Miami Beach Redevelopment Agency
Commission Chambers, 3rd Floor, City Hall
1700 Convention Center Drive
March 16, 2005

Chairman of the Board David Dermer
Member of the Board Matti Herrera Bower
Member of the Board Simon Cruz
Member of the Board Luis R. Garcia, Jr.
Member of the Board Saul Gross
Member of the Board Jose Smith
Member of the Board Richard L. Steinberg

Executive Director Jorge M. Gonzalez
Acting Assistant Director Timothy D. Hemstreet
General Counsel Murray H. Dubbin
Secretary Robert E. Parcher

AGENDA

1. ROLL CALL

2. OLD BUSINESS

   A Report Of The Itemized Revenues And Expenditures Of The Miami Beach Redevelopment Agency For The Month Of January 2005. (Page 465)

3. NEW BUSINESS

   A Request For Approval To Purchase Three (3) 2005 Ford Crown Victoria Police Pursuit Vehicles With Safety Equipment And Two (2) 2005 Ford Taurus Vehicles From Duval Ford, Pursuant To Florida State Contract No. 04-12-0823, In The Amount Of $97,046.00; And Three (3) 2005 Honda Four Trax Rubicon 4x4 All Terrain Vehicles From Jim Walker's Honda-Suzuki-Yamaha, Pursuant to City Of Miami Beach Bid No. 05-04/05, In The Amount Of $21,955.95. (Page 505)

   B A Resolution Of The Chairman And Members Of The Miami Beach Redevelopment Agency Authorizing The Executive Director, Or Designee, To Execute The Revised Guaranteed Maximum Price And Amendment To The Agreement Between The Miami Beach Redevelopment Agency And The State Of Florida Department Of Management Services, Facilities And Building Construction Division, For The Renovations And Restoration Of The Colony Theatre In An Amount Not-To-Exceed $786,502; Authorizing Additional Services To The URS Corporation To Continue Field Observation Services In The Amount Of $60,677; Providing For An FF&E Allowance In The Amount Of $125,000; Providing For An Art In Public Places Allocation For The Construction Of The Building In The Amount Of $9,923; Providing For CIP Fees In The Amount Of $31,752; And Appropriating $1,013,854 From City Center RDA Funds For These Purposes. (Page 508)

<u>End of RDA Agenda</u>

MIAMI BEACH REDEVELOPMENT AGENCY
CITY HALL 1700 CONVENTION CENTER DRIVE MIAMI BEACH, FLORIDA 33139
http:\\ci.miami-beach.fl.us, Telephone: (305) 673-7193, Fax: (305) 673-7772

HOW A PERSON MAY APPEAR BEFORE THE REDEVELOPMENT AGENCY OF THE CITY OF MIAMI BEACH, FLORIDA

The regularly scheduled meetings of the Redevelopment Agency are established by Resolution and are generally held on the same day the Miami Beach City Commission holds their regularly scheduled meetings. The Redevelopment Agency meetings commence at 10:00 a.m.

1. Jorge M. Gonzalez has been designated as the Agency's Executive Director.
   Robert Parcher has been designated as the Agency's Secretary.

2. Person requesting placement of an item on the agenda must provide a written statement to the Agency Executive Director, 4th Floor, City Hall, 1700 Convention Center Drive, telephone 673-7285, outlining the subject matter of the proposed presentation. In order to determine whether or not the request can be handled administratively, an appointment will be set up to discuss the matter with a member of the Executive Director's staff. Procedurally, "Request for Agenda Consideration" will not be placed upon the Agency agenda until after Administrative staff review. Such review will ensure that the issue has been addressed in sufficient detail so that the Agency members may be fully apprised of the matter to be presented. Persons will be allowed three (3) minutes to make their presentation and will be limited to those subjects included in their written request. Such written requests must be received in the Executive Director's office no later than noon on Tuesday of the week prior to the scheduled Agency meeting to allow time for processing and inclusion in the agenda package.

3. Once an agenda for the Redevelopment Agency meeting is published, and a person wishes to speak on items listed on the agenda, he/she may call or come to the Agency Secretary's Office, 1st floor, City Hall, 1700 Convention Center Drive, telephone 673-7411, before 5:00 p.m., on the Tuesday prior to the Agency meeting and give their name, the agenda item to be discussed and, where known, the agenda item number.

   Copies of the Agency agenda may be reviewed at the Agency's Secretary Office (City Clerk's Office) on the Monday prior to the Agency's regular meeting.

   The complete agenda, with all backup material, is available for inspection on the Monday prior to the Agency meeting at the Agency Secretary office (City Clerk's Office).

4. All persons who have been listed by the Agency Secretary to speak on the agenda item in which they are specifically interested, will be allowed up to three (3) minutes to present their views.

Robert Parcher
Agency Secretary

March 7, 2001

ATTACHMENT 1

CITY OF MIAMI BEACH

2005 CITY COMMISSION MEETINGS

January 12 (Wednesday)	
February 2 (Wednesday)	February 23 (Wednesday)
March 16 (Wednesday)	
April 20 (Wednesday)	
May 4 (Wednesday)	May 25 (Wednesday)
June 8 (Wednesday)	
July 6 (Wednesday)	July 27 (Wednesday)
August City Commission in Recess - NO MEETINGS	
September 7 (Wednesday)	
October 19 (Wednesday)	
November 2* (Wednesday)	November 16* (Wednesday)
December 7 (Wednesday)	

* Election related items only.

REPORT OF THE ITEMIZED REVENUES AND EXPENDITURES

OF THE

MIAMI BEACH REDEVELOPMENT AGENCY

FOR THE MONTH OF JANUARY 2005

Agenda Item 2A
Date 03-16-05

MIAMI BEACH REDEVELOPMENT AGENCY

CITY HALL 1700 CONVENTION CENTER DRIVE MIAMI BEACH, FLORIDA 33139
www.ci.miami-beach.fl.us

REDEVELOPMENT AGENCY MEMORANDUM

To: Chairman and Members of the Miami Beach Redevelopment Agency

Date: March 16, 2005

From: Jorge M. Gonzalez
Executive Director

Subject: **REPORT OF THE ITEMIZED REVENUES AND EXPENDITURES OF THE MIAMI BEACH REDEVELOPMENT AGENCY FOR THE FOUR MONTHS ENDED JANUARY 31, 2005**

On July 15, 1998 the Chairman and Members of the Board of the Miami Beach Redevelopment Agency resolved that an itemized report of the revenues and expenditures of the Miami Beach Redevelopment Agency, with respect to each redevelopment area, would be made available to the Chairman and Members of the Board of the Miami Beach Redevelopment Agency at the end of each month. Further, it was resolved that such report would be made available no later than five days prior to the second regularly scheduled Redevelopment Agency meeting in the month immediately following the month for which such report is prepared and that the report would be placed on the Redevelopment Agency Agenda for the second meeting of each month as a discussion item. Because the distribution date for the second Commission meeting of some months falls prior to our receipt of bank statements for the month, we advised on October 21, 1998, that beginning with the report for the month ending October 31, 1998 all monthly Redevelopment Agency reports would henceforth be included as part of the agenda for the first Commission meeting of each month.

The attached material includes the following:

Section A - South Pointe Redevelopment District

- Summary of Cash Basis Transactions by Project and by Expenditure Type for the Fiscal Years Ended September 30, 1988 through 2004 and the Four Months Ended January 31, 2005

- Check and Wire Transfer Register sorted by Project and Type of Expenditure for the Four Months Ended January 31, 2005

- Narrative of Major Projects Planned and/or Underway

Section B - City Center Redevelopment District

- Summary of Cash Basis Transactions by Project and by Expenditure Type for the Fiscal Years Ended September 30, 1988 through 2004 and the Four Months Ended January 31, 2005

- Check and Wire Transfer Register sorted by Project and Type of Expenditure for the Four Months Ended January 31, 2005

- Narrative of Major Projects Planned and/or Underway

JMG:PDW:MIM:jar

SOUTH POINTE

REDEVELOPMENT DISTRICT

FINANCIAL INFORMATION

FOR THE MONTH ENDED

JANUARY 31, 2005

Miami Beach
Redevelopment Agency
1700 Convention Center Drive
Miami Beach, Florida 33139
Telephone: (305) 673- 7295
Fax: (305) 673- 7772

March 16, 2005

TO: **Jorge M. Gonzalez, Executive Director**

FROM: **Patricia D. Walker, Chief Financial Officer**
City of Miami Beach

SUBJECT: **South Pointe Redevelopment District Financial Information**
For the Four Months Ended January 31, 2005

At the July 15, 1998 Commission/Redevelopment Agency meeting a request was made for monthly financial information for the South Pointe Redevelopment District. The information has been compiled and is attached.

Historical Cash Basis Financial Information

The summary report included in the attached material, reflects that during the period from October 1, 1987 through January 31, 2005 approximately $113,770,000 of revenues were received in the South Pointe District of the Redevelopment Agency ("RDA").

The primary sources of these revenues included approximately:

$	93,344,000	- Incremental Ad Valorem tax;
$	6,860,000	- Bond proceeds;
$	5,188,000	- Land sale;
$	3,202,000	- Interest income;
$	3,017,000	- Rental income;
$	1,000,000	- Loan from the City of Miami Beach;
$	350,000	- State Grant; and
$	809,000	- From various sources.

The opening cash balance for October 1, 1987 was approximately $1,042,000; therefore, the total amount of funds available for the period was $114,812,000.

On the expenditure side, approximately $73,290,000 has been expended from October 1, 1987 through January 31, 2005.

These approximate expenditures were primarily made in the following areas:

$ 16,361,000 - Cobb/Courts Project;
$ 14,028,000 - Debt Service Payments;
$ 11,846,000 - Portofino Project;
$ 9,560,000 - South Pointe Streetscape/Park;
$ 6,447,000 - SSDI Project;
$ 6,157,000 - Administrative Costs;
$ 5,727,000 - Marina Project;
$ 1,045,000 - Carner-Mason Settlement and Other Reimbursements;
$ 612,000 - Community Policing; and
$ 1,507,000 - Other Project Costs.

The cash balance as of January 31, 2005 is approximately $41,522,000. This balance consisted of the following amounts:

$ 40,805,000 – Cash and Investment balance;
$ 5,000 – 1989 Bonds Sinking Fund Principal Account;
$ 712,000 – 1989 Bonds Sinking Debt Service Reserve Account

JMG:PDW:MIM:jal

SUMMARY OF

CASH BASIS TRANSACTIONS

FOR THE MONTH ENDED

JANUARY 31, 2005

Redevelopment Agency - South Pointe District
Summary of Cash Basis Transactions by Project
Fiscal Years 1988 - 2005 (through January 31, 2005)

	Prior Years	FY 2005	Total Rev./Expend.
OPENING CASH/INVSTMT BALANCE	$ 1,041,730	$ 31,624,266	
REVENUE			
- Tax increment - City	43,745,702	11,416,510	$ 55,162,212
- Tax increment - County	37,139,689	422,982	37,562,671
- Tax increment (Interest) - County	26,627	-	26,627
- Tax increment - Children's Trust	592,809	-	592,809
- Bond proceeds	6,860,000	-	6,860,000
- Cobb Partners - Closing Parcel 1, 2	5,187,944	-	5,187,944
- Marina rental income	2,972,795	44,037	3,016,832
- Interest income	3,032,071	169,978	3,202,049
- Loan from City	1,000,000	-	1,000,000
- Grants (Fla. Inland Navig.; shoreline restore.)	350,000	-	350,000
- Other Grants	5,000	-	5,000
- St. sales tax (receipt - income for pmt. to St)	190,545	4,763	195,308
- Daughters of Israel contrib.-reloc. Mikvah	28,000	-	28,000
- Consulting fee refund-Rahn S. Beach	27,026	-	27,026
- Olympus Hldg.-reimb. Portofino advertsg.	24,405	-	24,405
- Mendelson environ. reimb./refund	10,000	-	10,000
- Regosa Engineering refund - Marina	8,500	-	8,500
- Portofino DRI Payment from Greenberg T.	18,056	-	18,056
- Payment received from Greenberg T. for CMB	23,500	-	23,500
- Payment received from Olympus Holdings, Inc.	96,276	-	96,276
- Payment received from Marquesa, Inc.	2,000	-	2,000
- Cost of asbestos remediation reimb.-Cobb	5,800	-	5,800
- Miscellaneous income	4,719	-	4,719
- Galbut & Galbut contrib.-reloc. Mikvah	3,500	-	3,500
- Murano Two, Ltd-Cash Bond per Agreement	242,000	-	242,000
- Other (void ck; IRS refund; Am. Bonding)	56,490	58,582	115,072
Total Revenues	101,653,454	12,116,852	$ 113,770,306
EXPENDITURES			
PROJECTS			
Cobb/Courts	(15,608,223)	(752,300)	(16,360,523)
Marina	(5,725,682)	(954)	(5,726,636)

Redevelopment Agency - South Pointe District
Summary of Cash Basis Transactions by Project
Fiscal Years 1988 - 2005 (through January 31, 2005)

	Prior Years	FY 2005	Total Rev./Expend.
Portofino	(11,726,826)	(119,294)	(11,846,120)
South Pointe Streetscape	(9,368,026)	(192,272)	(9,560,298)
SSDI	(6,446,941)	-	(6,446,941)
Fifth St. Beautification	(300,000)	-	(300,000)
Beach Colony (l'scape/stscape/site imprvmt)	(80,912)	-	(80,912)
Marriott	(53,061)	-	(53,061)
Washington Ave.	(469,132)	(354)	(469,486)
Design guidelines	(43,708)	-	(43,708)
MBTMA/Mobility	(32,225)	-	(32,225)
S. Pointe Zoning	(20,819)	-	(20,819)
Alaska Baywalk	(80,768)	(8,484)	(89,252)
Victory/Community Gardens	(155,961)	-	(155,961)
Washington Park	(625)	(12,500)	(13,125)
Water/Sewer Pump Station Upgrade	(47,583)	-	(47,583)
Flamingo S. Bid A R.O.W.	(31,479)	(2,553)	(34,032)
Potamkin Project	(7,200)	-	(7,200)
Lummus Park	-	(103,916)	(103,916)
Miscellaneous	(56,159)	-	(56,159)
Total Projects	(50,255,330)	(1,192,627)	(51,447,957)
ADMINISTRATIVE	(6,142,359)	(14,794)	(6,157,153)
DEBT SERVICE/LOAN REPAYMENT	(13,191,941)	(836,500)	(14,028,441)
MISCELLANEOUS			
Carner Mason settlement	(946,163)	-	(946,163)
City of Miami Beach (reimburse water main)	(74,067)	-	(74,067)
Miscellaneous	(24,503)	-	(24,503)
	(1,044,733)	-	(1,044,733)
COMMUNITY POLICING	(436,555)	(174,938)	(611,493)
TOTAL EXPENDITURES	(71,070,918)	(2,218,859)	$ (73,289,777)
ENDING CASH/INVSTMT. BALANCE	$ 31,624,266	$ 41,522,259	

Redevelopment Agency - South Pointe District
Summary of Cash Basis Transactions by Expenditure Type
Fiscal Years 1988 - 2005 (through January 31, 2005)

	Prior Years	FY 2005	Total Rev./Expend.
OPENING CASH/INVSTMT BALANCE	$ 1,041,730	$ 31,624,266	
REVENUE			
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- Tax increment - County	37,139,689	422,982	37,562,671
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- Grants (Fla. Inland Navig.; shoreline restore.)	350,000	-	350,000
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- Murano Two, Ltd-Cash Bond per Agreement	242,000	-	242,000
- Other (void ck; IRS refund; Am. Bonding)	56,490	58,582	115,072
Total Revenues	101,653,454	12,116,852	$ 113,770,306
Expenditures			
Land acquisition	(9,444,065)	-	$ (9,444,065)
Legal fees/costs	(7,055,232)	(4,431)	(7,059,663)
Professional services	(4,898,771)	(330,124)	(5,228,895)
Construction	(14,128,650)	-	(14,128,650)

Redevelopment Agency - South Pointe District
Summary of Cash Basis Transactions by Expenditure Type
Fiscal Years 1988 - 2005 (through January 31, 2005)

	Prior Years	FY 2005	Total Rev./Expend.
Utilities relocation	(1,873,213)	-	(1,873,213)
Environmental	(397,344)	-	(397,344)
Submerged land lease	(1,866,751)	-	(1,866,751)
Lease agreements	(6,863,371)	-	(6,863,371)
Miscellaneous	(2,155,082)	(753,254)	(2,908,336)
Property Taxes	(275,589)	(89,085)	(364,674)
Common Area Maintenance	-	(15,733)	(15,733)
Administration	(6,142,359)	(14,794)	(6,157,153)
Debt Service/loan repayment	(13,191,941)	(836,500)	(14,028,441)
Refund of Cash Bond	(242,000)	-	(242,000)
Miscellaneous Project Costs	(2,099,995)	-	(2,099,995)
Community Policing	(436,555)	(174,938)	(611,493)
	(71,070,918)	(2,218,859)	$ (73,289,777)
ENDING CASH/INVSTMT. BALANCE	$ 31,624,266	$ 41,522,259	

CHECK & WIRE TRANSFER REGISTER

SORTED BY

PROJECT & TYPE OF EXPENDITURE

FOR THE MONTH ENDED JANUARY 31, 2005

Redevelopment Agency - South Pointe District
Check & Wire Transfer Register by Project & Type of Expense
Fiscal Year 2005 (through January 31, 2005)

