



**City of Coral Gables
CITY COMMISSION MEETING
October 22, 2019**

ITEM TITLE:

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.

BRIEF HISTORY:

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

On April 3, 2017, the City entered into a Professional Services Agreement with Martinez Alvarez Urban Design, Architecture & Interior Design, Inc. ("Martinez Alvarez") to provide preservation architectural and engineering consultant services to the City and the PSA was extended on May 20, 2019. 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.

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 pursuant to Resolution No. 2019-167, the City Commission directed staff to begin the design process for the restoration of the Fink Studio. While staff has been in negotiations with the Centro Cultural Español (the "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, the specific lease terms have not yet been agreed upon.

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. As set forth in the proposed Work Order, the Basic Services are included 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. 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. 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.

ATTACHMENT(S):

1. Professional Services Agreement with Martinez Alvarez dated April 3, 2017
2. May 20, 2019 Letter extending PSA with Martinez Alvarez
3. Draft Proposed Professional Services Work Order