

# Memorandum



**Date:** October 7, 2008

Agenda Item No. 12(B)3

**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 – Second Quarter FY-08 (January 1 – March 31, 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 second quarter of FY 2007-08 in advancing the BBC-GOB program. Staff is currently in the process of working with stakeholders to identify projects that will be funded by the next bond sale which is expected to be held in late – 2008. Subsequent to this report, on July 17, 2008, the Board of County Commissioners (BCC) approved the list of projects to be funded by the next bond sale. The following is an update on the major components of the BBC-GOB program to date (see Attachment 1):

Design and Construction: Approximately \$139 million in design and construction contracts have been approved for advertising or awarded;

Municipalities: Approximately \$92 million in municipal agreements have been fully executed and \$10 million in municipal agreements are in the process of being executed;

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

Not-for-Profits: Approximately \$20 million in not-for-profit grant agreements have been executed or are in the process of being executed.

Currently, approximately 688 individual project sites (including County departments, municipalities and not-for-profits) are in various stages of development, with 653 (95%) of these sites proceeding on-schedule. Further, as of the close of this reporting period, more than \$210 million of the \$266 million initial bond sale has already been disbursed.

Note: Last quarter's report indicated that \$175 million in design and construction contracts had been approved for advertising or awarded. Since then, OCI discovered that non-GOB funding for GOB projects was being counted in these totals, thereby overstating the amounts. The current value of \$139 million in design and construction contracts that have been approved for advertising or awarded reflect the revised totals.

## County Projects

### Design

#### Designs completed

- Redland Farm Life School;
- Miami Lakes and Miami Springs Branch Libraries;
- Phase 1 of the West Kendall District Park Improvements;

- Haulover Park New Life Guard Building,
- Lago Mar Park Improvements;
- MetroZoo Florida Exhibit Telecommunications Room;
- Drainage improvements on N.E. 215<sup>th</sup> Street between 8<sup>th</sup> and 10<sup>th</sup> Avenues.

Westwind Lakes Park Design-Build: The design criteria package was completed this quarter.

Stephen P. Clark and Cultural Center Life Safety Enhancements Design-Build: The design criteria packages for these projects were also completed this quarter.

Designs started

- Commodore Bike Trail Extension & Improvements;
- South Dade Park Improvements;
- Culmer/Overtown Branch Library Renovations;
- Cutler Ridge and Perrine water and sewer improvements;
- Various local drainage improvements in southwest Miami-Dade.

South Dade Cell 5 Solid Waste Disposal Facility: Design contract was awarded this quarter.

Miami River Greenway: Design contract was advertised this quarter.

Construction

Construction completed

- Black Point Park & Marina - Phase 1;
- Drainage improvements for six sites in northeast and northwest Miami-Dade;
- Replacement of water mains at two sites in northwest Miami-Dade;
- Bridge repairs for the Sonovoid bridge on Fontainebleau Blvd west of NW 97<sup>th</sup> Avenue.

Construction started

- Tropical Park Equestrian Center Development - Phase 1A;
- International Gardens Park;
- Emergency generators for district police stations,
- Drainage improvements on N.E. 211 Street;
- Sidewalk improvements at various sites in southwest Miami-Dade.

Construction contracts awarded

- Redland Fruit & Spice Park;
- Kendall Soccer Park;
- Olympic Park;
- Haulover Marina Dockmaster Complex;
- Drainage improvements in Briar Bay;
- Sidewalk improvements in District 9;
- Various ADA compliance projects throughout the County.

Property Acquisitions

This quarter, approximately 110 acres of environmentally endangered land were acquired. To date, 1,973 acres have been acquired as part of the Environmentally Endangered Lands (EEL) Program.

General Status of County Department Sites

Currently, 580 individual County department project sites are in various stages of development, with 545 (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 impacts of BBC-GOB projects currently being implemented and scheduled for future implementation are currently being 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 Offices 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 defer future implementation of some of their projects that are anticipated to have operational impacts.

Municipal Participation

One municipal agreement was executed this quarter with the City of North Miami. An additional four municipal agreements are in the process of being executed. These four agreements are expected to be executed during the early part of the third quarter FY 2008.

Construction of a 300-unit affordable housing residential complex by the City of Hialeah continued this quarter. The County provided \$5 million in BBC-GOB funds for this project. The project is 95% complete and the first building is expected to be occupied in June 2008. The overall total cost for this project is approximately \$28 million.

A resolution authorizing the allocation of \$5 million from BBC-GOB Project #249 - "Preservation of Affordable Housing Units and Expansion of Home Ownership" to the City of Hialeah for the construction, by the City, of a project that would include a health care facility and affordable housing on the corner of Palm Avenue and Okeechobee Road, was forwarded with a favorable recommendation by the BBC-GOB Citizens Advisory Committee (CAC) on March 7, 2008, approved by the Governmental Operations and Environment Committee (GOEC) on March 11, 2008 and approved by the Board of County Commissioners (Board) on April 8, 2008. The land for the project is owned by the City and the area used for this project would be the existing surface parking lot. The City would construct a parking garage to make up for the lost surface parking area. 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";
- \$1.5 million from Project No. 220 - "Acquire or Construct Multi-Purpose Facilities".