Check #	Date	Payee	Amount	Type of Expense	Project or N/A
6375	10/19/04	***Void***	0.00		Administration
6415	12/13/04	***Void***	0.00		Administration
6416	12/13/04	***Void***	0.00		Administration
			0.00		
6398	11/17/04	Wachovia Bank	1,916.25	Annual Admin. Fees for Bond Series	Administration
			1,916.25		
6376	10/19/04	Department of Community Affairs	175.00	Annual Special District Fee	Administration
6388	11/15/04	Iron Mountain	44.02	Miscellaneous-storage	Administration
6391	11/15/04	Rockhurst Continuing Education	37.45	Miscellaneous	Administration
6394	11/17/04	Florida Redevelopment Association	297.50	Annual Membership Dues	Administration
6397	11/17/04	Toshiba Business Solutions	212.42	Monthly Copier Usage & Rental	Administration
6405	12/03/04	City of Miami Beach	8,561.15	Reimb CMB-MBIA Investment Svcs	Administration
6414	12/13/04	Comet Courier Corp	12.06	Misc - Courier Svcs	Administration
6417	12/13/04	City of Miami Beach	143.45	Reimb CMB	Administration
6433	01/12/05	Office Depot	161.78	Office Supplies	Administration
6435	01/18/05	Comet Courier Corp	22.20	Misc - Courier Svcs	Administration
6436	01/18/05	Iron Mountain	43.48	Miscellaneous-storage	Administration
6439	01/20/05	Toshiba Business Solutions	437.03	Copier Maintenance	Administration
			10,147.54		
Wire	10/19/04	Florida Department of Revenue	682.50	Sales Tax	Administration
Wire	11/19/04	Florida Department of Revenue	682.50	Sales Tax	Administration
Wire	12/17/04	Florida Department of Revenue	682.50	Sales Tax	Administration
Wire	01/18/05	Florida Department of Revenue	682.50	Sales Tax	Administration
			2,730.00		
		TOTAL ADMINISTRATION	**14,793.79**		
6377	10/25/04	J.C. White Office Furniture	7,073.54	Office Furniture	Community Policing
6378	10/25/04	Software House International, Inc.	804.78	Computer Software	Community Policing
6380	10/25/04	David De La Espriella	279.40	Reimb CMB-Travel	Community Policing
6381	10/27/04	City of Miami Beach	1,589.85	Reimb CMB - Visa Charges	Community Policing
6383	11/02/04	Law Enforcement Supply	24,036.29	Lighting & Equipment	Community Policing
6384	11/09/04	Kishick Enterprises, Inc.	400.00	School Resource Liaison	Community Policing
6385	11/09/04	RMVW Enterprises, Inc.	640.00	School Resource Liaison	Community Policing
6386	11/12/04	RMVW Enterprises, Inc.	1,600.00	School Resource Liaison	Community Policing
6401	11/19/04	RMVW Enterprises, Inc.	1,575.00	School Resource Liaison	Community Policing
6400	11/18/04	Motorola	26,100.00	Six Police Vehicles Radios	Community Policing
6409	12/06/04	Kishick Enterprises, Inc.	240.00	School Resource Liaison	Community Policing
6410	12/06/04	RMVW Enterprises, Inc.	1,040.00	School Resource Liaison	Community Policing
6417	12/13/04	City of Miami Beach	54.31	Reimburse CMB - Nextel Wireless	Community Policing
6420	12/16/04	RMVW Enterprises, Inc.	1,600.00	School Resource Liaison	Community Policing
6425	12/30/04	RMVW Enterprises, Inc.	1,280.00	School Resource Liaison	Community Policing
6432	01/11/05	RMVW Enterprises, Inc.	800.00	School Resource Liaison	Community Policing
6441	01/26/05	JC White Office Furniture	444.62	Office Furniture	Community Policing
6442	01/26/05	Terryfic Ad Specialties	166.16	Junior Officer Badges	Community Policing
6443	01/28/05	RMVW Enterprises, Inc.	1,280.00	School Resource Liaison	Community Policing
6444	01/31/05	City of Miami Beach	2,003.27	Reimburse CMB - Visa	Community Policing
			73,007.22		
6402	11/19/04	US Wrecking & Land Clearing	800.00	Police Sub-Station	Community Policing
6403	11/23/04	F&L Construction	94,732.44	Police Sub-Station	Community Policing
6431	01/11/05	Gordian Group	1,420.99	Police Sub-Station	Community Policing
6438	01/18/05	F&L Construction	4,976.90	Police Sub-Station	Community Policing
			101,930.33		
		TOTAL COMMUNITY POLICING	**174,937.55**		

Redevelopment Agency - South Pointe District
Check & Wire Transfer Register by Project & Type of Expense
Fiscal Year 2005 (through January 31, 2005)

Check #	Date	Payee	Amount	Type of Expense	Project or N/A
Wire	12/01/04	Wachovia Bank	800,000.00	Debt Service Payment-Principal	Debt Service Payment
Wire	12/01/04	Wachovia Bank	36,500.00	Debt Service Payment-Interest	Debt Service Payment
			836,500.00		
		TOTAL DEBT SERVICE	**836,500.00**		
6382	10/28/04	FPL	314.12	Utilities - Parking Garage	Marina
6395	11/17/04	FPL	605.38	Utilities - Parking Garage	Marina
6411	12/09/04	FPL	35.30	Utilities - Parking Garage	Marina
			954.80		
		TOTAL MARINA	**954.80**		
6389	11/15/04	Jorden Burt Berenson & Johnson LLP	1,928.01	Legal Fees	Portofino
6406	12/03/04	Jorden Burt Berenson & Johnson LLP	136.54	Legal Fees	Portofino
6412	01/18/05	White & Case	517.50	Legal Fees	Portofino
6424	12/23/04	Jorden Burt Berenson & Johnson LLP	499.14	Legal Fees	Portofino
6428	01/05/05	Tew, Cardenas, Rebak, Kellog LLP	1,350.00	Legal Fees	Portofino
			4,431.19		
6396	11/17/04	Miami - Dade County Tax Collector	38,484.51	Ad Valorem Prop. Tax - Murano	Portofino
6399	11/17/04	Miami - Dade County Tax Collector	50,600.02	Ad Valorem Prop. Tax - Murano Two	Portofino
			89,084.53		
6437	01/18/05	O.P. Quality Construction	10,045.00	Construction - Pedestrian Bay Walk	Portofino
			10,045.00		
6404	11/23/04	Murano at Portofino Condo Association	13,781.82	Murano @ Portofino Garage Maintenance	Portofino
6418	12/15/04	Murano at Portofino Condo Association	1,951.41	Murano @ Portofino Garage Maintenance	Portofino
			15,733.23		
		TOTAL PORTOFINO	**119,293.95**		
6379	10/25/04	Wolfberg Alvarez	15,911.62	Professional Services-SP Street Ph. 2	S. Pointe Streetscape
6387	11/15/04	Hazen & Sawyer	76,492.58	Professional Services-SP Street Ph. 1-5	S. Pointe Streetscape
6419	12/15/04	Hazen & Sawyer	44,073.16	Professional Services-SP Street Ph. 1-5	S. Pointe Streetscape
6429	01/05/05	Wolfberg Alvarez	13,946.75	Professional Services-SP Street Ph. 2	S. Pointe Streetscape
6434	01/13/05	Hazen & Sawyer	41,848.25	Professional Services-SP Street Ph. 1-5	S. Pointe Streetscape
			192,272.36		
		TOTAL S. POINTE STREETSCAPE	**192,272.36**		
6421	12/20/04	Swanke Hayden Connell Architects	8,750.00	2004 Construction Mgt/CMB CIP thru 7/2/04	Washington Park
6423	12/21/04	Swanke Hayden Connell Architects	3,750.00	2004 Construction Mgt/CMB CIP thru 9/24/04	Washington Park
			12,500.00		
		TOTAL WASHINGTON PARK	**12,500.00**		
6434	01/13/05	Hazen & Sawyer	353.57	Professional Services	Washington Avenue
			353.57		
		TOTAL WASHINGTON AVENUE	**353.57**		
6422	12/20/04	Groupe Pacific	458,627.00	First Street Improvements	Cobb Project
Wire	12/22/04	Bloom & Minsker	293,672.52	Library Purchase Escrow	Cobb Project
			752,299.52		
		TOTAL COBB PROJECT	**752,299.52**		

Redevelopment Agency - South Pointe District
Check & Wire Transfer Register by Project & Type of Expense
Fiscal Year 2005 (through January 31, 2005)

Check #	Date	Payee	Amount	Type of Expense	Project or N/A
6392	11/15/04	Armor Security	2,553.87	Security Services	Alaska Baywalk
6393	11/16/04	Armor Security	2,157.81	Security Services	Alaska Baywalk
6407	12/06/04	Armor Security	196.32	Security Services	Alaska Baywalk
6413	12/09/04	Armor Security	1,374.24	Security Services	Alaska Baywalk
6430	01/10/05	Armor Security	1,374.24	Security Services	Alaska Baywalk
			7,656.48		
6408	12/06/04	Country Bills Lawn Maintenance	384.00	Service Contract	Alaska Baywalk
6427	01/05/05	Country Bills Lawn Maintenance	384.00	Service Contract	Alaska Baywalk
			768.00		
6390	11/15/04	The Miami Herald	60.00	Advertising	Alaska Baywalk
			60.00		
		TOTAL ALASKA BAYWALK	**8,484.48**		
6434	01/13/05	Hazen & Sawyer	2,553.31	Professional Services	Washington Avenue
			2,553.31		
		TOTAL FLAMINGO S. BID A/R.O.W.	**2,553.31**		
6426	01/04/05	F & L Construction	102,380.00	Professional Services	Lummus Park
6440	01/25/05	Gordian Group	1,535.70	JOC Fees	Lummus Park
			103,915.70		
		TOTAL LUMMUS PARK	**103,915.70**		
		REPORT TOTAL	**$ 2,218,859.03**		

ATTACHMENT "A"

SUMMARY OF MAJOR PROJECTS

REDEVELOPMENT PROJECTS (Planned and/or Underway)

South Pointe Projects:

Project	Status - as of 03/02/05
Courts and Cosmopolitan Project (Formerly the Courts of South Beach)	A Mediterranean town-house development located between First and Second Streets and between Alton Road and Washington Avenue. The project is the subject of a Development Agreement, executed by the RDA in 1989. Phases I, II, III and V, made up of residential and commercial are complete. Phase IV, consisting of 231 residential units and 10 commercial units was substantially completed in Summer, 2004. In conformance with the original Development Agreement, the developer completed construction of a Piazza/bus station shelter located on Alton Rd. at 2nd Street which includes landscaping and pavers. Additionally, the developer has completed streetscape improvements from Meridian to Washington on 1st and 2nd Streets. Streetscape improvements include new paving, sidewalks, drainage and landscaping and irrigation. Since the execution of the original Development Agreement, the development rights have transitioned to two additional developers. Groupe Pacific is currently the Developer of Record. **Total Project Cost:** Est. $100 Million **Total CRA participation:** Est. $16.5 Million - Land acquisition and related administrative and construction expenses.
Library Project	As part of the Courts Settlement Agreement, the RDA exercised an option to purchase and contribute to the City of Miami Beach, a 5,000 square foot commercial condominium space in Phase I of the project, to be utilized as a Library or for other public usage that is mutually agreed to by the parties. On December 23, 2004, the RDA closed on the transaction, modifying the terms of the purchase, to provide for payment of the purchase price in full, discounted to reflect the present dollar value in the amount of $234,580. The Library space received a Certificate of Occupancy on December 28, 2004, allowing for turn-over to the Library to proceed. The new South Shore Library opened during the week of February 21, 2005. **Total Project Cost:** $795,000 **Total CRA participation:** $275,000

Project	Status - as of 03/02/05
Community/Victory Garden	In an effort to provide increased parking in the South Pointe area, and in an effort to maximize the future use of City assets, the Community Garden located at 131-139 Washington Avenue will be moved to 224 Collins Avenue. From March 2001 through September 2001, several Community meetings were held to discuss this issue with residents and City Staff. In January 2002, an Architectural and Engineering Firm (Coastal Engineering) was selected and an agreement in the amount of $16,120 was executed, and on March 19, 2003, the Board ratified the selection of Andrew Reid as the artist for the project as recommended by the Art in Public Places Committee for a fee of $33,800. The Garden project, which was constructed through a JOC Contractor, has been completed and final Certificate of Occupancy has been obtained. The fence construction has been completed and the Certificate of Completion was issued by the City's Building department on January 6, 2005. The community gardening program is already underway in the Garden and a formal opening and dedication was held on February 17, 2005 to unveil a memorial plaque, commemorating Joe Villari, who was active in the South Pointe neighborhood. **Total Project Cost:** Est. $192,200 **Total CRA participation:** Est. $192,200
Portofino	Development of the Miami Beach Marina (SSDI North & South) and several other properties owned by the Portofino Group in the South Pointe Area. Portofino's properties west of Washington Ave. are subject to a DRI and their development is conditioned by a Settlement Agreement with the RDA (1998). The first phase involving Portofino Tower, a 228-unit luxury condominium was completed in 1997. The second phase is the Yacht Club at Portofino a 361-unit luxury condominium, on the south part of the Marina (SSDI South), and the adjacent Murano Tower, a 189-unit luxury condominium, which was completed in 2002. The RDA's responsibilities relative to these developments include the reimbursement to the Developer for utility relocations, the completion and repair of the seawall and baywalk, public parking for the Marina (located in the first floor of each of the projects' parking garages) and certain streetscape improvements. The third phase, involving the construction of two luxury condominium towers, Murano Grande and Icon, which will house approximately 555 units, is underway. Murano Grande is in the process of obtaining a final CO. Construction of the ICON project is expected to be completed by mid-2005. **Total CRA participation:** Est. $14 Million - utility relocations, completion and repair of the seawall and baywalk, public parking for the Marina and certain streetscape improvements.

Project	Status - as of 03/02/05
Temporary Alaska Parcel Baywalk	In connection with parking lots constructed south of South Pointe Drive, and pursuant to a Planning Board Order issued on August 22, 2001, the property owner of the Alaska Parcel agreed to grant the City/RDA a temporary non-exclusive baywalk access easement over and upon the setback area solely for the purposes of public access and to allow the City/RDA to construct, operate and maintain a temporary baywalk for the duration of the period of time that the Alaska Bayfront Assemblage is utilized for temporary parking purposes. Consequently, on May 29, 2002, Resolution 421-2002 was passed appropriating $171,000 from South Pointe Tax Increment Funds for the construction costs of a temporary **pedestrian** baywalk. On March 19, 2003, Resolution 447-2003 accepted a grant of a temporary baywalk easement, and further appropriated an amount not to exceed $60,000 for the operation and maintenance of the baywalk. Construction of the temporary baywalk was completed in August, 2003. **Total CRA participation:** $231,000 for construction, operation and maintenance of baywalk.
Streetscape Improvements	A $27 million streetscape improvement project for the South Pointe Area, based on a Master Plan and preliminary design by Duany Plater-Zyberk and endorsed by South Pointe Advisory Board; Phase I of the streetscape improvements, comprising Third Street and Washington Avenue, including its two-block extension in South Pointe Park, was completed in October 2002. On September 25, 2002, the Commission approved an A/E services contract with Wolfberg Alvarez in the amount of $469,634 for the planning and design of Phase II of the project. On February 4, 2004, the Commission approved the Basis of Design Report for Phase II and construction design is currently at 30% completion. Phase II construction is expected to begin in mid-2005 and will require approximately 16 months to complete. An RFQ was issued for AE services for Phases III, IV, and V of the project, and a selection process was undertaken, resulting in the City Commission authorizing negotiations with Chen and Associates on September 8, 2004. An agreement was reached and is expected to be presented to the City Commission for contract award in Spring 2005. **Total CRA participation:** $27 Million

Project	Status - as of 03/02/05
South Pointe Park	Preparation and implementation of Master Plan for South Pointe Park, funded by a combination of tax increment and GO Bond funds. The project will include landscaping, lighting, pedestrian paths, parking and maintenance facilities. An RFQ for required design services was issued in early 2003 but responses were subsequently rejected when it was determined that the size and shape of the park property was likely to change as a result of the Portofino settlement agreement. A settlement agreement was approved on July 28, 2004. A new RFQ was issued on September 20, 2004. An RFQ Evaluation Committee was appointed by the City Manager and on October 29, 2004 ranked Hargreaves and Associates as the top firm. On November 10, 2004 the City Commission approved negotiations with Hargreaves. A negotiation session was held on December 16, 2004 and Commission contract award was made on January 12, 2005 and an initial NTP issued on January 18, 2005. A kick-off meeting was held on February 22, 2005 and a site visit conducted on February 24, 2005. **Total Project Cost:** $10.2 Million **Total CRA participation:** $3.2 Million
Waste Water Booster Pump Station	In order to address the City's need for a waste water master booster pump station, Camp Dresser & McKee, Inc. is in the process of designing a facility on the city-owned triangular property which fronts Alton Road, between First Street and Commerce Street. The City has negotiated an Amendment to the Architectural and Engineering Agreement to re-design the Project to consolidate the size of the building and its location on one site versus two, while maintaining a façade that adapts to the neighborhood. The Amendment was approved at the September 8, 2004 Commission Meeting, was executed, and CDM given a Notice to Proceed. CDM has commenced the design process which is scheduled to be completed within ten (10) months. Once the design has been permitted, it will be Bid shortly thereafter. CDM is currently investigating the feasibility of eliminating the generator, thereby significantly reducing the size of the structure and construction costs, which are currently estimated in the range of $11.4 to $14.3 million. Once this is evaluated and a decision is made, the 30% Construction Documentation will be finalized for presentation to the DRB and community meetings will be scheduled. A coordination meeting is being scheduled with MDWASD in January 2005, to coordinate the pump station work with the new force mains to be installed in the South Beach area. This project is being fully funded through funds from the RDA. **Total Project Cost:** TBD **Total CRA participation:** TBD

Project	Status - as of 03/02/05
Art in Public Places	The required Art in Public Places component of the Public Plaza on Washington Avenue and Third Street, has been designed and is being constructed. **Total Project Cost:** $100,000 **Total CRA participation:** $100,000

CITY CENTER

REDEVELOPMENT DISTRICT

FINANCIAL INFORMATION

FOR THE MONTH ENDED

JANUARY 31, 2005

Miami Beach
Redevelopment Agency
1700 Convention Center Drive
Miami Beach, Florida 33139
Telephone: (305) 673- 7295
Fax: (305) 673- 7772

March 16, 2005

TO: **Jorge M. Gonzalez, Executive Director**

FROM: **Patricia D. Walker, Chief Financial Officer**
City of Miami Beach

SUBJECT: **City Center Redevelopment District Financial Information**
For the Four Months Ended January 31, 2005

At the July 15, 1998 Commission/Redevelopment Agency meeting a request was made for monthly financial information for the City Center Redevelopment District. The information has been compiled and is attached.

Historical Cash Basis Financial Information

The summary report included in the attached material, reflects that during the period from October 1, 1993 through January 31, 2005 approximately $300,649,000 of revenues were received in the City Center District of the Redevelopment Agency ("RDA").

The primary sources of these revenues included approximately:

$ 108,779,000	- Bond proceeds;
$ 87,394,000	- Incremental Ad Valorem tax;
$ 27,499,000	- Loews Hotel Exercise Option;
$ 19,190,000	- Draws from the line of credit from the City of Miami Beach;
$ 16,729,000	- Resort tax contributions;
$ 10,519,000	- Anchor Garage receipts;
$ 8,235,000	- Loews Ground Lease receipts;
$ 7,889,000	- Interest income;
$ 3,000,000	- Loan from the City of Miami Beach;
$ 2,700,000	- Contributions from GMCVB toward debt service payments;
$ 2,634,000	- Anchor Shops receipts;
$ 1,976,000	- Reimbursements from other state and local agencies;
$ 700,000	- Contribution from CMB Parking Department;
$ 470,000	- RDP Royal Palm Ground Lease receipts; and
$ 2,935,000	- From various sources.

On the expenditure side, approximately $245,906,000 has been expended from October 1, 1993 through January 31, 2005. These approximate expenditures were primarily made in the following areas:

$ 96,488,000 - Debt Service Payments;
$ 61,516,000 - Convention Center Hotel Project (Loews Hotel);
$ 18,248,000 - Hotel Garage Project;
$ 16,353,000 - Lincoln Road/Bass Museum Loan Repayment to CMB;
$ 12,927,000 - African-American Hotel Project;
$ 9,554,000 - Collins Park Cultural Center;
$ 6,898,000 - Anchor Garage Operations;
$ 6,739,000 - Administrative Costs;
$ 5,896,000 - Colony Theater;
$ 3,605,000 - Beachwalk Project;
$ 2,385,000 - Secondary Pledge Repayments (Resort Tax);
$ 1,403,000 - Lincoln Road Project;
$ 1,316,000 - Washington Avenue Streetscapes;
$ 573,000 - Anchor Shops Operations;
$ 477,000 - Community Policing;
$ 182,000 - Movie Theater Project; and
$ 1,346,000 - Other Project Costs.

The cash balance as of January 31, 2005 is approximately $54,743,000. This balance consisted of the following amounts:

$ 48,474,000 - Cash and Investments Balance;
$ 46,000 - Fully Funded Debt Service Reserve Accounts;
$ 4,412,000 - Construction Accounts; and
$ 1,811,000 - Portion of Debt Service Payments, Held in Trust.

