MEMORANDUM

Agenda Item No. 8(N)(6)

TO:	Honorable Chairman Oliver G. Gilbert, III and Members, Board of County Commissioners	**DATE:**	September 6, 2023
FROM:	Geri Bonzon-Keenan County Attorney	**SUBJECT:**	Resolution approving a contribution in lieu of impact fees for select transit improvements at the Coconut Grove Metrorail Station

Resolution No. R-763-23

The accompanying resolution was prepared by the Transportation and Public Works Department and placed on the agenda at the request of Prime Sponsor Commissioner Raquel A. Regalado.

Geri Bonzon-Keenan
County Attorney

GBK/gh

Memorandum

Date: September 6, 2023

To: Honorable Chairman Oliver G. Gilbert, III
and Members, Board of County Commissioners

From: Daniella Levine Cava
Mayor
Daniella Levine Cava

Subject: Recommendation for Approval of a Contribution in Lieu of Impact Fees for Select Transit Improvements at the Coconut Grove Metrorail Station

Executive Summary

On December 12, 2015, this Board adopted Resolution No. 1174-15, which authorized the conveyance by lease of the portion of the Coconut Grove Metrorail for the development of a transit-oriented development. The project (Grove Central) involves the construction of approximately 400 residential housing units, of which 60 are workforce, and 170,000 square feet of retail space.

In addition to the proposed improvements under the terms of the lease, the tenant, Grove Metro Station, LLC (GRP), has undertaken certain transit capital improvements to enhance the Miami-Dade Department of Transportation and Public Works' facilities including the construction of a new bus terminal, a parking garage with 250 dedicated parking spaces for transit patrons, pedestrian facilities, and bicycle facilities. Board of County Commissioners Resolution 1249-20 established that subject to this Board's and the Transportation Planning Organization's (TPO) review and approval process pursuant to Chapter 33E of the Code of Miami-Dade County, Florida, the County agreed to offset as a contribution in lieu of impact fees.

Chapter 33E-12(d) of the Miami-Dade County Code allows for the application of roadway trust funds towards select transit capital improvements provided that the Board of County Commissioners, after recommendation from the Mayor in consultation with the Public Works Director, determines that any such transit use of roadway trust funds would be effective as part of the county's strategy for providing transportation capacity. Upon review, it is recommended the select transit improvements effectuated by GRP be eligible for roadway impact fee credit, considering that the improvements will be effective as part of the County's strategy for providing roadway capacity and would provide a benefit to each of the impact fee districts contributing roadway trust funds to the transit improvement. Furthermore, at the April 20, 2023 TPO meeting, Resolution No. 12-2023 was adopted adding the transit improvements at the Coconut Grove Metrorail Station to the 2045 Long Range Transportation Plan and the Fiscal Year 2023 Transportation Improvement Program. The value of the improvements undertaken by the project totals $8,518,198.77, however, the value of roadway impact fee credits to be applied is $4,925,241.16, in accordance with the development (units, etc.) constructed.

Recommendation

It is recommended that the Board of County Commissioners (Board) approve a contribution in lieu of roadway impact fees in the amount of $4,925,241.16 to GRP for the transit capital improvements performed at the Coconut Grove Metrorail Station, in accordance with Chapter 33E-12(d) of the Miami-Dade County Code.

Scope

The property is located in Commission District 7, represented by Raquel A. Regalado; however, the impact of the project and associated improvements are Countywide in nature.

Fiscal Impact/Funding Source

This item would approve the contribution in-lieu of roadway impact fees and an associated credit of $4,925,241.16. The transit infrastructure improvements undertaken at the Coconut Grove Metrorail Station by GRP represent a total value of $8,518,198.77. Therefore, this item does not create an adverse fiscal impact upon Miami-Dade County.

Track Record/Monitor

Javier Bustamante, Assistant Director of Transit Project Management and Support Services for the Department of Transportation and Public Works (DTPW) will be responsible for monitoring this item.

Delegated Authority

If this item is approved, the County Mayor or County Mayor's designee will have the authority to apply roadway impact fee credits for select transit improvements undertaken by GRP at the Coconut Grove Metrorail Station.

Background

On December 12, 2015, this Board adopted Resolution No. R-1174-15, which authorized the conveyance by lease of the portion of the Coconut Grove Metrorail Station better described in the Lease Agreement as an economic development conveyance under Section 125.045, Florida Statutes to GRP Grove Metro Station, LLC (GRP). The project (Grove Central) involves the construction of approximately 400 residential housing units, of which 60 are workforce, and 170,000 square feet of retail space. The project will designate 250 parking spaces for use by transit patrons.

In addition to the proposed improvements under the terms of the lease, GRP was asked to undertake certain transit improvements to enhance the Miami-Dade Department of Transportation and Public Works' facilities. These include:

- Construction of a new bus terminal
- Parking garage with 250 dedicated spaces for transit patrons
- Pedestrian facilities
- Bicycle facilities

The First Amendment to the lease with GRP, approved by the BCC via Resolution No. R-1249-20, provided that subject to this Board's and Transportation Planning Organization's (TPO) review and approval process pursuant to Chapter 33E of the Code of Miami-Dade County, Florida, the County agrees to offset as a contribution in lieu of impact fees against road impact fees that would otherwise be due and payable in an amount equal to GRP's capital contributions to the transit capital improvements under the lease. The improvements will result in a development which fully incorporates transit-oriented development concepts such as mixed-income housing and large retail establishments.

At the April 20, 2023 TPO meeting, Resolution No. 12-2023 was adopted adding the transit improvements at the Coconut Grove Metrorail Station to the 2045 Long Range Transportation Plan and the Fiscal Year 2023 Transportation Improvement Program (the TPO resolution is attached as Exhibit 1). Furthermore, upon the performance of an engineering analysis it was established that the proposed development, because of the improvements undertaken which enhance and integrate with the Metrorail station, Metrobus terminal, and Underline, is expected to see a higher transit ridership when compared to typical development. Per the traffic impact study undertaken for the development by Kimley Horn and Associates, which utilized standard traffic engineering methodology and assumptions, approximately 189 trips (of approximately 800 net new external trips, or approximately 24%) are anticipated to utilize alternative modes of travel (transit, bicycle and walking) rather than utilize road infrastructure. The Miami-Dade County Road Impact Fee equation is outlined in Chapter 33E-7 of the Code of Ordinances. The calculation assumes that 'non-transit' mode split of 97 percent or a three percent modal split for transit users. The formula does not account for bicycle/pedestrian mode splits that routinely occur in transit-oriented developments such as the Grove Metro Station Transit Oriented Development. Therefore, on the basis of mode split, the roadway impact fee contribution should be reduced by 21%. The engineer's memorandum supporting this contribution is attached as Exhibit 2.

Furthermore, the improvements undertaken by the project will improve and enhance the patron's experience at the Coconut Grove Metrorail Station and increase connectivity for residents at large, which would be more likely to utilize the system as a result. This additional transit usage will increase ridership and benefit Miami-Dade County. The Coconut Grove Metrorail Station achieved an all-time high ridership in 2013 at approximately 2,300 average weekday riders and 60,000 average monthly riders as demonstrated in Exhibit 3. Since this time, ridership has declined to approximately 1,400 and 38,000 respectively. The improvements to the facilities at the Coconut Grove Metrorail Station as a result of the Grove Central project are anticipated to attract new transit patrons and increase ridership to achieve and exceed historical highs. This anticipated increase would represent more than 900 daily riders (over 300 during peak period) and an equivalent reduction in roadway trips. In aggregate, the project and associated transit improvements are anticipated to reduce roadway usage significantly.

Upon review, the Department of Transportation and Public Works, recommended that the select transit improvements effectuated by GRP be eligible for roadway impact fee credit, considering that the improvements will be effective as part of the County's strategy for providing roadway capacity and would provide a benefit to each of the impact fee districts contributing roadway trust funds to the transit improvement. Furthermore, the value of transit improvements undertaken by the project significantly exceeds the roadway impact fee credits being applied.

In consultation with the DTPW Director, and in light of requirements being met, it is recommended that transit improvements undertaken at the Coconut Grove Metrorail Station by GRP Grove Metro Station, LLC be eligible for roadway impact fee expenditure. The value of the improvements undertaken by the project totals $8,518,198.77, however, the value of roadway impact fee credits to be applied is $4,925,241.16, in accordance with the development (units) constructed. Attached is a copy of the engineering analysis describing the improvements and associated benefits.

Jimmy Morales,
Chief Operations Officer

Attached:
1. Exhibit 1 - TPO Resolution No. 12-2023
2. Exhibit 2 - Engineer's Memorandum - Coconut Grove Metrorail Station/Grove Central Miami-Dade County Code of Ordinances Chapter 33E-10 Request for Contributions In-Lieu-of-Fee Summary of Station Improvements
3. Exhibit 3 - Coconut Grove Metrorail Station Historical Ridership

c: Geri Bonzon-Keenan, County Attorney
Gerald K. Sanchez, First Assistant County Attorney
Jess M. McCarty, Executive Assistant County Attorney
Office of the Mayor Senior Staff
Eulois Cleckley, Director, Department of Transportation and Public Works
Lourdes Gomez, Director, Department of Regulatory and Economic Resources

EXHIBIT 1

TPO
Miami-Dade Transportation Planning Organization

Agenda Item 5.A.1

Date: April 13, 2023

To: Honorable Chairman Esteban Bovo, Jr. and Members
TPO Governing Board

From: Aileen Bouclé, AICP Bouclé
Executive Director

Subject: **2045 Long Range Transportation Plan and Fiscal Year 2023 Transportation Improvement Program Amendments: Addition of Improvement Project for the Coconut Grove Metrorail Station and Bus Terminal**

RECOMMENDATION

On April 10, 2023, the Transportation Planning Council recommended approval of amendments to the 2045 Long Range Transportation Plan and Fiscal Year 2023 Transportation Improvement Program to include in Priority I of the Plan the addition of an improvement project for the Coconut Grove Metrorail Station and Bus Terminal.

BACKGROUND

The proposed station improvements include, but are not limited to the following:

- New Bus Lanes and Bays
- Kiss-and-Ride area
- Auto parking facilities
- Refurbished elevators
- Escalators
- Security systems
- Landscaping
- Lighting
- Wayfinding
- Pedestrian and Bicycle facilities

Attached is correspondence from DTPW providing additional information.

FISCAL IMPACT/FUNDING SOURCE

The estimated project cost is $13.9 million for design and construction. Road Impact Fee District 2 funding has been identified for this project.

TRACK RECORD/ MONITOR

This item is sponsored by DTPW and Javier Bustamante, DTPW Chief Right of Way, is responsible for monitoring this project.

AGENDA ITEM 5.A.1

TPO RESOLUTION #

RESOLUTION APPROVING AMENDMENTS TO THE 2045 LONG RANGE TRANSPORTATION PLAN AND FISCAL YEAR 2023 TRANSPORTATION IMPROVEMENT PROGRAM TO INCLUDE IN PRIORITY I OF THE PLAN THE ADDITION OF AN IMPROVEMENT PROJECT FOR THE COCONUT GROVE METRORAIL STATION AND BUS TERMINAL

WHEREAS, the Interlocal Agreement creating and establishing the Metropolitan Planning Organization (MPO) for the Miami Urbanized Area requires that the Miami-Dade Transportation Planning Organization (TPO), in its role as the MPO, provides a structure to evaluate the adequacy of the transportation planning and programming process; and

WHEREAS, the Transportation Planning Council (TPC) has been established and charged with the responsibility and duty of fulfilling the aforementioned functions; and

WHEREAS, the Department of Transportation and Public Works is proposing to add an improvement project for the Coconut Grove Metrorail Station and Bus Terminal; and

Whereas, the station improvements include, but are not limited, to new bus lanes and bus bays, kiss-and-ride area, auto parking facilities, station improvements and pedestrian/bicycle facilities; and

WHEREAS, the TPC has reviewed the amendments to the 2045 Long Range Transportation Plan and Fiscal Year 2023 Transportation Improvement Program, made a part hereof, and finds them consistent with the goals and objectives of the Transportation Plan for the Miami Urbanized Area,

NOW, THEREFORE, BE IT RESOLVED BY THE GOVERNING BOARD OF THE TRANSPORTATION PLANNING ORGANIZATION IN ITS ROLE AS THE MPO FOR THE MIAMI URBANIZED AREA, that the attached amendments to the 2045 Long Range Transportation Plan and Fiscal Year 2023 Transportation Improvement Program to include in Priority I of the Plan the addition of an improvement project for the Coconut Grove Metrorail Station and Bus Terminal, are hereby approved.

The adoption of the foregoing resolution was moved by . The motion was seconded by , and upon being put to a vote, the vote was as follows:

Chairman Esteban Bovo, Jr. -
Vice Chairman Oliver G. Gilbert III -

Board Member Marleine Bastien -
Board Member Juan Carlos Bermudez -
Board Member Kevin M. Cabrera -
Board Member Danielle Cohen Higgins -
Board Member Alix Desulme -
Board Member Christi Fraga -
Board Member Rene Garcia -
Board Member Roberto Gonzalez -
Board Member Keon Hardemon -
Board Member Rodney Harris -
Board Member Eileen Higgins -
Board Member Steven D. Losner -
Board Member Roberto Martell -
Board Member Kionne L. McGhee -
Board Member Raquel A. Regalado -
Board Member David Richardson -
Board Member Anthony Rodriguez -
Board Member Shelly Smith Fano -
Board Member Micky Steinberg -
Board Member Francis Suarez -

The Chairperson thereupon declared the resolution duly passed and approved this 20th day of April 2023.

