



City of Coral Gables
CITY COMMISSION MEETING
June 16, 2015

ITEM TITLE:

A Resolution authorizing staff to study the options for addressing the public safety building at 2801 Salzedo Street.

BRIEF HISTORY:

On November 11, 2014, Ferguson Glasgow Schuster Soto, Inc. provided an executive summary of an engineering study performed by Stantec/FGSS for basic assessment and programming of the public safety building at 2801 Salzedo Street, a copy of which is attached.

The building was determined to need significant repairs, including addressing structural issues.

The consultants have presented three options :

Option A – Renovation/Retrofit with an estimated cost of \$17,278,800

Option B – Mediterranean Renovation/Retrofit with an estimated cost of \$25,067,460

Option C – Demolition and New Construction, with an estimated cost of \$26,460,000

Waronker & Rosen, Inc. prepared an appraisal of the land only as of January 20, 2015, and valued the property at \$19 million.

Staff recommends that it be permitted to study options for addressing the public safety building including, but not limited to:

- sale of the property and purchase of another property either with an existing building that can be retrofitted, or construction of a new facility;
- demolition of the property and reconstruction of a new facility on site (including plans for operations during such construction either in alternate locations or by phasing on the site);
- renovation/retrofit of the existing building; and
- temporary solutions for shoring up the building or relocating vehicles that are too heavy to park in the fire bay.

Staff recommends that it be able to work with a continuing services design firm in assessing these options.

APPROVED BY:

Director	City Attorney	City Manager

ATTACHMENT(S):

- 1. Proposed Resolution**
- 2. Executive Summary of basic assessment and programming study of the public safety building dated 11/11/14 by Ferguson Glasgow Schuster Soto. Inc.**
- 3. Appraisal dated 1/30/15 Waronker & Rosen, Inc.**