

MEMORANDUM

Agenda Item No. 8(L)(1)

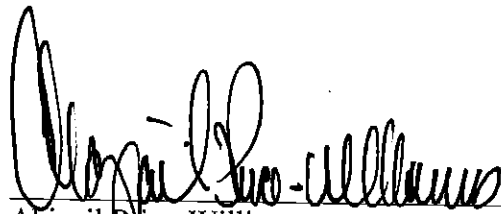
TO: Honorable Chairwoman Audrey M. Edmonson
and Members, Board of County Commissioners

DATE: December 17, 2019

FROM: Abigail Price-Williams
County Attorney

SUBJECT: Resolution approving terms of and authorizing execution by the County Mayor of a First Amendment to the Amended and Restated Exchange Agreement between Miami-Dade County and Mapton Holdings, LLC and Mana Fashion Realty, LLC for property located at 2900 NW 5th Avenue, Miami, Florida to adjust square footage of facility and to extend design and construction deadlines; authorizing County Mayor to execute the First Amendment to the Amended and Restated Exchange Agreement, to exercise all provisions contained therein, and to perform all acts necessary to effectuate same

The accompanying resolution was prepared by the Regulatory and Economic Resources Department and placed on the agenda at the request of Prime Sponsor Chairwoman Audrey M. Edmonson.


Abigail Price-Williams
County Attorney

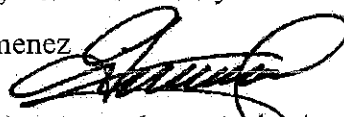
APW/uw

Memorandum



Date: December 17, 2019

To: Honorable Chairwoman Audrey M. Edmonson
and Members, Board of County Commissioners

From: Carlos A. Gimenez
Mayor 

Subject: Approval of First Amendment to the Amended and Restated Exchange Agreement between Miami-Dade County and Mapton Holdings, LLC and MANA Fashion Realty, LLC for the Property located at 2900 NW 5th Avenue

Recommendation

It is recommended that the Board of County Commissioners (Board) approve this First Amendment to the Amended and Restated Exchange Agreement between Miami-Dade County and Mapton Holdings, LLC and MANA Fashion Realty, LLC (Developer) and/or (MANA) to revise the improvements to be built to conform to the Developer's spending limitations and to extend all deadlines to undertake the work. Under the revised deadlines, Developer shall obtain substantial completion of the Improvements, as evidenced by a Temporary Certificate of Occupancy, no later than December 31, 2021, and Certificate of Occupancy on or before February 1, 2022.

Scope

The project is located within Commission District 3, which is represented by Chairwoman Audrey M. Edmonson.

Fiscal Impact/Funding Source

The proposed amendment has no fiscal impact on Miami-Dade County.

Track Record/Monitor

Rosa Garcia of the Internal Services Department is the Lease monitor.

Background

Pursuant to Resolution No. R-917-04 (Outreach Facilities Resolution) the voters approved issuance of general obligation bonds in a principal amount not to exceed \$255,070,000.00 to construct and improve outreach facilities to meet code and service requirements and to increase neighborhood and community access and services. Appendix A to the Outreach Facilities Resolution lists projects eligible for funding from the Building Better Communities General Obligation Bond Program (Bond Program). One of the projects listed in Appendix A to the Outreach Facilities Resolution was Project No. 324 - "Puerto Rican Community Center" with an original allocation of \$2.5 million to "Construct a Community Center for the Puerto Rican Community."

On December 2, 2008 by Resolution No. R-1368-08, the Board of County Commissioners designated the South Florida Puerto Rican Chamber of Commerce, Inc. (PRCC) as the grant recipient of the Bond Program proceeds for the development, design and construction of Project No. 324, which project was to be "a multi-purpose facility to include retail gallery space, conference rooms, classrooms for neighborhood residents and students of two neighborhood

public schools, and office space to a community business enterprise program to assist with job creation within District 3.” The Board identified the County-owned property in the area of N.W. 23rd Street and N.W. 2nd Avenue (Folio Numbers 01-3125-034-0830; 01-3125-044-0020; 01-3125-044-0010; and 01-3125-034-0890); as a viable site upon which to construct the Puerto Rican Community Center. The PRCC has made several attempts to develop their project on the County Property, but have been unable to do so.

On June 30, 2015, the Board of County Commissioners approved Resolution No. R-525-15 authorizing an exchange agreement between Mapton Holdings, LLC for the conveyance to and purchase by the County of two parcels of land located at 2153 NW 2nd Avenue and 2145 NW 2nd Avenue along with improvements to be built for the County thereon at Mapton’s cost, in exchange for the conveyance to Mapton Holdings, LLC of four parcels of vacant land located at 270 NW 23rd Street, 251 NW 22nd Lane, 205 NW 22nd Lane and 2268 NW 2nd Avenue. The County and Mapton were aware of some environmental contamination associated with the Mapton parcels. However, upon further examination during the pre-construction process, Mapton discovered that the contamination was far greater than originally thought and extended off the property onto adjoining properties not owned by Mapton. The County and Mapton both agreed that the cost in both time and money was too great to proceed and the County agreed to consider other property owned by Mapton.

On July 24, 2018, The Board of County Commissioners approved Resolution No. R-801-18 approving an Amended and Restated Exchange Agreement with Mapton Holdings, LLC and MANA Fashion Realty (Agreement) which would require MANA to construct a new four-story building consisting of approximately 43,646 gross square feet including associated parking with a cost to construct of \$8,357,633.00 (County Facilities) on the Developer Property. The \$2.5 million General Obligation Bond Grant would be paid by the County at the closing for the Developer Property. Conceptual plans for the building were included as Exhibit “G” to the Amended and Restated Exchange Agreement.

In order to secure MANA’s obligations to the County to construct the new building, MANA agreed to provide the County with an Irrevocable Letter of Credit (ILOC) in the amount of \$6,000,000.00 which can be drawn down by the County if MANA defaults in any of their obligations in their performance of the Agreement to build. Additionally, MANA issued a separate environmental ILOC in the amount of \$574,000.00 to cover the remediation required for any environmental issues regarding MANA’s property.

Finally, the Agreement allowed for the conceptual plans to be altered if at any time during the development of the Improvements the Developer reasonably anticipated that the Project Costs would exceed \$8,357,633.00. The Developer was required to immediately notify the County of same and suggest revisions to the design, square footage, layout, finishes, fixtures, and/or equipment of the Improvements that would result in an adjustment of Project Costs to \$8,357,633.00. The Developer and the County would then meet and confer in order to agree on the necessary revisions, which revisions would be subject to approval of the County, not to be unreasonably withheld, conditioned or delayed.

On May 8, 2019, MANA advised the County that after submitting 75 percent design plans, MANA parties determined that Improvements for the property would cost \$10,873,522.00 and exceed the budget by \$2,515,889.00. Staff immediately began having meetings with MANA in order to adjust the Project Costs in accordance with Section 14.2(F) of the Amended Exchange Agreement.

This proposed Amendment would redefine "Improvements" as "a three-story building consisting of approximately 35,410 Gross square feet, which includes, at a minimum: (a) 24,851 square feet of interior, fully finished and built-out space; (b) 2,060 square feet of terrace space; and (c) 6,832 square feet of parking garage. The facility shall also house the Puerto Rican Community Center, and shall be developed in accordance with the terms and conditions of this Agreement. The total cost to construct the facility is \$8,357,633.00." Additionally, the Developer's project deadlines will be extended as follows:

- 1) Submission of 75 percent plans and specifications by December 17, 2019
- 2) Submission of 100 percent plans and specifications by February 17, 2020
- 3) Obtain permits for the Improvements by November 1, 2020
- 4) Commencement of Construction by December 31, 2020
- 5) Obtain substantial completion of the Improvements, as evidenced by a Temporary Certificate of Occupancy, no later than December 31, 2021, and
- 6) Obtain Certificate of Occupancy to allow Closing 2 to take place on or before February 1, 2022.

As required by Section 2-8.6.5 of the County Code, the following is the ownership structure of Mapton Holdings, LLC and MANA Fashion Realty, LLC :

- 1) Mapton Holdings LLC is owned 99 percent by Moishe Mana, Individually, and it is owned 1 percent by Mapton Realty Corp, its managing member.
- 2) MANA Fashion Realty, LLC is 100 percent owned by Moishe Mana.



