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CITY OF CORAL GABLES

NEW PUBLIC SAFETY BUILDING

Site Selection
Committee Presentation

December 8, 2015



Over 100 Public Safety & Justice Projects Worldwide

Local Public Safety / Justice Experts:

- City of Miami Police Building
- Miami-Dade Fire Department Complex
- Miami Gardens Admin. & Public Safety Bldg.
- Key Biscayne Admin. & Public Safety Bldg.
- Sunny Isles Admin. & Public Safety Bldg.
- North Miami Beach Public Safety Building
- Town of Davie Public Safety Building

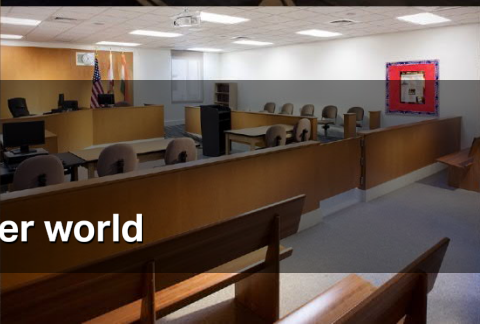
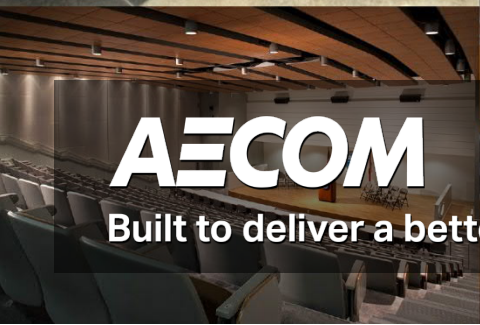
Recent / Current Work:

- Leon County Consolidated Public Safety Complex
- Westminster Public Safety Building
- Los Angeles Police Headquarters
- Phoenix FBI headquarters
- St. Petersburg Police Headquarters (Under Design)
- Coral Gables Fire Station 2 Addition



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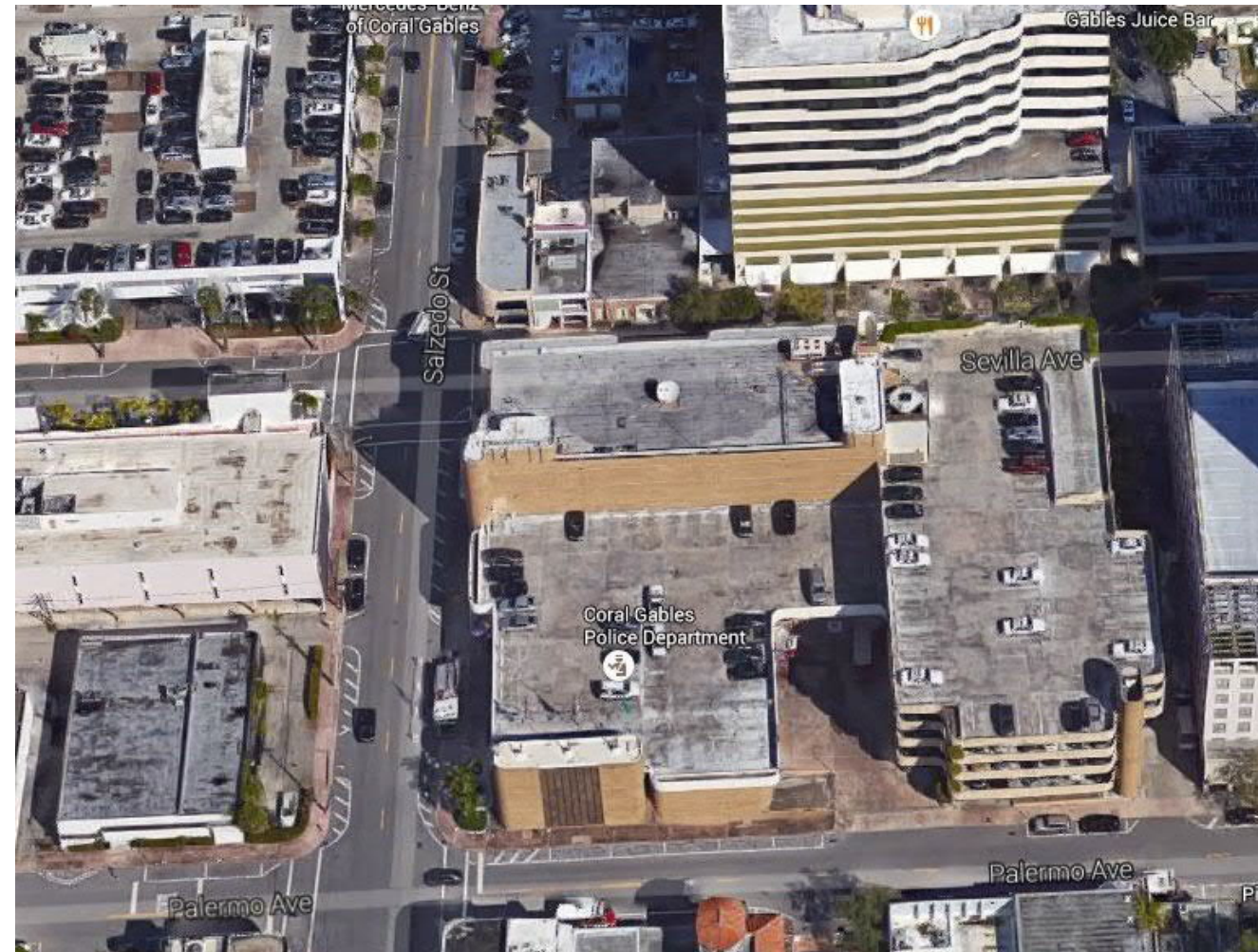
Built to deliver a better world



