

*City-owned Leased Property
Condition Report*

MAY 31, 2023

CORAL
GABLES
THE CITY BEAUTIFUL

City-owned/Leased Commercial Property Inspection - Maintenance - Compliance Process

WHO PERFORMS	QUALIFICATIONS	COST	WHEN	COMMENTS 5/31/23
City-contracted, independent Building Inspection Company Property Inspector	Building Inspection Company inspectors specializing in commercial inspections are State of Florida Certified Inspectors	Asset Manager procures building inspection company to conduct commercial property inspections. (FY 23-34 Budget- \$15,000)	Annually	Independent third-party commercial property inspection company conducted annual property inspections in August and November 2022, inspecting for general conditions, electrical, plumbing, roofing, windows/doors, and HVAC. Depending on lease responsibilities, either the Tenants and/or Public Works General Services addressed the maintenance issues identified by the inspector.
Coral Gables Fire Prevention Department Fire Safety Inspector	Coral Gables Fire Prevention Department inspectors are State of Florida Certified Fire Safety Inspectors	Tenants pay a fee for the Coral Gables Fire Prevention Department annual fire inspections.	Annually	Coral Gables Fire Prevention Department conducted annual fire inspections at city-owned commercial properties and copied the Asset Manager on the reports.
Coral Gables Code Compliance Officer	Code Compliance Officers	Included as part of Code Compliance's duties.	Code Compliance monitors landscaping/ROW maintenance at commercial properties on an on-going basis.	Asset Manager monitors any Code Compliance violations on City properties to ensure clearance/compliance.
Asset Manager	Property/Asset Management Experience	Included as part of Asset Management duties.	On-going reviews of Coral Gables Fire Department, Miami-Dade County, and State of Florida agencies (Department of Professional Regulation; Health Department) reports.	Asset Manager reviews and monitors reports, conducts site visits, and works with Tenants and/or Public Works General Services to ensure that any property maintenance repairs, clearance/compliance is achieved for any issues identified in at city-owned leased properties.

City-owned/Leased Commercial Property Land Leases/P3

	TENANT	LOCATION	SF	LEASE ESTABLISHED RESPONSIBILITY	COMMENTS	COMMENTS 5/31/23
	Land Lease/P3					
1	Brookfield Properties (Merrick Shops)	358 San Lorenzo Ave	365,904	Lessee Responsible for all Interior/Exterior Maintenance including Landscaping/ROW	Code Compliance monitors Landscaping/ROW Maintenance for commercial properties on an on-going basis.	<ul style="list-style-type: none"> ➤ Merrick Shops/Brookfield Properties is undertaking Landscape/Property Improvements that include improved groundcover and irrigation for several ROW areas. ➤ PW Greenspace Management has provided input and monitoring to ensure compliance. See proposed landscape improvements on pages 7-9 of this report.
2	Merrick Center, Ltd. (Gables Grand)	Aragon & Le Jeune	582,400	Lessee Responsible for all Interior/Exterior Maintenance including Landscaping/ROW	Code Compliance monitors Landscaping/ROW Maintenance for commercial properties on an on-going basis.	<ul style="list-style-type: none"> ➤ No current Landscaping/ROW Maintenance issues noted.
3	The Palace Management Group (The Palace)	1 Andalusia	279,535	Lessee Responsible for all Interior/Exterior Maintenance including Landscaping/ROW	Code Compliance monitors Landscaping/ROW Maintenance for commercial properties on an on-going basis.	<ul style="list-style-type: none"> ➤ No current Landscaping/ROW Maintenance issues noted. ➤ Tenant completed repairs to sidewalk Adult Activity Center Garage entrance.