Jack Osterholt
Deputy Mayor

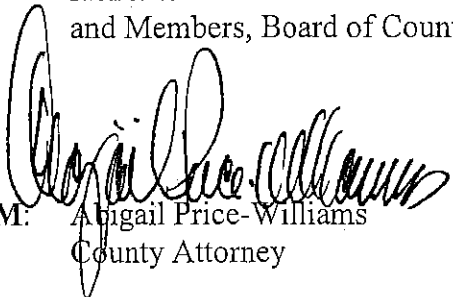


MEMORANDUM

(Revised)

TO: Honorable Chairwoman Audrey M. Edmonson
and Members, Board of County Commissioners

DATE: December 17, 2019

FROM: 
Abigail Price-Williams
County Attorney

SUBJECT: Agenda Item No. 8(L)(1)

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
- Statement of social equity required
- Ordinance creating a new board requires detailed County Mayor's report for public hearing
- No committee review
- Applicable legislation requires more than a majority vote (i.e., 2/3's present ____, 2/3 membership ____, 3/5's ____, unanimous ____, CDMP 7 vote requirement per 2-116.1(3)(h) or (4)(c) ____, CDMP 2/3 vote requirement per 2-116.1(3)(h) or (4)(c) ____, or CDMP 9 vote requirement per 2-116.1(4)(c)(2) ____) to approve
- Current information regarding funding source, index code and available balance, and available capacity (if debt is contemplated) required

Approved _____ Mayor

Agenda Item No. 8(L)(1)

Veto _____

12-17-19

Override _____

RESOLUTION NO. _____

RESOLUTION APPROVING TERMS OF AND AUTHORIZING EXECUTION BY THE COUNTY MAYOR OR COUNTY MAYOR’S DESIGNEE OF A FIRST AMENDMENT TO THE AMENDED AND RESTATED EXCHANGE AGREEMENT BETWEEN MIAMI-DADE COUNTY AND MAPTON HOLDINGS, LLC AND MANA FASHION REALTY, LLC FOR PROPERTY LOCATED AT 2900 NW 5TH AVENUE, MIAMI, FLORIDA TO ADJUST SQUARE FOOTAGE OF FACILITY AND TO EXTEND DESIGN AND CONSTRUCTION DEADLINES; AUTHORIZING COUNTY MAYOR OR COUNTY MAYOR’S DESIGNEE TO EXECUTE THE FIRST AMENDMENT TO THE AMENDED AND RESTATED EXCHANGE AGREEMENT, TO EXERCISE ALL PROVISIONS CONTAINED THEREIN, AND TO PERFORM ALL ACTS NECESSARY TO EFFECTUATE SAME

WHEREAS, further, the County desires to accomplish the purposes set forth in the accompanying memorandum,

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

Section 1. This Board incorporates and adopts the foregoing recitals and the accompanying memorandum as if fully set forth herein.

Section 2. This Board approves the terms of and authorizes a First Amendment to the Amended and Restated Exchange Agreement in substantially the form attached hereto as Exhibit “A” and made a part hereof, to adjust the square footage of the Improvements to be built to conform with the funding available, and to extend the deadlines for design and construction of the Improvements.

Section 3. This Board further authorizes the County Mayor or County Mayor's designee to execute the First Amendment to the Amended and Restated Exchange Agreement, for and on behalf of Miami-Dade County and to exercise any and all other rights conferred therein and to perform all necessary acts to effectuate same.

The foregoing resolution 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:

- | | |
|--------------------------------|----------------------|
| Audrey M. Edmonson, Chairwoman | |
| Rebeca Sosa, Vice Chairwoman | |
| Esteban L. Bovo, Jr. | Daniella Levine Cava |
| Jose "Pepe" Diaz | Sally A. Heyman |
| Eileen Higgins | Barbara J. Jordan |
| Joe A. Martinez | Jean Monestime |
| Dennis C. Moss | Sen. Javier D. Souto |
| Xavier L. Suarez | |

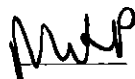
The Chairperson thereupon declared this resolution duly passed and adopted this 17th day of December, 2019. This resolution shall become effective upon the earlier of (1) 10 days after the date of its adoption unless vetoed by the County Mayor, and if vetoed, shall become effective only upon an override by this Board, or (2) approval by the County Mayor of this resolution and the filing of this approval with the Clerk of the 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 Perez

FIRST AMENDMENT
TO AMENDED AND RESTATED EXCHANGE AGREEMENT

THIS FIRST AMENDMENT TO THE AMENDED AND RESTATED EXCHANGE AGREEMENT (“First Amendment to Amended and Restated Exchange Agreement”) is entered into and made effective on this _____ day of _____, 2019 by and between Miami-Dade County, a political subdivision of the State of Florida (hereinafter “Landlord” and/or “County”), and MAPTON HOLDINGS LLC, a Delaware limited liability company (“Mapton”) and MANA FASHION REALTY, LLC a Delaware limited liability company (“Developer”) and/or (“MANA”).

WITNESSETH

The foregoing provisions are hereby adopted and incorporated herein to the Amended and Restated Exchange Agreement entered into by Miami Dade County and Mapton Holdings, LLC and MANA Fashion Realty, LLC on July 24, 2018 and all related documents and exhibits. If there is a conflict between any of the Recitals and the Terms of this Agreement, the Terms set forth below shall control.

The following definition shall supersede and replace the referenced definition:

“Improvements” shall mean a three-story building consisting of approximately 35,410 Gross square feet, which includes, at a minimum: (a) 24,851 square feet of interior, fully finished and built-out space; (b) 2,060 square feet of terrace space; and (c) 6,832 square feet of parking garage. The facility shall also house the Puerto Rican Community Center, and shall be developed in accordance with the terms and conditions of this Agreement. The total cost to construct the facility shall be no less than \$8,357,633.00.

The following paragraphs and exhibit shall supersede and replace the referenced paragraphs and exhibit in the Restated and Amended Exchange Agreement:

Paragraph 14.2 (b) is hereby amended to read as follows:

Developer and the County acknowledge and agree that the Developer has provided the County with conceptual site layouts and plans, sections, and elevations for the Improvements on the Developer Property, dated August 29, 2019, which are attached hereto as Exhibit “G”.

Paragraph 14.2 (c) is hereby amended to read as follows:

Developer shall complete seventy-five percent (75%) of the design for the Improvements by December 17, 2019, and shall, on or before such deadline,

submit such 75% plans to the County. The 75% plans shall show, without limitation, any and all work to be performed on the Developer Property, including site plans, architectural, engineering, structural, mechanical, electrical, landscape and plumbing plans; preliminary grading and drainage plans; soil tests; utilities; water and sewer service connections; vehicular and pedestrian traffic circulation plans, including locations of ingress and egress to and from the Developer Property and the Improvements; curbs, gutters, and parkways, as applicable; lighting; locations for outdoor signage; and storage areas, all sufficient to enable the County to make an informed judgment about the schedule, estimate, design and quality of construction. Such 75% plans shall be based on the conceptual site layouts and plans, sections, and elevations previously approved by the County in accordance with Section 14.2(b) herein.

Paragraph 14.2 (d) is hereby amended to read as follows:

Developer shall complete one-hundred percent (100%) of the design and have final Construction Documents for the Improvements by February 17, 2020. Along with the final Construction Documents, Developer shall provide the County with a construction schedule, prepared using a critical path method, prepared by the Developer's contractor, that identifies, coordinates and integrates the anticipated design and construction milestones for the Improvements, inclusive of the Developer's responsibilities, reviews by governmental authorities having jurisdiction over the development of the Improvements, and other activities as are necessary for the timely completion of the Improvements.

Paragraph 14.2 (f) is hereby amended to read as follows:

In the event that the Project Costs are greater than \$8,357,633.00, all cost overruns shall be the sole responsibility of the Developer and the Developer shall not be entitled repayment of said overage from the County.

Paragraph 14.2 (g) is hereby amended and restated to read as follows:

Upon the approval of the final Construction Documents for the Improvements, Developer shall provide the County with a set of plans signed by all parties as approved. In the event that any change to the final Construction Documents results in an anticipated decrease to the Project Costs, then Developer and the County shall work in good faith to identify additional improvements that can be provided by the Developer on the Developer Property so as to result in no net decrease to the Project Costs. The County reserves the right to request a refund in the form of a check in lieu of additional improvements. The Developer shall provide the County with a check in the name of the County within 30 days of any such request by the County.

Paragraph **14.3 Permits** is hereby amended to read as follows:

Developer shall obtain building permits for the Improvements by November 1, 2020. Developer acknowledges, understands and agrees that it is its responsibility to submit the final Construction Documents to the applicable and required governmental authority with sufficient time to enable review, comments and resubmittals by and to the governmental authorities, if necessary, so as to ensure that the permits are issued by the deadline contained herein.