TRANSPORTATION PLANNING ORGANIZATION

By ______________________
Tawana Parker, Clerk
Miami-Dade TPO

Memorandum

Date: February 17, 2023

To: Aileen Bouclé, AICP, Executive Director
Transportation Planning Organization

From: Lisa Colmenares, AICP, Chief Planning Officer
Department of Transportation and Public Works LC

Subject: 2023 Transportation Improvement Program Amendment and 2045 Long Range Transportation Plan Coconut Grove Metrorail Station

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The Department of Transportation and Public Works (DTPW) proposes to amend the 2023 Transportation Improvement Program (TIP) and the 2045 Long Range Transportation Plan (LRTP) in accordance with the attached forms.

DTPW proposes a revised scope to Coconut Grove Metrorail Station Bus Terminal and Station Improvements. The project entails new bus lanes and bus bays, kiss-and-ride area, auto parking facilities, station improvements (including, but not limited to refurbished elevator, escalators, security systems, landscaping, lighting and wayfinding), Pedestrian and Bicycle facilities. Road Impact Fee District 2 funding has been identified for this project. The estimated cost for construction is $13,900,000.

Please take the necessary actions to schedule this request on the next available Transportation Planning Council and Transportation Planning Organization Board meeting agendas.

Attachments

Miami-Dade Transportation Planning Organization

TIP AMENDMENT FORM

PROJECT BACKGROUND

Requesting Entity: Miami-Dade County Department of Transportation and Public Works (DTPW) **Date Submitted:** 2-17-23

Project ID#: ______ **Submitted by:** DTPW

Project Title/Name: Coconut Grove Transit and Station Improvements, including Bus facility and parking facilities

Project Boundary Map is attached: X YES ____ NO

Project Jurisdiction Agency: DTPW

Partially or Fully Funded Project: The project is fully funded

Project Total Estimated Cost: $13,900,000

Project Description (brief): New bus lanes and bays, kiss-and-ride area, auto parking facilities, station improvements (including, but not limited to elevator, escalators, security systems, landscaping, lighting and wayfinding), Pedestrian and Bicycle facilities.

Project Secured Funding Source(s):
Agency DTPW
Federal ($) ______ **Fund Name** ______ **Phase funded** ______
State ($) ______ **Fund Name** ______ **Phase funded** ______
Local ($) $5,000,000 **Fund Name** Road Impact Fee (RIF) **Phase funded** Design/Cost

Project Year of Construction: Construction began 2021

Funding Participation by Agencies: Project is funded by RIF 2

Role of each Participating Agency (Design, ROW, Construction etc.): Design and construction by developer

Partially or Fully Funded Project: Fully funded by RIF 2 from developer's project at the Coconut Grove station

Project Estimated Cost: $13,900,000

Project Description (brief): New bus lanes and bays, kiss-and-ride area, auto parking facilities, , station improvements (including, but not limited to elevator, escalators, security systems, landscaping, lighting and wayfinding), Pedestrian and Bicycle facilities.

PROJECT AMENDMENT

Project Schedule (include Year funding requested; estimated completion or implementation date): RIF 2 District funds are included in FY 23/24. Construction commenced in 2021 and will be completed by 2024.

Project Source of Local Matching Funds: Project is funded by RIF 2

Project Environmental Action Type and Status: N/A

Date of Environmental Assessment (EA) or expected EA approval Date: N/A

If a capital project, provide 2045 LRTP Page Reference: An Amendment to the 2045 LRTP to include the project in Priority I is underway.

If MDT operating project provide TDP page reference: N/A

If FTA funds involved; have the funds been transferred to FTA from FHWA? N/A

If Municipality, provide date of study supporting planned service: N/A

Type of Amendment (check applicable)	Funding Source	X	Time Schedule	X
	Phase to be funded	X	Scope of Work	X

Amendment Description (brief): The proposed improvements were part of the Coconut Grove TOD RFP lease that is being developed concurrently, this will create various transit enhancements to the station as part of the development.

Justification for the Amendment: DTPW worked with the developer to identify the various enhancements based on the needs of this particular station. Impact fees produced by the Grove Central development will be utilized for the construction of the Coconut Grove Metrorail station and Bus Terminal improvements.

Does the amendment affect other projects	Yes		If yes...	Local	
	No	X		State	

Please, indicate affected projects		1	
2		3	

Project has been previously amended	Yes		If yes...	Date	
	No	X		MPO Res. #	

Contact Person		Javier Bustamante		Title	Chief Right of Way
Phone #	(786) 469-5244	Fax #		e-mail	javier.bustamante@miamidade.gov

TPO Miami-Dade Transportation Planning Organization

TRANSPORTATION IMPROVEMENT PROGRAM (TIP)

Name of Agency Requesting Amendment Miami-Dade County Department of Transportation and Public Works (DTPW

Heading/Legend (applies to Project before and after amendment)

TPO Project Number	Facility/Project Name		Length (miles)	Type of Work	Project Cost ($000s)	Prior Years' Funding ($000s)	
Agency Project Number	From/Location	To/Location					
	Detail Project Description						

Project After Amendment

	Coconut Grove Metrorail station and Bus Terminal improvements			Bus Facility, Parking, & Various Station Improvements	13,900		Proposed Funding (in $000s)
	New Bus Lane and Terminal along with Parking Lot for Station, Kiss and Ride, Station Improvements, Pedestrian and Bicycle facilities						

Activity/ Phase	Funding Source	2022-2023	2023-2024	2024-2025	2025-2026	2026-2027
PE	RIF 2	91				
CST	RIF 2	2,718	2,191			
CST	Developer		8,900			
Totals		2,809	11,091			

TPO
Miami-Dade Transportation Planning Organization

LRTP AMENDMENT FORM

Date Submitted: 2-17-23 **Submitted by:** Miami-Dade County DTPW

Project Current LRTP Priority: N/A **Origin of Request:** DTPW

Project Title: Coconut Grove Metrorail Station Improvements

Amendment Proposed: Include in Priority I

Change to Existing LRTP Project: ____ **Addition of New LRTP Project:** X

PROJECT AMENDMENT:

Type of Amendment	**Funding Source**	X	**Time Schedule**	X
	Funding Level	X	**Scope of Work**	X

Amendment Description (brief): New bus lanes and bays, kiss-and-ride area, auto parking facilities, station improvements (including, but not limited to elevator, escalators, security systems, landscaping, lighting and wayfinding), Pedestrian and Bicycle facilities.

Justification for the Amendment: DTPW worked with the developer to identify the various enhancements based on the needs of this particular station. Impact fees produced by the Grove Central development will be utilized for the construction of the Coconut Grove Metrorail station and Bus Terminal improvements.

Requested amendment affect other projects	**Yes**		**If yes...**	**Local**	
	No	X		**State**	

Please, indicate affected projects:		**1**	
2		**3**	

Project has been previously amended	**Yes**		**If yes...**	**Date**	
	No	X		**MPO Res. #**	

Contact Person:		Javier Bustamante		**Title**	Chief Right of Way
Phone #:	(786) 469-5244	**Fax #:**		**e-mail:**	javier.bustamante@miamidade.gov

September, 2019

PROJECT LOCATION MAP

LEGEND: **PROJECT LOCATION**

EXHIBIT 2

Kimley»Horn

July 14, 2023

Mr. Eulois Cleckley
Director and CEO
Miami-Dade County Department of Transportation and Public Works
701 NW 1st Court, Suite 1700
Miami, Florida 33136

Subject: Coconut Grove Metrorail Station/Grove Central
Miami-Dade County Code of Ordinances Chapter 33E-10
Request for Contributions In-Lieu-Of-Fee
Summary of Station Improvements

Dear Mr. Cleckley:

This correspondence summarizes the transit capital improvements constructed as part of the redevelopment of the Coconut Grove Metrorail Station, referred to as Grove Central, located at 2880 SW 28th Lane in Miami-Dade County, Florida. The purpose of this summary is to support a request for contributions in-lieu-of-fee (i.e., road impact fee credit) for select transit capital improvements at the station that improve operations and, as a result, are expected to increase transit ridership consistent with Miami-Dade County of Ordinances – Chapter 33E-10. These overall site improvements include construction of an expanded and enhanced bus terminal providing additional bus capacity/covered stops, a parking garage serving transit patrons that previously parked uncovered and at-grade, and new pedestrian facilities. Overall, these improvements increase the capacity of the overall transportation system in this area. Furthermore, the mixed-use development and workforce housing are expected to significantly increase transit ridership at the station once complete. The following improvements are being requested for road impact fee credit:

GROVE CENTRAL BUS TERMINAL

The new bus terminal, now located east of SW 29th Avenue, provides bus bays for four (4) standard buses and two (2) articulated buses; compared to the previous terminal that provided for only four (4) standard bus bays. As a result, the improvements provide for an increase in transit capacity and the design eliminates the need to Metromover patrons to cross the bus terminal lane and kiss and ride area to enter the terminal/station from the parking area, providing for safer pedestrian routes. The cost information provided estimates construction for this improvement to be $2,776,198.77.

PARKING GARAGE

A structured parking garage has been constructed at the station site providing covered, secure parking for both Metrobus and Metrorail users and direct pedestrian connections to both the terminal and the station. The garage provides for 250 parking spaces for transit users and is expected to attract additional transit riders to the station. Based upon cost information provided by the Grove Central construction team, the construction cost per space is estimated at $22,048 for a total of $5,512,000.

PEDESTRIAN FACILITIES

As part of the new bus terminal, large covered concrete pedestrian canopies have been constructed to shield Metrobus patrons from the weather. These canopies cover all bays and provide a covered connection along the pedestrian route to the station. These enhancements are expected to attract new transit riders to the station. Based upon the contractor cost information provided, these improvements are estimated at $230,000.

SUMMARY

The construction the new bus terminal, parking garage, and related pedestrian facilities are considered improvements that will directly enhance station operations, add capacity, and attract new ridership. Table 1 below summarizes the cost information provided by your team, including the design fees associated with each improvement. In summary, $8,588,198.77 may be eligible to road impact fee credit subject to the Miami-Dade County Public Works Director approval consistent with Chapter 33E-10. Further cost detail and improvement plans are attached.

Table 1: Grove Central Improvement Summary

Improvements	Costs (1)
Bus Terminal (Construction)	$2,776,198.77
Parking Garage (2) (Construction)	$5,512,000.00
Pedestrian Facilities	$230,000.00
Total	**$8,518,198.77**

(1) Costs provided by Grove Central construction staff.
(2) 250 parking spaces at @ $22,048.00 per space

It should also be noted that the proposed development, because of its integration into the improved Metrorail station, Metrobus terminal, and Underline; is expected to see a higher transit ridership when compared to typical development not in proximity to similar facility. Per the traffic impact study approved by Miami-Dade County for this development approximately 35 a.m. peak hour trips and 154 p.m. peak hour trips are expected to utilize alternative travel modes (transit, bicycles, walking) rather than travel to/from the site by other means. Detailed trip generation calculations are included in Attachment 4.

Please let me know if you have any questions regarding this summary.

Sincerely,

KIMLEY-HORN AND ASSOCIATES, INC.

John J. McWilliams, P.E.

