

CITY OF CORAL GABLES, FLORIDA

RESOLUTION NO. 2015-308

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.

WHEREAS, on November 11, 2014, Ferguson Glasgow Schuster Soto, Inc. presented 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; and

WHEREAS, the building was determined to need significant repairs, and the assessment identified a number of structural issues; and

WHEREAS, as of January 20, 2015, the land only value of the 2801 Salzedo property was \$19 million according to an appraisal prepared by Waronker & Rosen, Inc.; and

WHEREAS, on June 16, 2015 the City Commission explored three options presented by the consultants, which would range from \$17 million to \$27 million, and authorized staff pursuant to Resolution No. 2015-102 to study these options; and

WHEREAS, 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 the options; and

WHEREAS, the Committee established six criteria for the renovation, replacement or relocation of a public safety building, which are economic impact/cost, building efficiencies, urban impact, project duration, civic presence and location/response time, and determined that regardless of location the facility should be energy efficient, meet ADA requirements, replace obsolete equipment and meet the operational requirements for a modern public safety and governmental operations facility for today and for future growth; and

WHEREAS, based on a review of the aforementioned criteria the Committee has narrowed the options to the following five scenarios: (1) construction of a new facility on the site of City-owned parking Lot 6 at Alcazar Avenue and Salzedo Street, (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) demolition of the property and reconstruction of a new facility at the Fire Station 2 site, located at 525 S. Dixie Hwy, (4) demolition of the existing Public Safety Building and reconstruction of a new facility, and (5) renovation/retrofitting of the existing building, including plans for continuing operations during construction; and

WHEREAS, the City Commission believes that staff should explore the feasibility of building on 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 site, then return to the City Commission with a recommended implementation plan for consideration at a future date;

NOW, THEREFORE, BE IT RESOLVED BY THE COMMISSION OF THE CITY OF CORAL GABLES:

SECTION 1. That the foregoing “Whereas” clauses are hereby ratified and confirmed as being true and correct and are hereby made a specific part of this Resolution upon the adoption hereof.

SECTION 2. That the City Commission does hereby authorize the City Manager to study the best scenario for the location of the public safety building then return to the City Commission with a recommended implementation plan for consideration at a future date.

SECTION 3. That this resolution shall become effective upon the date of its passage and adoption herein.

PASSED AND ADOPTED THIS EIGHTH DAY OF DECEMBER, A.D., 2015.
(Moved: Quesada / Seconded: Slesnick)
(Yeas: Slesnick, Keon, Lago, Quesada, Cason)
(Unanimous: 5-0 Vote)
(Agenda Item: H-2)


APPROVED:


JIM CASON
MAYOR

ATTEST:


WALTER J. FOEMAN
CITY CLERK

APPROVED AS TO FORM
AND LEGAL SUFFICIENCY


CRAIG E. LEEN
CITY ATTORNEY