

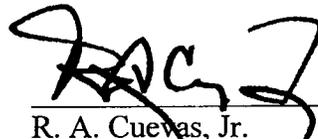
MEMORANDUM

TO: Honorable Chairman Dennis C. Moss and Members, Board of County Commissioners **DATE:** November 11, 2010

FROM: R. A. Cuevas, Jr.
County Attorney **SUBJECT:** Resolution approving significant medication to BCC GOB Program Project No. 293 – to allocate \$1,500,000 to Historic Biltmore Hotel and Country Club

This item differs from the original in that it (1) provides that the Biltmore Hotel, and not the City of Coral Gables, will be the entity that will provide to the County a plan for funding and operating costs for the Biltmore Hotel, (2) attaches a presentation and report on funding from the Biltmore Hotel, (3) deletes one of the conditions precedent to execution of the Interlocal Agreement, and (4) deletes the requirement that the \$1.5 million allocation of historic preservation funds shall be used to fund the last \$1.5 million of construction costs necessary to complete the project.

The accompanying resolution was prepared and placed on the agenda at the request of Prime Sponsor Commissioner Rebeca Sosa.



R. A. Cuevas, Jr.
County Attorney

RAC/cp

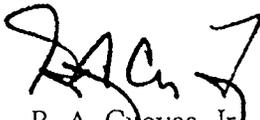


MEMORANDUM

(Revised)

TO: Honorable Chairman Dennis C. Moss
and Members, Board of County Commissioners

DATE: December 7, 2010

FROM: 
R. A. Cuevas, Jr.
County Attorney

SUBJECT: Substitute
Agenda Item No.

Please note any items checked.

- "3-Day Rule" for committees applicable if raised
- 6 weeks required between first reading and public hearing
- 4 weeks notification to municipal officials required prior to public hearing
- Decreases revenues or increases expenditures without balancing budget
- Budget required
- Statement of fiscal impact required
- Ordinance creating a new board requires detailed County Manager's report for public hearing
- No committee review
- Applicable legislation requires more than a majority vote (i.e., 2/3's ____, 3/5's ____, unanimous ____) to approve
- Current information regarding funding source, index code and available balance, and available capacity (if debt is contemplated) required

Approved _____ Mayor
Veto _____
Override _____

Substitute
Agenda Item No.
12-7-10

RESOLUTION NO. _____

RESOLUTION APPROVING SIGNIFICANT
MODIFICATION TO BUILDING BETTER COMMUNITIES
GENERAL OBLIGATION BOND PROGRAM PROJECT NO.
293 - "HISTORIC PRESERVATION FUND", AS IDENTIFIED
IN APPENDIX A TO RESOLUTION NO. R-919-04 TO
ALLOCATE \$1,500,000 TO HISTORIC BILTMORE HOTEL
AND COUNTRY CLUB, AFTER PUBLIC HEARING;
WAIVING ADMINISTRATIVE RULES CONTEMPLATING
COMPETITIVE PROCESS; AND AUTHORIZING COUNTY
MAYOR OR MAYOR'S DESIGNEE TO EXECUTE
INTERLOCAL COOPERATION AGREEMENT AND TO
DISBURSE FUNDS AFTER SATISFACTION OF
CONDITIONS PRECEDENT

WHEREAS, the Historic Biltmore Hotel and Country Club ("Biltmore"), built in 1925, is a large Spanish-style structure with a tower modeled after the Giralda tower in Seville, Spain and was built by George Merrick, the developer of Coral Gables; and

WHEREAS, the Biltmore helped influence the architectural styles of Coral Gables and Miami with its Mediterranean Revival architecture and contributed in large part to the tourism boom in southern Florida in the opening decades of the twentieth century; and

WHEREAS, the Biltmore also served as an Army hospital during World War II and later a Veteran's hospital, and is listed on the National Register of Historic Places; and

WHEREAS, the Biltmore is owned by the City of Coral Gables and is located at 1200 Anastasia Ave., Coral Gables, FL 33134; and

WHEREAS, Appendix A to Resolution No. 919-04 (the "Cultural Facility Resolution"), lists projects eligible for funding from the Building Better Communities General Obligation

Bond Program (the “BBC Program”) by project number, municipal project location, BCC district, project name, project description, street address, and project funding allocation; and

WHEREAS, one of the projects listed in Appendix A to the Cultural Facility Resolution and approved by the voters for funding is Project No. 293 – “Historic Preservation Fund” (“Project No. 293”), a Countywide fund with an allocation equal to \$10,000,000 and a project description that states: “[e]stablish a facilities preservation fund to provide emergency funding to property owners for the rehabilitation of residential and commercial historic sites. The program is geared to make an impact in the revitalization of historic buildings at the neighborhood level, particularly designated historic districts and other areas having a high concentration of older buildings. The Preservation Fund intends to make available up to \$1 million annually in grants and loans between \$25,000 and \$250,000 and \$3 million to fund the Miami Marine Stadium and \$1 million to fund the restoration of the Curtiss Mansion”; and

WHEREAS, all additions, deletions and significant modifications to individual projects or to Appendix A to the Cultural Facility Resolution require a majority vote of the Board after a public hearing; and