Attachments

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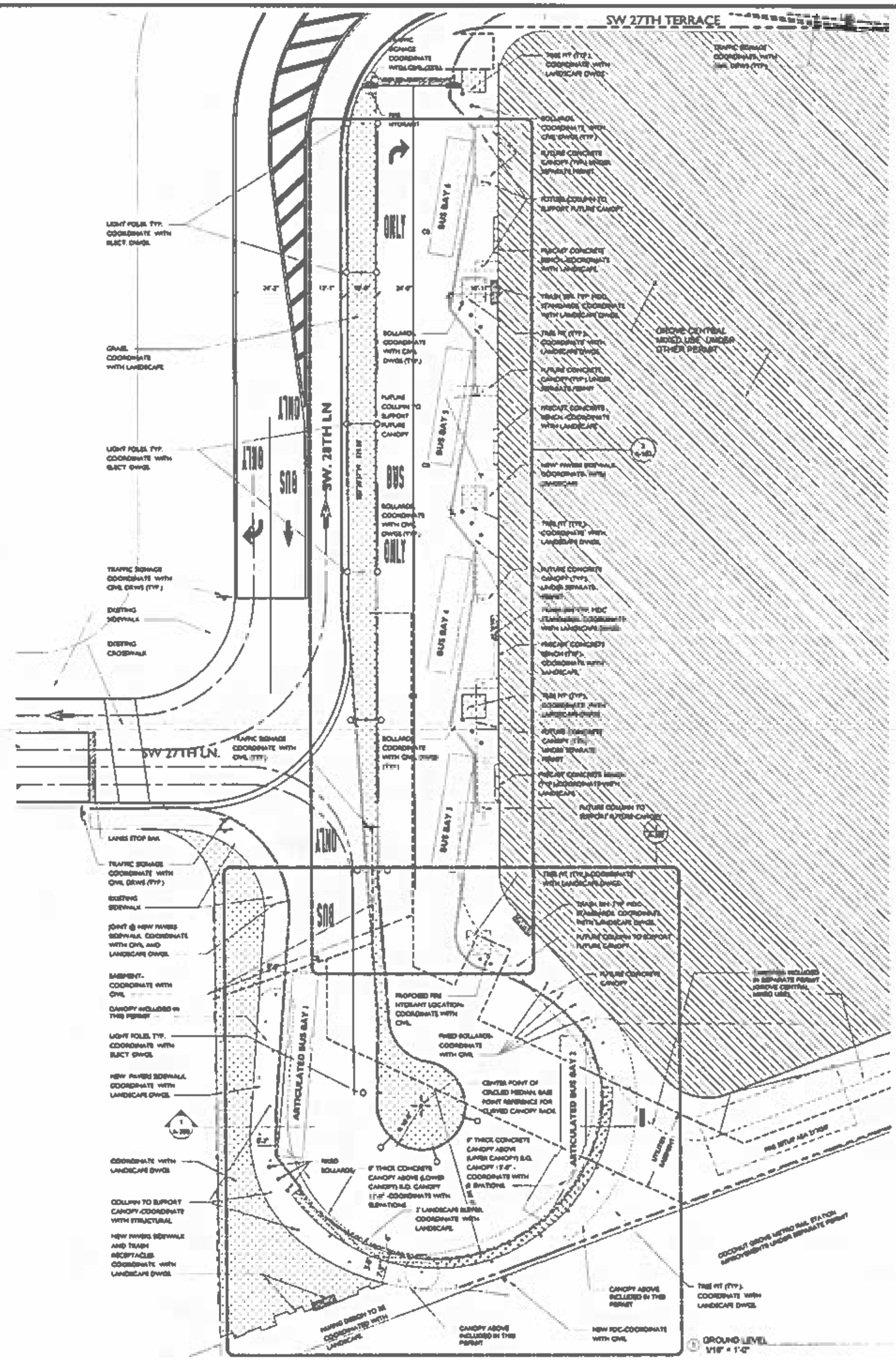
Attachment 1

Bus Terminal Information



RSP

GPR GROVE
METRO STATION

COCONUT GROVE
BUS TERMINAL

2880 SW 28TH LANE
MIAMI FL 33133

FLOOR PLAN

A-101

Miami Dade County Department of Regulatory And Economic Resources - Job Copy
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A-101-12022019 PDF

Examiner	Date Time Stamp	Disp	Trade	Stamp Name
Marie Soto	5/28/2020 10:16:53 AM	A	BLDG	Approved
Odalys P Diaz	12/10/2019 12:54:08 PM	A	PBRD	Approved
Marie Soto	2/19/2020 1:48:40 PM	V	BLDG	Void

TO OWNER/CLIENT:
GRP Grove Metro Station, LLC
2665 South Bayshore Drive #1020
Coconut Grove, Florida 33133

FROM CONTRACTOR:
Juneau Construction Company, LLC (Miami)
2900 SW 28th Lane Suite C2
Miami, Florida 33133

CONTRACT FOR: Grove Central Bus Terminal

PROJECT:
Grove Central Bus Terminal
2780 SW 27th Ave
Miami, Florida 33133

VIA ARCHITECT/ENGINEER:
Shaz Mirshahidi (RSP Architects)
3059 Grand Avenue, suite 440
Miami, Florida 33133

APPLICATION NO: 15
INVOICE NO: 15
PERIOD: 03/01/22 - 03/31/22
PROJECT NO: 19-013
CONTRACT DATE: 11/12/2020

Signature: Jason Gilg (Apr 5, 2022 10:48 EDT)
Email: jgilg@terragroup.com

CONTRACTOR'S APPLICATION FOR PAYMENT

Application is made for payment, as shown below, in connection with the Contract. Continuation Sheet is attached.

1.	Original Contract Sum		$2,700,051.81
2.	Net change by change orders		$76,146.66
3.	Contract Sum to date (Line 1 ± 2)		$2,776,198.47
4.	Total completed and stored to date (Column G on detail sheet)		$2,776,198.47
5.	Retainage:		
	a. 0.00% of completed work	$0.00	
	b. 0.00% of stored material	$0.00	
	Total retainage (Line 5a + 5b or total in column I of detail sheet)		$0.00
6.	Total earned less retainage (Line 4 less Line 5 Total)		$2,777,802.04
7.	Less previous certificates for payment (Line 6 from prior certificate)		$2,764,664.54
8.	Current payment due:		$11,533.93
9.	Balance to finish, including retainage (Line 3 less Line 6)		$0.00

CHANGE ORDER SUMMARY	ADDITIONS	DEDUCTIONS
Total changes approved in previous months by Owner/Client:	$86,553.55	$0.00
Total approved this month:	$8,885.78	$(19,292.67)
Totals:	$95,439.33	$(19,292.67)
Net change by change orders:	$76,146.66	

The undersigned certifies that to the best of the Contractor's knowledge, information and belief, the Work covered by this Application for Payment has been completed in accordance with the Contract Documents, that all amounts have been paid by the Contractor for Work which previous Certificates for payment were issued and payments received from the Owner/Client, and that current payments shown herein is now due.

CONTRACTOR: Juneau Construction Company, LLC (Miami)

By: ______ Date: 3/28/22

State of: Florida
County of: Miami Dade
Subscribed and sworn to before me this 28th day of March 2022
Notary Public:
My commission expires:

Notary Public State of Florida
Alexis M. Basulto
My Commission HH 097249
Expires 06/08/2025

ARCHITECT'S/ENGINEER'S CERTIFICATE FOR PAYMENT

In accordance with the Contract Documents, based on the on-site observations and the data comprising this application, the Architect/Engineer certifies to the Owner/Client that to the best of the Architect's/Engineer's knowledge, information and belief that Work is in accordance with the Contract Documents, and the Contractor is entitled to payment of the AMOUNT CERTIFIED.

AMOUNT CERTIFIED　　$11,533.93

(Attach explanation if amount certified differs from the amount applied for. Initial all figures on this Application and on the Continuation Sheet that are changed to confirm the amount certified.)

ARCHITECT/ENGINEER:

By: Shaz Mirshahidi　　Date: 04/06/2022

This certificate is not negotiable. The amount certified is payable only to the Contractor named herein. Issuance, payment and acceptance of payment are without prejudice to the rights of the Owner/Client or Contractor under this Contract.

Document SUMMARY SHEET, APPLICATION AND CERTIFICATE FOR PAYMENT, containing
Contractor's signed Certification is attached.
Use Column I on Contracts where variable retainage for line items apply.

APPLICATION NUMBER: 15
APPLICATION DATE: 3/25/2022
PERIOD: 03/01/22 - 03/31/22

Contract Lines

A		B	C	D	E	F	G		H	I
ITEM NO.	BUDGET CODE	DESCRIPTION OF WORK	SCHEDULED VALUE	WORK COMPLETED		MATERIALS PRESENTLY STORED (NOT IN D OR E)	TOTAL COMPLETED AND STORED TO DATE (D + E + F)	% (G / C)	BALANCE TO FINISH (C - G)	RETAINAGE
				FROM PREVIOUS APPLICATION (D + E)	THIS PERIOD					
1	01-001.L General Conditions.Labor	General Conditions	$383,692.00	$383,692.00	$0.00	$0.00	$383,692.00	100.00%	$0.00	$0.00
2	01-500.M Insurance.Material	Liability Insurance	$25,743.00	$25,743.00	$0.00	$0.00	$25,743.00	100.00%	$0.00	$0.00
3	01-504.M P&P Bond.Material	P&P Bond	$12,871.00	$12,871.00	$0.00	$0.00	$12,871.00	100.00%	$0.00	$0.00
4	18-100.M Contingency.Material	Construction Contingency	$25,549.00	$24,671.57	$877.43	$0.00	$25,549.00	100.00%	$0.00	$0.00
5	20-100.M Fee.Material	Fee	$103,848.00	$103,848.00	$0.00	$0.00	$103,848.00	100.00%	$0.00	$0.00
6	02-063.M Dumpster.Material	Dumpster	$13,530.00	$13,530.00	$0.00	$0.00	$13,530.00	100.00%	$0.00	$0.00
7	06-115.L JCC Carpentry Labor.Labor	Site Labor	$46,142.00	$46,142.00	$0.00	$0.00	$46,142.00	100.00%	$0.00	$0.00
8	06-115.M JCC Carpentry Labor.Material	Site Material	$5,716.00	$5,716.00	$0.00	$0.00	$5,716.00	100.00%	$0.00	$0.00
9	01-048.M Water, Ice, Cups.Material	Water Consumption	$5,715.94	$5,715.94	$0.00	$0.00	$5,715.94	100.00%	$0.00	$0.00
10	01-060.M Temporary Utilities.Material	Temporary Power	$7,621.25	$7,621.25	$0.00	$0.00	$7,621.25	100.00%	$0.00	$0.00
11	01-076.M Temporary Toilet Rental.Material	Portables	$3,810.62	$3,810.62	$0.00	$0.00	$3,810.62	100.00%	$0.00	$0.00
12	02-011.M Surveying.Material	Surveying	$12,400.00	$12,400.00	$0.00	$0.00	$12,400.00	100.00%	$0.00	$0.00
13	03-300.S Cast-In-Place Concrete.Subcontract	Turnkey Concrete Package	$198,800.00	$198,800.00	$0.00	$0.00	$198,800.00	100.00%	$0.00	$0.00
14	05-100.S Structural Steel.Subcontract	Miscellaneous Metal Fabrication	$104,000.00	$104,000.00	$0.00	$0.00	$104,000.00	100.00%	$0.00	$0.00
15	07-100.S Waterproofing Subcontractor.Subcontract	Waterproofing on Canopy Tops	$16,500.00	$16,150.00	$350.00	$0.00	$16,500.00	100.00%	$0.00	$0.00
16	16-010.S Electrical Subcontract.Subcontract	Electrical	$180,000.00	$180,000.00	$0.00	$0.00	$180,000.00	100.00%	$0.00	$0.00
17	16-400.S Power & Distribution.Subcontract	FP&L Duct Bank Relocation	$155,000.00	$155,000.00	$0.00	$0.00	$155,000.00	100.00%	$0.00	$0.00
18	02-600.S	Earthwork & Utilities	$1,007,424.00	$1,007,424.00	$0.00	$0.00	$1,007,424.00	100.00%	$0.00	$0.00

MDC022

A		B	C	D	E	F	G		H	I
ITEM NO.	BUDGET CODE	DESCRIPTION OF WORK	SCHEDULED VALUE	WORK COMPLETED FROM PREVIOUS APPLICATION (D + E)	WORK COMPLETED THIS PERIOD	MATERIALS PRESENTLY STORED (NOT IN D OR E)	TOTAL COMPLETED AND STORED TO DATE (D + E + F)	% (G / C)	BALANCE TO FINISH (C - G)	RETAINAGE
	Site Utilities.Subcontract									
19	02-240.S Dewatering.Subcontract	Dewatering: Allowance	$20,000.00	$17,620.50	$2,379.50	$0.00	$20,000.00	100.00%	$0.00	$0.00
20	02-608.S Drainage Wells.Subcontract	Drainage Wells	$46,000.00	$46,000.00	$0.00	$0.00	$46,000.00	100.00%	$0.00	$0.00
21	01-351.S Temporary Fencing.Subcontract	Chain Link Fence & Gates	$22,132.00	$22,132.00	$0.00	$0.00	$22,132.00	100.00%	$0.00	$0.00
22	02-590.S Unit Pavers.Subcontract	Unit Pavers	$88,988.00	$88,988.00	$0.00	$0.00	$88,988.00	100.00%	$0.00	$0.00
23	02-900.S Landscaping.Subcontract	Landscaping & Irrigation	$181,951.00	$181,951.00	$0.00	$0.00	$181,951.00	100.00%	$0.00	$0.00
24	01-603.M Miscellaneous Fees.Material	MDT Spotter: Allowance	$32,618.00	$16,582.26	$16,035.74	$0.00	$32,618.00	100.00%	$0.00	$0.00
		TOTALS:	$2,700,051.81	$2,680,409.14	$19,642.67	$0.00	$2,700,051.81	100.00%	$0.00	$0.00

