IN ADVANCE TO INITIATE YOUR REQUEST. TTY USERS MAY ALSO CALL 711 (FLORIDA RELAY SERVICE).

1. CALL TO ORDER

PLEDGE OF ALLEGIANCE

ROLL CALL

2. SPECIAL RECOGNITION

**A. Miami-Dade County Fire Chief-
Shuckers Deck Collapse**

3. NEW VILLAGE HALL

- A. Staff Presentation**
- B. Public Comments**
- C. Commission Action**

4. ADJOURNMENT



NORTH BAY VILLAGE NEW CITY HALL SITE

April 16, 2015

HISTORICAL

BOOK 3059 PAGE 63

WARRANTY DEED
(FROM CORPORATION TO CORPORATION) FORM R. E. 2024 PAN AMERICAN PRINTING CORPORATION
MIAMI, FLORIDA

This Indenture, Made this 10th day of September, A. D. 1948.

BETWEEN SEA-BAY CORPORATION

_____ a corporation
existing under the laws of the State of Florida, having its principal place of
business in the County of Dade and State of Florida,
and lawfully authorized to transact business in the State of Florida, party of the first part, and
NORTH BAY VILLAGE, in Dade County, Florida, a municipal
corporation existing under the laws of the State of Florida, having its
principal place of business in the County of Dade and State of Florida
and lawfully authorized to transact business in the State of Florida, party of the second part, whose
address is 7903 East Drive, North Bay Village, Miami Beach, Florida

Witnesseth that the said party of the first part, for and in consideration of the sum of
Ten dollars and other valuable considerations Dollars
to it in hand paid by the said party of the second part, the receipt whereof is hereby acknowledged,
has granted, bargained and sold to the said party of the second part, its successors and assigns forever,
the following described land situate, lying and being in the County of Dade
and State of Florida, to-wit:

Lot Three (3), of HARBOR ISLAND, in accordance with the plat
thereof recorded in Plat Book 44, Page 72, of the Public Records
of Dade County, Florida.

This conveyance is made subject to taxes for the year 1948 and
subsequent years, restrictions of record, and restrictions imposed
by zoning ordinances.

As a covenant running with the land, the Grantee, by its acceptance
of this conveyance, for itself, its administrators, successors and
assigns, covenant and agree with the Grantor that the above
described property will never be used for any purposes other
than the erection and operation of a municipal building and
appurtenances thereto.

CANCELLED
1948



And the said party of the first part does hereby fully warrant the title to said land, and will defend
the same against the lawful claims of all persons whomsoever.

©

HISTORICAL

RESOLUTION NO. 2008-01A

A RESOLUTION OF THE MAYOR AND CITY COMMISSION OF THE CITY OF NORTH BAY VILLAGE, FLORIDA, ADOPTING THE MIAMI-DADE COUNTY CANVASSING BOARD'S CERTIFICATION OF THE RESULTS OF THE CITY OF NORTH BAY VILLAGE SPECIAL ELECTION OF JANUARY 29, 2008 AND DECLARING THE RESULTS THEREOF; SETTING AN EFFECTIVE DATE. (INTRODUCED BY MAYOR JOSEPH S. GELLER)

WHEREAS, by City of North Bay Village Resolutions Nos. 2007-53 and 2007-54, Miami-Dade County Election Officials were authorized to conduct a Special Election of the City of North Bay Village on January 29, 2008; and

WHEREAS, on January 29, 2008, Miami-Dade County Elections Department conducted the City of North Bay Village Special Election; and

WHEREAS, the Certifications of the results of the City of North Bay Village Special Election as submitted by Miami-Dade County Canvassing Board, said certifications dated February 1, 2008 and are made a part of this Resolution; and

WHEREAS, said Certifications reflect the results of the ballot question as set forth below.

NOW, THEREFORE, BE IT DULY RESOLVED BY THE MAYOR AND CITY COMMISSION OF THE CITY OF NORTH BAY VILLAGE, FLORIDA, that said Certification is hereby adopted, which reflect the following results upon the following questions:

HISTORICAL

PROPOSITION I:

**BISCAYNE BAY CLEAN WATER, PARKS, AND RECREATION
BOND REFERENDUM**

To preserve the water quality of Biscayne Bay, protect open space from development and create and improve parks and recreational opportunities, shall the City of North Bay Village be authorized to issue a maximum \$9,400,000 in general obligation bonds, such bonds bearing interest not exceeding maximum legal rate, maturing no later than 30 years, and being payable from *ad valorem* taxes levied on all taxable property in the City, with citizen oversight?

For Bonds 516 votes Against Bonds 305 votes

PROPOSITION II:

**PUBLIC SAFETY AND CITY HALL COMPLEX BOND
REFERENDUM**

Shall the City of North Bay Village be authorized to issue a maximum \$7,900,000 in general obligation bonds to construct a Public Safety/City Hall Complex with Miami-Dade Fire Rescue, whereby Miami-Dade County will pay the Fire Rescue Station portion, such bonds bearing interest not exceeding maximum legal rate, maturing no later than 30 years, and being payable from *ad valorem* taxes levied on all taxable property in the City, with citizen oversight?

For Bonds 506 votes Against Bonds 308 votes

HISTORICAL

PROPOSITION III:

**ACQUISITION OF LAND FOR PUBLIC SAFETY AND CITY HALL
COMPLEX REFERENDUM**

To minimize expenses associated with capital improvements and construction of the Public Safety/City Hall complex, shall the City of North Bay Village be authorized to exchange 2,854.78 square feet of City-owned land abutting the northern property line of 1345 N.E. 79th Street (Kennedy Causeway), in exchange for 2,746.29 square feet located on the southeast corner of 1345 N.E. 79th Street (Kennedy Causeway), owned by North Bay Village, FAA LLC?

For Referendum **543 votes** Against Referendum **265 votes**

PROPOSITION IV:

**LANDSCAPING AND AESTHETIC IMPROVEMENTS TO JOHN F.
KENNEDY CAUSEWAY IN NORTH BAY VILLAGE BOND
REFERENDUM**

Shall the City of North Bay Village be authorized to issue a maximum \$2,000,000 in general obligation bonds to beautify the John F. Kennedy Causeway in North Bay Village, by constructing entrance features and upgrading medians, landscaping, irrigation, crosswalks, sidewalks and lighting, such bonds bearing interest not exceeding maximum legal rate, maturing no later than 30 years, and being payable from *ad valorem taxes* levied on all taxable property in the City, with citizen oversight?

For Bonds **489 votes** Against Bonds **335 votes**

Section 1. Effective Date. That this Resolution shall take effect immediately upon approval.

HISTORICAL

The motion to adopt the foregoing Resolution was offered by Vice Mayor George A. Kane, seconded by Commissioner Oscar Alfonso.

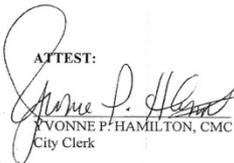
FINAL VOTE AT ADOPTION:

Mayor Joseph S. Geller	<u>Yes</u>
Vice Mayor George A. Kane	<u>Yes</u>
Commissioner Oscar Alfonso	<u>Yes</u>
Commissioner Reinaldo Trujillo	<u>Yes</u>
Commissioner Paul Vogel	<u>Yes</u>

PASSED and ADOPTED this 4th day of February, 2008.


MAYOR JOSEPH S. GELLER

ATTEST:


YVONNE P. HAMILTON, CMC
City Clerk

APPROVED AS TO FORM:


ROBERT L. SWITKES
City Attorney

City of North Bay Village Resolution: Results of January 29, 2008 Special Election

HISTORICAL

ORDINANCE NO. 2008-17

AN ORDINANCE OF THE MAYOR AND CITY COMMISSION OF THE CITY OF NORTH BAY VILLAGE, FLORIDA, AUTHORIZING THE BORROWING BY THE CITY OF NOT TO EXCEED \$6,250,000, SUCH BORROWING TO BE EVIDENCED BY GENERAL OBLIGATION NOTES OF THE CITY, FOR THE PURPOSE OF FINANCING ALL OR A PART OF THE COSTS OF (I) THE ACQUISITION OF LAND TO BE USED AS A PUBLIC PARK, (II) THE PRELIMINARY PHASES OF THE CONSTRUCTION OF A PUBLIC SAFETY AND CITY HALL COMPLEX AND OF THE CONSTRUCTION AND INSTALLATION OF LANDSCAPING AND AESTHETIC IMPROVEMENTS TO THE JOHN F. KENNEDY CAUSEWAY IN THE CITY, AND (III) RELATED CAPITAL COSTS, INCLUDING CERTAIN CAPITALIZED INTEREST ON SAID NOTES, AS AND TO THE EXTENT APPROVED BY THE VOTERS OF THE CITY BY BOND REFERENDA HELD ON JANUARY 29, 2008 PURSUANT TO RESOLUTION 2007-53 ADOPTED BY THE CITY COMMISSION ON OCTOBER 30, 2007; AUTHORIZING THE ISSUANCE OF SAID NOTES IN AN AGGREGATE PRINCIPAL AMOUNT NOT TO EXCEED \$6,250,000; PLEDGING TO THE PAYMENT OF SAID NOTES THE PROCEEDS OF AD VALOREM TAXES LEVIED ON ALL TAXABLE PROPERTY IN THE CITY; MAKING CERTAIN OTHER COVENANTS FOR THE BENEFIT OF THE HOLDER OR HOLDERS OF SAID NOTES; AND PROVIDING AN EFFECTIVE DATE. (INTRODUCED BY MAYOR JOSEPH S. GELLER)

NOW, THEREFORE, BE IT ENACTED BY THE MAYOR AND CITY COMMISSION OF THE CITY OF NORTH BAY VILLAGE, FLORIDA, AS FOLLOWS:

SECTION 1. AUTHORITY FOR THIS ORDINANCE. This Ordinance is enacted pursuant to the provisions of the Charter of the City of North Bay Village, Florida, Chapter 166, Part II, Florida Statutes, as amended, and other applicable provisions of law.

SECTION 2. DEFINITIONS. The terms defined in this Section 2, for all purposes of this Ordinance, have the meanings specified in this Section 2, unless the context clearly otherwise requires.

"City" shall mean the City of North Bay Village, an incorporated municipality of the State of Florida.

"City Commission" shall mean the City Commission of the City.

"Mayor" shall mean the Mayor of the City or such other person as may be duly authorized by the City to act on his or her behalf.

HISTORICAL

SECTION 12. EFFECTIVE DATE. This Ordinance shall take effect immediately upon its enactment.

A motion to approve the foregoing Ordinance on first reading was offered by Vice Mayor George A. Kane, seconded Commissioner Reinaldo Trujillo.

The votes were as follows:

Mayor Joseph S. Geller	Yes
Vice Mayor George A. Kane	Yes
Commissioner Oscar Alfonso	Yes
Commissioner Reinaldo Trujillo	Yes
Commissioner Paul Vogel	Yes

PASSED on first reading this 3rd day of September, 2008.

A motion to adopt the foregoing Ordinance was offered by Commissioner Oscar Alfonso, seconded by Commissioner Paul Vogel.

FINAL VOTE AT ADOPTION:

Mayor Joseph S. Geller	Yes
Vice Mayor George A. Kane	Yes
Commissioner Oscar Alfonso	Yes
Commissioner Reinaldo Trujillo	Yes
Commissioner Paul Vogel	Yes

DULY PASSED AND ADOPTED this 25th day of September, 2008.