JMG:PDW:MIM:jar

SUMMARY OF

CASH BASIS TRANSACTIONS

FOR THE MONTH ENDED

JANUARY 31, 2005

Redevelopment Agency - City Center/Historic Convention Village
Summary of Cash Basis Transactions by Project
Fiscal Years 1994 - 2005 (through January 31, 2005)

	Prior Years	FY 2005	Total Rev./Expend.
OPENING CASH/INVESTMENT BALANCE	$	$ 38,881,436	
REVENUE			
- Tax increment - County	32,643,406	7,235,626	$ 39,879,032
- Tax increment - City	38,280,639	8,641,909	46,922,548
- Tax increment (Interest) - County	19,057	-	19,057
- Tax increment - Children's Trust	572,876	-	572,876
- Bond proceeds	108,779,453	-	108,779,453
- Rental income	9,300	-	9,300
- Anchor Garage receipts	9,829,417	543,276	10,372,693
- Anchor Garage deposit card receipts	18,926	860	19,786
- Anchor Shops rental income	2,384,479	195,298	2,579,777
- Anchor Shops rental deposits	52,230	1,803	54,033
- Loews Facility Use/Usage Fee	126,504	-	126,504
- Loews Ground Lease Receipts	8,151,450	83,334	8,234,784
- Loew Hotel - exercise option (prepayment)	19,852,303	7,646,672	27,498,975
- RDP Royal Palm Ground Lease Receipts	433,555	36,667	470,222
- Interest income	7,513,341	375,184	7,888,525
- Resort tax contributions	16,145,531	583,052	16,728,583
- Bid deposits - hotels	375,000	-	375,000
- Bid deposits - cinema	100,000	-	100,000
- Loan from City	3,000,000	-	3,000,000
- Line of credit from City	19,190,000	-	19,190,000
- Cultural Campus	1,975,762	-	1,975,762
- St. Moritz Hotel - refund/reimbursement	925,450	-	925,450
- Reimbursements (GMCVB/RE taxes/Grants)	3,864,530	-	3,864,530
- St. sales tax (receipt - income for pmt. to St)	804,123	52,104	856,227
- Miami City Ballet environmental clean-up	31,698	-	31,698
- Anchor Garage insurance reimbursement	26,170	-	26,170
- Real Estate taxes refund	56,585	-	56,585
- Miscellaneous	90,791	450	91,241
TOTAL REVENUE	275,252,576	25,396,235	$ 300,648,811
EXPENDITURES			
PROJECTS			
African-American Hotel	(12,918,651)	(8,281)	(12,926,932)
Convention Hotel	(61,516,007)	-	(61,516,007)
Hotel Garage - Construction	(18,247,976)	-	(18,247,976)
Movie Theater Project	(182,200)	-	(182,200)
Lincoln Road	(1,333,544)	(69,503)	(1,403,047)
Beachwalk	(2,903,091)	(701,479)	(3,604,570)
Collins Park Cultural Center	(9,270,931)	(282,843)	(9,553,774)

Redevelopment Agency - City Center/Historic Convention Village
Summary of Cash Basis Transactions by Project
Fiscal Years 1994 - 2005 (through January 31, 2005)

	Prior Years	FY 2005	Total Rev./Expend.
Bus Prop. Ctr.	(159)	-	(159)
Chamber of Commerce Relocation Study	(2,000)	-	(2,000)
Colony Theater	(5,042,633)	(853,366)	(5,895,999)
Cultural Campus	(36)	-	(36)
East/West Corridor	(88)	-	(88)
Electrowave	(3,161)	-	(3,161)
Garden Center	(93)	-	(93)
Guidelines	(12,450)	-	(12,450)
Old City Hall	(499)	-	(499)
17th Street Surface Lot	(251,563)	-	(251,563)
Streetscapes	(324,849)	-	(324,849)
6th Street Streetscape	(577)	-	(577)
Botanical Gardens	(30,302)	-	(30,302)
Transportation Mobility Study	(32,225)	-	(32,225)
Convention Center Storm Water Improve.	(37,322)	(18,857)	(56,179)
New World Symphony	(21,611)	-	(21,611)
Washington Avenue Streetscape	(519,631)	(796,531)	(1,316,162)
Rotunda	(101,122)	-	(101,122)
R.O.W. Improvements	(35,068)	-	(35,068)
Flamingo (16 St. Corridor)	(4,721)	-	(4,721)
Bass Museum	(468,840)	-	(468,840)
Total Projects	(113,261,350)	(2,730,860)	(115,992,210)
ADMINISTRATION	(6,560,888)	(177,790)	(6,738,678)
DEBT SERVICE/LOAN REPAYMENT	(93,053,733)	(5,819,257)	(98,872,990)
CITY OF MIAMI BEACH/LOAN REPAYMENT	(16,353,026)	-	(16,353,026)
ANCHOR GARAGE OPERATIONS	(6,271,585)	(626,656)	(6,898,241)
ANCHOR SHOPS OPERATIONS	(540,010)	(33,242)	(573,252)
COMMUNITY POLICING	(330,547)	(146,856)	(477,403)
TOTAL EXPENDITURES	(236,371,139)	(9,534,661)	$ (245,905,800)
ENDING CASH/INVSTMT. BALANCE	$ 38,881,436	$ 54,743,010	

Redevelopment Agency - City Center/Historic Convention Village
Summary of Cash Basis Transactions by Expenditure Type
Fiscal Years 1994 - 2005 (through January 31, 2005)

	Prior Years	FY 2005	Total Rev./Expend.
OPENING CASH/INVESTMENT BALANCE	$	$ 38,881,436	
REVENUE			
- Tax increment - County	32,643,406	7,235,626	$ 39,879,032
- Tax increment - City	38,280,639	8,641,909	46,922,548
- Tax increment (Interest) - County	19,057	-	19,057
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- RDP Royal Palm Ground Lease Receipts	433,555	36,667	470,222
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- Bid deposits - hotels	375,000	-	375,000
- Bid deposits - cinema	100,000	-	100,000
- Loan from City	3,000,000	-	3,000,000
- Line of credit from City	19,190,000	-	19,190,000
- Cultural Campus	1,975,762	-	1,975,762
- St. Moritz Hotel - refund/reimbursement	925,450	-	925,450
- Reimbursements (GMCVB/RE taxes/Grants)	3,864,530	-	3,864,530
- St. sales tax (receipt - income for pmt. to St)	804,123	52,104	856,227
- Miami City Ballet environmental clean-up	31,698	-	31,698
- Anchor Garage insurance reimbursement	26,170	-	26,170
- Real estate taxes refund	56,585	-	56,585
- Miscellaneous	90,791	450	91,241
TOTAL REVENUE	275,252,576	25,396,235	$ 300,648,811
EXPENDITURES			
Administrative fees	(31,684)	-	(31,684)
Appraisal fees	(125,368)	-	(125,368)
Bid refund	(230,000)	-	(230,000)
Board up	(60,758)	-	(60,758)
Bond costs	(211,440)	-	(211,440)
Building permit fees	(173,269)	-	(173,269)
Construction	(48,196,238)	(280,120)	(48,476,358)
Delivery	(2,995)	-	(2,995)
Demolition	(203,195)	-	(203,195)
Electric service	(1,976)	-	(1,976)
Environmental	(354,908)	-	(354,908)
Equipment rental	(55,496)	-	(55,496)

Redevelopment Agency - City Center/Historic Convention Village
Summary of Cash Basis Transactions by Expenditure Type
Fiscal Years 1994 - 2005 (through January 31, 2005)

	Prior Years	FY 2005	Total Rev./Expend.
Hotel negotiation consultant	(849,243)	-	(849,243)
Hotel selection/study	(263,357)	-	(263,357)
Land acquisition	(41,240,564)	-	(41,240,564)
Legal fees/costs	(2,720,324)	(8,281)	(2,728,605)
Lighting	(53,280)	(7,526)	(60,806)
Lot clearing	(34,771)	-	(34,771)
Maintenance	(245,288)	-	(245,288)
Miscellaneous	(444,949)	-	(444,949)
Owner's representative fee & expenses	(1,823,466)	-	(1,823,466)
Postage, printing & mailing	(27,855)	-	(27,855)
Professional services	(3,619,957)	(701,479)	(4,321,436)
Public notice/advertisement	(26,472)	-	(26,472)
Refund of deposits	(185,000)	-	(185,000)
Reimburse closing costs to C.M.B.	(3,000,000)	-	(3,000,000)
Reimbursements	(78,041)	-	(78,041)
Relocation	(131,784)	-	(131,784)
Revitalization	(864,469)	(59,350)	(923,819)
Security guard service	(277,825)	-	(277,825)
Streetscape	(401,312)	-	(401,312)
Temporary staffing	(63,217)	(2,627)	(65,844)
Title insurance	(25,271)	-	(25,271)
Traffic parking study	(8,600)	-	(8,600)
Training, conferences & meetings	(3,268)	-	(3,268)
Travel & related expenses	(28,730)	-	(28,730)
Utilities	(328,706)	(2,723)	(331,429)
Water/Sewer (impact fees)	(25,240)	-	(25,240)
Total	(106,418,316)	(1,062,106)	(107,480,422)
- Miscellaneous Projects	(6,843,034)	(1,668,754)	(8,511,788)
Total Projects	(113,261,350)	(2,730,860)	(115,992,210)
ADMINISTRATION	(6,560,888)	(177,790)	(6,738,678)
DEBT SERVICE/LOAN REPAYMENT	(93,053,733)	(5,819,257)	(98,872,990)
CITY OF MIAMI BEACH/LOAN REPAYMENT	(16,353,026)	-	(16,353,026)
ANCHOR GARAGE OPERATIONS	(6,271,585)	(626,656)	(6,898,241)
ANCHOR SHOPS OPERATIONS	(540,010)	(33,242)	(573,252)
COMMUNITY POLICING	(330,547)	(146,856)	(477,403)
TOTAL EXPENDITURES	(236,371,139)	(9,534,661)	$ (245,905,800)
ENDING CASH/INVSTMT. BALANCE	$ 38,881,436	$ 54,743,010	

CHECK & WIRE TRANSFER REGISTER

SORTED BY

PROJECT & TYPE OF EXPENDITURE

FOR THE MONTH ENDED JANUARY 31, 2005

Redevelopment Agency - City Center District
Check & Wire Transfer Register by Project & Type of Expense
Fiscal Year 2005 (through January 31, 2005)

Check #	Date	Payee	Amount	Type of Expense	Project or N/A
4383	10/19/04	***Void***	0.00		Administration
4444	12/08/04	***Void***	0.00		Administration
4449	12/14/04	***Void***	0.00		Administration
4455	12/20/04	***Void***	0.00		Administration
4466	12/21/04	***Void***	0.00		Administration
			0.00		
4428	11/24/04	Wachovia Bank	11,398.25	Annual Admin. Fees for Bond Series	Administration
			11,398.25		
4384	10/19/04	Department of Community Affairs	175.00	Miscellaneous (fee)	Administration
4422	11/24/04	Comet Courier Corp.	39.13	Miscellaneous	Administration
4423	11/24/04	Florida Redevelopment Association	297.50	Miscellaneous - 1/2 FY04-05 Annual Dues	Administration
4424	11/24/04	Iron Mountain Records Management	44.02	Miscellaneous-Storage	Administration
4426	11/24/04	Rockhurst University Continuing	37.45	Miscellaneous - Employee Books	Administration
4427	11/24/04	Toshiba Business Solutions	944.89	Miscellaneous-Copier Rental	Administration
4440	12/03/04	City of Miami Beach	5,428.53	Reimb CMB-MBIA Investment Svcs	Administration
4441	12/03/04	Sandra Ortiz	5.00	Reimburse for parking fees paid	Administration
4442	12/06/04	Kent Bonde	6.00	Reimburse for parking fees paid	Administration
4478	12/23/04	Iron Mountain Records Management	44.02	Miscellaneous-Storage	Administration
4488	01/10/05	Sandra Ortiz	4.42	Reimburse for postage paid	Administration
4494	01/18/05	Federal Express	14.82	Shipping	Administration
4502	01/20/05	Fienberg Fisher	38.00	Miscellaneous - Training	Administration
4506	01/21/05	Kent Bonde	15.00	Reimburse for parking fees paid	Administration
			7,093.78		
4491	01/12/05	Office Depot	161.78	Office Supplies	Administration
			161.78		
4425	11/24/04	J.B. Alhale & Associates, Inc.	450.00	Professional Services/Legal - Reissue Ck#2766	Administration
4463	12/21/04	First Southwest Asset Management, Inc.	6,550.00	Prof. Services/Arbitrage	Administration
4468	12/21/04	Squire, Sanders & Dempsey, LLP	4,287.50	Prof. Services/Legal	Administration
4487	01/10/05	Integra Realty Resources	6,250.00	Prof. Services/Legal	Administration
			17,537.50		
Wire	11/22/04	Miami Beach Redevelopment Agency	3,145,000.00	Transfer to Fiduciary Trust Int'l for Investment	Administration
Wire	11/29/04	Miami Beach Redevelopment Agency	100,000.00	Transfer to Fiduciary Trust Int'l for Investment	Administration
			3,245,000.00		
Wire	11/05/04	Fiduciary Trust International	141,595.63	Accrued interest on investments purchased	Administration
			141,595.63		
		TOTAL ADMINISTRATION	**3,422,786.94**		
4385	10/22/04	Paul Acosta	248.40	Reimb Travel Exp	Community Policing
4389	10/25/04	J.C. White Office Furniture	7,073.54	Office Furniture	Community Policing
4390	10/25/04	Miami Beach RDA - City Center	58,581.00	Reimb CCHC - 3 Crown Victorias	Community Policing
4393	10/25/04	Software House Intl	804.78	Computer Software	Community Policing
4395	10/28/04	City of Miami Beach	1,420.35	Reimb CMB - Visa Charges	Community Policing
4402	11/03/04	Law Enforcement Supply	36,036.80	Lighting & Equipment	Community Policing
4418	11/18/04	Motorola	39,150.00	Nine Police Vehicles Radios	Community Policing
4450	12/13/04	City of Miami Beach	268.51	Reimb CMB - Visa Charges	Community Policing
4459	12/21/04	Armor Security	1,374.24	Security Services - Lincoln Road	Community Policing
4514	01/26/05	Terryfic Ad Specialties	166.16	Junior Police Badges	Community Policing
4519	01/31/05	City of Miami Beach	1,732.48	Reimb CMB - Visa Charges	Community Policing
			146,856.26		
		TOTAL COMMUNITY POLICING	**146,856.26**		
Wire	12/01/04	Wachovia Bank	695,000.00	Debt Service Payment-Principal	Debt Service Payment
Wire	12/01/04	Wachovia Bank	615,000.00	Debt Service Payment-Principal	Debt Service Payment
Wire	12/01/04	Wachovia Bank	580,679.38	Debt Service Payment-Interest	Debt Service Payment
Wire	12/01/04	Wachovia Bank	196,707.50	Debt Service Payment-Interest	Debt Service Payment
Wire	12/01/04	Wachovia Bank	886,372.50	Debt Service Payment-Interest	Debt Service Payment
Wire	12/01/04	Wachovia Bank	199,732.50	Debt Service Payment-Interest	Debt Service Payment
Wire	12/01/04	Wachovia Bank	185,000.00	Debt Service Payment-Principal	Debt Service Payment
Wire	12/01/04	Wachovia Bank	1,470,765.00	Debt Service Payment-Interest	Debt Service Payment
Wire	12/01/04	Wachovia Bank	725,000.00	Debt Service Payment-Principal	Debt Service Payment
Wire	12/01/04	Wachovia Bank	265,000.00	Debt Service Payment-Principal	Debt Service Payment
			5,819,256.88		
		TOTAL DEBT SERVICE	**5,819,256.88**		

Redevelopment Agency - City Center District
Check & Wire Transfer Register by Project & Type of Expense
Fiscal Year 2005 (through January 31, 2005)

Check #	Date	Payee	Amount	Type of Expense	Project or N/A
4421	11/24/04	Bloom & Minsker	57.00	Professional fees/legal	African-American Hotel
4439	12/03/04	Bloom & Minsker	2,060.75	Professional fees/legal	African-American Hotel
4461	12/21/04	Bloom & Minsker	6,163.20	Professional fees/legal	African-American Hotel
			8,280.95		
		TOTAL AFRICAN-AMERICAN	**8,280.95**		
4414	11/17/04	Armor Security	16,032.22	Security Services	Anchor Garage Operations
4485	01/06/05	Armor Security	12,095.16	Security Services	Anchor Garage Operations
4486	01/06/05	Armor Security	6,119.67	Security Services	Anchor Garage Operations
			34,247.05		
4472	12/22/04	Best's Maintenance & Janitorial Services, Inc.	36,968.00	Janitorial Service	Anchor Garage Operations
4505	01/21/05	Best's Maintenance & Janitorial Services, Inc.	9,242.00	Janitorial Service	Anchor Garage Operations
			46,210.00		
4387	10/25/04	City of Miami Beach	2,359.28	Property Management Work	Anchor Garage Operations
			2,359.28		
4408	11/04/04	City of Miami Beach	1,827.78	Waste & Storm Water Impact Fee October 2004	Anchor Garage Operations
4419	11/19/04	City of Miami Beach	1,367.06	Waste & Storm Water Impact Fee November 2004	Anchor Garage Operations
4462	12/21/04	City of Miami Beach	1,562.72	Waste & Storm Water Impact Fee December 2004	Anchor Garage Operations
4516	01/28/05	City of Miami Beach	1,378.96	Waste & Storm Water Impact Fee January 2005	Anchor Garage Operations
			6,136.52		
4433	12/02/04	Waste Management of Dade County	179.01	Waste Management	Anchor Garage Operations
4438	12/03/04	Waste Management of Dade County	179.01	Waste Management	Anchor Garage Operations
4469	12/21/04	Waste Management of Dade County	179.01	Waste Management	Anchor Garage Operations
4500	01/18/05	Waste Management of Dade County	179.01	Waste Management	Anchor Garage Operations
			716.04		
4392	10/25/04	Christopher Sugrue	10.00	Return Parking Access Card Deposit	Anchor Garage Operations
4405	11/03/04	Julie Guthrie	10.00	Return Parking Access Card Deposit	Anchor Garage Operations
4406	11/03/04	Mario Guzmain	10.00	Return Parking Access Card Deposit	Anchor Garage Operations
4416	11/17/04	Enrique M. Servatico	10.00	Return Parking Access Card Deposit	Anchor Garage Operations
4417	11/17/04	Kareem Tabsch	10.00	Return Parking Access Card Deposit	Anchor Garage Operations
4457	12/20/04	Robert Roselli	10.00	Return Parking Access Card Deposit	Anchor Garage Operations
4470	12/21/04	Stephen Stewart	10.00	Return Parking Access Card Deposit	Anchor Garage Operations
4475	12/22/04	Cecilia Maguna	10.00	Return Parking Access Card Deposit	Anchor Garage Operations
4507	01/21/05	A. Water Fantaseas	30.00	Return Parking Access Card Deposit	Anchor Garage Operations
4508	01/21/05	Adolfo Dominguez	20.00	Return Parking Access Card Deposit	Anchor Garage Operations
4509	01/21/05	Ted Ckikowski	20.00	Return Parking Access Card Deposit	Anchor Garage Operations
4510	01/21/05	Richard Smith	10.00	Return Parking Access Card Deposit	Anchor Garage Operations
4511	01/21/05	Lauren E. Yost	10.00	Return Parking Access Card Deposit	Anchor Garage Operations
4512	01/21/05	Justina Rosario	10.00	Return Parking Access Card Deposit	Anchor Garage Operations
4518	01/28/05	Leonardo Raimondo	10.00	Return Parking Access Card Deposit	Anchor Garage Operations
			190.00		
4407	11/04/04	BellSouth	123.40	Miscellaneous-Telephone Service	Anchor Garage Operations
4429	12/02/04	BellSouth	134.77	Miscellaneous-Telephone Service	Anchor Garage Operations
4460	12/21/04	BellSouth	125.30	Miscellaneous-Telephone Service	Anchor Garage Operations
4503	01/21/05	Atlantic Broadband	29.98	Miscellaneous-Cable Service	Anchor Garage Operations
4504	01/21/05	BellSouth	123.18	Miscellaneous-Telephone Service	Anchor Garage Operations
			536.63		
4397	10/29/04	Royce Parking Control System, Inc.	6,026.46	Equipment Replacement	Anchor Garage Operations
4436	12/03/04	Royce Parking Control System, Inc.	1,550.00	Miscellaneous-Service Contract	Anchor Garage Operations
4467	12/21/04	Royce Parking Control System, Inc.	775.00	Miscellaneous-Service Contract	Anchor Garage Operations
4513	01/21/05	Royce Parking Control System, Inc.	775.00	Miscellaneous-Service Contract	Anchor Garage Operations
			9,126.46		
4437	12/03/04	Thyssen Krupp Elevator	3,871.91	Elevator Service	Anchor Garage Operations
4456	12/20/04	Thyssen Krupp Elevator	1,360.00	Elevator Service	Anchor Garage Operations
			5,231.91		
4388	10/25/04	FPL	3,990.48	Electricity	Anchor Garage Operations
4431	12/02/04	FPL	3,565.54	Electricity	Anchor Garage Operations
4464	12/21/04	FPL	3,384.80	Electricity	Anchor Garage Operations
4517	01/28/05	FPL	3,942.83	Electricity	Anchor Garage Operations
			14,883.65		