Change Orders

A	B	C	D	E	F	G		H	I
ITEM NO.	DESCRIPTION OF WORK	SCHEDULED VALUE	WORK COMPLETED FROM PREVIOUS APPLICATION (D + E)	WORK COMPLETED THIS PERIOD	MATERIALS PRESENTLY STORED (NOT IN D OR E)	TOTAL COMPLETED AND STORED TO DATE (D + E + F)	% (G / C)	BALANCE TO FINISH (C - G)	RETAINAGE
25	**PCCO#001**								
25.1	**PCO#001**								
25.1.1	02-600.S Site Utilities.Subcontract Removal of Existing Concrete Structure	$10,000.00	$10,000.00	$0.00	$0.00	$10,000.00	100.00%	$0.00	$0.00
25.1.2	20-100.M Fee.Material Fee (6.0)%	$600.00	$600.00	$0.00	$0.00	$600.00	100.00%	$0.00	$0.00
25.1.3	01-504.M P&P Bond.Material P&P Bond (0.84)%	$84.00	$84.00	$0.00	$0.00	$84.00	100.00%	$0.00	$0.00
25.1.4	01-500.M Insurance.Material Insurance (0.58)%	$58.00	$58.00	$0.00	$0.00	$58.00	100.00%	$0.00	$0.00
26	**PCCO#003**								
26.1	**PCO#004**								
26.1.1	02-600.S Site Utilities.Subcontract Additional Offsite Sitework	$71,907.00	$71,907.00	$0.00	$0.00	$71,907.00	100.00%	$0.00	$0.00
26.1.2	20-100.M Fee.Material Fee (4.0)%	$2,876.28	$2,876.28	$0.00	$0.00	$2,876.28	100.00%	$0.00	$0.00
26.1.3	01-504.M P&P Bond.Material P&P Bond (0.48)%	$345.15	$345.15	$0.00	$0.00	$345.15	100.00%	$0.00	$0.00
26.1.4	01-500.M Insurance.Material Insurance (0.95)%	$683.12	$683.12	$0.00	$0.00	$683.12	100.00%	$0.00	$0.00
27	**PCCO#005**								

A	B	C	D	E	F	G		H	I
ITEM NO.	DESCRIPTION OF WORK	SCHEDULED VALUE	WORK COMPLETED		MATERIALS PRESENTLY STORED (NOT IN D OR E)	TOTAL COMPLETED AND STORED TO DATE (D + E + F)	% (G / C)	BALANCE TO FINISH (C - G)	RETAINAGE
			FROM PREVIOUS APPLICATION (D + E)	THIS PERIOD					
27.1	PCO#006								
27.1.1	02-600.S Site Utilities.Subcontract CO #03 - Furnish Temporary Sidewalk for Bus Terminal Acceptance	$8,272.00	$0.00	$8,272.00	$0.00	$8,272.00	100.00%	$0.00	$0.00
27.1.2	01-504.M P&P Bond.Material P&P Bond (0.84)%	$69.48	$0.00	$69.48	$0.00	$69.48	100.00%	$0.00	$0.00
27.1.3	01-500.M Insurance.Material Insurance (0.58)%	$47.98	$0.00	$47.98	$0.00	$47.98	100.00%	$0.00	$0.00
27.1.4	20-100.M Fee.Material Fee (6.0)%	$496.32	$0.00	$496.32	$0.00	$496.32	100.00%	$0.00	$0.00
28	PCCO#006								
28.1	PCO#007								
28.1.1	18-100.M Contingency.Material Allowance Reconciliation	$(877.43)	$0.00	$(877.43)	$0.00	$(877.43)	100.00%	$0.00	$0.00
28.1.2	02-240.S Dewatering.Subcontract Allowance Reconciliation	$(2,379.50)	$0.00	$(2,379.50)	$0.00	$(2,379.50)	100.00%	$0.00	$0.00
28.1.3	01-603.M Miscellaneous Fees.Material Allowance Reconciliation	$(16,035.74)	$0.00	$(16,035.74)	$0.00	$(16,035.74)	100.00%	$0.00	$0.00
28.1.4	20-100.M Fee.Material Fee (0.0)%	$0.00	$0.00	$0.00	$0.00	$0.00	100.00%	$0.00	$0.00
28.1.5	01-504.M P&P Bond.Material P&P Bond (0.0)%	$0.00	$0.00	$0.00	$0.00	$0.00	100.00%	$0.00	$0.00
28.1.6	01-500.M Insurance.Material Insurance (0.0)%	$0.00	$0.00	$0.00	$0.00	$0.00	100.00%	$0.00	$0.00
	TOTALS:	$76,146.66	$86,553.55	$(10,406.89)	$0.00	$76,146.66	100.00%	$0.00	$0.00

Grand Totals

A	B	C	D	E	F	G		H	I
ITEM NO.	DESCRIPTION OF WORK	SCHEDULED VALUE	WORK COMPLETED		MATERIALS PRESENTLY STORED (NOT IN D OR E)	TOTAL COMPLETED AND STORED TO DATE (D + E + F)	% (G / C)	BALANCE TO FINISH (C - G)	RETAINAGE
			FROM PREVIOUS APPLICATION (D + E)	THIS PERIOD					
	GRAND TOTALS:	$2,776,198.47	$2,766,962.69	$9,235.78	$0.00	$2,776,198.47	100.00%	$0.00	$0.00

EXHIBIT "G"

Please return to:

Juneau Construction Company
5775 Blue Lagoon Drive
Suite 400
Miami, FL 33126

CONDITIONAL WAIVER AND RELEASE OF LIEN AND CLAIMS UPON PROGRESS PAYMENT

The undersigned lienor, in consideration of the sum of **$11,533.93** hereby waives and releases its lien and right to claim a lien, for labor, services, or materials furnished through March 31, 2022 to GRP Grove Metro Station, LLC, on the job at following property:

Grove Central Bus Terminal
2780 SW 27th Avenue
Miami, FL 33133

This waiver and release does not cover any labor, services, or materials furnished after the date specified.

Dated this 28th day of March, 2022.

Juneau Construction Company
By: ______________________
Print Name: Miguel Rotalde
Title: Project Director

STATE OF FLORIDA
COUNTY OF MIAMI DADE

The foregoing instrument was acknowledged before me this 28th day of March, 2022 by Miguel Rotalde as Project Director on behalf of the of Juneau Construction Company. He/She is personally known to me or has produced ____________________ as identification.

Notary Public State of Florida
Alexis M Basulto
My Commission HH 097249
Expires 06/06/2025

(Notary Seal)

NOTARY PUBLIC - State of ________
My commission expires:

EXHIBIT F (1)

JUNEAU
CONSTRUCTION COMPANY

JUNEAU CONSTRUCTION COMPANY, LLC
5775 Blue Lagoon Drive, Suite 400, Miami, FL 33126
Phone: (305) 430-7666 Fax: (305) 261-7233

PAYMENT REQUEST

Subcontractor Name: City Engineering Contractors, Inc.

Address: 6530 SW 72 Court, Miami, FL 33143

Phone Number: ______ Fax Number: ______

Project Name: Grove Central Bus Terminal Juneau Project #: ______

Payment Request No. 11 Billing Period from February 1, 2022 to February 28, 2022

STATEMENT OF CONTRACT AMOUNT AND AMOUNT DUE

1. Original Subcontract Amount	$	811,173.00
2. Approved Change Orders through No(s) 2	$	306,430.00
3. Adjusted Contract Amount (Add Nos. 1 & 2) (Column C of SOV*)	$	1,117,603.00
4. Value of Work Completed to Date (Add Columns D & E of SOV*)	$	1,097,603.00
5. Materials Stored on Site (Reference Contract Agreement for Entitlement) (Column F of SOV *)	$	0.00
6. Total Value of Work Completed & Stored to Date (Add Nos. 4 &5) (Column G of SOV*)	$	1,097,603.00
7. Amount Retained 0.0% (Column I of SOV*)	$	0.00
8. Total Value of Work Completed & Stored to Date Less Retainage (Line 6 minus line 7)	$	1,097,603.00
9. Total Value Less Retainage Previously Certified (Line 8 from previous application)	$	1,089,331.00
10. **AMOUNT DUE THIS REQUEST** (Line 8 minus line 9)	$	8,272.00

(* From Schedule of Values ("SOV") (See Attached as Exhibit "B"))

CERTIFICATE OF THE SUBCONTRACTOR

I hereby represent and certify that the Total Value of Work Completed and the materials supplied and incorporated or Stored to Date, as shown on the above, represents the actual value of Work accomplishment under the terms of the Subcontract (including all authorized changes thereto) between the undersigned and JUNEAU CONSTRUCTION COMPANY, LLC (the "Contractor") relating to the above referenced Project through the date ending the payment period for which this Request is submitted, as set forth above, or the date of execution below, whichever is the later ("Current Date"). Upon the receipt of payment of the Amount Due This Request, as shown above and any "Amount(s) Due This Request" for any previous Request not yet received as of the Current Date, Subcontractor acknowledges that is has received all amounts due under the subcontract agreement for the Project between the Contractor and the Subcontractor (the "Subcontract") and further waives and releases any and all claims, demands, actions, causes of actions or other rights against the Contractor and its surety, if any, through Current Date and excepting those rights and claims that the Subcontractor might have in any retained amounts (as shown above as "Retainage"), on account of work or services performed or labor, equipment or materials furnished by the undersigned to or on account of said Contractor relative to the Project.

I certify, warrant and represent that Subcontractor has paid all amounts due, through the period covered by previous payments received from the Contractor pursuant to all prior Pay Requests of Subcontractor except as to any retained amounts, to (1) all Subcontractors (including their respective Sub-Subcontractors) and Suppliers and (2) for all services, materials, equipment, supplies and labor used in or in connection with the performance of the Contract. I further certify that I have complied with federal, state and local tax laws, including but not limited to laws and requirements relating to Florida Sales & Use Tax, Social Security laws, Unemployment Compensation laws and Workmen's Compensation laws insofar as applicable to the performance of work under the Subcontract. The undersigned representative of the Subcontractor hereby warrants and represents that he/she is authorized by the Subcontractor to execute this Certificate on its behalf and that the information set forth herein is accurate and complete.

DATE: 2/25/22

Subscribed and sworn before me this 25

Day of Feb 20 22

Notary Public:

(SEAL)

My Commission Expires:

SHAWN ALAWA
Notary Public-State of Florida
Commission # GG 297445
My Commission Expires
March 30, 2023

City Engineering Contractors, Inc.
SUBCONTRACTOR'S COMPANY NAME (PRINT)

AUTHORIZED REPRESENTATIVE SIGNER

President
AUTHORIZED REPRESENTATIVE TITLE

All Signatures must be in blue ink only.

PROJECT MANAGER APPROVAL

Project Manager Signature Job # ______ Cost Code: ______

Hold:

