

November 11, 2014

Public Safety Building Assessment Executive Summary

The Stantec/FGSS Team have performed a basic assessment and programming study of the Public Safety Building. The assessment included investigations by waterproofing specialists Building Enclosure Council, structural engineers Douglas Wood & Associates, MEP engineering consultants EMTec Corporation and the environmental engineering firm of PSI. The cost estimator, Stonehenge Construction, analyzed the cost and duration of construction for each of these options, taking into account the need to maintain building occupancy during construction.

The information gathered in the assessment was used by the Stantec/FGSS Team to develop three possible options this project. The attached exhibits summarize these three options for improvement of the facilities that house the Fire Department, Police Department, EOC, Human Resources, Information Technology, Parking Department and Gables CATV. The Scope of Work Summary lists the major work items required for the facility, a description of these and comments on the pros and cons of each solution. The attached site plan schematics illustrate these three options, as well as the existing site and floor plans.

The scope of Option A includes the basic renovations needed to remedy building waterproofing and life-safety issues within the existing building footprint. Existing program space needs exceed the current building footprint area. For this reason, in this option the Human Resources and Parking Departments would be relocated to other City facilities or leased office space to allow for expansion of the public safety functions. The interior would be renovated/remodeled and would re-distribute the existing areas to better serve the needs of the Fire, Police, EOC, IT and Gables CATV. In Option A full program requirements will not be met. The exterior brick veneer will be removed and replaced with a combination of painted stucco and EIFS. The sidewalks will be removed to apply waterproofing for the basement. Storefronts/windows/doors will be replaced within existing openings. The structure of the Apparatus Bays and their approaches will be repaired. Refer to Scope of Work Summary for more detailed descriptions. The renovations required will be expensive and will result in a short life-cycle solution that will not meet the program requirements of the City's public safety departments.

The scope of Option B includes the basic renovations necessary to remedy the existing building waterproofing and life-safety issues and supplementing the existing building area with additions. The added areas will meet current and projected program requirements with restraints on adjacencies. The existing interiors will be remodeled/renovated. The footprint of the building will be expanded at the perimeter to edge of curb above the existing sidewalks which will result in added square footage, provide a remedy to water infiltration from walls, harden the building exterior walls and improve aesthetics. Two floor levels will be added above a portion of the existing lower garage decks as well as one partial floor above the 4th floor offices. Two parking

decks will be added above the existing garage to replace those spaces removed by the additions. The structure of the Apparatus Bays and their approaches will be repaired. Refer to Scope of Work Summary for more detailed descriptions. The renovations and additions required by this Option B will be expensive and will result in a limited life-cycle solution that will not fully meet the adjacencies required by the program, nor result in a fully hardened building envelope.

The scope of Option C includes demolition of the existing facility to provide an efficient new public safety operations and parking facility. The building design would allow for phased construction, permitting the existing departments to move within the new and existing areas. The resulting facility would be efficient in program and energy use, hardened, and would meet the program and operational requirements of a modern public safety and government operations facility. The building aesthetics would be a source of pride for the community. In addition, the added parking spaces in the garage would serve to support economic development of the surrounding area. Option C would provide the best value for the dollar to the City. It would achieve a long life-cycle building solution that would meet the adjacencies and square footages required for the public safety departments, HR and Parking. This solution would also result in a hardened building envelope and offer current technology and security solutions. The proposed sustainable design will lead to increased employee productivity, health and quality of life. Energy savings can be maximized while minimizing maintenance and operations costs. The resulting aesthetics will be a source of pride for the community.

Critical factors that must be considered in the evaluation and decision as to what Option to pursue include:

- Continued operations of the Public Safety components housed in this building
- Life Safety
- ADA accessibility for public and employees
- Achieving efficient adjacencies of program areas
- Security - Distinct and controlled entrances to each department for employees and the public.
- Increased employee productivity and health through design solutions
- Achieving hardening and structural integrity of the complete structure
- Energy savings opportunities
- Meeting technology needs of program areas
- Life Cycle cost of investment
- Revenue from parking garage rental (loss/increase)
- Relocation and leasing costs vs. expansion
- Aesthetics and community pride in facility
- Potential for unforeseen costs during remodeling

Scope of Work Summary

OPTION	Comments	
	Summary of Scope	Pros / Cons
OPTIONS A & B - RENOVATION SCOPE		
BASIC IMPROVEMENTS (APPLICABLE TO OPTIONS A AND B)		
ADA Upgrades Restrooms & Public Access	Required ADA compliance for the facility for public and employees. Existing restrooms at each level are not compliant. Exterior and interior doors are not compliant. Elevators do not meet current accessibility requirements.	Existing restroom structural space is insufficient to accommodate accessibility. Accessible restrooms to be developed in other building locations.
Civil - Basement Floodproofing	It is our understanding that MD-WASD drainage systems outside the building can affect this building. Depending on how MDW handles storm drainage water flows in the neighborhood can cause this building's catch basins to saturate too quickly. This building should have it's own (new) deep wells to be receptors of storm water.	Traffic and access disruptions to building operations during construction.
Waterproofing - Basement Flood Prevention	The basement has experienced flooding during storm conditions. The existing basement storm sump pump system has operational issues. It is recommended that operational functions currently housed in the basement be relocated at ground floor or above level. Parking can be expanded on the areas vacated. Storm sump pump system should be replaced to maintain basement during storm conditions.	Existing building square footage does not provide necessary relocation space. Provide addition to building to accommodate these areas.
Waterproofing - Basement	Remove sidewalk at perimeter and install waterproofing	Traffic and access disruptions to building operations during construction.
Waterproofing - Decks	Install a redundant waterproofing membrane with a drainage composite, and the reinforced topping slab tied to the structural decks to meet the HVHZ uplift requirements. Add bi-level drains where necessary.	Noise to building occupants, Disruption to upper floors for drainage install

Scope of Work Summary

OPTION	Comments	
	Summary of Scope	Pros / Cons
Waterproofing - Canopies	<p>Replace with a seamless liquid reinforced roofing system, which is better suited for detailing of the existing conditions. Reslope to avoid ponding water, and simplify at flashings, copings, and terminations. Plexiglas skylights to be replaced.</p>	
Waterproofing - Roof	<p>Existing roof drainage is inadequate. Install additional roof drains, tapered insulation, overflow scuppers and roofing. Roofing would be best replaced with a seamless liquid reinforced roofing system, which is better suited for detailing of the existing conditions. Roofs should be resloped to avoid ponding water, and simplified at flashings, copings, and terminations.</p>	
Hardening - Exterior Swing & Overhead Doors	<p>Exterior swinging and overhead doors to be replaced with impact resistant systems. Reinforce structure at overhead doors to meet structural needs</p>	