WHEREAS, this Board wishes to approve a significant modification to Project No. 293 to change the Project Description to add a \$1.5 million allocation to the restoration of the exterior of the Biltmore such that the new Project Description would read as follows: “[e]stablish a facilities preservation fund to provide emergency funding to property owners for the rehabilitation of residential and commercial historic sites. The program is geared to make an impact in the revitalization of historic buildings at the neighborhood level, particularly designated historic districts and other areas having a high concentration of older buildings. The Preservation Fund intends to make available up to \$1 million annually in grants and loans

between \$25,000 and \$250,000, \$3 million to fund the Miami Marine Stadium, \$1 million to fund the restoration of the Curtiss Mansion and \$1.5 million to fund the restoration of the >>exterior of the<<¹ Historic Biltmore Hotel and Country Club”; and

WHEREAS, this significant modification to Project No. 293 would add the Biltmore as an eligible historical site and would allocate \$1.5 million of Project No. 293 BBC Program funds to its historical preservation; and

WHEREAS, the Administrative Rules governing the BBC GOB Program contemplate that the award of Project No. 293 funds to an eligible project be made pursuant to a competitive process even though such a process is not legally required; and

WHEREAS, this Board wishes to award \$1.5 million from Project No. 293 BBC GOB Program funds to the Biltmore without a competitive process; and

WHEREAS, this Board wishes to authorize the execution of an Interlocal Cooperation Agreement with the City of Coral Gables and the disbursement of BBC GOB Program funds for this purpose only after the satisfaction of certain conditions precedent,

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF COUNTY COMMISSIONERS OF MIAMI-DADE COUNTY, FLORIDA, that:

- Section 1. The foregoing recitals are incorporated in this resolution and are approved.
- Section 2. This Board hereby approves the significant modification to Project No. 293, identified in Appendix A to Resolution No. R-919-04, after a public hearing to change the

¹ The differences between the substitute and the original item are indicated as follows: words stricken through and/or [[double bracketed]] shall be deleted, words underscored and/or >>double arrowed<< constitute the amendment proposed.

Project Description to read as follows: “Establish a facilities preservation fund to provide emergency funding to property owners for the rehabilitation of residential and commercial historic sites. The program is geared to make an impact in the revitalization of historic buildings at the neighborhood level, particularly designated historic districts and other areas having a high concentration of older buildings. The Preservation Fund intends to make available up to \$1 million annually in grants and loans between \$25,000 and \$250,000, \$3 million to fund the Miami Marine Stadium, \$1 million to fund the restoration of the Curtiss Mansion and \$1.5 million to fund the restoration of the >>exterior of the<< Historic Biltmore Hotel and Country Club.”

Section 3. This Board waives the Administrative Rules governing the BBC GOB Program that contemplate the award of Project No. 293 funds to an eligible project pursuant to a competitive process and awards \$1.5 million from Project No. 293 BBC GOB Program funds to the restoration of the Biltmore without a competitive process.

Section 4. Notwithstanding the authority delegated to the County Manager pursuant to Resolution No. R-595-05, this Board hereby authorizes the County Mayor or the Mayor’s designee to execute an Interlocal Cooperation Agreement(s) with the City of Coral Gables and to disburse BBC GOB Program funds to fund the restoration of the Biltmore only after the satisfaction of all of the following conditions precedent: (a) the City shall submit a plan for the funding>>, by the Biltmore Hotel Limited Partnership d/b/a the Biltmore Hotel,<< of all design and construction costs associated with the complete restoration of the Biltmore (the “Project”), >>as described in the Biltmore Hotel’s presentation and report attached hereto as Exhibit “A”,<< including identification of all funding sources and written commitments from third parties, if any, ~~[[and the City covenants and warrants that it has, in combination with the Project No. 293~~

↳

~~\$1.5 million allocation, the amount of funding necessary to complete the Project;]](b) the City shall >>cause the Biltmore Hotel to<< submit a plan for the funding of future operating costs of the Project; and (c) Project No. 293 must be listed as a project eligible for funding in one or more BBC GOB Program bond series resolutions. [[The Interlocal Cooperation Agreement shall provide that the Project No. 293 \$1.5 million allocation shall be used to fund the last \$1.5 million of construction costs necessary to complete the Project.]]~~

The Prime Sponsor of the foregoing resolution is Commissioner Rebeca Sosa. It was offered by Commissioner _____, who moved its adoption. The motion was seconded by Commissioner _____ and upon being put to a vote, the vote was as follows:

	Dennis C. Moss, Chairman
	Jose "Pepe" Diaz, Vice-Chairman
Bruno A. Barreiro	Audrey M. Edmonson
Carlos A. Gimenez	Sally A. Heyman
Barbara J. Jordan	Joe A. Martinez
Dorin D. Rolle	Natacha Seijas
Katy Sorenson	Rebeca Sosa
Sen. Javier D. Souto	

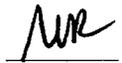
The Chairperson thereupon declared the resolution duly passed and adopted this 7th day of December, 2010. This resolution shall become effective ten (10) days after the date of its adoption unless vetoed by the Mayor, and if vetoed, shall become effective only upon an override by this Board.

