

City of Coral Gables City Commission Meeting
Agenda Item G-3
June 28, 2022
City Commission Chambers
405 Biltmore Way, Coral Gables, FL

City Commission

Mayor Vince Lago

Vice Mayor Michael Mena

Commissioner Rhonda Anderson

Commissioner Jorge Fors, Jr.

Commissioner Kirk Menendez

City Staff

City Manager, Peter Iglesias

City Attorney, Miriam Ramos

City Clerk, Billy Urquia

Deputy City Attorney, Cristina Suarez

Asset Manager, Zeida Sardinas

Public Speaker(s)

Agenda Item G-3 [Start: 5:02 p.m.]

Update on the implementation of the quarterly reports on the condition of city buildings.
(Sponsored by Mayor Lago).

Mayor Lago: G-3 – Update on the implementation of the quarterly reports on the condition of city buildings. How are you. First off, I want to say thank you for your hard work, doing a great job, as always. Thank you. Thank you. Thank you. Where are we at?

Asset Manager Sardinas: Good afternoon, Mayor and Commissioners, Zeida Sardinas, Asset Manager for Economic Development. I have a quick presentation. So, Property Condition Report, Who, When and How. The Condition Report can be conducted by architectural engineering consultants from our approved vendor list, who will charge, obviously comparable fees given their expertise and specialized knowledge, or they can also be contacted by our city Public Works Facility Management personnel where these are applicable. Initial Property Condition Reports will establish a baseline for each property. Subsequently, the city can contract a certified commercial

City Commission Meeting

building inspector also through a competitive bid process to update property condition reports every two years thereafter. The city Asset Manager can also conduct biannual customer experience inspections that will follow up on any issues established by the property condition reports and ensure compliance and will also determine any cosmetic aesthetic issues that may need to be addressed. So, what are the goals of these reports? To review documentation available for the property; anything that's available from surveys to building plans, certificates of occupancies, recertification certificates, construction permits, studies, assessments, maintenance records and any code compliance citations. The reviews and the inspections establish lifespan and repair and replacement cost of any of the major building systems, such as roofing, structural, electrical, plumbing, heating, cooling, HVAC, and fire safety systems. Its important to note here that our Fire Department does do yearly inspections on fire systems throughout the city and commercial properties. We would inspect the properties interior and exterior conditions, including a checklist and while referring to the maintenance responsibilities for the lease, the tenant and landlord determine compliance for the building code and the lease, and of course identify safety related risks or deficiencies. So, here is – I did three short slides on some of the commercial properties. So, the first category is the land lease, which is the public/private partnership category that includes the Merrick Shops Mall, the Gables Grand, and the Palace property. The lessee here is responsible for all interior and exterior maintenance, including landscaping and right-of-way. So, in this case, it's the function of code compliance to review landscaping and right-of-way maintenance. And then after that we have the hotel banquet category, which includes the Biltmore Hotel and the Biltmore Guard House that we have leased to the Garden Club. With respect to the hotel property, the tenant is responsible for interior and exterior maintenance. So, for there, we would be recommending a formal architect-engineer property renovation condition report. It would have to be an overall assessment to establish the baseline for addressing maintenance issues. With respect to the Guard House property, the Garden Club has been excellent in recently completing a total interior renovation and impact window installation for that property. The next slide is the retail properties that are in the garages. So pursuant to lease provisions, tenants are responsible for interior and some exterior maintenance, especially those that have like outdoor dining and so on. Public Works Facilities Manager, along with Asset Manager reviews this code compliance, review the exterior. So, here we are well aware of what is in these properties. We can establish a baseline with Public Works. Some of them don't even have AC units. Their AC units that are part of the garages that are on the roof, as it is in Garage 6. We can do HVAC evaluation, plumbing and electrical. With respect to the retail properties on Miracle Mile. So pursuant to lease provisions, tenants like Starbucks, the vacant restaurant space, Haagen Dazs are responsible for interior and some of the exterior maintenance. Public Works Facilities Management, along with Asset Management review the code compliance exterior maintenance. With respect to the pop-up space, Miracle Theater and the Coral Gables Museum, which is on Aragon, as we all know, pursuant to these lease agreements, the city is responsible for some interior and exterior maintenance. At the

pop-up Weathertrol maintains the HVAC through a city contract. At the Miracle Theater a new roof, as well as a chiller and two HVAC unit replacement projects are scheduled to begin shortly. A roofing project and other maintenance repairs are also scheduled at the Coral Gables Museum. So, there its obviously, the 278 property is vacant. We are in the process of working through a new tenant on that, and just like we have one under construction at Garage 6. So, that's basically the presentation. Let me know if you have questions. How can I help?

Mayor Lago: First off, thank you. I appreciate this. This is going to pay significant dividends in the future. By staying on top of these properties, we are going to avoid, obviously, tenants falling asleep at the wheel and not basically providing the necessary care and attention to these properties, because again, it doesn't belong to them, belongs to somebody else. Why not look at a condensing unit that is leaking on a slab that results in the concrete basically buckling or cracking. Oh, that is somebody else's responsibility. If this is an added cost, I want to understand how much its going to be and what are the results of the added cost, but this is an investment in our future. Instead of looking at a property in 15 years and saying, case in point, the Coral Gables Country Club, hey, our roof is shot; hey, there are termites; there is structural damage. Certain things we can see and certain things we can't see, but we are going to be able to understand if someone is cooking without a fire alarm or someone is doing something that again, could jeopardize the building as-a-whole or could eventually cause the flooring to rupture as a result of a pipe being leaking or some other issue to that effect. So, my point is that this is exactly what we need, exactly what we need moving forward, and I want to congratulate you and your team for really taking this on. The Manager understood immediately when I brought this up why this was something that was important to us, because these are our investments and its going to pay dividends in the future. So just tell me what the costs are associated with this, the time, we can bring it back at a Commission meeting, when are we kicking this off. What's the plan? I want to understand.

City Manager Iglesias: I think this is a plan that we can initiate quickly. We are going to get some costs, especially on bigger buildings, such as namely the Biltmore, which could be a big cost, but once we initiate this, then we'll have a baseline, that baseline information that we need. For the small structures, we can actually do ourselves.

Mayor Lago: When do you think we can have like a report. I don't need a quarterly report.

City Manager Iglesias: I'm going to ask our Asset Manager to go out with the help of Public Works, get some cost involved for some of these reviews and we can get back with the Commission, I would say in August, Mayor.

Mayor Lago: And I think we can do this every six months. You can give a report to the Commission every six months. I think its important and it shows, and it sends a message to our tenant, stay on top of the ball, stay on top of the ball just like Merrick Park. Just because nobody knows that 15

City Commission Meeting

years that you weren't maintaining the landscaping and your signs were all busted, there's a new sheriff in town. It's very simple and it's the City Manager.

City Manager Iglesias: We may be able to get some costs for the July meeting, latest August, Mayor.

Mayor Lago: Alright. I appreciate you, Zeida.

Asset Manager Sardinas: Thank you.

Mayor Lago: Thank you. Thank you. Thank you.