

The “Old Police and Fire Station”  
285 Aragon Avenue  
Local Historic Landmark

Maintenance/Preservation Plan



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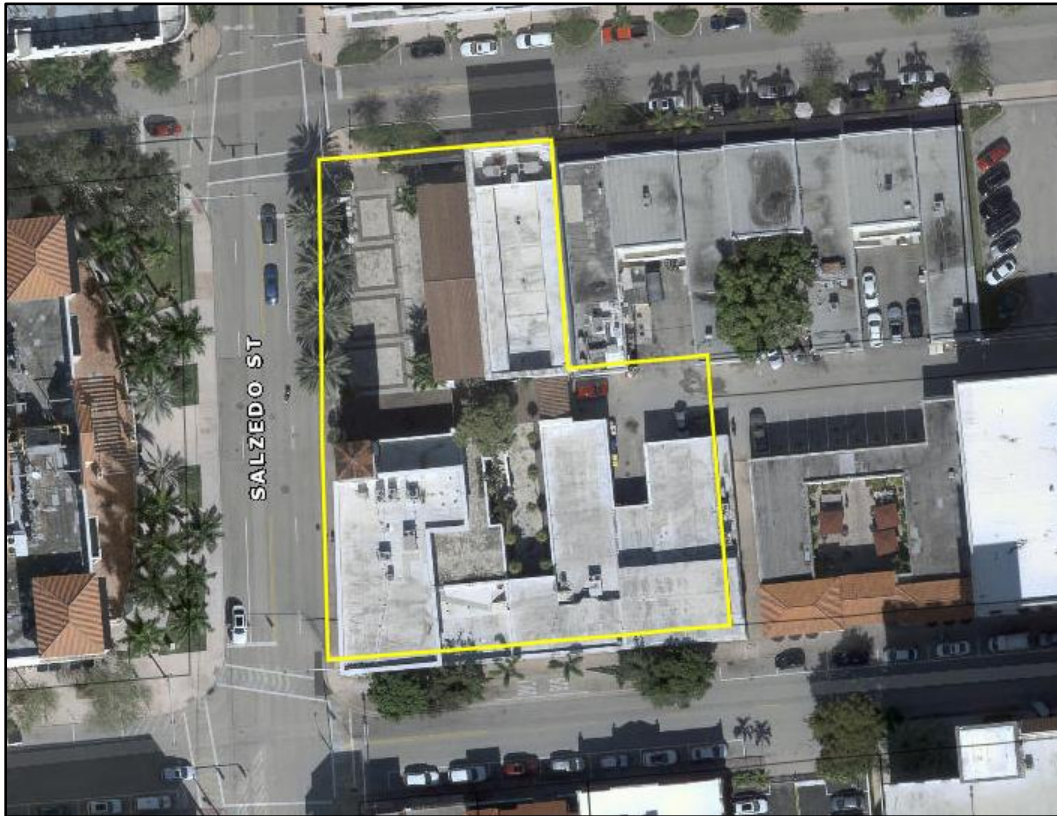
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OPERATION OF THE CORAL GABLES MUSEUM	

## I. PROPERTY DETAILS

Address:	285 Aragon Avenue, Coral Gables, Florida 33134
Folio Number:	03-4108-006-3100
Legal Description:	Lots 1 thru 4 and 42 thru 48 inc. and 20 ft. alley lying between, Block 34, Coral Gables Section K, Plat Book 8, Page 33 of the Public Records of Miami-Dade County, Florida.
Date of Original Construction:	1939
Original Architect:	Phineas Paist
Original Builder:	W.P.A.
Owner:	City of Coral Gables
Original Use:	Police and Fire Station
Present Use:	Coral Gables Museum (first floor tenant), City of Coral Gables Historical Resources Department (2nd Floor)
Site Characteristics:	The subject property is comprised of several irregularly shaped lots and is bounded by Giralda Avenue to the north, Salzedo Street to the east, and Aragon Avenue to the south.
Statement of Significance:	<p>The Old Police and Fire Station is significant as an outstanding example of oolitic rock architecture constructed by the W.P.A. during the Depression years. It is one of two W.P.A. municipal buildings constructed in Coral Gables and is noted for its design, detail, materials, and craftsmanship.</p> <p>The building was designed by Phineas Paist, who was the first architect registered in Miami, and the third in the State of Florida. Exterior sculptures seen on the south and west facades were executed by Jon Keller, a noted Depression Moderne sculptor.</p>

## II. HISTORIC CONTEXT

From 1939 to 1975 the building at 285 Aragon Avenue was used to house the Police and Fire Departments of the City of Coral Gables. This two-story municipal building was built in the Mediterranean Revival style, typical of the Coral Gables area. It is located in downtown Coral Gables, one block north of Miracle Mile on the northeast corner of the intersection of Salzedo Street and Aragon Avenue.



Location (Miami-Dade Property Appraiser Website)

The original section of the building has semi-circular arched windows, engaged columns with masonry lintels, and a three-story corner tower. The exterior is of native keystone, brought from Windley Key in the Florida Keys. On the west side of the building there were originally four wooden roll-up doors which sealed the firetruck bays. The west elevation also featured a rectangular entrance to the Fire Department and semi-circular headed arched windows with engaged columns and masonry lintels. The three-story tower at the northwest corner has an arched open gallery at the top which was originally intended for hose drying. The lower portion of the tower housed the fourth bay for the firetrucks. The windows of the second floor of the building are in groups of two and three. On the south side are rectangular and arched windows in groups of three, two, and one. There is an arched entry on the south elevation which originally provided access to the Police Department.

A distinctive personal touch of artwork was added to the building in the form of chiseled and carved stone sculpture, done by a young sculptress professionally known as Jon Keller. The sculpture on the west depicts two firemen in Coral Gables and a typical family which they protect. The design is Depression Moderne – somber and realistic, with powerful faces on the



firemen. Beneath them, at the base and flanking the opening to the bays are the firemen's empty boots. On the south elevation, there are sculptured pelicans supporting the door opening lintel.

In 1954 an addition was added onto the building, adding offices and a courtroom to the east of the original structure. The design blends compatibly with the original building and does not detract from its integrity.

On January 19, 2006, the Historic Preservation Board approved an application for a Special Certificate of Appropriateness for the construction of an addition, restoration, and alterations to the historic building.

As part of the restoration of the historic building, all non-sympathetic windows, which were not part of the original design, were replaced with casement units. The units are designed to mimic the original muntin configuration and add to the overall historic character of the structure. Additionally, sections of the interior that had been enclosed were re-opened. The mezzanine area, interior office partitions, and an office addition on the ground floor were removed.

This project was completed in January of 2011 at design and construction cost of approximately \$6.5 million. The improvements were funded by approximately \$2.2 million in donations, \$460,626 in County issued GOB bonds, \$365,464 from General Capital Improvement funding, and a \$3.5 million loan. Debt service for the 30-year loan will cost the City an additional \$1.4 million, raising the City's contribution to approximately \$5.2 million out of a total cost of nearly \$7.9 million.

The interior spaces were reconfigured to accommodate new bathrooms, offices, a gift shop, community meeting room, loading dock, storage area, and support spaces for the museum on the ground floor. A "courtyard" with landscaping was created between the west section of the historic building and the renovated center section.

To the west of the "courtyard" the existing metal fire escape was removed. Constructed in this location is an addition which expands the building, creating additional gallery space on the ground floor. The second floor above the new gallery space is a balcony with a masonry stair. This section of the building is identifiable as new construction through the introduction of simple rectangular window units that have no divisional lights.

On the north portion of the project site, is a one-story gallery space addition. Connected to the historic building through a covered passageway to the east and a double reverse arch metal gate to the west, the addition is composed of two rectangular sections. The "Merrick Loggia" is an open-air section of the building that faces Salzedo Street with arches, columns, and a gabled roof with barrel tiles. The façade is finished with stucco over masonry, and coral stone that wraps around this section of the building as an expression course material.

The coral stone is also used within the fountain niches of the second rectangular section, the "Giralda Gallery." With an open space that is approximately thirty-three feet (33'-0") wide by seventy feet – nine inches (70'-9") long, the building also provides for additional bathrooms, a kitchenette, and a service room. This second rectangular space projects above the entry loggia slightly and is detailed with a parapet roof, crowned with a simple cornice. Arched clear story windows correspond with the arches of the loggia, providing direct light from the west, while hidden by the parapet, indirect lighting is filtered through to the east interior wall by means of a light well that faces west.

Along Salzedo Street, is a hardscaped urban park with masonry benches at the perimeter of the site.

### III. CURRENT EXTERIOR PHOTOGRAPHS



S Elevation Looking NE (7.27.22)



S Elevation Looking NW showing 1954 addition (7.27.22)



W Elevavtion Looking SE (7.27.22)



N Elevavtion Looking S (7.27.22)

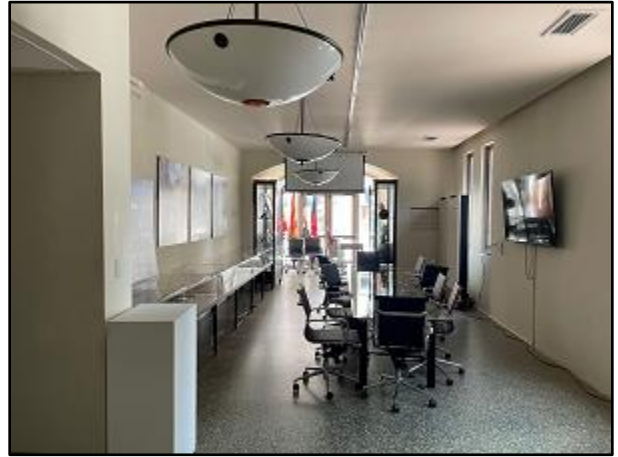


2006 Gallery Addition Looking NE (7.27.22)

#### IV. CURRENT INTERIOR PHOTOGRAPHS



Former Fire Truck Bays (7.27.22)



Former Fire Truck Arched Entry Bay (7.27.22)



1954 Addition (7.27.22)



2006 Connection to New Gallery Structure (07.27.22)



2006 New Gallery Interior (7.27.22)



## V. HISTORIC PHOTOGRAPHS





## VI. PROPERTY MAINTENANCE

The Coral Gables Museum is operated by Coral Gables Museum Corp. (CGM), under an agreement for its operation with the city. Under this agreement, CGM is responsible for maintaining the facility in a 'neat and attractive manner, in good repair and condition...'. The Operator is responsible for painting, cleaning, as well as plumbing repairs for the restrooms. The city is responsible for exterior walls, doors, windows, structural elements, plumbing, electrical and HVAC systems, along with the courtyards, plazas, floors, alarm systems and the roof. The city is also responsible for the maintenance of the landscaping and fountains while the Operator is responsible for all costs associated with programming, exhibits, and displays.

The property is served by County water and City sewer. Water fountains and HVAC systems receive regular maintenance by City contractors, including visits twice a week, weekly checks on the AC system, and monthly AC filter replacement.



## VII. STABILIZATION/MAINTENANCE PLAN

	Item/Category	Existing Condition Assessment	Proposed Corrective Action	Maintenance Schedule	Estimated Cost
1	Roofing	The Old Fire and Police Station complex includes nine flat roofs. These roofs have reached the end of its service life.	All nine roofs are being replaced in compliance with current Florida Building Code Standards.	This work is to be completed this summer.	\$488,000
2	Windows	Second floor windows are experiencing water intrusion.	Replacement of deteriorated window calking, followed by drywall restoration and painting.	This work is to be performed within 1 month.	\$30,000
3	Façade	Exterior of building walls have overgrown plants and mildew.	Exterior walls are to be carefully washed and growth to be removed.	This work is to be performed within 12 months.	\$60,000
			Parging of the coral stone façade is overdue.	This work is scheduled for Fiscal Year 2025.	\$238,500
4	Sculptures	Firemen sculptures have protruding rebar and are in need of repair.	Restoration by a conservationist.	This work is to be performed in Fiscal Year 2023	\$12,000
5	Exterior Plaza	A number of coral rock pavers are cracked, a small area of concrete pavers are lifted, and floor lights are not operational.	Damaged pavers are to be reset or replaced, and new fixtures are to be installed.	This work is to be performed in Fiscal Year 2024.	\$25,000
6	Carriage Door	Door is deteriorated and needs repair.	Door will be taken to a restoration shop for repairs.	This work is to be performed in in Fiscal Year 2024.	\$40,000
7	Exterior AC Screen	Exterior metal frame is rusting, and walls are stained. Screen is missing.	Remove railings to be sanded and painted. Screen is to be added. Exterior wall to be painted.	Work to be completed by Fiscal year 2024.	\$20,000

8	Terrace Deck	Second floor keystone roof terrace water proofing has reached its service life span. Recurring water leaks have been addressed by resealing deck flooring.	Remove existing keystone and waterproofing. Apply new underlayment and keystone flooring.	This work is scheduled to be performed in Fiscal Year 2024.	\$120,000
9	Flooring	Cork flooring in community and children's rooms is buckled and deteriorated.	Cork floor to be replaced.	This work is scheduled to be performed in Fiscal Year 2024.	\$56,160
10	Interior Walls	Some interior walls have water stains due to prior leaks.	Patch and paint walls.	This work is to be performed within 4 months.	To be performed by City staff.
11	ADA Compliance	Reminder of pending deficiencies as per ADA Accessibility Survey Report.	Modifications need to be performed as per report to comply with ADA requirements.	This work is to be performed within 12 months.	\$12,000

## VIII. PHOTOS OF MAINTENCE PLAN ITEMS

1. Roofing



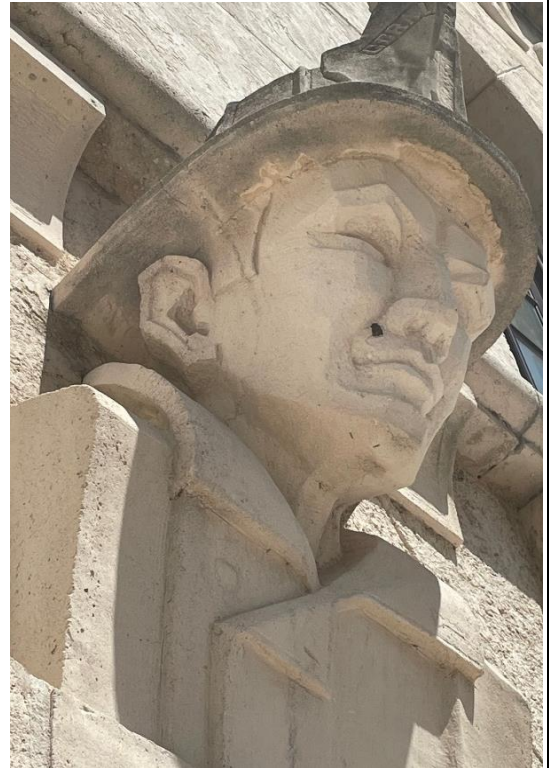
2. Windows



3. Façade



4. Sculptures



5. Exterior Plaza



6. Carriage Door





7. Exterior AC Screen



8. Terrace Deck





## 9. Flooring



## 10. Interior Walls

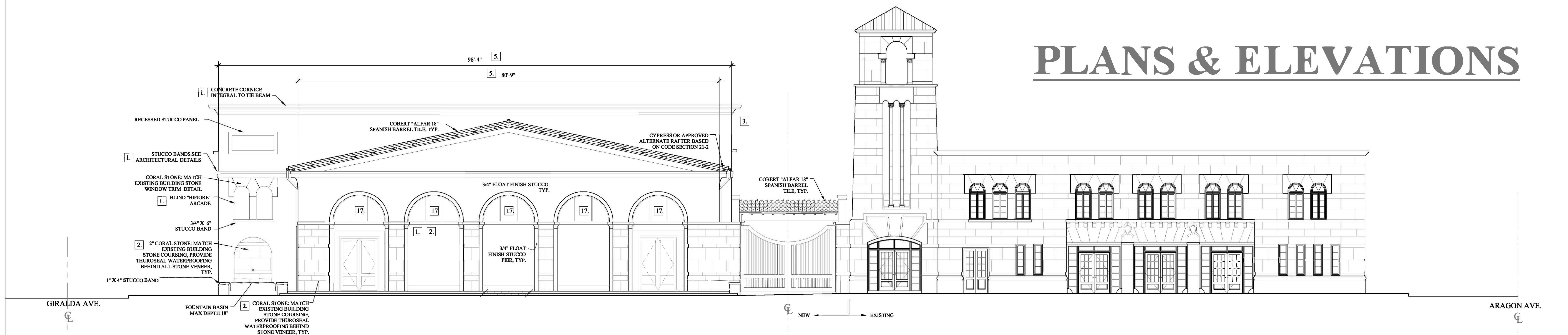


## 11. ADA Compliance





# PLANS & ELEVATIONS



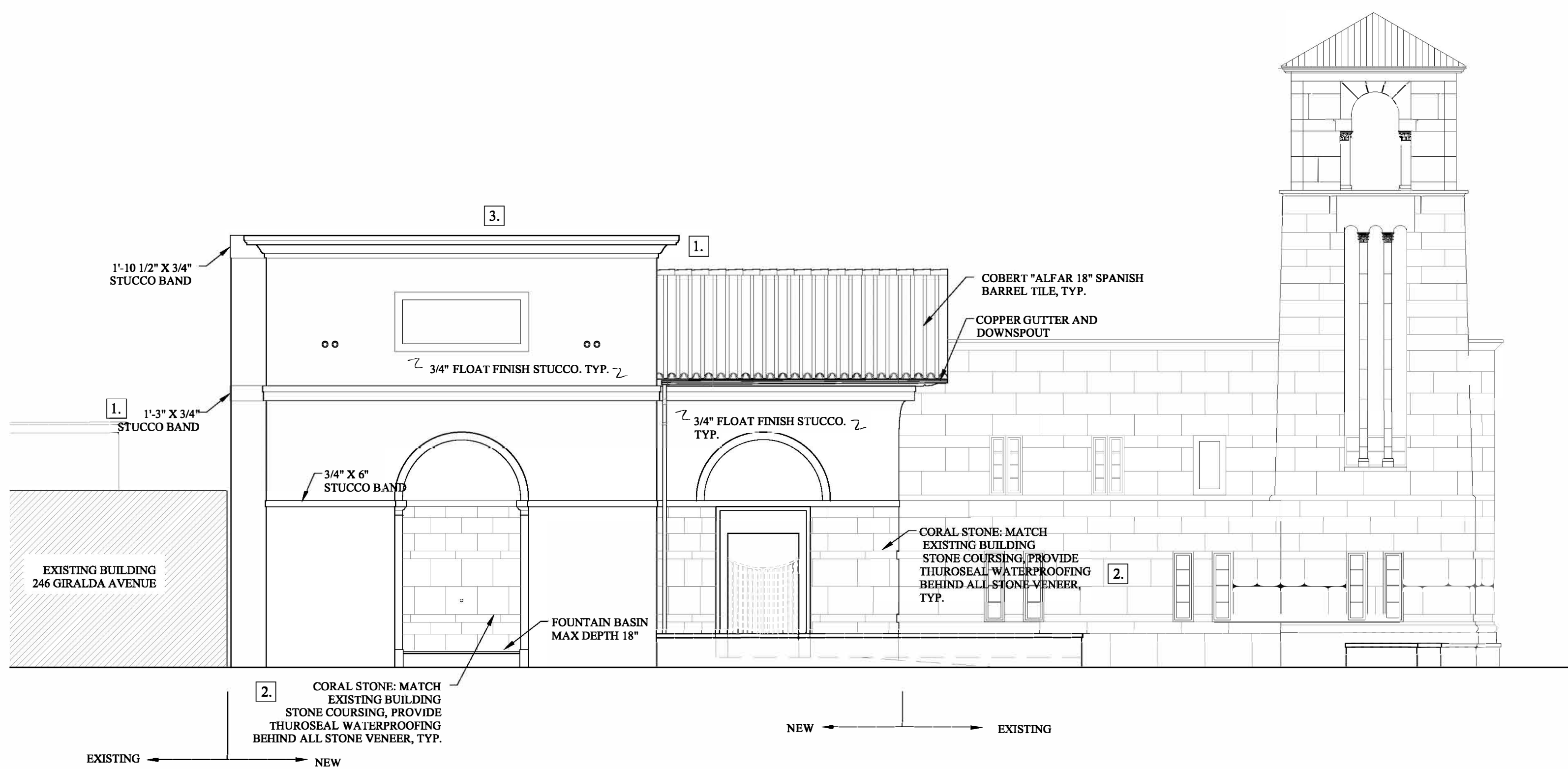
## MEDITERRANEAN STYLE DESIGN BONUS CHART