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Built to deliver a better world

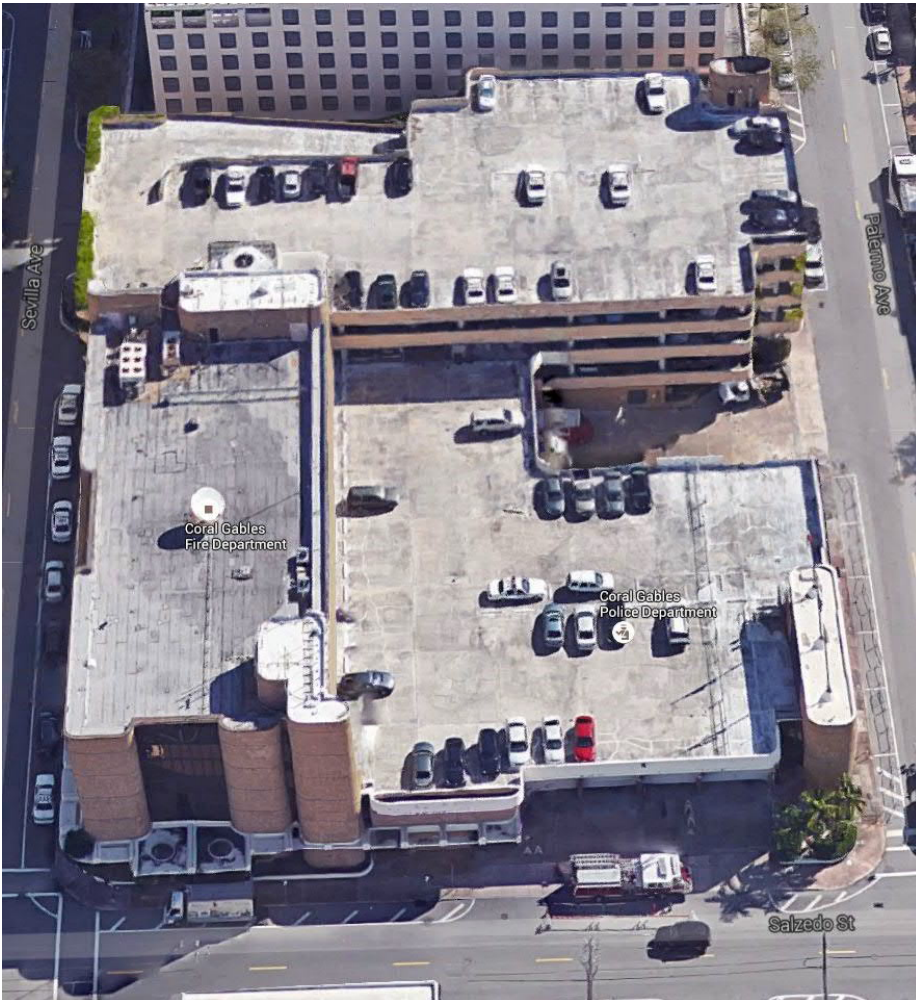




Designed & Constructed in 1976 as a multi-faceted City Administration Building

- Police Department Administration
- Fire Department Administration
- Fire Station Number 1
- Emergency Communication Center
- Emergency Operations Center
- Information Technologies Department
- Human Resources Department
- Parking Department
- Gables Television Studio
- Public Parking spaces

Jan 2015 - APPRAISED VALUE
\$19,000,000.00



- *Inadequate amount of space for all Departments.*
- *Security facility hardening challenges.*
- *Cannot sustain future growth and expansion of Police and Fire Department.*
- *Considerable structural maintenance needs are required.*
- *Inefficiencies of current arrangement of the building.*
- *Does not comply with today's building codes.*
- *Significant Cost to Repair and Stabilize Building Structure.*

PUBLIC SAFETY BUILDING

TOTAL BUILDING AREA
110,000 SF

POLICE DEPARTMENT
FIRE DEPARTMENT ADMIN.
FIRE STATION # 1
EOC
PUBLIC SAFETY TRAINING
CITY H.R.
CITY I.T.