Redevelopment Agency - City Center District
Check & Wire Transfer Register by Project & Type of Expense
Fiscal Year 2005 (through January 31, 2005)

Check #	Date	Payee	Amount	Type of Expense	Project or N/A
4411	11/10/04	Miami-Dade County Tax Collector	397,339.10	Miscellaneous-Property Taxes	Anchor Garage Operations
4415	11/17/04	Petty Cash	16.04	Miscellaneous-Reimb Petty Cash	Anchor Garage Operations
4430	12/02/04	Brink's Incorporated	420.00	Brinks services	Anchor Garage Operations
4432	12/02/04	Hi-Rise Safety Systems	750.00	Miscellaneous-Fire alarm maint.	Anchor Garage Operations
4434	12/03/04	Brink's Incorporated	420.00	Brinks services	Anchor Garage Operations
4435	12/03/04	Country Bills Lawn Maintenance	152.00	Lawn Maintenance	Anchor Garage Operations
4476	12/23/04	Aerwav Integration	1,500.00	Miscellaneous-Fire alarm maint.	Anchor Garage Operations
4477	12/23/04	Integra Business Forms	503.56	Miscellaneous-Deposit Slips	Anchor Garage Operations
4484	01/05/05	Toledo Ticket Company	2,406.00	Miscellaneous-Parking Tickets	Anchor Garage Operations
4489	01/11/05	Brink's Incorporated	420.00	Brinks services	Anchor Garage Operations
4490	01/11/05	Country Bills Lawn Maintenance	152.00	Lawn Maintenance	Anchor Garage Operations
4494	01/18/05	Federal Express	14.82	Shipping	Anchor Garage Operations
4515	01/28/05	Brink's Incorporated	420.00	Brinks services	Anchor Garage Operations
			404,513.52		
4404	11/03/04	Miami Beach Redevelopment, Inc.	2,545.01	Facility Use / Usage Fee	Anchor Garage Operations
			2,545.01		
4445	12/08/04	APCOA/Standard Parking	31,783.20	Salary Reimbursements	Anchor Garage Operations
4458	12/21/04	APCOA/Standard Parking	16,109.36	Salary Reimbursements	Anchor Garage Operations
4493	01/18/05	APCOA/Standard Parking	8,348.76	Salary Reimbursements	Anchor Garage Operations
4498	01/18/05	APCOA/Standard Parking	8,002.18	Salary Reimbursements	Anchor Garage Operations
			64,243.50		
Wire	10/19/04	Florida Department of Revenue	8,414.19	Sales Tax Payment	Anchor Garage Operations
Wire	11/19/04	Florida Department of Revenue	8,919.30	Sales Tax Payment	Anchor Garage Operations
Wire	12/17/04	Florida Department of Revenue	8,997.87	Sales Tax Payment	Anchor Garage Operations
Wire	01/18/05	Florida Department of Revenue	9,385.26	Sales Tax Payment	Anchor Garage Operations
			35,716.62		
		TOTAL ANCHOR GARAGE OPER.	**626,656.19**		
4413	11/15/04	Miami Beach Community Development Corp.	6,494.22	Reimb. - Operating Exp.	Anchor Shops Oper.
4420	11/19/04	Miami Beach Community Development Corp.	4,359.86	Reimb. - Operating Exp.	Anchor Shops Oper.
4496	01/18/05	Miami Beach Community Development Corp.	7,665.80	Reimb. - Operating Exp.	Anchor Shops Oper.
			18,519.88		
Wire	10/19/04	Florida Department of Revenue	2,784.89	Sales Tax	Anchor Shops Oper.
Wire	11/19/04	Florida Department of Revenue	3,856.48	Sales Tax	Anchor Shops Oper.
Wire	12/17/04	Florida Department of Revenue	3,755.34	Sales Tax	Anchor Shops Oper.
Wire	01/18/05	Florida Department of Revenue	4,325.88	Sales Tax	Anchor Shops Oper.
			14,722.59		
		TOTAL ANCHOR SHOPS OPER.	**33,242.47**		
4394	10/27/04	The Tower Group	250,948.15	Construction Work-Library	Collins Park Cultural Center
4396	10/28/04	URS Corporation	28,187.54	Construction Work-Library	Collins Park Cultural Center
4480	12/30/04	Robert A.M. Stern	983.70	Construction Work-Library	Collins Park Cultural Center
			280,119.39		
4398	11/02/04	City of Miami Beach	1,048.23	Waste & Storm Water Impact Fee - Library	Collins Park Cultural Center
4408	11/04/04	City of Miami Beach	627.39	Waste & Storm Water Impact Fee - Library	Collins Park Cultural Center
4410	11/10/04	City of Miami Beach	1,048.23	Waste & Storm Water Impact Fee - Library	Collins Park Cultural Center
			2,723.85		
		TOTAL COLLINS PARK CULTURAL CENTER	**282,843.24**		
4400	11/02/04	McCartney Construction Company	292,899.59	Construction Costs	Colony Theater Restoration
4446	12/09/04	McCartney Construction Company	219,397.55	Construction Costs	Colony Theater Restoration
4454	12/16/04	InterAmerica Stage	56,101.68	Construction Costs	Colony Theater Restoration
4465	12/21/04	Mavco	14,395.50	Construction Costs	Colony Theater Restoration
4473	12/22/04	Farrey's Wholesale Hardware	31,135.86	Equipment	Colony Theater Restoration
4474	12/22/04	McCartney Construction Company	146,530.04	Construction Costs	Colony Theater Restoration
4481	01/05/05	Federal Millwork	2,160.00	Construction Costs	Colony Theater Restoration
4501	01/20/05	McCartney Construction Company	79,107.08	Construction Costs	Colony Theater Restoration
			841,727.30		

Redevelopment Agency - City Center District
Check & Wire Transfer Register by Project & Type of Expense
Fiscal Year 2005 (through January 31, 2005)

Check #	Date	Payee	Amount	Type of Expense	Project or N/A
4391	10/25/04	R.J. Heisenbottle Architects	1,230.50	Professional Services - 45	Colony Theater Restoration
4401	11/02/04	R.J. Heisenbottle Architects	1,230.50	Professional Services - 46	Colony Theater Restoration
4448	12/13/04	State of Florida Dept. of Mgmt. Services	1,169.00	Professional Services	Colony Theater Restoration
4483	01/05/05	R.J. Heisenbottle Architects	8,008.25	Professional Services - 47&48	Colony Theater Restoration
			11,638.25		
		TOTAL COLONY THEATER RESTORATION	**853,365.55**		
4443	12/06/04	R.L. Saum Construction Co.	224,627.24	Professional Services	Beachwalk Project
4452	12/15/04	Coastal Systems International, Inc.	24,105.81	Professional Services	Beachwalk Project
4479	12/30/04	Coastal Systems International, Inc.	49,448.49	Professional Services	Beachwalk Project
4497	01/18/05	R.L. Saum Construction Co.	184,435.69	Professional Services	Beachwalk Project
4499	01/18/05	R.L. Saum Construction Co.	218,861.23	Professional Services	Beachwalk Project
			701,478.46		
		TOTAL BEACHWALK PROJECT	**701,478.46**		
4399	11/02/04	Mercedes Electric Supply, Inc.	1,212.53	Lighting	Lincoln Road Improv. Project
4447	12/13/04	City of Miami Beach	502.42	Reimb CMB:CC Pmts to Graybar	Lincoln Road Improv. Project
4482	01/05/05	Mercedes Electric Supply, Inc.	5,811.25	Lighting	Lincoln Road Improv. Project
			7,526.20		
4403	11/03/04	Tri-State Employment Services, Inc.	2,626.56	Temporary Labor	Lincoln Road Improv. Project
			2,626.56		
4409	11/09/04	Legacy Pools of South Florida, Inc.	41,250.00	Fountain Upgrades	Lincoln Road Improv. Project
4471	12/22/04	Legacy Pools of South Florida, Inc.	9,050.00	Fountain Upgrades	Lincoln Road Improv. Project
4495	01/18/05	Legacy Pools of South Florida, Inc.	9,050.00	Fountain Upgrades	Lincoln Road Improv. Project
			59,350.00		
		TOTAL LINCOLN ROAD IMPROVE. PROJECT	**69,502.76**		
4412	11/12/04	Hazen & Sawyer	9,040.50	Construction Management	Conv. Ctr. Storm Water Impr
4453	12/15/04	Hazen & Sawyer	4,870.59	Construction Management	Conv. Ctr. Storm Water Impr
4492	01/13/05	Hazen & Sawyer	4,945.96	Construction Management	Conv. Ctr. Storm Water Impr
			18,857.05		
		TOTAL CONV. CTR. STORM WATER IMPROV	**18,857.05**		
4386	10/22/04	Ric-Man International, Inc.	625,389.05	ROW Infrastructure Improvements	Washington Ave. Streetscape
4451	12/13/04	Ric-Man International, Inc.	171,142.41	ROW Infrastructure Improvements	Washington Ave. Streetscape
			796,531.46		
		TOTAL WASHINGTON AVE. STREETSCAPE	**796,531.46**		
		REPORT TOTAL	**$ 12,779,658.21**		

ATTACHMENT "A"

SUMMARY OF MAJOR PROJECTS

REDEVELOPMENT PROJECTS (Planned and/or Underway)

City Center Projects:

Project	Status - as of 03/02/05
Beachwalk Project	An at-grade, landscaped pedestrian beachwalk, connecting 21st Street to Lummus Park, designed and engineered by Coastal Systems International. The Project was permitted by the State of Florida in March, 1998. The Project was contested by a property owner and was stalled for almost 5 years in court. In November, 2001, the City received a Partial Notice to Proceed from the State of Florida as a result of a favorable finding for City by the courts. The full permit was issued in April 2002. Plans and bid specifications for the Beachwalk as well as the street-end improvements for 17th and 18th Street street-ends, which are part of the Beachwalk, have been updated and completed by the Architect. The Project was put out to bid during the last week of August 2002. Proposals were received during the last week of October. On November 13, 2002, the RDA awarded a contract to R. L. Saum Construction Co. to proceed with the project and appropriated $3.7 million. Construction began during mid-March 2003 and is being phased as to mitigate adverse impact to area hotels and businesses fronting the beach. The Project is anticipated to achieve substantial completion on March 4, 2005, after which the Contractor will have 105 days to address remaining punch list items. The missing section in front of the Richmond that was held up by litigation filed by the Hotel's owners, was cleared to proceed. Plans for this piece are currently being updated by Coastal Systems prior to being permitted by DEP. Construction is anticipated to commence in Summer, 2005. **Total Project Cost:** $4.5 Million **Total CRA participation:** $4.5 Million - Construction
17th & 18th Street-end Project	The current layout of the 17th and 18th Street street-ends poses severe limitations for traffic circulation and parking, especially as it relates to the operations of the Delano and Ritz Plaza Hotels. Coastal Systems contract for the design of the Beachwalk was amended to include the development of conceptual plans and cost estimates for the extension of 17th and 18th Streets, seaward to the ECL. Plans call for extending and reconstructing both street-ends to match the Boardwalk motif. The street-end cul-de-sacs will be relocated approximately 50 to 70 feet east, respectively, to enhance the conditions of the streets and improve the street-end layout. Extension and reconstruction of the two street-ends will involve demolition and reconstruction of the public right-of-way with new curbing, paver block side-walks, asphalt pavement, striping and signage. Construction Drawings and specifications have been updated to reflect FDOT improvements and tie-ins on Collins Avenue. The Street-end Project was bid as part of the Beachwalk Project and commenced with 17th Street in August, 2004. Due to certain event-related conflicts involving area hotels, 18th Street will be delayed until Spring/Summer 2005. **Total Project Cost (est):** $750,000 **Total CRA participation:** $750,000 - Construction

Project	Status - as of 03/02/05
Collins Park Cultural Center	Implementation of a Master Plan calling for the development of a new regional library, streetscape and park improvements to link cultural activities in the area, including the Bass Museum and the Miami City Ballet. Land acquisition through eminent domain was completed in January 2002 and construction documents for the remaining portions of the Cultural Campus as identified in the Master Plan have been completed. On April 10, 2002, the City awarded the construction contract for the Library to the Tower Group. Construction began in May 2002 and achieved substantial completion in October, 2004. A final Certificate of Occupancy was issued in November, 2004, and the facility was turned over to the Miami Dade County Library System on December 6, 2004. The County Library System has scheduled a soft opening of the facility to the public on March 1, 2005, while a grand opening event is being planned for April 1, 2005. Negotiations with Stern Architects failed to reach an agreement for the design of Collins Park. As such, the scope of work for the Park was included in the Request for Qualifications for the Rotunda, which is part of the old library that will be preserved and converted into a public venue for performing arts and public functions. An RFQ process has resulted in the selection MC Harry & Associates to undertake the design process. Contract negotiations were finalized and award of A/E Agreement was approved on July 28, 2004. The A/E agreement has been executed and a Notice to Proceed for Planning Services was issued on November 17, 2004. A visioning session was held on December 15, 2004 and MC Harry & Associates is preparing two design concepts. The scope of the project was amended to include streetscape on 21st Street from Park Ave. to Washington Ave. and 22nd Street from Park Ave. to Washington Court. **Total Project Cost:** $18.4 Million – includes land acquisition, completed and proposed streetscape, park and surrounding infrastructure improvements. **Total CRA participation:** $15.3 Million.
Colony Theater Project	The City has engaged the State of Florida's Department of Management Services to manage the restoration and renovation of the Colony Theater. Preliminary plans called for the removal of the rear 45 feet of existing building, construction of a new stage house, small second and third floor service areas behind the stage, a fourth floor "Backstage" area, elevator, stairs, and the addition of a new vestibule and exterior access ramp to provide ADA access to the stage. The historic preservation scope involves removing the existing marquee and storefront on Lincoln Road and restoring it to its original historic appearance and modifying the interior lobby, office and concession area to be more consistent with the building's original design. Construction drawings were completed on April 29, 2002. Due to delays with structural reviews and permitting, the Project start-up was delayed by approximately 6 months, beginning in late November, 2002, and is anticipated to be substantially complete by early 2005.

Project	Status - as of 03/02/05
Colony Theater Project, continued	To date, vertical construction on the site of the new stage house is nearly complete and the lobby façade is well underway. On March 17, 2004, the RDA had to appropriate an additional $1.6 Million towards the project to compensate for the loss of $500,000 in State grant funds and to address certain unforeseen project costs, which is not untypical of historic renovation projects. Construction delays are being experienced. The project as a whole is approximately 75% complete. The construction of the project is significantly behind schedule. In August 2004, the City placed a full time inspector on site to monitor the work of the contractor and to ensure that the project moves ahead in a timely manner. The CIP office is getting ready to refer an item to Finance and Citywide to enable the completion of the project by the new scheduled completion date of August 2005. **Total Project Cost:** $6.8 Million **Total CRA participation:** $5.0 Million - Construction
New World Symphony	The Administration has successfully negotiated a Lease and Development Agreement with the New World Symphony (NWS) regarding its proposed lease of a portion of the 17th Street Surface Parking Lot to accommodate its Sound Space design concept (the Project). As envisioned, the proposed 50,000 square foot facility will provide state-of-the-art communication and media capabilities with performance, classroom, rehearsal and broadcast space. In addition to providing a world-renowned, state-of-the-art facility, another focal point for the community, and the basis for considering the facility's location on this site, is that it will incorporate giant video screen(s) on one or more facades of the building, allowing the public to view live and recorded broadcasts from around the world. The Master Plan contemplates situating the facility on the west surface lot, just to the north of the exiting NWS Theater on Lincoln Road. On July 30, 2003, the Development Agreement between the City of Miami Beach and the New World Symphony, following a duly noticed public hearing, was approved on first reading. A second and final reading of the Development Agreement was held on September 10, 2003, together with a Resolution approving a Lease Agreement, following a separate public hearing. The NWS engaged world-renowned Architect, Frank Gehry to spearhead the design of the project. Conceptual design alternatives for the proposed project have been submitted for review by the City Manager were subsequently reviewed by the Planning Board on May 25, 2004. On September 8, 2004, the City Commission endorsed one of three concept plan proposals, placing the facility on the west surface lot, with the main entrance/drop off located on Drexel Avenue and the garage facing Pennsylvania Avenue. The proposal calls for creative realignment of Drexel Avenue that allows it to stay open to traffic.

