

# Memorandum

MIAMI-DADE  
COUNTY

**Date:**

**To:** Honorable Chairman Bruno A. Barreiro  
and Members, Board of County Commissioners

**From:** George M. Burgess  
County Manager

**Subject:** *Building Better Communities General Obligation Bond* (BBC-GOB) Program Quarterly Status Report – Third Quarter FY-08 (April 1 – June 30, 2008)

The following report provides an update on the *Building Better Communities-General Obligation Bond* (BBC-GOB) Program, in accordance with Resolution No. R-595-05, which established the Administrative Rules for the BBC-GOB Program.

Progress continued during the third quarter of FY 2007-08 in advancing the BBC-GOB program. This quarter, the Office of Capital Improvements (OCI), in close coordination with the County Executive Office (CEO), the Office of Strategic Business Management (OSBM) and participating BBC-GOB departments, developed a list of projects that will be funded by the next bond sale (\$325 million [Series C]), which is expected to be held in late – 2008. This list of projects was approved by the Board of County Commissioners (BCC) on July 17, 2008. The following is an update on the major components of the BBC-GOB program to date (See Attachment 1):

Design and Construction: Approximately \$169 million in design and construction contracts have been approved for advertising or awarded;

Municipalities: More than \$109 million in municipal agreements have been fully executed;

Property Acquisitions: Approximately \$60 million in County property acquisitions have been completed;

Not-for-Profits: Approximately \$37 million in not-for-profit grant agreements have been executed or are in the process of being executed).

Currently, approximately 792 individual project sites (including County departments, municipalities and not-for-profits) are in various stages of development, with 752 (95%) of these sites proceeding on-schedule. As of the close of this reporting period, \$263 million of the initial \$266 million bond sale (approximately 99%) has already been disbursed.

## County Projects

### Design

#### Designs completed

- Ojus Park - Phase 1;
- Ives Estates District Park - Phase 1;
- Charles Deering Estate – Phase 1;
- MetroZoo Amazon & Beyond telecommunications upgrades;
- Tamiami soccer field access control/fencing and
- Local drainage improvements throughout the County.

Westwind Lakes Park Design-Build: The design-build contract for Westwind Lakes Park was awarded by the BCC on May 6, 2008. The engineering phase for this contract was initiated this quarter. Site mobilization and physical construction are scheduled to commence in October 2008.

Miami MetroZoo Improvements and Florida Exhibit: On April 8, 2008, the BCC awarded two design services contracts for this project.

Pre-Trial Detention Center: On May 6, 2008, the BCC awarded the design services contract for this project.

Northside Police Station: On June 17, 2008, the BCC awarded the design services contract for this project.

### Construction

#### Construction completed

- Renovations to the Pediatric Services Division and the Radiology Recovery Unit at Jackson Memorial Hospital;
- Miami Grapeland Water Park;
- Olympic Park;
- Tropical Park Equestrian Center – Phase 1A (electronic marquee sign);
- District 3 local park improvements (Rocky Creek, Claire Rosichan and Glenwood Park);
- Normandy Shores Golf Course;
- Local drainage improvements in District 13.

#### Construction contracts awarded

- Redland Farm Life School;
- MetroZoo Florida Exhibit telecommunications room;
- Temporary fencing for the Northside Police Station;
- Crandon Park Tennis Center Lighting Modifications - Courts A & B;
- Ives Estates Park Parking Lot Re-striping;
- Matheson Hammocks Park Striping and Signage;
- Country Village Park Skate Court and;
- Drainage improvements in the vicinity of SW 147th Ave. between SW 67th Lane & 72nd Street and on Florida Blvd. from SW 1st Street to SW 4th Street & SW 2nd Street from SW 76 Avenue to Florida Blvd.

#### Construction commenced

- Country Village Park Skate Court;
- MetroZoo Florida Exhibit telecommunications room;
- Drainage improvements in Districts 2 and 8;
- Three roadway resurfacings and two traffic calming devices in southwest Miami-Dade and;
- Nine sidewalk projects at various locations countywide.

#### Property Acquisitions

This quarter, approximately 58 acres of environmentally endangered land were acquired. To date, 2031 acres have been acquired as part of the Environmentally Endangered Lands (EEL) Program.