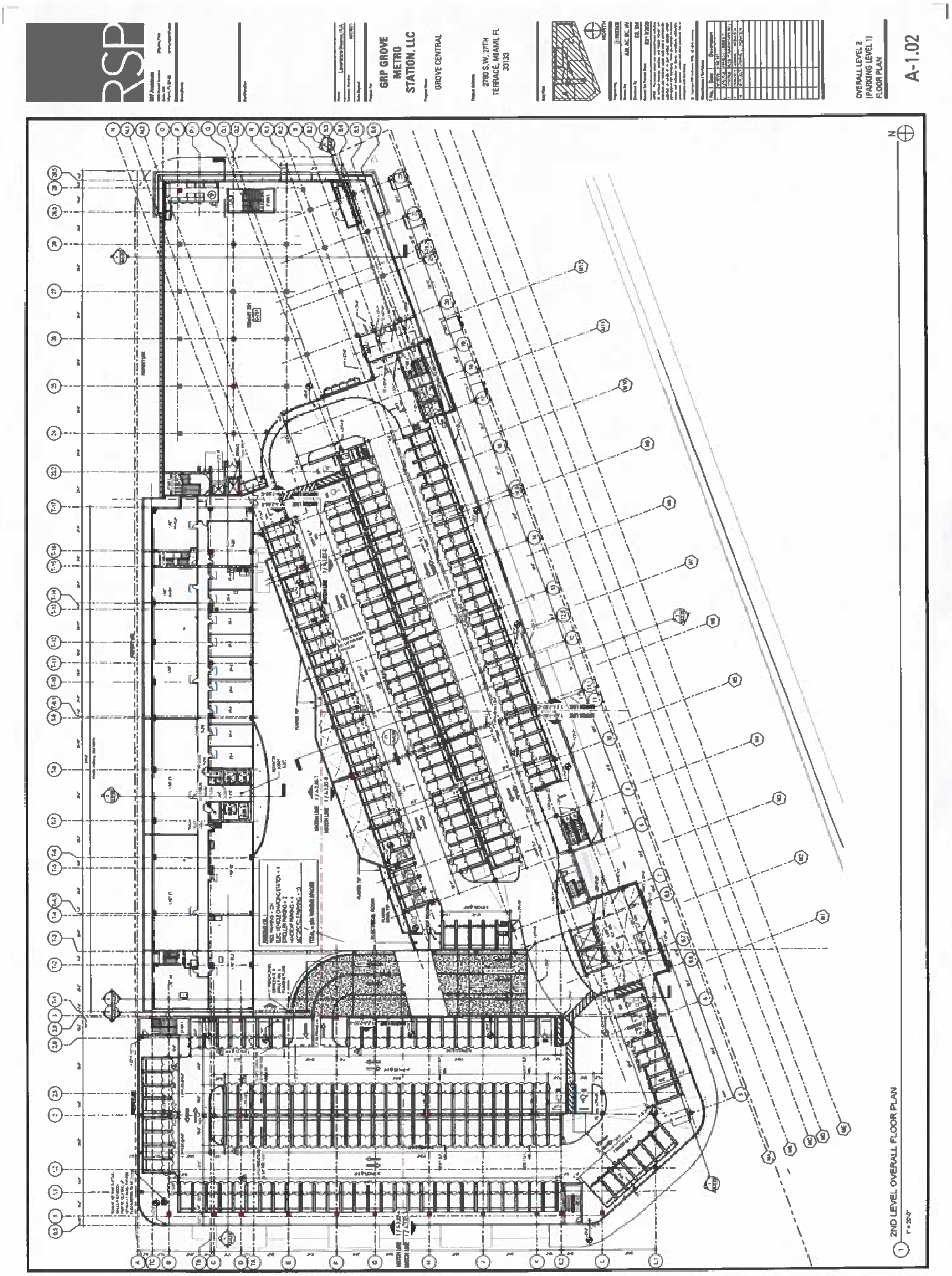
ACCOUNTING USE ONLY

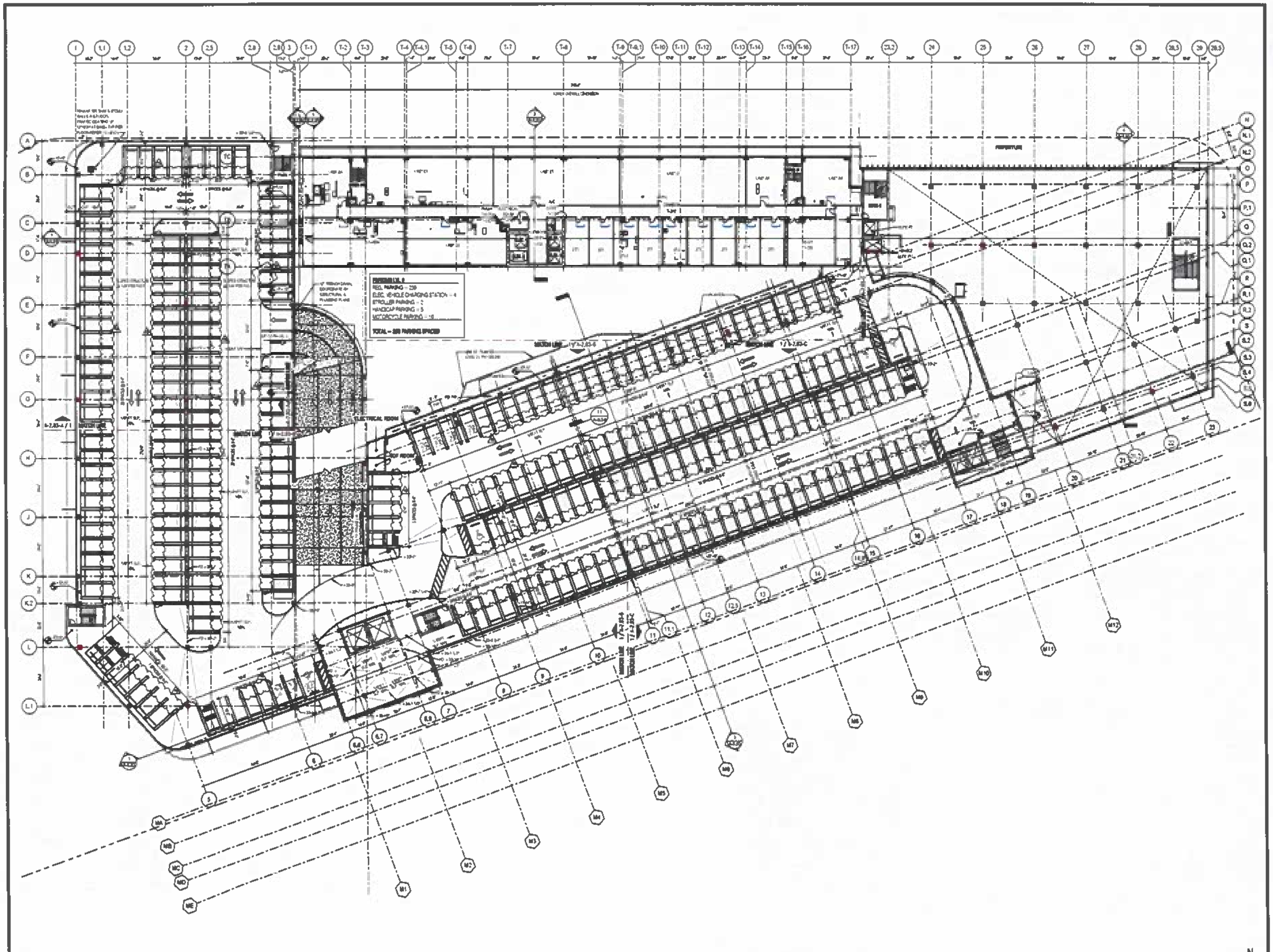
Date Entered: ______ By: ______

MDC026

Attachment 2

Parking Garage Information


RSP
GRP GROVE METRO STATION, LLC
GROVE CENTRAL
2760 S.W. 27TH TERRACE, MIAMI, FL 33133
NORTH
OVERALL LEVEL 2 (PARKING LEVEL 1) FLOOR PLAN
A-1.02
2ND LEVEL OVERALL FLOOR PLAN



1 3RD LEVEL OVERALL FLOOR PLAN
1" = 20'-0"

RSP

Lawrence Beame, R.A.

GRP GROVE METRO STATION, LLC

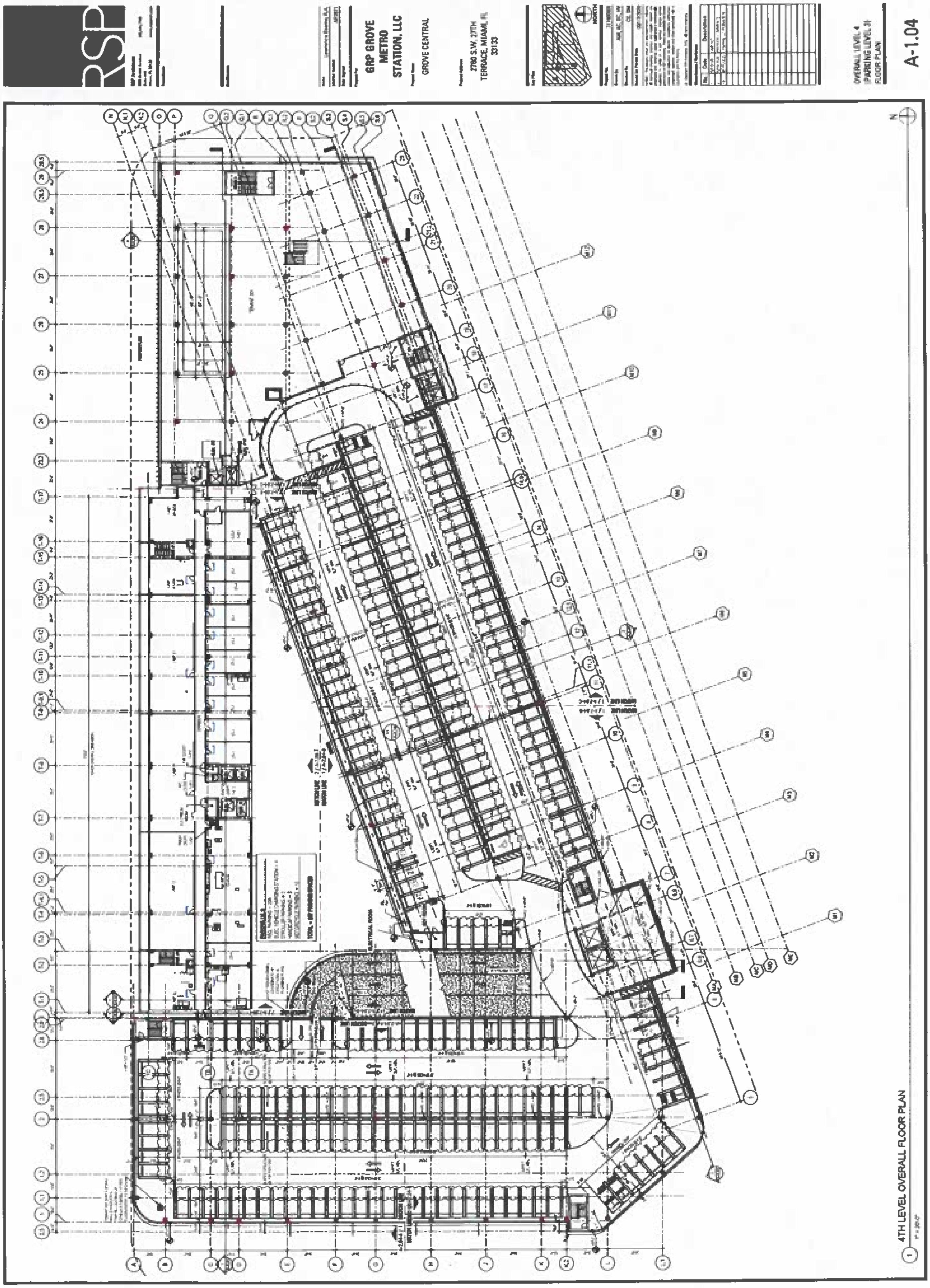
GROVE CENTRAL

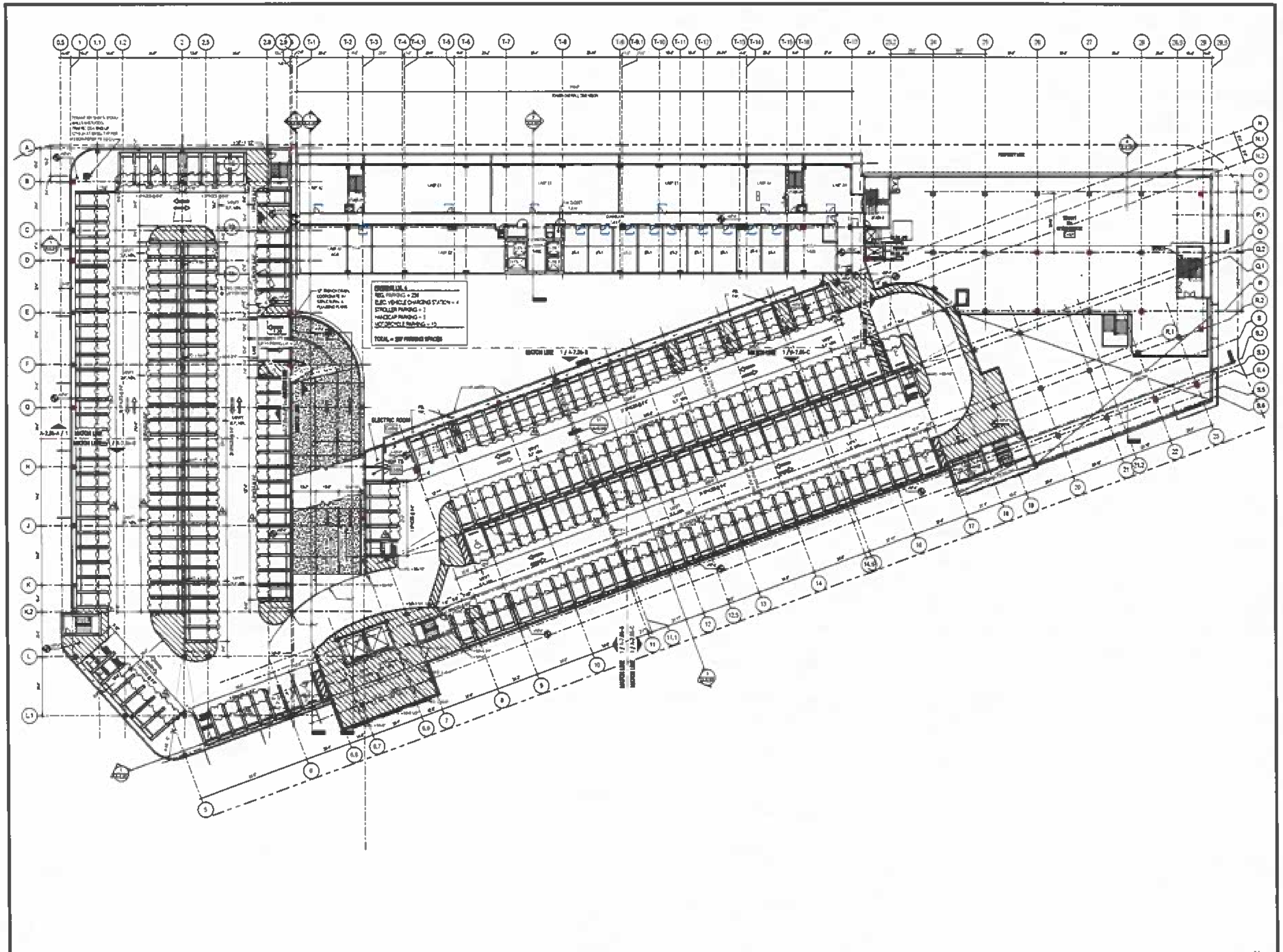
2780 S.W. 27TH TERRACE, MIAMI, FL 33133

NORTH

OVERALL LEVEL 3 (PARKING LEVEL 2) FLOOR PLAN

A-1.03


RSP
GRP GROVE METRO STATION, LLC
GROVE CENTRAL
2700 S.W. 27TH TERRACE, MIAMI, FL 33133
OVERALL LEVEL 4 (PARKING LEVEL 3) FLOOR PLAN
A-1.04
4TH LEVEL OVERALL FLOOR PLAN