Project	Status - as of 03/02/05
New World Symphony, continued	Pursuant to the direction of the City Commission on September 8, 2004 and consistent with the Planning Board's August 24, 2004 recommendation that the entire two (2) blocks, including the Park, be designed as an integrated site, Gehry Partners LLP was asked to submit a proposal and cost estimate to undertake design services for the proposed Park. The proposal was submitted for review by the Finance and Citywide Projects Committee at its meeting on October 26, 2004. The Committee recommended in favor of amending the Development Agreement between the City and NWS to expand the NWS' scope to include the design and development of the Zone 1, comprising the park, Drexel Avenue between North Lincoln Lane and 17th Street and improvements adjacent to the new garage, at the Owner's cost and expense, not to exceed $10,000,000; Zone 2, comprising the Theater of the Performing Arts entry landscaping at the Owner's cost and expense, not to exceed $1,150,000; and Zone 3, comprising North Lincoln Lane improvements, at the Owner's cost and expense, not to exceed $500,000. Separately, but related to the implementation of the 17th Street Master Plan and the realization of NWS' plans, the architectural firm of Perkins and Will has been contracted to undertake the programming and design of the City Hall Expansion Lot parking facility. On December 17, 2004, the Architect conducted an internal visioning session with the Administration, sharing initial concept plans and obtaining input to further the Project's design. **Total Project Cost:** Soundspace - Min. $40 million; Parking component - $5 million; Park component - $10 million **Total CRA participation**: TBD
City Center Right-of-Way Improvement Project	The City Center Right of Way (ROW) Infrastructure Improvement Project is a $19 million infrastructure project which includes the restoration and enhancement of right-of-ways/streetscapes throughout City Center, including roadway, sidewalk, curb and gutter, landscape, streetscape irrigation, lighting, potable water, and storm drainage infrastructure as needed. Proposals were received in response to an RFQ for architectural and engineering services for the planning and design of the project. The selection process resulted in a contract award to Chen and Associates by the City Commission on September 8, 2004. A project Kick Off meeting and Site Visit were held in November. The Visioning Session is anticipated to be held in Spring 2005. The estimated budget for the project is $21.1 Million, comprised of $2.1 Million in soft costs and $19 Million in hard construction costs. **Total Project Costs:** $21.1 Million **Total CRA participation**: $21.1 Million

Project	Status - as of 03/02/05
Botanical Garden Improvements	The Miami Beach Garden Conservancy has initiated efforts to achieve accreditation of the Botanical Garden through the American Association of Museums. To this end, the Conservancy has been working with the City of Miami Beach and the RDA to define the scope of capital improvements required to achieve this goal. The City identified approximately $1.5 Million from Series 2000 General Obligation Bonds to undertake the improvements, In July, 2003, following an RFQ selection process, EDAW was selected to undertake the planning and design of the facility. A first design workshop was held in May 2004 and a second was held on September 21, 2004. CIP staff met with EDAW in November and December to further refine a preferred concept which will be presented at a final design workshop in early 2005. An additional meeting was held with EDAW on February 15, 2005 and a tentative final concept plan agreed on. The next step will be to schedule the final design workshop. **Total Project Cost:** $1.5 million **Total CRA participation**: None - TBD

CITY OF MIAMI BEACH
REDEVELOPMENT AGENCY SUMMARY

Condensed Title:

Request For Approval To Purchase Three (3) 2005 Ford Crown Victoria Police Pursuit Vehicles With Safety Equipment And Two (2) 2005 Ford Taurus Vehicles, From Duval Ford, Pursuant To Florida State Contract No. 04-12-0823, In The Amount Of $97,046.00; And Three (3) Honda Four Trax Rubicon 4x4 All Terrain Vehicles From Jim Walker's Honda-Suzuki-Yamaha, Pursuant To City Of Miami Beach Bid No. 05-04/05, In The Amount Of $21,955.95.

Issue:

Shall the Chairman and Members of the Redevelopment Agency approve the purchases.

Item Summary/Recommendation:

On September 28, 2004, the Chairman and Members of the Miami Beach Redevelopment Agency passed and adopted Resolution No. 484-2004 appropriating the operating budgets for the City Center and South Pointe Redevelopment Areas for FY 2004/2005 provisioning for the Community Policing Program in both areas. The three (3) 2005 Ford Crown Victoria police pursuit vehicles with public safety equipment packages, two (2) 2005 Ford Taurus vehicles and three (3) 2005 Honda Four Trax Rubicon 4x4 all terrain vehicles are budgeted **additions** to enhance the Community Policing Program. Two (2) Ford Crown Victoria pursuit vehicles with public safety package, one (1) 2005 Ford Taurus and two (2) 2005 Honda all terrain vehicles will be used in the City Center area and will accommodate two sworn police officers and one public safety specialist. One (1) 2005 Ford Crown Victoria pursuit vehicle equipped with public safety package, one (1) 2005 Ford Taurus and one (1) 2005 Honda all terrain will be used in the South Pointe area and will accommodate one sworn police officer and one public safety specialist.

The Administration recommends that the Chairman and Members of the Redevelopment Agency approve the purchases.

Advisory Board Recommendation:

N/A

Financial Information:

Source of Funds:

Finance Dept.

	Amount	Account	Approved
1	$44,213.65	167.1122.000673 So. Pointe RDA Fund	
2	$74,788.30	168.1124.000673 City Center/Historic Convention Village RDA Fund	
3			
4			
Total	$119,001.95		

City Clerk's Office Legislative Tracking:

Andrew Terpak

Sign-Offs:

Department Director	Assistant City Manager	City Manager
DD_____ AT____ GL_____	RCM_____	JMG_____

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AGENDA ITEM 3A

DATE 3-16-05

CITY OF MIAMI BEACH
CITY HALL 1700 CONVENTION CENTER DRIVE MIAMI BEACH, FLORIDA 33139
www.miamibeachfl.gov

REDEVELOPMENT AGENCY MEMORANDUM

To: Chairman David Dermer and Members of the Miami Beach Redevelopment Agency

Date: March 16, 2005

From: Jorge M. Gonzalez
Executive Director

Subject: **REQUEST FOR APPROVAL TO PURCHASE THREE (3) 2005 FORD CROWN VICTORIA POLICE PURSUIT VEHICLES WITH SAFETY EQUIPMENT AND TWO (2) 2005 FORD TAURUS VEHICLES, FROM DUVAL FORD, PURSUANT TO FLORIDA STATE CONTRACT NO. 04-12-0823, IN THE AMOUNT OF $97,046.00; AND THREE (3) HONDA FOUR TRAX RUBICON 4X4 ALL TERRAIN VEHICLES FROM JIM WALKER'S HONDA-SUZUKI-YAMAHA, PURSUANT TO CITY OF MIAMI BEACH BID NO. 05-04/05, IN THE AMOUNT OF $21,955.95.**

ADMINISTRATION RECOMMENDATION

Approve the purchases.

BID AMOUNT AND FUNDING

$44,213.65	South Pointe Redevelopment Agency Fund	167.1122.000673
$74,788.30	City Center/Historic Convention Village Redevelopment Agency Fund	168.1124.000673

ANALYSIS

On September 28, 2004, the Chairman and Members of the Miami Beach Redevelopment Agency passed and adopted Resolution No. 484-2004 appropriating the operating budgets for the City Center and South Pointe Redevelopment Areas for FY 2004/2005 with provisions for the Community Policing program in both areas.

These vehicles will be enhancements to the existing Community Policing program in both the City Center and South Pointe areas and will accommodate three sworn police officers, and two public safety specialists. The vehicles will be used by the City's Police Department's Community Problem Solving "Teams" in the continuing effort to partner with local residents and businesses in addressing public safety and quality of life issues and increasing police visibility.

The three (3) 2005 Crown Victoria Police Pursuit vehicles with public safety equipment and two (2) 2005 Ford Taurus vehicles are recommended to be purchased pursuant to Florida State Contract No. 04-12-0823. The three (3) 2005 Honda Four Trax Rubicon 4x4 all terrain vehicles are recommended to be purchased pursuant to City of Miami Beach Bid No. 05-04/05.

All vehicles are budgeted additions to the City of Miami Beach Police Department fleet to enhance the Community Policing initiatives for both the City Center/Historic Convention Village and South Pointe Redevelopment areas.

One (1) 2005 Ford Crown Victoria pursuit vehicle equipped with a public safety equipment package, one (1) 2005 Ford Taurus vehicles and one (1) 2005 Honda 4x4 all terrain vehicle are budgeted additions for the South Pointe Redevelopment Area, are funded by the South Pointe Redevelopment Agency Fund and will accommodate one sworn police officer and one public safety specialist.

Two (2)2005 Ford Crown Victoria pursuit vehicles with public safety equipment packages, one (1) 2005 Ford Taurus and two (2) 2005 Honda 4x4 all terrain vehicles are budgeted additions for the City Center Redevelopment Area, will be funded by the City Center/Historic Convention Village Fund and will accommodate two sworn police officers and one public safety specialist.

The Administration recommends that the Redevelopment Agency approve the purchase of three (3) 2005 Ford Crown Victoria police pursuit vehicles with public safety packages and two (2) 2005 Ford Taurus vehicles, pursuant to Florida State Contract No. 04-12-0823 from Duval Ford, in the amount of $97,046.00; and three (3) 2005 Honda Four Trax Rubicon 4x4 all terrain vehicles pursuant to City of Miami Beach Bid No. 05-04/05 from Jim Walker's Honda-Suzuki-Yamaha, in the amount of $21,955.95.

JMG/RGM/DD/GL/AET/mo
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CITY OF MIAMI BEACH
MIAMI BEACH REDEVELOPMENT AGENCY ITEM SUMMARY

Condensed Title:

A resolution, to execute the revised guaranteed maximum price and amendment to the agreement between the Miami Beach Redevelopment Agency (RDA) and the State of Florida Department of Management Services, Facilities and Building Construction Division, for the renovations and restoration of the Colony Theatre in an amount not-to exceed $786,502: Authorizing additional services to the URS Corp to continue field observation services in the amount of $60,677; providing for an FF&E allowance in the amount of $125,000; providing for an AIPP allocation in the amount of $9,923; providing for CIP fees in the amount of $31,752; and appropriating $1,013,854 from City Center RDA Funds for these purposes.

Issue:

Shall the RDA appropriate $1,013,854 from City Center RDA Funds for the completion of the Colony Theatre Project?

Item Summary/Recommendation:

The Colony Theater Renovation project began as a $1.5 million concept project in early 1999. A series of cultural facilities grants were pieced together during the balance of that year and in October 1999, the City executed a Professional Services Agreement with the State of Florida Department of Management Services ("DMS") to provide design, pre-construction, and construction management at risk services.
On January 26, 2005, a proposal was submitted to the City requesting additional funding, This amount included construction funding, an additional contingency, and additional fees for RJHA and DMS.
The final proposal includes a Guaranteed Maximum Price, in the amount of $6,126,694, with a requested increase in funding of $786,502. This additional funding amount includes authorizations for additional General Conditions, Overhead and Profit, Management Fees, and some Owner requested items as well as some unforeseen conditions, new contingency and additional services for RJHA, additional AIPP fees and CIP fees are requested in the amount of $41,675. A request by the City for an allowance of $125,000 is also being presented in this memo to allow for the replenishment of the FF&E allowance and authorizing additional field observation services to the URS Corp in the amount of $60,677 bringing the total amount requested to $1,013,854.
Therefore, the Administration recommends appropriation of $1,013,854 from the City Center RDA Fund for the completion of the renovation of the Colony Theatre project.

Advisory Board Recommendation:

N/A

Financial Information:

Source of Funds:		Amount	Account	Approved
	1	$1,013,854	City Center RDA	
	2			
	3			
Finance Dept.	Total	$1,013,854		

City Clerk's Office Legislative Tracking:

Diana K. Trettin, Senior Capital Projects Coordinator

Sign-Offs:

Department Director	Assistant City Manager	City Manager

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AGENDA ITEM 3B

DATE 3-16-05

CITY OF MIAMI BEACH

CITY HALL 1700 CONVENTION CENTER DRIVE MIAMI BEACH, FLORIDA 33139
www.miamibeachfl.gov

REDEVELOPMENT AGENCY MEMORANDUM

To: Chairman David Dermer and Members of Miami Beach Redevelopment Agency

Date: March 16, 2005

From: Jorge M. Gonzalez
Executive Director

Subject: **A RESOLUTION OF THE CHAIRMAN AND MEMBERS OF THE MIAMI BEACH REDEVELOPMENT AGENCY AUTHORIZING THE EXECUTIVE DIRECTOR, OR DESIGNEE, TO EXECUTE THE REVISED GUARANTEED MAXIMUM PRICE AND AMENDMENT TO THE AGREEMENT BETWEEN THE MIAMI BEACH REDEVELOPMENT AGENCY AND THE STATE OF FLORIDA DEPARTMENT OF MANAGEMENT SERVICES, FACILITIES AND BUILDING CONSTRUCTION DIVISION, FOR THE RENOVATIONS AND RESTORATION OF THE COLONY THEATRE IN AN AMOUNT NOT-TO-EXCEED $786,502; AUTHORIZING ADDITIONAL SERVICES TO THE URS CORPORATION TO CONTINUE FIELD OBSERVATION SERVICES IN THE AMOUNT OF $60,677; PROVIDING FOR AN FF&E ALLOWANCE IN THE AMOUNT OF $125,000; PROVIDING FOR AN ART IN PUBLIC PLACES ALLOCATION FOR THE CONSTRUCTION OF THE BUILDING IN THE AMOUNT OF $9,923; PROVIDING FOR CIP FEES IN THE AMOUNT OF $31,752; AND APPROPRIATING $1,013,854 FROM CITY CENTER RDA FUNDS FOR THESE PURPOSES .**

ADMINISTRATION RECOMMENDATION:

Adopt the Resolution.

ANALYSIS:

The Colony Theater Renovation project began as a $1.5 million concept project in early 1999. A series of cultural facilities grants were pieced together during the balance of that year and in October 1999, the City executed a Professional Services Agreement with the State of Florida Department of Management Services ("DMS") to provide design, pre-construction, and construction management at risk services.

Through its Agreement, DMS was contracted to provide a practically full service operation and many of the normal duties of the City are fully delegated to DMS as the City's Agent. The Agreement calls for DMS to hire both the Architect and the Construction Manager/Contractor through its own competitive process and the respective agreements with each party are executed and administered by DMS. The City's obligations under its Agreement with DMS are primarily to provide funding and to pay timely upon DMS' approval of proper payment applications.

The DMS agreement called for a number of deliverables during the design and pre-construction stages. The deliverables were consistent with a standard construction manager at risk process where a general contractor is brought into the design process at an early stage to work with the Architect of Record in both developing the design documents and in pricing the project. In this project, the Architect of Record hired by DMS is R.J. Heisenbottle Architects ("RJHA") and the Construction Manager/Contractor is McCartney Construction Company ("McCartney"). The total fee paid by the City to the DMS/RJHA/McCartney team for pre-construction services was $313,872, which included the design fee for RJHA, the constructability review by McCartney, and the management fee by DMS. The final deliverable of the pre-construction process is, by Agreement, a Guaranteed Maximum Price ("GMP").

A gross price for the City's Budgeting purposes was provided by the project team in July 2002, in the amount of $6,365,000, which served as the basis for the appropriation by the City. This amount was inclusive of DMS, RJHA, and McCartney's fees, and included a project contingency. A formal GMP in line with this final budget amount was executed by DMS on behalf of the City in February 2003.

In May 2003, DMS provided Request for Change Order (RCO) No. 3 to the City in the amount of $557,769. This amount was requested to increase contingency, for alleged unforeseen conditions, to pay for City requested items, and to address overruns in budgeted allowance categories that were set aside because construction commenced prior to completion of design and specifications. Between May 2003, and March 2004, the Construction Manager and A/E continued to identify additional items for the RCO and the final request to the Commission/RDA Board was $789,019. This amount was recommended to the City by DMS for approval. On March 17, 2004, the Commission appropriated an additional $1,521,249 for the project which consisted of the following components:

Grant Fund replacement	$ 500,000
AiPP Fees	$ 66,849
CIP Office Fee	$ 234,486
RJHA Add Services	$ 30,170
McCartney Change Order #3	$ 539,911
Contingency	$ 149,833

During this Commission meeting it should be noted that the Contractor, Architect of Record, and the DMS representative advised the Commission that this funding would be sufficient to complete the project, and that they did not anticipate having to come back to Commission for any additional funding. Change Order #4 in the amount of $84,311 and Change Order #5 in the amount of $46,781 have been submitted in the past year and have used up the remaining contingency. Additional Requests for Change Order for out of scope work have continued to be submitted on a regular basis.

In December 2004, DMS and the City met to determine how to get the project finished. It was determined that a revised GMP and some modifications to the agreement must be finalized to ensure that the project will be completed without the continual requests for

change orders. The determination was made to provide a revised GMP that stipulates that no further funding will be requested. Additionally, the City has insisted on a four party agreement that provides for Liquidated Damages and that would provide the City more contractual control over the project team.

On January 26, 2005, a proposal was submitted to the City requesting additional funding, in the amount of $922,485 to complete the project. This amount included construction funding, an additional contingency, and additional fees for RJHA and DMS. This proposal was initially rejected by the City and negotiations were initiated in order to reach a fair and reasonable agreement that all parties would accept. On February 4, 2005, a modified proposal, in the amount of $751,630, was submitted which still included items the City was not agreeable to fund. Further negotiations and modifications to the proposal occurred and on February 11, 2005, a final proposal was received which is the basis of the current Agreement recommendation.

The final proposal includes a Guaranteed Maximum Price, in the amount of $6,251,694, with a requested increase in funding of $786,502. This additional funding amount includes authorizations for additional General Conditions, Overhead and Profit, Management Fees, and some Owner requested items as well as some unforeseen conditions, which result in additional construction funds for McCartney, in the amount of $549,366. The total requested increase also includes a new contingency, in the amount of $125,000 to account for possible future requirements on the project. Thirdly, there is a request for additional services for RJHA, in the amount of $117,136. These services are primarily to account for construction administration for the extended timeline on the project and for Special Inspector services.

This additional funding request is already reduced from the previous proposals through reductions offered by McCartney, RJHA and DMS during the negotiations. These reductions are $82,694 offered as credits by McCartney; $59,048 offered as fee credits by Heisenbottle; $30,000 offered as refunds by DMS on their service fees previously paid; and $16,538 offered as waived fees by DMS for the future management of the project until completion. The total for these credits and waived fees is $188,280. The negotiations, therefore, between all parties, have yielded a reduction, in the amount of $260,983, from the original request of $922,485. This reduction is composed of credits, reduced fees, and also items which were proposed for the project but agreed by all that they would not be needed for the proper operation of the facility.

During the Finance and Citywide meeting on March 9, 2005, the project team discussed the additional item of the modifications to the auditorium ceiling that had been presented in the Final Project Funding spreadsheet for the Colony Theatre. This item had not been priced at the time the agreement was prepared, however the architect and contractor have developed a budget for this item which has been added to the requested increase in funding. The budget request is $80,000 for the actual line items which include a lifeline safety harness system for above the auditorium ceiling to provide safe access to service workers, added lighting, electrical outlets, fire sprinklers and strobes. It also includes a contingency of $45,000 pending approval from the Building Department. It had originally been anticipated that this item could cost up to an additional $400,000.

The contractor (McCartney Construction), the Architect of Record (RJ Heisenbottle), DMS and the City have essentially agreed with the new GMP and the new four party agreement, which is being presented today (attached).

In addition to the above referenced cost savings, the City is currently negotiating to have DMS fund the observation services that have been and are proposed to be provided by URS Corporation until the completion of the project, which have been previously funded by the City. It is anticipated that the fee, which may now be funded by DMS, will result in additional cost savings to the City.

The City has also depleted the FF&E allowance during the construction phase of this project and needs to ensure that it has control over a separate allowance account to pay for items that will be needed to open a fully operational theatre. A request by the City for an allowance of $125,000 is also being presented in this memo to allow for the replenishment of the FF&E allowance.

The amended agreement will stipulate the following items:

A Substantial Completion date of August 10, 2005, which shall not be subject to modification by change order.

A Final Completion date of September 9, 2005, which shall not be subject to modification by change order.

A paperwork timeline (attached) which forms part of the agreement.

A final schedule (attached) which forms part of the agreement.

Liquidated damages in the amount of $1,000/day for each and every calendar day elapsing between the dated fixed for substantial completion (August 10, 2005) and the date for which Substantial Completion shall be fully accomplished. Said liquidated damages shall be payable to the owner in addition to any excess expenses or costs payable by the Construction Manager to the Owner.

The Administration recommends that this new Agreement with its new provisions and the final Guaranteed Maximum Price be approved in order to complete the Colony Theater Renovation and Restoration, and the required funding be appropriated.

