

# P3 in a Municipal Setting

*A Look at Projects in the City of Miami Beach*



# The Barclay Plaza:

## Historic, Neglected Hotel to House City's Workforce



The Barclay Plaza Hotel was built in 1935 and is located in one of the City's historic districts

- 🏠 Our City's escalating rents have posed housing challenges for our workforce.
- 🏠 In order to recruit and retain those in crucial positions, the City recognized the need to develop housing that would serve those households earning 120 to 140% Area Median Income (AMI)

# The Barclay Plaza:

Historic, Neglected Hotel to House City's Workforce



The Barclay Plaza's rear faces the soon-to-be-redeveloped Miami Beach Convention Center

-  Its location is within walking distance of shopping, tourism and entertainment districts with access to mass transit and free, local trolleys makes it an ideal location for area workers who can forego personal vehicles to enjoy the Miami Beach lifestyle
-  Its unique lot and existing footprint provide an opportunity to merge the historic district on its east with the Miami Beach Convention Center on its west while maximizing the lot size to build 1- and 2-bedroom units for working families

# The Barclay Plaza:

## Historic, Neglected Hotel to House City's Workforce

### Type of P3 Anticipated:

- Design
- Build
- Finance
- Operate Maintain

### Why?

- Extensive Private Sector Experience in these types of projects
- City will receive project funding over time so private financing allows the project to move forward more quickly

# The Barclay Plaza:

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### Challenges:

- The property is a historic building requiring a full gut rehabilitation
- Historic properties have several regulatory hurdles that can lengthen a project's timeline

### Opportunities

- The property has a surface parking lot that can be developed to double the building area
- The lot design allows the existing building to conform to the historic district while enabling development of a modern structure to conform to the Convention Center
- Historic preservation tax credits may be a potential funding source
- The City has site control and is willing to provide developer with long-term lease
- There are limited parcels available for development in the City and this one is located in the heart of the City's Convention Center, historic and entertainment districts

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### Timeline

City Commission adopted a resolution endorsing the concept of the City providing workforce housing ..... serving those households earning 120 to 140% Area Median Income (AMI)	September 2014
City Commission approved issuing an RFP for ....	May 2015
City held an industry review meeting to discuss project parameters with potential developers in anticipation of releasing a Request For Proposals (RFP)	June 2015
<i>Development of Design Criteria Package (DCP)</i>	<i>Late 2015</i>
<i>Issuance of RFP</i>	<i>Late 2015/Early 2016</i>

# Intelligent Transportation System and Smart Parking Systems

## *Mobility Through Technology*

### City Characteristics and Traffic

- *The City's Population is **90,588**. However, average daily population composed of commuters, visitors, and tourists is **205,915**.*
- *In 2013, the Miami Beach Convention Center events hosted **696,648 VISITORS**.*
- *To mitigate the congestion, the City developed the Event Traffic Monitoring and Management Program.*
- *The City's **VISION** was the permanent implementation **ITS and SPS***



# Intelligent Transportation System and Smart Parking Systems

## Menu of Tools

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#### ITS

ITS utilizes a number of tools to actively monitor traffic conditions in an effort to develop systems to respond to daily and emergency traffic events in a real-time basis.



Traffic Monitoring Cameras



Travel Time Detectors



Digital Message Signs



Traffic Management Center

#### SPS

SPS has a synergy with the ITS project. According to FHWA studies, approximately 30% of congestion is caused for drivers looking for parking. The idea behind SPS is to provide information to motorists as they access the City on where parking is available and how much.



Parking Detection System



Parking Capacity Information

#### ATSC

Adaptive Traffic Signal Control is a traffic signal system that adjusts to real time traffic demand and provides green time based on the data obtained. The implementation of Adaptive Traffic Signal Control will occur concurrently with the ITS and SPS Project.



Adaptive Traffic Signal Control



# Intelligent Transportation System and Smart Parking Systems

*Moving Fast, Fast, Fast.*

## ITS and SPS Now

- Currently the City is in the process of executing a contract for **PROGRAM MANAGEMENT** for the ITS and SPS Project
- The **PROGRAM MANAGER** will be responsible for developing the Planning Documents, Concept of Operation Documents, and serve as the **CITY'S REPRESENTATIVE** in the management of the Design, Construction, Operation, and Maintenance of the Project.

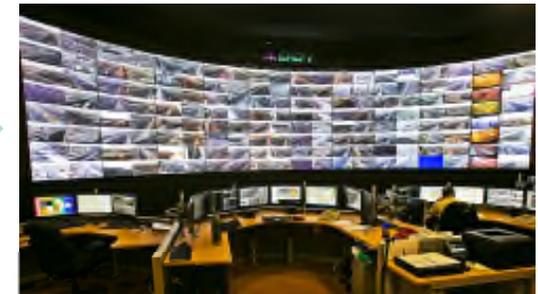
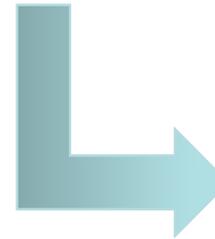


# Intelligent Transportation System and Smart Parking Systems

*Moving Fast, Fast, Fast.*

## ITS and SPS Tomorrow

- Given the characteristics of the project, engaging a **DESIGN-BUILD-OPERATION-MAINTENANCE (DBOM)** solicitation was found to be in the best interest of the City.
- A DBOM solicitation significantly **REDUCES PROCUREMENT TIME AND COSTS** in projects of this nature.
- Choosing **ONE CONTRACTOR** will allow the City more control in the management of the project through a single point of contact.
- Procurement of the DBOM Contractor for the City's ITS and SPS project is scheduled for **MID-FEBRUARY**



# P3 GARAGE DEVELOPMENT

- Mayor's Blue Ribbon Task Force
  - Washington Ave Master Plan
    - Recommendations to City Commission
    - Transit Options
      - Remove On-Street Parking
  - Replacement Parking for Corridor
    - Develop Existing City Parking Lots
    - Pursue P3
- Citywide - P3
  - South, Middle, & North Beach
    - Parking Demand Analysis
  - Procurement Solicitation – Fall 2015
    - RFP/ITN/RFLI
    - Land Acquisition/Swap
    - Air Rights
    - Condominiumization