On April 8, 2008, the Board approved the first reading of 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 this multi-purpose facility by the City of Hialeah on behalf of the County.

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 GOEC on April 15, 2008. This resolution will be presented to the Board on May 6, 2008.

Some municipal projects that were substantially completed this quarter include:

- Miami Beach South Shore Community Center;
- Southeast Park;
- Walker Park.

Construction began on various municipal projects including:

- Coral Gables Historical Museum;
- Medley City Hall.

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

The initial grant agreements for the Miami Art Museum (\$235,000), the Miami Science Museum (\$3.3 million) and the Memorandum of Understanding (MOU) that sets out the general terms and conditions of the projects and the responsibilities and financial commitments of all parties involved was forwarded with a favorable recommendation by the BBC-GOB CAC on January 8<sup>th</sup>, 2008. The item was subsequently approved by the Recreation and Cultural Affairs Committee (RCAC) on April 15, 2008 and the Board of County Commissioners on April 22, 2008. To date, no BBC-GOB funds have been disbursed to the museums.

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).

#### Grant Funds

Of the 37 grants totaling \$30 million from the Not-for-Profit Community-Based Organization Grant Fund (NFP) that were awarded in July 2007, five agreements were executed this quarter including the United Way, Galata Inc. and Nanay Inc. for a total of nine agreements executed to date with non-for-profit organizations. OCI staff conducted site visits, as part of the due diligence process, for various organizations including:

- Seminole Cultural Theater;
- Community Aids Resource;
- The Tropical Audubon Society.

Regarding the RFP for the Historic Preservation Fund, due to pending changes in the Administrative Rules for the BBC-GOB Program, the deadline for submittal of proposals was extended to August 15, 2008. The BBC-GOB CAC has asked that an appeals process be included as part of this RFP solicitation. Staff is currently considering an appeals process that would be acceptable to the CAC members.

OCED continued developing a plan of action for the use of the Economic Development Fund (EDF). As a part of this plan, OCED received proposals for development of transit-oriented developments to include two parking structures for an estimated total cost of \$7.3 million in EDF funding. The use of these funds is in accordance with OCED's strategy of utilizing a portion of the EDF to complement the BBC-GOB housing funds. This use of EDF funds is being evaluated and will require Board approval on a case-by-case basis.

#### Acceleration of Projects

This quarter, OCI administratively approved \$10.06 million in project funding acceleration requests, from the initial bond sale of \$266 million, for 15 project sites. Some of the more notable projects that were approved for acceleration this quarter included:

- \$5 million for various Not-for-Profit Fund grant agreements – Countywide
- \$2.65 million for various water and sewer improvements – Countywide
- \$524,000 for MetroZoo – Comm. District 9
- \$596,000 for Country Village Park – Comm. District 1
- \$298,869 for Tamiami Park – Comm. District 11
- \$111,900 for Olympic Park – Comm. District 11
- \$279,347 for First Miami High School
- \$243,000 for MDPD Homeland Security building enhancements – Comm. District 12

To date, \$202.16 million have been approved for the acceleration of 252 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.

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

In accordance with Resolution No. 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 is finalizing the procedure for the allocation of BBC-GOB surplus funds. This procedure, which was developed by OCI in conjunction with OSBM and the County's Executive Office, will be presented in draft form to the BBC-GOB Citizens' Advisory Committee on May 1, 2008 and is expected to be finalized next quarter. At the March 7, 2008 BBC-GOB CAC meeting, a motion was passed stating that no new projects should be added to the program until all approved projects are funded or until the funding for all projects has been identified.

#### Public Outreach Efforts

The BBC-GOB CAC and OCI staff continued a series of public information meetings to provide residents with an update of the bond program in their neighborhood. In the second quarter of FY 2007-08, seven public information meetings were held including presentations at the Brickell, Tri-Community and Kendall Homeowners Associations, Chamber South, the Homestead Chamber, the Cultural Affairs Council and the YMCA. Targeted groups for future presentations include the South Dade Round Table and the Greater Miami Chamber of Commerce as well as other business chambers of commerce, homeowners' associations, professional groups, civic clubs and faith-based organizations.