TABLE 1. SEC. 28-7 : DEVELOPMENT BONUS STANDARDS IN THE CORAL GABLES ZONING CODE

REFERENCE NUMBER	NON-RESIDENTIAL	TYPE	FUFILLMENT
1.	✓ TYP.	ARCHITECTURAL ELEMENTS ON BUILDING FACADES	LOGGIA COMPRISED OF ROMAN ARCHES SUPPORTED BY ENGAGED COLUMNS WITH TUSCAN CAPITALS. LARGE INTEGRALLY POURED CONCRETE CORNICE AND LOWER ASTRAGAL STUCCO BANDS DETAILS. BI-FIORE WINDOW ECHOING THE HISTORIC BUILDING
2.		ARCHITECTURAL RELIEF ELEMENTS AT STREET LEVEL	<b>GIRALDA AVE. ELEVATION:</b> WALL FOUNTAIN IN RECESSED ARCH WITH WALL CLAD IN CORAL STONE FOLLOWING HISTORIC BUILDING COURSING <b>SALZEDO AVE. ELEVATION:</b> WALL FOUNTAIN IN RECESSED ARCH WITH WALL CLAD IN CORAL STONE FOLLOWING HISTORIC BUILDING COURSING. LOGGIA COMPRISED OF ROMAN ARCHES SUPPORTED BY ENGAGED COLUMNS WITH TUSCAN CAPITALS. <b>ALLEY ELEVATION:</b> WALL FOUNTAIN IN RECESSED ARCH WITH WALL CLAD IN CORAL STONE FOLLOWING HISTORIC BUILDING COURSING <b>PARTY WALL ELEVATION:</b> LIMITED FEATURES DUE TO PARTY WALL AND WATERPROOFING CONDITION. LANDSCAPE PLANTERS LOCATED AT ENDS OF LOGGIA. BASE OF LOGGIA COLUMNS TO HAVE VINE PLANTERS. FRONT OF LOGGIA AT STREET TO HAVE PLANTER THE FULL LENGTH OF THE STREET FRONTAGE OF THE GIRALDA GALLERY.
3.		ARCHITECTURAL RELIEF ELEMENTS LOCATED ON TOP OF BUILDING	THE NON-ORNAMENTAL PARAPET FOR THE GALLERY EXTENDS 8'-10 1/2" ABOVE THE ROOF WHICH IS BELOW THE ALLOWABLE 1/3 OF THE TOTAL BUILDING HEIGHT.
4.		BICYCLE STORAGE	12 BICYCLE SPACES PROVIDED BASED ON THE LEED CREDIT SS4.2
5.		BUILDING FACADES	THE LENGTH OF THE GALLERY MEASURES 98'-4" AND IS INTERRUPTED BY A LOGGIA WHICH MEASURES 80'-9" LONG BY 20'-6" DEEP.
6.		BUILDING LOT COVERAGE	N/A
7.		DRIVE THROUGH FACILITIES	N/A
8.		LANDSCAPE OPEN SPACE	5% LANDSCAPING FOR NON-RESIDENTIAL PROJECTS. LOT AREA = 10,287 SQ. FT. 5% = 514.35 SQ.FT. <b>PROJECT IS PROVIDING 954 SQ. FT. = 9.2%</b>
9.		LIGHTING, STREET	ANY NECESSARY STREET LIGHTING WILL BE MAINTAINED OR ADDED WITH APPROVAL FROM PUBLIC WORKS
10.		PARKING GARAGES	THERE ARE NO PARKING STRUCTURES ON THIS SITE.
11.		PORTE-COCHERES	N/A
12.		RIGHT OF WAY IMPROVEMENTS	ENTIRETY OF STREET FRONTAGE SIDEWALKS WILL BE RECONSTRUCTED IN ACCORDANCE TO THE APPROVED CORAL GABLES STREETSCAPE STANDARDS. THE PORTION OF THE PROJECT ALONG GIRALDA WILL BE COORDINATED IN ACCORDANCE WITH THE ADJACENT PROPERTIES PERMIT AGREEMENT.
13.		RIGHTS-OF-WAY PLANTING REQUIREMENTS	SEE LANDSCAPE PLAN
14.		SANITATION AREAS	THE SANITATION STORAGE WILL BE LOCATED FULLY WITH IN THE BUILDING IN THE LOADING DOCK / STORAGE ROOM #126.
15.		SIDEWALKS / PEDESTRIAN ACCESS	THE GIRALDA GALLERY FRONTS THE PIAZZA THAT FACES SALZEDO AVE. THE MAIN ENTRANCE OF WHICH IS A CONTINUATION OF THE EXISTING NON-CONFORMING HISTORIC BUILDING THROUGH A BREEZEWAY ACROSS THE ALLEY FOR SECURITY AND MUSEUM FLOW CONCERNS.
16.		SOIL, STRUCTURAL	THE LANDSCAPE PLAN CALLS FOR STRUCTURAL SOIL IN ALL PLANTER LOCATIONS
17.		WINDOWS ON MEDITERRANEAN	ALL WINDOWS WILL COMPLY

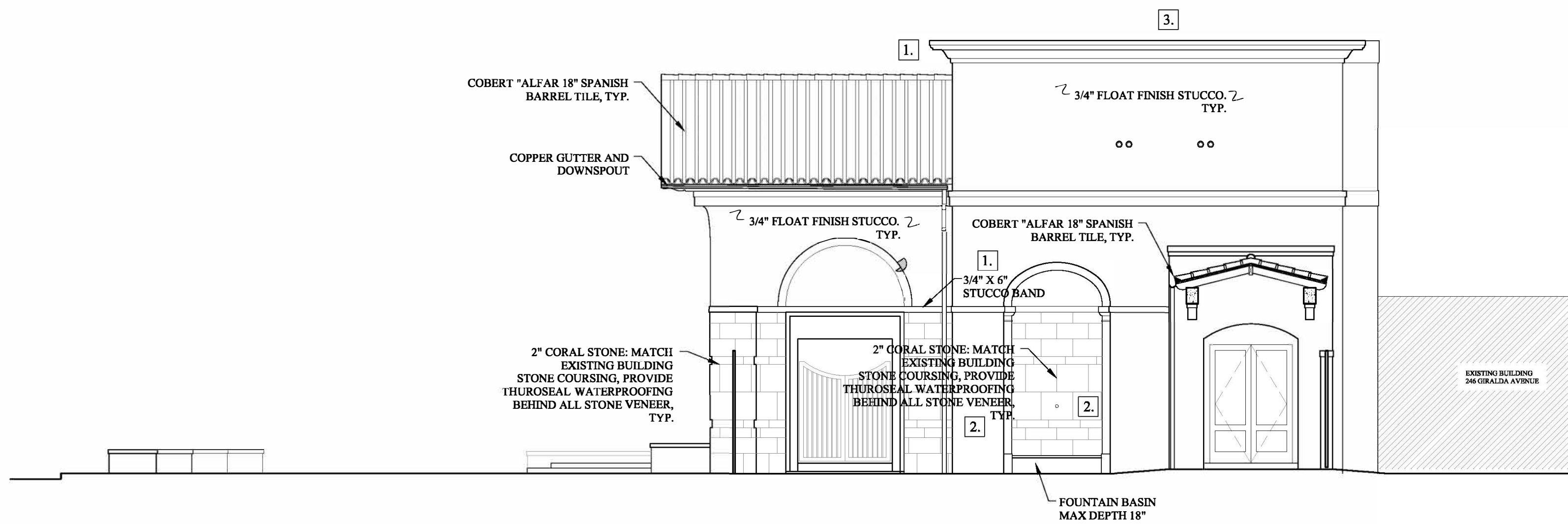
## 1 SALZEDO ELEVATION- EXISTING BUILDING AND NEW GALLERY

SCALE: 1/8" = 1'-0"



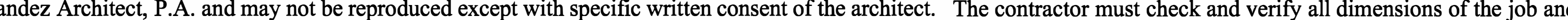
## 2 GIRALDA ELEVATION

SCALE: 1/8" = 1'-0"



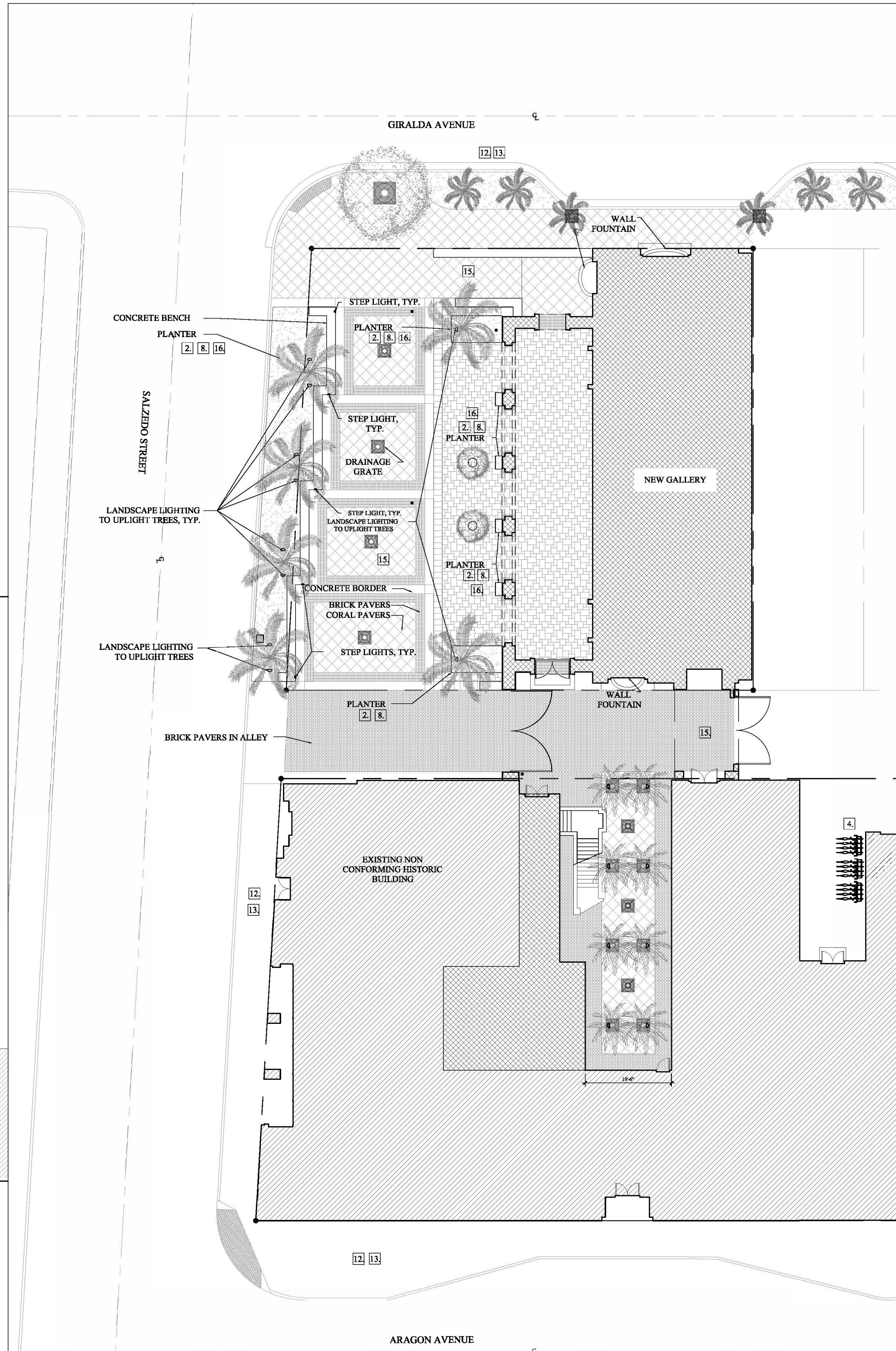
## 3 ALLEY ELEVATION

SCALE: 1/8" = 1'-0"



## 4 SITE PLAN

SCALE: 1/16" = 1'-0"



JORGE L. HERNANDEZ  
Architect  
FROM REVISION 446  
337 Palermo Avenue, Coral Gables, Florida 33134 (305) 774-0022

REVISIONS:

1. 11.2.09

DRAWING:  
MED BONUS

DATE:  
10.6.08

SHEET: SP-1.3

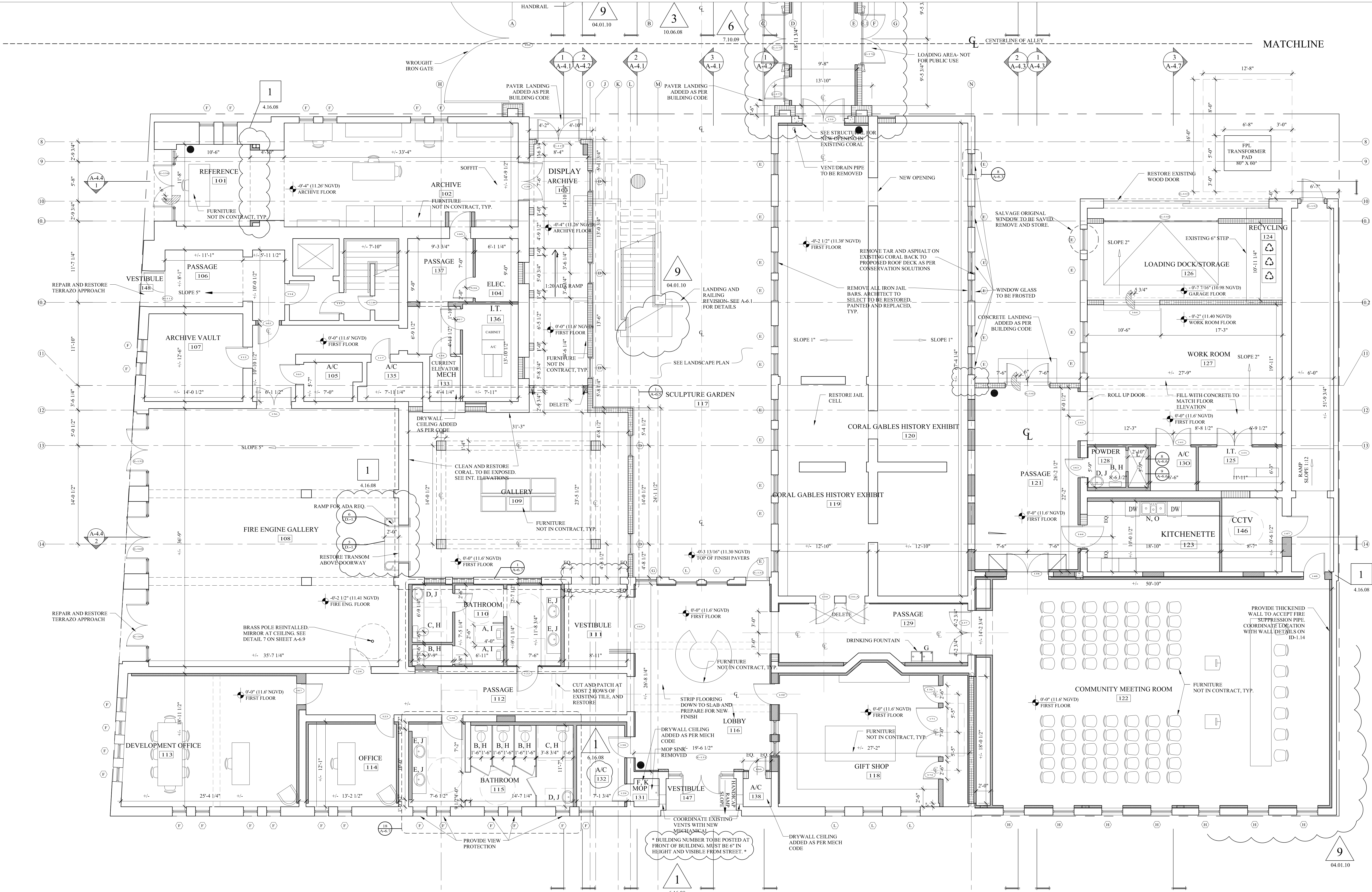


	MANUFACTURER	FIXTURE	COLOR:	NOTES:
A	AMERICAN STANDARD	ALLBROOK URINAL	WHITE	
B	AMERICAN STANDARD	MADERA ELONGATED FLUSH VALVE TOILET	WHITE	
C	AMERICAN STANDARD	MADERA 17" H ELONGATED FLUSH VALVE TOILET	WHITE	
D	AMERICAN STANDARD	DECLYN WALL-HUNG LAVATORY	WHITE	
E	KOHLER	LADENA UNDERCOUNTER LAVATORY K-2214	WHITE	
F	GRIFFIN PRODUCTS	MOP SINK UM-220	STAINLESS	
G	ELKAY	TWO-STATION WALL MOUNT WATER COOLER MODEL EZSTLC		
H	AMERICAN STANDARD	ELECTRONIC TOILET FLUSH VALVE		
I	AMERICAN STANDARD	ELECTRONIC URINAL FLUSH VALVE		
J	AMERICAN STANDARD	RELIANT+ SINGLE CONTROL LAVATORY FAUCET		
K	AMERICAN STANDARD	EXPOSED YOKO WALL MOUNT UTILITY FAUCET		
L	AMERICAN STANDARD	TRIUMPH ANTI SCALD PRESSURE BALANCE TUB & SHOWER SET		
M	ELKAY	LUSTERTONE UNDERMOUNT, MODEL #ELUH 1616		
N	ELKAY	LUSTERTONE UNDERMOUNT, MODEL #ELUH 361710		
O	AMERICAN STANDARD	RELIANT+ SINGLE CONTROL KITCHEN FAUCET, MODEL # 4205.003		