Scope of Work Summary

OPTION	Comments	
	Summary of Scope	Pros / Cons
Structural - Fire Apparatus Bay Structural Repairs	<p>Fire apparatus bay floor structure does not sufficient design capacity to meet the loading requirements of the Fire Department apparatus housed in this facility. Floor slabs, joists and beams must be strengthened to meet operational requirements. Slabs inadequate relative to accepted structural engineering practice. Joist design information is unavailable, it is suspected that adequate shear capacity of single joists is doubtful. Beams depending on loading assumptions and on analysis basis (ACI 318-63 vs. ACI 318-08), two to eight beams are overstressed in shear. Repair Option 1 - Remove existing structural slabs and replace with properly designed slabs; conduct load testing on joists and soffit beams. Enhance as indicated; provide shear enhancement to eight main beams. Repair Option 2 - Enhance slabs with structural steel members throughout; abandon existing joists and soffit beams in place and install steel joists/beams; Provide shear enhancement to eight main beams.</p>	<p>Displacement for Fire Station during construction.</p>
Structural Repairs - Parking Garage (above grade)	<p>Many locations with corroded reinforcement and spalled concrete need repair. To slow future deterioration, consider applications of: Migrating corrosion inhibitor to exposed concrete (plus waterproofing noted in waterproofing item). Numerous failing previous patches need repair. Topping Slabs garage Roof Ground Floor to be removed and replaced in coordination with waterproofing improvements. Vehicle Barrier Wall appears to be structurally inadequate relative to current design loads and structural practice and must be either replaced or proper system installed. Garage floors must be re-sloped with appropriate toppings and/or add drains. Other items - Miscellaneous broken planter/curb to be repaired or replaced; Cracks throughout to be repaired and sealed.</p>	

Scope of Work Summary

OPTION	Comments	
	Summary of Scope	Pros / Cons
Structural Repairs - Basement	<p>Floor Cracks, corroded reinforcement and spalled concrete must be repaired. This condition is particularly significant at northside columns/walls. Elevated chloride ion concentrations were found indicating water intrusion damage. After waterproofing is completed repair concrete. To slow future deterioration, consider applications of migrating corrosion inhibitor to exposed concrete. Opening in wall at southeast corner stair needs further investigation and repairs. Miscellaneous - Honeycombing from original construction should be patched; Wall at south ramp to be repaired.</p>	

Scope of Work Summary

OPTION	Comments	
	Summary of Scope	Pros / Cons
<p>Structural Repair - Building (other than Parking & Basement)</p>	<p>Miscellaneous Cracks to be repaired and/or sealed, as appropriate. Concrete Toppings and Waterproofing (Apparatus Room, Apparatus Room roof, all traffic areas) are significantly cracked, waterproofing has failed, evidence of leaks in several areas. Topping to be removed and replaced in coordination with structural repairs and waterproofing installations. Second Floor Window in Kitchen is not functioning properly and must be replaced. C.M.U. Wall at East End of Gym is improperly supported - provide full bearing to slab. Steel stairs, Etc. in Hose Tower are corroded - clean and paint. Several Locations of Corroded Reinforcement and Spalled Concrete need repair and to slow the progression of future deterioration provide application of a migrating corrosion inhibitor. Wide Wall Cracks Above Southern Entrance Ramp in Basement need structural repairs (wall reinforcement, waterproofing, finishes). Miscellaneous repairs and sealing is needed for cracks at various locations; repair open C.M.U. in parapet; clean and paint roof ladders; patch concrete stair at added conduits; clean, repair and paint exterior railings; remove flimsy wood planter cover and waterproof planter or provide proper cover.</p>	<p>Occupants in affected areas will need to be relocated during improvements.</p>
<p>HVAC - Chiller Replacement / Modifications</p>	<p>Existing chillers are obsolete, are not energy efficient and air handlers lack proper controlled fresh air supplies. Install new systems. Chiller replacement should be lieu with FPL for possible load shifting & ice storage rebates</p>	<p>Temporary HVAC required during replacement. New openings in exterior for fresh air. Ductwork installation disrupts occupants.</p>

Scope of Work Summary

OPTION	Comments	
	Summary of Scope	Pros / Cons
HVAC - Outside Air / Returns Modifications	<p>AHU's do not have direct, controllable, outside air connections to them. There is no control of the outside air flow into the building as many observed vent openings freely pass air directly to the ceiling (return air) plenum. This allows untreated outside air in and releases treated air out unimpeded, depending on pressurization differences. IAQ suffers and musty odors prevail. It is likely, mold growth could be found. Outside air systems should be ducted/fitted with airflow stations and directly connected only to AHUs before being allowed into building.</p>	<p>Occupants in affected areas will need to be relocated during improvements.</p>
HVAC - AHU Replacement / Modifications	<p>Main building AHU's considered beyond useful life should be replaced</p>	<p>Temporary HVAC required during replacement. New openings in exterior for fresh air. Ductwork installation may disrupt occupants.</p>
HVAC - VAV Systems Replacements	<p>VAV box systems are considered beyond useful life should be replaced</p>	<p>Temporary HVAC required during replacement. New openings in exterior for fresh air. Work will disrupt occupants.</p>
HVAC - Controls	<p>Existing HVAC systems are not monitored properly, chiller adjustments made seasonally by an outside vendor, controls are beyond useful life. Provide building EMS for Chiller / AHU / Outside Air control & monitoring. Provide new comprehensive controls for all systems.</p>	
HVAC - EOC-IT Functions	<p>Existing cooling in EOC-IT Room is inadequate for its critical operation. System should be replaced with dedicated engineered controllable system.</p>	<p>Temporary provisions must be made for EOC during construction.</p>
Plumbing - Storm Drainage - Basement	<p>Concrete floor slope to has minimal slope to floor drains. In addition, drainage pipes clog and fill with debris, and it is suspected that the piping slope is deficient. Add drains, replace piping.</p>	<p>Existing functions to be displaced during construction.</p>