#### Citizens' Advisory Committee

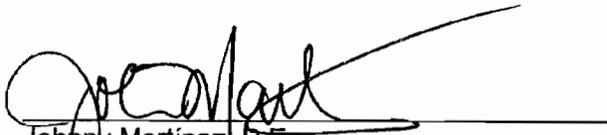
A special BBC-GOB CAC workshop on the Museum Park Project was conducted on January 7, 2008. Two full CAC meetings were held this quarter on January 8 and March 7, 2008. Significant items discussed at these three meetings included the memorandum of understanding (MOU) for the Museum Park Project, a proposed appeals process for the Historic Preservation Fund RFP, proposed changes to the BBC-GOB Administrative Rules, the Aventura Performing Arts Center, the County's Economic Stimulus Plan, the draft surplus funds procedure, the MLK Business Center, the

Honorable Chairman Bruno A. Barreiro and  
Members, Board of County Commissioners  
Page 6

Westchester Arts Center and the bond sale for the Seaport Tunnel. Featured stakeholders at the full CAC meetings included the County's ADA Office, Vizcaya and the Office of Community and Economic Development (OCED). Further, two Project Progress Subcommittee meeting were conducted on February 14 and April 10, 2008 to review projects that are progressing slower than anticipated and that are 180 days behind schedule.

Conclusion

This quarter, we have continued to make significant strides in implementing the *Building Better Communities*-General Obligation Bond Program. Moving forward, during the third quarter of FY 2008, design is scheduled to be completed for important projects such as Ives Estates District Park, renovation and expansion of the Jewish Museum of Florida and the Midway Pump Station drainage improvements. Construction is scheduled to be completed for the Normandy Shores Golf Course in Miami Beach, International Gardens and Bird Lakes parks, the A.D. Barnes Park Aquatic Center and the restoration of the First Miami High School. Based on the expenditures to date of \$210 million and the current upward expenditure trend, next quarter OCI will work with the BBC-GOB participating departments, OSBM and the Finance Department to determine the bonding capacity and timing for the next bond sale.



Johnny Martinez P.E.  
Director, Office of Capital Improvements

BUILDING BETTER COMMUNITIES GENERAL OBLIGATION BOND SUMMARY OF GOB PROGRESS Breakdown of GOB Activity				
GOB EXPENDITURES AS OF 3/31/08 (AS PER FAMIS) = \$210 MILLION				
County Departments				
Type of Contract	Contracts In Progress or Completed (As of 4/8/08)	Contract Amounts (As of 4/8/08)	Contracts In Progress or Completed (As of 1/09/08)	Contract Amounts (As of 1/09/08)
Approved for Advertising - Design Contracts	16	\$37.7 million	39	\$48.0 million
Awarded - Design Contracts	53	\$18.0 million	52	\$17.2 million
Equitable Distribution Program (EDP) Agreements	32	\$2.4 million	32	\$2.4 million
Pre-existing Design Consultant Agreements or In-house Resources	124	\$24.9 million	124	\$24.8 million
<b>County Design Contracts/In-House Resources - Subtotal</b>	<b>248</b>	<b>\$83.0 million</b>	<b>247</b>	<b>\$92.4 million</b>
Approved for Advertising - Construction Contracts	5	\$11.7 million	13	\$31.4 million
Awarded - Construction Contracts	12	\$16.5 million	10	\$23.4 million
Approved for Advertising - Miscellaneous Construction Contracts (MCC)	5	\$0.7 million	13	\$3.2 million
Awarded - Miscellaneous Construction Contracts (MCC)	141	\$26.8 million	117	\$24.7 million
<b>County Construction Contracts - Subtotal</b>	<b>163</b>	<b>\$55.7 million</b>	<b>153</b>	<b>\$82.7 million</b>
<b>Design and Construction Contracts - TOTAL</b>	<b>411</b>	<b>\$138.7 million</b>	<b>400</b>	<b>\$175.1 million</b>
Property Acquisitions	174	\$59.5 million	148	\$62.5 million
<b>County Departments GOB Activity Sub-Total</b>	<b>585</b>	<b>\$198.2 million</b>	<b>548</b>	<b>\$227.6 million</b>
Municipalities				
Interlocal Agreements Fully Executed	109	\$91.7 million	108	\$86.0 million
Interlocal Agreements in Progress	4	\$10.4 million	4	\$16.0 million
<b>Municipalities GOB Activity Sub-Total</b>	<b>113</b>	<b>\$102.0 million</b>	<b>112</b>	<b>\$102.0 million</b>
Not-for-Profit				
Not-for-Profit Agency Agreements Fully Executed	4	\$8.5 million	4	\$8.5 million
Not-for-Profit Agency Agreements In-Progress	3	\$2.1 million	3	\$2.1 million
NFP Fund - Grant Agreements Executed	3	\$1.7 million	0	\$0.0 million
NFP Fund - Grant Agreements In-Progress	7	\$7.4 million	0	\$0.0 million
Others (Historic Preservation Fund, Economic Development Fund)	0	\$0.0 million	0	\$0.0 million
<b>Not-for-Profit GOB Activity Sub-Total</b>	<b>17</b>	<b>\$19.7 million</b>	<b>7</b>	<b>\$10.6 million</b>
<b>TOTAL GOB ACTIVITY</b>	<b>745</b>	<b>\$319.9 MILLION</b>	<b>667</b>	<b>\$340.2 MILLION</b>