Joseph S. Geller
Joseph S. Geller, Mayor

ATTEST:

Yvonne P. Hamilton
Yvonne P. Hamilton, City Clerk

APPROVED AS TO FORM:

Robert L. Switkes
Robert L. Switkes, City Attorney

(City of North Bay Village Ordinance: Bond Financing)

HISTORICAL

RESOLUTION NO. 2008-36

A RESOLUTION OF THE MAYOR AND CITY COMMISSION OF THE CITY OF NORTH BAY VILLAGE, FLORIDA, SUPPLEMENTING ORDINANCE NO. 2008-17 ENACTED BY THE CITY ON SEPTEMBER 25, 2008 WHICH AUTHORIZED THE BORROWING BY THE CITY OF NOT TO EXCEED \$6,250,000 TO FINANCE ALL OR A PART OF THE COSTS OF THE CAPITAL PROJECT DESCRIBED IN SAID ORDINANCE; ACCEPTING THE PROPOSAL OF SUNTRUST EQUIPMENT FINANCE & LEASING CORP. ("LENDER") TO PROVIDE THE CITY WITH A LOAN NOT TO EXCEED \$6,250,000 TO FINANCE ALL OR A PART OF THE COSTS OF SAID CAPITAL PROJECTS; AUTHORIZING THE EXECUTION AND DELIVERY OF A LOAN AGREEMENT WITH SAID LENDER PURSUANT TO WHICH THE CITY WILL ISSUE A NOTE TO SECURE THE REPAYMENT OF SAID LOAN AND WILL PLEDGE TO THE PAYMENT OF SUCH NOTE THE PROCEEDS OF AD VALOREM TAXES LEVIED ON ALL TAXABLE PROPERTY IN THE CITY; AUTHORIZING THE ISSUANCE OF SUCH NOTE IN A PRINCIPAL AMOUNT OF NOT TO EXCEED \$6,250,000 PURSUANT TO THE LOAN AGREEMENT; DESIGNATING SUCH NOTE FOR THE EXCEPTION TO THE PROVISIONS CONTAINED IN THE INTERNAL REVENUE CODE OF 1986 WHICH DENY FINANCIAL INSTITUTIONS ANY DEDUCTIONS FOR INTEREST EXPENSE ALLOCABLE TO TAX-EXEMPT OBLIGATIONS; AUTHORIZING THE EXECUTION AND DELIVERY OF OTHER DOCUMENTS IN CONNECTION WITH SAID LOAN; AND PROVIDING AN EFFECTIVE DATE.
INTRODUCED BY COMMISSIONER REINALDO TRUJILLO

NOW, THEREFORE, BE IT DULY RESOLVED BY THE MAYOR AND THE CITY COMMISSION OF THE CITY OF NORTH BAY VILLAGE, FLORIDA, AS FOLLOWS:

SECTION 1. AUTHORITY FOR THIS RESOLUTION. This Resolution is adopted pursuant to the Charter of the City of North Bay Village, Florida (the "City"), the provisions of Chapter 166, Part II, Florida Statutes, as amended, and other applicable provisions of law.

SECTION 2. DEFINITIONS. Capitalized terms used herein but not defined herein shall have the meanings assigned to such terms in the Ordinance referenced in the title to this Resolution (the "Ordinance").

Error! Unknown document property name.

HISTORICAL

SECTION 10. REPEAL OF INCONSISTENT DOCUMENTS. All ordinances, resolutions or parts thereof in conflict herewith are hereby superseded and repealed to the extent of such conflict. The Ordinance, as supplemented by this Resolution, remains in full force and effect.

SECTION 11. EFFECTIVE DATE. This Resolution shall take effect immediately upon its adoption.

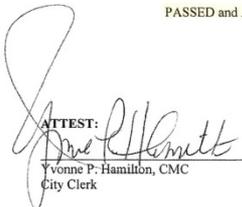
The motion to adopt the foregoing Resolution was offered by Commissioner Paul Vogel, seconded by Commissioner Oscar Alfonso.

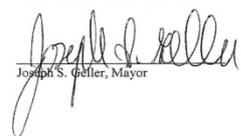
FINAL VOTE AT ADOPTION:

Mayor Joseph S. Geller	Yes
Vice Mayor George A. Kane	Yes
Commissioner Oscar Alfonso	Yes
Commissioner Reinaldo Trujillo	Yes
Commissioner Paul Vogel	Yes

PASSED and ADOPTED this 25th day of September, 2008.

ATTEST:


Yvonne P. Hamilton, CMC
City Clerk


Joseph S. Geller, Mayor

APPROVED AS TO FORM:


Robert L. Swilkes
City Attorney

(City of North Bay Village Resolution: \$6,250,000 bond financing - SunTrust Equipment Finance & Leasing Corp.)

Error! Unknown document property name.

HISTORICAL

OFFICIAL MINUTES

**CITY OF NORTH BAY VILLAGE
REGULAR CITY COMMISSION MEETING
TUESDAY, AUGUST 10, 2010**

7:30 P.M.

1666 Kennedy Causeway, Suite 700
North Bay Village, FL 33141

1. **CALL TO ORDER, PLEDGE OF ALLEGIANCE, ROLL CALL**

Mayor Oscar Alfonso called the Regular Meeting of the City Commission to order at 7:35 p.m., and the Pledge of Allegiance to the Flag was recited. The following members of the Commission were present at roll call:

Mayor Oscar Alfonso
Vice Mayor George A. Kane
Commissioner Reinaldo Trujillo
Commissioner Frank Rodriguez
Commissioner Paul Vogel

The following staff members were present:

Interim City Manager Robert Pushkin
City Attorney Joseph S. Geller
Chief Robert Daniels
Finance Director Gerard Pirri
Public Works Director Sam Zamacona

2. A. **PROCLAMATIONS AND AWARDS**

There were no proclamations or awards.

B. **ADDITIONS AND DELETIONS**

No items were added to or deleted from the agenda.

HISTORICAL

Mayor Alfonso suggested that the City Manager hold off on hiring a Code Enforcement Officer until such time as the City is aware of its financial status.

Commissioner Trujillo explained the need for a Code Enforcement Officer to address code enforcement issues, such as the hedge height regulations.

Vice Mayor Kane inquired of the City Manager as to whether delay of the matter for 13 days will be a problem. Mr. Pushkin stated that the delay would not be an issue, especially since Officer Cruz was on vacation at the time.

The votes on the motion to defer the matter carried 4-1 on a roll call vote with Commissioner Reinaldo Trujillo voting no.

13. NEW BUSINESS

A. **CONSTRUCTION OF PUBLIC SAFETY BUILDING BY MIAMI-DADE COUNTY – VICE MAYOR GEORGE A. KANE**

Vice Mayor Kane presented a proposal where Miami-Dade County Fire Department proposed to lease the space at 7903 East Drive for \$1 per year in return for building a fire and public safety complex on the site. He suggested that the project could be completed within 18 months.

Commissioner Rodriguez mentioned his favor to the idea. However, he indicated that consideration would have to be given to another location to build the New City Hall.

Discussion took place regarding a site to construct a New City Hall, should the proposal be accepted. The property at 1841 Galleon Street was discussed as a possible site.

Mayor Oscar Alfonso made a motion to direct the City Manager to provide the preliminary plans that were prepared by C3TS for a Public Safety and City Hall Complex with the fire department to Miami-Dade County Fire Department to explore the possibility of building the fire department and for feedback to the Commission. Commissioner Paul Vogel seconded the motion, and the votes carried 4-1 with Vice Mayor George A. Kane voting no.

Commissioner Rodriguez reminded the Commission that funds have not been allocated for demolition of the old City Hall building.

HISTORICAL

RESOLUTION NO: 2010-65

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF NORTH BAY VILLAGE, FLORIDA, AUTHORIZING THE CITY MANAGER TO EXECUTE A WRITTEN CONTRACT WITH NORTH BAY VILLAGE, F.A.A., LLC, A FLORIDA LIMITED LIABILITY COMPANY, FOR THE PURPOSE OF COMPLETING THE EXCHANGE OF PROPERTY AT THE PROPOSED MUNICIPAL COMPLEX; PROVIDING FOR INCORPORATION OF RECITALS; PROVIDING FOR AN EFFECTIVE DATE. (INTRODUCED BY VICE MAYOR GEORGE A. KANE)

WHEREAS, the voters of the City of North Bay Village approved a referendum on January 29, 2008 to exchange certain property located at 1345 Kennedy Causeway, North Bay Village, Florida, for certain property owned by the City; and

WHEREAS, the City will need to vacate and abandon certain property in order to complete the transaction; and

WHEREAS, the City Commission of the City of North Bay Village desires to authorize the City Manager to execute a written contract with North Bay Village, F.A.A. LLC, a Florida limited liability company, for the purpose of completing the land swap of property at the proposed municipal complex.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COMMISSION OF THE CITY OF NORTH BAY VILLAGE, FLORIDA:

Section 1: The above recitals are true and correct.

Section 2: The City Manager is hereby authorized and directed to execute a written contract with North Bay Village, F.A.A., LLC, a Florida limited liability company, for the exchange of property at the proposed municipal complex, as previously approved by referendum.

Section 3: Effective Date. That this Resolution shall take effect immediately upon its adoption.

HISTORICAL

The motion to adopt the foregoing Resolution was offered by Vice Mayor George A. Kane, seconded by Commissioner Reinaldo Trujillo.

FINAL VOTE AT ADOPTION:

Mayor Oscar Alfonso	<u>Yes</u>
Vice Mayor George A. Kane	<u>Yes</u>
Commissioner Frank Rodriguez	<u>Yes</u>
Commissioner Reinaldo Trujillo	<u>Yes</u>
Commissioner Paul Vogel	<u>Yes</u>

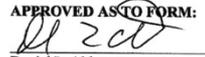
PASSED and ADOPTED this 19th day of October, 2010.

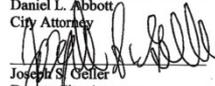

MAYOR OSCAR ALFONSO

ATTEST:


YVONNE P. HAMILTON, CMC
City Clerk

APPROVED AS TO FORM:


Daniel L. Abbott
City Attorney


Joseph S. Geller
Deputy City Attorney

City of North Bay Village Resolution: Authorizing a contract with North Bay Village, F.A.A., LLC for exchange of property for municipal complex

HISTORICAL

RESOLUTION NO: 2012-19

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF NORTH BAY VILLAGE, FLORIDA ACCEPTING THE RECOMMENDATION OF THE CITY MANAGER AND AWARDING BID NO. NBV 2012-01 FOR DEMOLITION OF THE CITY HALL BUILDING AT 7903 EAST DRIVE TO THE BG GROUP, LLC AT THE BID PRICE OF \$64,650.00; APPROVING THE CONTRACT FOR CITY HALL DEMOLITION; AUTHORIZING THE APPROPRIATE CITY OFFICIALS TO IMPLEMENT THE TERMS AND CONDITIONS OF THE CONTRACT; AUTHORIZING THE CITY MANAGER TO EXPEND BUDGETED FUNDS; AUTHORIZING THE CITY MANAGER TO EXECUTE THE CONTRACT; AND PROVIDING FOR AN EFFECTIVE DATE. (INTRODUCED BY CITY MANAGER DENNIS KELLY)

WHEREAS, on April 22, 2012, the City of North Bay Village (the "City") issued Invitation to Bid No. 2012-01 for demolition of the City Hall Building at 7903 East Drive; and

WHEREAS, on May 14, 2012, the City publicly opened and received three (3) bids, which were deemed responsive by an Evaluation Committee, consisting of the Public Works Director, the Police Chief, the Interim Finance Director, and the Chief Building Official; and

WHEREAS, the Evaluation Committee reviewed the bids and ranked the bids as follows: #1-The BG Group, #2-Images & Concepts Development, Inc., and #3-Metro Equipment Service, Inc.; and

WHEREAS, after reviewing all bids submitted to the City and the recommendation of the Evaluation Committee, the City Manager recommends the selection of The BG Group, LLC, at the bid price of \$64,650.00 as the lowest, responsible and responsive bidder for the demolition of the City Hall Building.