Scope of Work Summary

OPTION	Comments	
	Summary of Scope	Pros / Cons
Plumbing - Storm Drainage - Building	Replace and expand (to new roof drains) roof drainage piping from 4th floor roof down through basement and to new deep wells (see Civil notes above).	Existing occupants/functions to be displaced during construction.
Plumbing - Sanitary Sewer Piping - Basement	Basement sanitary sewer drain pipe slope problems. Pipes appear to be too close to level and tend to clog / fill with toilet waste debris. Under floor slab drain piping should be re-worked.	Existing functions to be displaced during construction.
Plumbing - Sanitary Sewer Pump System	Basement sanitary sewer sump pump system / float switch issues and they sometimes overflow. System should be replaced.	Affects building occupancy during this construction work.
Plumbing - Domestic Water	Domestic water system has been refitted with newer booster pump system in other location. Old abandoned system should be removed.	
Life Safety - Emergency Generator Replacement	Generator in basement is located in a space that does not provide NFPA required clearances. Generator needs to be relocated to an area that provides code required clearances. Generator should also be relocated above highest anticipated ground water table elevation (out of the basement).	Temporary generator power required in interim. Disruption to occupants for necessary re-wiring.
Life Safety - Emergency Electrical System	Emergency electrical system has had a number of non-emergency circuits added to the system over the years which have not been labelled such that it is unknown what all the loads connected to the system are. All circuitry on the emergency system should be traced and non-emergency (legally required) circuits need to be removed from the emergency panels.	Disruption to building occupants.

Scope of Work Summary

OPTION	Comments	
	Summary of Scope	Pros / Cons
Electrical - Power	Much of the electrical system is original from when the building was built in the 1970s. Replacement parts and breakers are no longer manufactured for this equipment, any replacement of worn out or damaged parts has to be done with after-market devices which typically are not UL listed for use in this older equipment. Electrical system should be upgraded with current manufactured equipment.	Operations in the building affected during construction.
Electrical - Lighting	Building is provided with many different types of light sources, most of which are not energy efficient. Entire building requires lighting retrofit to bring building to meet Florida Energy Code.	Disruption to building occupants.
Life Safety - Fire Alarm	Existing fire alarm system is very old and does not meet all NFPA requirements. New fire alarm system is required for entire building.	Needs fire watch during installation. Disruption to building occupants during construction.
Life Safety - Fire Sprinkler	Current code compliant fire sprinklers for this use and height building should be installed. New code requires 2 separate water service feeds from different mains from different streets for fire protection pump, each with their own BFP. System currently has one.	Disruption to building occupants.
Security	A monitored master control system covering all entrance and security-sensitive doors should be installed. The current system is localized and obsolete	
Environmental - Mold	Because of the water infiltration issues of this building it is anticipated that removal of mold growth will be necessary in basement areas, first, second, third and fourth levels of the building.	Occupants in affected areas will need to be relocated during improvements.
Environmental - Asbestos	The age of the building indicates that asbestos may be present in mastic at HVAC ductwork. This material will need to be removed as part of the HVAC replacements.	Occupants in affected areas will need to be relocated during improvements.

Public Safety Building, Coral Gables

Scope of Work Summary

OPTION	Comments	
	Summary of Scope	Pros / Cons
RENOVATION OPTION A - RENOVATION / RETROFIT SCOPE		
<p>Refinish Exterior</p> <p>Hardening - Replace Windows and Louvers</p>	<p>110790 gsf / 294 parking spaces. Remove existing brick veneer and support angles; remove existing waterproofing; Stucco and paint at lower levels; install EIFS on upper levels.</p> <p>Windows leak within systems and perimeters, are not impact resistant nor energy efficient. Louvers are not impact or rain resistant and allow water and windload infiltration. Fenestration to be replaced with impact resistant systems. Louvers would need to be replaced or replaced. Those louvers which form part of the enclosure of the building would need to be replaced to meet or exceed the HVHZ requirements and have structural dampers. Other louvers can be strengthened, to avoid becoming windborne projectiles. All substandard masonry openings will require perimeter opening reinforcement.</p>	<p>Cons - Does not accommodate building program needs. Building perimeter walls and roof not hardened; building remains vulnerable to cracking/leaks; continued maintenance costs (cracking, painting, etc.) short life cycle solution (10 years).</p> <p>Pros - increased energy performance;</p> <p>Cons - Occupants must be relocated from affected areas; requires structural improvements to supporting structures; no additional windows for occupants.</p>
RENOVATION OPTION B - MEDITERRANEAN RENOVATION / RETROFIT SCOPE		
<p>Building Expansion Scope</p>	<p>125,990 gsf / 394 parking spaces. Build an addition around building perimeter and above a portion of the existing garage. Exterior Wall hardening; added square footage, provide added windows throughout, achieve some energy savings, improved aesthetics</p>	<p>Pros - Increased employee productivity and quality of life; energy savings; improved aesthetics; exterior perimeter hardening.</p> <p>Cons - Noise during construction. Impacts vehicular (fire and auto) drives, does not harden roof structure, limited parking garage improvements. Short life cycle to high cost.</p>

Public Safety Building, Coral Gables
Scope of Work Summary

OPTION	Comments	
	Summary of Scope	Pros / Cons
OPTION C - DEMOLITION & NEW CONSTRUCTION		
New Public Safety Building	125,990 g.s.f.	Fully meet programming needs in efficient space layouts. Achieve an anticipated minimum 60 year Life Cycle. Maximize energy savings. Increased employee productivity, health and quality of life. Miminize maintenance and operations costs. Aesthetics to meet City goals.
New Parking Garage	500 parking spaces	increased revenue and economic stimulus to neighboring area effected by added parking.



Date: 11/10/14

Coral Gables Safety Building
Option A - Renovation / Retrofit

Location: 2801 Salzedo Street (Folio # 03-4117-005-5110)

Lot Area: 63,000 SF

Estimated Footprint of all Buildings (Garage / Offices / Fire Department): 59,723 SF

Estimated Gross Building Area: 100,790 SF

Estimated Parking Garage Area: 130,778 SF / 294 Cars

Estimated # of Floors incl. Basement: Varies; 5 Story Parking Garage / 4 -7 Story Office Building

