

Approved \_\_\_\_\_ Mayor  
Veto \_\_\_\_\_  
Override \_\_\_\_\_

Agenda Item No. 5(C)  
02-06-07

**OFFICIAL FILE COPY  
CLERK OF THE BOARD  
OF COUNTY COMMISSIONERS  
MIAMI-DADE COUNTY, FLORIDA**

RESOLUTION NO. R-119-07

RESOLUTION PERTAINING TO BUILDING BETTER COMMUNITIES BOND PROGRAM BY APPROVING AFTER PUBLIC HEARING SIGNIFICANT MODIFICATION TO PROJECT NO. 330 - "IMPROVEMENTS TO THE WOLFSONIAN-FIU" IDENTIFIED IN EXHIBIT A TO RESOLUTION NO. R-919-04

**WHEREAS**, this Board desires to accomplish the purposes outlined in the accompanying memorandum, a copy of which is incorporated herein by this reference,

**NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF COUNTY COMMISSIONERS OF MIAMI-DADE COUNTY, FLORIDA**, that this Board hereby approves the significant modification to Building Better Communities Bond Program Project No. 330 - "Improvements to the Wolfsonian-FIU" identified in Appendix A to Resolution No. R-919-04 after a public hearing, all as more particularly described in the accompanying memorandum.

The foregoing resolution was offered by Commissioner Bruno A. Barreiro, who moved its adoption. The motion was seconded by Commissioner Sally A. Heyman and upon being put to a vote, the vote was as follows:

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



**MEMORANDUM**  
(Revised)

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

**DATE:** February 6, 2007

**FROM:** Murray A. Greenberg  
County Attorney

**SUBJECT:** Agenda Item No. 5(C)

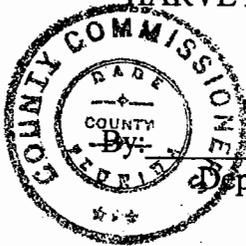
**Please note any items checked.**

- "4-Day Rule" ("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**
- Bid waiver requiring County Manager's written recommendation**
- Ordinance creating a new board requires detailed County Manager's report for public hearing**
- Housekeeping item (no policy decision required)**
- No committee review**

The Chairperson thereupon declared the resolution duly passed and adopted this 6th day of February, 2007. 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



**KAY SULLIVAN**

Deputy Clerk

Approved by County Attorney as  
to form and legal sufficiency. GBK

Geri Bonzon-Keenan



OFFICIAL FILE COPY  
CLERK OF THE BOARD  
OF COUNTY COMMISSIONERS  
MIAMI-DADE COUNTY, FLORIDA

# Memorandum



**Date:** February 6, 2007

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

Agenda Item No. 5(C)

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

**Subject:** Significant Modification of Building Better Communities Project No. 330 – The Wolfsonian – Florida International University (FIU)

## RECOMMENDATION

It is recommended that the Board approve a significant modification to the Building Better Communities bond program project description for the Wolfsonian – Florida International University (FIU) - Project No. 330 after a public hearing pursuant to Resolution No. R-919-04 ("Authorizing Resolution").

## BACKGROUND

Appendix A to the Authorizing Resolution lists cultural facility projects eligible for funding from the Building Better Communities bond program by number, name and size. All additions, deletions and significant modifications to individual projects or to Appendix A require a majority vote of the Board after a public hearing.

One of the cultural facilities projects included in the Building Better Communities bond program as Project No. 330 is "Improvements to The Wolfsonian – FIU" with an allocation of \$10 million. The original description for this project, as included in Resolution No. R-919-04, states,

"Construct an approximately 25,000 sq. ft. addition to the museum's headquarter facility at 1001 Washington Avenue, Miami Beach, including: additional storage and public-access to its library; public galleries; a 300-seat auditorium/lecture hall; classrooms and teaching spaces; an additional elevator; and visitor-friendly entrance and other pedestrian-access improvements."

The Department of Cultural Affairs has worked with The Wolfsonian-FIU to develop a strategic approach for maximizing the public benefits of their bond program funding. As a result of this work, it is recommended that the project description be modified to address improvements to the three facilities that comprise The Wolfsonian's campus as follows:

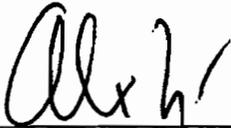
"Improve the museum by reorganizing and consolidating the program functions of all three of the Miami Beach buildings that comprise The Wolfsonian's campus: the headquarter facility at 1001 Washington Avenue; the Annex at 1538 Lenox Avenue; and the Community Cultural and Humanities Center (formerly, the Miami Beach Women's Club) at 2401 Pinetree Drive. Museum activities occur at these three Wolfsonian facilities, all located less than one mile from one another. The project elements to be evaluated include, but are not limited to improvements to: public galleries and meeting spaces; classrooms and teaching spaces; museum storage; visitor access to the library, library holdings and collections; elevator service; entrances; pedestrian and vehicular traffic access; and facility infrastructure systems, such as climate control, security, etc. The Wolfsonian's programming continues to increase significantly and a number of the overlapping functions among the facilities have resulted in inefficiencies and constraints to

public access. The objective of the capital project is to integrate the functions of these three facilities better and to maximize their ability to serve the public and The Wolfsonian's growing needs."

This strategic approach will result in a project that integrates The Wolfsonian's existing facilities more effectively, thereby significantly expanding the amount of space currently available for public access and research, educational and cultural programming. These improvements are critically important to ensure that one of our community's most significant and prestigious cultural institutions can achieve its ambition to be a vital cultural and educational resource for residents and visitors alike, and provide greater access to its collections, exhibitions, and educational programs for its growing local, national, and international audiences.