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Attachment 1

DEPARTMENT OF MANAGEMENT
SERVICES

FACILITIES MANAGEMENT AND BUILDING CONSTRUCTION

AGREEMENT BETWEEN

OWNER, AGENT, ARCHITECT-ENGINEER AND CONSTRUCTION MANAGER

STATE PROJECT NO.:	COMB-9042000
STATE MV DESIGNATION:	A
PROJECT NAME AND LOCATION:	Renovations and Restorations, The Colony Theatre City of Miami Beach, Florida
OWNER:	City of Miami Beach Miami Beach Redevelopment Agency 1700 Convention Center Drive Miami Beach, Florida 33139
AGENT:	State of Florida Department of Management Services 4050 Esplanade Way Tallahassee, Florida 32399-0950
ARCHITECT-ENGINEER:	R.J. Heisenbottle Architects, P.A. 340 Minorca Avenue Coral Gables, Florida 33134
CONSTRUCTION MANAGER:	McCartney Construction Company 4800 Southwest 64th Avenue, Suite 109 Davie, FL 33314

Jeb Bush,
Governor

Robert H. Hosay
Interim Secretary

AGREEMENT BETWEEN
OWNER, AGENT, ARCHITECT-ENGINEER AND CONSTRUCTION MANAGER

THIS AGREEMENT, made this ____ day of _____ in the year Two Thousand and Five, is by and between the City of Miami Beach (hereinafter the OWNER), the State of Florida Department of Management Services (hereinafter the AGENT), R.J. Heisenbottle Architects, P.A. (hereinafter the ARCHITECT-ENGINEER), and McCartney Construction Company (hereinafter the CONSTRUCTION MANAGER) collectively referred to as the PARTIES.

WITNESSETH:

WHEREAS on October 20, 1999 there was made an AGREEMENT BETWEEN CLIENT AND AGENT for Project No. COMB-99042000 (hereinafter CONTRACT-A); and

WHEREAS on March 6, 2000 there was made an AGREEMENT BETWEEN OWNER, AGENT AND ARCHITECT-ENGINEER for Project No. COMB-99042000 (hereinafter CONTRACT-B); and

WHEREAS on October 22, 2001 there was made an AGREEMENT BETWEEN OWNER AND CONSTRUCTION MANAGER for Project No. COMB-99042000 (hereinafter CONTRACT-C); and

WHEREAS time is of the essence and the PARTIES wish to complete Project No. COMB-99042000 according to the terms and conditions contained herein; and

WHEREAS it is the intention of the PARTIES to amend CONTRACT-A, CONTRACT-B and CONTRACT-C so as to make the terms and conditions herein a part of those agreements.

NOW THEREFORE, the Parties hereby execute this Agreement and agree that the same becomes binding and enforceable by and through the Parties, their assigns, and agree as follows:

1. **Final Budget.** The Final Budget for the Project shall be as shown in the attached Exhibit-A, which Exhibit-A by reference and attachment hereto forms a part of this Agreement. The Final Budget shall not be subject to modification by Change Order.

2. **Substantial Completion Date.** The date of substantial completion shall be August 10, 2005. The PARTIES understand and agree that time is of the essence. The date of substantial completion shall not be subject to modification by Change Order.

3. **Final Completion Date.** The final delivery date shall be September 9, 2005. The PARTIES understand and agree that time is of the essence. The final delivery date shall not be subject to modification by Change Order.

4. **Final Schedule.** The PARTIES agree to adhere to the final project schedule as shown in the attached Exhibit-B, which Exhibit-B by reference and attachment hereto forms a part of this Agreement.

5. **Paperwork Timeline.** The PARTIES agree to adhere to the paperwork timeline as shown in the attached Exhibit-C, which Exhibit-C by reference and attachment hereto forms a part of this Agreement.

6. **Outstanding Change Orders.** The Parties agree that the following Change Orders will be approved by OWNER upon submission to OWNER in final format:
   - Change Order #6 (See Exhibit-D)
   - Change Order #7 (See Exhibit-E)

- Change Order #8 (See Exhibit-F)
- Change Order #9 (See Exhibit-G)
- Change Order #10 (See Exhibit-H)

7. **Liquidated Damages.** Inasmuch as failure to complete the project by August 10, 2005 will result in substantial injury to the OWNER, and as damages arising from such failure cannot be calculated with any degree of certainty, it is hereby agreed that if the project is not substantially completed as in accordance with the provisions of the Contract Documents the COSTRUCTION MANAGER shall pay to the OWNER One Thousand Dollars ($1,000) for each and every calendar day elapsing between the date fixed for substantial completion above and the date such substantial completion shall have been fully accomplished, as liquidated damages for such delay. Said liquidated damages shall be payable in addition to any excess expenses or costs payable by the COSTRUCTION MANAGER to the OWNER.

8. **Extent of Agreement.** This Agreement is intended to be the final agreement between the PARTIES for the completion of the Project. The provisions of this Agreement may be altered only by written instrument signed by all PARTIES. Provisions of CONTRACT-A, CONTRACT-B and CONTRACT-C shall not be effective for modifying the provisions of this Agreement.

9. **Conflict.** In the event any of the terms provided in this Agreement conflict with the terms of CONTRACT-A, CONTRACT-B and/or CONTRACT-C, the terms of this Agreement shall control. All other terms of CONTRACT-A, CONTRACT-B and CONTRACT-C shall remain in full force and effect. The terms and conditions herein, together with CONTRACT-A, CONTRACT-B and CONTRACT-C, constitute the entire agreement and understanding of the parties and shall supersede all communications, negotiations, arrangements and agreements, either oral or written, with respect to the subject matter hereof.

10. **Warranty of Authority.** Each person signing this Amendment warrants that he or she is duly authorized to do so and to bind the respective party.

IN WITNESS WHEREOF, the parties hereto have executed this Agreement the day and year first written above.

OWNER

CITY OF MIAMI BEACH

As Witnessed: APPROVED

By_____ By_____
Jorge M. Gonzalez, City Manager

AGENT

DEPARTMENT OF MANAGEMENT SERVICES

As Witnessed:

By_____

APPROVED:

By_____
LeeAnn Korst, Director
Facilities Management and Building Construction
Department of Management Services

Approved As To Form And Legality:

By_____
Office of the General Counsel
Department of Management Services

ARCHITECT-ENGINEER

R.J. HEISENBOTTLE ARCHITECTS, P.A.

As Witnessed:

By_____

APPROVED:

By_____
Richard J. Heisenbottle, Corporate President
R.J. Heisenbottle Architects, P.A.

CONSTRUCTION MANAGER

MCCARTNEY CONSTRUCTION COMPANY

As Witnessed:

By_____

APPROVED:

By_____
Sheldon McCartney, Corporate President
McCartney Construction Company

EXHIBIT

A

Final Project Funding for Colony Theatre

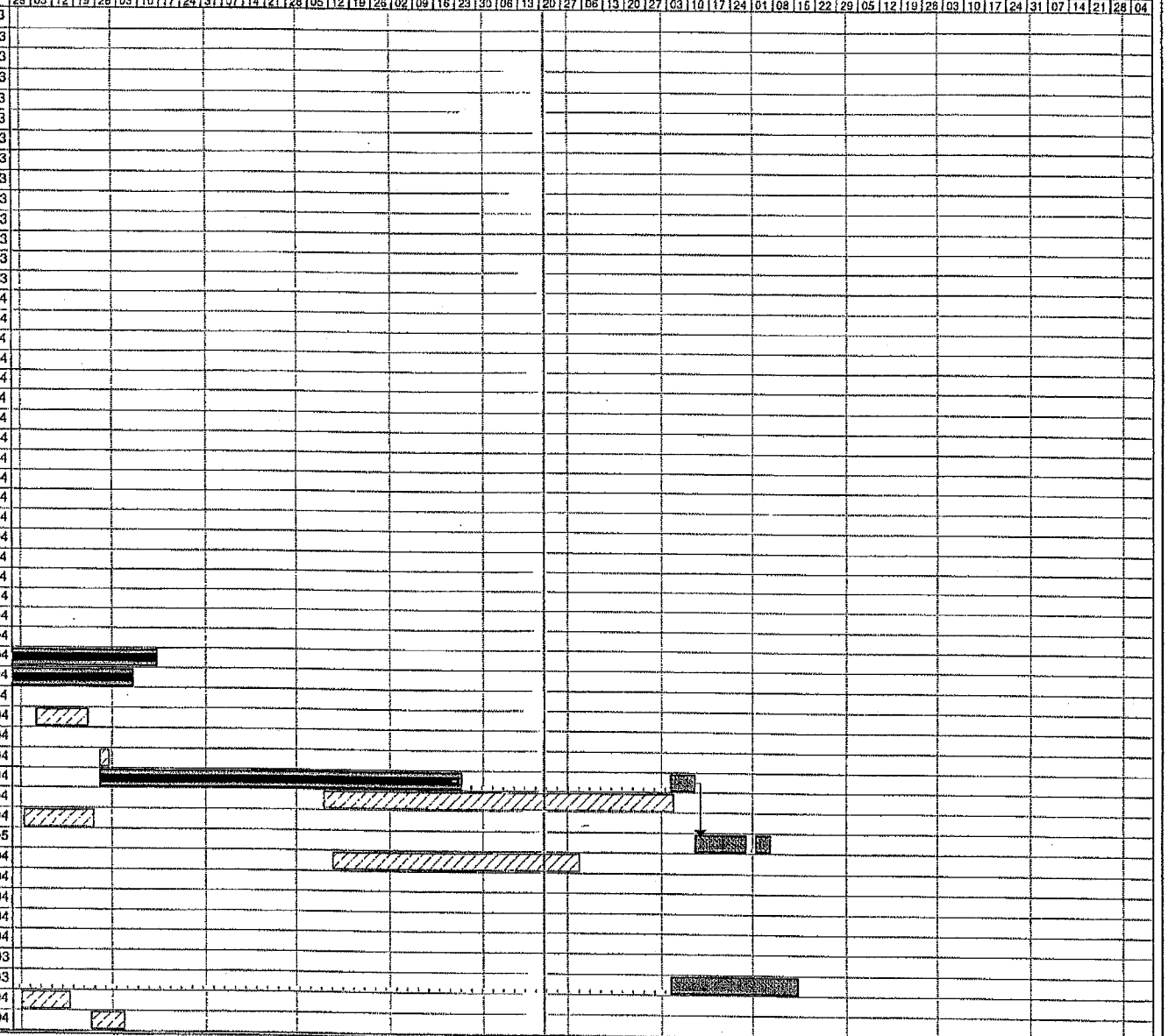
Reconciliation (2/11/05)		
Contract amount through C O # 5	$5,582,328.09	
Amount paid through 12/31/04	-$4,655,955.00	
Balance of contract		$926,373.09
Total of direct pay subcontractor purchase orders	$672,000.90	
Amount paid through 12/31/04	-$172,410.68	
Balance of direct pay subs		$499,590.22
Balance to complete incl CM contract and direct pay subs - 12/31/04		$1,425,963.31
Outstanding Change Orders		
C O # 6		$145,383.21
C O # 7		$184,665.43
C O # 8		$8,798.21
C O # 9		$66,910.31
CO #9 CREDIT		-$27,984.43
	CO subtotal	$377,772.73
McCartney Additional Credit		-$54,709.53
	CO total	$323,063.20
List of CO#20 items, including insurance thru Aug		$146,303.03
Balance to complete		$1,895,329.54
Contingency		$75,000.00
Total to complete construction		$1,970,329.54
Addl const funding (less existing balance)		$544,366.23
If major modifications are necessary at Auditorium Ceiling it could add up to $400,000 to the above Budget and an additional 3 months to the project schedule		# 125,000
Addl A/E funding ($142,000 + $4991) reduced to $119,420 (w/bal of $2284 in proj) Total Credit ($29,242.82+$29,855=$59,097.82)		$117,136.00
DMS Fee Amt: $16,537.56 (Waived)		$0.00
DMS Refund		-30,000.00
Total funding to complete project		$661,502.23

786,502

EXHIBIT B

Colony Theatre Restoration
Miami Beach, FL

ID	Task Name	Start
1	**Stage House Shell**	Sat 04/19/03
2	Auger Piles	Mon 04/21/03
3	Dewatering	Mon 05/12/03
4	Dewatering Delay - Authorization # 1	Mon 05/12/03
5	Fill & Excavation	Wed 06/04/03
6	Remove & Replace Fill Delay	Wed 06/04/03
7	Electrical Underground	Tue 06/10/03
8	Plumbing Underground	Tue 06/10/03
9	Grade Beams	Tue 06/17/03
10	Grade Beams Delay	Mon 06/09/03
11	1st Floor Structure	Mon 08/11/03
12	2nd Floor Structure	Mon 09/29/03
13	3rd Floor Structure	Mon 12/01/03
14	3rd Floor Structure Delay - TRB 1	Mon 12/22/03
15	3rd Floor Shear Wall #2	Tue 03/02/04
16	4th Floor Structural Steel	Mon 03/15/04
17	4th Floor Shear Wall 2 Electric Penetration	Wed 04/07/04
18	4th Floor Plumbing Pent	Thu 04/08/04
19	Delays- Cement Shortage	Tue 04/20/04
20	4th Floor Shear Wall 2 - Form / Pour	Wed 04/14/04
21	4th Floor Block 1st Lift	Fri 05/28/04
22	4th Floor T.B. Intm.	Thu 06/03/04
23	4th Floor Block - 2nd Lift	Tue 06/08/04
24	4th Floor T.B. Top	Mon 06/14/04
25	Roof Deck - Steel	Fri 06/18/04
26	Pour Roof Deck	Tue 06/29/04
27	Block Parapet	Mon 07/05/04
28	Form & Pour Cap & Elevator Shaft	Wed 07/07/04
29	Weather Delays	Wed 07/28/04
30	HVAC Equipment - Roof	Thu 07/22/04
31	Parapet	Thu 08/05/04
32	Concrete Shortage - Delay	Mon 08/09/04
33	Rigging	Mon 07/19/04
34	Roofing	Fri 08/20/04
35	Roofing Delay Authorization 10/CO # 7	Wed 07/14/04
36	Roofing Hurricane Delays	Mon 09/06/04
37	Fireproofing	Mon 08/23/04
38	Traffic Control Delays	Mon 09/27/04
39	Stucco	Mon 09/27/04
40	Stucco Delays CO# 6 & CO # 7	Fri 12/10/04
41	Hurricane Delays	Thu 09/02/04
42	Paint Exterior	Tue 04/12/05
43	Paint Delays CO # 6 & CO # 7	Mon 12/13/04
44	Elect, Plumb, HVAC rough 1st Floor & Stage	Mon 05/03/04
45	Elect, Plumb, HVAC rough 3rd Floor	Mon 07/19/04
46	Elect, Plumb, HVAC rough 4th Floor	Mon 08/02/04
47	Remove Temporary Bracing/Wall	Thu 05/20/04
48	Exterior Ramps	Mon 12/01/03
49	Marquee	Sat 04/19/03
50	Hurricane Delays - Frances	Wed 09/01/04
51	Hurricane Delays - Jeanne	Fri 09/24/04



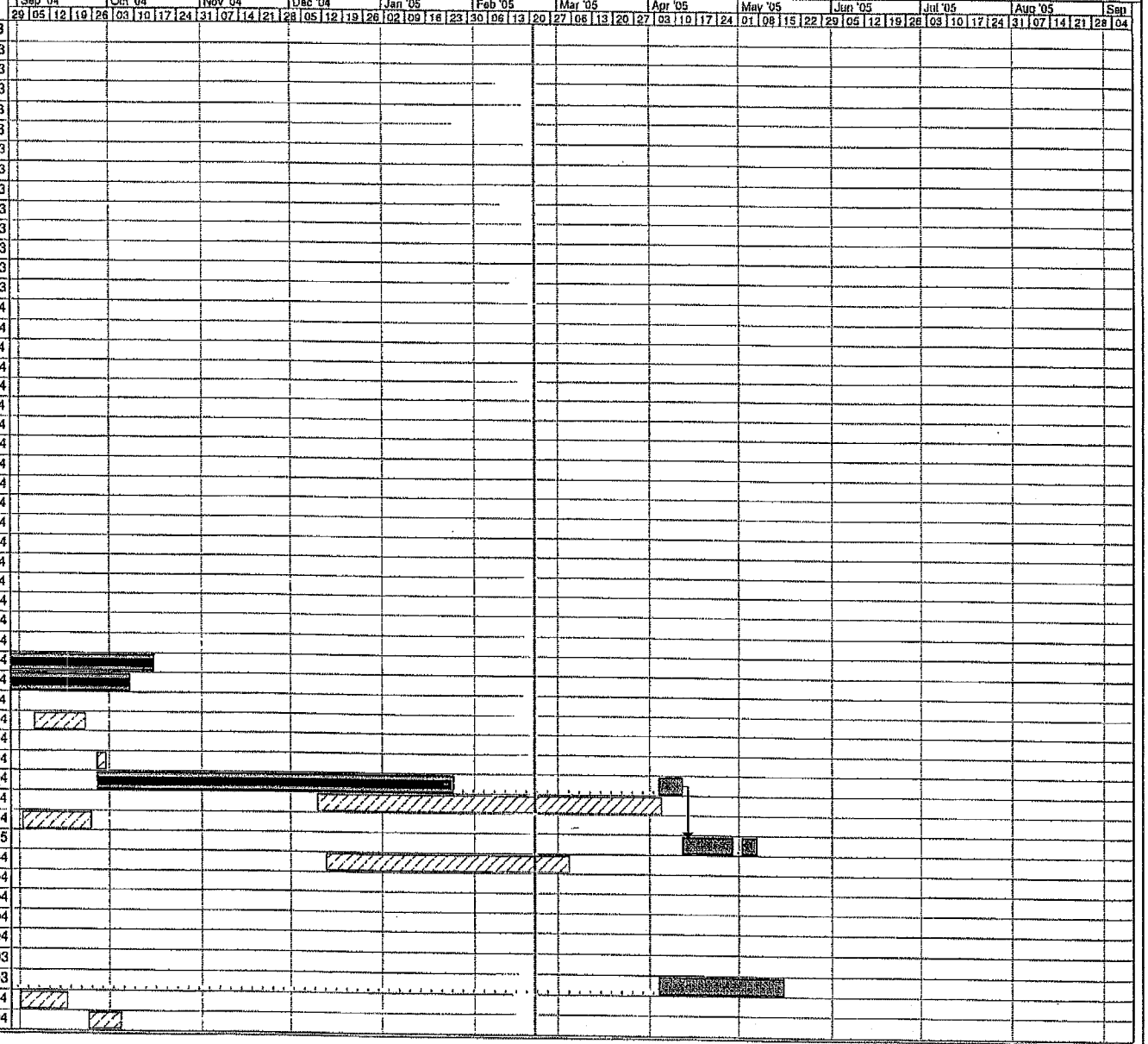
Prepared by: McCartney Constructio
Date: Mon 4/01/03
Revised: 2/16/05