City-owned/Leased Commercial Property

Hotel/Banquet/Garden Club

	TENANT	LOCATION	SF	LEASE ESTABLISHED RESPONSIBILITY	COMMENTS	COMMENTS 5/31/23
	Hotel/Banquet					
4	Biltmore Hotel Limited Partnership	1200 Anastasia Ave	438,980	Tenant Responsible for Interior and Exterior Property Maintenance	<ul style="list-style-type: none"> ➤ Asset Manager reviewed Department of Business and Professional Regulation (DBPR) and Health Department (HD) reports. ➤ Coral Gables Fire Prevention Inspections February-May 2023 and on-going. 	<ul style="list-style-type: none"> ➤ Department of Business and Professional Regulation (DBPR): <ul style="list-style-type: none"> • Boiler Inspection Renewal Completed November 2023- Valid through November 2024. • Biltmore Balconies Repairs awaiting contractor scope-of work, time-line, and cost estimates. ➤ Health Department: <ul style="list-style-type: none"> • Pool Repairs are on-going for June 2023 HD re-inspection. ➤ Fitness Center Ceiling Work Permit Issued 5/15/23. ➤ Tenant addressing Fire Prevention Inspection issues. ➤ 19th Hole Restaurant going through permitting construction process for renovation.
5	Coral Gables Garden Club	Biltmore Guard House 1200 Anastasia Ave	620	Biltmore is responsible for Exterior Property; the City is responsible for Interior Property Maintenance	<ul style="list-style-type: none"> ➤ Coral Gables Development Services Department permitted and inspected Garden Club Biltmore Guardhouse Renovation projects. 	<ul style="list-style-type: none"> ➤ Garden Club Completed: <ul style="list-style-type: none"> • Total Interior Renovation. • Impact Window/Doors Installation. ➤ Public Works is in the process of procuring a contractor to conduct an exterior ADA access-landscape relocation project. ➤ The Garden Club wants to fund a more extensive landscape project after the ADA project is completed. ➤ Public Works Greenspace Management continues to assist the Garden Club with the landscape plan.

City-owned/Leased Commercial Property

Retail - Garage 6 - Aragon/Galiano/Merrick Way

	TENANT	LOCATION	SF	LEASE ESTABLISHED RESPONSIBILITY	COMMENTS	COMMENTS 5/31/23
		Garage 6				<ul style="list-style-type: none"> ➤ Commercial Building Inspection issues addressed by Public Works: <ul style="list-style-type: none"> • HVAC Chiller replacement project started May 31, 2023. ➤ Fire Prevention Inspection issues addressed by Public Works: <ul style="list-style-type: none"> • Annual fire inspection conducted. Fire alarm, sprinklers, and fire extinguisher testing, and maintenance completed. • Knox Box installed for all Garage #6 properties (6-8). ➤ Garage Generator will be replaced November/December 2023. ➤ New trash room will be created for Sra. Martinez Restaurant. ➤ Galiano curb expansion for valet service scheduled for June 2023. ➤ Parking Department contracted FL Licensed Pigeon Pest Control Company that conducted pigeon infestation/removal and will provide maintenance going forward.
6	Graziano's Market	2301 Galiano	6,613	Tenant Responsible for Interior and some Exterior Maintenance	<ul style="list-style-type: none"> ➤ Commercial Building Property Inspection August 2022. ➤ Coral Gables Fire Prevention Inspection January 2023. 	<ul style="list-style-type: none"> ➤ Commercial Inspection issues addressed by Tenant: <ul style="list-style-type: none"> • Replacement of missing/damaged kitchen vinyl rock tiles, ceiling tiles. • Replacement of bathroom missing/damaged ceiling tiles. • Tenant is in the process of conducting Electrical, and Plumbing repairs. ➤ Fire Prevention Inspection issues addressed by Tenant and Public Works: <ul style="list-style-type: none"> • Annual fire inspection conducted. Fire alarm, sprinklers, and fire extinguisher testing, and maintenance completed.
7	Fritz and Franz Bier Haus	60 Merrick Way	3,618	Tenant Responsible for Interior and some Exterior Maintenance	<ul style="list-style-type: none"> ➤ Commercial Building Property Inspection August 2022. ➤ Coral Gables Fire Prevention Inspection January 2023. 	<ul style="list-style-type: none"> ➤ Commercial Inspection issues addressed by Tenant: <ul style="list-style-type: none"> • Replacement of missing/damaged kitchen bathroom ceiling tiles. • Electrical, and Plumbing repairs conducted. ➤ Commercial Building Inspection issues addressed by Public Works: <ul style="list-style-type: none"> • Repaired and waterproofed concrete slab above restaurant. ➤ Fire Prevention Inspection issues addressed by Tenant: <ul style="list-style-type: none"> • Annual fire inspection conducted. Fire alarm, sprinklers, and fire extinguisher testing, and maintenance completed.
8	Sra. Martinez	2325 Galiano	4,111	Tenant Responsible for Interior and some Exterior Maintenance	<ul style="list-style-type: none"> ➤ Under Permitting for Interior Restaurant Build-out. 	<ul style="list-style-type: none"> ➤ Restaurant build-out permitting process is almost complete. The plans are also awaiting DERM approval for City resubmittal and permit approval. ➤ Tenant's Construction Staging Plan has been approved.