Paragraph **14.4 Commencement and Completion of Construction** is hereby amended to read as follows:

Developer shall have Commenced Construction by December 31, 2020 and shall thereafter diligently and continuously undertake the construction of the Improvements until Final Completion. Developer shall select the contractor for the Improvements in accordance with the requirements of Section 255.20, Florida Statutes. Developer shall obtain substantial completion of the Improvements, as evidenced by a Temporary Certificate of Occupancy, no later than December 31, 2021 and Final Completion shortly thereafter so as to allow Closing 2 to take place on or before February 1, 2022.

The attached **Revised Exhibit G**, conceptual site layouts and plans, sections, and elevations for the Improvements on the Developer Property, dated August 29, 2019, shall supersede and replace **Exhibit G** in the Restated and Amended Exchange Agreement.

All references to Exhibit G will refer to the Revised Exhibit G, Dated August 29, 2019.

In all other respects, the Amended and Restated Exchange Agreement remains in full force and effect in accordance with the terms and conditions specified therein. In the event of any conflict between this First Amendment to the Amended and Restated Exchange Agreement and the Amended and Restated Exchange Agreement, the First Amendment to the Amended and Restated Exchange Agreement shall supersede same. Additionally, any other provisions of the Amended and Restated Exchange Agreement inconsistent herewith shall be deemed revised in accordance with the terms of this First Amendment to the Amended and Restated Exchange Agreement.

[THE REMAINDER OF THIS PAGE IS INTENTIONALLY LEFT BLANK]

[ONLY THE SIGNATURE PAGE REMAINS]

IN WITNESS WHEREOF, Landlord and Tenant have duly executed this Lease, with the intent for it to be legally binding, as of the day and year first above written.

MIAMI-DADE COUNTY
a political subdivision of the State of Florida

By: _____

Name: _____

Title: _____

Date signed: _____

ATTEST:
Harvey Ruvin, Clerk

Approved by the County Attorney as to
Form and legal sufficiency

By: _____

Assistant County Attorney

MAPTON HOLDINGS, LLC

Delaware limited liability company

J. Chu

Witness/Attest:

[Signature]

Witness/Attest:

By: [Signature]

Name: MOISUE MANA

Title: MANAGING MEMBER

Date signed: 9/27/2019

STATE OF Florida

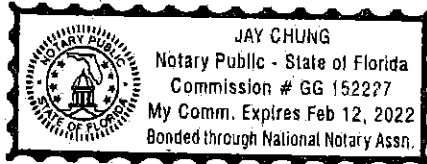
SS:

COUNTY OF MIAMI DADE

The foregoing instrument was acknowledged before me this 27th day of September, 2019, by MOISUE MANA, of (MAPTON HOLDINGS LLC), a Delaware corporation MOISUE MANA has produced FL DRIVER LICENSE as identification.

M-500-553-56-443-0

(SEAL)



MANA FASHION REALTY, LLC

Delaware limited liability company

J. Chu
Witness/Attest:

[Signature]
Witness/Attest:

By: [Signature]

Name: Moishe MANA

Title: MANAGING MEMBER

Date signed: 9/27/2019

STATE OF Florida

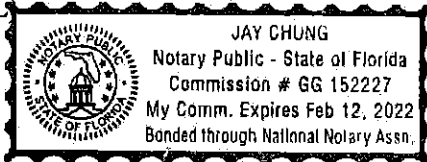
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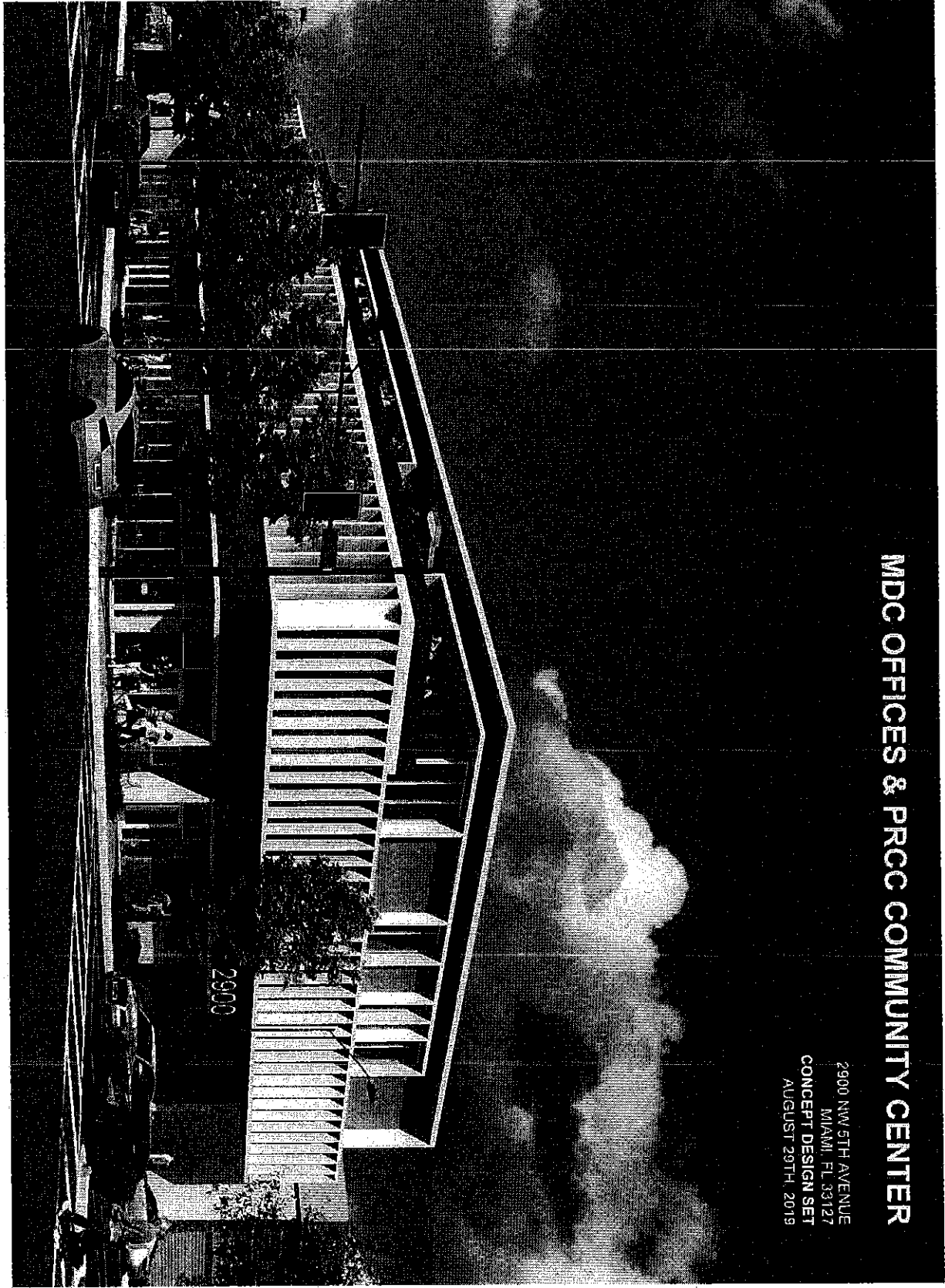
COUNTY OF Miami-Dade

The foregoing instrument was acknowledged before me this 27th day of September, 2019, by Moishe MANA, of (MANA FASHION REALTY, LLC), a Delaware corporation Moishe MANA has produced FL DRIVER LICENSE as identification.