Task | Progress | Split | Delay | External Milestone | Deadline

EXHIBIT B

Colony Theatre Restoration
Miami Beach, FL

ID	Task Name	Start
1	**Stage House Shell**	Sat 04/19/03
2	Auger Piles	Mon 04/21/03
3	Dewatering	Mon 05/12/03
4	Dewatering Delay - Authorization # 1	Mon 05/12/03
5	Fill & Excavation	Wed 06/04/03
6	Remove & Replace Fill Delay	Wed 06/04/03
7	Electrical Underground	Tue 06/10/03
8	Plumbing Underground	Tue 06/10/03
9	Grade Beams	Tue 06/17/03
10	Grade Beams Delay	Mon 06/09/03
11	1st Floor Structure	Mon 08/11/03
12	2nd Floor Structure	Mon 09/29/03
13	3rd Floor Structure	Mon 12/01/03
14	3rd Floor Structure Delay - TRB 1	Mon 12/22/03
15	3rd Floor Shear Wall #2	Tue 03/02/04
16	4th Floor Structural Steal	Mon 03/15/04
17	4th Floor Shear Wall 2 Electric Penetration	Wed 04/07/04
18	4th Floor Plumbing Pent	Thu 04/08/04
19	Delays- Cement Shortage	Tue 04/20/04
20	4th Floor Shear Wall 2 - Form / Pour	Wed 04/14/04
21	4th Floor Block 1st Lift	Fri 05/28/04
22	4th Floor T.B. Intm.	Thu 06/03/04
23	4th Floor Block - 2nd Lift	Tue 06/08/04
24	4th Floor T.B. Top	Mon 06/14/04
25	Roof Deck - Steel	Fri 06/18/04
26	Pour Roof Deck	Tue 06/29/04
27	Block Parapet	Mon 07/05/04
28	Form & Pour Cap & Elevator Shaft	Wed 07/07/04
29	Weather Delays	Wed 07/28/04
30	HVAC Equipment - Roof	Thu 07/22/04
31	Parapet	Thu 08/05/04
32	Concrete Shortage - Delay	Mon 08/09/04
33	Rigging	Mon 07/19/04
34	Roofing	Fri 08/20/04
35	Roofing Delay Authorization 10/CO # 7	Wed 07/14/04
36	Roofing Hurricane Delays	Mon 09/06/04
37	Fireproofing	Mon 08/23/04
38	Traffic Control Delays	Mon 09/27/04
39	Stucco	Mon 09/27/04
40	Stucco Delays CO# 6 & CO # 7	Fri 12/10/04
41	Hurricane Delays	Thu 09/02/04
42	Paint Exterior	Tue 04/12/05
43	Paint Delays CO # 6 & CO # 7	Mon 12/13/04
44	Elect, Plumb, HVAC rough 1st Floor & Stage	Mon 05/03/04
45	Elect, Plumb, HVAC rough 3rd Floor	Mon 07/19/04
46	Elect, Plumb, HVAC rough 4th Floor	Mon 08/02/04
47	Remove Temporary Bracing/Wall	Thu 05/20/04
48	Exterior Ramps	Mon 12/01/03
49	Marquee	Sat 04/19/03
50	Hurricane Delays - Frances	Wed 09/01/04
51	Hurricane Delays - Jeanne	Fri 09/24/04

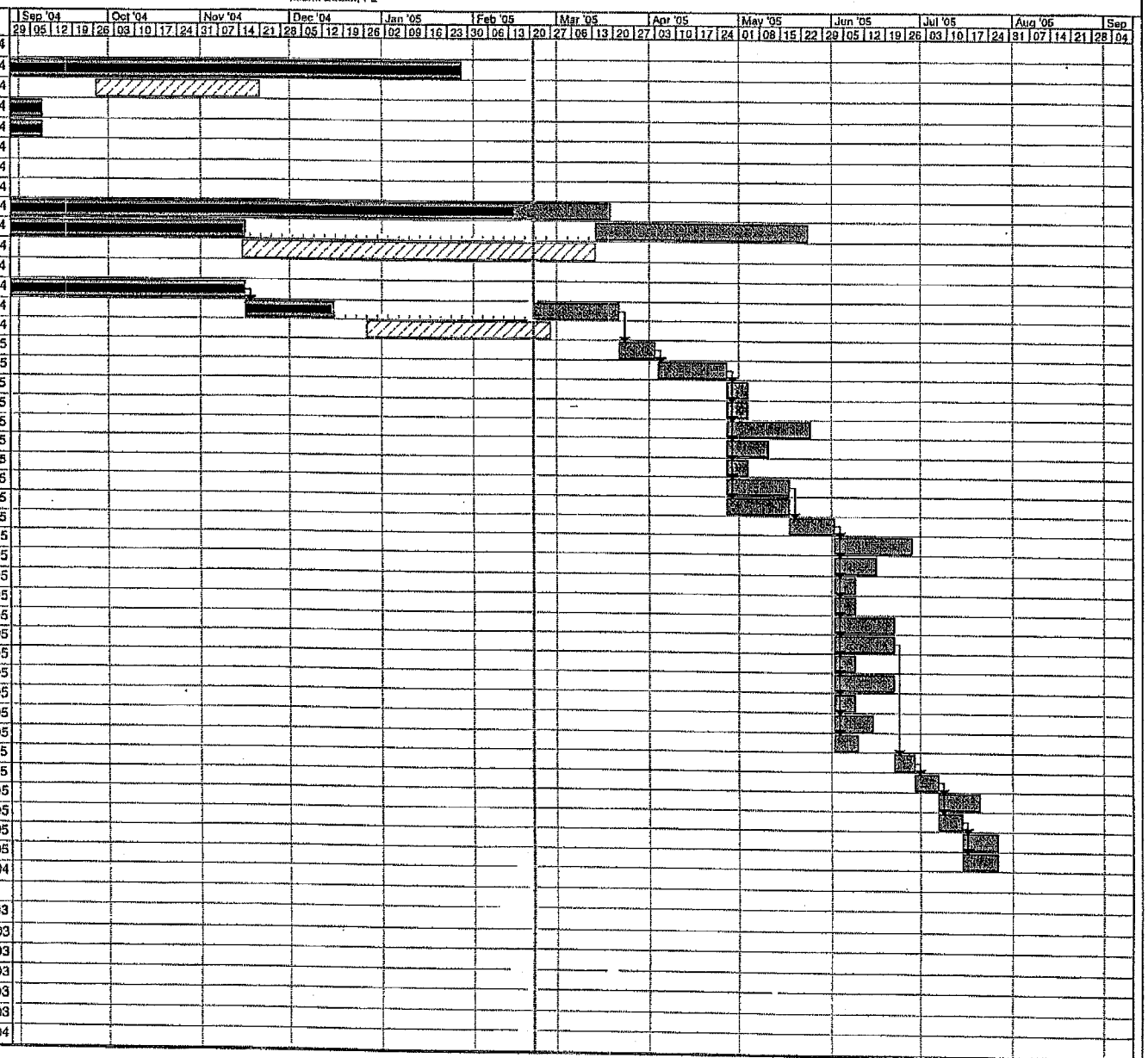


Prepared by: McCartney Constructio
Date: Mon 4/01/03
Revised: 2/16/05

Task | Progress | Split | Delay | External Milestone | Deadline

Colony Theatre Restoration
Miami Beach, FL

ID	Task Name	Start
52	**Stage House Interior**	Tue 02/03/04
53	Electrical Service	Tue 02/03/04
54	Electrical Service Delay - CO # 7	Mon 09/27/04
55	Electrical Rough - Stage	Tue 02/03/04
56	Electrical Rough - 1-4	Tue 02/03/04
57	Plumbing Rough	Tue 02/03/04
58	Fire Sprinkler Rough	Tue 02/03/04
59	HVAC Ductwork - Stage	Thu 07/29/04
60	HVAC Ductwork - 1-4	Mon 06/07/04
61	Elevator	Wed 05/05/04
62	Elevator Delay CO# 10	Mon 11/15/04
63	Steel Platforms	Wed 05/05/04
64	Framing	Thu 07/08/04
65	MEP Wall Rough	Tue 11/16/04
66	Delay CO # 9 & CO # 10	Mon 12/27/04
67	Insulation	Tue 03/22/05
68	Drywall	Mon 04/04/05
69	Cabinets	Wed 04/27/05
70	Vanities	Wed 04/27/05
71	Millwork	Wed 04/27/05
72	Tile - Bathroom	Wed 04/27/05
73	Acoustical Ceiling Grid	Wed 04/27/05
74	Doors	Wed 04/27/05
75	Stage Right	Wed 04/27/05
76	Paint Interior	Wed 05/18/05
77	Hardware	Thu 06/02/05
78	H. C. Lift	Thu 06/02/05
79	HVAC Grills	Thu 06/02/05
80	HVAC Start Up	Thu 06/02/05
81	Electrical Trim	Thu 06/02/05
82	Electrical Fixtures	Thu 06/02/05
83	Plumbing Fixtures	Thu 06/02/05
84	Fire Sprinkler Trim	Thu 06/02/05
85	Stage Lighting	Thu 06/02/05
86	Sound System	Thu 06/02/05
87	Stage Floor	Thu 06/02/05
88	Acoustical Tile	Wed 06/22/05
89	Flooring	Wed 06/29/05
90	Rigging	Thu 07/07/05
91	Railings	Thu 07/07/05
92	Final Clean Up	Fri 07/15/05
93	Testing Sound & Lighting	Fri 07/15/05
94	Structure/General Delays	Mon 03/22/04
95		
96	**Auditorium**	Fri 05/02/03
97	Steel Bracing - Ceiling	Mon 06/02/03
98	HVAC Ductwork	Mon 06/02/03
99	HVAC Ductwork Delay - CO #3	Mon 12/15/03
100	HVAC Equipment	Tue 06/03/03
101	Electrical Rough	Mon 06/02/03
102	Electrical Delay CO # 4	Mon 04/05/04

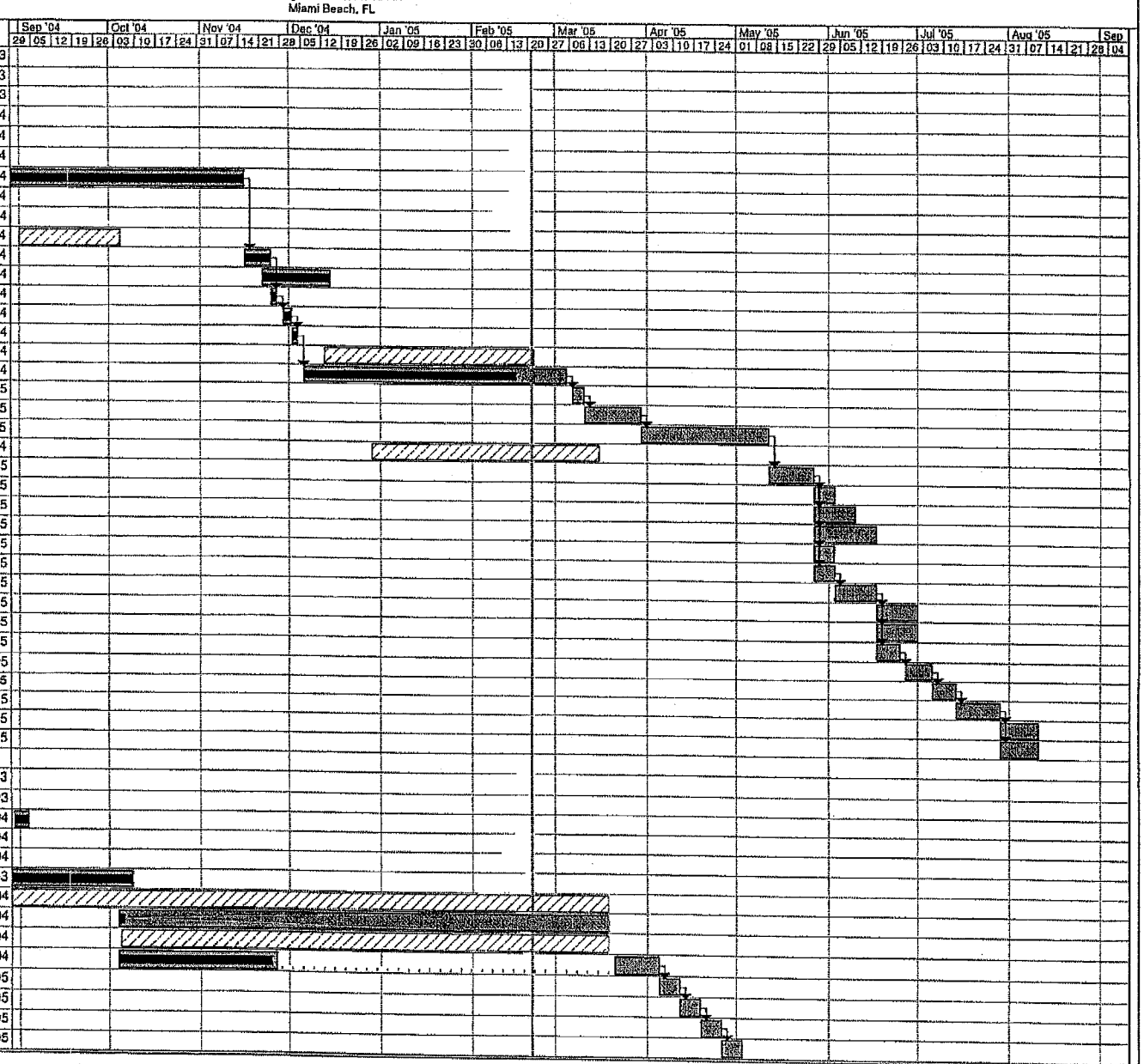


Prepared by: McCartney Constructio
Date: Mon 4/01/03
Revised: 2/16/05

Task | Progress | Split | Delay | External Milestone | Deadline

Colony Theatre Restoration
Miami Beach, FL

ID	Task Name	Start
103	Fire Sprinkler Rough	Mon 06/02/03
104	Carpentry - Ceiling & Platform	Fri 05/02/03
105	Carpentry & Structural Delay	Mon 10/13/03
106	Roof Carpentry	Mon 02/23/04
107	Drapery Framing	Fri 01/16/04
108	Drapery Framing Delay - CO # 3	Fri 01/02/04
109	Plaster & Drywall - Ceiling	Mon 07/19/04
110	Plaster & Drywall Delay - CO # 3	Fri 01/02/04
111	Plaster & Drywall Delay - CO#4 & #5	Thu 04/29/04
112	Hurricane Delay	Wed 09/01/04
113	Paint Ceiling	Tue 11/16/04
114	Parapet Repairs - CO # 7	Mon 11/22/04
115	Grills and Trim	Thu 11/25/04
116	Remove Scaffold	Mon 11/29/04
117	Pour Floor	Thu 12/02/04
118	Framing Delay 1/21/05 Memo, CO# 9, 10	Mon 12/13/04
119	Stage Framing	Mon 12/06/04
120	Speaker - Electrical Rough	Mon 03/07/05
121	Plaster	Fri 03/11/05
122	Millwork	Wed 03/30/05
123	Millwork - Delay - CO # 7 & # 9	Wed 12/29/04
124	Painting	Thu 05/12/05
125	Draperies	Fri 05/27/05
126	Lighting Fixtures	Fri 05/27/05
127	Electrical Trim	Fri 05/27/05
128	HVAC Grills	Fri 05/27/05
129	Fire Sprinkler Trim	Fri 05/27/05
130	Stage Lighting	Fri 06/03/05
131	Sound / Communications	Fri 06/17/05
132	Railings	Fri 06/17/05
133	Aluminum Grills	Fri 06/17/05
134	Carpet	Mon 06/27/05
135	Stage Curtain	Wed 07/06/05
136	Seating & Electric Connections	Thu 07/14/05
137	Final Clean Up	Fri 07/29/05
138	Final Inspections	Fri 07/29/05
139		
140	**Site Work**	Tue 06/10/03
141	Electrical	Tue 06/10/03
142	Water Service	Mon 08/30/04
143	Tap Delay	Mon 04/05/04
144	Water Service Delay - RFI 32, 104, CO#6	Mon 01/05/04
145	Waste Line	Wed 10/01/03
146	Waste Line Delay - RFI 32, 104, CO # 6	Mon 01/05/04
147	Fire Sprinkler	Mon 10/04/04
148	Water, Sewer, Fire Delay CO # 6	Tue 10/05/04
149	Drainage	Mon 10/04/04
150	Curbs & Sidewalks	Tue 04/05/05
151	Paving	Tue 04/12/05
152	Irrigation	Tue 04/19/05
153	Landscaping	Tue 04/26/05

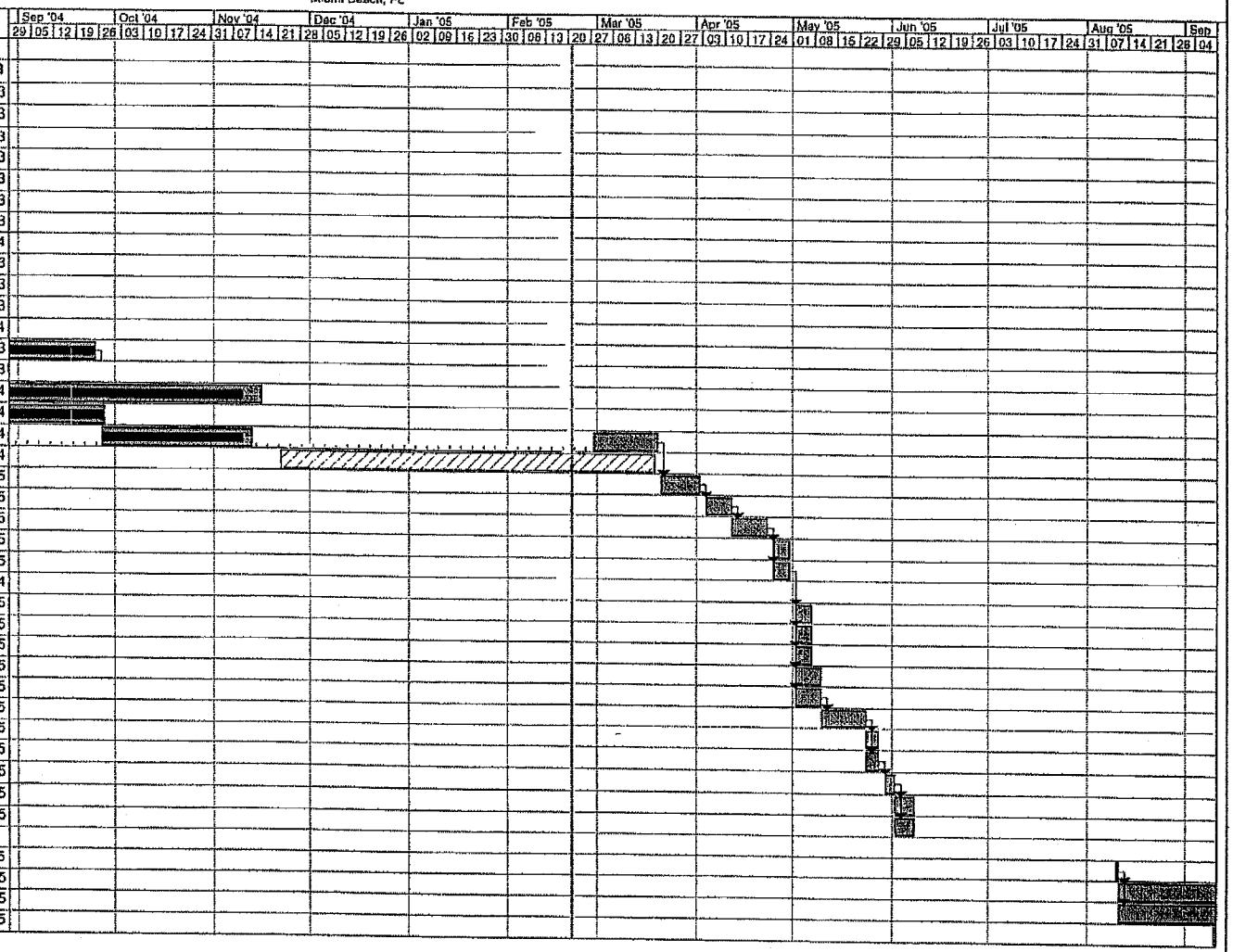


Prepared by: McCartney Constructio
Date: Mon 4/01/03
Revised: 2/16/05

Task | Progress | Split | Delay | External Milestone | Deadline

Colony Theatre Restoration
Miami Beach, FL

ID	Task Name	Start
154		
155	**Lobby Area**	Mon 06/16/03
156	Pilings	Mon 06/16/03
157	Plumbing Rough	Mon 06/30/03
158	Plumbing Rough Delay	Mon 06/30/03
159	Electrical Rough	Mon 06/30/03
160	Grade Beams	Mon 06/30/03
161	Slab	Mon 07/28/03
162	Façade Structure	Mon 07/28/03
163	Façade Roof	Mon 08/14/04
164	Framing	Mon 09/29/03
165	Plumbing Wall Rough	Mon 11/24/03
166	HVAC Ductwork	Mon 10/06/03
167	HVAC Ductwork Delay - CO # 3	Fri 01/09/04
168	Fire Sprinkler	Mon 08/30/03
169	Fire Sprinkler Delay	Tue 12/23/03
170	Wndws, Strfrnt, & Tkt Bth Roof	Mon 03/01/04
171	Stucco	Mon 08/16/04
172	Drywall & Plaster	Mon 08/23/04
173	Millwork Delay - No PO, Payment CO #9	Mon 11/22/04
174	Millwork	Mon 03/21/05
175	Exterior Lobby Tile	Mon 04/04/05
176	Doors	Tue 04/12/05
177	Painting - Interior	Mon 04/25/05
178	Painting - Exterior	Mon 04/25/05
179	Marquees	Mon 05/03/04
180	Hardware \	Mon 05/02/05
181	Electrical Fixtures	Mon 05/02/05
182	HVAC Equipment	Mon 05/02/05
183	HVAC Grills	Mon 05/02/05
184	Electric Trim	Mon 05/02/05
185	Terrazzo	Tue 05/10/05
186	Doors 107	Tue 05/24/05
187	Equipment	Tue 05/24/05
188	Carpet	Mon 05/30/05
189	Final Cleaning	Thu 06/02/05
190	Inspections	Thu 06/02/05
191		
192	Substantial Completion	Wed 08/10/05
193	Punch List	Thu 08/11/05
194	Owner Equipt/Move In -Theatre/Consession	Thu 08/11/05
195	Final Completion	Sat 09/10/05