MIAMI-DADE COUNTY, FLORIDA
BY ITS BOARD OF
COUNTY COMMISSIONERS

HARVEY RUVIN, CLERK

By: _____
Deputy Clerk

Approved by County Attorney as
to form and legal sufficiency.



Monica Rizo

THE BILTMORE HOTEL
EXTERIOR STRUCTURAL REHABILITATION PROJECT
TOTAL PROJECT COST - PHASE III

A. General Surface Area Exterior Structural Rehabilitation

AREA	ACCESS & EQUIPMENT \$	STRUCTURAL & STUCCO \$	PAINTING & W/PROOFING \$	2009 Estimates TOTAL \$	5% Increase est. TOTAL \$
B	1,584	8,710	6,124	16,418	17,239
C	18,827	38,180	47,724	104,731	109,968
D	20,905	18,445	19,960	59,310	62,276
E	22,565	18,445	19,711	60,721	63,757
F	18,047	41,135	43,625	102,807	107,947
G	3,302	10,430	6,124	19,856	20,849
H	4,325	11,235	6,124	21,684	22,768
I	12,614	29,750	40,604	82,968	87,116
M	12,614	29,750	40,604	82,968	87,116
N	1,584	10,255	6,124	17,963	18,861
W	1,584	36,510	10,181	48,275	50,689
O	1,584	11,580	12,905	26,069	27,372
P	766	2,035	14,935	17,736	18,623
CT	1,541	5,000	10,508	17,049	17,901
Sub-total	121,842	271,460	285,253	678,555	712,483

General Conditions	65,000
TOTAL	777,483

B. Individual Ancillary Items

Engineering	drawings, specifications, inspection, permitting, etc.	80,000
Pre-cast Concrete		65,000
Gutters	1,300 LF	96,000
Eaves	760 LF	34,200
Terraces and Pool Deck		170,000
13th Floor N & S Elev.	demolition, framing, doors and windows	75,000
Friezes		18,000
Metal Railings		70,000

Sub-total	608,200
TOTAL HARD COSTS (EST)	1,385,683
CONTINGENCY (8%)	110,855
TOTAL PROJECT COSTS (EST)	1,496,537



BILTMORE PRESERVATION



WWW.BILTMOREHOTEL.COM
WWW.BILTMOREPRESERVATION.COM

1200 ANASTASIA AVENUE
CORAL GABLES, FL 33134

HISTORIC PRESERVATION FUNDS

One of the projects listed in Appendix A to the Cultural, Library and Multicultural Education Facilities Resolution lists projects eligible for funding from the Building Better Communities General Obligation Bond Program. One of the projects approved by the voters for funding is Project No. 293 - Historic Preservation Fund, with an original allocation of \$10,000,000. The project description states that the County shall "[e]stablish a facilities preservation fund to provide emergency funding to property owners for the rehabilitation of residential and commercial historic sites. The program is geared to make an impact in the revitalization of historic buildings at the neighborhood level, particularly designated historic districts and other areas having a high concentration of older buildings."

The Board of County Commissioners has since allocated \$3,000,000 to the Miami Marine Stadium and \$1,000,000 to the Curtis Mansion.

THE BILTMORE HOTEL

The Biltmore is a property of unusual historic importance. It was the centerpiece of the first developments of the Greater Miami area in 1926. Subsequently, it was taken and used by the Federal Government as a hospital facility for World War II veterans.