City-owned/Leased Commercial Property

Retail - Garage 2 - Aragon/Museum Garage

	TENANT	LOCATION	SF	LEASE ESTABLISHED RESPONSIBILITY	COMMENTS	COMMENTS 5/31/23
		Garage 2				<ul style="list-style-type: none"> ➤ Commercial Building Inspection issues addressed by Public Works: <ul style="list-style-type: none"> • Roof tiles replaced. • Sealed and waterproofed elevator shaft. • All exterior lighting and landscaping lighting replaced on building façade. ➤ Fire Prevention Inspection issues addressed by Public Works: <ul style="list-style-type: none"> • Annual fire inspection conducted. Fire alarm, sprinklers, and fire extinguisher testing, and maintenance completed. • Knox Box installed for all Garage #6 properties (9-11). ➤ Garage Pressure Washing is in process. ➤ Greenspace Management conducted several projects to beautify ROW areas and a project is in the works to beautify the Garage's Paseo.
9	No Boundaries	220 Aragon	4,211	Tenant Responsible for Interior and some Exterior Maintenance	<ul style="list-style-type: none"> ➤ Commercial Building Property Inspection August 2022. ➤ Coral Gables Fire Prevention Inspection May 2023. 	<ul style="list-style-type: none"> ➤ Commercial Building Inspection issues addressed by Public Works: <ul style="list-style-type: none"> • Replaced impact glass on exterior door. ➤ Commercial Building Inspection issues addressed by Tenant: <ul style="list-style-type: none"> • Completed repairs on Electrical Systems. ➤ Annual fire inspection conducted did not reveal any issues.
10	Patio & Things	240 Aragon	2,987	Tenant Responsible for Interior and some Exterior Maintenance	<ul style="list-style-type: none"> ➤ Commercial Building Property Inspection August 2022. ➤ Coral Gables Fire Prevention Inspection May 2023. 	<ul style="list-style-type: none"> ➤ Commercial Building Inspection issues addressed by Tenant: <ul style="list-style-type: none"> • Completed repairs on Electrical Systems. ➤ Annual fire inspection conducted did not reveal any issues.
11	Coral Gables Cinema	260 Aragon	5,780	Tenant Responsible for Interior and some Exterior Maintenance	<ul style="list-style-type: none"> ➤ Commercial Building Property Inspection August 2022. ➤ Coral Gables Fire Prevention Inspection January 2023. 	<ul style="list-style-type: none"> ➤ Commercial Building Inspection issues addressed by Public Works: <ul style="list-style-type: none"> • Completed repairs on Exterior, and Windows & Doors. ➤ Commercial Building Inspection issues addressed by Tenant: <ul style="list-style-type: none"> • Tenant completed repairs on Electrical and HVAC Systems. • Tenant is in the process of conducting Plumbing repairs which include submittal of DERM permit application to replace a grease interceptor system that is inoperable. • Tenant is obtaining quotes for replacing cabinets in the Concession area. ➤ Annual fire inspection conducted. Minor issues being addressed by Tenant and Public Works.