PLUMBING FIXTURE LEGEND

	MANUFACTURER	FIXTURE	COLOR:	NOTES:
A	AMERICAN STANDARD	ALLBROOK URINAL	WHITE	
B	AMERICAN STANDARD	MADERA ELONGATED FLUSH VALVE TOILET	WHITE	
C	AMERICAN STANDARD	MADERA 17" H ELONGATED FLUSH VALVE TOILET	WHITE	
D	AMERICAN STANDARD	DECLYN WALL-HUNG LAVATORY	WHITE	
E	KOHLER	LADENA UNDERCOUNTER LAVATORY K-2214	WHITE	
F	GRIFFIN PRODUCTS	MOP SINK UM-220	STAINLESS	
G	ELKAY	TWO-STATION WALL MOUNT WATER COOLER MODEL EZSTLC		
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FIRST FLOOR PLAN  
3/16" = 1'-0"

- NEW CONCRETE BLOCK WALLS
- NEW STUD WALLS
- EXISTING WALLS

- NOTES:
- 1) ALL DIMENSIONS AND SITE CONDITIONS TO BE FIELD VERIFIED PRIOR TO CONSTRUCTION BY CONTRACTOR.
  - 2) VERIFY DIMENSIONS AND LOCATION OF EXISTING WINDOWS INDICATED AND REPLACE W/ WINDOWS OF SAME SIZE. REFER TO WINDOW SCHEDULE FOR DESIGN.
  - 3) VERIFY DIMENSIONS AND LOCATION OF EXISTING DOORS INDICATED AND REPLACE W/ DOORS OF SAME SIZE. REFER TO DOOR SCHEDULE FOR DESIGN.
  - 4) ALL VISIBLE ROOF METAL TO BE COPPER
  - 5) ROOF MEMBRANE TO BE "JOHN MANVILLE" ULTRA GUARD ROOFING SYSTEMS: SR-60 THERMOPLASTIC MEMBRANE OR APPROVED ALT TO ACHIEVE LEED-NC CREDIT 7.1.
  - 6) ALL ROOF SLOPES TO BE 1/4" PER FOOT MINIMUM.

PROJECT: CORAL GABLES MUSEUM  
CORAL GABLES, FLORIDA  
NO.

JORGE L. HERNANDEZ  
Architect  
FLORIDA REGISTRATION #8643  
337 Palermo Avenue, Coral Gables, Florida 33134 (305) 774-0022

ADDENDUM:  
1 4.16.08  
2 6.24.09  
3 9.15.08  
4 10.6.09  
5 04.1.10  
6 1.12.09  
AS BUILT

DRAWING: FIRST FLOOR  
DATE: 3.26.08  
SHEET: A-1.1

# CITY OF CORAL GABLES FLORIDA

## PUBLIC WORKS DEPARTMENT

### ENGINEERING DIVISION

#### GENERAL NOTES

1. CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE SOUTH FLORIDA BUILDING CODE.
2. CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND COORDINATE ALL OPENINGS, SLEEVE ITEMS TO BE IMBEDDED IN CONCRETE WITH ARCHITECTURAL, MECHANICAL AND ELECTRICAL DRAWINGS, REPORT ANY DISCREPANCIES OR CONFLICTS TO THE ENGINEER.
3. SPLICES IN REBARS SHALL BE A MINIMUM OF 36 BAR DIAMETERS EXCEPT WHERE DIMENSIONED OTHERWISE.
4. ALL REBARS, INCLUDING FOOTINGS AND DOWELS MUST BE SECURED IN THE PROPER POSITION BY POSITIVE APPROVED MEANS.
5. EXCEPT WHERE DIMENSIONED OTHERWISE, ALL HOOKS ON REBARS SHALL BE STANDARD ACI 318 71 HOOKS.
6. NET (NOT FLOOD) THE FORMS, REBARS AND BOTTOM OF ALL FOOTING EXCAVATIONS IMMEDIATELY BEFORE PLACING FOOTING CONCRETE. PUDDLES OF WATER NOT ACCEPTABLE.
7. PROVIDE COLUMN DOWELS OR CONTINUOUS COLUMN REINF. AT ALL CONSTRUCTION JOINTS IN COLUMNS.
8. CONSTRUCTION LOAD SHALL NOT, AT ANY TIME, EXCEED THE DESIGN LIVE LOAD ON ANY PART OF THE STRUCTURE. REBARS NEW, ASTM A 615 GRADE 60. FABRICATE AND DETAIL IN ACCORDANCE WITH ACI 315.
9. REBAR ACCESSORIES TO HAVE UPTURNED LEGS PLASTIC DIPPED AFTER FABRICATION.
10. BLOCK IN EXTERIOR WALLS, FOUNDATION WALLS AND LOAD BEARING PARTITIONS SHALL BE ASTM C90, TYPE I, GRADE N 1, 1 1/2" FACE SHELL. MASONRY MORTAR ASTM C 170, TYPE M (2500 PSI).
11. FILL AND BACKFILL SHALL BE PLACED IN LAYERS NOT GREATER THAN 12" LOOSE THICKNESS MEASURE, AND COMPACTED TO NOT LESS THAN 95% OF AASHTO T 100.
12. CONCRETE COVER OVER REBARS SHALL BE AS DETAILED IN THE DRAWINGS. WHERE COVER IN NOT DIMENSIONED, USE THE SAME COVER AS DIMENSIONED FOR SIMILAR ITEMS, USE 3" FOR BOTTOMS AND ENDS OF FOOTINGS, 1 1/2" OVER TIES OR STIRRUPS FOR COLUMNS AND BEAMS (2" OVER MAIN REINF.), 2" FOR FORMED CONCRETE IN CONTACT WITH GROUND.
13. FOR SLAB ON FILL, SUPPORT W.W.M. ON PIECES OF BRICK.
14. FOR SLAB ON FILL, MOISTEN AND RECOMPACT SUBRADE AFTER ALL UNDERGROUND UTILITIES HAVE BEEN BACKFILLED AND JUST BEFORE PLACING POLYETHYLENE SHEETING, PROVIDE "006" POLY. SHEETING UNDER ALL INTERIOR SLAB ON FILL, TAPE JOINTS.
15. SEPARATE SLAB ON FILL FROM BLOCK WALLS, COLUMNS AND OTHER ITEMS PENETRATING SLAB, WITH 1/2" PREMOULDED EXPANSION JOINT FOR FULL THICKNESS OF SLAB CONCRETE, ASTM D 1752 TYPE 1.
16. SUPERIMPOSED LOADS ON ROOF
 

LIVE LOAD	30 PSF.
DEAD LOAD	30 PSF.
SUPERIMPOSED LOADS ON FLOOR	50 PSF.
LIVE LOAD	50 PSF.
DEAD LOAD	30 PSF.
17. COMPRESSIVE STRENGTH OF CONCRETE # 28 DAYS
 

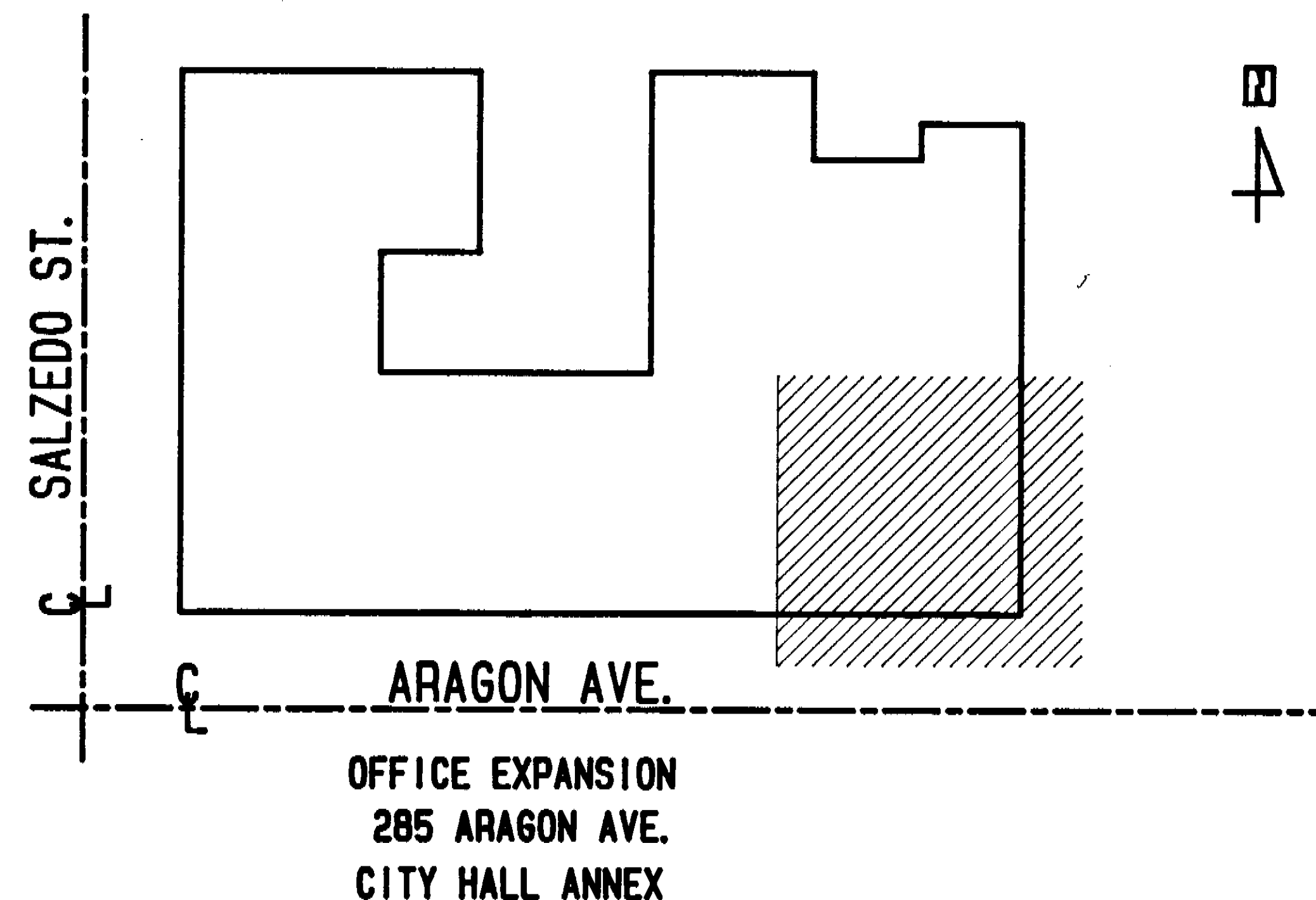
BEAMS AND COLUMNS	4000 PSI.
SLAB ON GRADE AND FOUNDATIONS	3000 PSI.
18. ALL STRUCTURAL LUMBER SHALL HAVE A FB EQUAL TO 1200 PSI.
19. SUBMIT SHOP DRAWING FOR STRUCTURAL STEEL FOR STRUCTURAL ENGINEER'S APPROVAL.
20. ALL STEEL COLUMNS ON CONCRETE SHALL BE ERECTED WITH BASE PLATES AND LEVELING NUTS ON THE ANCHOR BOLTS AT THE BASE OF THE COLUMN. AFTER COLUMN IS PLUMBED, BROUGHT TO PROPER ELEVATION AND SECURED IN POSITION THE SPACE BETWEEN BASE PLATE AND CONCRETE SHALL BE PACKED WITH NONSHRINK GROUT.
21. STRUCTURAL STEEL
 

A) CONFORMING TO ASTM A 36
B) BOLTS CONFORMING TO ASTM A 325
C) PROVIDE ONE SHOP COAT OF RUST INHIBITING PAINT (MINIMUM 3 MIL. DRY FILM THICKNESS)
D) FABRICATION AND ERECTION ACCORDING TO AISC SPECIFICATIONS
22. WELDING
 

A) ALL WELDING IS TO PERFORMED BY CERTIFIED WELDERS.
B) ELECTRODES TO BE E 70 SERIES, LOW HYDROGEN (STORED ACCORDING TO A. N. S. REQUIREMENTS).

#### INDEX TO DRAWINGS

<u>SHEET NO.</u>	<u>TITLE</u>
1. -	SECOND FLOOR FRAMING PLAN
2. -	FIRST FLOOR PLAN (COLUMNS FOUNDATIONS)
3. -	ROOF PLAN (MISCELLANEOUS STEEL FIRE SCAPE LADDERS)

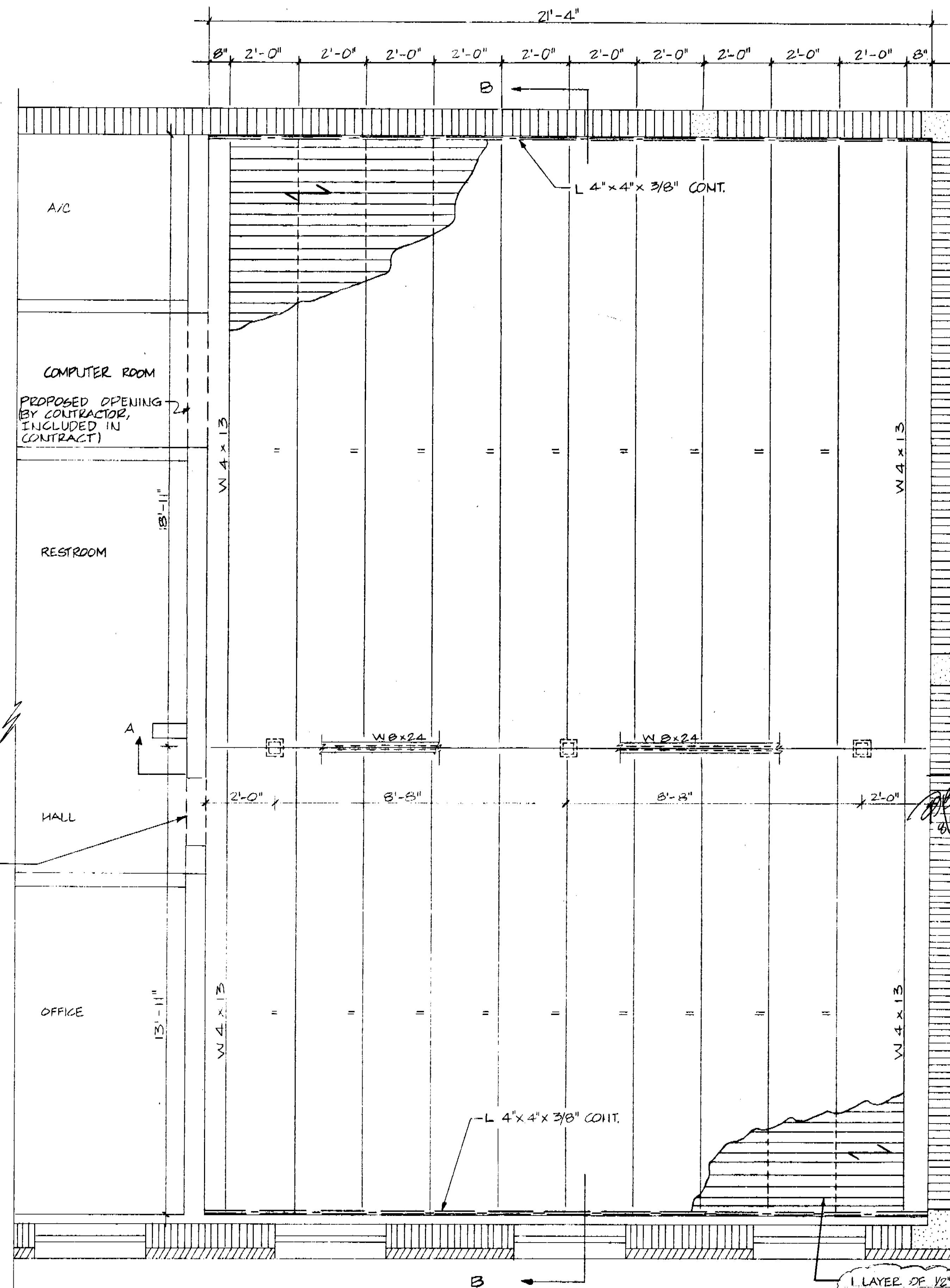


#### MEMBERS OF THE CITY COMMISSION

GEORGE M. CORRIGAN JR., MAYOR  
 RAUL VALDES-FAULI, VICE-MAYOR  
 WILLIAM H. KERDYK  
 ROBERT R. HILDRETH  
 MARK J. WOLFF  
 DONALD E. LEBRUN, CITY MANAGER  
 A. R. LINERO, JR. PUBLIC WORKS DIRECTOR