NOW, THEREFORE, BE IT RESOLVED BY THE MAYOR AND CITY COMMISSION OF THE CITY OF NORTH BAY VILLAGE, FLORIDA, AS FOLLOWS:

HISTORICAL

Section 7. Effective Date. This Resolution shall take effect immediately upon adoption.

The motion to adopt the foregoing Resolution was offered by Commissioner Stuart Blumberg, seconded by Mayor Connie Leon-Kreps.

FINAL VOTE AT ADOPTION:

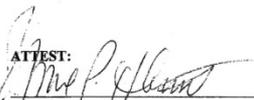
Mayor Connie Leon-Kreps	<u>Yes</u>
Vice Mayor Eddie Lim	<u>Yes</u>
Commissioner Stuart Blumberg	<u>Yes</u>
Commissioner Richard Chervony	<u>Yes</u>
Commissioner Paul Vogel	<u>Absent</u>

PASSED AND ADOPTED this 12th day of June, 2012.



Connie Leon-Kreps, Mayor

ATTEST:



Yvonne P. Hamillón, CMC
City Clerk

**APPROVED AS TO FORM FOR THE USE OF
THE CITY OF NORTH BAY VILLAGE:**



Weiss Serota Helfman Pastoriza Colli & Boniske, P.L.
City Attorney

City of North Bay Village Resolution: Award of Bid for Demolition of City Hall Building to The BG Group, LLC

HISTORICAL

CITY OF NORTH BAY VILLAGE CITY HALL DEMOLITION CONTRACT

This Contract (the "Contract") is dated as of this 19th day of JULY, 2012, by and between the City of North Bay Village (hereinafter called the "City") and THE BC GROUP, LLC a Florida corporation (hereinafter called "Contractor") located at: 1140 HOLLAND DRIVE, #19, BOCA RATON, FL 33487

City and Contractor, in consideration of the mutual covenants hereafter set forth, the receipt and sufficiency of which is hereby acknowledged, agree as follows:

DEFINITIONS

Acceptance - The formal action by the City accepting the Work as being complete after review and recommendation for same by the City's Representative.

Addenda - Supplemental instructions and/or instruments issued by the City which may be prior to the opening of the Bids.

Application for Payment - The AIA form Contractor shall use to request payments and which may require supporting documentation.

Architect - The individual or firm designated by the City to be the Project's representative for architectural related matters during the Work.

Bid - The offer or proposal of the Bidder, including all Bidding Documents, setting forth the prices for the Work to be performed.

Bidder - Any person or entity submitting a proposal for the Work described in the Bidding Documents.

Bidding Documents - All documents provided in the Invitation to Bid, including, but not limited to the following: Instructions to Bidders, Bid Form, Bid Bond, Sample Contract, all documentation accompanying Bid, post Bid documentation submitted, Qualifications Statement, General Conditions, Technical Conditions, Supplemental Conditions, Plans and Specifications, and any Addenda issued.

Bonds - Bid bond referenced herein, performance and payment bonds referenced herein, maintenance bond and/or any other applicable instruments of security provided pursuant to the Project.

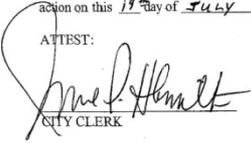
Claim - A written demand or assertion by City or Contractor seeking an adjustment of Contract Price, Contract Times, or both, or other relief with respect to the terms of the Contract Documents. A demand for money or services by a third party is not a Claim.

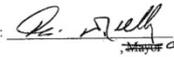
HISTORICAL

IN WITNESS WHEREOF, the parties hereto have made and executed this Contract on the respective dates under each signature: NORTH BAY VILLAGE, FLORIDA, signing by and through its ^{CITY MANAGER} ~~Mayor~~, authorized to execute same by Commission action on this 19th day of July, 2012.

ATTEST:

CITY OF NORTH BAY VILLAGE,
FLORIDA


CITY CLERK

By: 
CITY MANAGER

APPROVED AS TO FORM AND SUFFICIENCY:

By: 
CITY ATTORNEY

WITNESSES:

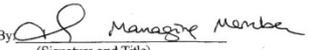
CONTRACTOR:

By: 

Print Name: DENNIS W. KELLY

By: 

Print Name: Priscilla Reese

By:  Managing Member

(Signature and Title)

IVY FRADIN Managing Member

(Type Name/Title signed above)
(Corporate Seal)



This 19 day of July 2012.

(* In the event that the CONTRACTOR is a corporation, there shall be attached to each counterpart a certified copy of a resolution of the board of the corporation, authorizing the officer who signs the contract to do so in its behalf.

HISTORICAL

RESOLUTION NO: 2014-02

A RESOLUTION OF THE COMMISSION OF NORTH BAY VILLAGE, FLORIDA **AUTHORIZING THE VILLAGE MANAGER TO TAKE THE STEPS NECESSARY IN PREPARATION FOR DESIGNING AND CONSTRUCTING THE NEW VILLAGE HALL COMPLEX AT 7903 EAST DRIVE; AND SETTING AN EFFECTIVE DATE. (INTRODUCED BY VILLAGE MANAGER FRANK K. ROLLASON)**

WHEREAS, on September 5, 2006, the Voters of North Bay Village approved the issuance of bonds for capital improvements for a new Village Hall/Public Safety Complex; and

WHEREAS, it is necessary to conduct testing and surveying to determine if the site can accommodate the project; and

WHEREAS, it is staff's recommendation that the Village Commission approve the Action Items attached hereto as Exhibit 1 authorizing the Village Manager to take the steps necessary in preparation for designing and constructing the New Village Hall Complex at 7903 East Drive.

NOW, THEREFORE, BE IT RESOLVED BY THE COMMISSION OF NORTH BAY VILLAGE, FLORIDA, AS FOLLOWS:

Section 1.1. Recitals. The above Recitals are true and correct and incorporated herein by this reference.

Section 1.2. Authorization of Village Officials. The Village Manager and/or his designee are authorized to take the steps necessary in preparation for designing and constructing the New Village Hall Complex at 7903 East Drive in accordance with the Action Items attached hereto as Exhibit 1.

Section 1.3. Authorization of Fund Expenditure. The Village Manager is authorized to expend budgeted funds as necessary to carry out the aims of this Resolution.

Section 4. Effective Date. This Resolution shall take effect immediately upon approval.

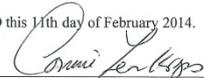
The foregoing Resolution was offered by Commissioner Richard Chervony, who moved for its adoption. This motion was seconded by Commissioner Wendy Duvall, and upon being put to a vote, the vote was as follows:

HISTORICAL

FINAL VOTE AT ADOPTION:

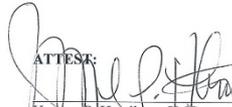
Mayor Connie Leon-Kreps	Yes
Vice Mayor Eddie Lim	Yes
Commissioner Richard Chervony	No
Commissioner Wendy Duvall	Yes
Commissioner Jorge Gonzalez	Yes

PASSED AND ADOPTED this 14th day of February 2014.



Connie Leon-Kreps, Mayor

ATTEST:



Yvonne P. Hamilton, CMC
Village Clerk

APPROVED AS TO FORM FOR THE USE OF
NORTH BAY VILLAGE:



Robert L. Switkes & Associates, P.A.
Village Attorney

North Bay Village Resolution: Preparation for Designing and Constructing New Village Hall Complex at 7903 East Drive.

PUBLIC NOTICES



NORTH BAY
VILLAGE

Investing in Our Future Today

Key Construction Initiatives

- Kennedy Causeway Redevelopment
- Sewer Force Main Replacement
- West Drive Community Park Development
- Municipal/Public Safety Complex Development

PUBLIC NOTICES

Municipal/Public Safety Complex Development

This project involves the construction of facilities to house City administrative offices, Commission Chambers, the Police Department, a Fire Rescue Station, and a community room to be located at the former municipal facility's site on Harbor Island, adjacent to the Kennedy Causeway. The proposed complex will be constructed to LEED certification standards to deliver a green, energy efficient landmark building to serve administrative and public safety functions.

Cost: **Funded: \$4.6 million**
From 2009 Miami-Dade County Fire Rescue Bonds

Unfunded: \$7.9 million
Innovative financing strategies are being pursued to move the project forward during 2010

Authorized: \$7.9 million
From City of North Bay Village General Obligation Bond Program

Status: A phased development program beginning with construction of the Fire Rescue Station and an Intermodal Facility is under review.



Conceptual rendering of the Municipal/Public Safety Complex

Utilities Undergrounding

Undergrounding the utility lines throughout the City is under consideration in accordance with the general obligation bond program authorized in 2006 by a voters' referendum.

Cost: **Unfunded: \$9.1 million**
Authorized: \$9.1 million

Status: Preliminary engineering design underway for further project consideration.

Coming
Soon

Intra-City Bus Stop & ADA Accessibility Enhancements

Physical improvements at approximately 10 City bus stops throughout the three islands will include the installation of bus stop signs, benches and trash receptacles to provide easily identifiable and comfortable places to wait for City transportation. This project also includes the installation of sidewalk connections where there are missing or broken portions of the sidewalk and ADA curb ramps where sidewalks connect to City bus stops.

Cost: \$65,000

Status: In Design



Conceptual rendering of a bus shelter

Intermodal Facility

This project includes the development of a transportation facility to serve as a key component to the proposed Municipal/Public Safety Complex and the Kennedy Causeway Redevelopment projects. An intermodal facility will provide a hub for parking and auto, bus, bicycle and water modes of transportation to link the business corridor with the residential areas, adjacent cities and surrounding destinations.

Cost: \$475,000

Status: To be developed in conjunction with the first phase of the Municipal/Public Safety Complex project to provide additional parking and public transportation linkages.

PUBLIC NOTICES

The City of
North Bay Village, FL



2009 Strategic Initiatives

- **Public Safety/Municipal Complex**
- **Sewer Force Main Replacement**
- **West Drive Park Development**
- **Business District Redevelopment**



PUBLIC NOTICES

Project Description: Municipal Complex

The Municipal Complex project is a critical City initiative. Due to environmental conditions in the existing Police, Fire and Administrative offices, the building was evacuated and Police and Fire personnel are currently housed in temporary trailers. Additionally, significant growth during the last decade has mandated the need for expanded Fire, Police and Administration to adequately service the community. The Municipal Complex will also provide much needed public space/ community center.

Needs

- To replace the currently deteriorated and out-dated law enforcement, fire rescue and administrative facilities.
- To create a secure base for first responders in emergency and adverse weather conditions by constructing a Cat. 5 facilities.
- To create a central community center to serve the citizens of North Bay Village.
- To construct a green energy efficient complex using LEEDS certification standards.

Available Funding

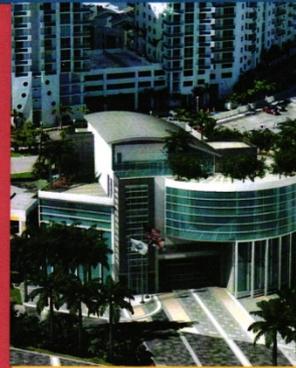
- City approved General Obligation Bond for \$7,900,000
- Miami-Dade County Fire Department \$3,000,000

Additional Funding Needed

- \$3,500,000

Schedule

- Preliminary design completed
- Construction to begin in August 2009



Rendering of the new Public Safety/City Hall Complex

Project Description: Sewer Force Main Replacement



Wastewater from North Bay Village is currently pumped through a 42-year-old pipe and travels more than two miles to Miami Beach to be processed. This force main pipeline rests on the floor of the bay, exposed to hazards such as impacts from boats. The damage is accelerated by corrosion and age. The pipeline has caused six spill accidents since 2005, causing continued environmental damage and health risks. The City has initiated planning work to replace the pipeline, rerouting it to the west to the City of Miami. The City is currently under a sewer moratorium from Miami-Dade County and a consent order from the Florida Department of Environmental Protection.