Opinion of Probable Construction Costs

Project Duration: 32 Months

Direct Construction Costs: \$ 13,200,000

General Conditions: \$ 1,188,000

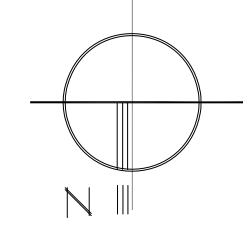
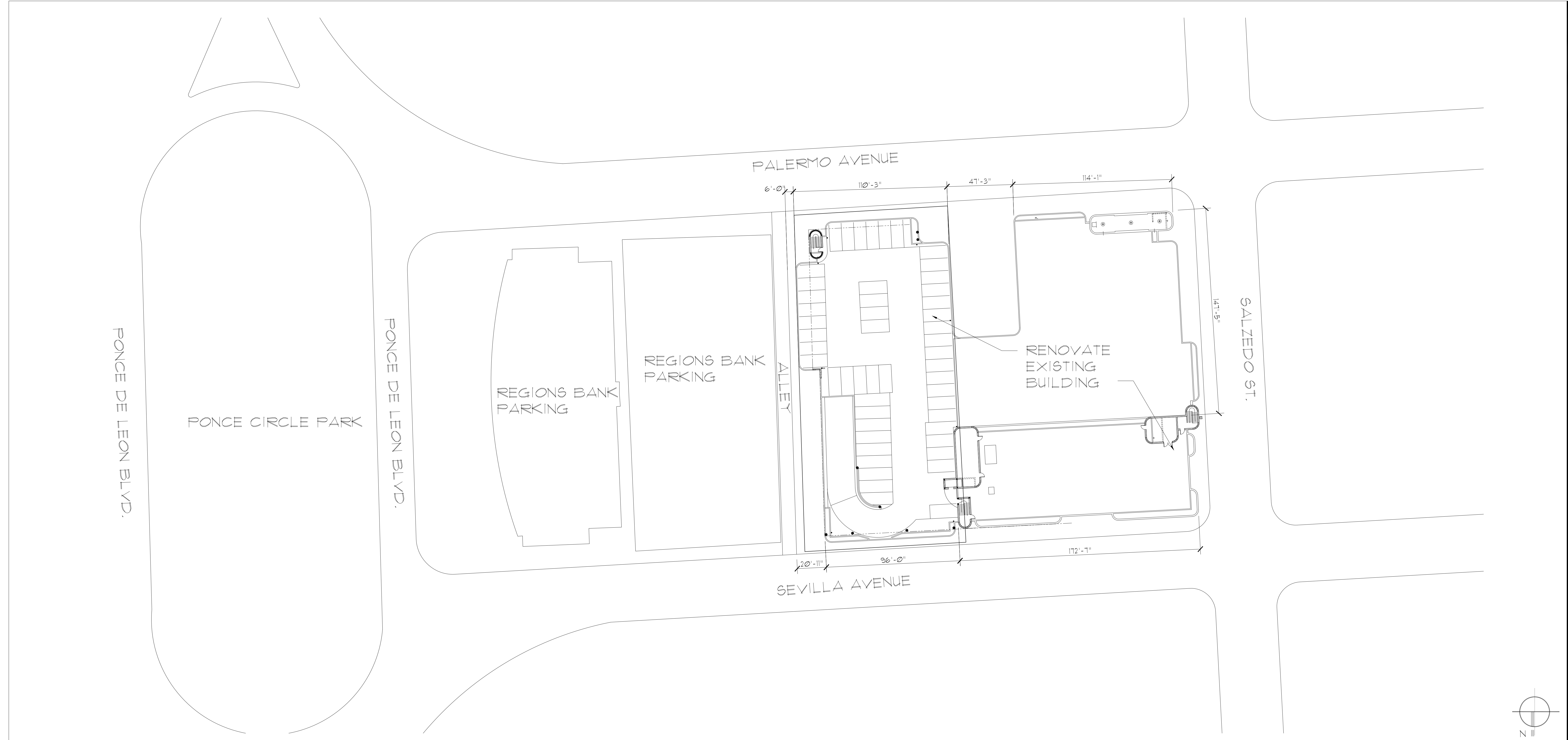
General Requirements: \$ 1,320,000

10% Contingency: \$ 1,570,800

Total Costs: \$17,278,800

Stonehenge Construction, LLC | 7300 North Kendall Drive, Suite 470 | Miami, FL 33156
email: info@stonehengeconstruction.net | office: 786.866.7776 | fax: 786.866.7777 | lic #: CGC 1504064

www.stonehengeconstruction.net



1 Site Plan-Option A
I-100 Scale: 1" = 30'-0"

**OPTION A
TOTAL SF OF PROGRAM AREAS**

PROGRAM	TOTAL GROSS SF
COMMON AREA/SERVICE AREA	12,244
CABLE/TV DEPARTMENT	3,987
POLICE DEPARTMENT	37,384
POLICE-EOC DEPARTMENT	11,219
FIRE DEPARTMENT	30,665
DRIVEWAY	5,291
BUILDING	100,790
PARKING GARAGE # OF CARS - 294	130,778

REVISION	By	Appd.	Y/M/AM/DD

Client/Project
 CITY OF CORAL GABLES
 Coral Gables Public Safety Building
 2801 Salzedo Street
 Coral Gables, FL 33134

Permit-Seal

Project Number:	
File Name:	
Date:	10/28/14
Drawn:	
Checked:	
Design:	YY/MM/DD
Drawing No.:	
Revision:	Sheet

2 Option A Legend + SF Summary
I-100 Scale: NTS



Date: 11/10/14

Coral Gables Safety Building
Option B – Mediterranean Renovation / Retrofit

Location: 2801 Salzedo Street (Folio # 03-4117-005-5110)

Lot Area: 63,000 SF

Estimated Footprint of all Buildings (Garage / Offices / Fire Department): 59,723 SF

Estimated Gross Office Building Area: 100,790 SF + 25,200 SF = 125,990 SF

Estimated Parking Garage Area: 130,778 SF + 45,503 SF = 176,281 SF / 394 Cars

Estimated # of Floors incl. Basement: Varies; 7 Story Parking Garage / 4 & 5 Story Office Building