SECURE PARKING GARAGE
160 CARS / 52,800 SF

LEED / Sustainable Design
CAT V
Efficient / Shared Spaces
Secured

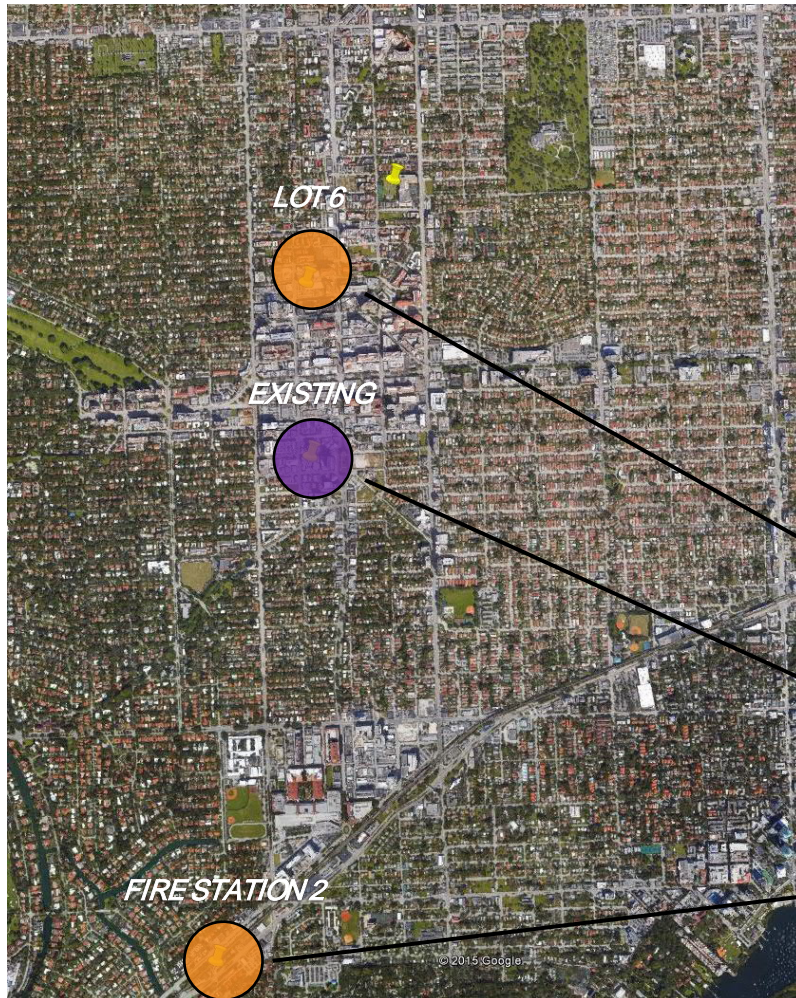


- Identify Parcel of Land Suitable to Accommodate the Complexity of The Facility
- Team Reviewed Private And Publically Owned Properties
- Current City Owned Parcels of Land are Preferred
- Urban Impact - Minimize Impact on Residential Areas
- Economic Impact / Cost
- Project Duration
- Lot Configuration & Bldg. Efficiency
- Civic Presence
- Strategic Location - Response Time / Concentric Circle

LOT 6 - SALZEDO & ALCAZAR SITE

EXISTING PSB SITE - SALZEDO & SEVILLA

US1 & RIVIERA + FIRE STATION 2 SITE



LOT 6 - SALZEDO & ALCAZAR



LOT AREA:
39,387 SF

ZONING:
COMMERCIAL DISTRICT
(C) COMMERCIAL HIGH
RISE INTENSITY

HEIGHT: 150'

FAR: 3.0 / 3.5 (MED)
118,161 / 137,855 SF

FRONT SETBACK:
0' UP TO 15'
10' ABOVE 15'