M500-553-56-443-0

(SEAL)



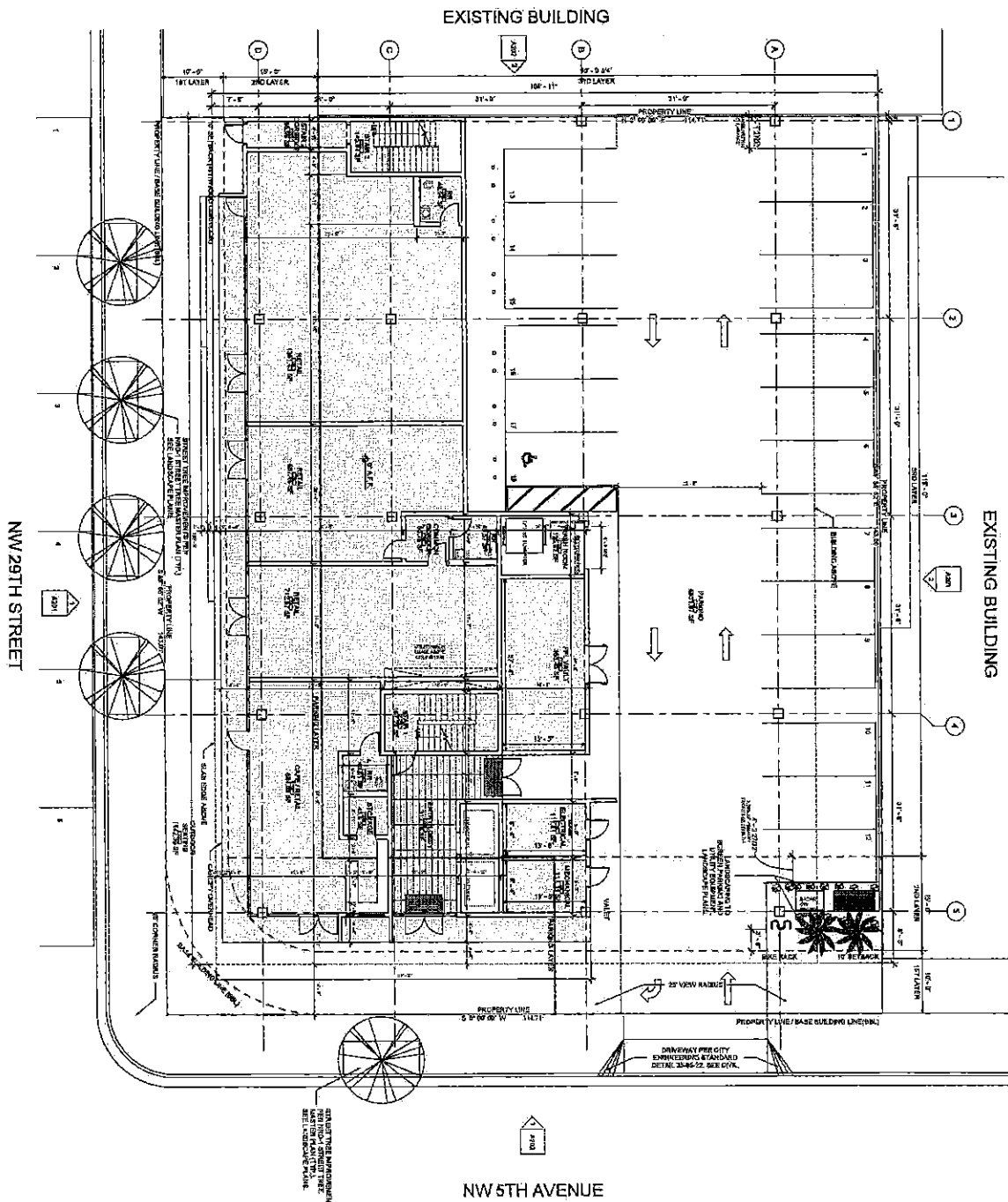


MDC OFFICES & PRCC COMMUNITY CENTER

2900 NW 5TH AVENUE
MIAMI, FL 33127
CONCEPT DESIGN SET
AUGUST 29TH, 2019

REVISED EXHIBIT G: Conceptual Site Layout and Plan August 29, 2019

<p>Berenblum Busch Architects</p> <p>1000 Biscayne Blvd, Suite 2000 Miami, FL 33132 Tel: 305.375.4444 www.bberenblum.com</p>		<p>MDC OFFICES & PRCC COMMUNITY CENTER 2900 NW 5TH AVENUE MIAMI, FL 33127</p>		<p>DATE: 08/29/19 SCALE: 1/8" = 1'-0"</p> <p>PROJECT: MDC OFFICES & PRCC COMMUNITY CENTER PHASE: CONCEPT DESIGN SET DESIGNED BY: BERENBLUM BUSCH ARCHITECTS ARCHITECT: BERENBLUM BUSCH ARCHITECTS CLIENT: MIAMI-DADE COUNTY PROJECT NO.: 19-0001</p>																
<p>REVISIONS:</p> <table border="1"> <thead> <tr> <th>NO.</th> <th>DATE</th> <th>DESCRIPTION</th> </tr> </thead> <tbody> <tr> <td> </td> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> <td> </td> </tr> </tbody> </table>		NO.	DATE	DESCRIPTION													<p>PROJECT INFORMATION:</p> <p>PROJECT NO.: 19-0001 DATE: 08/29/19 SCALE: 1/8" = 1'-0"</p>		<p>DESIGNED BY: BERENBLUM BUSCH ARCHITECTS ARCHITECT: BERENBLUM BUSCH ARCHITECTS CLIENT: MIAMI-DADE COUNTY PROJECT NO.: 19-0001</p>	
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Level 1
1/8" = 1'-0"

Room No.	Room Name	Area
Level 1		
100	ENTRANCE LOBBY	513.26 SF
101	CAFE / RETAIL	604.88 SF
102	STORAGE	424.88 SF
103	DR	150.24 SF
104	REINFORCED CONCRETE AND 1\"/>	
105	COMMON CORRIDOR	482.94 SF
106	MECHANICAL	527.52 SF
107	MECHANICAL	1114.11 SF
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MDC OFFICES & PRCC COMMUNITY CENTER
2500 NW 5TH AVENUE
MIAMI, FL 33127

Borablum Busch Architects

1000 BROADWAY, SUITE 200
MIAMI, FL 33139
TEL: 305.375.1111
WWW.BORABLUMBUSCH.COM

REVISIONS EXHIBIT A, Conceptual Site Layout and Plan, August 29, 2019

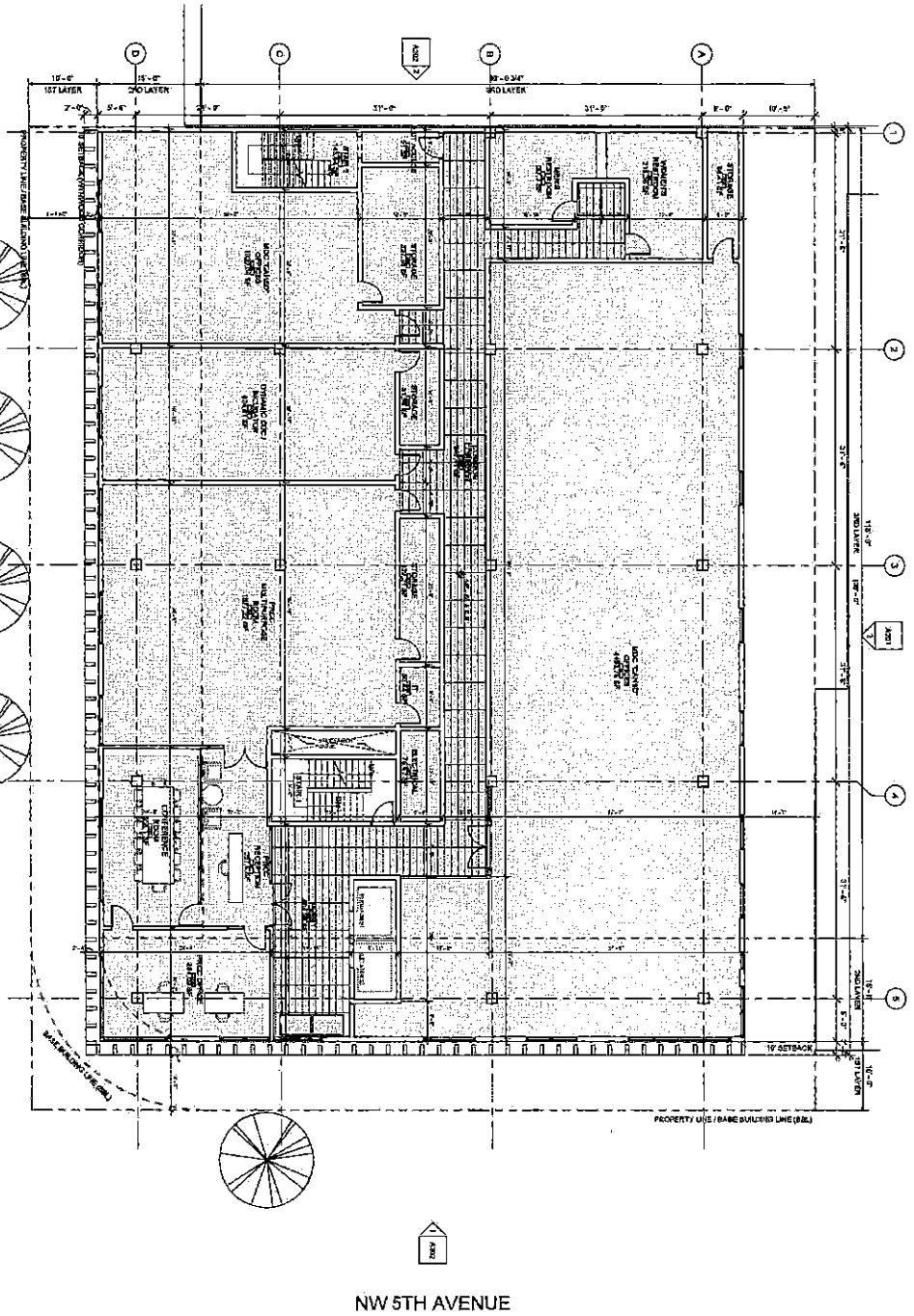
Level 1
1/8" = 1'-0"