31651-B-

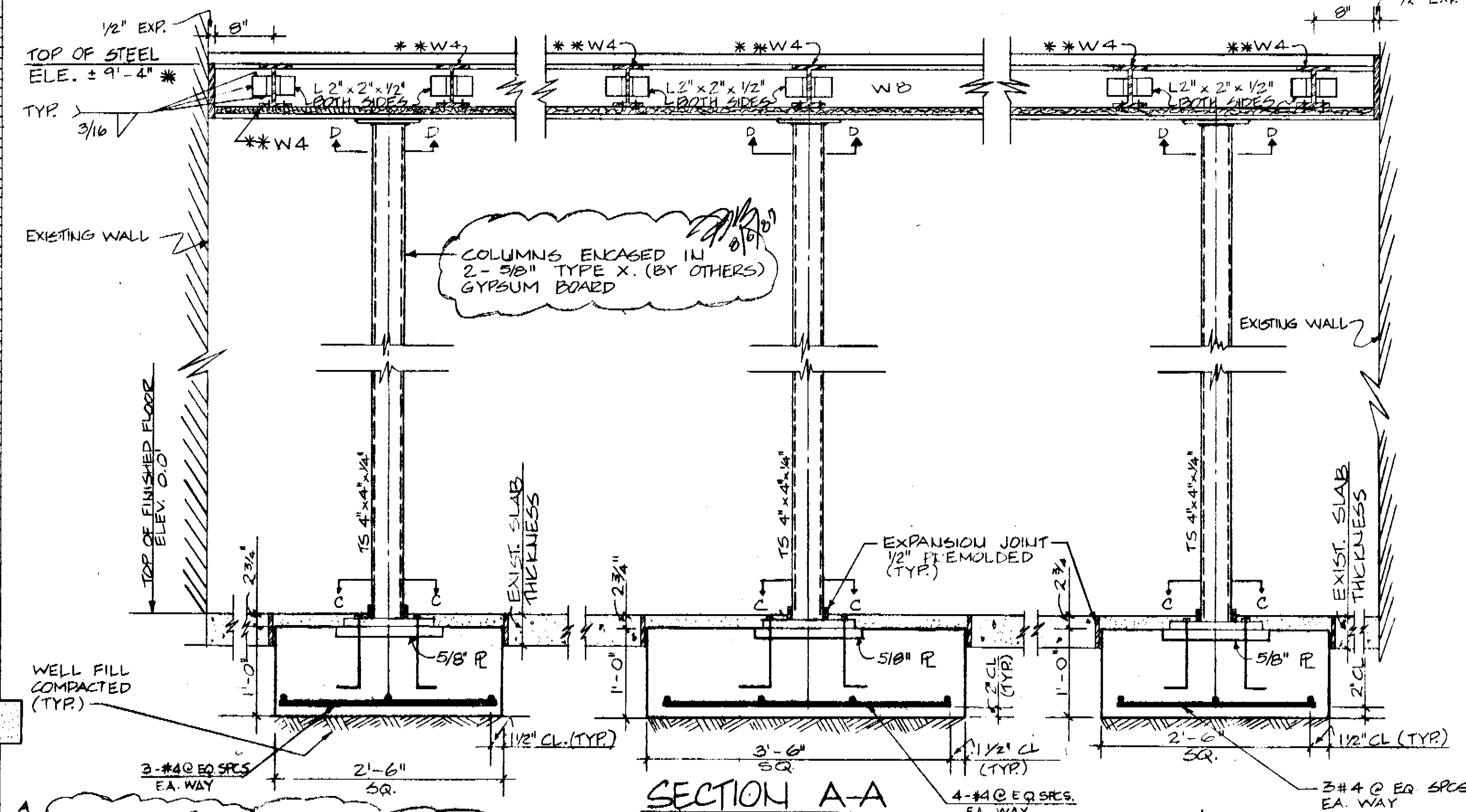
*Adolfo P. Pichardo*  
 9/21/87



SECOND FLOOR FRAMING PLAN

SCALE: 1/2" = 1'-0"

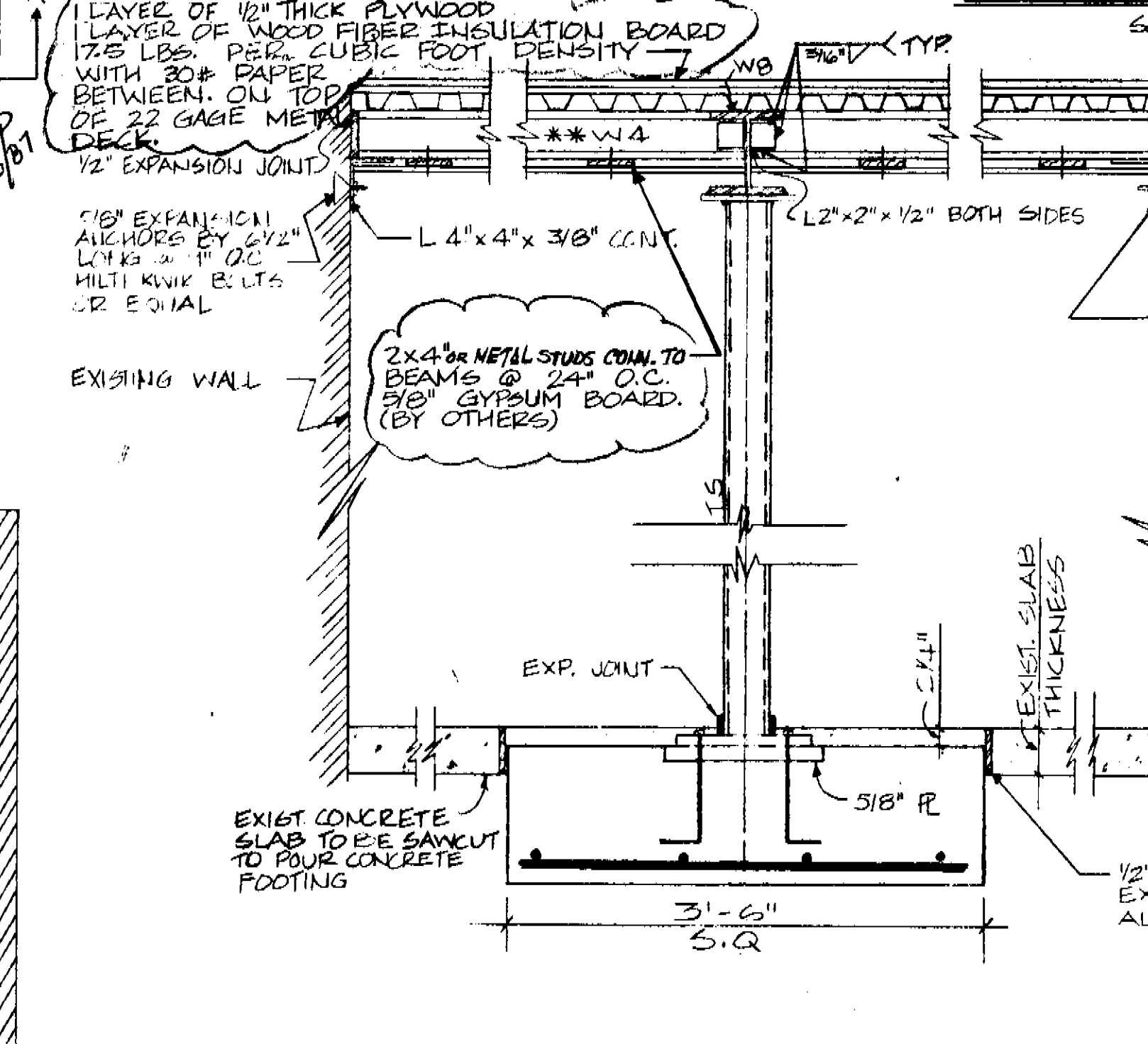
\* CONTRACTOR TO VERIFY DIMENSION TO MATCH ADJACENT FINISH FLOOR



SECTION A-A

SCALE: 1" = 1'-0"

FOR FOUNDATION LOCATION PLAN SEE SHEET 2



SECTION B-B

SCALE: 1" = 1'-0"

SECTION C-C

BASE PLATE DET.

SCALE: 1" = 1'-0"

SECTION D-D

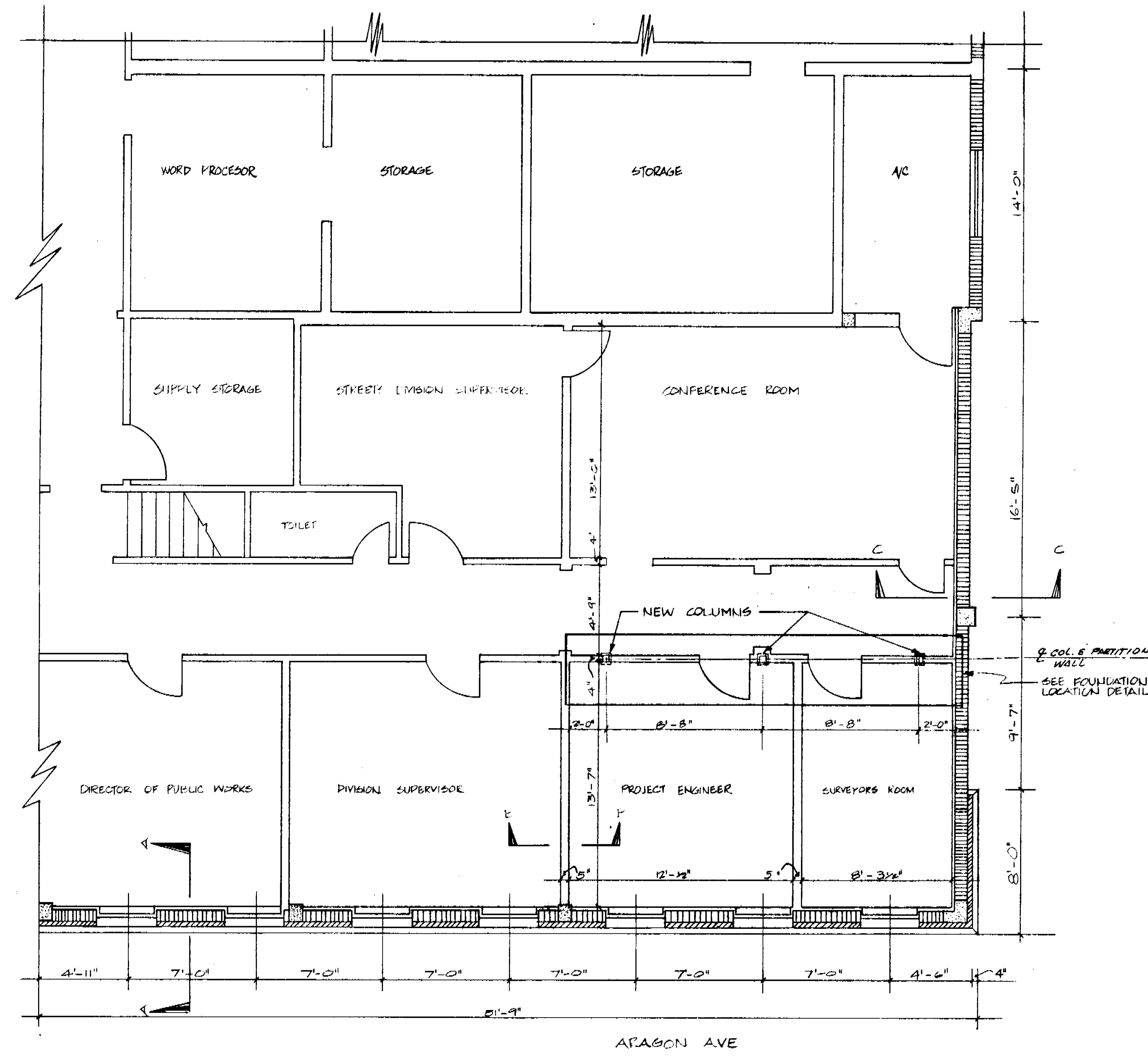
CAP PLATE DET.

SCALE: 1" = 1'-0"

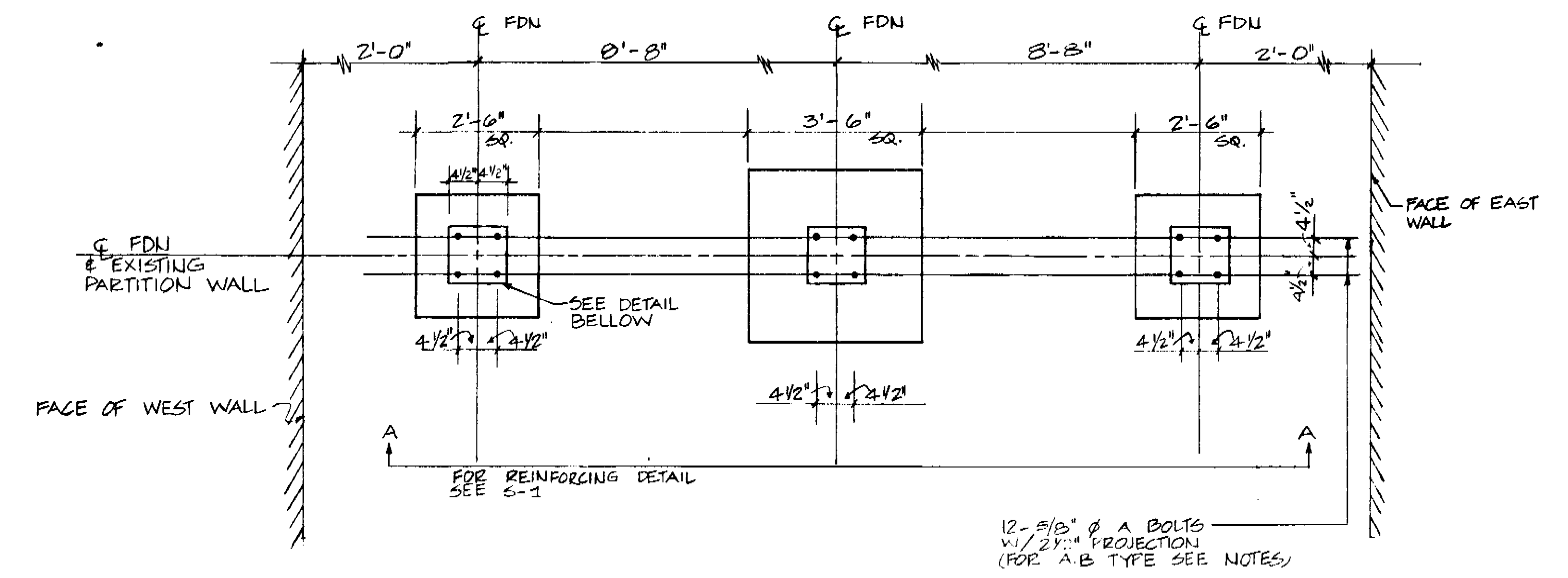
DEPARTMENT OF PUBLIC WORKS		
ENGINEERING DIVISION		
CITY OF CORAL GABLES, FLORIDA		
CITY HALL ANNEX		
285 ARAGON AVE.		
OFFICE EXPANSION		
SCALE: AS SHOWN	DATE: 1/5/87	SHEET NO. 1 OF 3
DRAWN BY: E.R.	APP'D BY: A.D.	
ENGINEER: A.G.R.	F.B.	FILE NO. 1841