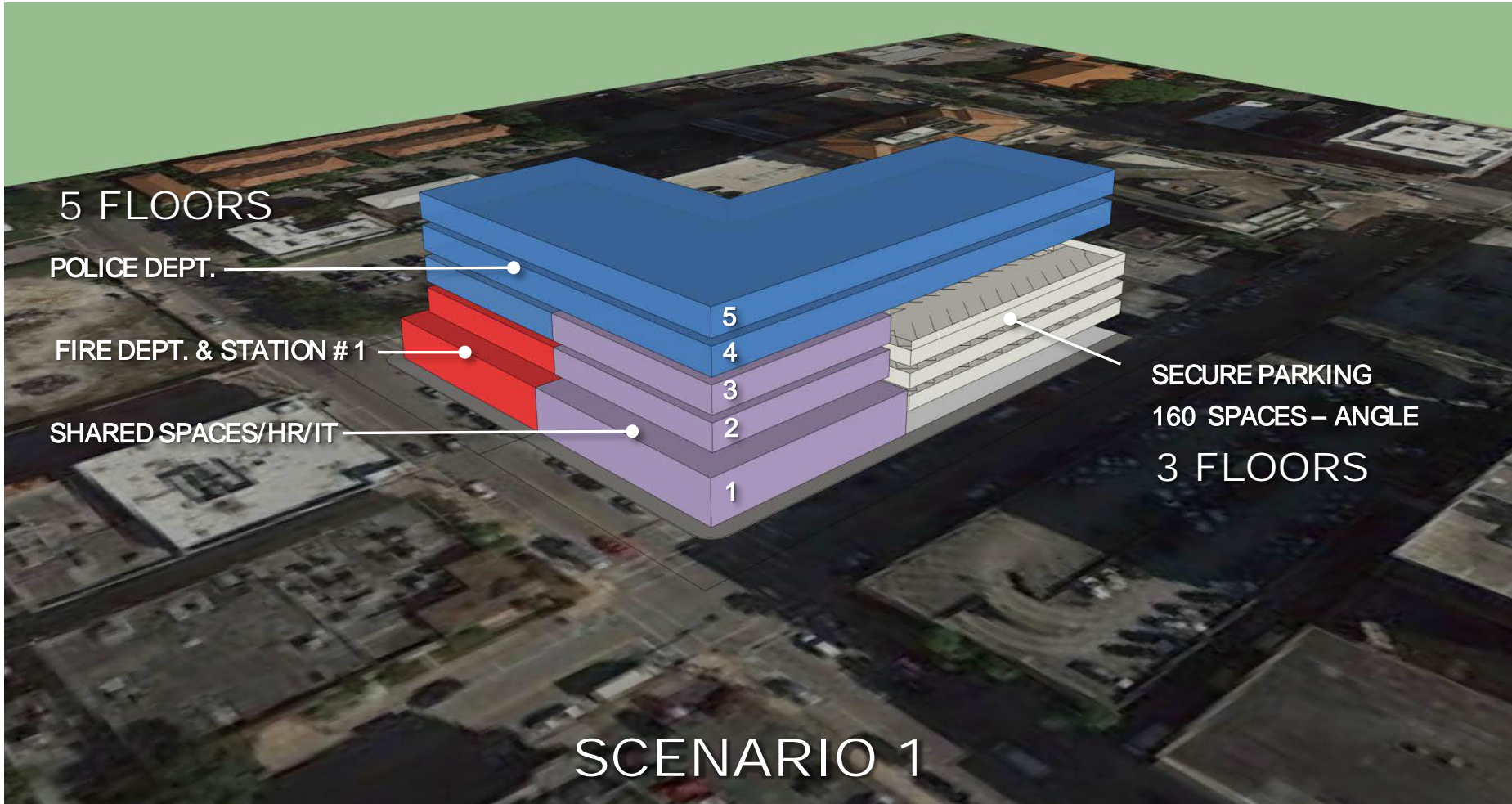
SIDE SETBACK:
0' UP TO 45'

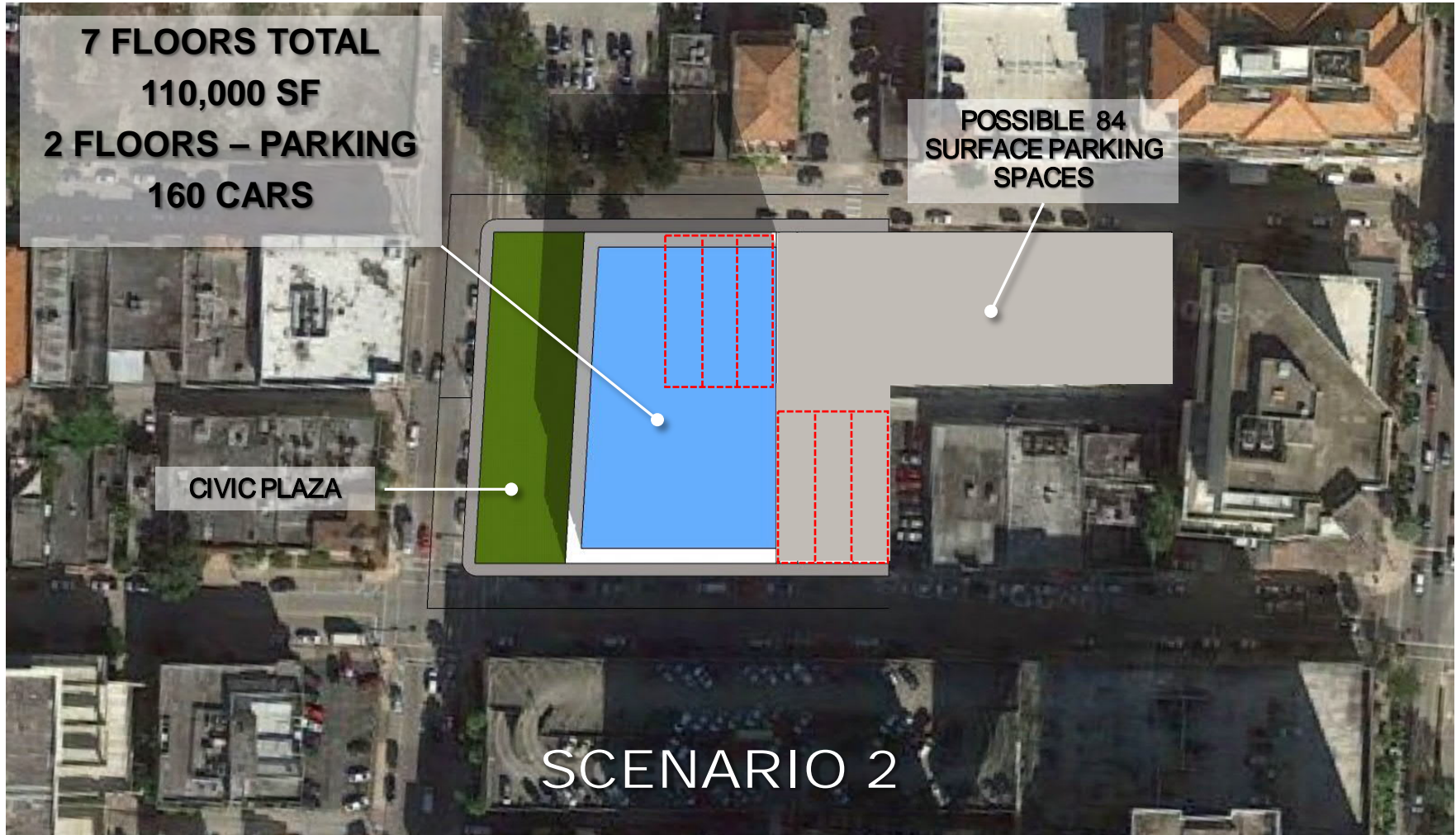
REAR SETBACK:
0' ALLEY
10' NOT ABUTTING
ALLEY