City-owned/Leased Commercial Property

Retail - Miracle Mile

	TENANT	LOCATION	SF	LEASE ESTABLISHED RESPONSIBILITY	COMMENTS	COMMENTS 5/31/23
		Miracle Mile				<ul style="list-style-type: none"> ➤ Fire Prevention Inspection issues addressed by Public Works: <ul style="list-style-type: none"> • Knox Box installed for all the Miracle Mile properties (12-16).
12	Starbucks	292 Miracle Mile	2,250	Tenant Responsible for Interior and some Exterior Maintenance	<ul style="list-style-type: none"> ➤ Commercial Building Property Inspection August 2022. ➤ Coral Gables Fire Prevention Inspection May 2023. 	<ul style="list-style-type: none"> ➤ Commercial Building Inspection issues addressed by Public Works: <ul style="list-style-type: none"> • Roof Drains Repaired and unclogged. ➤ Commercial Building Inspection issues addressed by Tenant: <ul style="list-style-type: none"> • Completed repairs on HVAC System. • Tenant pressured washed entire building roof at no cost to the City. ➤ Annual fire inspection conducted did not reveal any issues.
13	Francesco Restaurant	278 Miracle Mile	3,147	Tenant Responsible for Interior and some Exterior Maintenance	<ul style="list-style-type: none"> ➤ Under Permitting for Interior Restaurant Build-out. 	<ul style="list-style-type: none"> ➤ Restaurant build-out permitting process is almost complete. The plans are also awaiting DERM approval for City resubmittal and permit approval.
14	Haagen Dazs	286 Miracle Mile	873	Tenant Responsible for Interior and some Exterior Maintenance	<ul style="list-style-type: none"> ➤ Commercial Building Property Inspection August 2022. ➤ Coral Gables Fire Prevention Inspection January 2023. 	<ul style="list-style-type: none"> ➤ Commercial Building Inspection issues addressed by Tenant: <ul style="list-style-type: none"> • Completed repairs on Electrical, Plumbing, and HVAC Systems. ➤ Fire Prevention Inspection issues addressed by Tenant: <ul style="list-style-type: none"> • Annual fire inspection conducted. Fire alarm, sprinklers, and fire extinguisher testing, and maintenance completed.
15	Ben & Guiles	290 Miracle Mile	850	City Responsible for Interior and Exterior Maintenance	<ul style="list-style-type: none"> ➤ Commercial Building Property Inspection August 2022. ➤ Coral Gables Fire Prevention Inspection May 2023. 	<ul style="list-style-type: none"> ➤ Commercial Building Inspection issues addressed by Public Works: <ul style="list-style-type: none"> • Completed repairs on HVAC System. ➤ Fire Prevention Inspection issues addressed by Public Works: <ul style="list-style-type: none"> • Annual fire inspection conducted. Fire alarm, sprinklers, and fire extinguisher testing, and maintenance completed.
16	Actors Playhouse (Miracle Theater)	280 Miracle Mile	36,779	City Responsible for Some Interior and Exterior Maintenance	<ul style="list-style-type: none"> ➤ Coral Gables Fire Prevention Inspection January 2023. 	<ul style="list-style-type: none"> ➤ CIP is conducting a roof replacement project. ➤ A new HVAC Chiller project is in procurement for 2023. ➤ Fire Prevention Inspection issues addressed by Tenant and Public Works: <ul style="list-style-type: none"> • Annual fire inspection conducted. Fire alarm, sprinklers, and fire extinguisher testing, and maintenance completed. Minor issues being addressed by Tenant and Public Works.