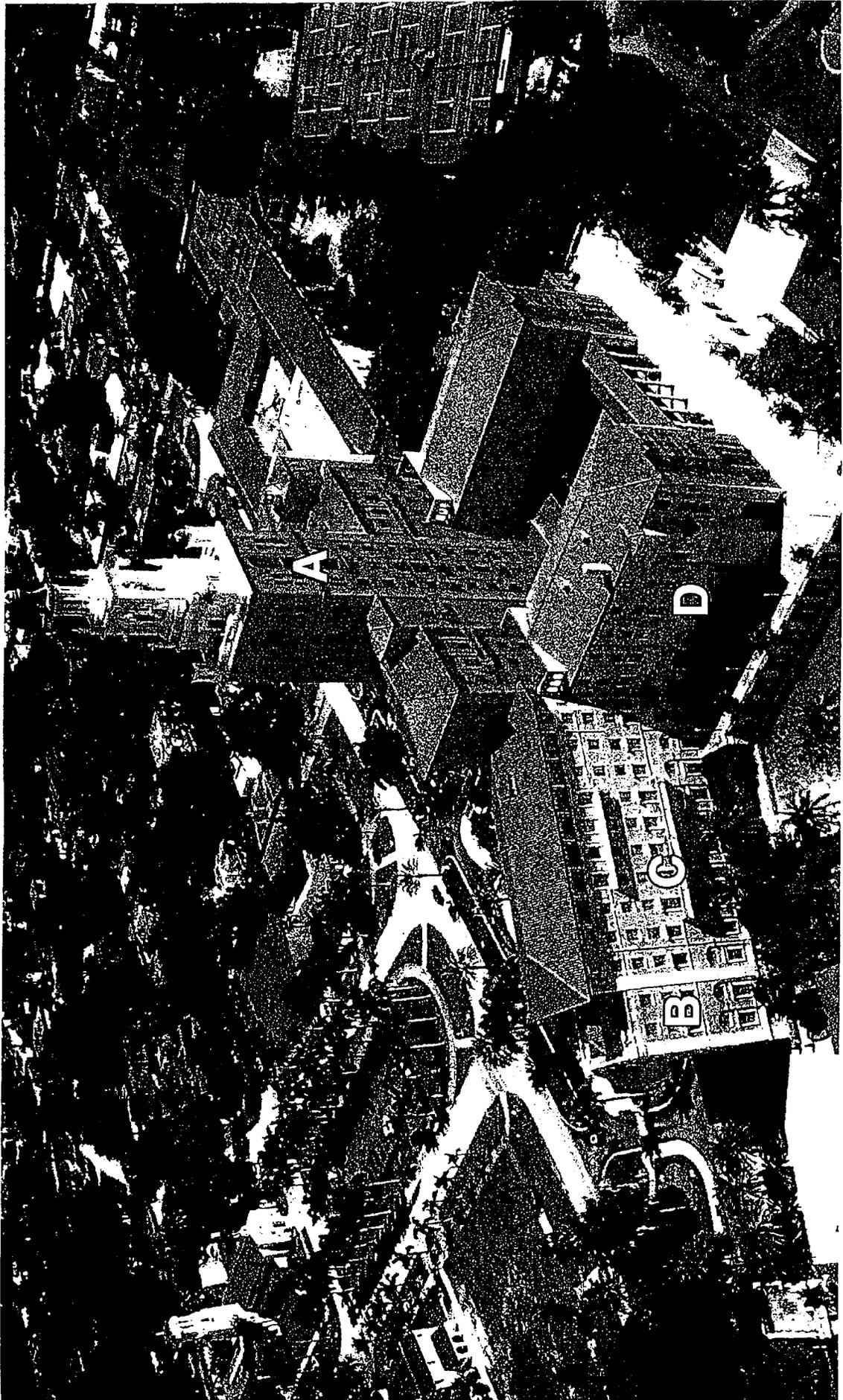
After the war, it became Federal surplus property and, in 1973, was granted to the City of Coral Gables. The property remained decrepit and unused for many years until an operator was found to undertake its restoration and maintenance.

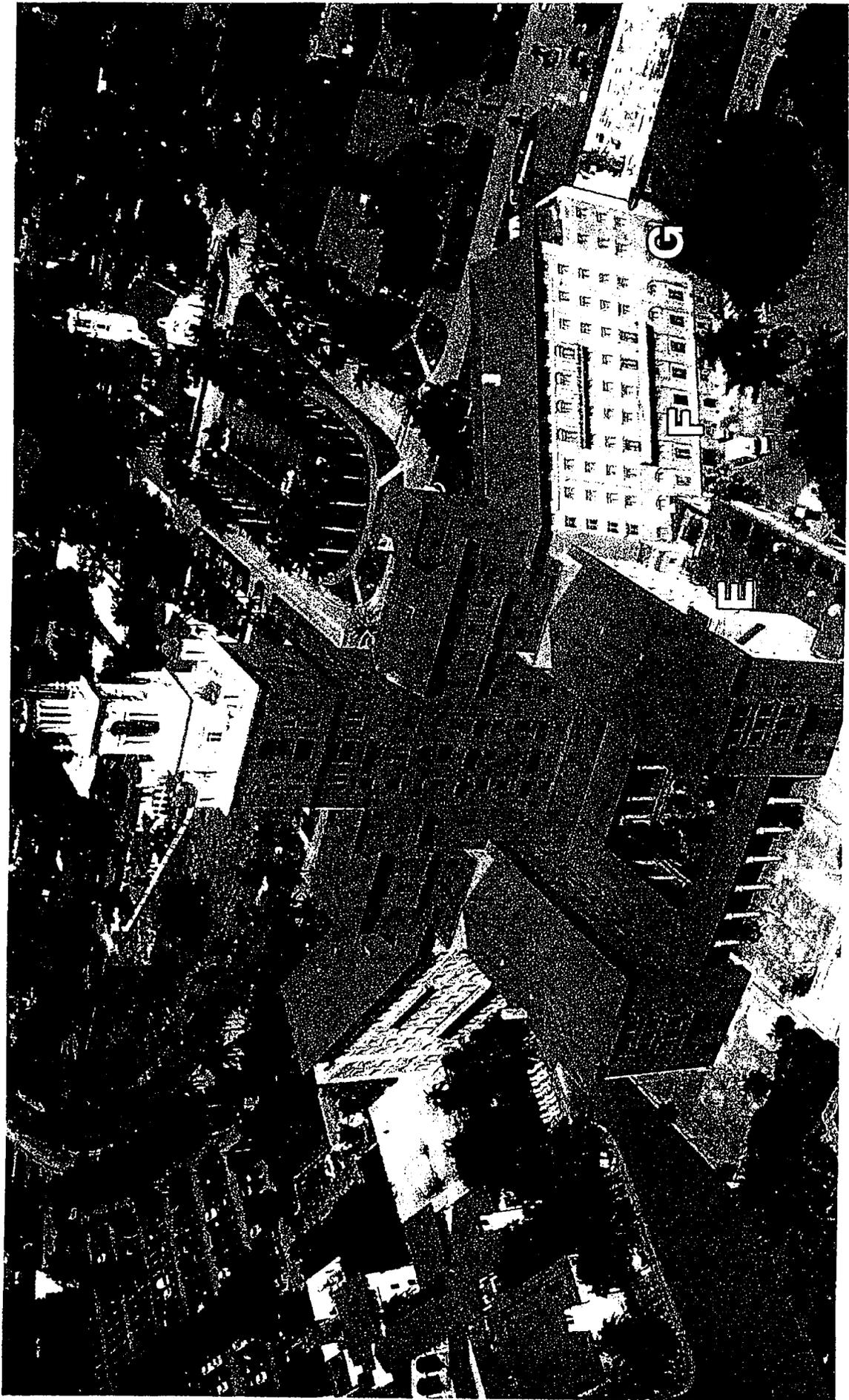
The original plan to restore the Biltmore, agreed to by the Federal Government and the City of Coral Gables, contemplated that restoration costs would total \$36.2 million. To date, more than three times that - over \$110 million - already has been spent, and more is required for future restoration and preservation.