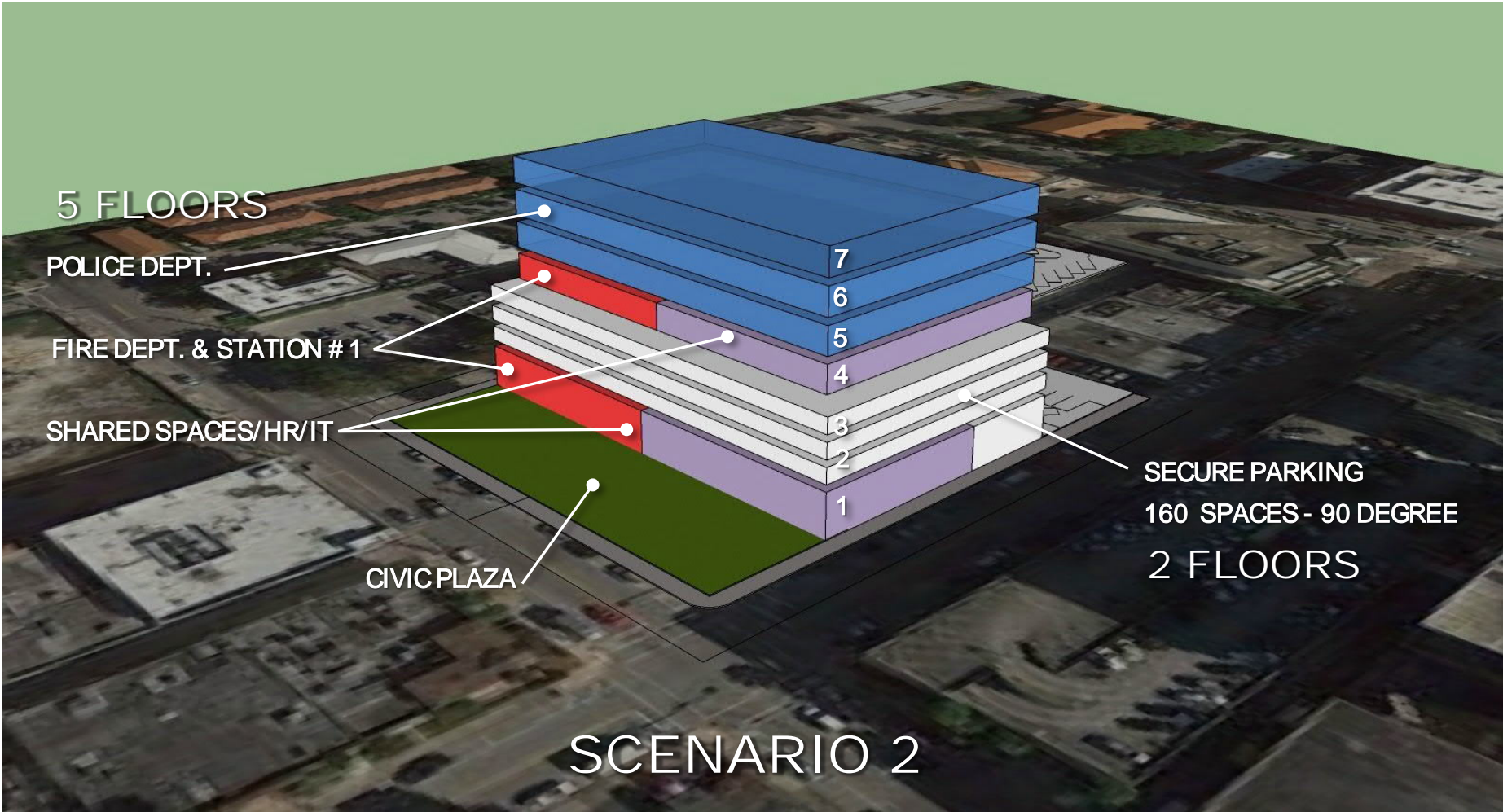
5 FLOOR TOTAL
110,000 SF
3 FLOORS - PARKING
160 CARS



SCENARIO 1







5 FLOORS

POLICE DEPT.