City-owned Leased Property

	TENANT	LOCATION	SF	LEASE ESTABLISHED RESPONSIBILITY	COMMENTS	COMMENTS 5/31/23
		Museum				
17	Coral Gables Museum	285 Aragon	25,114	City Responsible for Some Interior and Exterior Maintenance	<ul style="list-style-type: none"> ➤ Commercial Building Property Inspection August 2022. ➤ Coral Gables Fire Prevention Inspection January 2023. 	<ul style="list-style-type: none"> ➤ Commercial Building Inspection issues addressed by Public Works: <ul style="list-style-type: none"> • Re-Roof Project Completed. ➤ Fire Prevention Inspection issues addressed by Public Works: <ul style="list-style-type: none"> • Annual fire inspection conducted. Fire alarm, sprinklers, and fire extinguisher testing, and maintenance completed. • Knox Box installed. ➤ City established a priority list to address maintenance issues at the Museum. ➤ Public Works procuring waterproofing contractor for coral rock walls as well as for resealing the windows and doors. ➤ CIP funding to conduct additional repairs will be discussed during FY23-24 budgeting process.
		Library				
18	Coral Gables Library	3443 Segovia	34,203	Miami-Dade County Library System (MDCPLS) Responsible for Interior and Exterior Maintenance	<ul style="list-style-type: none"> ➤ Miami-Dade County Public Library System (MDCPLS) completed interior renovation. ➤ Coral Gables Library reopened May 22, 2023. 	<ul style="list-style-type: none"> ➤ New Roof, new impact-resistant windows, renovated restrooms, and new HVAC systems (early 2024). Renovated auditorium with new projection and sound system. New acoustical ceilings throughout the branch. ➤ Restored service desk and lobby tile flooring with preservation of existing millwork, brass hardware, metal railings, and interior stone/lobby & exterior sconce light fixtures. ➤ New energy-efficient LED lighting fixtures and digital signage. ➤ All new carpeting, flooring, expanded seating areas, furniture, technology booths in the teen area, new shelving, book collection, new children's area, including a Lego wall and computer area. New and additional desktop computers, Surface Pro laptops USB and electrical device charging ports, Wi-Fi 6 for faster connectivity, and new telecom infrastructure and data wiring throughout the branch. ➤ MDCPLS staff met with City staff to address plans for landscaping, parking lot approaches, and additional exterior upgrades/maintenance to the property.
		Waste Transfer Facility				
19	Miami-Dade County	2900 SW 72 Ave	52,315	Miami-Dade County Department of Solid Waste Management Responsible for Interior and Exterior Maintenance	<ul style="list-style-type: none"> ➤ Undergoing 40-year re-certification funded by Miami-Dade County Department of Solid Waste Management. 	<p>Miami Dade County Department of Solid Waste Management addressed the following maintenance and 40-year re-certification issues:</p> <ul style="list-style-type: none"> ➤ Tipping Floor Repair: Completed on 10/28/22. ➤ Metal Push Wall Repair: Expected to be completed by June 2023. ➤ Administration Roof Repair: Construction complete, final inspection passed, contractor working on punch list items and closeout. ➤ Forty-year re-certification repairs: Under procurement process for selecting a contractor.

Merrick Shops
Ponce de Leon
Roundabout
Before/After Planned
Landscape
Improvements



HGOR

PONCE DE LEON ROUNDABOUT
BEFORE

Thank you to
Coral Gables Public
Works Greenspace
Management who has
worked with the Tenant
and provided continuous
input and oversight.