There is no fiscal impact on the allocation due to this modification.

This recommendation was reviewed and unanimously approved by the Miami-Dade County Cultural Affairs Council on October 25, 2006. After hearing an explanation of the item at their meeting of November 15, 2006, there was a consensus among the members of the Building Better Communities Citizens' Advisory Committee that the item should be considered by the Board after committee review.



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Assistant County Manager

# Memorandum



**Date:** Feburary 6, 2007

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

**Supplement to  
Agenda Item No.: 5(C)**

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

**Subject:** Supplemental Information for Substantial Modification of Building Better Communities  
Project No. 330 – The Wolfsonian – Florida International University (FIU)

The supplemental information in this memorandum is provided as requested at the Infrastructure and Land Use Committee (INLUC) meeting of December 12, 2006 in regard to agenda item 2L, "Resolution Pertaining to Building Better Communities Bond Program by Approving after Public Hearing Significant Modification to Project No. 30 - "Improvements to The Wolfsonian-FIU" Identified in Exhibit A to Resolution No. R-919-04."

In review, this agenda item reported that The Wolfsonian's original General Obligation Bond (GOB) project description accounted for improvements only to the museum's headquarters facility at 1001 Washington Avenue on Miami Beach. As a result of preliminary capital assessment of all three of its Miami Beach buildings conducted by The Wolfsonian, in consultation with the Department of Cultural Affairs, an expanded plan has been developed that represents a more efficient and effective way to accomplish the stated goal for the use of this GOB allocation: to make more museum space open and available for the public. The Wolfsonian-FIU is confident that it can work cooperatively with the County on the required GOB grant agreements to accomplish this modified project's work with the available and approved GOB funds.

In summary, rather than building a new 25,000 square foot addition to their headquarters facility, The Wolfsonian will reorganize and renovate spaces that are currently closed to the public in its three buildings, thereby making a minimum of 25,000 square feet of space newly opened to the public. Consistent with its original GOB project description, these spaces will be used for public exhibitions, educational programs and visitor amenities.

The chart below outlines the key factors involved in this project modification:

Item	Original GOB Project	Modified GOB Project
Project Description	Construct an approximately 25,000 square foot addition to the museum's headquarter facility at 1001 Washington Avenue, Miami Beach, including: additional storage and public access to its library; public galleries; a 300 seat auditorium/lecture hall; classrooms and teaching spaces; an additional elevator; and visitor-friendly entrance and other pedestrian-access improvements.	Improve the museum by reorganizing and consolidating the program functions of all three of the Miami Beach buildings that comprise The Wolfsonian's campus: the headquarter facility at 1001 Washington Avenue; the Annex at 1538 Lenox Avenue; and the Community Cultural and Humanities Center (formerly, the Miami Beach Women's Club) at 2401 Pinetree Drive.
Square footage of new space to be made available to the public	New construction: 25,000 square foot addition to the Headquarter facility	New space made open to the public as a result of reorganization and renovation of 3 existing facilities: minimum of 25,000 square feet <ul style="list-style-type: none"> <li>• Headquarter facility – approximately 3,000 sq. ft.*</li> <li>• Annex facility – approximately 28,000 sq. ft.**</li> </ul> If funding permits: <ul style="list-style-type: none"> <li>• Community Cultural and Humanities Center – approximately 5,000 sq. ft.**</li> </ul> * improved accessibility/elevator service ** space not currently accessible to the public

Amount and schedule of GOB funding allocation	\$10 million total Partial allocations scheduled from 2005 to 2014	No change
Funding responsibility for any and all project overages	The Wolfsonian – FIU	No change

The GOB funding support for this project will be allocated through a grant agreement between The Wolfsonian and the County administered by the Department of Cultural Affairs. Funding payments through this agreement will be provided to The Wolfsonian on a reimbursement basis, after The Wolfsonian submits required documentation that substantiates work accomplished and after these materials are reviewed and approved by the Department.

The first phase of work for The Wolfsonian's GOB grant will focus on developing a detailed building program and budget for the project. This phase will confirm the amount of work able to be accomplished in the headquarters facility (1001 Washington Avenue) and in the annex (1538 Lenox Avenue); it also, will help determine whether there are sufficient funds to accomplish work on the community cultural and humanities center (2401 Pinetree Drive). Future allocations of GOB funding will be contingent upon the Department's approval of the resulting building program and budget. The preliminary budget below is subject to change once the planners, architects, engineers and cost estimators complete this first phase of work.

<i>Line Item</i>	<i>Amount</i>
Planning and Design Work	\$ 850,000
Project Management	\$ 300,000
Owner Development Costs	\$ 250,000
Construction and Renovation	\$ 6,650,000
Fixtures, Furniture and Equipment	\$ 950,000
Contingency (10%)	\$ 1,000,000
<b>TOTAL</b>	<b>\$10,000,000</b>

This substantial modification of The Wolfsonian's GOB project is being recommended for the following reasons:

- it maintains the original goal of the project – making a minimum of 25,000 sf of additional museum space available to the public;
- it expands the project – opening more than just The Wolfsonian's headquarters facility for museum visitors;
- it is a more efficient use of GOB funding – reorganized and renovated spaces are likely to cost less (potentially allowing more than 25,000 sf of newly available public space to result from the project) and take less time to complete than new construction;
- it is a more strategic use of capital funds – by reorganizing and consolidating spaces in The Wolfsonian's three buildings, operational efficiencies can be achieved by more logically aligning program functions in these facilities; and
- the resulting project will be accomplished within the same \$10 million of GOB funding originally allocated for The Wolfsonian.

Alex Muñoz  
Assistant County Manager