Needs

- It is becoming increasingly difficult and time-consuming to repair this aging pipeline.
- The City has proceeded with the development of a preliminary design and criteria package for the installation of a new force main.
- The City intends to have a design team under contract in 2009 to complete preliminary design and begin construction of the new system.
- Project critical for residential and commercial growth.

DUE DILIGENCE



DUE DILIGENCE

**AN APPRAISAL REPORT
OF**

A TRIANGULAR SHAPED SECTION AND 15-FOOT RIGHT-OF-AWAY
LOCATED ON OR ADJOINING
1345 79TH STREET CAUSEWAY
NORTH BAY VILLAGE, FLORIDA 33141

Appraisal No. 03-14-116

FOR

City of North Bay Village
c/o Mr. Bert Wrains, CGFO
Finance Director
1666 Kennedy Causeway, Suite 300
North Bay Village, Florida 33141

BY

**APPRAISALFIRST
REAL ESTATE APPRAISERS LLC**
1444 Biscayne Boulevard, Suite 211
Miami, Florida 33132

DUE DILIGENCE

EXECUTIVE SUMMARY

Property Type: Vacant Land

Location: 1349 79th Street Causeway
North Bay Village, Florida 33141

Site Size SF: Subject A - 2,746 SF
Subject B - 2,855 SF

Zoning: CG, General Commercial District, by the City of
North Bay Village

Census Tract: 39.18

Flood Zone: AE

Effective Date: March 24, 2014

Date of Report: March 28, 2014

Property Rights: Fee simple Estate

MARKET VALUE INDICATIONS		
	Triangular Shaped Site (Subject A)	15-Foot Right-of-Way (Subject B)
Cost Approach	Not Applicable	Not Applicable
Sales Comparison Approach	\$35,000	\$35,000
Income Capitalization Approach	Not Applicable	Not Applicable
Final Market Value	\$35,000	\$35,000

DUE DILIGENCE

PLAN TO ACCOMPANY LEGAL DESCRIPTION

Scale: 1" = 50'

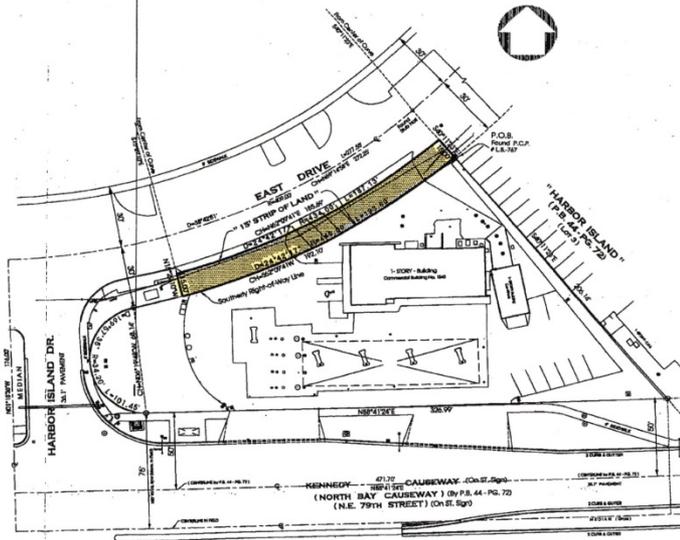
LEGAL DESCRIPTION

A strip of land 15.00 feet wide, lying within the Right-of-Way of East Drive (a 60 foot Road) in the City of North Bay Village, Florida, which Southerly line being coincident with the Northerly line of Lot 1, HARBOR ISLAND, according to the plat thereof as recorded in Plat Book 44, of Page 72, of the Public Records, of Miami-Dade County, Florida, being more particularly described as follows:

BEGINNING at a point of Intersection of the Easterly line of said Lot 1 and the Southerly Right-of-Way line of the above mentioned East Drive, said point also being the Northeasterly Corner of said Lot 1 and bears S.40°11'23"E, from the center of curve; thence continue Westerly and Southwesterly, along a non-tangent circular curve concave to the Northwest and also along the arc of said circular curve to the left, having a central angle of 24°42'17" and a radius of 449.00' feet, for an arc distance of 193.80' feet to a point on the above mentioned Southerly Right-of-Way line of said East Drive; thence N.15°29'10" W, for 15.00' feet, along a radial line with the last described course; thence Easterly and Northeasterly, along a non-tangent circular curve and also along the arc of said circular curve to the right and concave to the Northwest, said curve being 15' feet North of and parallel with the Southerly Right-of-Way line of said East Drive, having a central angle of 24°42'17" and a radius of 434.00' feet, for an arc distance of 187.13' feet to a point of Intersection with the northerly prolongation of the Easterly line of the above mentioned Lot 1, said point bears S.40°11'23"E, from the center of curve; thence S.40°11'23"E, for 15.00' feet; along the above mentioned northerly prolongation of the Easterly line of said Lot 1 to the POINT OF BEGINNING.

Containing: 2,855 Square Feet, more or less.

NOTE:
This is not a "Survey or a Plan of Survey".



MARIO PRATS JR. & ASSOCIATES, INC.

SURVEYORS - MAPPERS - PLANNERS

55 S.W. 81st Avenue, Miami, Florida, 33144

Voice (305) 551-6000; Fax (305) 255-9480

E-Mail: docs@mariopratsurvey.com Certificate of Authorization No. 4249



HERRY GERRITZ, the LEGAL DESCRIPTION, represents the legal description as shown on the attached plan and it was compiled under my supervision and/or direction, to the best of my knowledge and belief, also meets the Minimum Standard Requirements set forth by the Florida Board of Land Surveyors and Mappers, pursuant to Section 816(17)-6000, Florida Statutes and implementing Rules, Florida Administrative Code.

ABBREVIATIONS

- 1) The Certificate is only for the lands so described, it is not a certification of title, Survey, Easements, or Freedom of Encumbrances. ABSTRACT NOT REQUIRED.
- 2) There may be additional boundaries not shown on the survey that may be found in the Public Records of the County. Examination of ABSTRACT OF TITLE will have to be made to determine encumbered interests if any existing on the property.
- 3) Ownership subject to CHANGE OF USE.
- 4) Location and identification of Utilities and/or easements to the property were not secured as such information was not requested.
- 5) Boundaries shown there are based on Certificate of Kennedy Causeway (S.E. 79th St.) being 150' WIDE.

REMARKS: IF APPLICABLE AND PERTINENT
 1) U.S.U. indicates existing boundaries.
 2) Boundaries are referred to the National Geodetic Vertical Datum.
 3) BENCHMARK (B.M.) No. _____ Section _____ Feet
 Location _____

SOURCE:
 J.N. _____ Date _____
 J.N. _____ Date _____
 J.N. _____ Date _____

THIS IS NOT A WELD CERTIFICATION
 WITHOUT THE SURVEYOR'S ORIGINAL
 SIGNATURE AND RASING EMBOSSED
 SEAL THEREON.

Mario Prats Jr.
 Professional Surveyor License No. 3332
 State of Florida

C.A.D. File:
 H:\Survey\1271\1294
 Original date:
 03/10/2010
 No System or BOUNDS
 field date:
 Sheet 1 of 1
 Original J.N.:
 25548-1277

DUE DILIGENCE

Geotechnical Engineering Report
7903 East Drive • North Bay Village, Miami-Dade County, Florida
December 12, 2014 • Terracon Project No. H8145043

Terracon

EXECUTIVE SUMMARY

A geotechnical investigation has been performed for the proposed five story structure at 7903 East Drive in North Bay Village, Miami-Dade County, Florida. For this investigation, two (2) borings (designated B-1 and B-2) have been performed to 80 feet below the existing ground surface. This report specifically addresses the recommendations for the proposed building and pavements facilities. The following geotechnical considerations were identified:

- **General Soil Conditions:** Below 3 inches of surficial topsoil (OL), the site conditions generally consisted of granular fill soils consisting of sand with limerock (SP-SM) or limerock with sand (GP-GM/GM) extending to a depth of 11 to 14 feet below the ground surface. Below the fill soils, a layer of sandy silt (ML) approximately 4.5 to 5.2 feet thick was found overlying the upper limestone formation encountered at depths ranging from 15.5 to 19.2 feet. The upper limestone formation extending to a depth of approximately 35 feet followed by fine to coarse sand with limestone lenses/layers (SP-SM) to depths ranging from 48 to 57 feet. Below this intermediate sand layer, a lower limestone formation was encountered to the boring termination depths of 80 feet. It should be noted that the limestone formations of Miami are typically porous in nature and interbedded with zones of fine to coarse sand. In addition, a 2 inch thick layer of organic silt was encountered at the bottom of the silt layer in soil boring B-1.
- **Groundwater:** Groundwater was found at a depth ranging from approximately 5.6 to 6.0 feet below the ground surface within the borings at the time of the field exploration.
- **Foundations:** Due to the presence of a 4.5 to 5.2 feet thick layer of compressible silt soil located at depths ranging from approximately 11 to 19.2 feet below the existing ground surface, the proposed building should be supported on either: (1) a deep foundation system consisting of augercast piles or (2) a shallow foundation supported on existing soils after a soil mixing ground improvement program is implemented. As a third option (3), shallow foundations supported directly on existing fill soils can be evaluated, but would require additional soil borings, laboratory testing, and specific structural loading conditions to confirm their feasibility.
- **Additional Geotechnical Services:** Due to the site's history and amount of fill soils encountered, we recommend that a test pit program be performed prior to final design to better evaluate the nature of the fill soils and whether any unsuitable materials (i.e. foundations, utilities, debris, etc.) are buried within. In addition, we recommend that field testing (i.e. percolation tests or RAR) be performed for stormwater drainage design. If foundation alternative numbers 2 or 3 are to be evaluated, we recommend that additional soil borings be performed to better determine the vertical and horizontal limits of the silt layer as well as its compressibility characteristics. Lastly, we recommend additional shallow borings be drilled for pavements to confirm the existing subgrades.

This summary should be used in conjunction with the entire report for design purposes. It should be recognized that details were not included or fully developed in this section, and the report must be read in its entirety for a comprehensive understanding of the items contained herein. The section titled **GENERAL COMMENTS** should be read for an understanding of the report limitations.