#### General Status of County Department Sites

Currently, 672 individual County department project sites are in various stages of development, with 634 (94%) of these sites proceeding on schedule. The tax relief referendum approved by voters in January 2008 will have a significant impact to the County's FY 2008-09 operating budget and is expected to affect BBC-GOB projects that directly impact the operating budget. The operational impact of BBC-GOB projects currently being implemented and scheduled for future implementation

was evaluated by the Office of Strategic Business Management (OSBM) as part of the FY 2008-09 annual budget development process in coordination with project stakeholders, the County Executive Office and the Office of Capital Improvements (OCI). Based on these potential impacts, several departments such as Park and Recreation and the Library Department have deferred and will temporarily defer future implementation of some of their projects that are anticipated to have operational impacts.

#### Municipal Participation

Seven municipal agreements with a total value of \$17.5 million were executed this quarter with the cities of:

- Hialeah (3);
- Miami Beach (2);
- South Miami (1) and;
- Aventura (1).

These agreements bring the total value of municipal agreements executed to date to over \$109 million.

Construction of a 300-unit affordable housing residential complex by the City of Hialeah was completed this quarter. The County provided \$5 million in BBC-GOB funds for this project. Of the four towers that make up this project, two are fully occupied and the remaining two are expected to be fully occupied by September 2008. The overall total cost for this project is approximately \$28 million.

On July 1, 2008, the BCC approved Ordinance No. 08-84 authorizing the City of Hialeah to use its own municipal procurement policies and procedures for the planning, design and construction of a multi-purpose facility by the City of Hialeah on behalf of the County. This project includes a health care facility and affordable housing and is located on the corner of Palm Avenue and Okeechobee Road. The BBC-GOB funding for this project is as follows:

- \$7.5 million from Project No. 310 – “Jackson Health Center – Hialeah”;
- \$5 million from Project No. 249 - "Preservation of Affordable Housing Units and Expansion of Home Ownership" and;
- \$1.5 million from Project No. 220 – “Acquire or Construct Multi-Purpose Facilities”.

A resolution sponsored by Commissioner Sosa requesting approval of an allocation of \$10,592,307 to each commission district from BBC-GOB Project #249 - "Preservation of Affordable Housing Units and Expansion of Home Ownership" to fund the development of affordable housing units in each respective commission district was approved by the BCC on May 6, 2008. Pursuant to this resolution, similar resolutions sponsored by Commissioners Rolle and Edmonson securing the \$10,592,307 allocation for their respective districts (Districts 2 and 3) were approved by the BCC on July 1 and July 17, 2008 respectively. The Office of Community and Economic Development (OCED) is currently working with BCC staff to determine how to best allocate each respective district's share of affordable housing funds.

Some other municipal projects that were substantially completed this quarter include Hialeah's O'Quinn and Southeast Parks and drainage improvements in Miami Lakes.

#### Not-for-Profit Participation (including Cultural Affairs Projects)

Two grant agreements, one each for the Miami Art Museum (MAM) and the Miami Science Museum (MSM) were executed this quarter bringing the total number of grant agreements executed with not-for-profit organizations to six.

- The initial grant agreement for the Miami Art Museum (\$235,000) was executed on May 28, 2008 and the \$235,000 was disbursed to MAM.

- The initial grant agreement for the Miami Science Museum (\$3.3 million) was executed on June 16, 2008 and the museum is currently preparing a reimbursement request for review by the Department of Cultural Affairs and OCI.
- The Memorandum of Understanding (MOU) that established the general terms and conditions of the projects and the responsibilities and financial commitments of all parties involved was approved by the Board of County Commissioners on April 22, 2008.

The four not-for-profit organization grant agreements previously executed to date include the Lyric Theater (\$1,500,000), the Richmond Naval Air Station Museum (\$350,000), the Cuban Museum (\$4,110,000) and Fairchild Tropical Gardens (\$2,500,000).