FIRE DEPT. & STATION # 1

SHARED SPACES/HR/IT

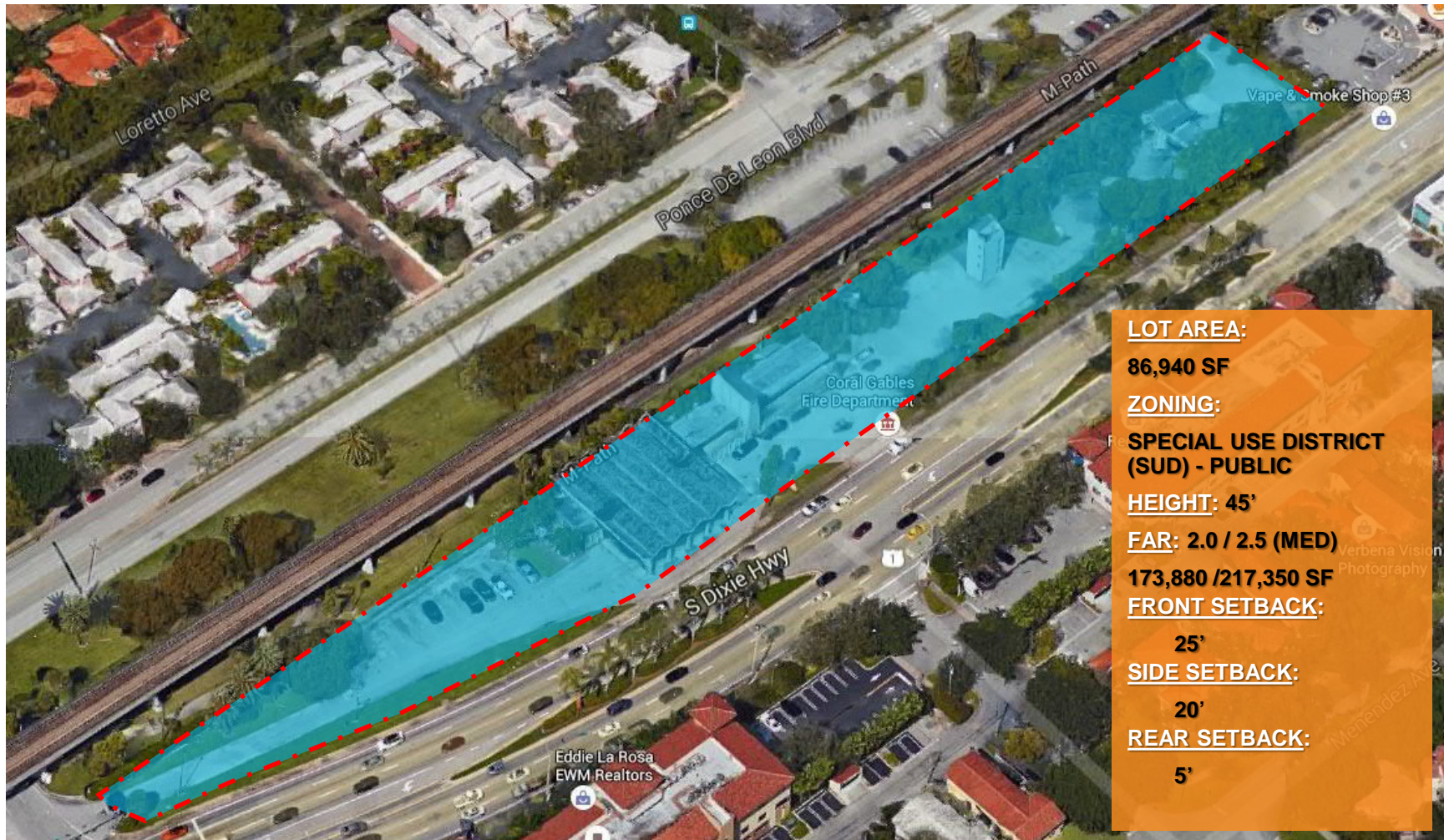
CIVIC PLAZA

7
6
5
4
3
2
1

SECURE PARKING
160 SPACES - 90 DEGREE
2 FLOORS

SCENARIO 2

FIRE STATION 2 – US1 & RIVIERA DR.