Opinion of Probable Construction Costs

Project Duration: 38 Months

Direct Construction Costs: \$ 19,540,000

General Conditions: \$ 1,758,600

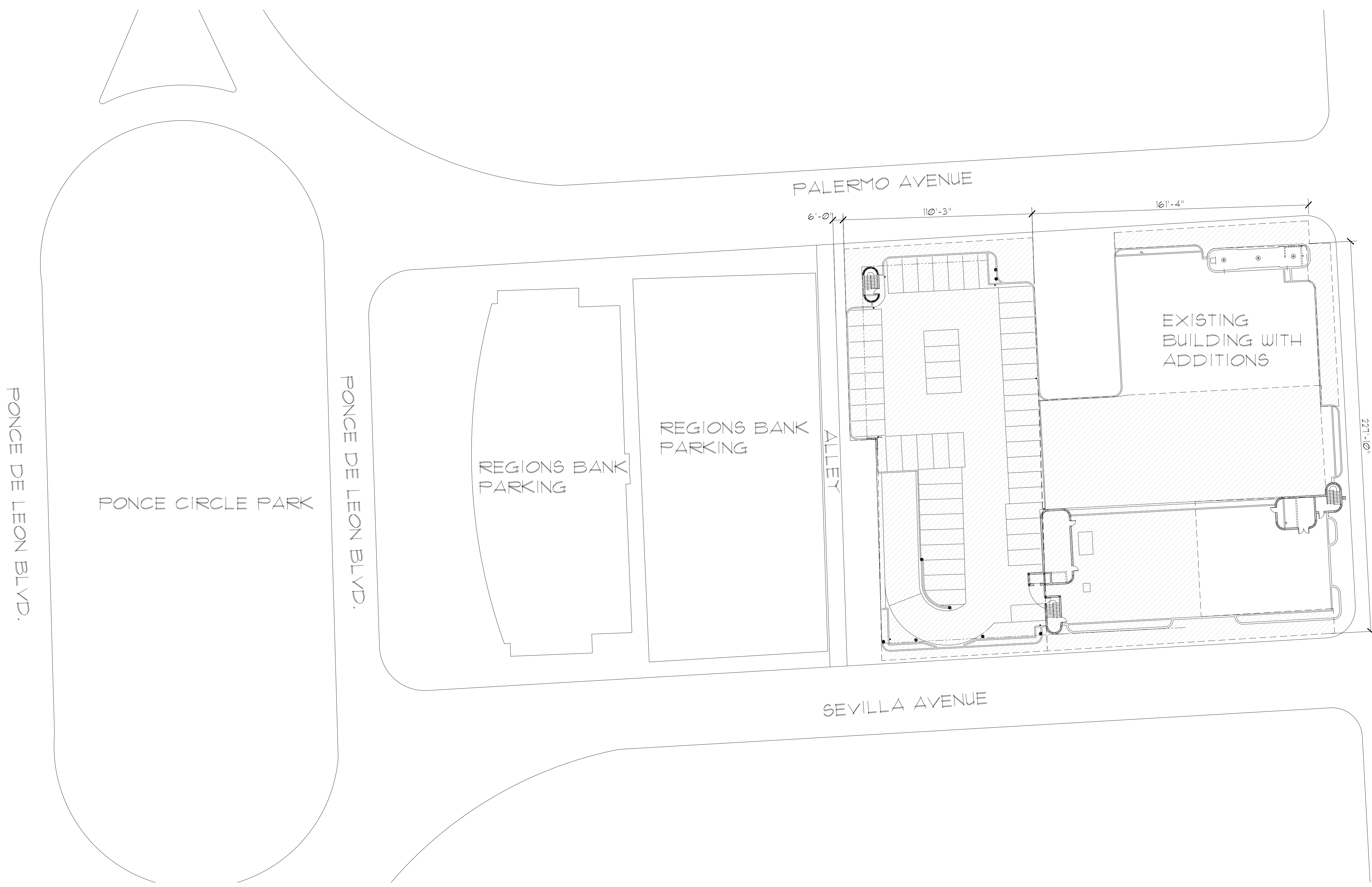
General Requirements: \$ 1,490,000

10% Contingency: \$ 2,278,860

Total Costs: \$25,067,460

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email: info@stonehengeconstruction.net | office: 786.866.7776 | fax: 786.866.7777 | lic #: CGC 1504064

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1 Site Plan-Option B
 I-100 Scale: 1" = 30'-0"

**OPTION B
 TOTAL SF OF PROGRAM AREAS**

PROGRAM	TOTAL GROSS SF
COMMON AREA/SERVICE AREA	13,690
CABLE/TV DEPARTMENT	4,000
IT DEPARTMENT	1,000
POLICE DEPARTMENT	41,000
POLICE-EOC DEPARTMENT	15,000
FIRE DEPARTMENT	37,000
DRIVEWAY	5,300
HR/PARKING DEPARTMENT	5,500
GYMNASIUM	3,500
BUILDING	125,990
PARKING GARAGE # OF CARS - 394	176,276

2 Option B Legend + SF Summary
 I-100 Scale: NTS

Revision	By	App'd.	Y/M/MD

Client/Project
 CITY OF CORAL GABLES
 Coral Gables Public Safety Building
 2801 Salzedo Street
 Coral Gables, FL 33134
 Title
INFORMATION SHEET-OPTION B

Permit-Seal

Project Number	
File Name	
Drawn	
Check	
Design	
Drawing No.	
Revision	
Sheet	

of



Date: 11/10/14

Coral Gables Safety Building
Option C – Demolition & New Construction

Location: 2801 Salzedo Street (Folio # 03-4117-005-5110)

Lot Area: 63,000 SF

Estimated Footprint of all Buildings (Garage / Offices / Fire Department): 59,723 SF

Estimated Gross Office Building Area: 100,790 SF + 25,200 SF = 125,990 SF

Estimated Parking Mix Use Garage Area: 250,000 SF / 500 Cars

Estimated # of Floors incl. Basement: Varies; 9 Story Mixed Use Garage (Offices) / 5 Story Office Building

Opinion of Probable Construction Costs

Project Duration: 29 Months

Direct Construction Costs: \$ 22,500,000

General Conditions: \$ 1,125,000

General Requirements: \$ 1,575,000

5% Contingency: \$ 1,260,000

Total Costs: \$26,460,000

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email: info@stonehengeconstruction.net | office: 786.866.7776 | fax: 786.866.7777 | lic #: CGC 1504064

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PONCE DE LEON BLVD.

PONCE CIRCLE PARK

PONCE DE LEON BLVD.

REGIONS BANK

REGIONS BANK
 PARKING

PARKING
 (75-100
 SPACES/FLOOR)

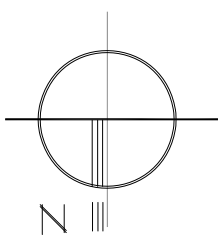
OFFICES

COURTYARD

PALERMO AVENUE

SALZEDO ST.

