

Property Condition Reports

CITY COMMISSION MEETING

JUNE 28, 2022

CORAL
GABLES
THE CITY BEAUTIFUL

Commercial Property Condition Reports

Performance- Who/When/How

Who Performs	Qualifications	Cost	When
Engineer or Architect or City's Public Works Facility Management (PWFM)	Both offer specialized backgrounds and expertise in the building trades	Engineers and architects charge comparable fees for their services and specialized knowledge Public Works Facility Management (PWFM) can be used where applicable	Initial Property Condition Report to establish a Baseline for each Property
Certified Commercial Building Inspector	Licensed Inspection Companies specializing in commercial inspections with an understanding that commercial properties are assets that generate revenue.	The number of properties & conducting competitive bid process should yield favorable pricing.	Update to PCR two (2) years after initial PCR and every two (2) years thereafter
Customer Experience Inspection by Asset Manager	Conducts Follow-Up Inspections to Assess Compliance	Minimal On-Going Cost	Conduct Every Six (6) Months for on-going Compliance

Commercial Property Condition Reports Goals

Review Documentation for the Property

- Surveys
- Building plans
- Certificates of Occupancy
- Recertification Certificates
- Construction Permits
- Environmental Studies
- Maintenance Records
- Code Compliance Citations

Establish Life Span/Repair/Replacement Costs of the Property's Major Building Systems

- Roofing
- Structural Integrity
- Electrical
- Plumbing
- Heating, Ventilation and Cooling (HVAC)
- Fire Safety Systems

Commercial Property Condition Reports

Goals

Inspect the Property's Exterior Condition and Determine its Compliance with Florida Building Code, and Identify Safety Related Risks, Deficiencies, and Lease Compliance

- Roof
- Outer walls
- Windows/Doors
- Parking Lots/Garage Structure
- Entrance Walkways
- Landscaping
- Termites

Inspect the Property's Interior Condition and Determine Compliance with Florida Building Code, and Identify Safety Related Risks, Deficiencies, and Lease Compliance

- Interior Walls and Ceilings
- Floors
- Bathrooms
- Offices
- Kitchen
- Fixtures/Equipment

City-owned/Leased Commercial Property

	TENANT	LOCATION	SQ. FT.	LEASE ESTABLISHED RESPONSIBILITY	COMMENTS
	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 reviews Landscaping/ROW Maintenance
2	Merrick Center, Ltd. (Starwood) (Gables Grand)	Aragon & Le Jeune	582,400	Lessee Responsible for all Interior/Exterior Maintenance including Landscaping/ROW	Code Compliance reviews Landscaping/ROW Maintenance
3	The Palace Management Group (The Palace)	1 Andalusia	279,535	Lessee Responsible for all Interior/Exterior Maintenance including Landscaping/ROW	Code Compliance reviews Landscaping/ROW Maintenance
	Hotel/Banquet				
4	Biltmore Hotel Limited Partnership	1200 Anastasia Ave	438,980	Tenant Responsible for Interior and Exterior Property Maintenance	Property Condition Report using Architect/Engineer Consultants to establish Baseline is Recommended
5	Coral Gables Garden Club	Biltmore Guard House	620	Exterior Property Maintenance-Biltmore Interior Property Maintenance the City	Garden Club recently completed total Interior Renovation and Impact Window Installation

City-owned/Leased Commercial Property

	TENANT	LOCATION	SQ. FT.	LEASE ESTABLISHED RESPONSIBILITY	COMMENTS
	Retail - Garage 6				
6	Graziano's Market	2301 Galiano	6,613	Tenant Responsible for Interior and some Exterior Maintenance	PWFM reviews Interior and Code Compliance reviews Exterior Maintenance
7	Fritz and Franz Bier Haus	60 Merrick Way	3,618	Tenant Responsible for Interior and some Exterior Maintenance	PWFM reviews Interior and Code Compliance reviews Exterior Maintenance
8	Sra. Martinez	2325 Galiano	4,111	Tenant Responsible for Interior and some Exterior Maintenance	Under Construction
	Retail - Garage 2				
9	No Boundaries	220 Aragon	4,211	Tenant Responsible for Interior and some Exterior Maintenance	PWFM reviews Interior and Code Compliance reviews Exterior Maintenance
10	Patio & Things	240 Aragon	2,987	Tenant Responsible for Interior and some Exterior Maintenance	PWFM reviews Interior and Code Compliance reviews Exterior Maintenance
11	Coral Gables Cinema	260 Aragon	5,780	Tenant Responsible for Interior and some Exterior Maintenance	PWFM reviews Interior and Code Compliance reviews Exterior Maintenance

City-owned Leased Commercial Property

	TENANT	LOCATION	SQ. FT.	LEASE ESTABLISHED RESPONSIBILITY	COMMENTS
	Miracle Mile				
12	Starbucks	292 Miracle Mile	2,250	Tenant Responsible for Interior and some Exterior Maintenance	PWFM reviews Interior and Code Compliance reviews Exterior Maintenance
13	Vacant	278 Miracle Mile	3,147	Tenant Responsible for Interior and some Exterior Maintenance	Vacant; Requires Total Renovation
14	Haagen Dazs	286 Miracle Mile	873	Tenant Responsible for Interior and some Exterior Maintenance	PWFM reviews Interior and Code Compliance reviews Exterior Maintenance
15	Ben & Guiles	290 Miracle Mile	850	City Responsible for Interior and Exterior Maintenance	Pop-Up Space Wheathertrol maintains HVAC under City contract
16	Actors Playhouse (Miracle Theater)	280 Miracle Mile	36,779	City Responsible for Some Interior and Exterior Maintenance	New Roof, New Chiller, and 2 HVAC projects scheduled
	Museum				
17	Coral Gables Museum	285 Aragon	25,114	City Responsible for Some Interior and Exterior Maintenance	Roofing and other maintenance projects scheduled

The End



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