

CITY OF CORAL GABLES, FLORIDA

RESOLUTION NO. 2019-

A RESOLUTION OF THE CITY COMMISSION OF CORAL GABLES, FLORIDA APPROVING A PROFESSIONAL SERVICES WORK ORDER WITH MARTINEZ ALVAREZ URBAN DESIGN, ARCHITECTURE & INTERIOR DESIGN INC. FOR BASIC SERVICES FOR THE HISTORIC RESTORATION, REPAIRS AND TENANT IMPROVEMENTS FOR THE H. GEORGE FINK STUDIO AT 2506 PONCE DE LEON BOULEVARD, CORAL GABLES, FLORIDA.

WHEREAS, the H. George Fink Studio, located at 2506 Ponce de Leon Boulevard (the “Fink Studio”), was purchased by the City on February 10, 2016, to preserve, honor, and celebrate this iconic historic building that played a critical role in the City’s early development; and

WHEREAS, on April 3, 2017, the City entered into a Professional Services Agreement (“PSA”) with Martinez Alvarez Urban Design, Architecture & Interior Design, Inc. (“Martinez Alvarez”) to provide preservation architectural and engineering consultant services to the City, attached as **Exhibit A**, and the PSA was extended on May 20, 2019 pursuant to a letter from the City, attached as **Exhibit B**; and

WHEREAS, the City commissioned Martinez Alvarez to prepare a comprehensive Building Assessment and Recommendations Report dated March 2019 (the “Assessment Report”) that contains detailed information on the condition of the building as well as a preliminary cost estimate for repairs and restoration of the original building exterior and interiors; and

WHEREAS, the City Commission deems it appropriate that the future tenant should bear the cost of the interior build-out and the City shall be responsible for funding the exterior work and historic preservation aspects of the renovation; and

WHEREAS, staff has been in negotiations with the Centro Cultural Español (“Spanish Cultural Center”) to lease the Fink Studio and reimburse the City for the cost of the interior build-out of the space to meet its needs, but the specific lease terms have not yet been agreed upon; and

WHEREAS, pursuant to Resolution No. 2019-167, the City Commission directed staff to begin the design process for the restoration of the Fink Studio; and

WHEREAS, staff has negotiated the terms of a Professional Services Work Order (“Work Order”) with Martinez Alvarez to include the Restoration and Repairs of the original historic structure and interior rooms as identified in the Assessment Report

and Tenant Improvements for the proposed future tenant, the Spanish Cultural Center;
and

WHEREAS, the proposed Work Order, attached as **Exhibit C**, sets forth the Basic Services for a total basic compensation to Martinez Alvarez in the amount of \$200,000.00, of which \$152,000.00 is allocated for Restoration and Repairs and \$48,000.00 is allocated for Tenant Improvements; and

WHEREAS, additionally, the proposed Work Order includes \$32,349.00 to be paid for Conservator Fees; \$20,000.00 as a Contingency Allowance; and \$4,500.00 for Optional Additional Service of cost estimating of Tenant Improvements; and

WHEREAS, given that the City has not yet entered into a lease agreement with the Spanish Cultural Center, the proposed Work Order provides that the City reserves the right to remove or modify the Tenant Improvements from the Scope of Services as necessary and that in such case, the fees shall be adjusted accordingly.

NOW THEREFORE BE IT RESOLVED BY THE COMMISSION OF THE CITY OF CORAL GABLES:

Section 1. The foregoing “Whereas” clauses are hereby ratified and confirmed as being true and correct and are hereby made a specific part of this Resolution upon adoption hereof.

Section 2. That the City Commission approves the Professional Services Work Order in substantially the form attached, with such modifications as may be approved by the City Manager and the City Attorney, in order to carry out the Commission’s intent.

Section 3. That this Resolution shall become effective upon the date of its adoption herein.

PASSED AND ADOPTED THIS ____ DAY OF____, A.D., 2019.

(Moved: / Seconded:)

(Yeas:)

(; Vote)

APPROVED:

RAÚL VALDÉS-FAULI
MAYOR

ATTEST:

APPROVED AS TO FORM
AND LEGAL SUFFICIENCY:

BILLY Y. URQUIA
CITY CLERK

MIRIAM SOLER RAMOS
CITY ATTORNEY