Level 1
1/8" = 1'-0"

Level 1
1/8" = 1'-0"

14

REVISED EXHIBIT 5, Comprehensive Site Layout and Plan August 28, 2019



NW 29TH STREET

NW 5TH AVENUE

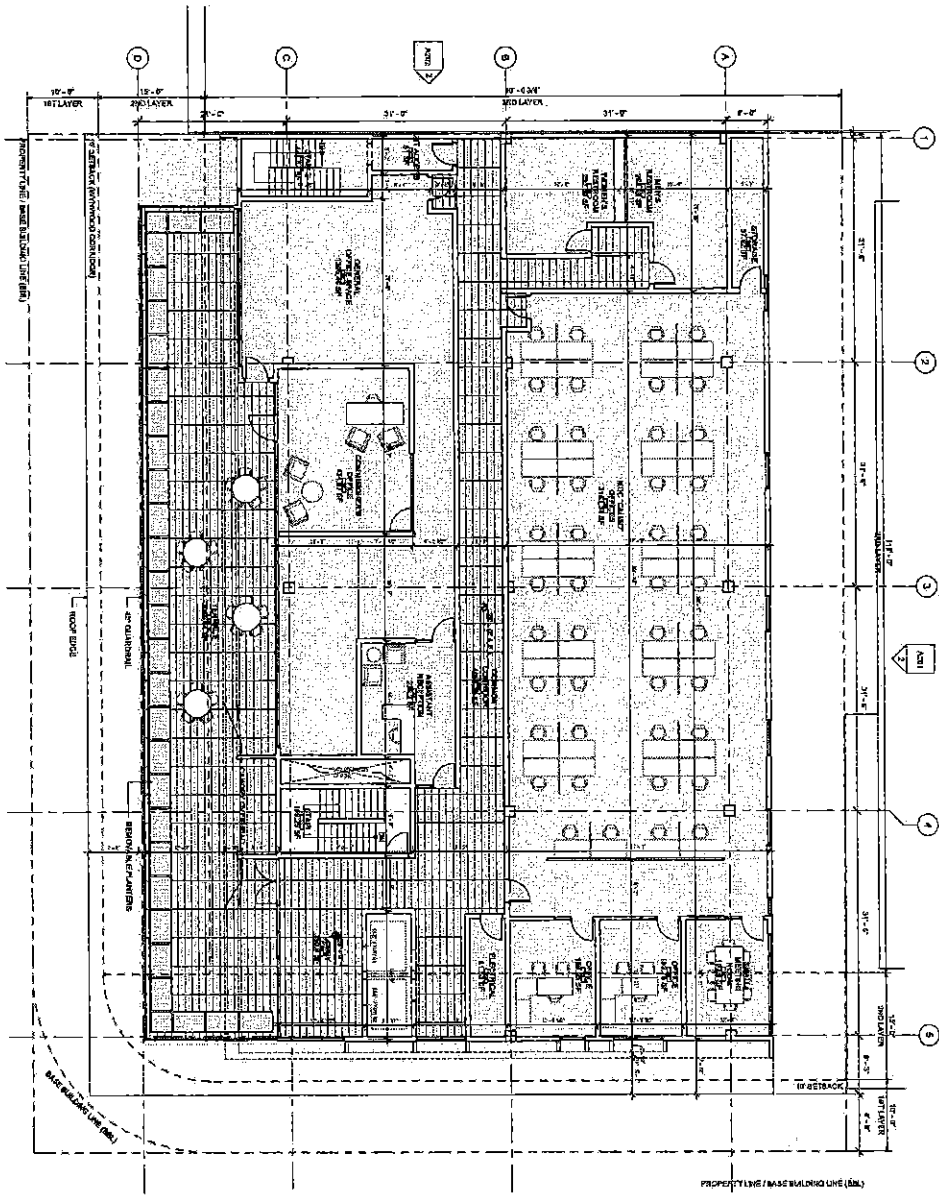
Room No.	Room Name	Area
200	CORBY	48,428 SF
201	ELECTRICAL	76,62 SF
202	COMMON CORRIDOR	146,47 SF
203	COMMON CORRIDOR	227,6 SF
204	COMMON CORRIDOR	327,6 SF
205	COMMON CORRIDOR	327,6 SF
206	COMMON CORRIDOR	327,6 SF
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295	COMMON CORRIDOR	327,6 SF
296	COMMON CORRIDOR	327,6 SF
297	COMMON CORRIDOR	327,6 SF
298	COMMON CORRIDOR	327,6 SF
299	COMMON CORRIDOR	327,6 SF
300	COMMON CORRIDOR	327,6 SF

Level 2
1

MDC OFFICES & PRCC COMMUNITY CENTER
2800 NW 5TH AVENUE
MIAMI, FL 33127

**Berenblum
Busch Architects**

10



NW 29TH STREET

NW 5TH AVENUE

LEVEL 3 ROOM SCHEDULE

Room No.	Room Name	Area
300	COBBY	302.8 SF
300A	ELECTRICAL	11.53 SF
300B	COMMON CORRIDOR	1,025.38 SF
301	GENDER RESTROOM	108.42 SF
302	OFFICE	1,388.42 SF
303	COMMON CORRIDOR	434.47 SF
304	WOMEN'S RESTROOM	222.89 SF
305	MEN'S RESTROOM	244.83 SF
306	STORAGE	97.43 SF
307	SMALL MEETING ROOM	183.71 SF
308	OFFICE	139.25 SF
309	OFFICE	180.29 SF
310	STAIR	51.52 SF
311	ELEVATOR	51.52 SF
312	TERrace	2,001.04 SF