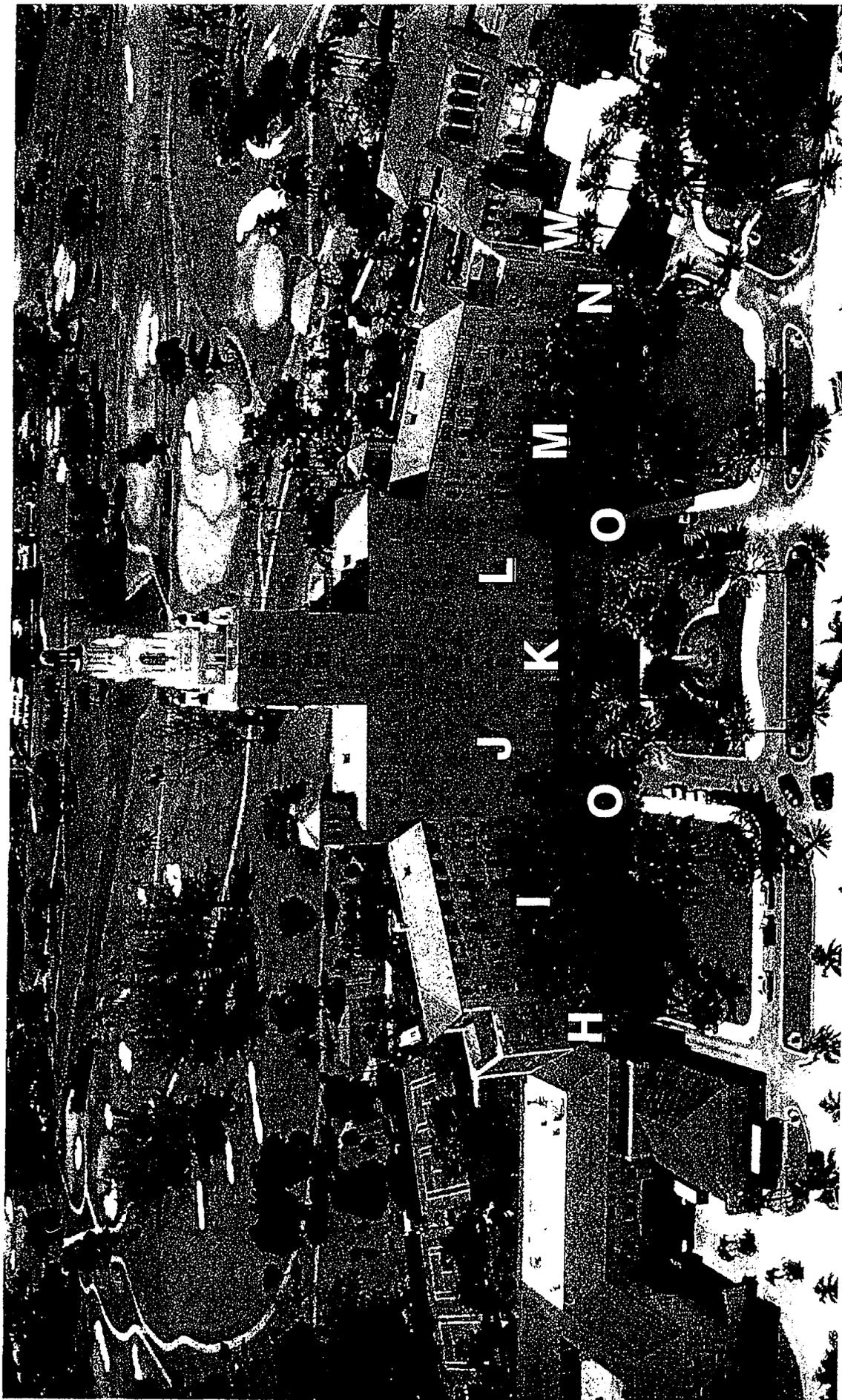
SCOPE OF WORK

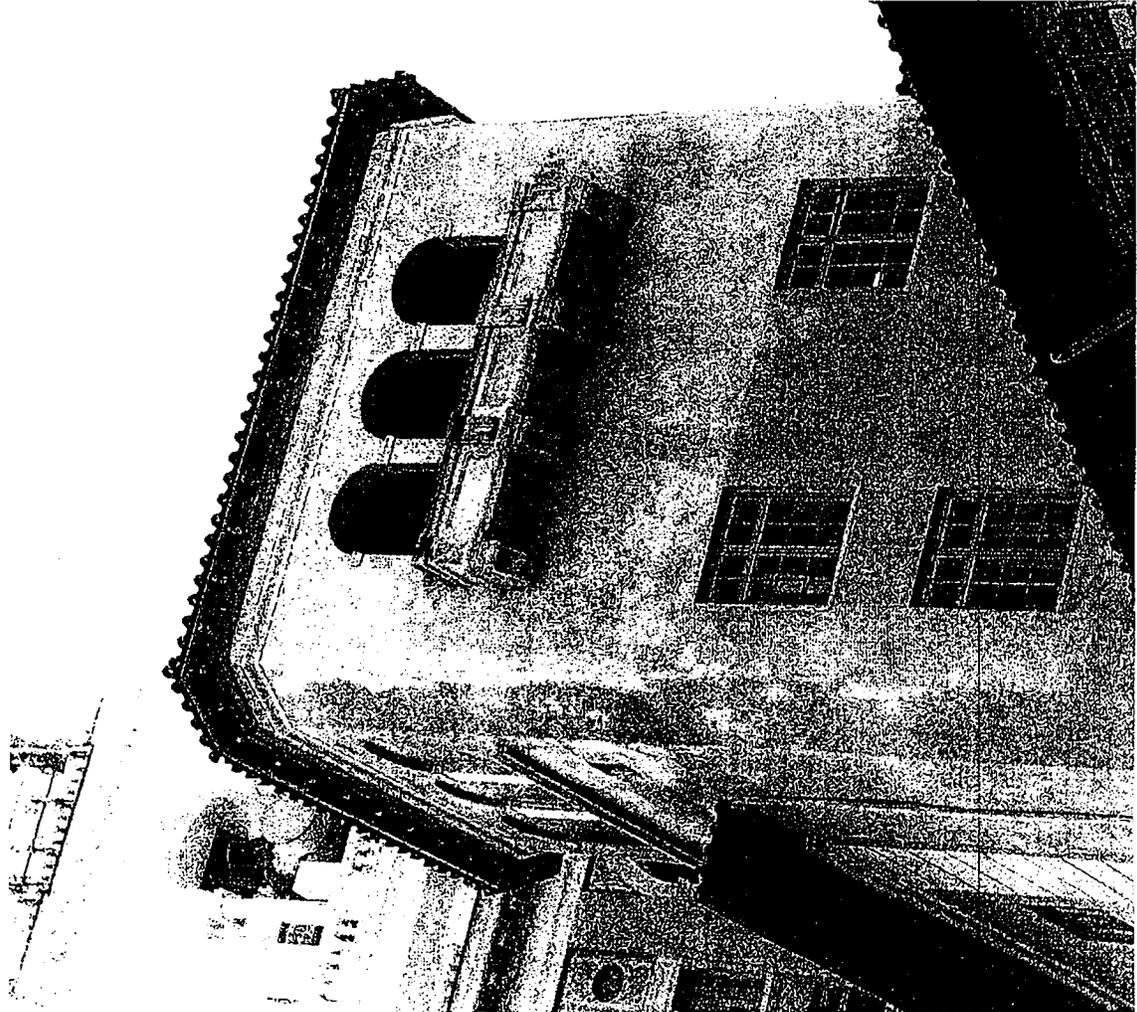
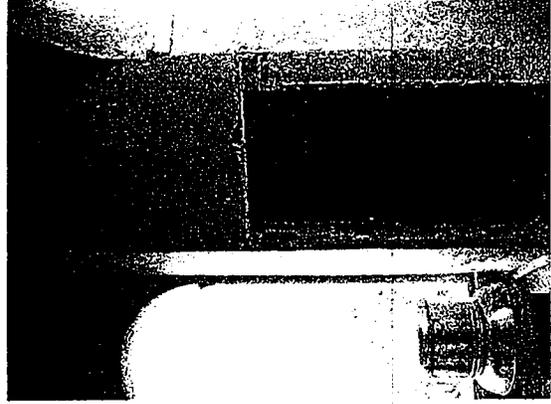
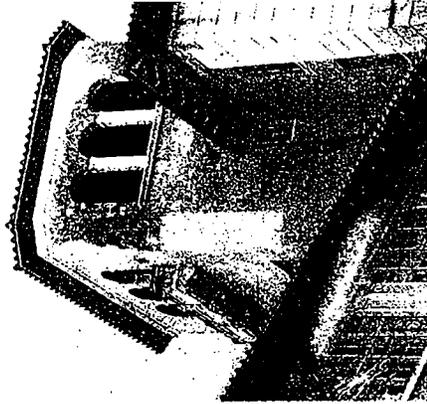
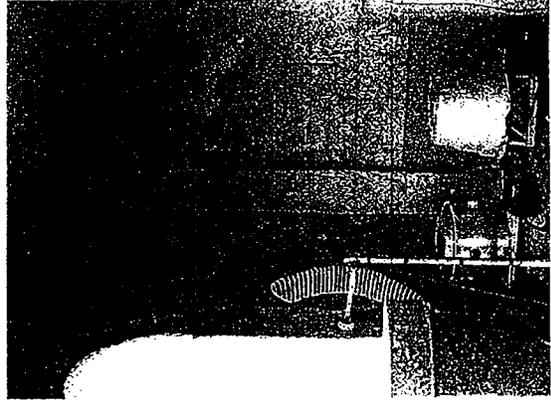
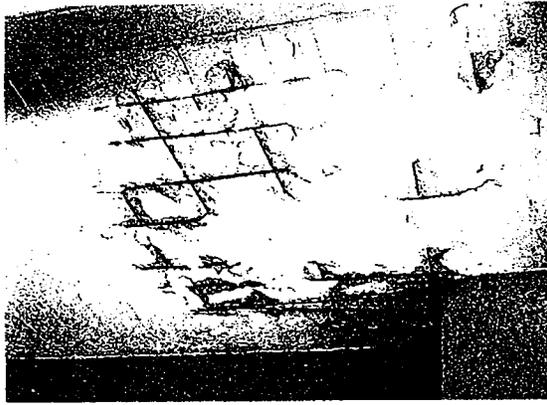
The Biltmore Hotel is requesting \$1,500,000 from the Historic Preservation Fund to complete the final Phase III of the preservation of the building. This is the amount necessary to complete the exterior and structural renovation work that was started in 2000, which represent approximately 55% of the remaining elevations of the building. Phase I and II (shaded in blue) have been completed at a total cost of \$2,750,000.