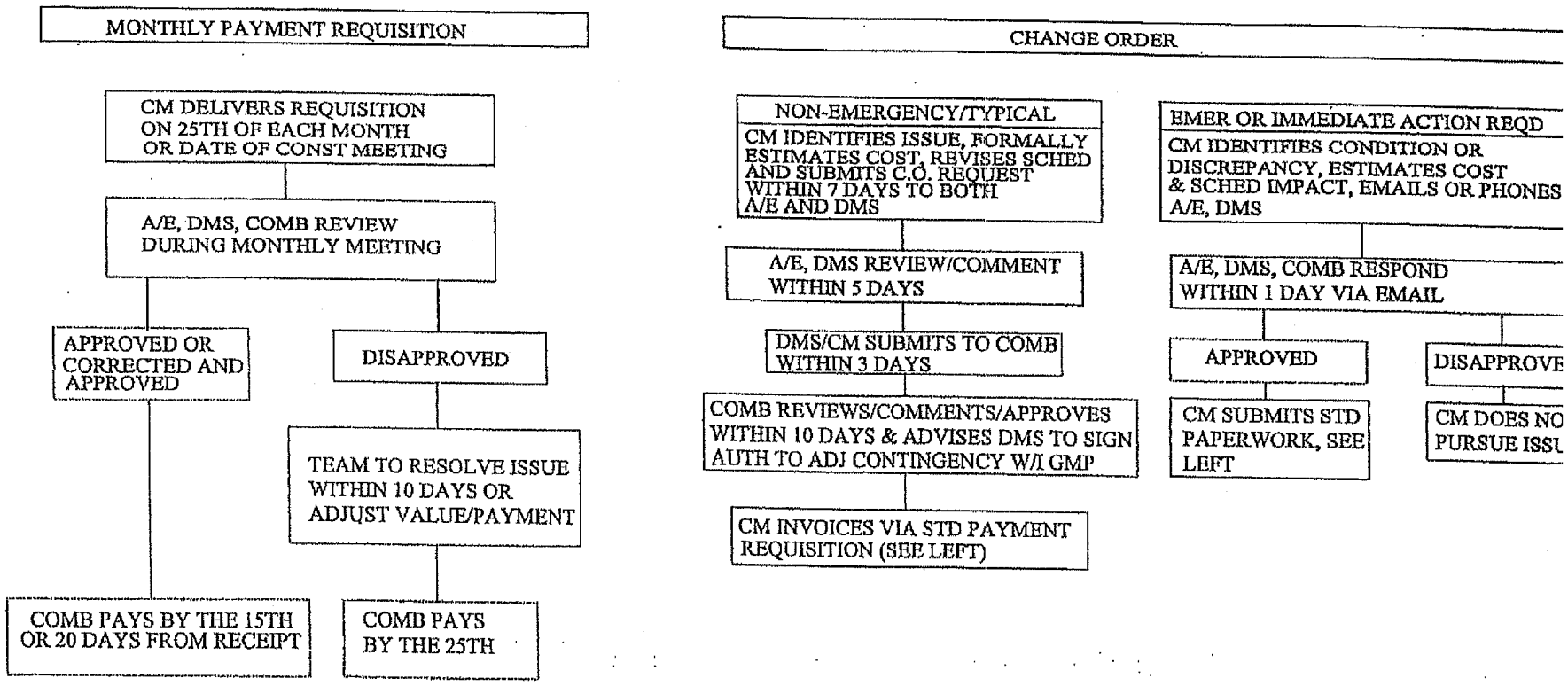


Prepared by: McCartney Constructio
Date: Mon 4/01/03
Revised: 2/16/05

Task | Progress | Split | Delay | External Milestone | Deadline

EXHIBIT
C
PENGAD-Bayonne, N. J.

COLONY THEATER PAPERWORK TIMELINE



REV. DATE: FEB. 15, 2005

EXHIBIT

D

Department of Management Services
Division of Facilities Management and Building Construction
CONSTRUCTION CONTRACT CHANGE ORDER

Change Order Number: 6
State Project Number: COMB – 99014200
ate Project Name: Renovations and Restorations, Colony Theatre

Architect/Engineer: RJ Heisenbottle Architects, P.A.
Address: 340 Minorca Avenue, Suite 10
City: Coral Gables
State/Zip: Florida 33134
Phone: 305-446-7799

Contractor: McCartney Construction Company
Address: 4800 SW 64th Avenue, Suite 109
City: Davie
State/Zip: Florida 33314
Phone: 954-689-7878

DESCRIPTION OF CHANGE (Attach additional pages if required)	Decrease In	Increase In
1. Description of items – See attached		
COR #8 $ 16,506.63		
COR #9 $128,876.58		
$145,383.21		
Notice To Proceed Date: 11/18/02 Orig. Contract Sum: $5,568,002.00		

Contract Time:	Days	Date*	Contract Sum: $5,582,328.00		$5,582,328.10
Original Contract Time	427	1/13/04	Subtotal		
Present Contract Time	620	8/06/04	Net Add(Deduct)		$ 145,383.21
This Change Add(Deduct)	79		Pres. Contract Sum		$5,582,328.10
New Contract Time	699	10/25/04	New Contract Sum		$5,727,711.31

This Change Order is an amendment to the Contract Agreement between Contractor and the Owner, and all contract provisions shall apply unless specifically exempted. The amount and time change designated are the maximum agreed to by both the Owner and the Contractor for this change. In consideration of the foregoing adjustments in contract time and contract sum, the contractor hereby releases Owner from all claims, demands or causes of action arising out of the transactions, events and occurrences giving rise to this Change Order. This written Change Order is the entire agreement between Owner and Contractor with respect to this Change Order. No other agreements or modifications shall apply to this contract amendment unless expressly provided herein. This Change Order represents final agency action pursuant to Section 120.57, Florida Statutes (1978).

RECOMMENDED:	APPROVED:	APPROVED:	APPROVED:
Date 11/4/04	Date 10/28/04	Date	Date
Signature, Architect/Engineer RJHA	Signature, CM/Contractor McCartney Construction	Signature, Client Representative - COMB	Signature, Department of Management Services

*Substantial Completion Date

DBC 5006
Revised 4/03

Department of Management Services
Division of Facilities Management and Building Construction
CONSTRUCTION CONTRACT CHANGE ORDER

EXHIBIT E

Change Order Number: 7
State Project Number: COMB – 9904200
State Project Name: Renovations and Restorations, Colony Theatre
Architect/Engineer: RJ Heisenbottle Architects, P.A.
Address: 340 Minorca Avenue, Suite 10
City: Coral Gables
State/Zip: Florida 33134
Phone: 305-446-7799

Contractor: McCartney Construction Company
Address: 4800 SW 64th Avenue, Suite 109
City: Davie
State/Zip: Florida, 33314
Phone: 954-689-7878

DESCRIPTION OF CHANGE (Attach additional pages if required)	Decrease In	Increase In
1. Description of items – see attached COR # 10 $ 2,987.25 COR # 11 $ 31,595.18 COR # 14 $ 21,242.78 COR # 15 $120,504.23 COR # 16 $ 8,335.99 Notice To Proceed Date: 11/18/02 Orig. Contract Sum: $5,568,002.00		

Contract Time:	Days	Date*	Contract Sum: $5,727,711.31		$5,727,711.31
Original Contract Time	427	1/13/04	Subtotal		$ 184,665.43
Present Contract Time	699	10/25/04	Net Add(Deduct)		$5,727,711.31
This Change Add(Deduct)	162		Pres. Contract Sum		$5,912,376.74
New Contract Time	861	04/05/05	New Contract Sum		

This Change Order is an amendment to the Contract Agreement between Contractor and the Owner, and all contract provisions shall apply unless specifically exempted. The amount and time change designated are the maximum agreed to by both the Owner and the Contractor for this change. In consideration of the foregoing adjustments in contract time and contract sum, the contractor hereby releases Owner from all claims, demands or causes of action arising out of the transactions, events and occurrences giving rise to this Change Order. This written Change Order is the entire agreement between Owner and Contractor with respect to this Change Order. No other agreements or modifications shall apply to this contract amendment unless expressly provided herein. This Change Order represents final agency action pursuant to Section 120.57, Florida Statutes (1978).

RECOMMENDED:	APPROVED:	APPROVED:	APPROVED:
Date 10-18-05	Date 12/17/04	Date	Date
Signature, Architect/Engineer RJHA	Signature, CM/Contractor McCartney Construction	Signature, Client Representative - COMB	Signature, Department of Management Services

*Substantial Completion Date

DBC 5006

EXHIBIT
F

Department of Management Services
Division of Facilities Management and Building Construction
CONSTRUCTION CONTRACT CHANGE ORDER

Change Order Number: 8 rev 1
State Project Number: COMB – 9904200
State Project Name: Renovations and Restorations, Colony Theatre

Architect/Engineer: RJ Heisenbottle Architects, P.A.
Address: 340 Minorca Avenue, Suite 10
City: Coral Gables
State/Zip: Florida 33134
Phone: 305-446-7799

Contractor: McCartney Construction Company
Address: 4800 SW 64th Avenue, Suite 109
City: Davie
State/Zip: Florida 33314
Phone: 954-689-7878

DESCRIPTION OF CHANGE (Attach additional pages if required)	Decrease In	Increase In
1. Description of items – see attached COR # 17r $8,798.21 1. RFI 165 at the stairs to the roof, the plans did not indicate a light at the roof landing or intermediate landing. This item is to install 3 fixtures as per sketch SK 14. 2. Renewal of Builder's Risk insurance for 30 days starting 12/31/04. Notice To Proceed Date: 11/18/02 Orig. Contract Sum: $5,568,002.00		

Contract Time:	Days	Date*	Contract Sum: $5,912,376.74		$5,912,376.74
Original Contract Time	427	1/13/04	Subtotal		
Present Contract Time	861	04/05/05	Net Add(Deduct)		$ 8,798.21
This Change Add(Deduct)			Pres. Contract Sum		$5,912,376.74
New Contract Time			New Contract Sum		$5,921,174.95

This Change Order is an amendment to the Contract Agreement between Contractor and the Owner, and all contract provisions shall apply unless specifically exempted. The amount and time change designated are the maximum agreed to by both the Owner and the Contractor for this change. In consideration of the foregoing adjustments in contract time and contract sum, the contractor hereby releases Owner from all claims, demands or causes of action arising out of the transactions, events and occurrences giving rise to this Change Order. This written Change Order is the entire agreement between Owner and Contractor with respect to this Change Order. No other agreements or modifications shall apply to this contract amendment unless expressly provided herein. This Change Order represents final agency action pursuant to Section 120.57, Florida Statutes (1978).

RECOMMENDED:	APPROVED:	APPROVED:	APPROVED:
Date	Date	Date	Date
Signature, Architect/Engineer RJHA	Signature, CM/Contractor McCartney Construction	Signature, Client Representative - COMB	Signature, Department of Management Services

*Substantial Completion Date

DBC 5006
Revised 4/03

EXHIBIT G

Department of Management Services
Division of Facilities Management and Building Construction
CONSTRUCTION CONTRACT CHANGE ORDER

Change Order Number: 9
State Project Number: COMB – 9904200
State Project Name: Renovations and Restorations, Colony Theatre
Architect/Engineer: RJ Heisenbottle Architects, P.A.
Address: 340 Minorca Avenue, Suite 30
City: Coral Gables
State/Zip: Florida, 33134
Phone: 305-446-7799

Contractor: McCartney Construction Company
Address: 4800 SW 64th Avenue, Suite 109
City: Davie
State/Zip: Florida, 33314
Phone: 954-689-7878

DESCRIPTION OF CHANGE (Attach additional pages if required)	Decrease In	Increase In
1. Description of items – see attached COR # 18 ($ 1,368.00) COR # 19 $40,293.88 Notice To Proceed Date: 11/18/02 Orig. Contract Sum: $5,568,002.00		

Contract Time:	Days	Date*	Contract Sum: $5,921,174.95		$5,921,174.95
Original Contract Time	427	1/13/04	Subtotal		
Present Contract Time	861	04/05/05	Net Add(Deduct)		$ 38,925.88
This Change Add(Deduct)	77		Pres. Contract Sum		$5,921,174.95
New Contract Time	938	06/21/05	New Contract Sum		$5,960,100.83

This Change Order is an amendment to the Contract Agreement between Contractor and the Owner, and all contract provisions shall apply unless specifically exempted. The amount and time change designated are the maximum agreed to by both the Owner and the Contractor for this change. In consideration of the foregoing adjustments in contract time and contract sum, the contractor hereby releases Owner from all claims, demands or causes of action arising out of the transactions, events and occurrences giving rise to this Change Order. This written Change Order is the entire agreement between Owner and Contractor with respect to this Change Order. No other agreements or modifications shall apply to this contract amendment unless expressly provided herein. This Change Order represents final agency action pursuant to Section 120.57, Florida Statutes (1978).

RECOMMENDED:	APPROVED:	APPROVED:	APPROVED:
Date	Date	Date	Date
Signature, Architect/Engineer RJHA	Signature, CM/Contractor McCartney Construction	Signature, Client Representative - COMB	Signature, Department of Management Services

*Substantial Completion Date

DBC 5006
Revised 4/03

EXHIBIT
H

Department of Management Services
Division of Facilities Management and Building Construction
CONSTRUCTION CONTRACT CHANGE ORDER

Change Order Number: 10
State Project Number: COMB – 9904200
State Project Name: Renovations and Restorations, Colony Theatre
Architect/Engineer: RJ Heisenbottle Architects, P.A.
Address: 340 Minorca Avenue, Suite 10
City: Coral Gables
State/Zip: Florida, 33134
Phone: 305-446-7799

Contractor: McCartney Construction Company
Address: 4800 SW 64th Avenue, Suite 109
City: Davie
State/Zip: Florida, 33314
Phone: 954-689-7878

DESCRIPTION OF CHANGE (Attach additional pages if required)		Decrease In	Increase In
1. Description of items – see attached			
COR # 20	$146,303.03		
COR # 21			
CO# 6 & 7 Phase Fee Credit	($ 54,709.53)		
Contingency	$ 75,000.00		
	$166,593.50		
Notice To Proceed Date: 11/18/02	Orig. Contract Sum: $5,568,002.00		

Contract Time:	Days	Date*	Contract Sum: $5,960,100.83		$5,960,100.83
Original Contract Time	427	1/13/04	Subtotal		
Present Contract Time	938	06/21/05	Net Add(Deduct)		$ 166,593.50
This Change Add(Deduct)	50		Pres. Contract Sum		$5,960,100.83
New Contract Time	988	08/10/05	New Contract Sum		$6,126,694.33

This Change Order is an amendment to the Contract Agreement between Contractor and the Owner, and all contract provisions shall apply unless specifically exempted. The amount and time change designated are the maximum agreed to by both the Owner and the Contractor for this change. In consideration of the foregoing adjustments in contract time and contract sum, the contractor hereby releases Owner from all claims, demands or causes of action arising out of the transactions, events and occurrences giving rise to this Change Order. This written Change Order is the entire agreement between Owner and Contractor with respect to this Change Order. No other agreements or modifications shall apply to this contract amendment unless expressly provided herein. This Change Order represents final agency action pursuant to Section 120.57, Florida Statutes (1978).

RECOMMENDED:	APPROVED:	APPROVED:	APPROVED:
Date	Date	Date	Date
Signature, Architect/Engineer RJHA	Signature, CM/Contractor McCartney Construction	Signature, Client Representative - COMB	Signature, Department of Management Services

*Substantial Completion Date

DBC 5006
Revised 4/03

Colony Theatre

Contract Reconciliation
Date: 01/26/2005

Contract amount through C O # 5	$5,582,328.09	
Amount paid through 12/31/04	-$4,655,955.00	
Balance of contract		$926,373.09
Total of direct pay subcontractor purchase orders	$672,000.90	
Amount paid through 12/31/04	-$172,410.68	
Balance of direct pay subs		$499,590.22
Balance to complete including C M contract and direct pay subs - 12/31/04		$1,425,963.31
Outstanding Change Orders		
C O # 6		$145,383.21
C O # 7		$184,665.43
C O # 8		$8,798.21
C O # 9		$38,925.88
List of CO items identified, not formally submitted		$48,284.00
Insurance (6 mos cvg thru July bldr risk + windstorm)		$37,764.00
Contingency - 12 % of balance to complete		$226,774.00
Estimate to complete		$2,116,558.04
Upgrades to existing bathrooms - Budget		$62,400.00
Revised estimate to complete with bathroom upgrades		$2,178,958.04

If major modifications are necessary at Auditorium Ceiling it could add up to $400,000 to the above Budget and an additional 3 months to the project schedule

Addl funding to complete proj (construction)	$752,994.73
Addl A/E funding ($142,000 + $4991)	$146,991.00
DMS Fee	$22,499.62
Total funding to complete project	$922,485.35

RESOLUTION TO BE SUBMITTED