



City of Coral Gables
CITY COMMISSION MEETING
October 25, 2016

ITEM TITLE:

Public Safety Building Update

BRIEF HISTORY:

On June 16, 2015, the City Commission adopted Resolution No. 2015-102 authorizing Staff to study the options for addressing the Public Safety Building at 2801 Salzedo Street (the "Building") which needs significant repairs and has a number of structural issues.

The Building houses the administrative staff for the City's Police and Fire Departments; the Emergency and Operations Centers; the Information Technologies, Human Resources and Parking Departments; and the Gables Television Studio. It also accommodates 191 City parking spaces and 103 public parking spaces.

A Public Safety Building Exploratory Committee (Committee), was established to explore options to renovate, replace or relocate the facility. The Committee determined that the total square footage needed is approximately 100,000 SF of office/fire station and approximately 160 employee parking spaces. In addition, the new facility would be energy efficient, meet ADA requirements, replace obsolete equipment and meet the program and operational requirements of a modern public safety and government operations facility for today and the future.

On December 8, 2015, the City Commission adopted Resolution 2015-308, authorizing Staff to continue to explore the following five scenarios, in order to evaluate and determine the best option(s) for a new Public Safety Building:

1. Scenario 1 - Construction of a new facility on the site of City-owned parking Lot 6 at Alcazar Avenue and Salzedo Street.
2. Scenario 2 - Construction of a new facility on the site of City-owned parking Lot 6 and an adjacent 35,000-square-foot vacant lot owned by a private party.
3. Scenario 3 - Demolition of the property and reconstruction of a new facility at the Fire Station 2 site, located at 525 S. Dixie Hwy.
4. Scenario 4 - Demolition of the existing Public Safety Building and reconstruction of a new facility.
5. Scenario 5 - Renovation/retrofitting of the existing building, including plans for continuing operations during construction.

Pursuant to the December 8th Commission meeting, Staff explored the five scenarios, and is recommending the City relocate the new facility to Lot 6 (Scenario 1). Staff also recommends that the City continue to explore the potential purchase of the adjacent site on a concurrent basis, but should the site not be purchased, to move forward with constructing the Public Safety

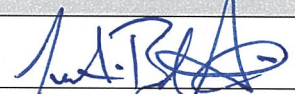
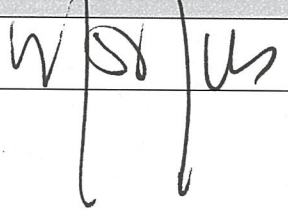

Building on the existing footprint of Lot 6 (L-shaped). If the adjacent site is purchased, the City would allocate a portion of the adjacent site to square-off the new facility (Scenario 2), and the remaining portion of the adjacent site would then be used to build a new garage structure with office and retail mix ("Garage 7").

Staff reviewed the financial feasibility of Garage 7, and based on the existing funding sources, demand, and projected revenues, the new garage would make financial sense.

Pursuant to direction at the December 8th City Commission meeting, once the new facility is built and in operation, the City will then sell the old Building for its land value.

Staff recommends that the Commission authorize the City Manager to pursue the relocation and construction of the new Public Safety Building on Lot 6, while concurrently exploring the purchase of the adjacent lot to potentially square off a proposed new public safety facility and build a new garage structure. Staff will return to the City Commission for final direction at a future date.

APPROVED BY:

Director	City Attorney	City Manager
		

ATTACHMENT(S):

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