DUE DILIGENCE

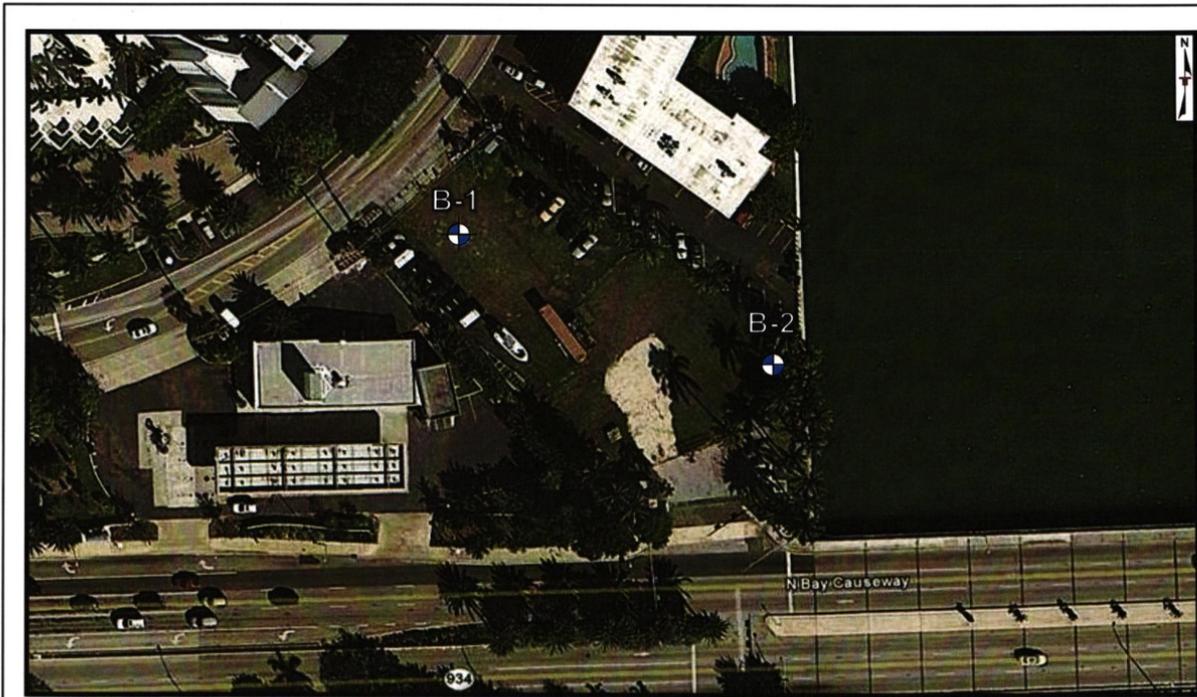


DIAGRAM IS FOR GENERAL LOCATION ONLY, AND IS NOT INTENDED FOR CONSTRUCTION PURPOSES

Photograph Source: Google Earth Pro.

Project Manager: KC	Project No: HB145043		HISTORICAL AERIAL PHOTOGRAPHS	FIG No.
Drawn by: SDF	Scale: N.T.S		FIVE STORY STRUCTURE	A-2
Checked by: KC	File Name: HB145043		7903 EAST DRIVE, NORTH BAY VILLAGE, MIAMI-DADE COUNTY, FLORIDA	
Approved by: HS	Date: 12/11/2014		<small>3000 Wayne Court, Suite A Columbia, Missouri 65203 Tel: 636.324.2007 Fax: 636.324.2014</small>	

DUE DILIGENCE



Photograph Source: Google Earth Pro.

LEGEND  Approximate Boring Location DIAGRAM IS FOR GENERAL LOCATION ONLY, AND IS NOT INTENDED FOR CONSTRUCTION PURPOSES	Project Manager: KJC Drawn by: SDF Checked by: KJC Approved by: HES	Project No. H8145043 Scale: N.T.S. File Name: H8145043 Date: 12/5/2014	 16200 NW 59 th Ave Miami Lakes, Florida 33014 PH. (305) 820-1997 FAX. (305) 820-1998	BORING LOCATION PLAN FIVE STORY STRUCTURE 7903 EAST DRIVE NORTH BAY VILLAGE, MIAMI-DADE COUNTY, FLORIDA	Exhibit A-5

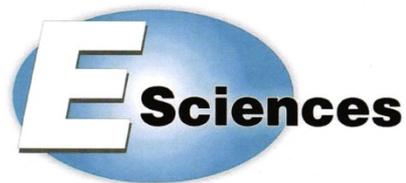
DUE DILIGENCE

Phase II Environmental Site Assessment Report

Old City Hall and Adjacent Land Swap Property
North Bay Village, Florida

December 12, 2014

E Sciences Project Number 7-0171-002



ENGINEERING
ENVIRONMENTAL
ECOLOGICAL

Prepared for:

Rodney Carrero-Santana, P.E.
Public Works Director
North Bay Village
1666 Kennedy Causeway, #300
North Bay Village, FL 33141



224 SE 9th Street • Fort Lauderdale, FL 33316 • Tel 954-484-8500 • Fax 954-484-5146 • www.esciencesinc.com

DUE DILIGENCE

P:\Projects\7-0100-01997-0171-0024_Sigures and drawings\GIS\Sample Location Map.mxd



Legend

- Project Location
- Sample Locations**
- Groundwater Sampling Location (Monitoring Well)
- Soil and Groundwater Sampling Locations (Direct Push Technology)

E Sciences
 E Sciences, Incorporated
 FL Engineering Lic. #8691
 224 S.E. 9th Street
 Fort Lauderdale, FL 33316
 www.esciencesinc.com
 Phone: 954-484-8500
 Fax: 954-484-5146

DRAWN BY: TV
 CHECKED BY: MP
 PROJECT NUMBER: 7-0171-002

Phase II Environmental Site Assessment
Old City Hall and Adjacent Land Swap Property
 Section 9, Township 53S, Range 42E
 North Bay Village, Miami-Dade County, Florida

Sample Location Map

SCALE: 1" = 50'
 DATE: 12/4/2014

FIGURE
1

DUE DILIGENCE

Phase II Environmental Site Assessment
Old City Hall and Land Swap Properties, North Bay Village, Florida
E Sciences Project Number 7-0171-002

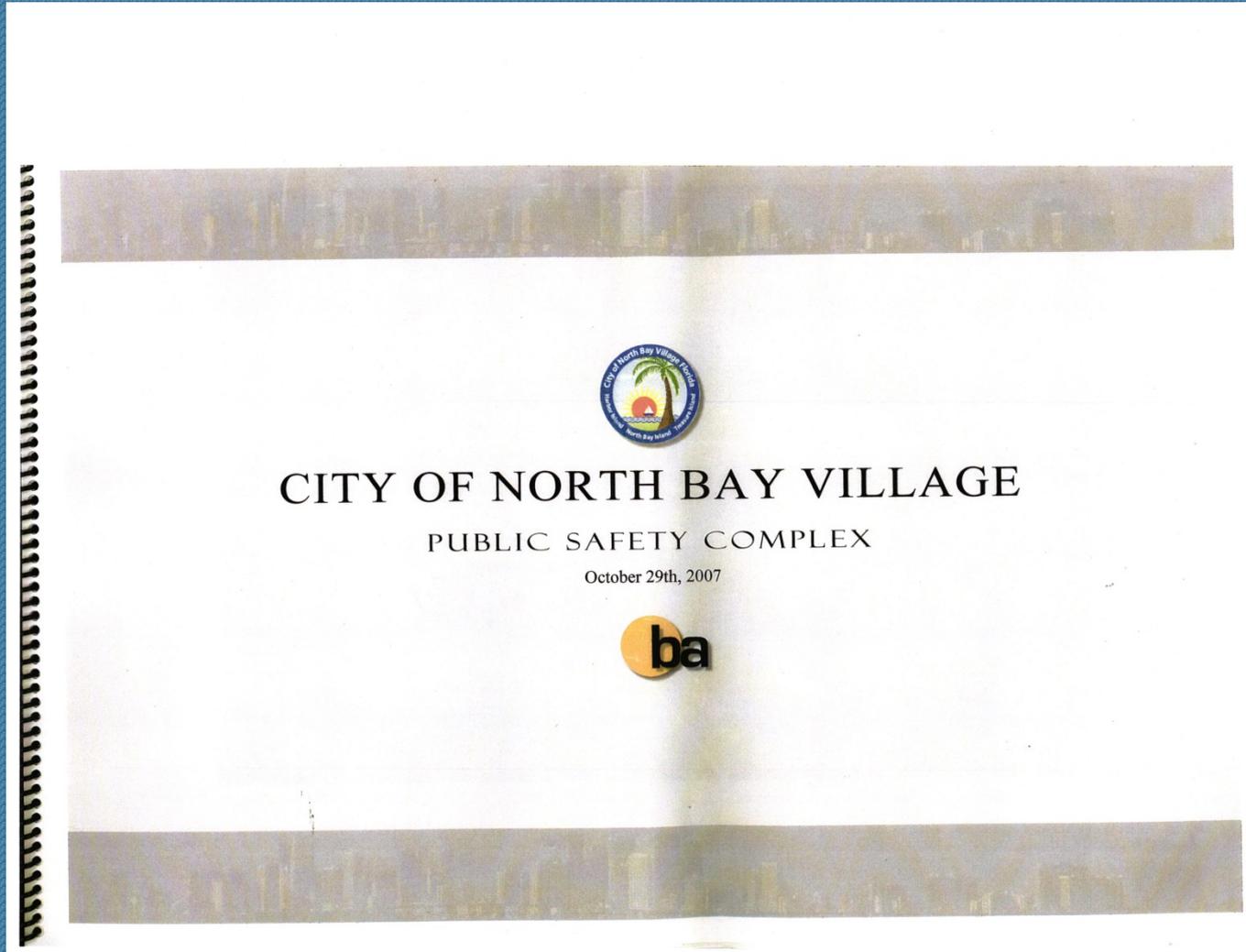
December 12, 2014
Page 11 of 12

5.0 FINDINGS AND CONCLUSIONS

The Phase II ESA was designed to evaluate the presence of contamination based on the information provided regarding the findings of a Phase I ESA conducted for the subject properties. We present the following findings and conclusions for each property:

- **Old City Hall:** This Phase II ESA was conducted to evaluate the potential presence of petroleum contamination associated with the adjacent fuel services station. The assessment conducted on this property included the analysis of soil and groundwater samples for petroleum contaminants based on the RECs documented during the previous Phase I ESA. Soil screening, soil samples and groundwater samples were collected along the western boundary of this property. No contaminants analyzed were detected above the SCTLs for the soil samples collected. No contaminants analyzed were detected above the GCTLs for the groundwater samples collected. The soil screening activities conducted at this property did not reveal petroleum contamination at the sample locations.
- **Land Swap Site:** This Phase II assessment was conducted to evaluate the potential presence of petroleum contamination associated with the adjacent fuel service station. The assessment conducted on this property included the analysis of soil and groundwater samples for petroleum contaminants based on our understanding of the RECs documented during the previous Phase I ESA. No contaminants analyzed were detected above the SCTLs for the soil samples collected within this site. Petroleum constituents were detected above the GCTLs for the groundwater sample collected next to the carwash structure on the northern portion of this site. A second groundwater sample was collected on the southern portion of the site and laboratory analysis did not reveal contaminant concentrations above regulatory standards for that sample. The vertical and horizontal extent of the groundwater contamination detected at this site cannot be ascertained based on this limited information and additional assessment would be necessary. As part of the assessment, a groundwater sample was collected from an existing monitoring well located on the eastern side of the dispenser area in order to evaluate the potential presence and migration of contamination from the existing UST tank farm. Laboratory analytical results for this sample did not reveal the presence of groundwater contamination at that location. Therefore, we conclude that groundwater impacts detected may be associated with the carwash operation.
- Based on the findings above, we recommend that the groundwater sampling east of the carwash be duplicated by installing a groundwater monitoring well at this location to confirm the presence of petroleum impacts within the Land Swap site.
- In the event that contamination is confirmed, and if the Village elects to proceed with the purchase of this property, we recommend engaging RER to request a Comfort Letter. A Comfort Letter is issued by RER for owners and tenants of real property occupying real property with groundwater contamination that is solely the result of migration of

