



## North Bay Village

Administrative Offices

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### **OFFICIAL AGENDA**

#### **VILLAGE HALL PROJECT PUBLIC WORKSHOP**

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

**MONDAY, APRIL 11, 2016**

**7:00 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).

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1. **CALL TO ORDER**
  2. **CHRONOLOGICAL BACKGROUND ON PROJECT PRESENTED BY VILLAGE MANAGER.**
  3. **COMMENTS BY COMMISSION**
  4. **PUBLIC COMMENTS AND QUESTIONS**
  5. **CLOSING COMMENTS BY COMMISSION**
  6. **ADJOURNMENT**

Mayor  
Connie Leon-Kreps

Vice Mayor  
Jorge Gonzalez

Commissioner  
Dr. Richard Chervony

Commissioner  
Andreana Jackson

Commissioner  
Eddie Lim



## NORTH BAY VILLAGE

### VILLAGE HALL PROJECT

#### CHRONOLOGY

1. **October 30, 2007** – The Mayor and City Commission of the City of North Bay Village approved Resolution No. 2007-53 authorizing a Special Election in North Bay Village for a Bond Referenda for various Capital Projects to be held on January 29, 2008.
2. **February 4, 2008** – The Mayor and City Commission of the City of North Bay Village approved Resolution No. 2008-01A adopting the Miami-Dade Canvassing Board's certification of the results of the Special Election held on January 29, 2008 which included the following two items:
  - a. – Residents approved Proposition II: **Public Safety and City Hall Complex Bond** - a Bond Referendum (506 votes in favor and 305 against) authorizing the Village to issue a maximum of \$7.9M 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 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.
  - b. – Residents approved Proposition III – **Acquisition of Land for Public Safety and City Hall Complex** – a Referendum (543 votes in favor and 265 votes against) to minimize expenses associated with capital improvements and construction of the Public Safety/City Hall Complex authorizing the City of North Bay Village to exchange 2,854.78 square feet of City-owned land abutting the northern property line of 1345 NE 79<sup>th</sup> Street (Kennedy Causeway), in exchange for 4,746.29 square feet located on the southeast corner of 1345 NE 79<sup>th</sup> Street (Kennedy Causeway), owned by North Bay Village, FAA, LLC.
3. **September 25, 2008** – Ordinance No. 2008-17 was passed and adopted on second reading authorizing the borrowing by the City of not to exceed \$6.25M via a General Obligation Note for the purpose of financing all or a part of the costs of:
  - i. **(I)** the acquisition of land to be used as a public Park

- ii. **(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. **(III)** related capital costs, including certain capitalized interest on said notes to the extent approved by the voters on January 29, 2008.
- 4. **September 25, 2008** – The Mayor and Commission of North Bay Village approved Resolution No. 2008-36 supplementing Ordinance No. 2008-17 enacted by the Commission on September 25, 2008 authorizing the borrowing by the City not to exceed \$6.25M to finance all or a part of the costs of the capital projects described in said ordinance and accepting the proposal of Suntrust Equipment Finance & Leasing Corporation to provide the City with a loan not to exceed \$6.25M for said capital projects.
- 5. **2009 – STRATEGIC INITIATIVES BROCHURE DISTRIBUTED TO THE VILLAGE** – wherein the Public Safety/Municipal Complex was depicted and presented to the public which included the following information:
  - a. **Available Funding**
    - i. City Approved General Obligation Bond for \$7.9M
    - ii. Miami-Dade County Fire Department - \$3M
  - b. **Additional Funding Needed - \$3.5M**
  - c. **NOTE:** Total Construction Cost Estimate obtained on 12/2/13 - \$14.4M + Design  
2<sup>nd</sup> Estimate obtained on 2/23/15 - \$15.6M + Design
- 6. **October 19, 2010** – The City Commission passed Resolution No. 2010-65 authorizing the City Manager to execute a written contract with North Bay Village, FAA, LLC for the purpose of completing the exchange of property at the proposed municipal complex.
- 7. **June 12, 2012** – The City Commission passed Resolution No. 2012-19 awarding the bid for the demolition of the City Hall Building for the Bid Price of \$64,650.
- 8. **September 22, 2015** – The Village issued RFP No. 2015-002 for Architectural and Engineering Design Services for a new Village Municipal Center with a Response Date of no later than November 10, 2015. Nine (9) qualified responses were received of which the firm of Wolfberg Alvarez & Partners were ranked No. 1.
- 9. **February 9, 2016** – The Village Commission authorized the Village Manager to negotiate a contract with Wolfberg Alvarez & Partners for said services and submit said proposal to the Village Commission for action.

10. **March 8, 2016** – The Village Commission approved Resolution No. 2016-13 authorizing the Village Manager to enter into an agreement with Wolfberg Alavarez & Partners for providing A&E Design Services in the amount not to exceed \$58,000 for the purpose of providing programming, zoning analysis, and three (3) conceptual designs for the new Village Hall Site on Harbor Island with the condition that a Public Workshop be held for the purpose of public input in reference to the project – said Public Workshop scheduled for April 11, 2016; said contract was duly executed by the Village Manager effective March 8, 2016, requiring the following scope of work:

- a. **PROGRAMMING:** Attend a meeting with City Staff, and representatives of the Fire and Police Departments to gather information necessary for the preparation of a Project Program. This document will outline the spatial requirements, adjacencies, unique operational needs and other parameters necessary for proper operation of the Municipal Complex.
- b. **ZONING ANALYSIS:** Perform a zoning analysis and, in collaboration with the Village’s legal counsel, assist in preparation of exhibits for solicitation of necessary variances to accommodate the project.
- c. **CONCEPTUAL DESIGNS:** Prepare three (3) different design concepts incorporating different programmatic requirements for presentation to the Village Commission as follows:
  - i. **Scheme 1:** Program to include complete Fire Station, Police Headquarters and Dispatch Center, Commission Chambers and Elected Officials’ Offices and parking to support above activities.
  - ii. **Scheme 2:** Program to include all of the above plus Administrative Offices for Village Employees and a Community Center.
  - iii. **Scheme 3:** Program to include a variation of Schemes 1 and 2 with emphasis on possible phased construction wherein some components are constructed at a later date.
  - iv. Each scheme shall include: Site Plan, Zoning Analysis, Floor Plans in “block form”, and exterior renderings and an Order of Magnitude Construction Cost based upon square footage and historical cost data.
  - v. Services include two (2) presentations at Village Commission; initial presentation to present the three (3) concepts, and the second presentation for the selected scheme with any variations/modifications requested by the Commission.

**11. SUMMARY – THREE MAJOR CHALLENGES FACING THE FORWARD PROGRESS OF THIS PROJECT:**

- a. **Size of the Land – do we stay with what we have or imminent domain land from the Shell Station property?**
- b. **Funding – total currently available - \$10.9- 11M – Estimate obtained on Dec 2, 2013 to build out Conceptual Design prepared by B&A Architects - \$14.4M and, again, on 2/23/15 in the amount of \$15.6M – plus design costs for both estimates.**
- c. **Zoning – Rezoning of the property would have to take place to take full advantage of the available footprint.**