LOT AREA:
86,940 SF

ZONING:
SPECIAL USE DISTRICT
(SUD) - PUBLIC

HEIGHT: 45'

FAR: 2.0 / 2.5 (MED)

FRONT SETBACK:
25'

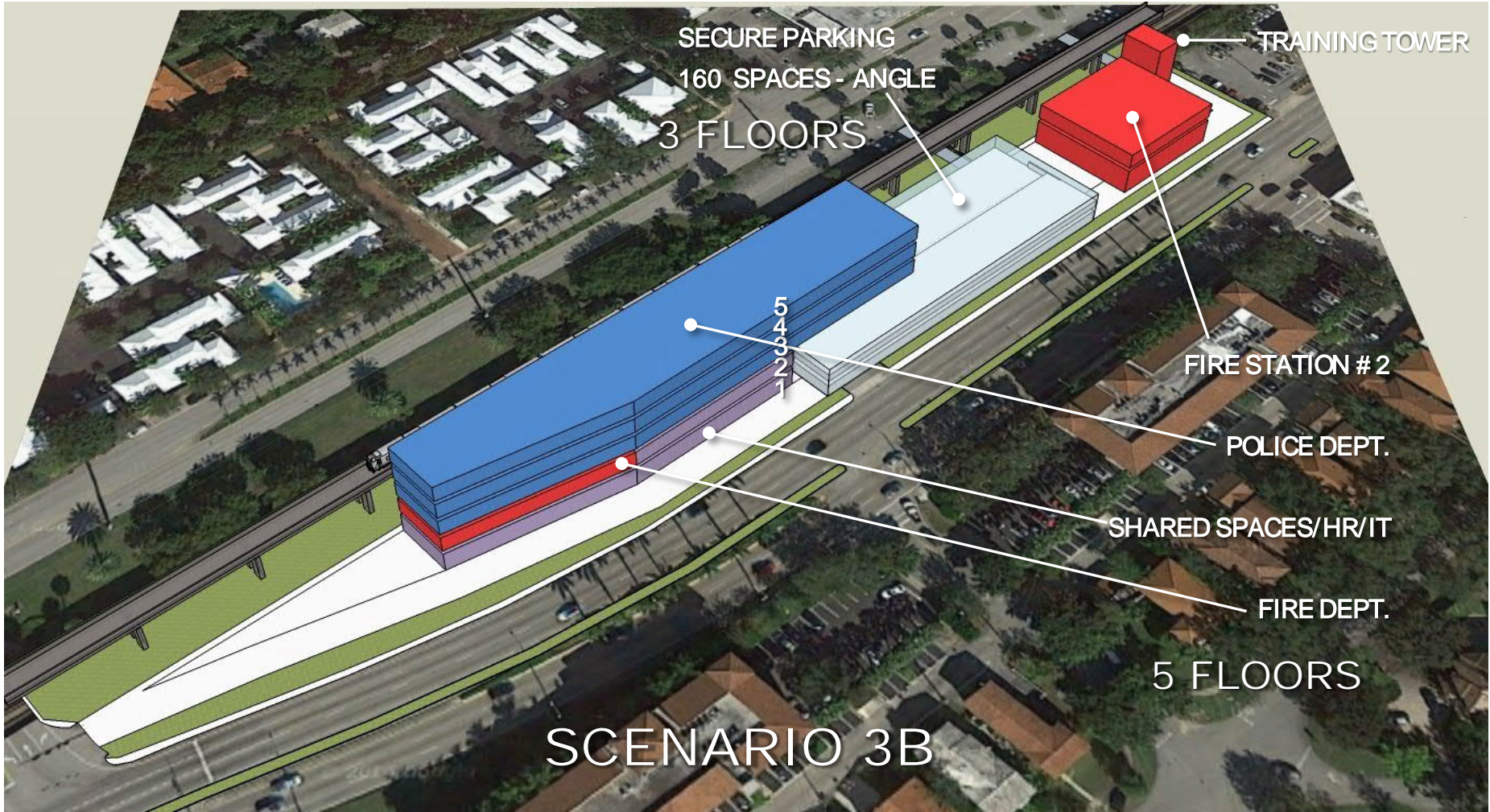
SIDE SETBACK:
20'

REAR SETBACK:
5'

FIRE STATION 2 - US1 & RIVIERA DR.



FIRE STATION 2 - US1 & RIVIERA DR.



EXISTING PSB SITE - DEMO & NEW



LOT AREA:

63,000 SF

ZONING:

SPECIAL USE DISTRICT (SUD) - PUBLIC

HEIGHT: 150'

FAR: 2.0 / 2.5 (MED)

126,000 / 157,500 SF

FRONT SETBACK:

25'

SIDE SETBACK:

INSIDE LOTS 20%
LOT WIDTH TO MAX
20', SIDE STREET 15'

REAR SETBACK:

5'