Not-for-Profit Community-Based Organization Grant Fund (NFP Fund), Primary Health Care Facilities Fund, Historic Preservation Fund and Economic Development Fund

Of the 37 grants totaling \$30 million from the Not-for-Profit Community-Based Organization Grant Fund (NFP Fund) that were awarded in July 2007, 13 agreements were executed this quarter including agreements with:

- Upper Room Assembly Inc.
- Bakehouse Art Complex Inc.
- Daily Bread Food Bank Inc.
- Habitat for Humanity of Greater Miami Inc.
- Seminole Cultural Art Theater Inc.
- ASPIRA of Florida Inc.
- Coalition of Farm Worker Organization Inc.
- Spinal Cord Living Assistance Development Inc.
- Bay Point Schools Inc.
- Unidad of Miami Beach Inc.
- Community Aids Resource Inc.
- Albert C. Pierre Community Services Center Inc. and
- Center for Haitian Studies Inc.

This brings the total number of NFP Fund agreements executed to date to 18. OCI staff conducted site visits, as part of the due diligence process, to various NFP Fund organizations including Albert C. Pierre Community Services and the YWCA of Greater Miami.

On June 17, 2008, the BCC approved a \$2 million allocation from the BBC-GOB Primary Health Care Facilities Fund to Citrus Health Network Inc. for the purchase of a health care facility.

On July 17, 2008, the BCC approved the allocation of \$10 million from the BBC-GOB Primary Health Care Facilities Fund to the following entities for the construction and expansion of their primary care facilities:

- Borinquen Health Care Center Inc. (\$2.4 million);
- Camillus Health Concern Inc. (\$0.6 million);
- Helen B. Bentley Family Health Center Inc. (\$3 million) and;
- Jessie Trice Community Health Center Inc. (\$4 million)

The deadline for the submittal of proposals for the Historic Preservation Fund RFP has been extended indefinitely due to pending changes to the Administrative Rules for the BBC-GOB Program. Proposed changes to the BBC-GOB Administrative Rules were presented to the Governmental Operations and Environment Committee (GOEC) on July 8, 2008. The GOEC requested revisions to the proposed Administrative Rules and staff is currently working on these revisions with Planning and Zoning's Office

of Historic Preservation. The revised Administrative Rules, incorporating GOEC's changes, will be presented to GOEC and the BCC next quarter. A new deadline for submittal of Historic Preservation Fund proposals will be established upon GOEC and BCC approval of the revised Administrative Rules.

Regarding the Economic Development Fund (EDF), Airside International Business Park, a development firm with a current lease agreement with Miami International Airport (MIA), has submitted a preliminary request for the allocation of \$40 million of the \$75 million available EDF funds for proposed infrastructure improvements on 240 acres within Opa Locka Airport. This request is being evaluated by staff and requires BCC approval prior to implementation.

#### Acceleration of Projects (Initial Bond Sale – Series 2005)

This quarter, OCI administratively approved \$0.84 million in project funding acceleration requests, from the initial bond sale of \$266 million (Series A) for nine project sites. Some of the more notable projects that were approved for acceleration this quarter included:

- \$235,000 for the Miami Art Museum (District 3)
- \$100,000 for Leisure Lakes Park (District 8)
- \$100,000 for the Goulds Aquatic Facility (District 9)
- \$100,000 for the South Dade Aquatic Facility (District 8)
- \$100,000 for the Naranja Aquatic Facility (District 8)
- \$75,000 for the Tamiami Swing Bridge (District 5)
- \$70,000 for the Charles Deering Estate (District 8)
- \$60,000 for Kendall Indian Hammocks Park (District 10)

To date, \$203 million have been approved for the acceleration of 261 project sites that are proceeding faster than anticipated using funds from projects that have not moved forward as quickly as anticipated. It is important to note that no projects have been delayed by the acceleration of other projects. These actions have been taken to minimize the risk of arbitrage and to keep projects moving forward.

#### Acceleration of Projects (Next Bond Sale – Series 2009)

This quarter, OCI administratively approved \$5.88 million in project funding acceleration requests, from the next bond sale (Series C) of \$325 million, for two project sites. These sites included:

- \$3.38 million for the Public Works ADA Improvements
- \$2.5 million for Beaches

#### Economic Stimulus Plan (ESP)

On July 17, 2008, the BCC approved the Economic Stimulus Plan Ordinance and List of Projects. The purpose of this initiative is to stimulate the local construction industry during the current economic slowdown. The ESP involves the expedited processing of more than \$640 million in engineering and construction projects County-wide. Approximately 10% of the projects in the ESP are BBC-GOB projects. ESP-participating departments include Aviation, DERM, Fire Rescue, GSA, Homeless Trust, Office of Community and Economic Development (OCED), Parks, Police, Public Works, Seaport, Transit and Water & Sewer.