SEVILLA AVENUE



1 Site Plan-Option C
 H-100 Scale: 1" = 30'-0"

OPTION C
 TOTAL SF OF PROGRAM AREAS

PROGRAM	TOTAL GROSS SF
COMMON AREA/SERVICE AREA	13,690
CABLE/TV DEPARTMENT	4,000
IT DEPARTMENT	1,000
POLICE DEPARTMENT	41,000
POLICE-EOC DEPARTMENT	15,000
FIRE DEPARTMENT	37,000
DRIVEWAY	5,300
HR/PARKING DEPARTMENT	5,500
GYMNASIUM	3,500
BUILDING	125,990
PARKING GARAGE # OF CARS - 500	250,000

Client/Project
 CITY OF CORAL GABLES

Coral Gables Public Safety Building
 2801 Salzedo Street
 Coral Gables, FL 33134

Title
 INFORMATION SHEET-OPTION C

Permit-Seal

Project Number: _____
 File Name: _____

2 Option C Legend + SF Summary
 H-100 Scale: NTS

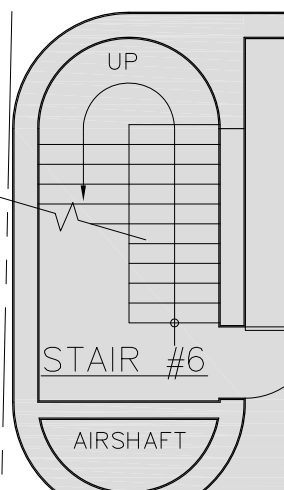
Revision Sheet

ERGUSON
FLASGOW
ELCHUSTER
PHOTO, INC.

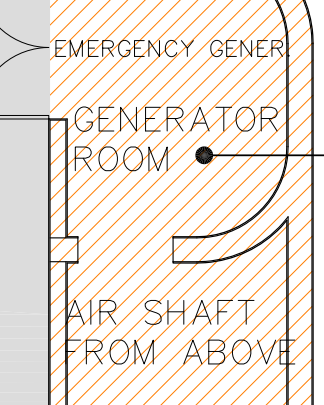
991 ponce de leon blvd, suite 204
 coral gables, florida 33134
 305-463-7758 www.ergnet
 Architecture
 Interior Design

Stantec

901 Ponce de Leon Blvd.
 Coral Gables, FL 33134
 www.stantec.com



COMPACT



COMMON AREA/
SERVICE-AREA D:
247 SF

PARKING GARAGE: 44,812 SF
103 PARKING SPACES + 11 MOTORCYCLE SPACES

CABLE/TV
DEPARTMENT-AREA
D: 730 SF

CABLE/VIDEO
PRODUCTION
OFFICES
636 SF

IT DEPARTMENT-
AREA A: 562 SF
IT/TELEPH.
ROOM
522 SF

CABLE
321 SF

COMMON AREA/
SERVICE-AREA C:
930 SF

CABLE/TV DEPARTMENT-AREA B: 2,393 SF

CONF.
1651 SF

CABLE/
TV DEPARTMENT-
AREA A: 450 SF
TV EDITING ROOM
404 SF

COMMON AREA/
SERVICE-AREA A:
777 SF

SAFETY NET
117 SF

IT DEPARTMENT- AREA B:
306 SF
IT ROOM
276 SF

OFFICE
129 SF

CABLE/TV
DEPARTMENT-
AREA C: 414 SF

OFFICE
228 SF

KITCHEN
207 SF

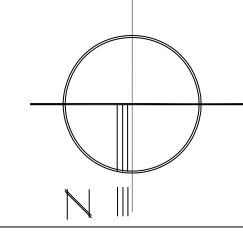
POLICE DEPARTMENT-AREA A:
3,178 SF
BLOSA ROOM

HOLDING CELLS
645 SF

POLICE DEPARTMENT-AREA B:
4,621 SF

COMMON AREA/
SERVICE-AREA B:
303 SF

OFFICE
101 SF



1 Existing Basement Floor Plan
A-100 Scale: 1/8" = 1'-0"



**ERGUSON
FLASGOW
LUSCHSTER
PHOTO, INC.**

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Interior Design
Architecture
Planning

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305-443-7750 www.ergon.net
AA 000109

NO.	REVISION	DATE	BY	APP'D.

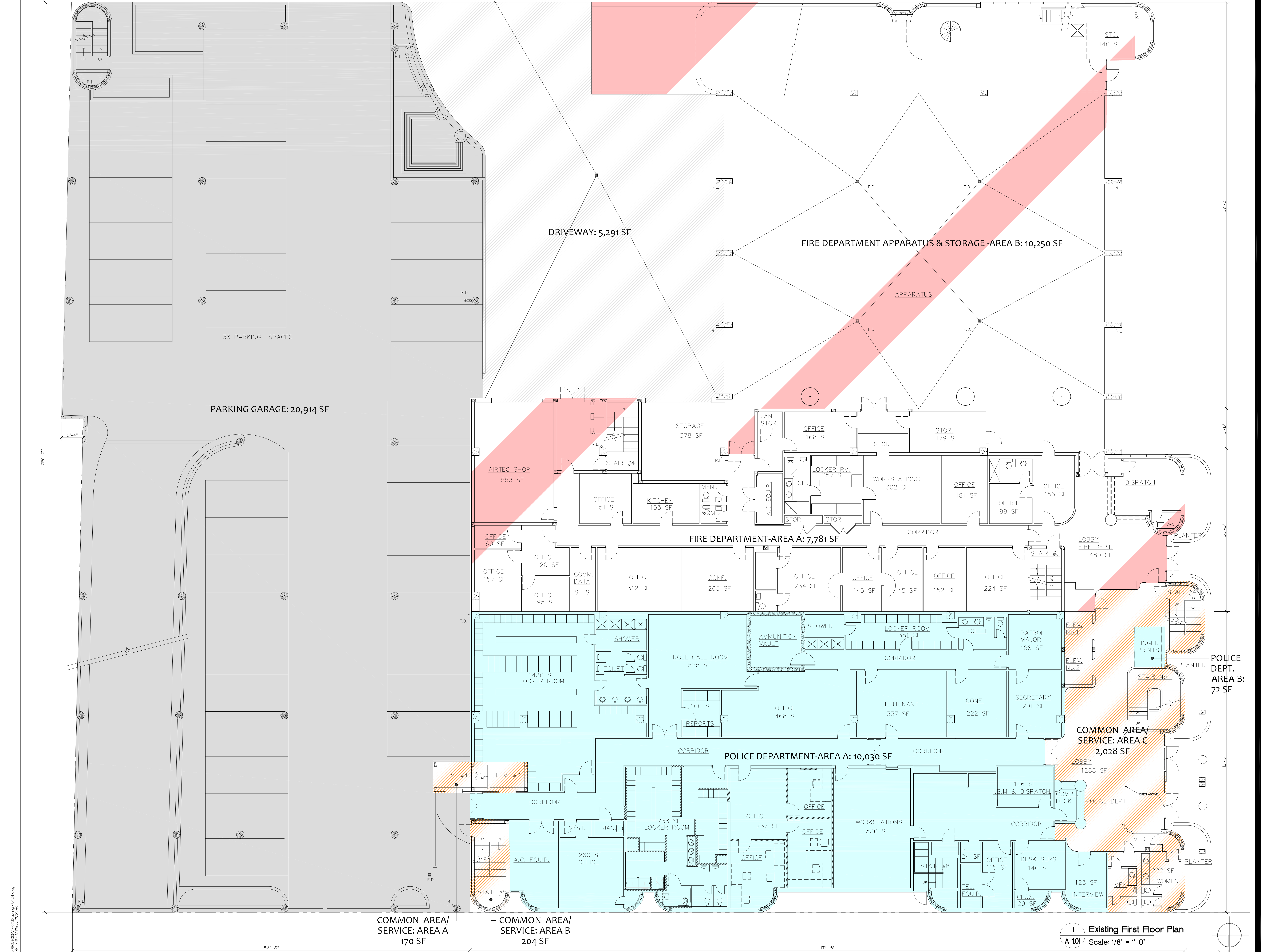
Client/Project
CITY OF CORAL GABLES
Coral Gables Public Safety Building
2801 Salzedo Street
Coral Gables, FL 33134