Level 3
1/28/2019

MDC OFFICES & PRCC COMMUNITY CENTER
2300 NW 6TH AVENUE
MIAMI, FL 33127

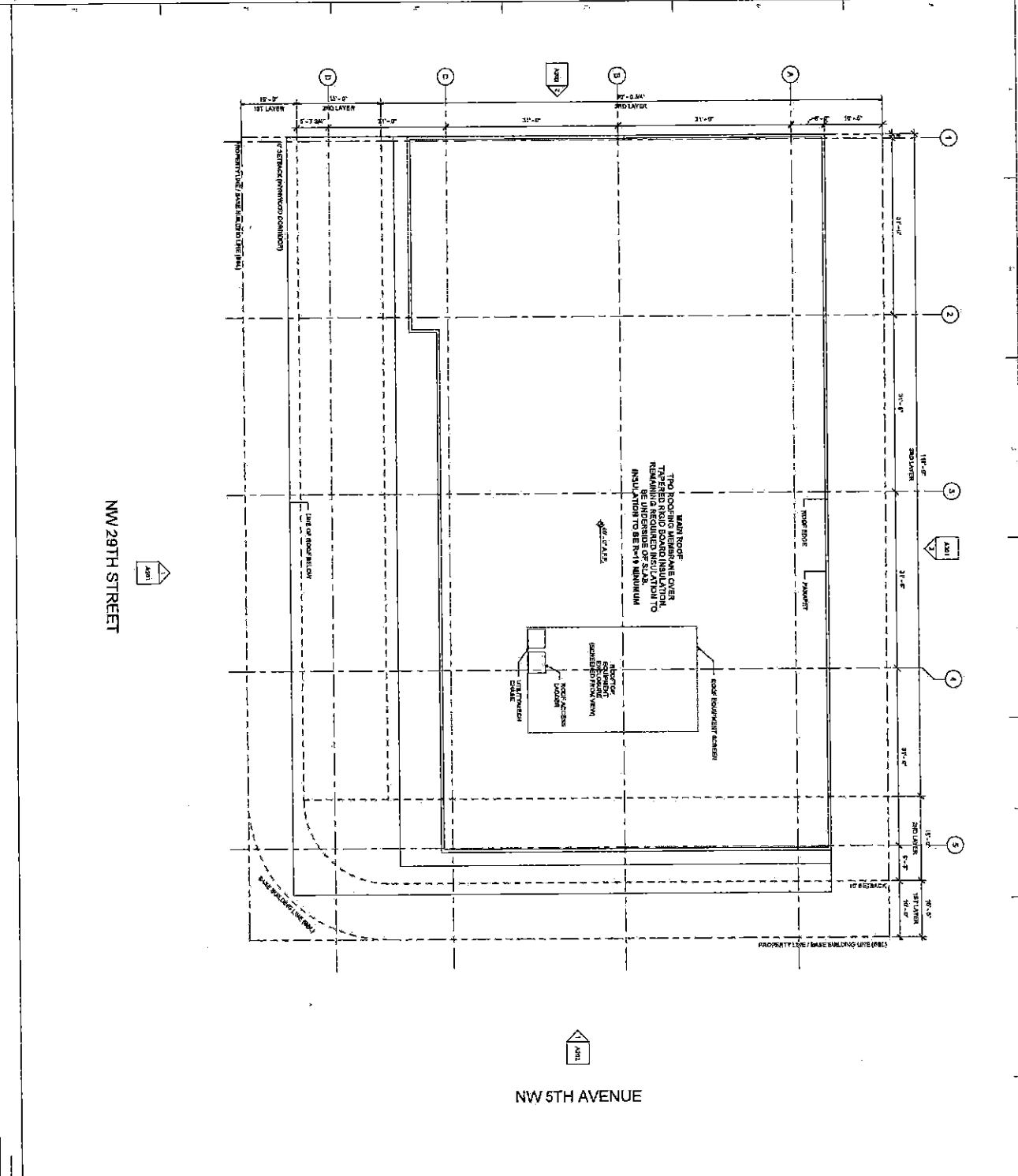
**Borahlum
Burch Architects**

ARCHITECTS

LEVEL 3 PLAN

A103

16



NW 5TH AVENUE

NW 29TH STREET

Scale
1/8" = 1'-0"

AT104

ROOF PLAN

DATE	DESCRIPTION
10/15/19	REVISION 1

PROJECT INFORMATION

PROJECT NAME	MDC OFFICES & PRCC COMMUNITY CENTER
ADDRESS	2800 NW 5TH AVENUE, MIAMI, FL 33127
OWNER	MDC (MIAMI DEVELOPMENT CORPORATION)
ARCHITECT	Bereblum Busch Architects

MDC OFFICES & PRCC COMMUNITY CENTER
2800 NW 5TH AVENUE
MIAMI, FL 33127

DATE: 10/15/19
DRAWN BY: [Name]
CHECKED BY: [Name]

10/15/19

MDC (MIAMI DEVELOPMENT CORPORATION)
2800 NW 5TH AVENUE
MIAMI, FL 33127

Bereblum Busch Architects
2800 NW 5TH AVENUE
MIAMI, FL 33127

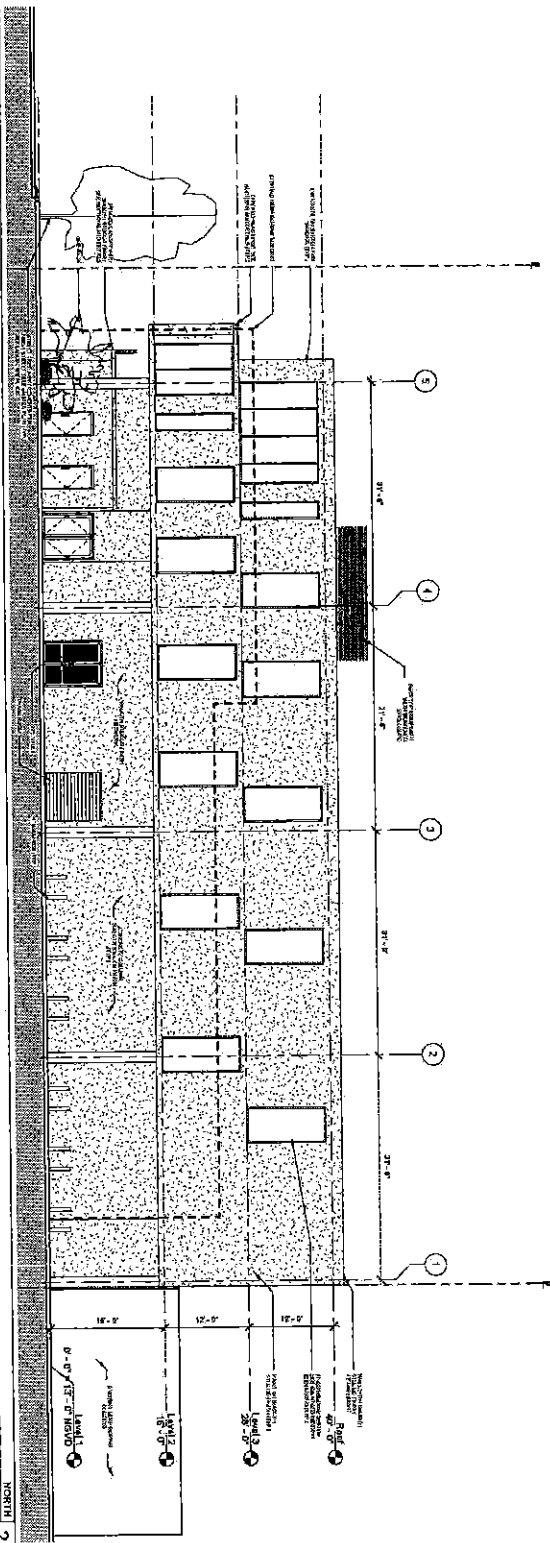
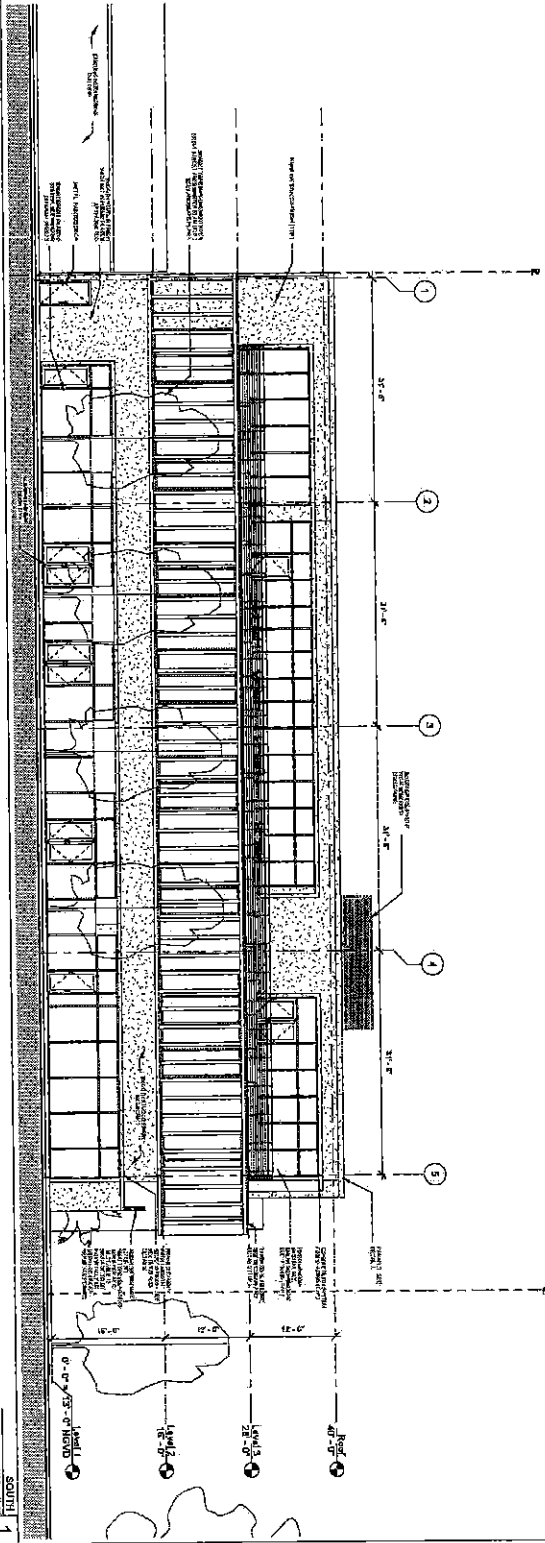