- 31651-B -

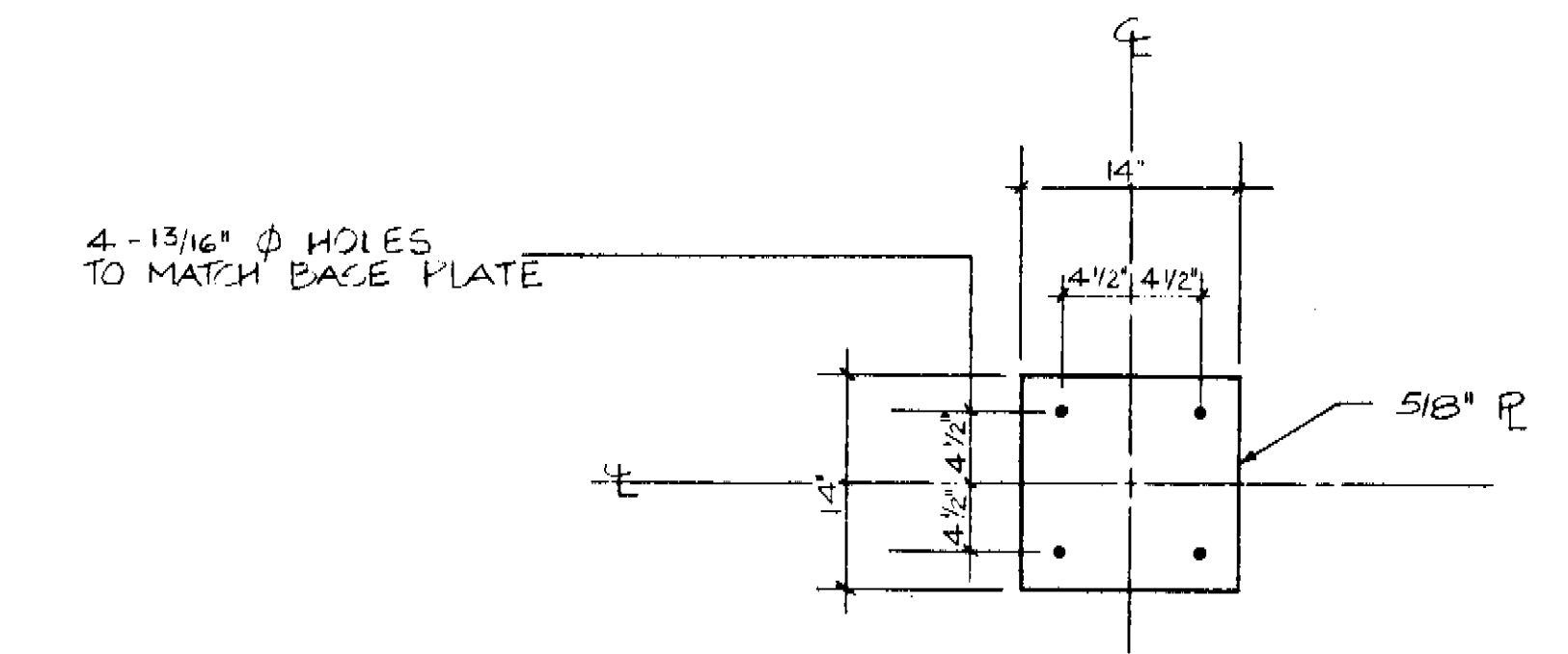




**FIRST FLOOR PLAN**  
SCALE: 1/4" = 1' - 0"



**FOUNDATION LOCATION DETAIL**  
SCALE: 1/2" = 1' - 0"



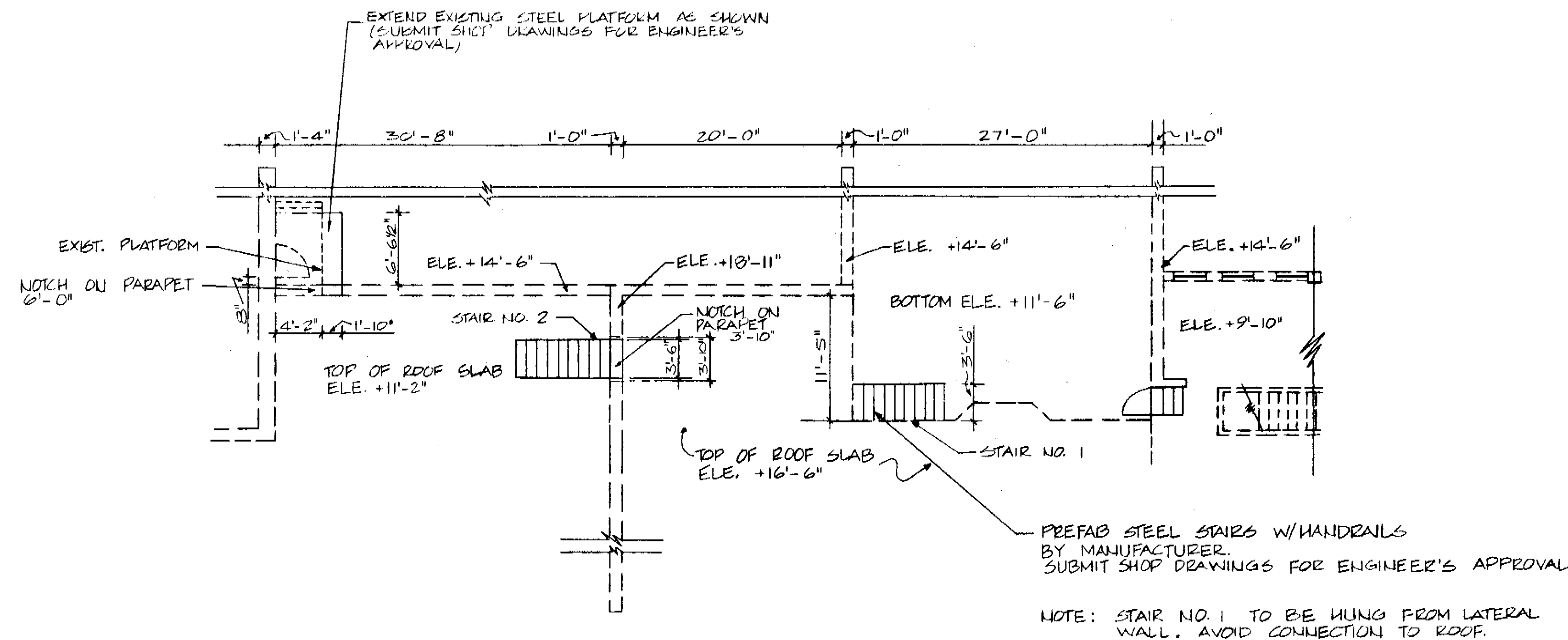
**BEARING PLATE DETAIL**  
SCALE: 1" = 1' - 0"

- 31651-B -

*Handwritten signature and date: 1/27/87*

DEPARTMENT OF PUBLIC WORKS		
ENGINEERING DIVISION		
CITY OF CORAL GABLES, FLORIDA		
PUBLIC WORKS DEPARTMENT		
OFFICE EXPANSION		
285 ARAGON AVE.		
SCALE AS SHOWN	DATE: 12-10-86	SHEET NO. 2 OF 3
DRAWN BY: E.R.	APP'D BY: A.D.	
ENGINEER: A.G.R.	F.B. —	FILE NO. 1841

N  
#



ROOF PLAN  
SCALE: 1/8" = 1'-0"

- 2 - 1 2 2 1 C - 2 -

- - - 31654-B.

DEPARTMENT OF PUBLIC WORKS ENGINEERING DIVISION CITY OF CORAL GABLES, FLORIDA		
CITY HALL ANNEX 285 ARAGON AVE. FIRE ESCAPE LAYOUT		
SCALE: AS SHOWN	DATE: 5/26/87	SHEET NO. 3 OF 3
DRAWN BY: E. R.	APP'D BY: A. D.	
ENGINEER: A. G. R.	F.B.	FILE NO. 1841

*Handwritten signature and date: 5/27/87*

**NOTICE**

CALL FOR THE INSPECTIONS MARKED WITH OR PLUMBING

PLUMBING	SEWER LAT.
FOUNDATION	SEPTIC
GRADE BEAM	GROUND
CAP	ROUGH
SUB-FLOOR 1st	FINAL
SUB-FLOOR 2nd	ELECTRICAL
FLOOR SLAB	SCAB
TIE BEAM 1st	ROUGH
TIE BEAM 2nd	FINAL
CURTAIN WALL	STORE FRONT
WINDOW & SLIDING	SIDEWALKS
GLASS DOOR	MISC.
BLDG. FINAL	

NOTE: THE ZONING ORDINANCE REQUIRES THAT "ALL EXTERIOR COLORING SHALL BE APPROVED BY THE BOARD OF SUPERVISING ARCHITECTS AND/OR THE BUILDING INSPECTOR BEFORE BEING APPLIED." WHITE AND THE MAJORITY OF LIGHT PASTELS ARE GENERALLY APPROVED. CHECK YOUR PROPOSED EXTERIOR COLORS WITH BUILDING INSPECTOR BEFORE PAINTING.

AN EXCAVATION PERMIT MUST BE OBTAINED FROM THE ENGINEERING DIVISION BEFORE STARTING CONSTRUCTION OF AN SIDEWALKS OR DRIVEWAY IN PUBLIC RIGHT-OF-WAY.

APPROVED SUBJECT TO PROVISIONS OF ORDINANCES NOS. 1471 & 1578 REGARDING INSTALLATION OF AIR CONDITIONING AND/OR ANY MECHANICAL EQUIPMENT INSTALLED IN, ON, OR ATTACHED TO THE PREMISES.

The design of the structure shall not be offered in any respect without prior approval of the BOARD OF SUPERVISING ARCHITECTS. A complete list of all Contractors who work on the job must be furnished to the City. All such Contractors must have current occupational licenses in CORAL GABLES. NO CERTIFICATE OF INSPECTION OR CERTIFICATE OF OCCUPANCY will be issued until the above has been complied with.

I hereby certify that I have read, understood, and agree to abide by the notice above.

Owner or Contractor: *[Signature]*

**APPROVED**

HISTORIC PRESERVATION BOARD OF REVIEW  
(If on Landmark Inventory)

ARCHITECTURAL DESIGN	2-11-87
	ZONING
	<i>[Signature]</i>
	ELECTRICAL
DATE	PLUMBING
9-16-87	MECH. & AIR COND.
DATE ISSUED	STRUCTURAL E.T.
285 PRAGON AVE	<i>[Signature]</i> 08-11-87
ADDRESS	FIRE DEPT.
31651-B	<i>[Signature]</i> 8/4/87
BUILDING PERMIT NUMBER	
<i>[Signature]</i>	
BUILDING OFFICIAL	

Phase 1

**Zoning O.K.**

CITY OF CORAL GABLES

*[Signature]*

7-31-87

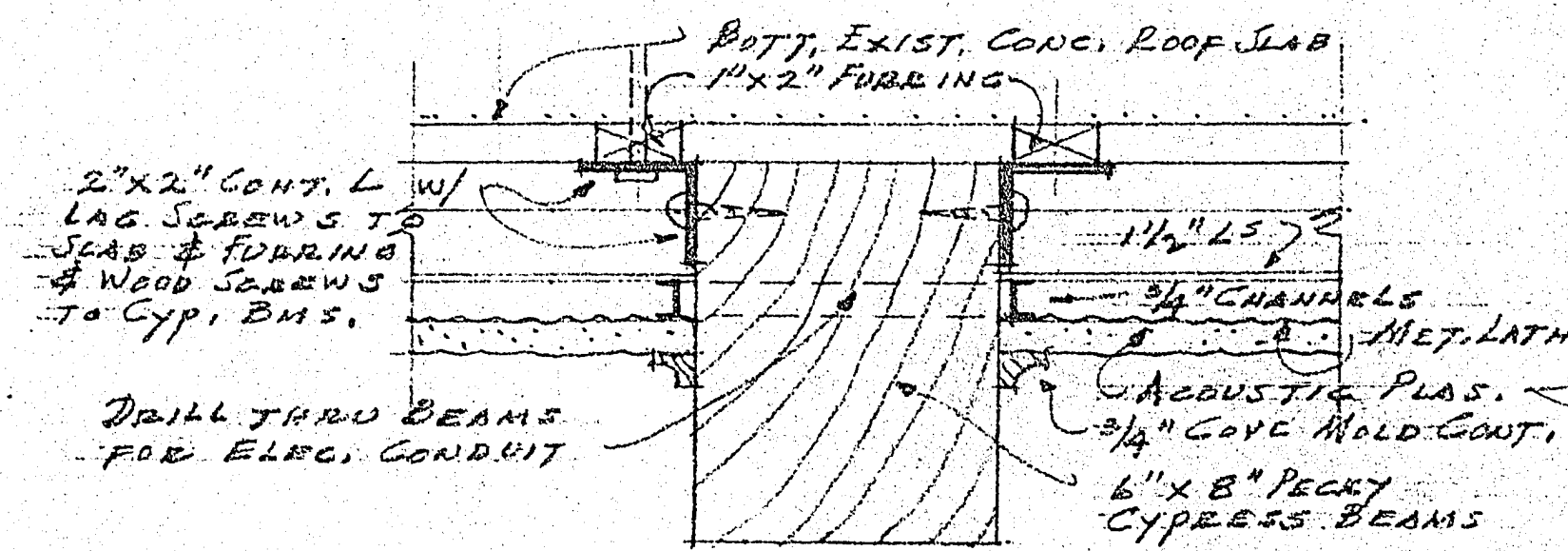
31651-B-

INTERIOR 08/21

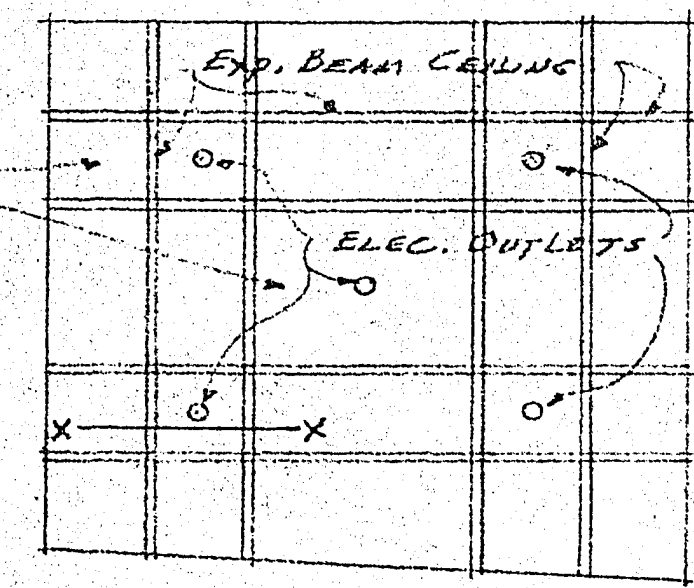
P-10002

31651-B-

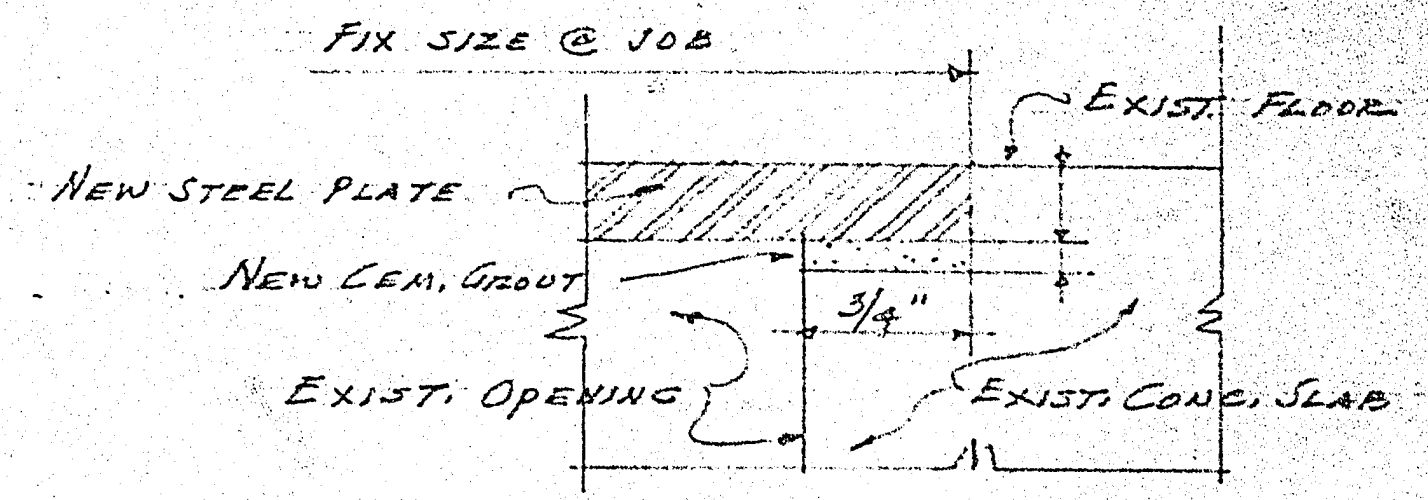




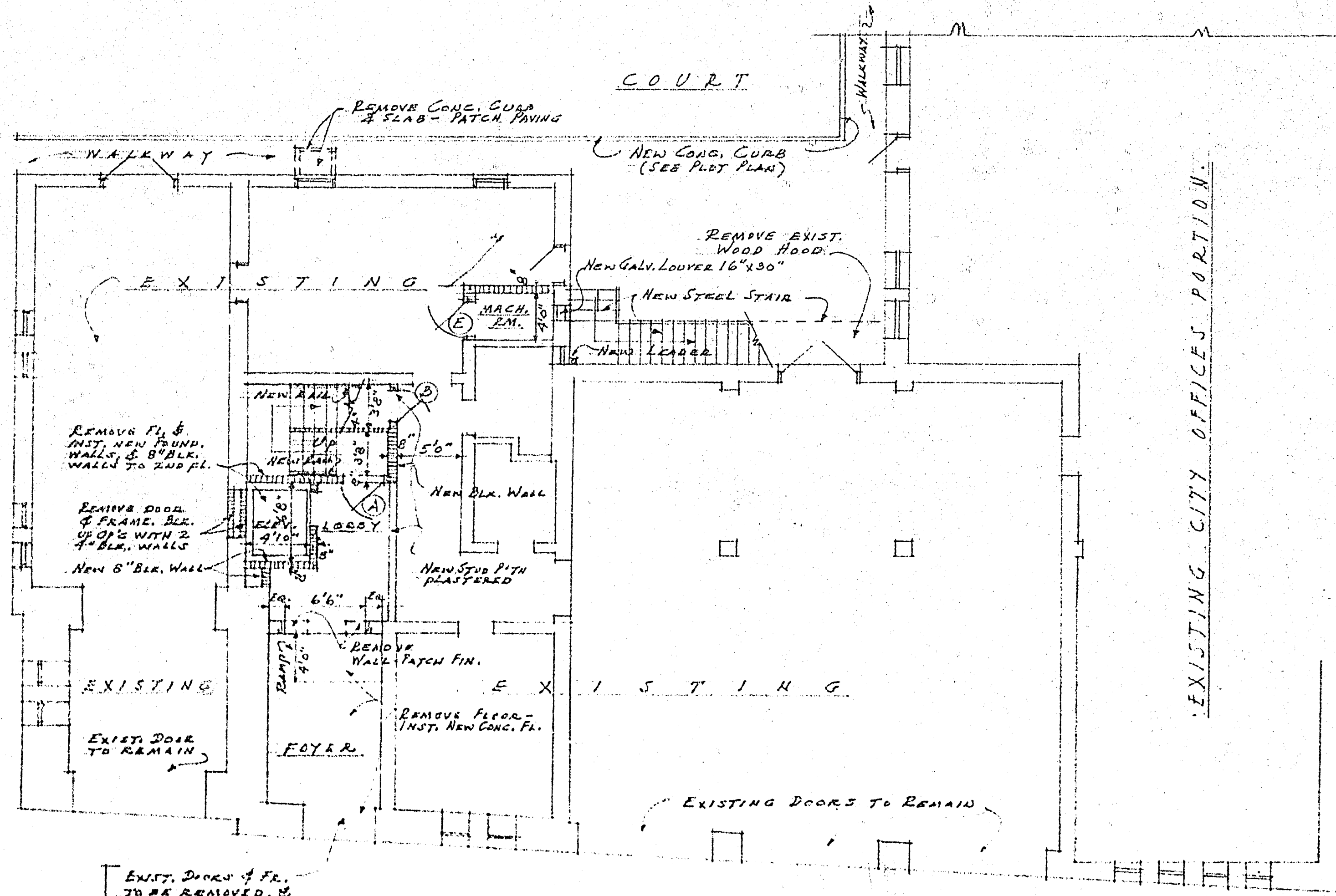
SECTION X-X  
SCALE - 3" = 1'0"