#### "Significant Modifications" to BBC-GOB Program

Several "significant modifications" to projects in the BBC-GOB Program were approved by the BCC this quarter including the following:

- *Tamiami Swing Bridge*: Revision to the project description from "Replace existing swing bridge" to "Repair and/or replace existing swing bridge". This change will allow Public Works to perform

necessary repairs immediately in order to keep the bridge operational until such time as additional funds are identified to replace the bridge. Approved by the BCC on May 6, 2008.

- *Northeast Library*: Revision to the project description from "renovation and rehabilitation of library" to "reconstruct library". Hurricane Wilma caused catastrophic damage to the library that will require demolition and reconstruction of the entire facility. Approved by the BCC on June 3, 2008.
- *Hialeah Gardens Police Sub-Station*: Revision to the project name and description from "Hialeah Gardens Facility Improvements" to "Hialeah Gardens – Purchase of a Mobile Police Sub-Station/Command Center". This change will allow Hialeah Gardens to use their allocated funds to purchase a mobile police sub-station/command center for use during emergencies and to support day-to-day operations in lieu of constructing a new stationary police sub-station. Approved by the BCC on July 1, 2008.
- *Old Cutler Road Bridge/William Powell Fishing Piers*: The original allocation for the Old Cutler Road Bridge, located in District 7, was \$1.8 million. Public Works determined that the bridge was in good condition and did not need to be replaced but rather just repaired at a significantly lower estimated cost (\$800,000). The \$1 million remaining allocation for the bridge was transferred to the William Powell Fishing Piers, also in District 7, which are severely deteriorated and in need of immediate repair. Approved by the BCC on July 1, 2008.
- *UM/JMH Ear Institute*: The purpose of this modification was to modify the description of this project to include equipment and other capital expenditures necessary for the development and operation of a state of the art ear institute and to change the project address which has now been finalized. This project will be located within two floors of a newly-constructed building in the vicinity of Jackson Memorial Hospital. Approved by the BCC on July 17, 2008.

#### Other BBC-GOB-related actions approved by the Board of County Commissioners

- *Westchester Arts Center*: As part of the BBC-GOB program approved by voters in November 2004, the proposed Westchester Arts Center was located at Tamiami Park. Subsequent to November 2004, the commissioners for Districts 10 and 11 agreed that Tropical Park is the most appropriate location for this proposed facility. However, the County Attorney's Office indicated that Article 7 of the Miami-Dade County Home Rule Charter restricts the erection of permanent non-park-related structures in a public park without first being approved via a countywide referendum. Therefore, on June 17, 2008, the BCC approved Resolution R-715-08 calling for an item to be placed on the ballot for the election scheduled for August 26, 2008 for the purpose of submitting to the electors of Miami-Dade the question regarding whether the County should be allowed to construct a community arts center facility at Tropical Park. If approved by voters, a "significant modification" will be presented to the CAC and the BCC requesting approval of the relocation of this proposed facility to Tropical Park.

#### Surplus Funds (Net Interest Income and Unallocated Proceeds) and Other Sources of Funds (Premium)

In accordance with Resolution R-67-08 sponsored by Commissioners Rolle, Gimenez, Martinez and Diaz and approved by the Board on January 10, 2008, and, as a follow-up to the initial request of the BBC-GOB CAC, staff finalized the implementing order for the allocation of BBC-GOB surplus funds. This procedure, which was developed by OCI in conjunction with OSBM, the County Attorney's Office (CAO) and the County's Executive Office (CEO), was presented in draft form to the BBC-GOB Citizens' Advisory Committee (CAC) on May 1st, 2008 and to the Governmental Operations and Environment Committee (GOEC) on July 8, 2008. The procedure was amended on the floor by several GOEC members who requested various revisions to the procedure. These revisions are being incorporated by staff and will be presented to the CAC in September and the BCC in October 2008.

