

City of Coral Gables
CITY COMMISSION MEETING
December 8, 2015

ITEM TITLE:

A Resolution accepting Staff's findings with regards to the renovation, replacement, or relocation of the "Public Safety Building" at 2801 Salzedo Street and authorizing the City Manager to pursue the best solution and return to the City Commission with an implementation plan for consideration at a future date.

BRIEF HISTORY:

On June 16, 2015, the City Commission authorized staff pursuant to Resolution No. 2015-102 to study the options for addressing the Public Safety Building at 2801 Salzedo Street. On that date, staff presented an executive summary of an engineering study submitted by Stantec/FGSS (Stantec) on November 11, 2014 (attached). The study determined that the current public safety building, which was built in 1973, needs significant repairs and identified a number of structural issues. As of January 20, 2015, the land value of the property was \$19 million according to an appraisal prepared by Waronker & Rosen, Inc.

The four-story, 275,275-square-foot Public Safety Building currently uses 86,755 square feet ("SF") to house the administrative staff for the City's Police and Fire Departments (47,199 SF), Fire Station No. 1 (18,040 SF), the Emergency and Operations Centers (11,219 SF), the Information Technologies, Human Resources and Parking Departments and the Gables Television Studio. The remaining 188,520 SF consist of 175,000 SF that accommodates 191 City parking spaces and 103 public parking spaces; and 12,244 SF of common area according to the Stantec report.

After the studies were presented to the City Commission on June 16, a Public Safety Building Exploratory Committee (Committee) composed of the City's public safety director and representatives from the Departments of Public Works, Police, Fire and Economic Development and AECOM staff was established to explore options to renovate, replace or relocate the facility.

The Committee tasked AECOM to interview representatives from key departments and explored City and non-city owned sites, including vacant land. AECOM determined that the total square footage needed is approximately 110,000 SF of office/fire station and 52,800 for parking 160 cars, or a total of 162,800 SF.

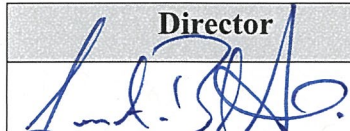


Based on the City Commission's direction at the June 16 meeting and the above criteria, the Committee recommends that the Commission review five scenarios, which range from \$17 million to stabilize the building to approximately \$33.5 million to rebuild the structure at its current or alternate location and replace obsolete equipment. The building of a new facility regardless of location 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. The scenarios are the following:

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.

Staff recommends that the Commission authorize the City Manager to explore the feasibility of Lot 6 and the adjacent site as an option with regards to the relocation of the "Public Safety Building" and explore redevelopment opportunities to maximize the equity of the existing Public Safety building property, then return to the City Commission with a recommended implementation plan for consideration at a future date.

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. **City Manager Memo - Summary of Findings**
4. **Committee Status Presentation by AECOM**