5TH LEVEL OVERALL FLOOR PLAN

1" = 20'-0"

RSP

GRP GROVE
METRO
STATION, LLC

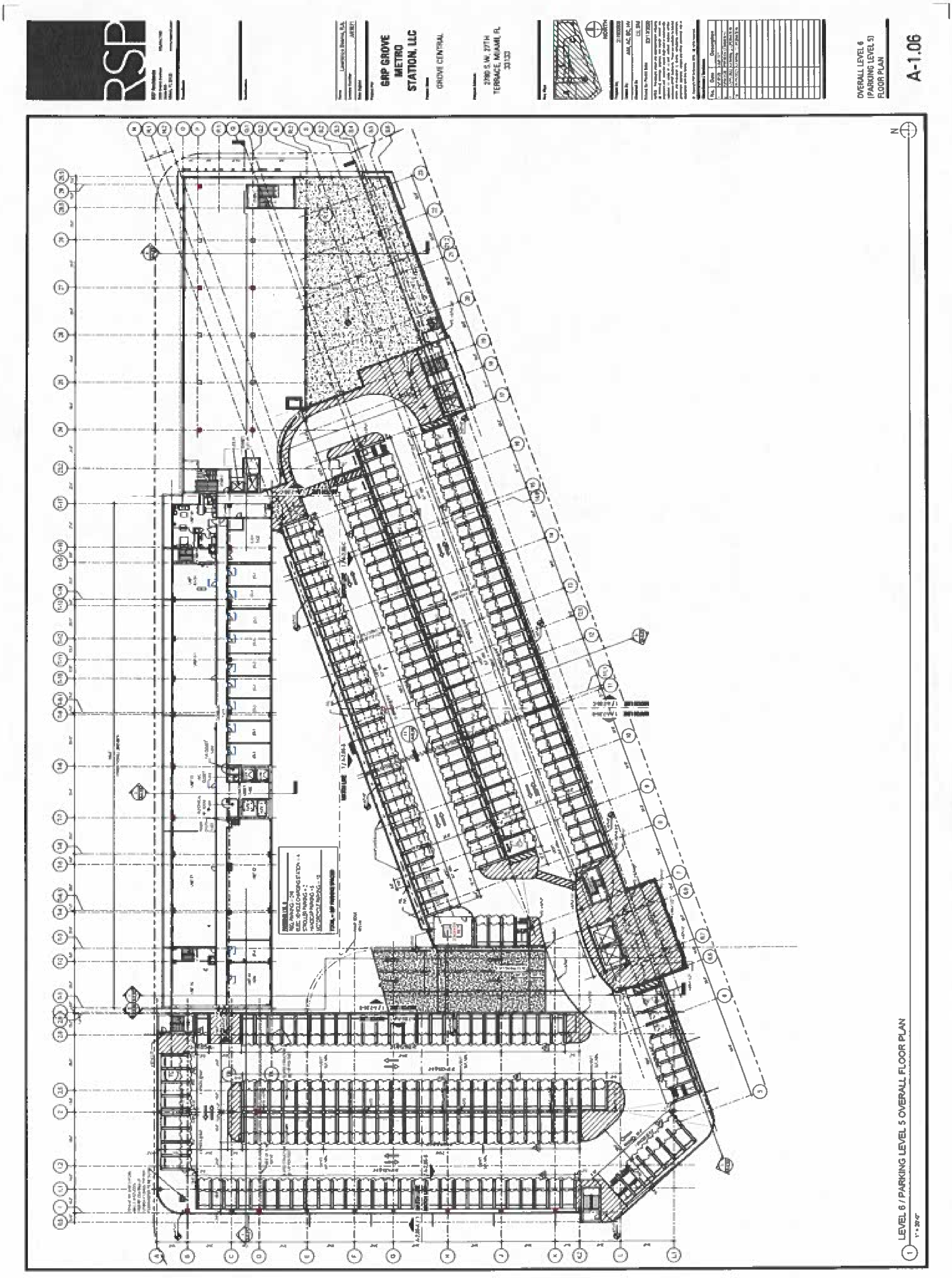
GROVE CENTRAL

2780 S.W. 27TH
TERRACE, MIAMI, FL
33133

NORTH

OVERALL LEVEL 5
(PARKING LEVEL 4)
FLOOR PLAN

A-1.05


RSP
GRP GROVE METRO STATION, LLC
GROVE CENTRAL
2700 S.W. 27TH TERRACE, MIAMI, FL 33133
OVERALL LEVEL 6 (PARKING LEVEL 5) FLOOR PLAN
A-1.06
LEVEL 6 / PARKING LEVEL 5 OVERALL FLOOR PLAN

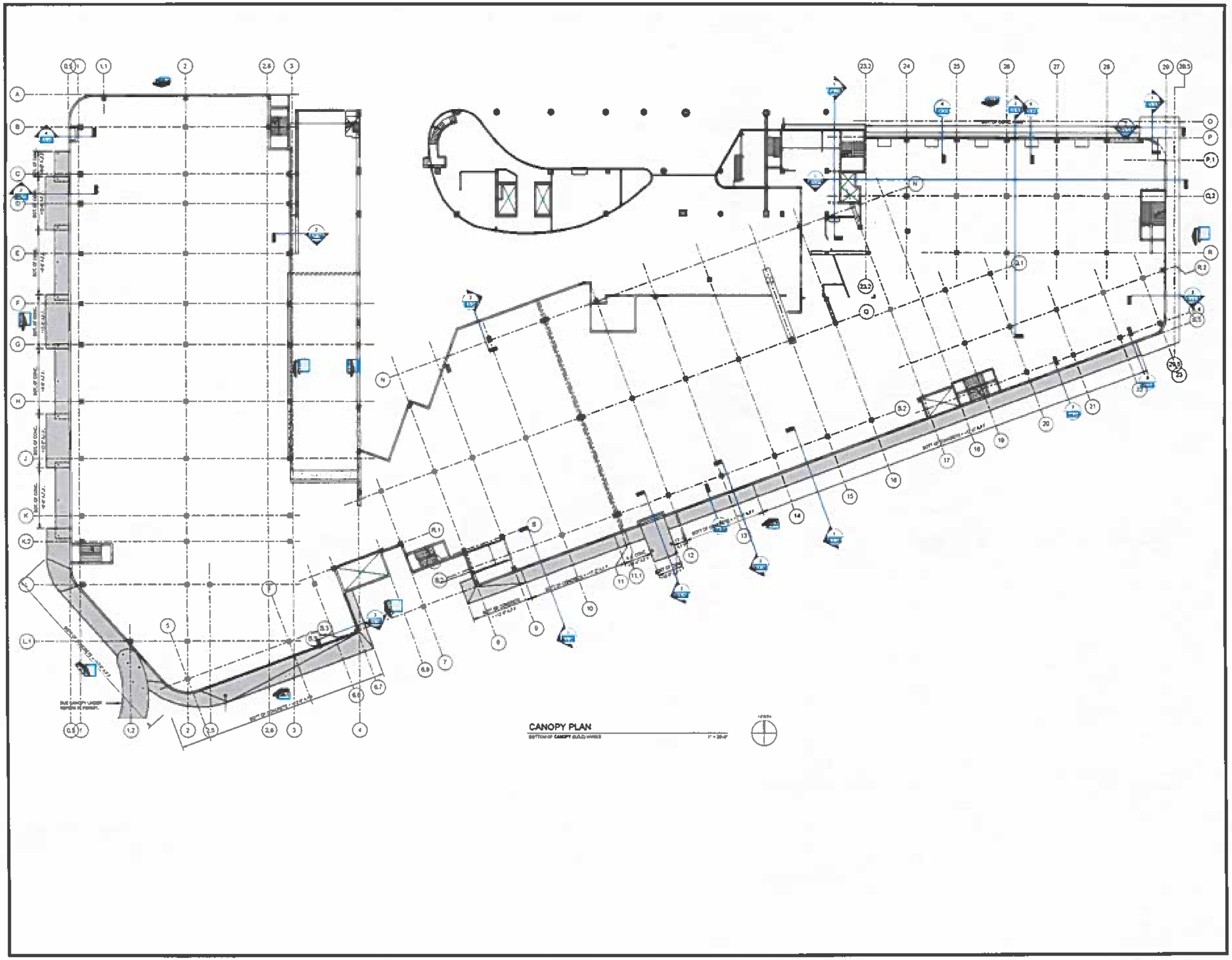
JUNEAU
CONSTRUCTION COMPANY

PROJECT NAME: Grove Central - GMP
PROJECT LOCATION: Miami, Florida
COST ESTIMATE EXECUTIVE SUMMARY
June 16th, 2020

	TOTAL COST	AREA		COST / GSF	% OF TOTAL
1. CONSTRUCTION COST BREAK-DOWN PER GSF:					
Parking - Cost / GSF	$28,331,838	508,931	GSF	$55.67	19.16%
Parking - Cost / Space		1,285	SPC	$22,048	
Parking Efficiency - 396 SF / Space					
TOTALS - Cost GSF Structure	$147,850,372	1,160,671	GSF	$127.38	100.00%

Attachment 3

Pedestrian Improvements Information



RSP

GRP GROVE METRO STATION, LLC

GROVE CENTRAL

2780 S.W. 27TH TERRACE, MIAMI, FL 33133

George N. Khoury P.E.

55479

311900500

S.D. G.L.

03/17/20

CANOPY PLAN

S2.17

APPLICATION AND CERTIFICATE FOR PAYMENT *DOCUMENT SUMMARY SHEET*

TO CONTRACTOR:
Juneau Construction Company
2980 SW 28th Lane Suite C2
Miami, Florida 33133

PROJECT:
Grove Central Mixed-Use
2780 SW 27th Avenue
Miami, Florida 33133

APPLICATION NO: 24
INVOICE NO: 24-R1
PERIOD: 05/01/23 - 05/31/23
PROJECT NO: 20-010
CONTRACT NO: 20010-03300
CONTRACT DATE: 07/15/2021
CERTIFICATE DATE: 06/05/2023
SUBMITTED DATE: 06/05/2023

FROM SUBCONTRACTOR:
Reinforced Structures, Inc.
4100 8th Avenue S
St Petersburg, Florida 33711

SUBCONTRACT FOR: Formwork/Concrete Labor

SUBCONTRACTOR'S APPLICATION FOR PAYMENT

Application is made for payment, as shown below, in connection with the Subcontract. Continuation Sheet is attached.

1.	Original Contract Sum		$20,600,000.00
2.	Net change by change orders		$385,154.28
3.	Contract Sum to date (Line 1 ± 2)		$20,985,154.28
4.	Total completed and stored to date (Column G on detail sheet)		$20,968,453.88
5.	Retainage:		
	a. 1.38% of completed work	$289,978.01	
	b. 0.00% of stored material	$0.00	
	Total retainage (Line 5a + 5b or total in column I of detail sheet)		$289,978.01
6.	Total earned less retainage (Line 4 less Line 5 Total)		$20,678,475.87
7.	Less previous certificates for payment (Line 6 from prior certificate)		$20,506,479.58
8.	Current payment due:		$171,996.29
9.	Balance to finish, including retainage (Line 3 less Line 6)		$306,678.41

CHANGE ORDER SUMMARY	ADDITIONS	DEDUCTIONS
Total changes approved in previous months by Owner/Client:	$409,022.93	$(129,878.84)
Total approved this month:	$117,633.35	$(11,623.16)
Totals:	$526,656.28	$(141,502.00)
Net change by change orders:	$385,154.28	

The undersigned certifies that to the best of the Subcontractor's knowledge, information and belief, the Work covered by this Application for Payment has been completed in accordance with the Subcontract Documents, that all amounts have been paid by the Subcontractor for Work which previous Certificates for payment were issued and payments received from the Owner/Client, and that current payments shown herein is now due.

SUBCONTRACTOR: Reinforced Structures, Inc.

By: Date: 6/5/23

State of: Florida
County of: Pinellas
Subscribed and sworn to before me this 5th day of June 2023
Notary Public:
My commission expires:

YADIRA AGUILAR RIVERA
Notary Public - State of Florida
Commission # HH 324706
My Comm. Expires Oct 23, 2026
Bonded through National Notary Assn.

MDC036

Document SUMMARY SHEET, APPLICATION AND CERTIFICATE FOR PAYMENT, containing
Contractor's signed Certification is attached.
Use Column I on Contracts where variable retainage for line items apply.