Permit-Seal

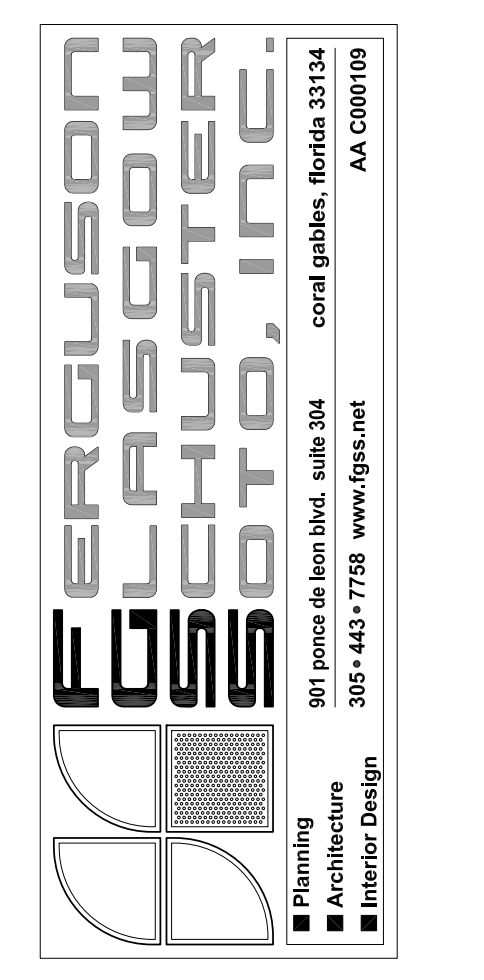
Title
BASEMENT FLOOR PLAN

Project Number: .
File Name: .
Date: .
Drawn: .
Checked: .
Designed: .
Revision: .
Sheet: .
of .

DATE PLOTTED: 11/12/14 10:28:14 AM
DRAWING NO.: 100-100-100-100-100
SHEET NO.: 100-100-100-100-100-100



2/19/15
 38 PARKING SPACES
 PARKING GARAGE: 20,914 SF
 DRIVEWAY: 5,291 SF
 FIRE DEPARTMENT APPARATUS & STORAGE - AREA B: 10,250 SF
 FIRE DEPARTMENT - AREA A: 7,781 SF
 POLICE DEPARTMENT - AREA A: 10,030 SF
 COMMON AREA / SERVICE: AREA A: 170 SF
 COMMON AREA / SERVICE: AREA B: 204 SF
 COMMON AREA / SERVICE: AREA C: 2,028 SF
 POLICE DEPT. AREA B: 72 SF
 1 Existing First Floor Plan
 A-101 Scale: 1/8" = 1'-0"



Revision	Description	By	App'd.	TY	MM	DD

Client/Project: CITY OF CORAL GABLES
 Coral Gables Public Safety Building
 2801 Salzedo Street
 Coral Gables, FL 33134