REFLECTED CEILING PLAN  
CONSUL-GENERAL PRIVATE OFFICE  
SCALE - 1/8" = 1'0"

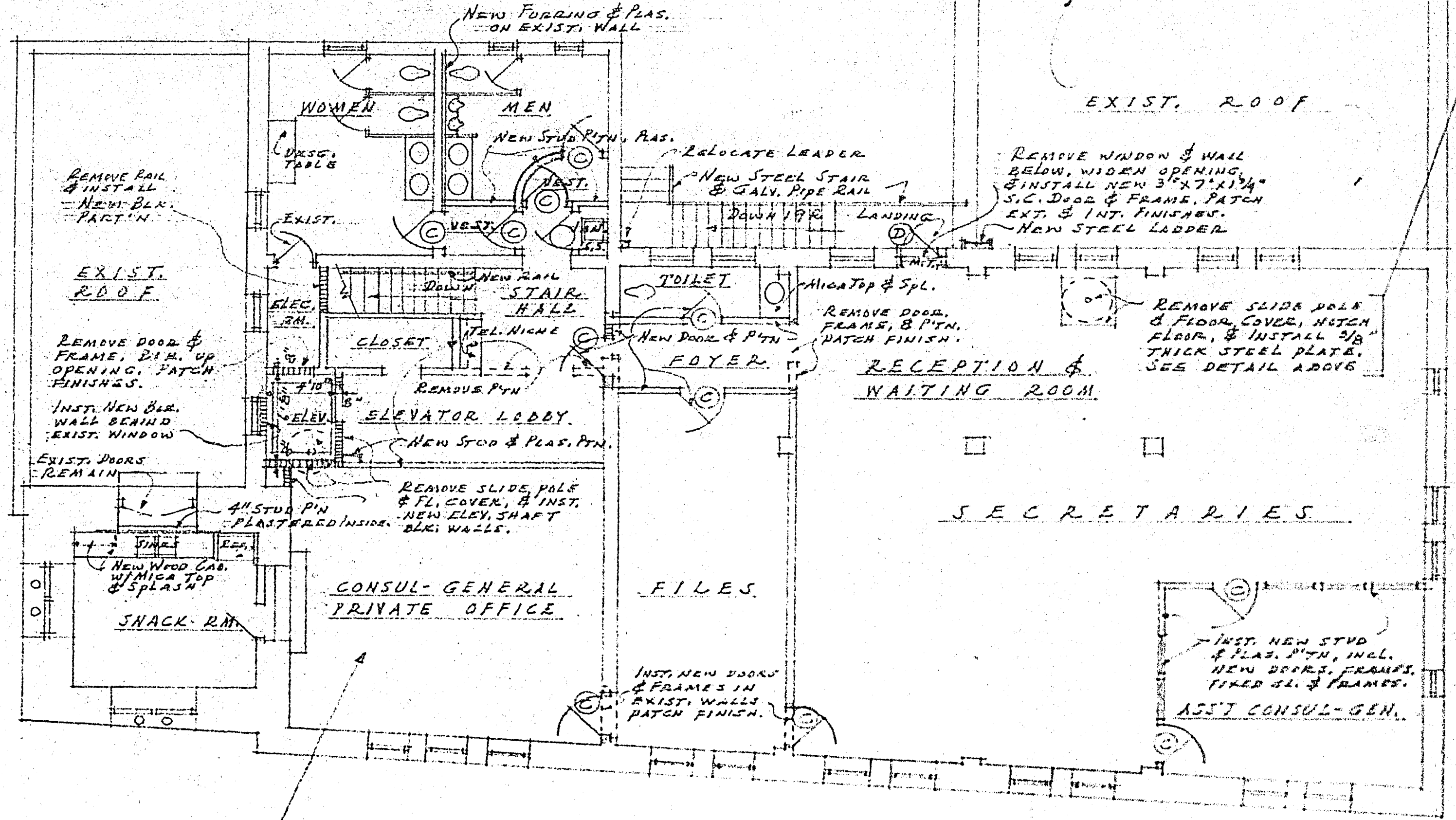


DETAIL OF NEW FLOOR PLATE  
SCALE - FULL SIZE



FIRST FLOOR PLAN  
SCALE - 1/8" = 1'0"

NOTE - FILL ALL EXIST. WALLS IN FOYER & LOBBY WITH 1\"/>



SECOND FLOOR PLAN  
SCALE - 1/8" = 1'0"

NOTE - FILL ALL EXIST. WALLS WITH 1\"/>

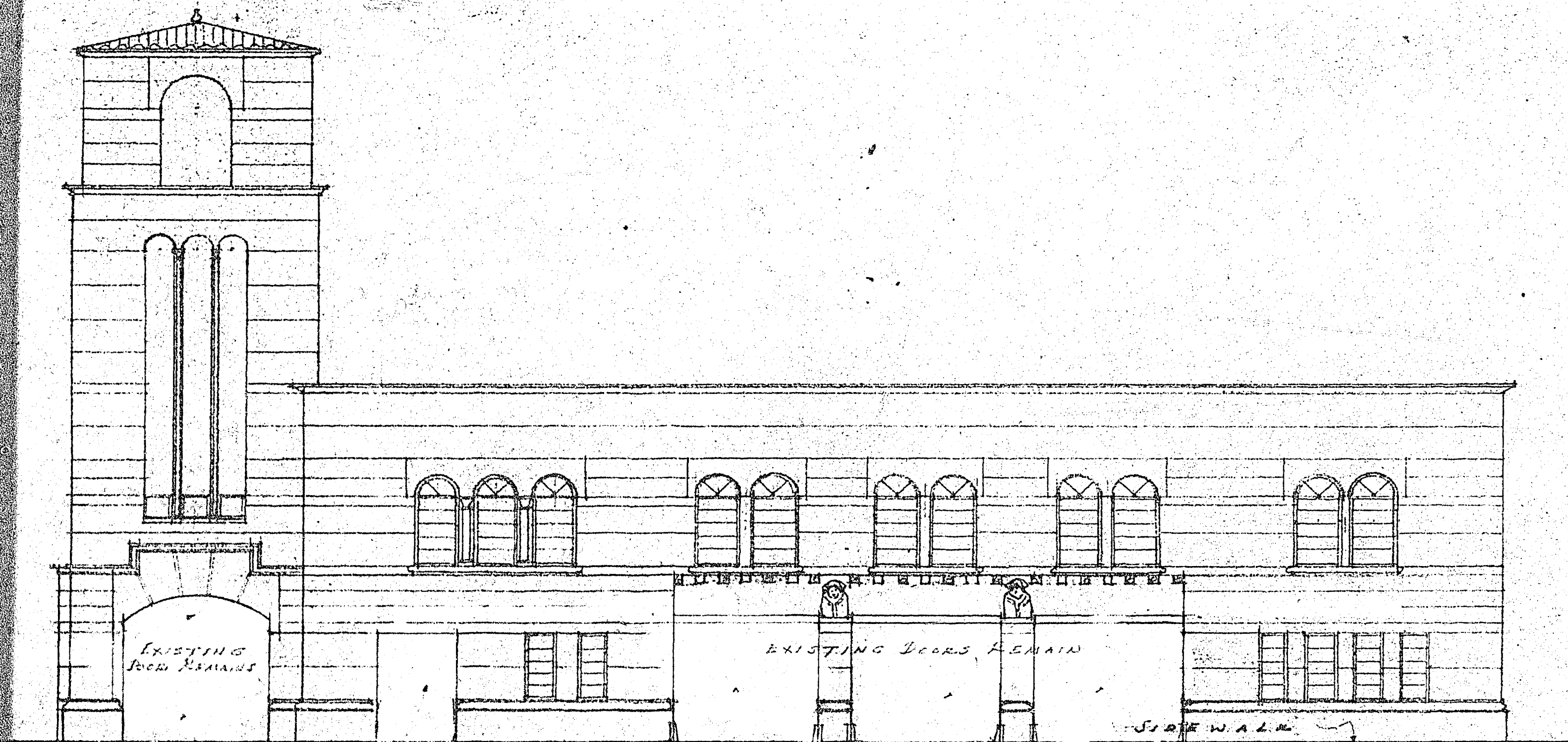
KEY TO MATERIALS

- CONCRETE BLOCK
- 4\"/>

F.S. CHAIR RAIL  
FIX HEIGHT ABOVE FLOOR AS APPROVED BY TENANT.

ALTERATIONS TO CITY HALL ANNEX			
CONTRACT NO.	CITY OF CORAL GABLES		SHEET NO.
7703	CORAL GABLES - FLORIDA		1
DRAWN BY	WM. H. MERRIAM-A.I.A.		DATE
M.H.M.	ARCHITECT		5-9-77
TRACED BY	401 BUILDING		REVISED
CHECKED BY	401 CORAL WAY - CORAL GABLES, FLA.		5-9-77
M.H.M.			
THIS DRAWING IS THE PROPERTY OF THE ARCHITECT AND MUST BE RETURNED TO HIM ON COMPLETION OF THE WORK.		CONTRACTORS MUST VERIFY ALL DIMENSIONS AT THE BUILDING BEFORE PROCEEDING WITH THE WORK.	

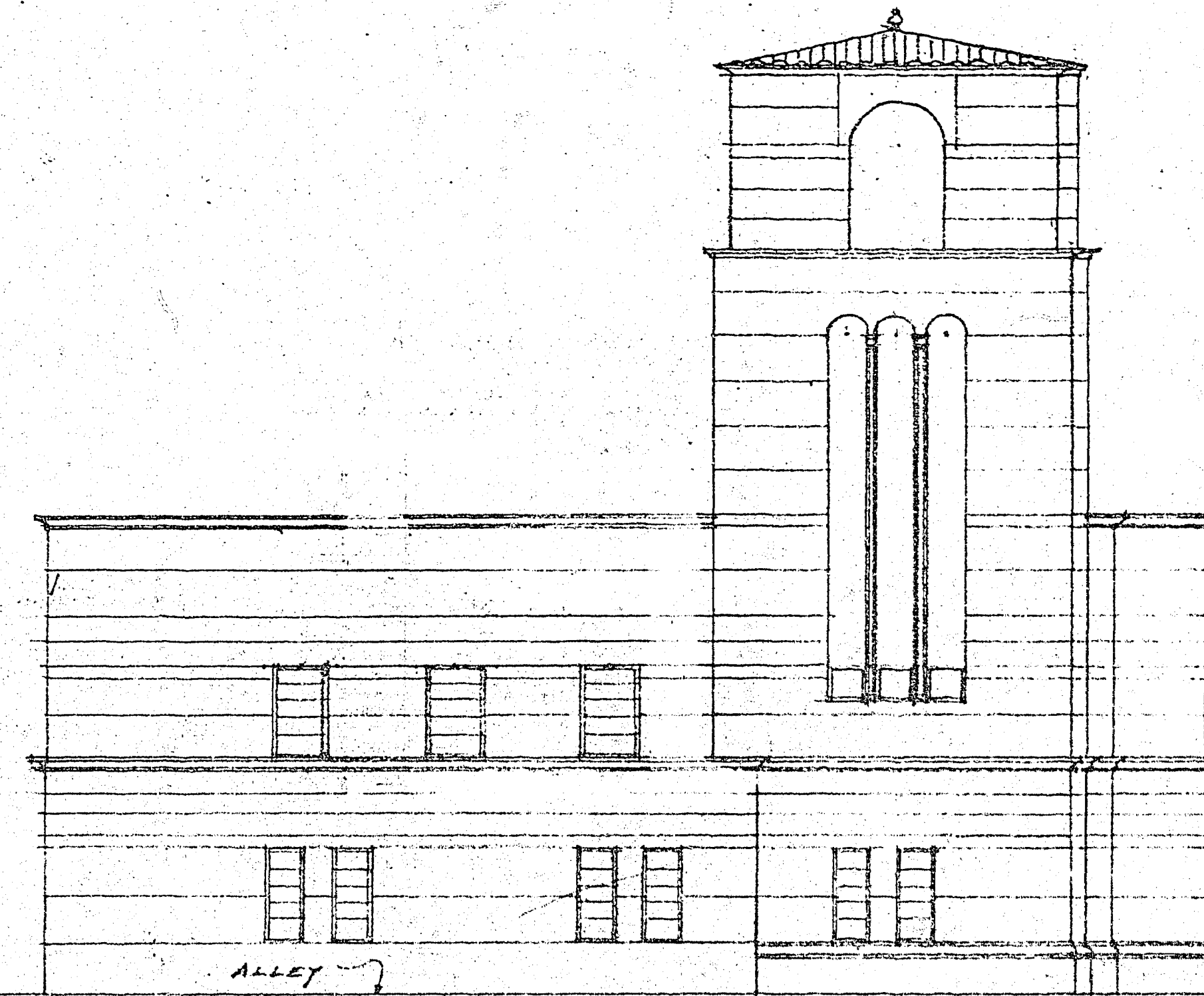




SALZEDO STREET ELEVATION

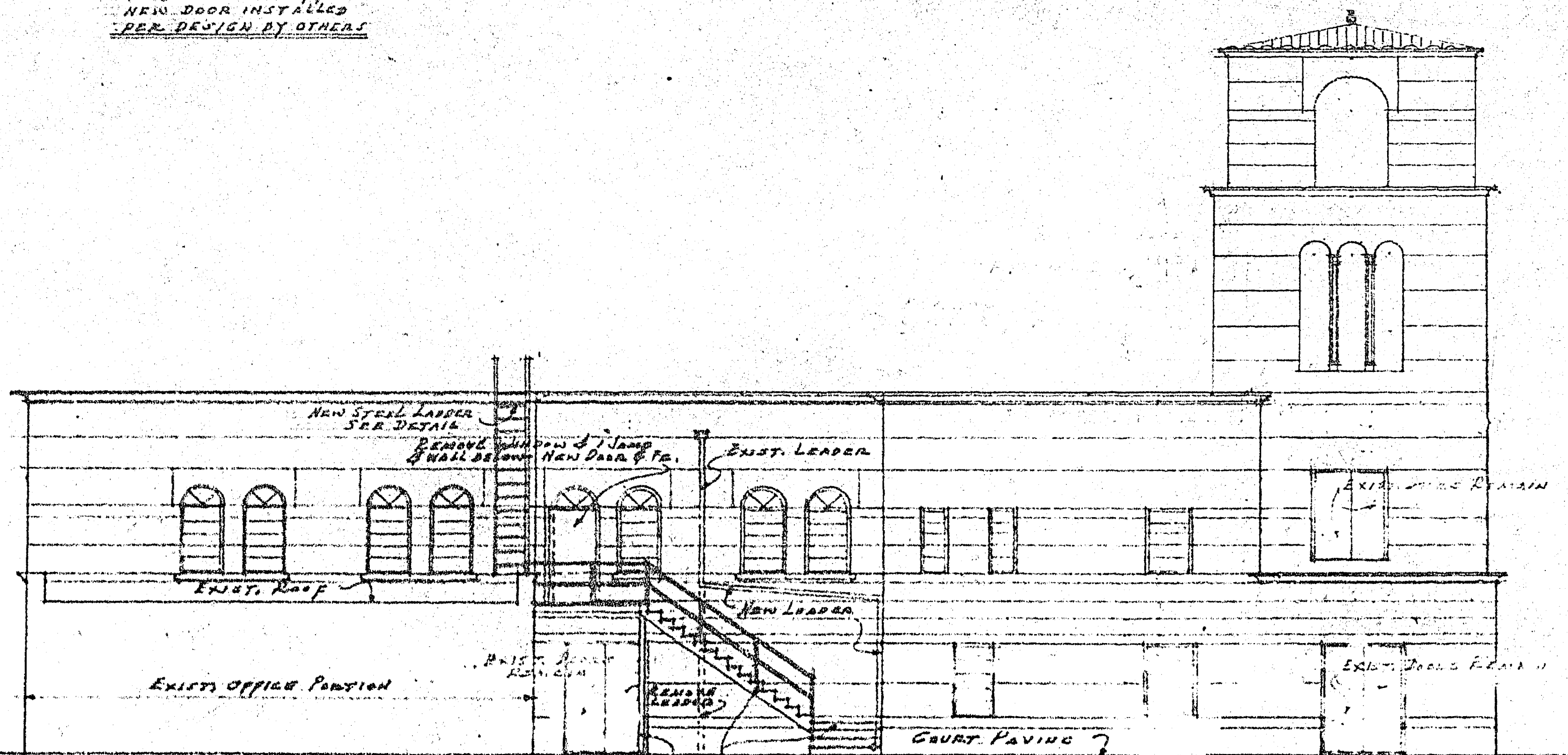
SCALE - 1/8" = 1'-0"

NEW STUCCO PANEL & HOLDING  
EXIST. DOORS & FR. TO BE REMOVED, & NEW DOOR INSTALLED PER DESIGN BY OTHERS



NORTH (ALLEY) ELEVATION

SCALE - 1/8" = 1'-0"