DESIGN



DESIGN



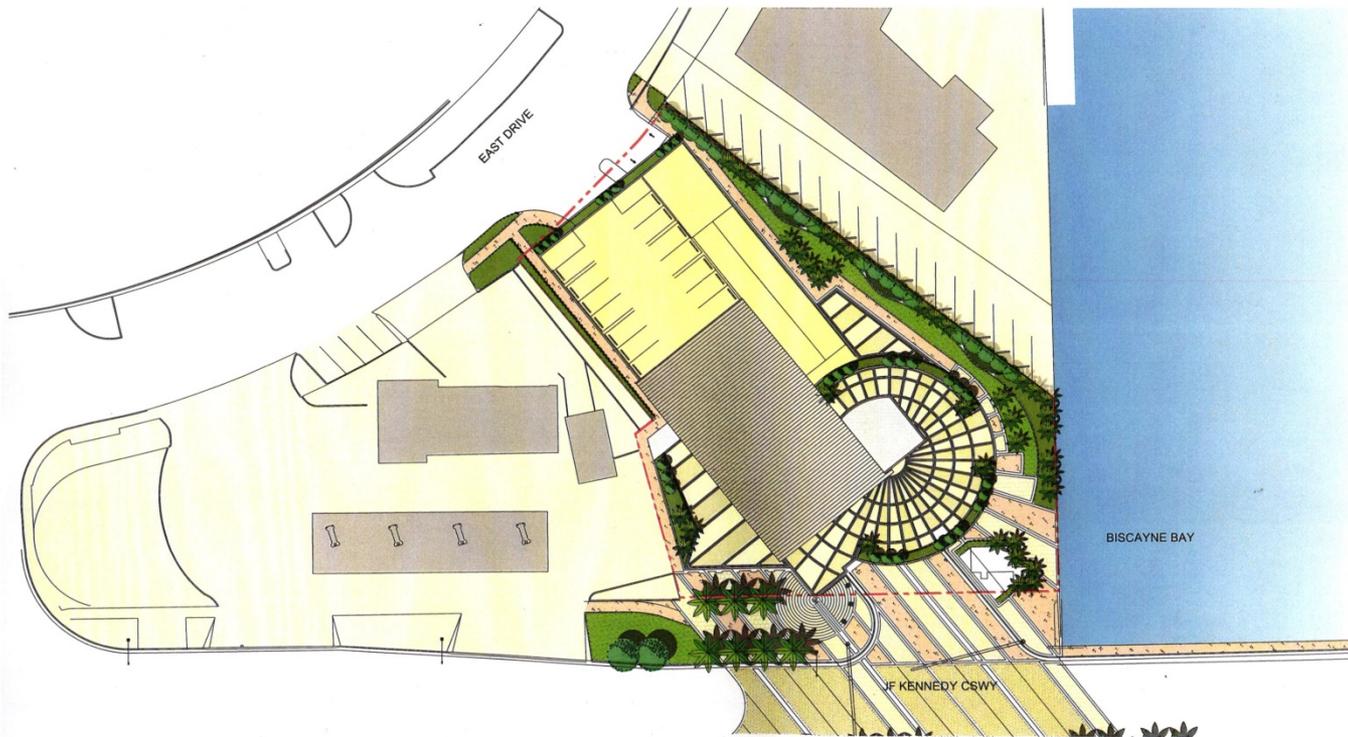
CITY OF NORTH BAY VILLAGE
PUBLIC SAFETY COMPLEX

Perspective

Date: October 29th, 2007
Scale: N.T.S.



DESIGN



ba

CITY OF NORTH BAY VILLAGE
PUBLIC SAFETY COMPLEX

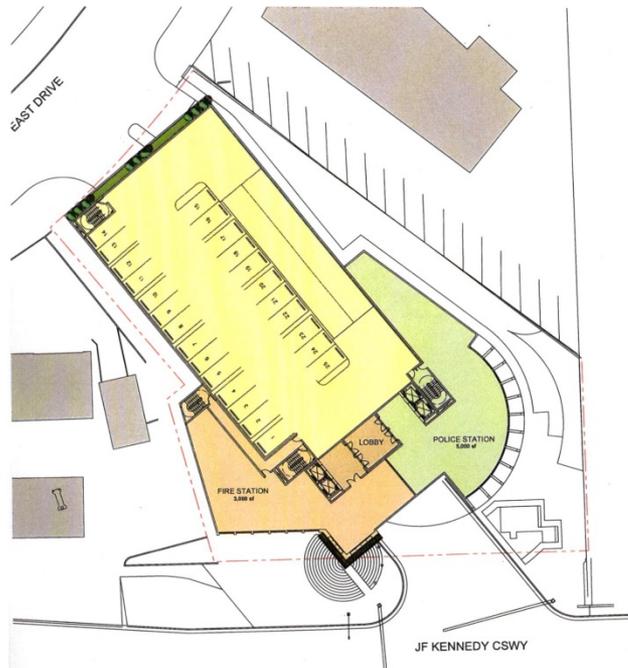
Roof Plan

Date: October 29th, 2007

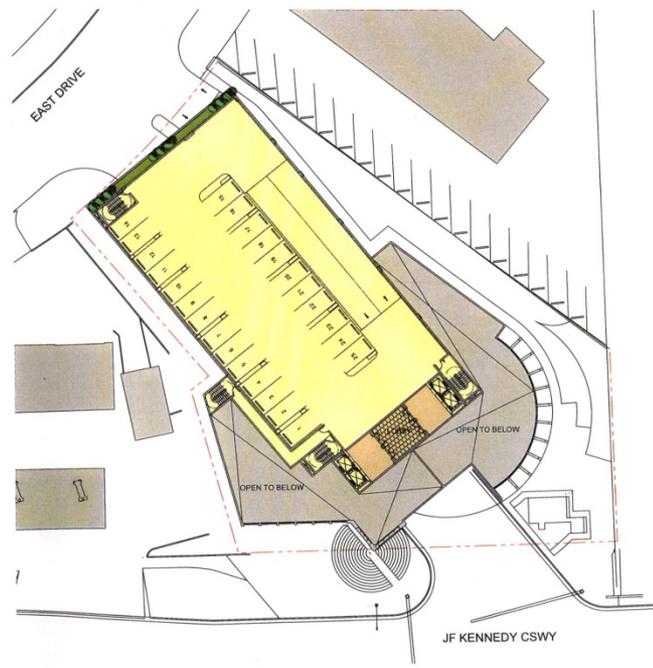
Scale: 1" = 40'-0"



DESIGN



Second Floor Plan



Second Mezzanine Floor Plan



CITY OF NORTH BAY VILLAGE
PUBLIC SAFETY COMPLEX

Second & Mezzanine Floor Plan

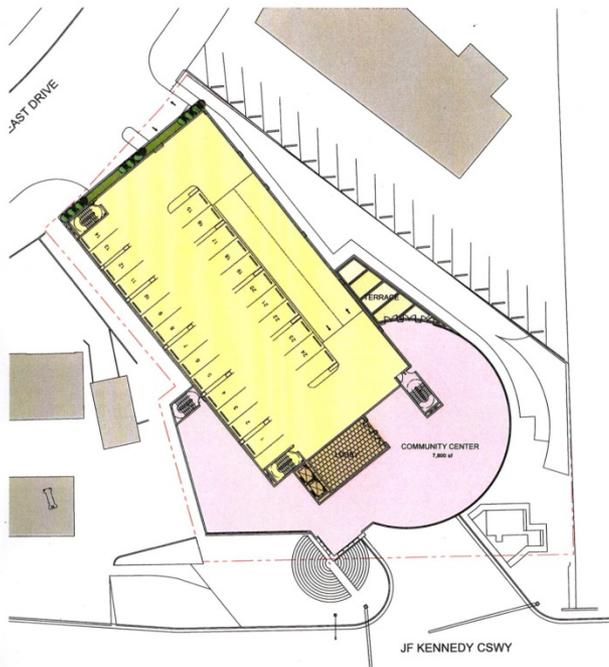
Date: October 29th, 2007

Scale: 1" = 40'-0"

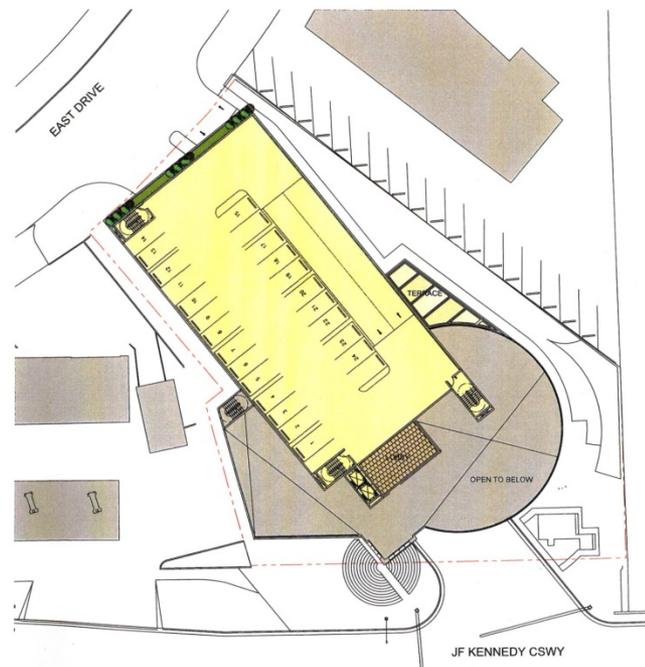


DATE: 10/29/07

DESIGN



Third Floor Plan



Third Mezzanine Floor Plan



CITY OF NORTH BAY VILLAGE
PUBLIC SAFETY COMPLEX

Third & Mezzanine Floor Plan

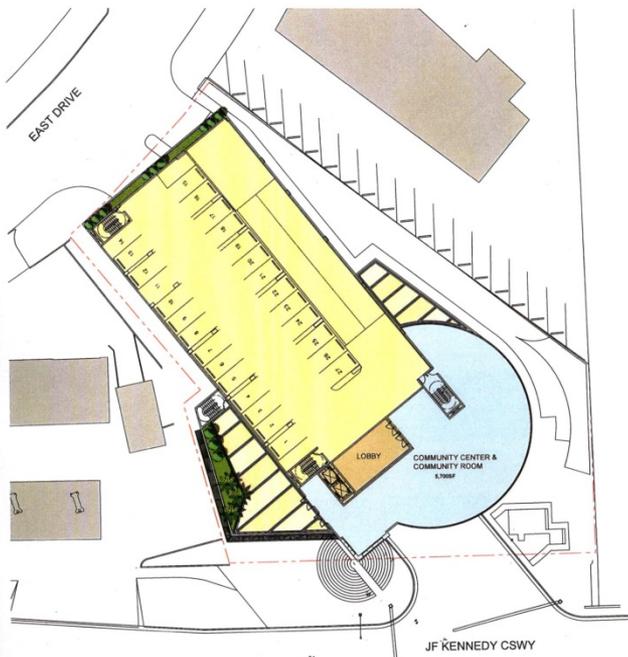
Date: October 29th, 2007

Scale: 1" = 40'-0"