Permit-Stamp

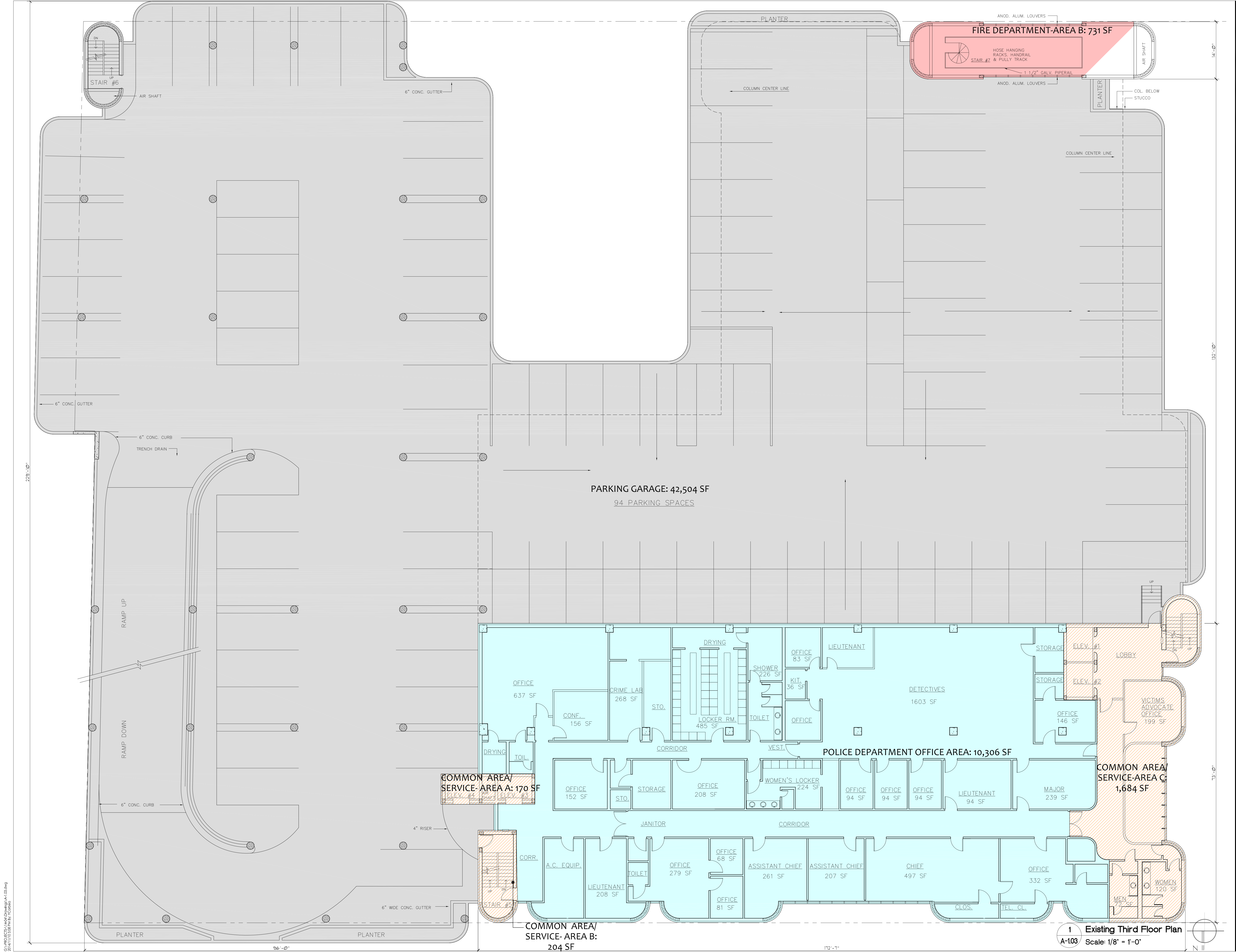
Project Number: _____
 File Name: _____

Date: _____
 Drawn: _____
 Checked: _____
 Design: _____

10.28.14
 YYMMDD

Revision _____ of _____
 Sheet _____ of _____

Title: FIRST FLOOR PLAN



2024/10/15 10:00 AM
 2024/10/15 10:00 AM
 2024/10/15 10:00 AM
 2024/10/15 10:00 AM

273'-0"

137'-0"

73'-0"

14'-0"

96'-0"

172'-1"

1 Existing Third Floor Plan
A-103 Scale: 1/8" = 1'-0"

Revision	By	Appd.	Y/M/D	Issued

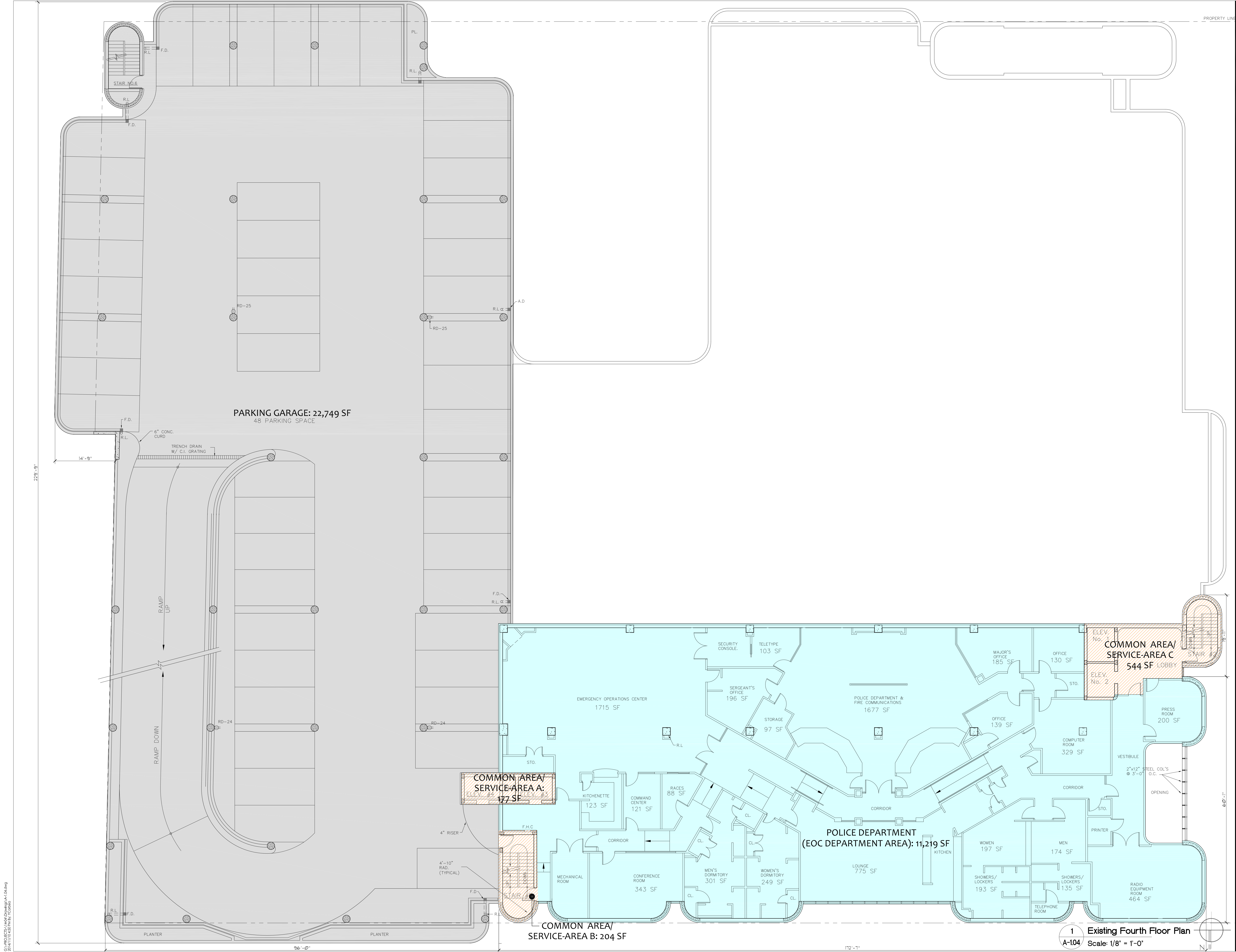
Client/Project
CITY OF CORAL GABLES
 Coral Gables Public Safety Building
 2801 Salzedo Street
 Coral Gables, FL 33134

Title
THIRD FLOOR PLAN

Permit-Seal

Project Number	
File Name	
Date	10/28/14
Drawn	YY.M.M.DD
Checked	
Designed	
Revision	
Sheet	

of



Revision	By	Appd.	Y/M/D

Client/Project
 CITY OF CORAL GABLES
 Coral Gables Public Safety Building
 2801 Salzedo Street
 Coral Gables, FL 33134

Title
FOURTH FLOOR PLAN

Permit-Seal

Project Number	
File Name	
Date	10.28.14
Drawn	YYMMDD
Checked	
Design	
Revision	
Sheet	

1 Existing Fourth Floor Plan
A-104 Scale: 1/8" = 1'-0"

DATE PLOTTED: 10/28/14 10:28 AM
 PLOTTER: HP DesignJet T1100e
 ORIGINAL SHEET ARCHIT