6 FLOORS TOTAL

110,000 SF

3 FLOORS - PARKING

160 CARS

PHASE 1 - EXISTING PUBLIC SAFETY BUILDING TO REMAIN

PHASE 2 - DEMO EXISTING AND CONSTRUCT PUBLIC PLAZA

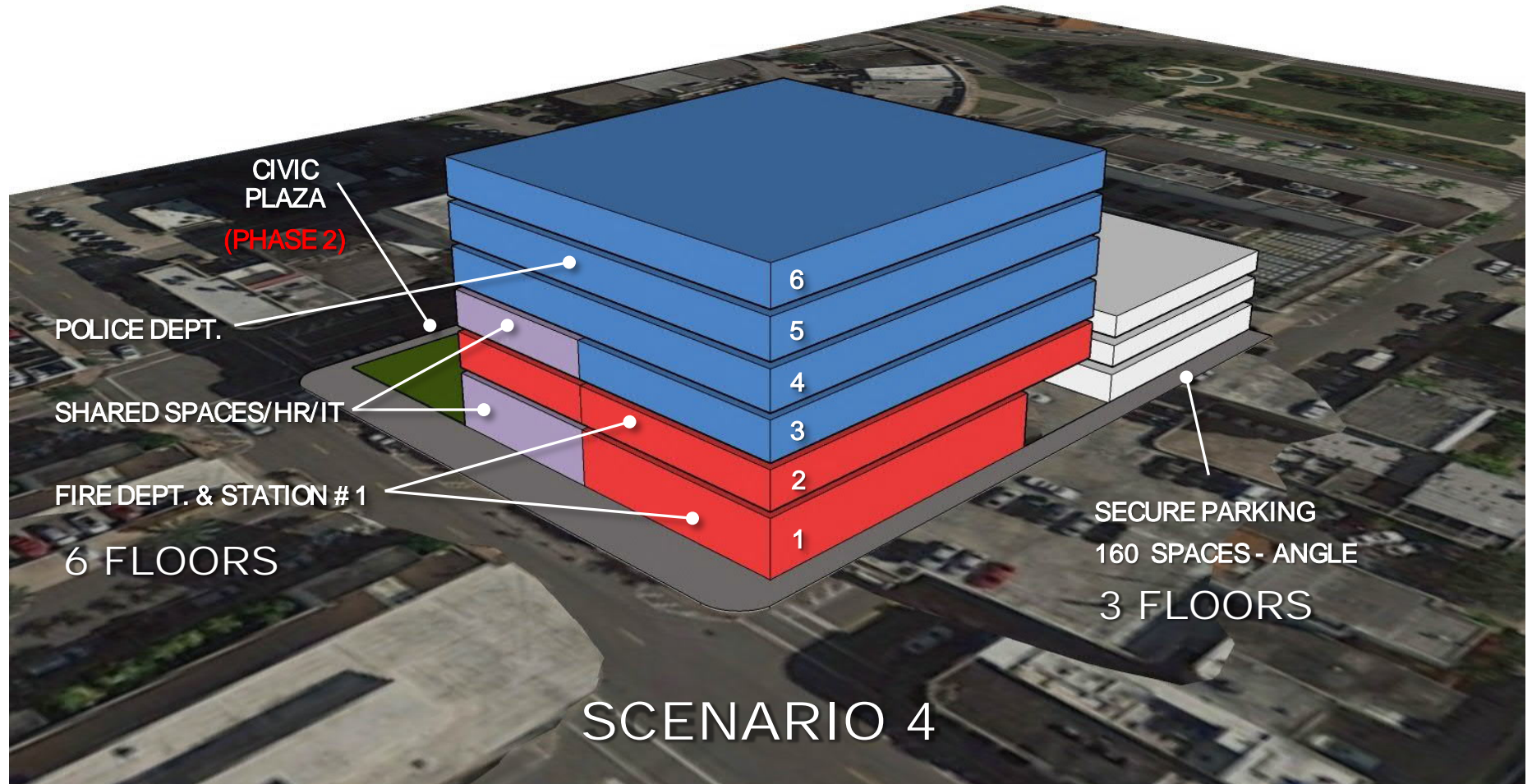
CIVIC PLAZA

**PARKING
3 FLOORS
160
SPACES**

**NEW BLDG
6 FLOORS**

PHASE 1
DEMO EXISTING FIRE STATION AND PARKING
CONSTRUCT:
110,000 SF BLDG
160 CAR GARAGE

SCENARIO 4



EXISTING PSB SITE - Remodel



\$17,000,000.00

**COST TO REPAIR AND STABILIZE
CURRENT STRUCTURE. REPAIRS
DO NOT ADDRESS FUTURE
GROWTH AND EFFICIENCY**

SCENARIO 5



	LOT 6 (SALZEDO & ALCAZAR)		FIRE STATION 2 LOT (US1 & RIVIERA DR.)		EXISTING PS BLDG (SALZEDO & SEVILLA)	
	Scenario 1 (Lot 6 only)	Scenario 2 (Lot 6 + Adjacent swap)	Scenario 3	Scenario 4 (New Bldg.)	Scenario 5 (Exist Bldg. Renovation)	
Economic Impact / Cost	✓ May Include Existing Building Land Equity	✓ May Include Existing Building Land Equity	✓ Add. project cost with garage & FS1	✓ Most Expensive Scenario	✓ Does not address all discrepancies	
Project Duration	✓	✓	✓ Multiple Variances	✓ Phased Construction	✓ Phased Remodeling	
Urban Impact	✓	✓	✓ Bldg. much larger than surrounding	✓	✓	
Bldg. Efficiency	✓ "L" Shape adds circulation + stairs. Angled Parking at Garage	✓	✓ Long bldg. adds circulation + stairs Angled Parking at Garage	✓	✓ Remains as is	
Civic Presence	✓ No civic plaza opportunity	✓	✓ No civic plaza opportunity	✓	✓ Remains as is	
Location /Response Time	✓	✓	✓	✓ Not as optimum as lot 6 loc.	✓ Not as optimum as lot 6 loc.	