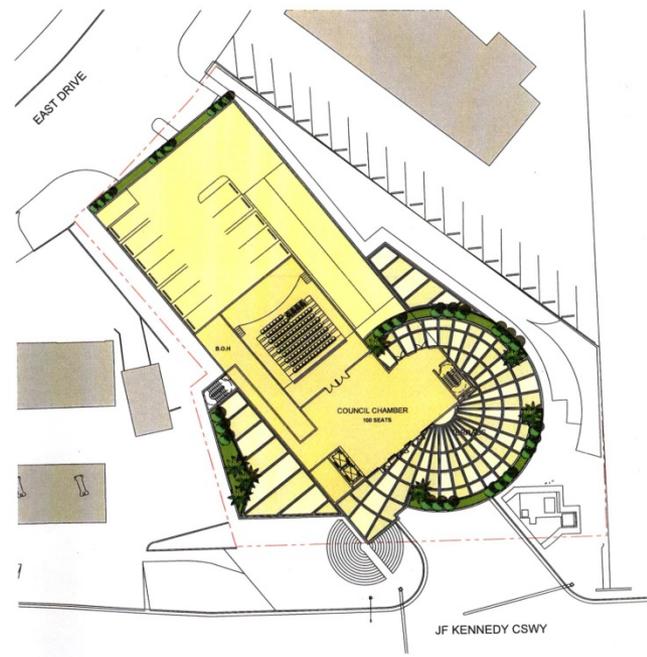
1/2" = 10'-0"



DESIGN



Fourth Floor Plan



Fifth Floor Plan



CITY OF NORTH BAY VILLAGE
PUBLIC SAFETY COMPLEX

Fourth & Fifth Floor Plan

Date: October 29th, 2007

Scale: 1" = 40'-0"

1" = 40'-0"

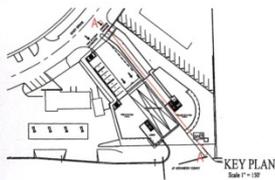
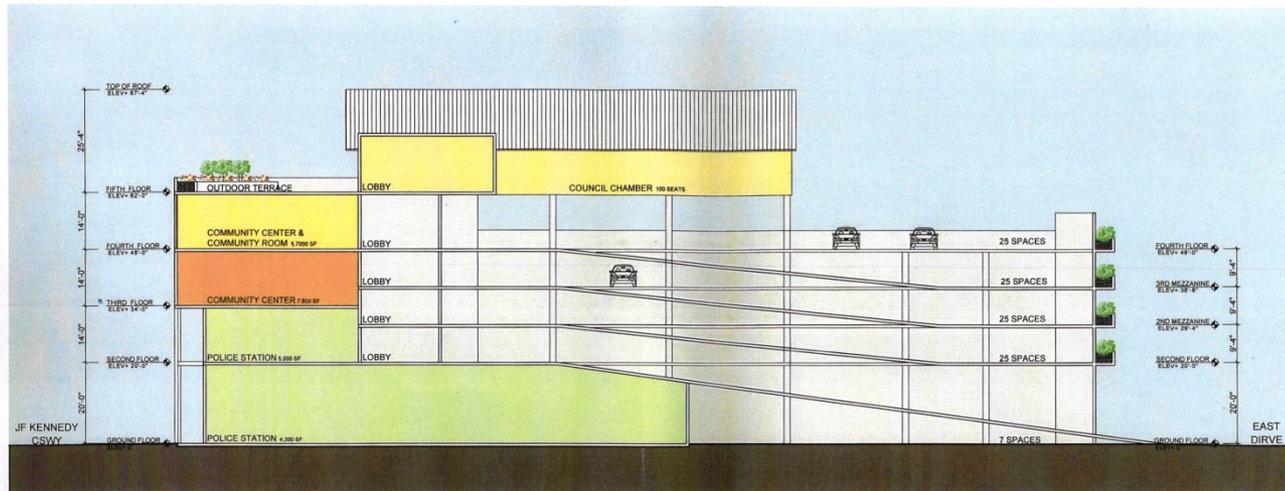
DESIGN



CITY OF NORTH BAY VILLAGE
PUBLIC SAFETY COMPLEX

Ground Floor Plan
Date: October 29th, 2007
Scale: 1" = 40'-0"
N

DESIGN



Legend

- Police Station
- Community Center
- Community Room
- Council Chamber



CITY OF NORTH BAY VILLAGE
PUBLIC SAFETY COMPLEX

Section A

Date: October 29th, 2007

Scale: 1" = 20'-0"



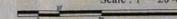
DESIGN



CITY OF NORTH BAY VILLAGE
PUBLIC SAFETY COMPLEX

Elevation A

Date: October 29th, 2007
Scale: 1" = 20'-0"



DESIGN

Oct 03 07 03:33p CITY NBVILLAGE

p.2

ba

Bermello Ajamil & Partners, Inc.

October 2, 2007

Mr. Jorge Forte
City Manager
City of North Bay Village
1666 Kennedy Causeway, Suite 700
North Bay Village, Florida 33141

Via Email/ Mail

Architecture
Engineering
Planning
Interior Design
Landscape Architecture

**Re: Fee Proposal
North Bay Village Public Safety Complex**

Dear Jorge:

It was a pleasure meeting you, along with Mrs. Escar-Mango (Community & Governmental Affairs Manager) and Mr. Pushkin (Assistant City Manager), to review the program for the proposed "North Bay Village Public Safety Complex". We understand that the Village is planning to issue a bond referendum for the facility to be presented to their Constituents on November 13, 2007 and the services that the village is seeking is for a Preliminary Diagrammatic Master Plan including an Order Of Magnitude Cost for the proposed facility.

Project / Property Information

- 7903 East Drive, North Bay Village, Florida 33141-3310
- Lot Size +/- 32,169 SF. Or .74 acres
- Legal Description: Harbor Island PB 44-72, lot 3
- Currently two one story buildings are located at site for a Fire Station & Police Facility. These buildings will be demolished for the proposed project.

2. Program / Scope - Provided by Owner

- Police Department
- Fire Station (to be confirmed by Village, provided by B&A)
 - 2 apparatus bays, 18 feet wide by 14 feet high at door, 100 feet deep
 - Living areas
 - Storage area
 - Maintain existing circulation access that is currently on-site
- Community Center
- Council Chamber
- Community Room
- Parking for approximately 100 cars and other support areas.
- Incorporate approximately 2,000 SF of adjacent property on the west side of the City's property for the design of this proposed facility. The new west boundary line to start approximately six feet to the west of the existing car wash building.

*NOTE: NO ADMIN
OFFICE SPACE; NO
ELECTED OFFICIALS
OFFICE SPACE; NO
BUILDING DEPARTMENT;
NO POST OFFICE.*

Total Building Areas: +/- 30,000 Square Feet (Parking Garage Area, not Included)

DESIGN

Typical (2 Bay) Fire Rescue Station Program

Space Allocation

Entry Feature	
Lobby Recommended Net Area:	100 SF
Apparatus Bay: Net Area:	3,400 SF (2-Bay Station) 40'x 85'
Bunker Gear Recommended Net Area:	400 SF
Storage Recommended Net Area:	200 SF
Work Area Recommended Net Area:	150 SF
Office Recommended Net Area:	300 SF
Kitchen Recommended Net Area:	200 SF (including Pantry)
Dining Recommended Net Area:	250 SF
Day Room Recommended Net Area:	500 SF
Study Room Recommended Net Area:	180 SF
Unisex Toilet recommended Net Area:	(4) @ 40 SF
Accessible Toilet Net Area:	50 SF
Dorm Recommended Net Area:	(11) @ 70 SF each minimum
Exercise Room Recommended Net Area:	200 SF
Telecom Room Recommended Net Area:	60 SF
Electrical Room Net Area:	100 SF
Mechanical Rooms Net Areas:	30-40 SF
Janitorial Room Net Areas:	40 SF
Storage Rooms Net Areas:	(2) @ 20-30 SF
Total +/-	7,160.00

Note: All SF information given is approximate.

DESIGN PROGRAM

Entry Feature

The main entrance shall be clearly defined and obvious to the public approaching the facility by vehicle or as pedestrians.

The Apparatus Bay

A minimum of 2 bays should be provided at new stations. The apparatus bay is the core space of the fire rescue station. Functionally and strategically, it is the center of all activity. All other spaces of the station support the Apparatus Bay and must provide direct access to and from the Bay.

The Apparatus Bay is the largest geometric space within the station and will generally establish the specific location of the Station at a given site. Vehicular circulation patterns to and through the Apparatus Bay will be the definitive criteria to arrange the orientation and position of a station on the site. The Apparatus Bay will also be the predominant factor in the design of the facility relative to overall massing and aesthetic considerations.

Related spaces must be grouped and configured in a manner that will allow functional use and inter-relation to other use areas. The arrangement and circulation within all spaces of the station must always consider the direct and efficient movement of personnel towards the Apparatus Bay.

The Apparatus Bay shall be of adequate depth to park and secure the longest of the department's apparatus, while maintaining at least 8-feet of space between the apparatus and the bay door at each

COST ESTIMATE



Link Construction Group

City of North Bay Village
Public Safety Complex

Preliminary Budget

December 2, 2013



	ITEM	QUANT.	UNIT	UNIT PRICE	AMOUNT
SITework					
	Mobilization	1	LS	\$ 5,000	\$5,000.00
	Maintenance of Traffic	1	LS	\$ 9,000	\$9,000.00
	Temporary fence with silt screen	900	LF	\$ 6	\$4,950.00
	Clearing and Grubbing	1	LS	\$ 7,500	\$7,500.00
	Earthwork 6"	3941	SY	\$ 3	\$11,823.00
	Limerock Base (4" thick, primed)	3,941	SY	\$ 6	\$21,675.50
	Asphalt	20600.0	SF	\$ 3	\$61,800.00
	Drainage - Manhole	4	EA	\$ 2,450	\$9,800.00
	French Drain (24")	250.0	LF	\$ 130	\$32,500.00
	Bollards	24.0	EA	\$ 250	\$6,000.00
	Concrete Curb (type D)	843	LF	\$ 12	\$9,694.50
	Backflow	2	LS	\$ 1,200	\$2,400.00
	Utility Water	327	LF	\$ 29	\$9,483.00
	Utility Sewer	327	LF	\$ 26	\$8,502.00
	Utility Fire Line	327	LF	\$ 29	\$9,483.00
	Fire Hydrant	1	EA	\$ 10,373	\$10,372.65
	Concrete Sidewalks	7879	SF	\$ 6	\$43,334.50
	Traffic Signalization	1	LS	\$ 187,000	\$187,000.00
	Chain Link Fence	900	LF	\$ 7	\$6,417.90
	Irrigation	1	LS	\$ 30,000	\$30,000.00
	Landscaping	1	LS	\$ 225,000	\$225,000.00
	Sodding	0	SY	\$ 1	\$0.00
	Flagpole	1	LS	\$ 4,000	\$4,000.00
	Bicycle Parking Rack	2	EA	\$ 270	\$540.00
SITework TOTAL					\$716,276.05
GENERAL BUILDINGS - All Inclusive					
	Fire Station	12,197	SF	\$ 190	\$2,317,430.00
	Police Station	10,997	SF	\$ 190	\$2,089,430.00
	Office Space	7,800	SF	\$ 149	\$1,162,200.00
	Community Center	5,700	SF	\$ 140	\$798,000.00
	Parking Garage	47,350	SF	\$ 54	\$2,556,900.00
	Council Chambers	6,900	SF	\$ 180	\$1,242,000.00
	Design Fees		LS	\$ -	TBD
	General Conditions	1	LS	\$ 985,000	\$985,000.00
SUB TOTAL					\$11,867,236.05
OH&P 5%					\$593,361.80
DESIGN CONTINGENCY 10%					\$1,199,341.00
PROJECT TOTAL					\$13,659,938.85

COST ESTIMATE



RECREATIONAL DESIGN & CONSTRUCTION, INC.
3990 NORTH POWERLINE ROAD
FORT LAUDERDALE, FL 33309
954 • 566 • 3885
FAX: 954 • 566 • 3335
EMAIL: info@recreationaldesign.com

October 25th, 2007

Bermello Ajamil Partners Inc
2601 South Bay shore Drive
Miami, Fl 33133
Attn: Mr. Eduardo Lamas:

RE: **North Bay Public Safety Municipal Complex**

Dear Mr. Lamas

Recreational Design & Construction, Inc. (RDC) is pleased to submit this "Preliminary Budget Cost" proposal for the design build and construction of the North Bay Village Safety Public Municipal Complex to be located in the City of North Bay Village FL. The budget pricing is in accordance with the preliminary Site plan, Ground floor plan, Second floor plan, Second floor Mezzanine plan Third floor plan, Third floor Mezzanine plan, Fourth Floor plan, Fifth Floor Plan, Building Section with sheets dated October 10 2007 and Site utility location report and information dated October 08 2007.