The necessary work include structural and stucco repairs, painting, staining and sealing of all glazed windows and doors, waterproofing of all lobby levels and terraces; fabrication of all precast concrete headers, sills, jambs, decorative columns, concrete mouldings at balconies, balustrade railings and precast lamp posts; fabrication of new metal railings; provision of all fixed and hanging scaffold, cranes and hi-lifts, and many other health and safety items that need preservation.

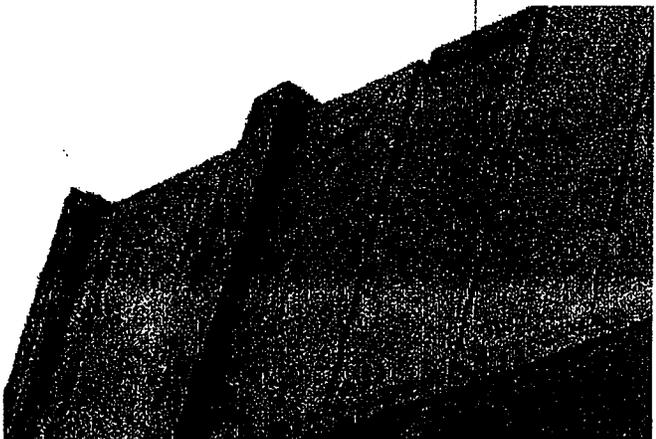
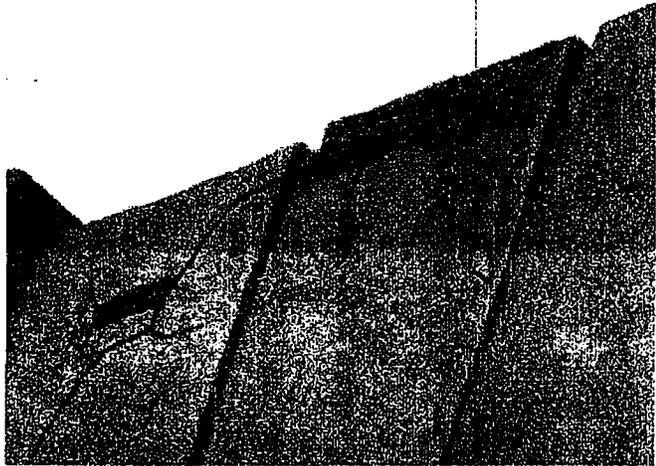
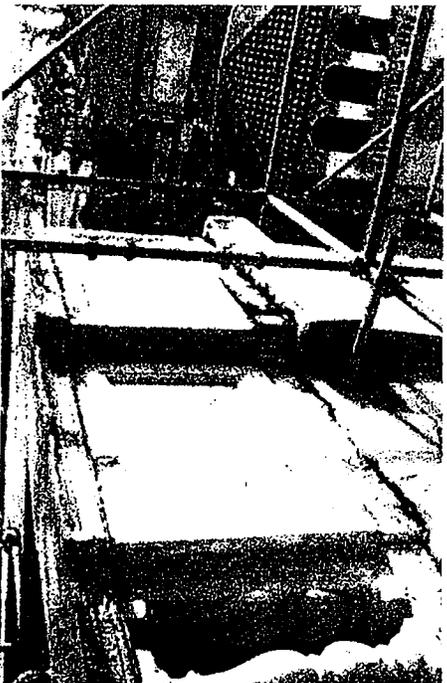
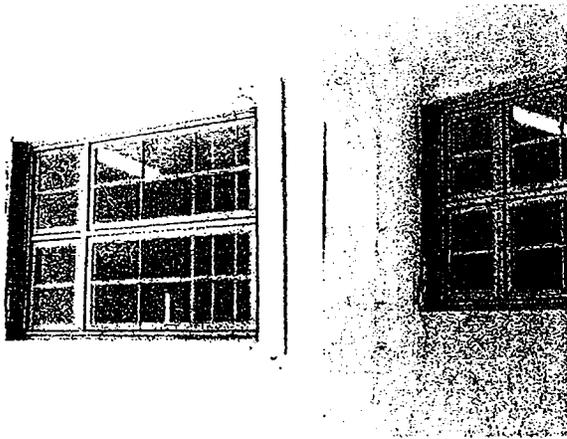