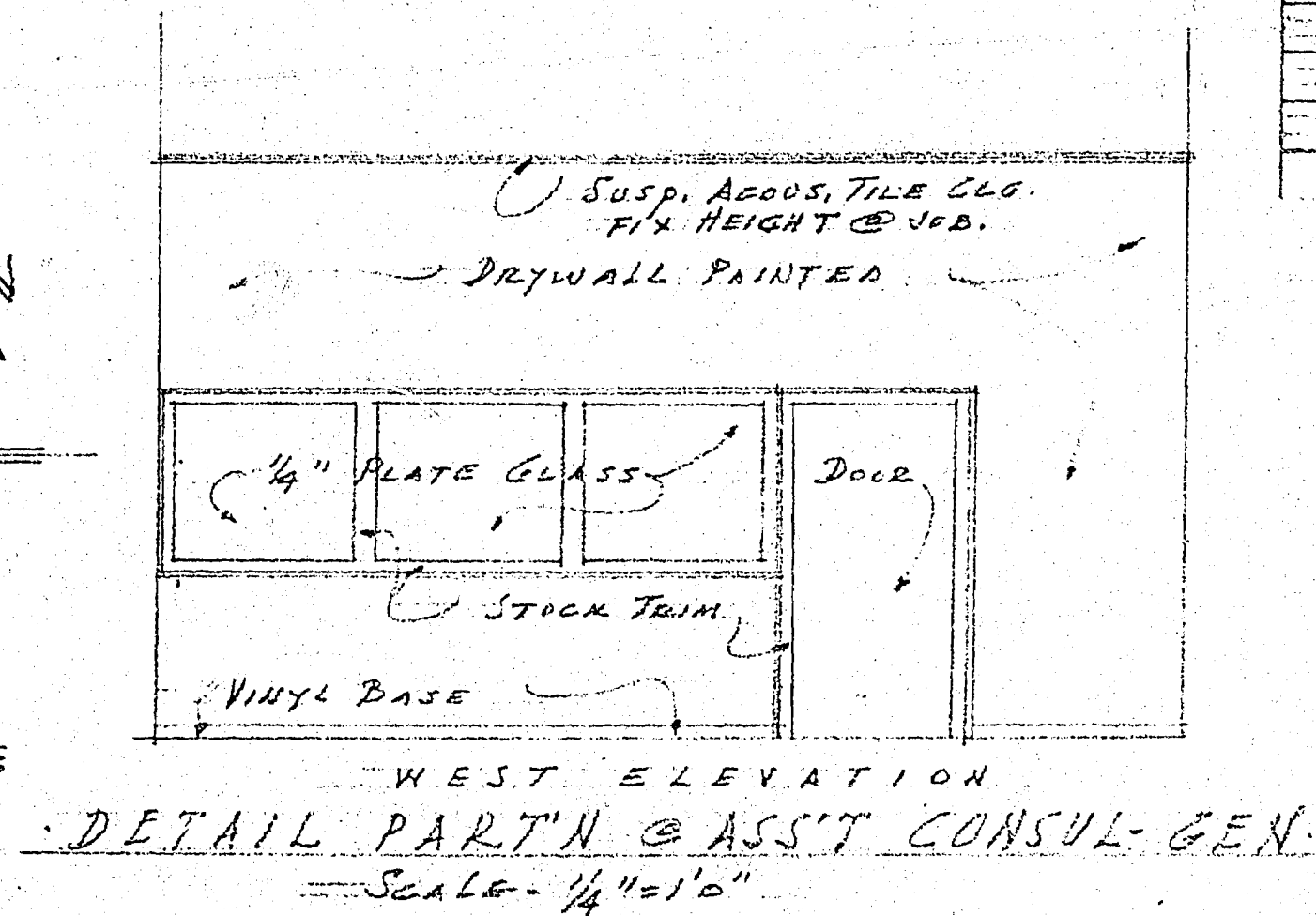
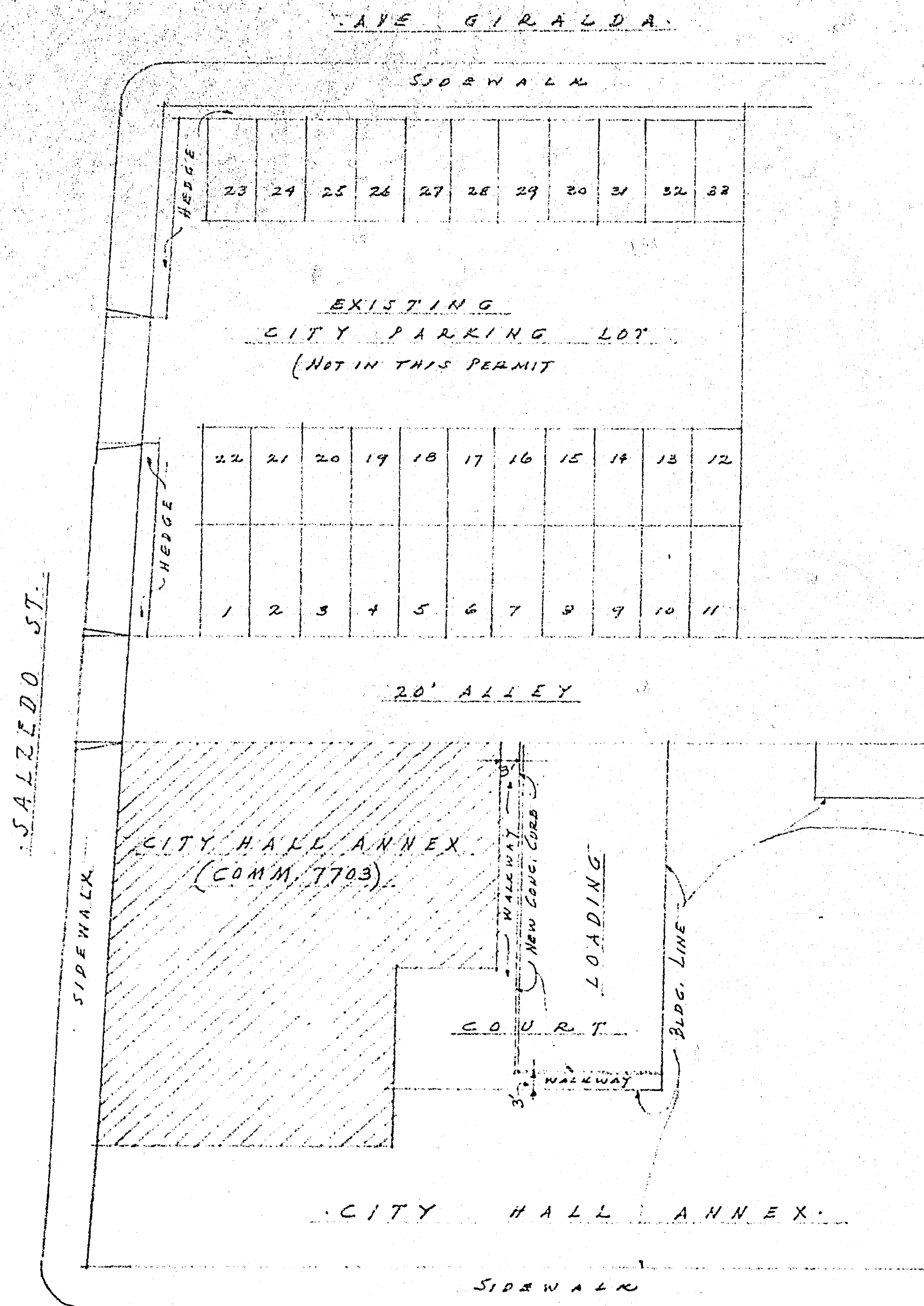
REAR (COURT) ELEVATION

SCALE - 1/8" = 1'-0"

ALTERATIONS TO CITY HALL ANNEX		
CONTRACT NO. 7703	CITY OF CORAL GABLES CORAL GABLES - FLORIDA	SHEET NO. 2
DRAWN BY H. H. M.	WM. H. MERRIAM - A.I.A. ARCHITECT 401 BUILDING 401 CORAL WAY - CORAL GABLES, FLA.	DATE MAY 17, 1937
CHECKED BY H. H. M.		
THIS DRAWING IS THE PROPERTY OF THE ARCHITECT AND MUST BE RETURNED TO HIM ON COMPLETION OF THE WORK.		

24 733 B





LOWEST FINISHED FLOOR ELEVATION (including basement)			
DISTRICTS			
Required	H. F. H.	G. F. H.	Other
Proposed	X	X	Alter.
X-out inappropriate districts			

**ZONING CODE #1525**  
**SECTION 9.28 PART G**  
**YARD ELEVATIONS**  
 Where ground elevations are raised above that of adjoining lots or lots graded to shed water onto adjoining property, a retaining wall or curb and/or drainage ditch or well, subject to the approval of the Building Official, shall be installed to protect said adjoining property.

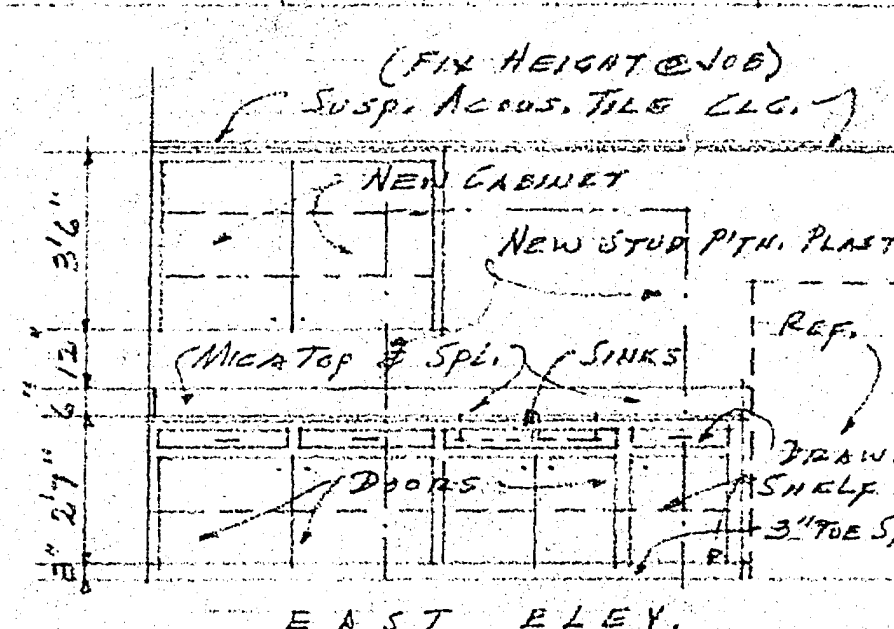
*Monte CGH Const.*  
 Contractor Owner

**ALL UTILITY COMPANIES HAVE BEEN CONTACTED AND THERE ARE NO ENCROACHMENTS INTO UTILITY EASEMENTS BY THIS PROJECT**

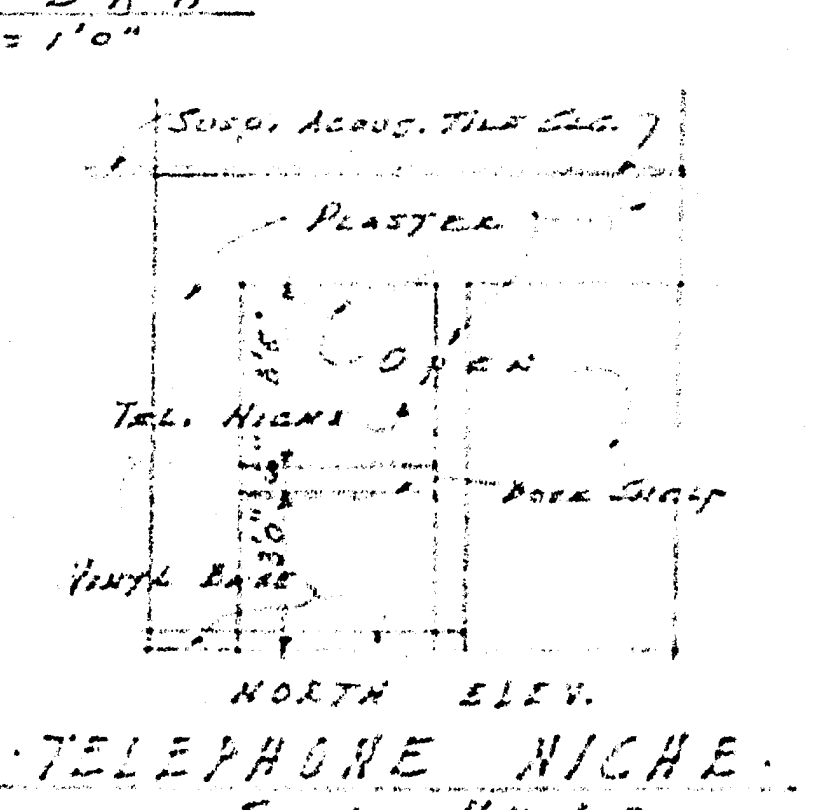
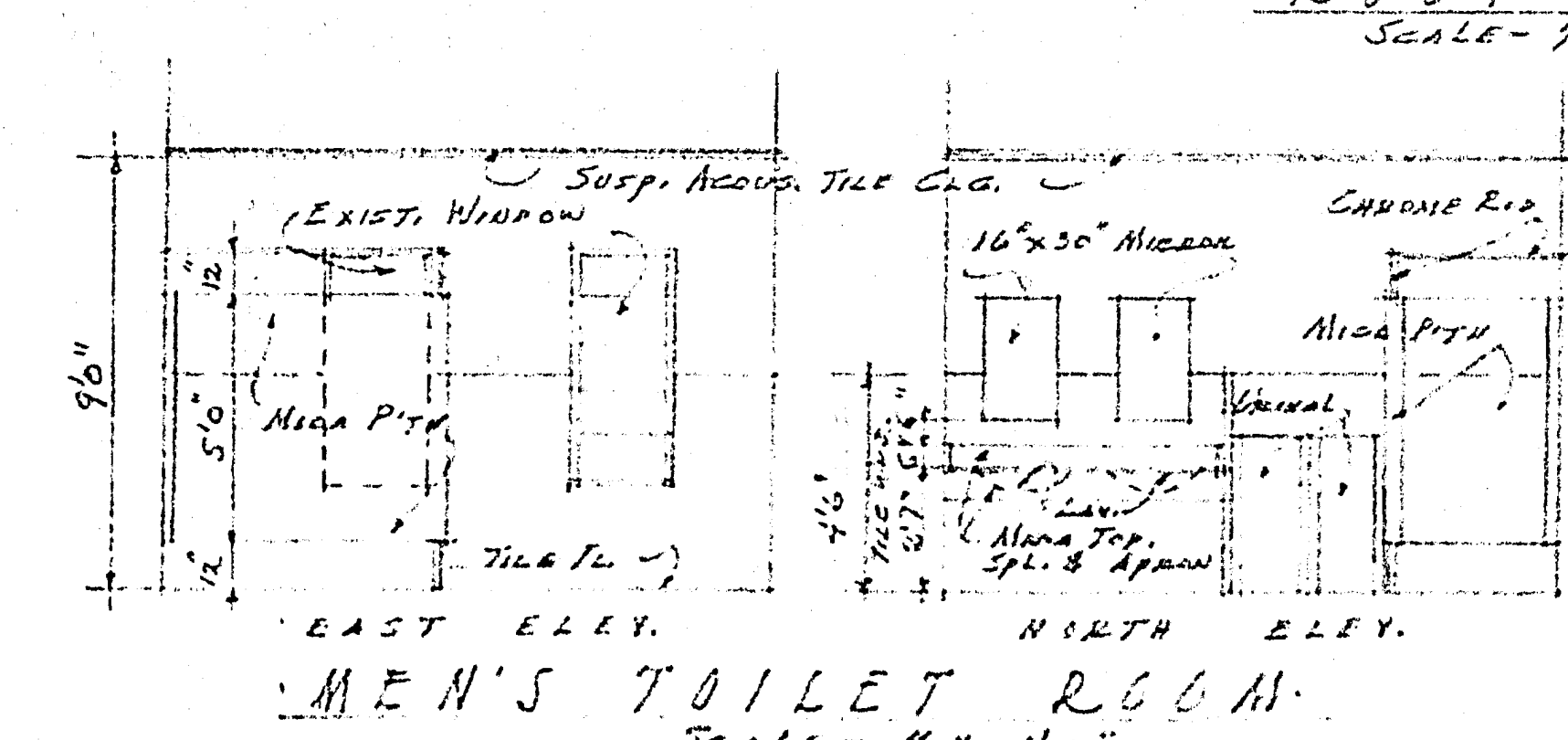
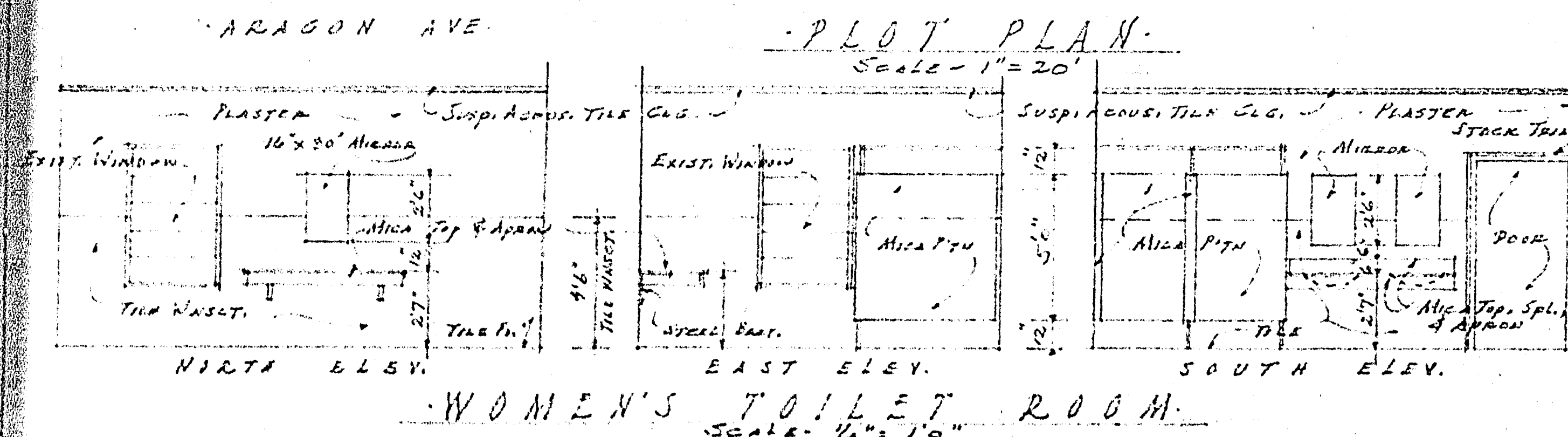
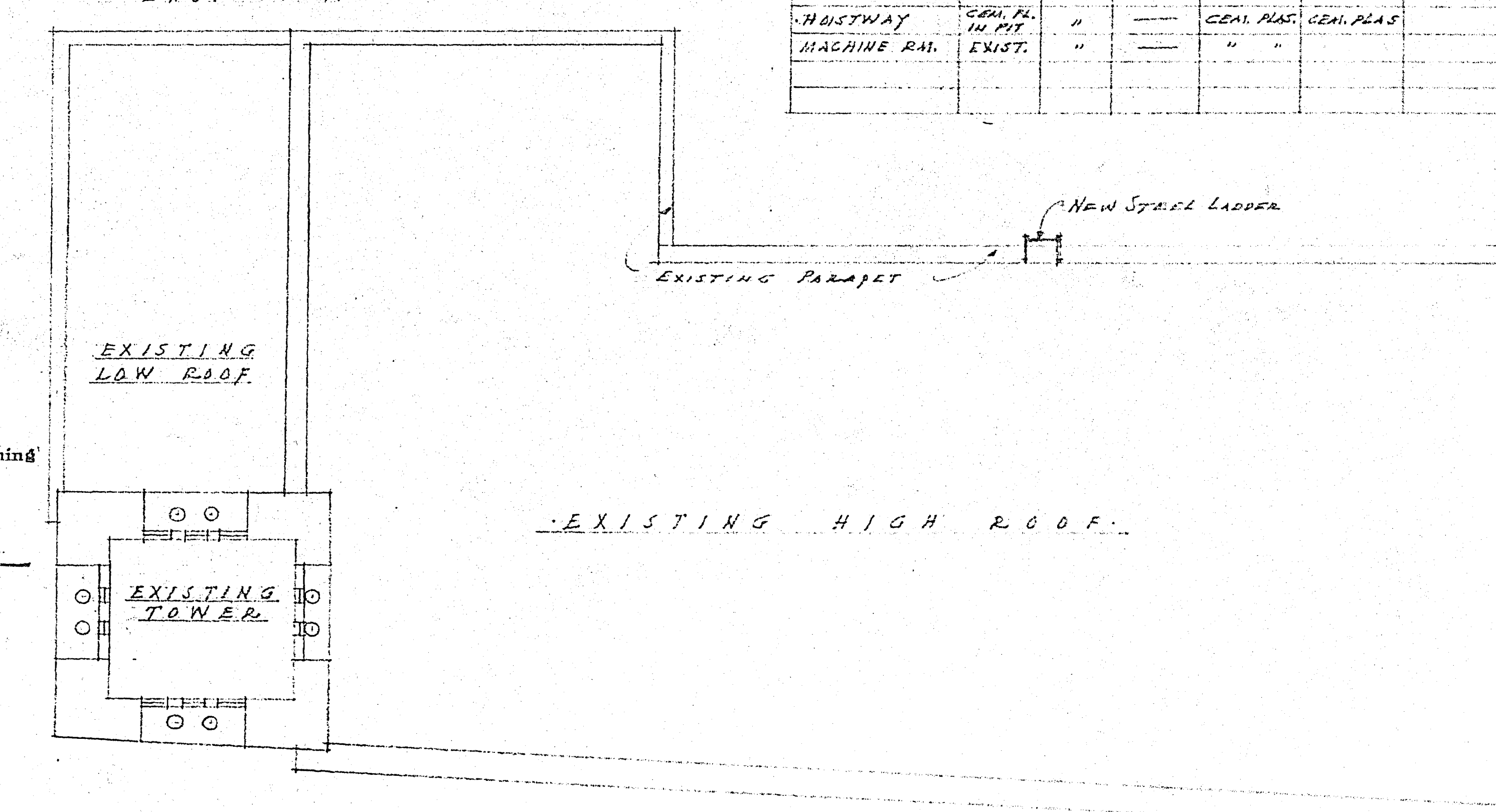
*Monte CGH Const.*  
 Owner or Contractor Signature