HGOR

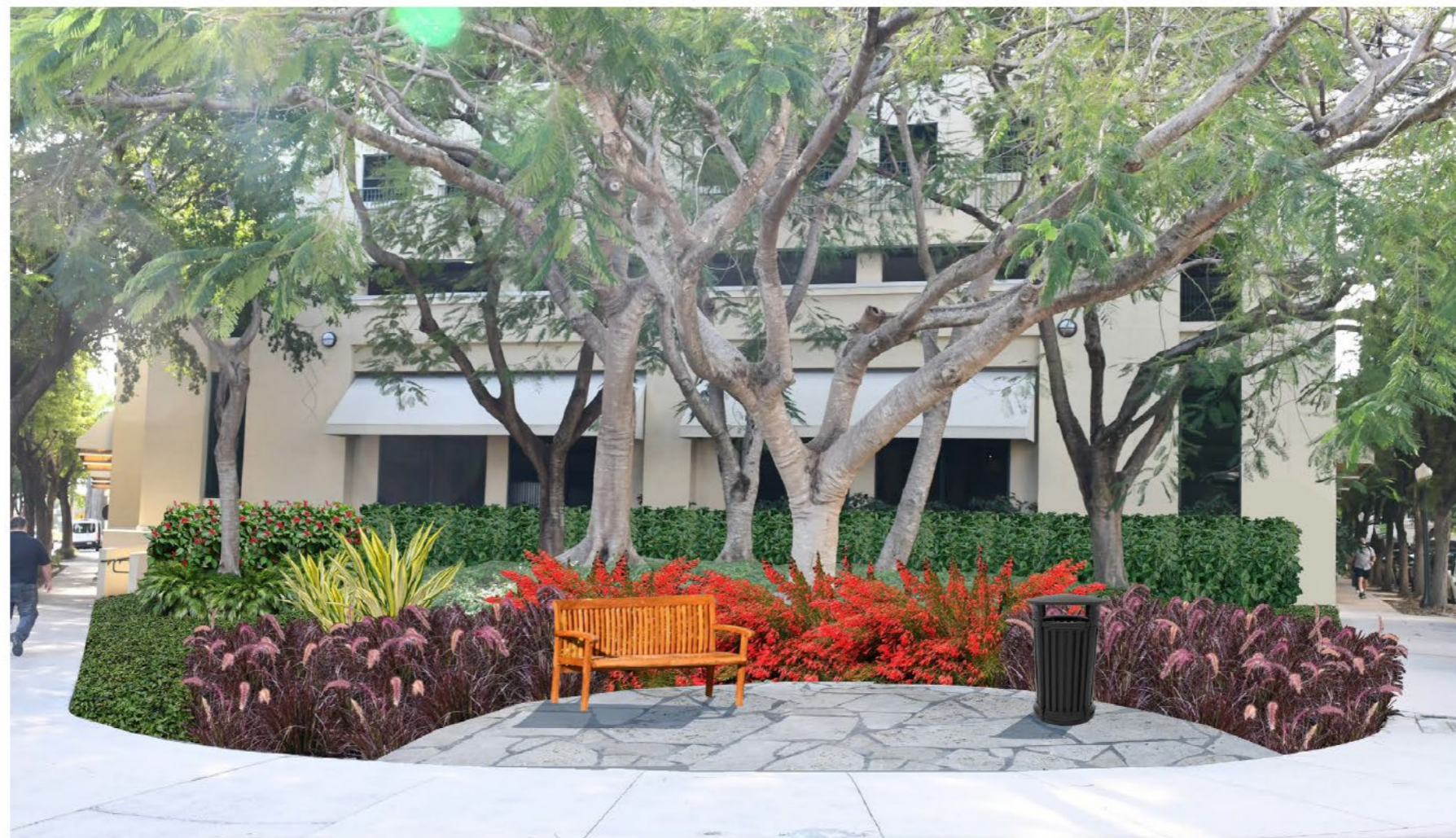
PONCE DE LEON ROUNDABOUT
LANDSCAPE IMPROVEMENTS

Merrick Shops Area Before/After Planned Landscape Improvements



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SAN LORENZO & RUIZ AVE CORNER
BEFORE