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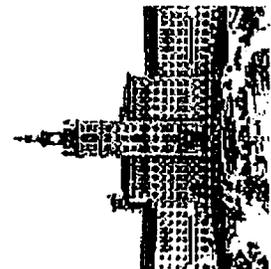
A military helicopter during the Biltmore's days as a Veterans Hospital lands on the golf course.



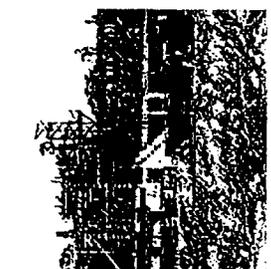
Patients in the former hotel lobby await transfer to various wards.



In 1943, a recovering airman enjoyed the view from the terrace overlooking the golf course. A volunteer offered refreshments.



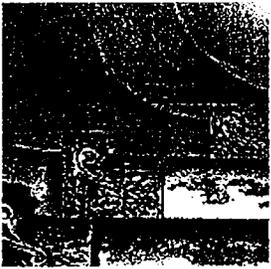
Front view of the Biltmore



This December, 1924 photograph captured the east side of the Miami-Biltmore Country Club. Excavation for the swimming pool is in the foreground.



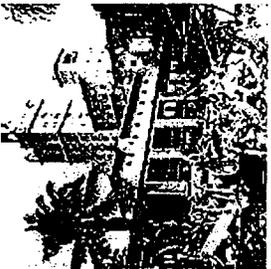
George Merrick (right) posed with Biltmore golf course professional Alec Smith.



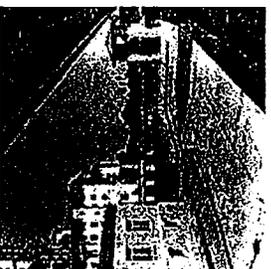
Columns in the Biltmore main lobby prior to painting gave the illusion of a Roman ruin.



The Alhambra ballroom as it appeared at the time renovation began in 1986. It had been used during hospital days as an auditorium and movie theater.



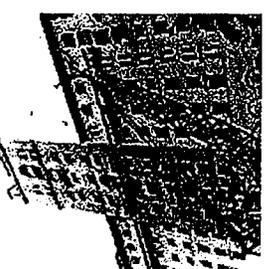
When this photograph was taken in August, 1973, demolition of the two neuro-psychiatric wings by Cuyahoga Wrecking Company was well underway.



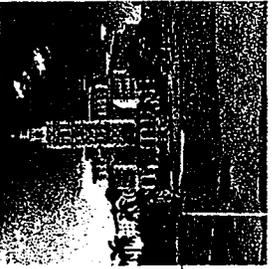
A photograph shows the Biltmore pool as it looked after the VA hospital moved to its new location.



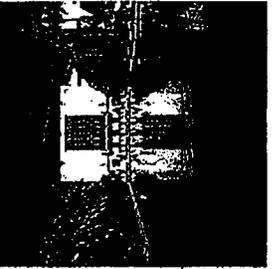
Renovation to the courtyard included the removal of the corrugated steel roofing that was installed during hospital days to enclose the area for a cafeteria.



A temporary construction elevator was installed on the right front of the hotel where the windows were being knocked out.



The Biltmore Donald Ross Golf Course



The Biltmore Pool



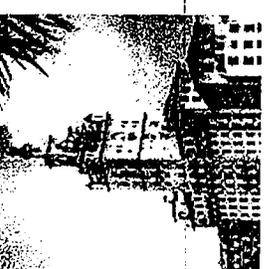
Autographed postcard from former President Bill Clinton to the Biltmore staff.



David Gallegos Campo works on the main lobby ceiling.



Skip Billings and Tom Mattina prepare for new plumbing on the 10th floor, site of the hospital's operating rooms.



In this May 1986 photograph, the demolition phase of the long-awaited renovation was well underway.