APPLICATION NUMBER: 24
APPLICATION DATE: 06/01/2023
PERIOD: 05/01/23 - 05/31/23

Contract Lines

A	B	C	D	E	F	G		H	I
ITEM NO.	DESCRIPTION OF WORK	SCHEDULED VALUE	WORK COMPLETED		MATERIALS PRESENTLY STORED (NOT IN D OR E)	TOTAL COMPLETED AND STORED TO DATE (D + E + F)	% (G / C)	BALANCE TO FINISH (C - G)	RETAINAGE
			FROM PREVIOUS APPLICATION (D + E)	THIS PERIOD					
1	Mobilization	$200,000.00	$200,000.00	$0.00	$0.00	$200,000.00	100.00%	$0.00	$2,877.29
2	Submittals	$65,000.00	$65,000.00	$0.00	$0.00	$65,000.00	100.00%	$0.00	$932.58
3	Tower	$0.00	$0.00	$0.00	$0.00	$0.00	0.00%	$0.00	$0.00
4	Foundations	$373,728.00	$373,728.00	$0.00	$0.00	$373,728.00	100.00%	$0.00	$5,359.26
5	1st Lift Verticals Intermediate & Lvl 2	$308,433.00	$308,433.00	$0.00	$0.00	$308,433.00	100.00%	$0.00	$4,422.93
6	Level Intermediate	$197,435.00	$197,435.00	$0.00	$0.00	$197,435.00	100.00%	$0.00	$2,831.22
7	Intermediate to 2nd Verticals	$86,867.00	$86,867.00	$0.00	$0.00	$86,867.00	100.00%	$0.00	$1,245.67
8	Level 2	$197,425.00	$197,425.00	$0.00	$0.00	$197,425.00	100.00%	$0.00	$2,831.07
9	2nd-3rd Verticals	$153,917.00	$153,917.00	$0.00	$0.00	$153,917.00	100.00%	$0.00	$2,207.17
10	Level 3	$197,425.00	$197,425.00	$0.00	$0.00	$197,425.00	100.00%	$0.00	$2,831.07
11	3rd-4th Verticals	$153,917.00	$153,917.00	$0.00	$0.00	$153,917.00	100.00%	$0.00	$2,207.17
12	Level 4	$197,425.00	$197,425.00	$0.00	$0.00	$197,425.00	100.00%	$0.00	$2,831.07
13	4th-5th Verticals	$153,917.00	$153,917.00	$0.00	$0.00	$153,917.00	100.00%	$0.00	$2,207.17
14	Level 5	$197,425.00	$197,425.00	$0.00	$0.00	$197,425.00	100.00%	$0.00	$2,831.07
15	5th-6th Verticals	$153,917.00	$153,917.00	$0.00	$0.00	$153,917.00	100.00%	$0.00	$2,207.17
16	Level 6	$197,425.00	$197,425.00	$0.00	$0.00	$197,425.00	100.00%	$0.00	$2,831.07
17	6th-7th Verticals	$153,917.00	$153,917.00	$0.00	$0.00	$153,917.00	100.00%	$0.00	$2,207.17
18	Level 7	$130,301.00	$130,301.00	$0.00	$0.00	$130,301.00	100.00%	$0.00	$1,868.51
19	7th-8th Verticals	$86,867.00	$86,867.00	$0.00	$0.00	$86,867.00	100.00%	$0.00	$1,245.67
20	Level 8	$130,301.00	$130,301.00	$0.00	$0.00	$130,301.00	100.00%	$0.00	$1,868.51
21	8th-9th Verticals	$86,867.00	$86,867.00	$0.00	$0.00	$86,867.00	100.00%	$0.00	$1,245.67
22	Level 9	$130,301.00	$130,301.00	$0.00	$0.00	$130,301.00	100.00%	$0.00	$1,868.51
23	9th-10th Verticals	$86,867.00	$86,867.00	$0.00	$0.00	$86,867.00	100.00%	$0.00	$1,245.67
24	Level 10	$130,301.00	$130,301.00	$0.00	$0.00	$130,301.00	100.00%	$0.00	$1,868.51
25	10th-11th Verticals	$86,867.00	$86,867.00	$0.00	$0.00	$86,867.00	100.00%	$0.00	$1,245.67
26	level 11	$130,301.00	$130,301.00	$0.00	$0.00	$130,301.00	100.00%	$0.00	$1,868.51
27	11th-12th Verticals	$86,867.00	$86,867.00	$0.00	$0.00	$86,867.00	100.00%	$0.00	$1,245.67
28	Level 12	$130,301.00	$130,301.00	$0.00	$0.00	$130,301.00	100.00%	$0.00	$1,868.51
29	12th-13th Verticals	$86,867.00	$86,867.00	$0.00	$0.00	$86,867.00	100.00%	$0.00	$1,245.67
30	Level 13	$130,301.00	$130,301.00	$0.00	$0.00	$130,301.00	100.00%	$0.00	$1,868.51
31	13th-14th Verticals	$86,867.00	$86,867.00	$0.00	$0.00	$86,867.00	100.00%	$0.00	$1,245.67
32	Level 14	$130,301.00	$130,301.00	$0.00	$0.00	$130,301.00	100.00%	$0.00	$1,868.51
33	14th-15th Verticals	$86,867.00	$86,867.00	$0.00	$0.00	$86,867.00	100.00%	$0.00	$1,245.67
34	Level 15	$130,301.00	$130,301.00	$0.00	$0.00	$130,301.00	100.00%	$0.00	$1,868.51
35	15th-16th Verticals	$86,867.00	$86,867.00	$0.00	$0.00	$86,867.00	100.00%	$0.00	$1,245.67

A	B	C	D	E	F	G		H	I
ITEM NO.	DESCRIPTION OF WORK	SCHEDULED VALUE	WORK COMPLETED FROM PREVIOUS APPLICATION (D + E)	WORK COMPLETED THIS PERIOD	MATERIALS PRESENTLY STORED (NOT IN D OR E)	TOTAL COMPLETED AND STORED TO DATE (D + E + F)	% (G / C)	BALANCE TO FINISH (C - G)	RETAINAGE
36	Level 16	$130,301.00	$130,301.00	$0.00	$0.00	$130,301.00	100.00%	$0.00	$1,868.51
37	16th-17th Verticals	$86,867.00	$86,867.00	$0.00	$0.00	$86,867.00	100.00%	$0.00	$1,245.67
38	Level 17	$130,301.00	$130,301.00	$0.00	$0.00	$130,301.00	100.00%	$0.00	$1,868.51
39	17th-18th Verticals	$86,867.00	$86,867.00	$0.00	$0.00	$86,867.00	100.00%	$0.00	$1,245.67
40	Level 18	$130,301.00	$130,301.00	$0.00	$0.00	$130,301.00	100.00%	$0.00	$1,868.51
41	18th-19th Verticals	$86,867.00	$86,867.00	$0.00	$0.00	$86,867.00	100.00%	$0.00	$1,245.67
42	Level 19	$130,301.00	$130,301.00	$0.00	$0.00	$130,301.00	100.00%	$0.00	$1,868.51
43	19th-20th Verticals	$86,867.00	$86,867.00	$0.00	$0.00	$86,867.00	100.00%	$0.00	$1,245.67
44	Level 20	$130,301.00	$130,301.00	$0.00	$0.00	$130,301.00	100.00%	$0.00	$1,868.51
45	20th-21st Verticals	$86,867.00	$86,867.00	$0.00	$0.00	$86,867.00	100.00%	$0.00	$1,245.67
46	Level 21	$130,301.00	$130,301.00	$0.00	$0.00	$130,301.00	100.00%	$0.00	$1,868.51
47	21st-22nd Verticals	$86,867.00	$86,867.00	$0.00	$0.00	$86,867.00	100.00%	$0.00	$1,245.67
48	Level 22	$130,301.00	$130,301.00	$0.00	$0.00	$130,301.00	100.00%	$0.00	$1,868.51
49	22nd-23rd Verticals	$86,867.00	$86,867.00	$0.00	$0.00	$86,867.00	100.00%	$0.00	$1,245.67
50	Level 23	$130,301.00	$130,301.00	$0.00	$0.00	$130,301.00	100.00%	$0.00	$1,868.51
51	23rd- Roof Verticals	$86,867.00	$86,867.00	$0.00	$0.00	$86,867.00	100.00%	$0.00	$1,245.67
52	Lvl Roof	$130,301.00	$130,301.00	$0.00	$0.00	$130,301.00	100.00%	$0.00	$1,868.51
53	Roof to High Roof Verticals	$86,867.00	$86,867.00	$0.00	$0.00	$86,867.00	100.00%	$0.00	$1,245.67
54	Lvl High Roof	$130,301.00	$130,301.00	$0.00	$0.00	$130,301.00	100.00%	$0.00	$1,868.51
55	slab on grade	$165,000.00	$156,750.00	$8,250.00	$0.00	$165,000.00	100.00%	$0.00	$946.44
56	Form work	$981,500.00	$981,500.00	$0.00	$0.00	$981,500.00	100.00%	$0.00	$14,074.71
57	GARAGE	$0.00	$0.00	$0.00	$0.00	$0.00	0.00%	$0.00	$0.00
58	Foundations	$883,433.00	$883,433.00	$0.00	$0.00	$883,433.00	100.00%	$0.00	$12,668.43
59	1st Lift Verticals Canopy & Lvl 2	$421,655.00	$421,655.00	$0.00	$0.00	$421,655.00	100.00%	$0.00	$6,046.54
60	Canopy	$233,456.00	$233,456.00	$0.00	$0.00	$233,456.00	100.00%	$0.00	$1,171.71
61	LVL1 H Pour 1	$276,416.00	$276,416.00	$0.00	$0.00	$276,416.00	100.00%	$0.00	$3,963.80
62	LVL 1 Vert to Lvl 2 Pour 1	$48,962.00	$48,962.00	$0.00	$0.00	$48,962.00	100.00%	$0.00	$702.11
63	LVL1 H Pour #2	$311,037.00	$311,037.00	$0.00	$0.00	$311,037.00	100.00%	$0.00	$4,460.27
64	LVL 1 Vert to Lvl 2 Pour 2	$44,239.00	$44,239.00	$0.00	$0.00	$44,239.00	100.00%	$0.00	$634.38
65	LVL1 H Pour #3	$426,416.00	$426,416.00	$0.00	$0.00	$426,416.00	100.00%	$0.00	$6,114.80
66	LVL 1 Vert to Lvl 2 Pour 3	$63,962.00	$63,962.00	$0.00	$0.00	$63,962.00	100.00%	$0.00	$917.22
67	LVL2 Pour 1	$168,867.00	$168,867.00	$0.00	$0.00	$168,867.00	100.00%	$0.00	$2,421.55
68	LVL 2 Vert to Lvl 3 Pour 1	$29,799.00	$29,799.00	$0.00	$0.00	$29,799.00	100.00%	$0.00	$427.32
69	LVL 2 Pour 2	$247,568.00	$247,568.00	$0.00	$0.00	$247,568.00	100.00%	$0.00	$3,550.12
70	LVL 2 Vert to Lvl 3 Pour 2	$27,508.00	$27,508.00	$0.00	$0.00	$27,508.00	100.00%	$0.00	$394.46
71	LVL2 Pour 3	$246,805.00	$246,805.00	$0.00	$0.00	$246,805.00	100.00%	$0.00	$3,539.18
72	LVL 2 Vert to Lvl 3 Pour 3	$43,553.00	$43,553.00	$0.00	$0.00	$43,553.00	100.00%	$0.00	$624.55
73	LVL3 Pour 1	$211,082.00	$211,082.00	$0.00	$0.00	$211,082.00	100.00%	$0.00	$3,026.91
74	LVL 3 Vert to Lvl 4 Pour 1	$37,250.00	$37,250.00	$0.00	$0.00	$37,250.00	100.00%	$0.00	$534.17
75	LVL3 Pour 2	$262,694.00	$262,694.00	$0.00	$0.00	$262,694.00	100.00%	$0.00	$3,767.03

Attachment 4

Detailed Trip Generation Calculations

PEAK HOUR TRIP GENERATION

PROPOSED WEEKDAY AM PEAK HOUR TRIP GENERATION

		ITE TRIP GENERATION CHARACTERISTICS						DIRECTIONAL DISTRIBUTION		GROSS VOLUMES			MULTIMODAL REDUCTION		EXTERNAL TRIPS			INTERNAL CAPTURE		NET NEW EXTERNAL TRIPS			PASS-BY CAPTURE		NET NEW EXTERNAL TRIPS		
		Land Use	Land Use Type	ITE Edition	ITE Code	Scale	ITE Units	Percent In	Percent Out	In	Out	Total	Percent	MR Trips	In	Out	Total	Percent	IC Trips	In	Out	Total	Percent	PB Trips	In	Out	Total
	1	Shopping Center	Retail	10	820	171.1	ksf	62%	38%	147	90	237	6.0%	14	138	85	223	0.9%	2	137	84	221	0.0%	0	137	84	221
	2	Multifamily Housing (High-Rise)	Residential	10	222	427	du	24%	76%	32	100	132	16.0%	21	27	84	111	1.8%	2	26	83	109	0.0%	0	26	83	109
	3																										
	4																										
G	5																										
R	6																										
O	7																										
U	8																										
P	9																										
	10																										
1	11																										
	12																										
	13																										
	14																										
	15																										
								Total:		179	190	369	9.5%	35	165	169	334	1.2%	4	163	167	330	0.0%	0	163	167	330