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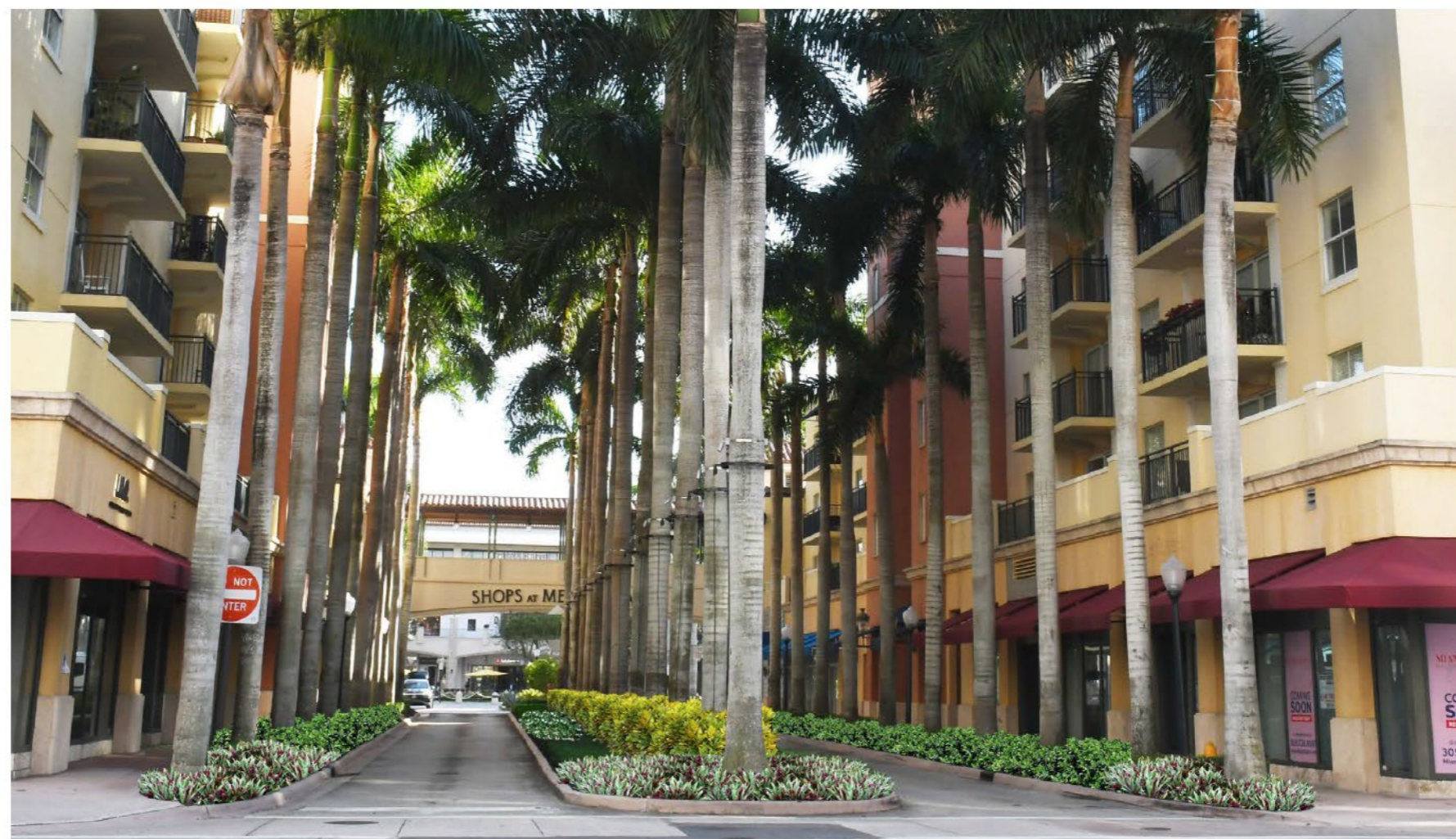
SAN LORENZO & RUIZ AVE CORNER
LANDSCAPE IMPROVEMENTS

Merrick Shops Area Before/After Planned Landscape Improvements



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SALZEDO STREET
BEFORE



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SALZEDO STREET
LANDSCAPE IMPROVEMENTS

The End



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