FIG. 1.01

A201

NO.	REVISION	DATE

MDC OFFICES & PRCO COMMUNITY CENTER
2800 NW 5TH AVENUE
MIAMI, FL 33127

Berenblum Busch Architects

Architects

2800 NW 5th Avenue, Suite 200
Miami, Florida 33127
Tel: 305.371.8800
www.bberenblumbusch.com

Project Architect: **Michael Busch**

Project Manager: **Michael Busch**

Site Architect: **Michael Busch**

Architectural Designer: **Michael Busch**

Structural Engineer: **Michael Busch**

Mechanical Engineer: **Michael Busch**

Electrical Engineer: **Michael Busch**

Plumbing Engineer: **Michael Busch**

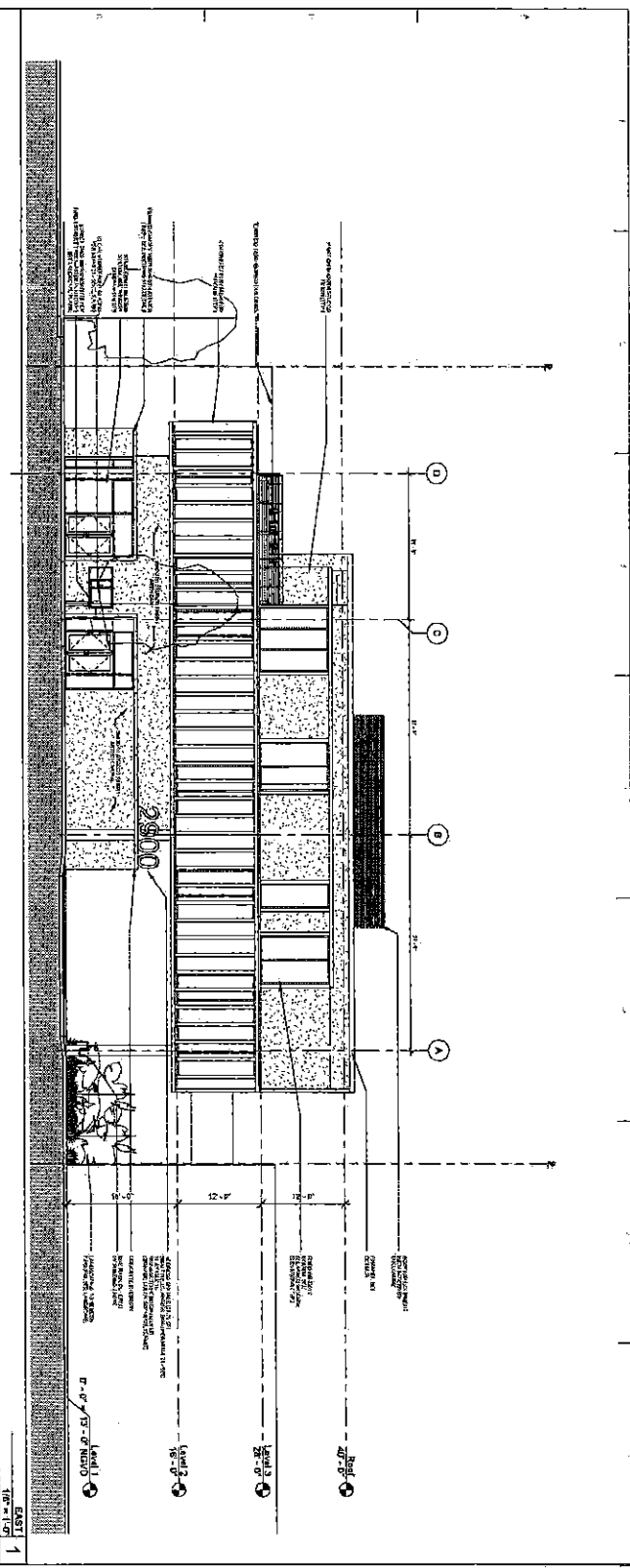
Fire Protection Engineer: **Michael Busch**

Interior Designer: **Michael Busch**

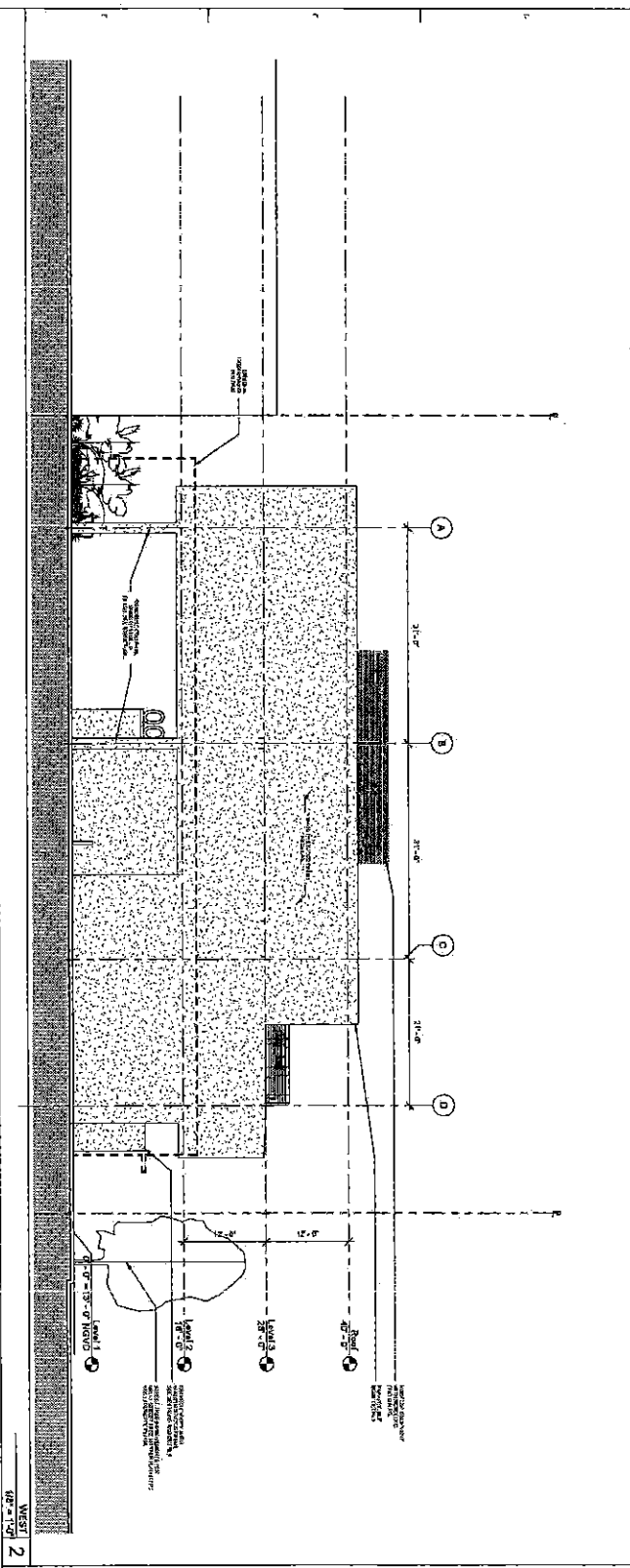
Graphic Designer: **Michael Busch**

Construction Manager: **Michael Busch**

General Contractor: **Michael Busch**



EAST 1
1/8" = 1'-0"