The scope of work shall includes the following:

- Design and consultants fees,
- Bond and Insurances
- Permit Allowance
- Site work and site utility relocation
- Site and Building Landscaping
- Construction of a five story municipal complex with parking garages for the Fire, Police and City Hall personnel and staff.
- The proposed building shall meet Leeds Certification
- Building shall be design to meet a category 5 hurricane winds.

Responsibilities of Others:

- The Owner shall reimburse RDC for the actual costs of permitting and permit fees as charged by the City of North Bay Village for permitting and review fees.
- Water meter(s) & impact fees.
- FPL Primary Services
- FPL Transformer
- Excavation and removal of muck and unsuitable material.
- Soil Boring and Test Log.

The total "preliminary budget cost" for the above scope of work and service shall be **Twelve million, Three Hundred and Fifty thousand, Three Hundred and Twenty Nine and 00/100 Dollars (\$12,350,329.20).**

If you have any questions, please feel free to contact me at 954 566 3885.

Sincerely,

Recreational Design & Construction, Inc.

Joseph C. Cerrone, III
President

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Attachments: **Preliminary Estimate Schedule of Cost**

COST ESTIMATE



RECREATIONAL DESIGN & CONSTRUCTION, INC.
3990 NORTH POWERLINE ROAD
FORT LAUDERDALE, FL 33309
954-566-3885
FAX: 954-566-3335

October 25th, 2007 recreationaldesign.com

Bermello Ajamil Partners Inc
2601 South Bay shore Drive
Miami, FL 33133
Attn: Mr. Eduardo Lamas:

RE: **North Bay Public Safety Municipal Complex : Entry Street Scapes**

Dear Mr. Lamas

Recreational Design & Construction, Inc. (RDC) is pleased to submit this "Preliminary Budget Cost" proposal for the design build and construction of the North Bay Village Entry and Streetscapes to be constructed in the City of North Bay Village FL. The budget and pricing is in accordance with the preliminary Site plan, Entry Streetscapes plan and rendering with sheets dated October 10 2007

The scope of work shall include the following

- Design and consultants fees,
- Bond and Insurances
- Permit Allowance
- Site work and site utilities
- Landscaping
- Entry Bridge Improvements
- Entry Feature and Lighting
- Furnishings

The total "preliminary budget cost" for the above Entry and Streetscapes scope of work and service shall be **Three million, Seven Hundred and Forty One Thousand, Four Hundred and Forty Eight 00/100 Dollars (\$3,741,448.00).**

Note: The scope of work for the Entry Street Scapes can be reduced to a budget of **\$2,528,094.00 (See attached reduce scope)**

Responsibilities of Others:

- The Owner shall reimburse RDC for the actual costs of permitting and permit fees as charged by the City of North Bay Village permitting and review fees.
- Water meter(s) & impact fees.
- FPL Primary Services
- FPL Transformer
- Excavation and removal of muck and unsuitable material.
- Soil Boring and Test Log.

If you have any questions, please feel free to contact me at 954 566 3885.

Sincerely,
Recreational Design & Construction, Inc.

Joseph C. Cerrone, III
President
C:\P\050818-103-07 North Bay Village Municipal Complex\Word Documents\North Bay Village Entry - Street Scapes 10-25-07.rtf

COST ESTIMATE



Recreational Design & Construction, Inc.
 3990 North Powerline Road, Oakland, Florida 33309
 (854) 566-3885 • Fax (854) 566-3335
 Email: info@recreationaldesign.com

NORTH BAY VILLAGE ENTRY STREETScape

NORTH BAY VILLAGE

PRELIMINARY SCHEDULE OF COSTS

REDUCED STREET SCape ENTRY

Date 10/23/2007

Item	DESCRIPTION	TOTAL
100 General Conditions		
General Conditions	Included	
Project Management & Supervision	Included	
Temporary Utilities	Included	
Performance Bonds & Insurances	Included	
Construction Survey & Testing	Included	
Total General Conditions		\$ 288,000.00
100 Permits -		
Permit Fees - Allowance		\$ 60,000.00
100 Professional Design Fees		
Landscape Architect Fees	Included	
Electrical Design	Included	
Civil Engineering	Included	
Irrigation Design	Included	
Total Design Fees		\$ 255,690.00
200 Site Work (Reduce Pavers, and walkways)		
Site Demolition	Included	
Utility Relocation	Included	
Signalization	Included	
FPL / Bellsouth Rerouting	Included	
Earthwork & Grading	Included	
Asphalt Paving	Included	
Pavement Marking, Signage	Included	
Curbs & Sidewalks	Included	
Specialty Paving	Included	
Pavers and Walkways	Included	
Total Site Work		\$ 357,000.00

North Bay Village Entry Street Scape - Reduce Preliminary Cost.xls

COST ESTIMATE

Item	DESCRIPTION	TOTAL
200 Landscaping & Irrigation		
Street Landscaping (Reduce Planting Quantities)	Included	
Green Way Connector	Included	
Planters and Tree Grates	Included	
Sodwork	Included	
Irrigation	Included	
Total Landscape & Irrigation		\$ 525,000.00
300 Bridge Improvements		
Scenic Bridge Art Work (Reduce Art Work Elements)	Included	
Bridget Structure Enhancements	Included	
Total Bridge Improvements		\$ 75,000.00
400 Lighting (Reduce Lighting scope)		
Street Scape Lighting	Included	
Entry Feature Electrics	Included	
Total Lighting		\$ 200,000.00
500 Entry Feature		
Water Features (Smaller water feature	Included	
Kinetic Sculptures (Reduce Kinecti Sculpture)	Included	
Signage	Included	
Total Entry Feature		\$ 125,000.00
600 Furnishings		
Trash Receptacles	Included	
Benches	Included	
Bus Shelters (No Bus Shelters)	Included	
Total Furnishings		\$ 65,000.00
Proposed Estimate sub Total		\$ 1,950,690.00
Contingency Fee	8%	\$ 156,055.20
Sub Total		\$ 2,106,745.20
Over Head & Fee	20%	\$ 421,349.04
Estimated Preliminary Grand Total		\$ 2,528,094.00

North Bay Village Entry Street Scape _ Reduce Preliminary Cost.xls

FUNDING FINANCE

VOTER APPROVED PROJECTS					
Voter Approved Projects	Village Hall / Public Safety Building	JFK Causeway	Parks and Open Space	FP&L Underground Utilities	Recap and Status of All Voter Approved Debt
Voter Approved Debt	\$ 7,900,000	\$2,000,000	\$ 9,400,000	\$ 9,100,000	\$ 28,400,000
Bonds Issued	\$ 1,100,000	\$2,160,000	\$ 5,250,000	\$ -	\$ 8,510,000
Spent on Project	\$ 120,000	\$2,160,000	\$ 5,250,000	\$ 50,000	\$ 7,580,000
Amount of Bonds Approved but Not Issued	\$ 6,680,000	\$ -	\$ 4,150,000	\$ 9,050,000	\$ 19,880,000

April 14, 2015

FUNDING FINANCE

DEBT SERVICE COSTS AND MILLAGE RATES				
	Voter Approved Debt for Bonds	Annual Debt Service	Millage Needed for Annual Debt Payment	Type Debt
Existing Debt FY 2015	\$ 7,151,429	\$ 657,287	\$ 0.86	Existing Debt
New Village Hall *	\$ 6,680,000	\$ 420,900	\$ 0.59	New Debt
Additional Park Construction *	\$ 4,150,000	\$ 261,500	\$ 0.37	New Debt
Underground Utilities *	\$ 9,050,000	\$ 570,200	\$ 0.80	New Debt
Total Debt Service	\$ 27,031,429	\$ 1,909,887	\$ 2.62	Total Millage

* APR 2.4% on 20 Year Bonds
April 14, 2015

FUNDING FINANCE

PUBLIC SAFETY/MUNICIPAL COMPLEX 7903 WEST DRIVE

A. Voter Approval of Bond Debt Amount in 2008	\$ 7,900,000
B. Funds borrowed in 2010 but unspent at this time	\$ 1,100,000
C. Funds to be borrowed for the Project	\$ 6,800,000
D. Funds to be provided by Miami Dade County for Fire/EMS Service	\$ 3,000,000
TOTAL FUNDS AVAILABLE FOR VILLAGE HALL AND PUBLIC SAFETY COMPLEX (B+C+D)	\$ 10,900,000
Current estimated cost for New Public Safety and Village Hall Complex	\$ 13,660,000
Additional Funding need for the estimated cost of the project	\$ 2,760,000

How can the Village raise the additional funds needed for the project

- 1 Grants
- 2 Borrowing - The Village Commission is limited by the Charter on borrowing additional funds. The Charter 3.06 limits the Commission's ability to borrow additional funds for Capital Projects to 20% of the Annual Budget or about \$1,250,000. The Commission would have to hold another referendum election for any additional funds above that.

FUNDING FINANCE

Water and Sewer Projects Cost and Debt Service Rates

Summary Utility Fund Debt Service				
	Loan Amount	Annual Debt Service 20 Year Loans	Water and Sewer Rate To Pay Increased Debt (per 1,000 Gallons)	
Existing Utility Fund Debt FY 2015	\$ 1,589,861	\$ 201,658	\$ 0.31	Existing Debt
Water Meter Project (Estimated)	\$ 1,600,000	\$ 97,100	\$ 0.29	New Debt
Water Main Project (Estimated)	\$ 1,400,000	\$ 84,900	\$ 0.25	New Debt
Sewer Line & Lift Stations Project (Estimated)	\$ 2,300,000	\$ 139,600	\$ 0.45	New Debt
Total Loan Payments New and Existing	\$ 6,889,861	\$ 523,258	\$ 1.31	Charges

Alternate Costs				
	Loan Amount	Annual Debt Service 20 Year Loans	Water and Sewer Rate To Pay Increased Debt (per 1,000 Gallons)	
Existing Utility Fund Debt FY 2015	\$ 1,589,861	\$ 201,658	\$ 9.56	Existing Utility Rates
Water Meter Project (Estimated)	\$ 1,600,000	\$ 97,100	\$ 0.29	New Loan
Water Main Project (Estimated)	\$ 7,200,000	\$ 437,100	\$ 1.31	New Loan
Sewer Line & Lift Stations Project (Estimated)	\$ 4,350,000	\$ 261,000	\$ 0.85	New Loan
Total New Loan Payments	\$ 14,739,861	\$ 996,858	\$ 2.44	

Total Current water and sewer rates combined		\$ 9.56	per 1,000 gallons
New Total water and sewer rates combined		\$ 12.00	per 1,000 gallons
Percentage Increase		25.6%	

2.4% interest rate used

PROGRAM PRIORITIES

1. Fire Station
2. Police Headquarters & Dispatch
3. Commission Chambers
4. Administrative Offices
5. Elected Official's Offices
6. Building Department
7. Post Office
8. General Reception & Cashier
9. Community Center