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Memorandum



Date:

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

From: George M. Burgess  
County Manager

Subject: Deletion of *Building Better Communities* Bond Program Project No. 267 - "Renovation and Rehabilitation of the Grapeland Branch Library", and Significant Modification of Project No. 260 - "Renovation and Rehabilitation of the Little River Branch Library"



**RECOMMENDATION**

It is recommended that the Board of County Commissioners (the "Board") adopt the attached resolution approving the deletion of a Building Better Communities Bond Program (the "BBC Program") - Project No. 267 - "Renovation and Rehabilitation of the Grapeland Branch Library", the reassignment of the corresponding BBC Program funds to, and significant modification of, the BBC Program - Project No. 260 - "Renovation and Rehabilitation of the Little River Branch Library" after a public hearing pursuant to Resolution No. 917-04 (the "Authorizing Resolution").

**SCOPE**

The impact of this project is countywide.

**FISCAL IMPACT/FUNDING SCORE**

There is no fiscal impact on the existing BBC allocation due to this modification and the total project cost will be funded through a combination of the BBC Bond Program funds, Library Special Taxing District funds, and Capital Asset Acquisition Bond 2007 Proceeds.

**TRACK RECORD/MONITOR**

The responsible party for monitoring this project will be Raymond Santiago, Director of the Miami-Dade Public Library System. In addition, Suzet Alvarez-Cleary, Assistant Director of Fiscal Operations and Capital Development and Julio Castro, Capital Development Coordinator will serve as Project Managers responsible for providing the day-to-day departmental oversight of this project.

**BACKGROUND**

On November 2, 2004 voters overwhelmingly approved the referendum to fund more than 300 capital improvements throughout the County over the next 15 to 20 years. Appendix "A" to the Authorizing Resolution R-917-04 lists municipal projects eligible for funding from the BBC Bond Program by number, name and project description. All additions, deletions and significant modifications to individual projects require a majority vote of the Board following a public hearing.

One such library project listed in Appendix "A" of the Authorizing Resolution is Project No. 267 - "Renovation and Rehabilitation of the Grapeland Branch Library". When the voters originally approved this project with an allocation of \$550,000, it was intended to fund major interior and exterior renovations of the Grapeland Branch Library facility. The Grapeland Branch Library was a facility

# DRAFT

owned by the City of Miami (the "City"). On May 27, 2005, the Miami-Dade Public Library System vacated the Grapeland Branch Library facility at the request of the City since the facility was located in City owned parkland scheduled to be redeveloped. At the time when the BBC Program was approved the Library Department had no knowledge that the City of Miami had plans to redevelop this park site and would require the Library to vacate the Grapeland facility. As a result, the Library Department is requesting for this project to be deleted.

Concurrently, another of the Library projects included in the BBC Program is Project No. 260 - "Renovation and Rehabilitation of the Little River Branch Library". When the voters approved this project with an allocation of \$645,000, it was intended to fund a major interior and exterior renovation of the library facility. The original description of this project, as included in the Authorizing Resolution, states:

"Major interior and exterior renovations to include renovating existing bathrooms and removing architectural barriers for ADA compliance; removing asbestos containing materials; installing new flooring, energy efficient lighting and ceiling; expand square footage for public use by extending into the area currently used by Talking Books when this service moves to North Dade Regional Library; exterior painting; installing motorized hurricane shutters or approved window film and landscaping. Enhance electrical/data infrastructure to support additional computers."

The Little River Branch Library is a facility owned by the City and leased to the County for the provision of library services. The Library Department has determined that this existing facility does not adequately meet the needs of the surrounding community due to the size of the facility, as well as, its lack of public parking. Therefore, the Library Department is recommending the proposed acquisition of a building to relocate the Little River Branch Library, and is requesting approval of a significant modification to the project scope of the BBC Bond Program - Project No. 260 "Renovation and Rehabilitation of the Little River Library" to partially fund the acquisition of a replacement facility for the Little River Branch Library. The new project description will be as follows:

"BBC funds will complement other library funding to acquire a replacement facility for the Little River Branch library site"

Consequently, the Library Department is requesting that the \$550,000 in funding for Project No. 267 - Renovation and Rehabilitation of the Grapeland Branch Library" be reallocated towards the acquisition of a replacement facility to relocate and expand the Little River Branch Library. This will bring the total BBC funding to \$1,195,000 for Project No. 260, the Little River Branch Library.

This recommendation will be presented to the Building Better Communities Citizens' Advisory Committee at their meeting of May 1, 2008.

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Assistant County Manager