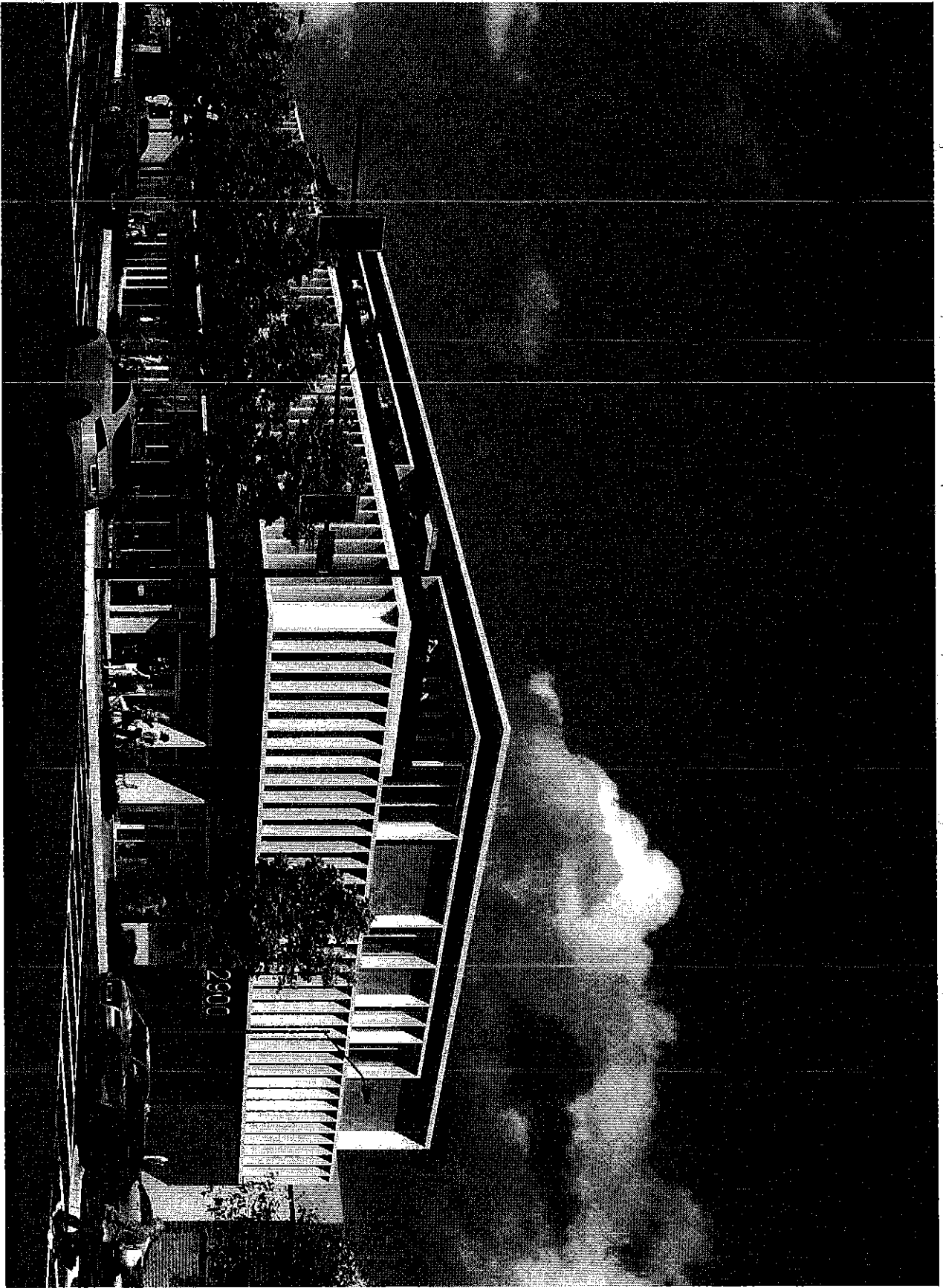
WEST 2
1/8" = 1'-0"

<p>REVISIONS</p> <table border="1"> <thead> <tr> <th>NO.</th> <th>DATE</th> <th>DESCRIPTION</th> </tr> </thead> <tbody> <tr> <td> </td> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> <td> </td> </tr> </tbody> </table>	NO.	DATE	DESCRIPTION										<p>OWNER/REPRESENTATIVE</p> <p>MDC OFFICES & PRCC COMMUNITY CENTER 2800 NW 5TH AVENUE MIAMI, FL 33127</p>	<p>ARCHITECT</p> <p>Berenblum Busch Architects</p>	<p>DATE</p> <p>August 29, 2019</p>	<p>PROJECT</p> <p>MDC OFFICES & PRCC COMMUNITY CENTER</p>	<p>SCALE</p> <p>1/8" = 1'-0"</p>	<p>PROJECT NO.</p> <p>A202</p>
NO.	DATE	DESCRIPTION																



REVISED EXHIBIT 6, Conceptual Site Layout and Planting, August 28, 2019

<p>Berenblum Busch Architects</p>	<p>MM</p>	<p>hpc</p>	<p>ARCHITECTURAL</p>	<p>CONSTRUCTION</p>	<p>LANDSCAPE ARCHITECTURE</p>	<p>ENGINEERING</p>	<p>MDC OFFICES & PRCC COMMUNITY CENTER 2300 NW 6TH AVENUE MIAMI, FL 33127</p>	<p>AS06</p> <p>30' VIEW DISTANCE</p> <p>DATE: 08/28/19</p> <p>SCALE: 1/8" = 1'-0"</p> <p>PROJECT: MDC OFFICES & PRCC COMMUNITY CENTER</p> <p>CLIENT: MIAMI METRO</p> <p>ARCHITECT: BERENBLUM BUSCH ARCHITECTS</p> <p>LANDSCAPE ARCHITECT: HPC</p> <p>ENGINEER: MM</p>
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REVISED EXHIBIT 5: Conceptual Site Layout and Plan August 29, 2015

<p>MDC OFFICES & PRCC COMMUNITY CENTER 2900 NW 6TH AVENUE MIAMI, FL 33127</p>		<p>Beranblum Busch Architects</p>	
<p>ARCHITECT 2900 NW 6TH AVENUE MIAMI, FL 33127 TEL: 305.375.1234 WWW.BERANBLUMBUSCH.COM</p>		<p>DATE: AUGUST 29, 2015 PROJECT: MDC OFFICES & PRCC COMMUNITY CENTER SCALE: AS SHOWN BY: [Signature]</p>	
<p>DATE: AUGUST 29, 2015 PROJECT: MDC OFFICES & PRCC COMMUNITY CENTER SCALE: AS SHOWN BY: [Signature]</p>		<p>DATE: AUGUST 29, 2015 PROJECT: MDC OFFICES & PRCC COMMUNITY CENTER SCALE: AS SHOWN BY: [Signature]</p>	
<p>DATE: AUGUST 29, 2015 PROJECT: MDC OFFICES & PRCC COMMUNITY CENTER SCALE: AS SHOWN BY: [Signature]</p>		<p>DATE: AUGUST 29, 2015 PROJECT: MDC OFFICES & PRCC COMMUNITY CENTER SCALE: AS SHOWN BY: [Signature]</p>	

21

LEVEL	DESCRIPTION	MDC "CAHSD"		COMMON AREA					OUTDOOR		TOTALS	
		OFFICES	PRCC	LEARNING CENTER	LOBBY	SYSTEMS	RRS	STAIRS	PARKING	OTHER		
1	EXCHANGE AGREEMENT	-	2,354	-	281	462	-	418	8,443	1,720	13,678	
	2019 SET	-	3,661	-	314	589	-	379	6,832	1,667	13,442	
	DELTA	-	1,307	-	33	127	-	(39)	(1,611)	(63)	(236)	
2	EXCHANGE AGREEMENT	-	4,560	4,598	455	74	412	418	-	-	10,517	
	2019 SET	5,786	3,655	-	1,345	77	415	364	-	-	11,642	
	DELTA	6,786	(905)	(4,598)	890	3	3	(54)	-	-	1,125	
3	EXCHANGE AGREEMENT	-	-	-	754	437	382	418	-	-	10,087	
	2019 SET	8,096	5,911	-	1,409	82	498	366	-	2,060	10,326	
	DELTA	(2,185)	-	-	655	(355)	116	(52)	-	2,060	236	
4	EXCHANGE AGREEMENT	-	-	-	608	437	382	418	-	2,186	9,936	
	2019 SET	5,905	-	-	-	-	-	-	-	-	-	
	DELTA	(5,905)	-	-	(608)	(437)	(382)	(418)	-	(2,186)	(9,936)	
SUMMARY		MDC "CAHSD"		COMMON AREA					OUTDOOR		TOTALS	
	EXCHANGE AGREEMENT	14,001	6,914	4,598	2,098	1,410	1,176	1,672	8,443	3,906	43,646	
	TOTAL 2019 SET	11,697	7,316	-	3,068	748	913	1,109	6,832	3,727	35,410	
	TOTAL DELTA	(2,304)	402	(4,598)	970	(662)	(263)	(663)	(1,611)	(179)	(8,236)	
TOTAL INTERIOR		EXCHANGE AGREEMENT	31,297									
		2019 SET	24,851									
		DELTA	(6,446)									
TOTAL OUTDOOR/PARKING				PARKING SPACES								
		EXCHANGE AGREEMENT	12,349									25
		2019 SET	10,559									18
		DELTA	(1,790)									-7

GENERAL NOTE:
Square footages shown in the table above do not include wall thicknesses. If a total gross area is preferred, add 3% to account for said thickness, which will render an approximate

22