ITE Land Use Code	Rate or Equation
820	Y=0.5*(X)+151.78
222	Y=0.28*(X)+12.86

PROPOSED WEEKDAY PM PEAK HOUR TRIP GENERATION

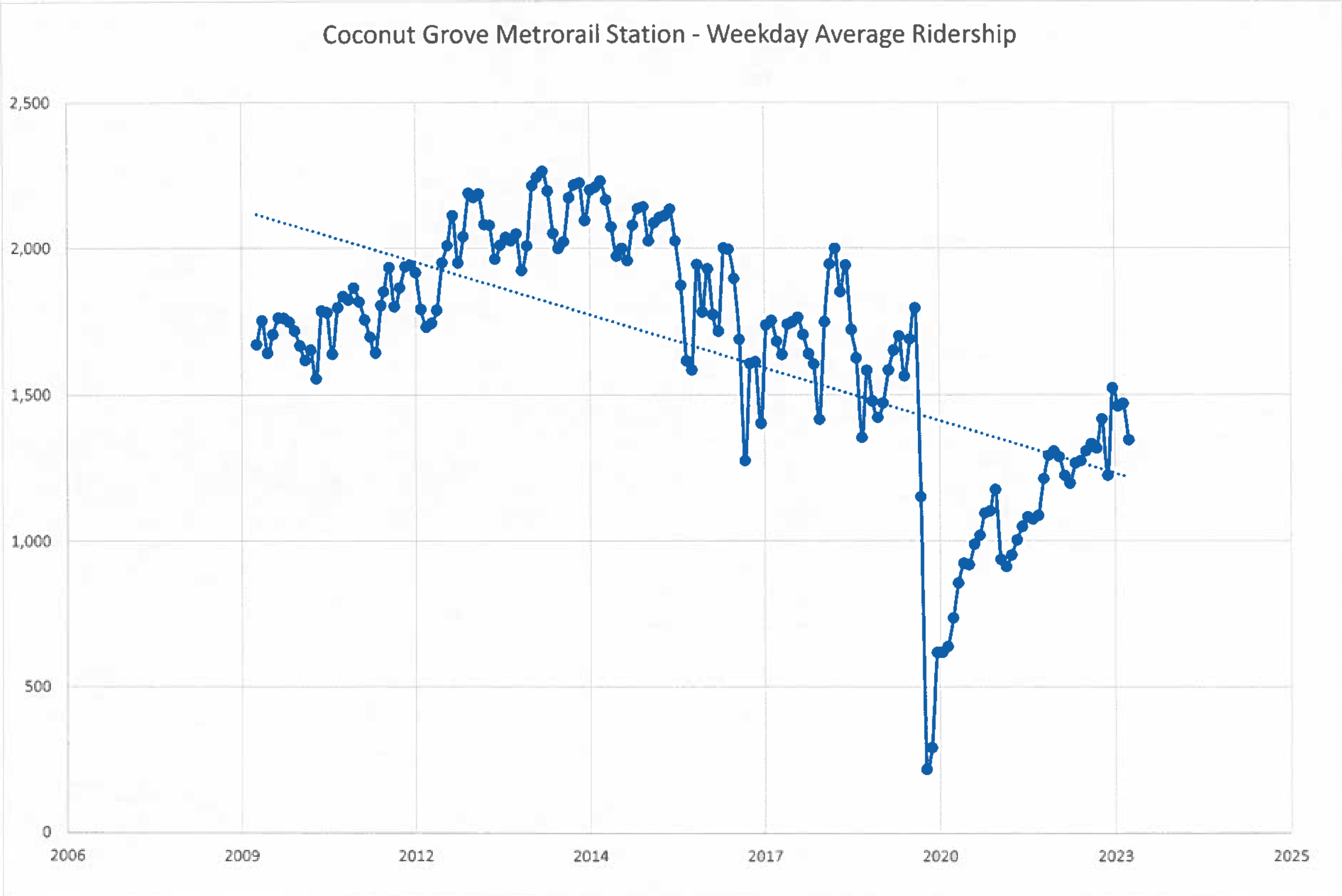
		ITE TRIP GENERATION CHARACTERISTICS						DIRECTIONAL DISTRIBUTION		GROSS VOLUMES			MULTIMODAL REDUCTION		EXTERNAL TRIPS			INTERNAL CAPTURE		NET NEW EXTERNAL TRIPS			PASS-BY CAPTURE		NET NEW EXTERNAL TRIPS		
		Land Use	Land Use Type	ITE Edition	ITE Code	Scale	ITE Units	Percent In	Percent Out	In	Out	Total	Percent	MR Trips	In	Out	Total	Percent	IC Trips	In	Out	Total	Percent	PB Trips	In	Out	Total
	1	Shopping Center	Retail	10	820	171.1	ksf	48%	52%	388	421	809	16.0%	129	326	354	680	8.4%	57	305	318	623	34.0%	212	201	210	411
	2	Multifamily Housing (High-Rise)	Residential	10	222	427	du	61%	39%	94	60	154	16.0%	25	79	50	129	44.2%	57	43	29	72	0.0%	0	43	29	72
	3																										
	4																										
G	5																										
R	6																										
O	7																										
U	8																										
P	9																										
	10																										
2	11																										
	12																										
	13																										
	14																										
	15																										
								Total:		482	481	963	16.0%	154	405	404	809	14.1%	114	348	347	695	30.5%	212	244	239	483

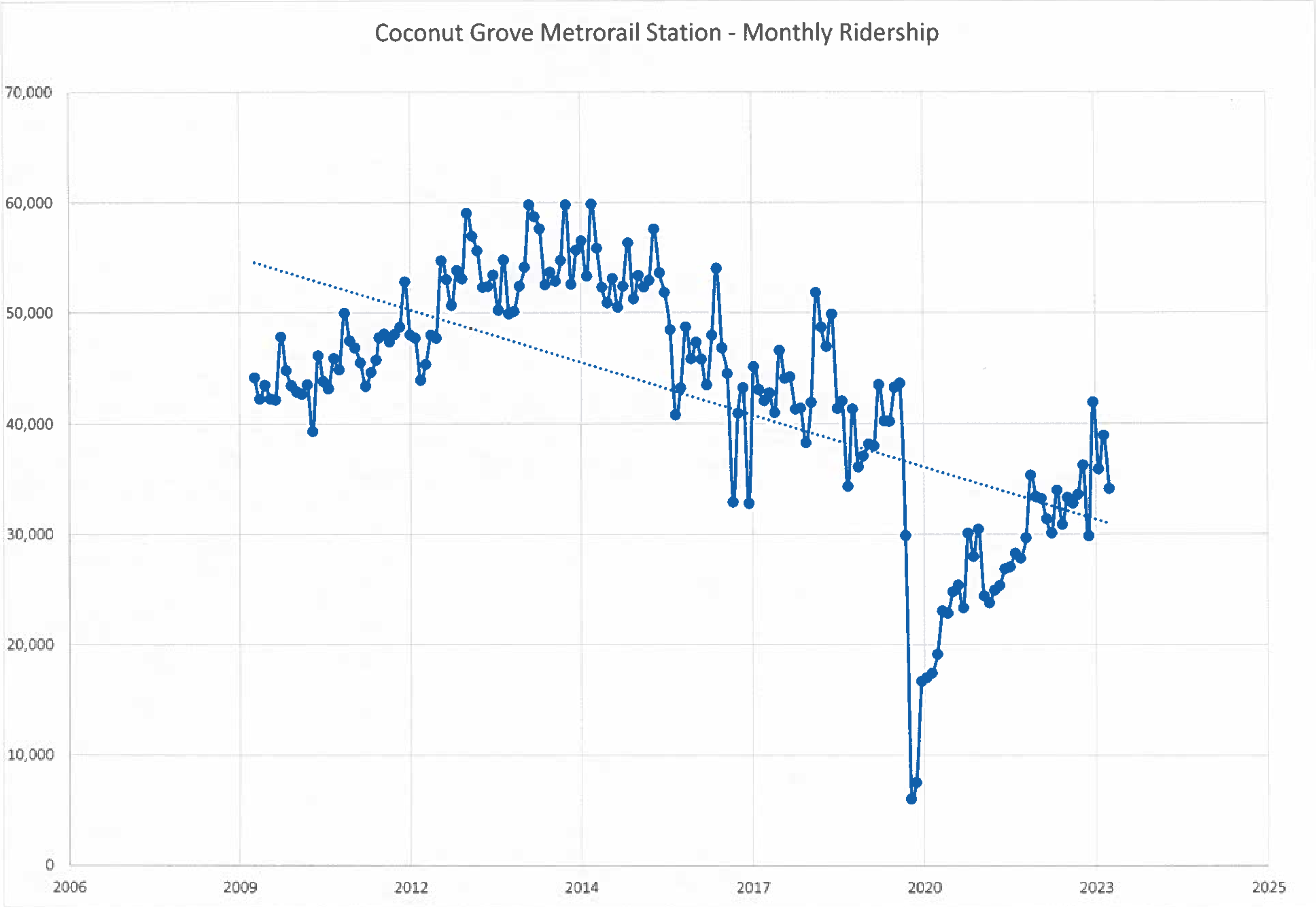
ITE Land Use Code	Rate or Equation
820	LN(Y) = 0.74*LN(X)+2.89
222	Y=0.34*(X)+8.56

EXHIBIT 3

COCONUT GROVE METRORAIL STATION

HISTORICAL RIDERSHIP DATA


Coconut Grove Metrorail Station - Weekday Average Ridership
2,500
2,000
1,500
1,000
500
0
2006
2009
2012
2014
2017
2020
2023
2025



Coconut Grove Metrorail Station - Monthly Ridership
70,000
60,000
50,000
40,000
30,000
20,000
10,000
0
2006
2009
2012
2014
2017
2020
2023
2025

MEMORANDUM
(Revised)

TO: Honorable Chairman Oliver G. Gilbert, III
and Members, Board of County Commissioners

DATE: September 6, 2023

FROM: Geri Bonzon-Keenan
County Attorney

SUBJECT: Agenda Item No. 8(N)(6)

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

Veto __________

Override __________

Agenda Item No. 8(N)(6)
9-6-23

RESOLUTION NO. R-763-23

RESOLUTION APPROVING A CONTRIBUTION IN LIEU OF IMPACT FEES FOR SELECT TRANSIT IMPROVEMENTS AT THE COCONUT GROVE METRORAIL STATION

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

WHEREAS, pursuant to sections 33E-10 and 33E-12 of the Code of Miami-Dade County, a feepayer’s road impact fees may be offset by contributions to select transit capital improvements as approved by the Director of the Transportation and Public Works Department (DTPW); and

WHEREAS, pursuant to Resolution No. 1249-20, this Board approved the First Amendment to the Coconut Grove Metrorail Lease, in which the tenant, GRP Grove Metro Station LLC, agreed to provide certain transit capital improvements, the value of which were expected to exceed the required road impact fees for the development of its project; and

WHEREAS, pursuant to Resolution No. 12-2023, the Miami-Dade Transportation Planning Organization (TPO) added the proposed capital improvements to the Coconut Grove Metrorail Station to the 2045 Long Range Transportation Plan and the Fiscal Year 2023 Transportation Improvement Program; and

WHEREAS, the DTPW Director has reviewed the proposed plans and recommends approval by the Board of County Commissioners of the proposed contributions in lieu of impact fees as described in the accompanying memorandum; and

WHEREAS, the Board finds that the construction of a new bus terminal, parking garage with 250 dedicated spaces for transit patrons, pedestrian facilities, and bicycle facilities at the Coconut Grove Metrorail Station are adequate transit capital improvements, are for the benefit of the public and community interest and welfare, and are consistent with a County public purpose,

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

Section 1. The foregoing recitals and Mayor's Memorandum with attachments are approved and incorporated herein.

Section 2. In accordance with sections 33E-10 and 33E-12 of the County Code, this Board approves the contribution in lieu of impact fee for GRP Grove Metro Station LLC to provide the following select capital transit improvements at the Coconut Grove Metrorail Station: construction of a new bus terminal, parking garage with 250 dedicated spaces for transit patrons, pedestrian facilities, and bicycle facilities.

The foregoing resolution was offered by Commissioner **Anthony Rodriguez**, who moved its adoption. The motion was seconded by Commissioner **Kionne L. McGhee** and upon being put to a vote, the vote was as follows:

Oliver G. Gilbert, III, Chairman **aye**
Anthony Rodríguez, Vice Chairman **aye**

Marleine Bastien	**aye**	Juan Carlos Bermudez	**aye**
Kevin Marino Cabrera	**aye**	Sen. René García	**aye**
Roberto J. Gonzalez	**aye**	Keon Hardemon	**aye**
Danielle Cohen Higgins	**aye**	Eileen Higgins	**aye**
Kionne L. McGhee	**aye**	Raquel A. Regalado	**aye**
Micky Steinberg	**aye**		

The Chairperson thereupon declared this resolution duly passed and adopted this 6th day of September, 2023. 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

JUAN FERNANDEZ-BARQUIN, CLERK

Basia Pruna
By:________________________
Deputy Clerk

Approved by County Attorney as
to form and legal sufficiency.

Lauren E. Morse