DOOR SCHEDULE						
NO	SIZE	THICK	THR.	TYPE	MATERIAL	REMARKS
A	3'0" x 6'8"	1 3/4"	NO	FLUSH	H. METAL - 1 HR.	B-LABEL
B	2'6" x 6'8"	1 3/8"	"	"	H. G.	WOOD FRAME
C	3'0" x 6'8"	1 3/8"	"	"	"	"
D	3'0" x 7'0"	1 3/4"	MET.	"	S. G.	"
E	2'6" x 6'8"	1 3/4"	"	FULL LOUVER	HOL. MET.	HOL. MET. FRAME

FINISH SCHEDULE						
ROOM	FLOOR	BASE	WASCT.	WALLS	CEILING	REMARKS
FOYER (1ST FL.)	CARPET	VINYL	---	PLAS.	EXIST.	PATCH WALLS AS REQ'D
LOBBY (1ST FL.)	"	"	---	"	"	"
STAIR (1ST FL.)	CARPET	"	---	"	"	NEW RISERS & TREADS
STAIR HALL (2ND FL.)	CARPET	"	---	"	ACOUS. TILE	SUSP. CLG.
ELEV. LOBBY	"	"	---	"	"	"
FOYER (2ND FL.)	"	"	---	"	"	"
TOILET	VINYL	"	---	"	"	"
RECEV. & WAITING	CARPET	"	---	"	"	"
SECRETARIES	"	"	---	"	"	"
ASST. CONS- GEN.	"	"	---	"	"	" (SEE DET.)
FILES	"	"	---	"	"	"
CONS- GEN- OFF.	"	"	---	"	"	"
SNACK RM.	"	"	---	"	"	"
ELEC. RM.	EXIST.	NO	---	GEN. PL.	PLAS.	PATCH WALLS AS REQ'D
MEN'S TOILET	CER. TILE	CER. TILE	4'6" TILE	PLAS.	EXIST.	"
WOMEN'S TOILET	"	"	"	"	"	"
VESTIBULES	"	"	---	"	"	"
JANITOR	EXIST.	NO	---	"	"	"
HOSTWAY	GEN. PL.	"	---	GEN. PLAS.	GEN. PLAS.	"
MACHINE RM.	EXIST.	"	---	"	"	"

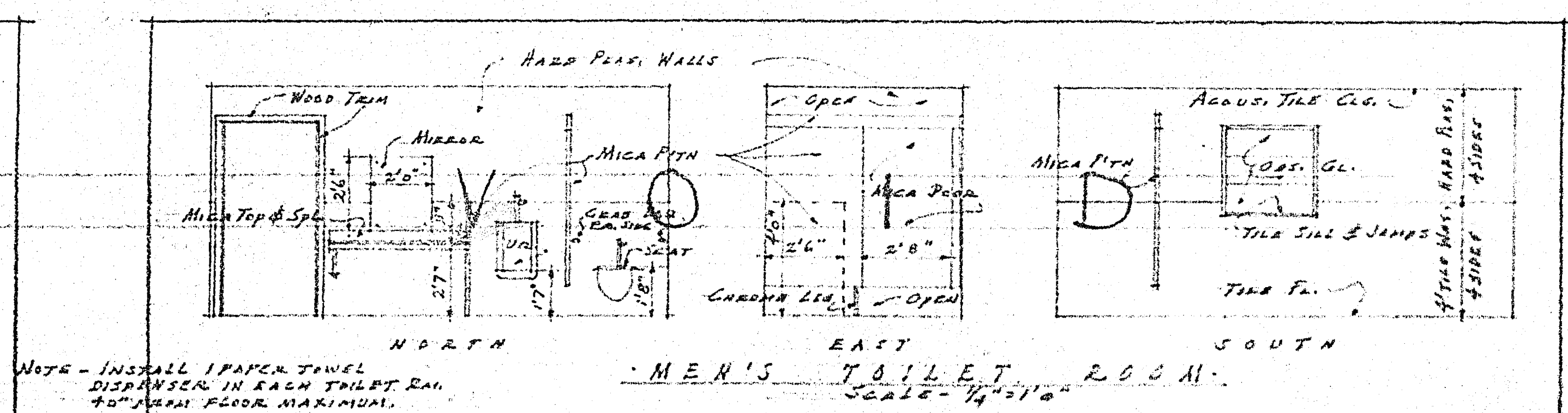
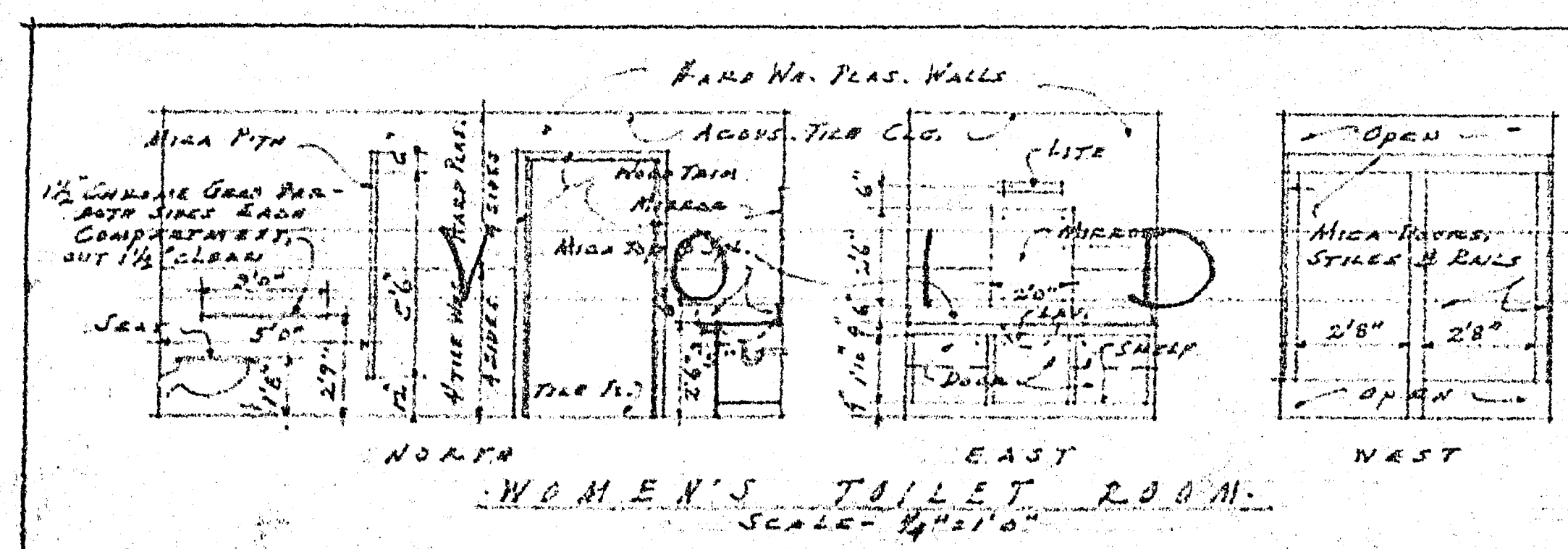
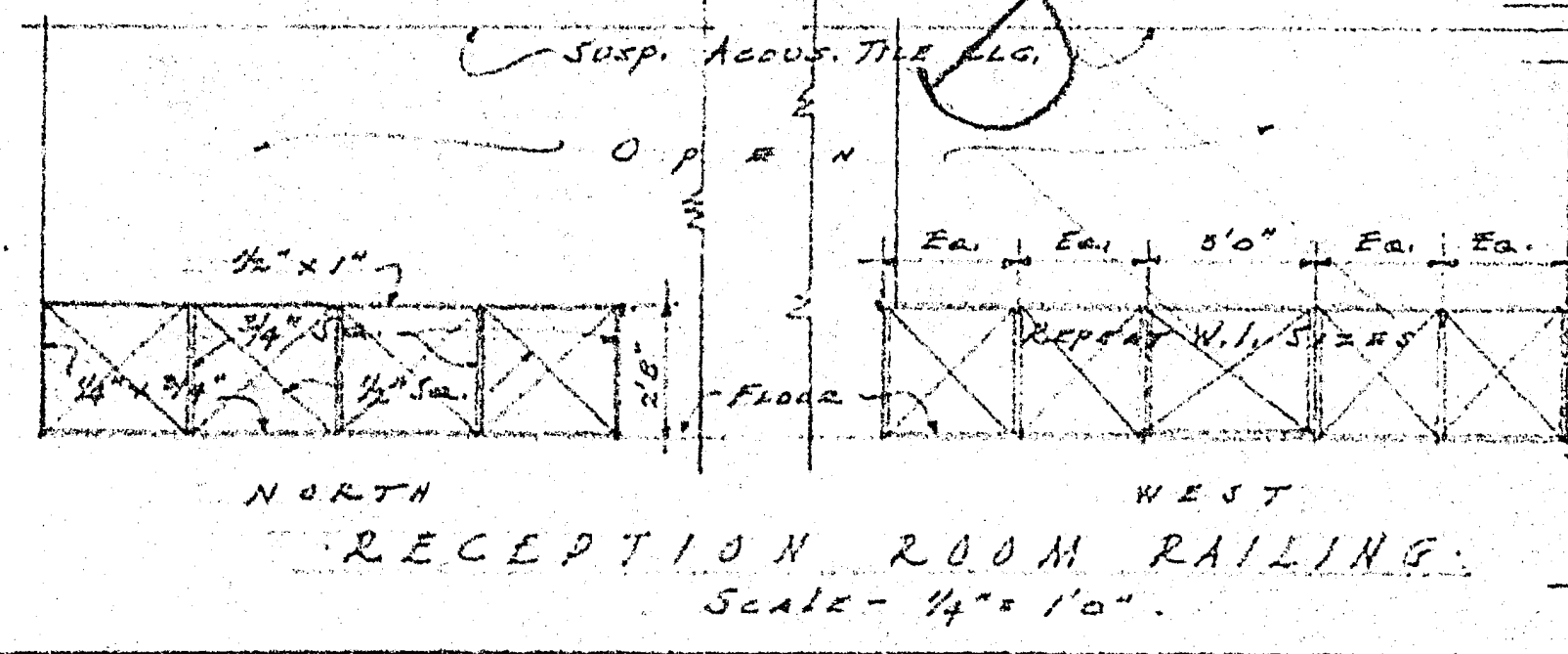
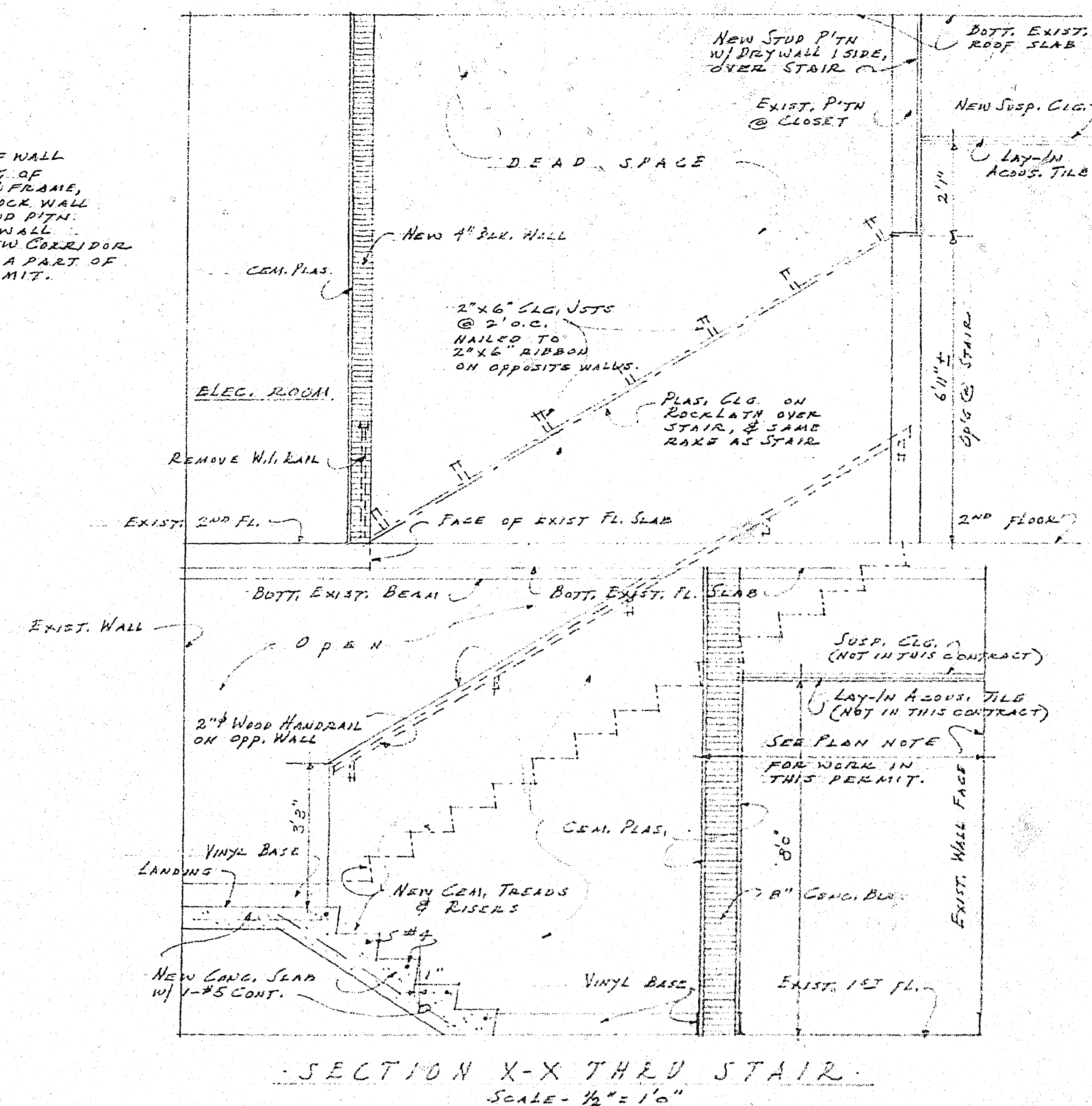
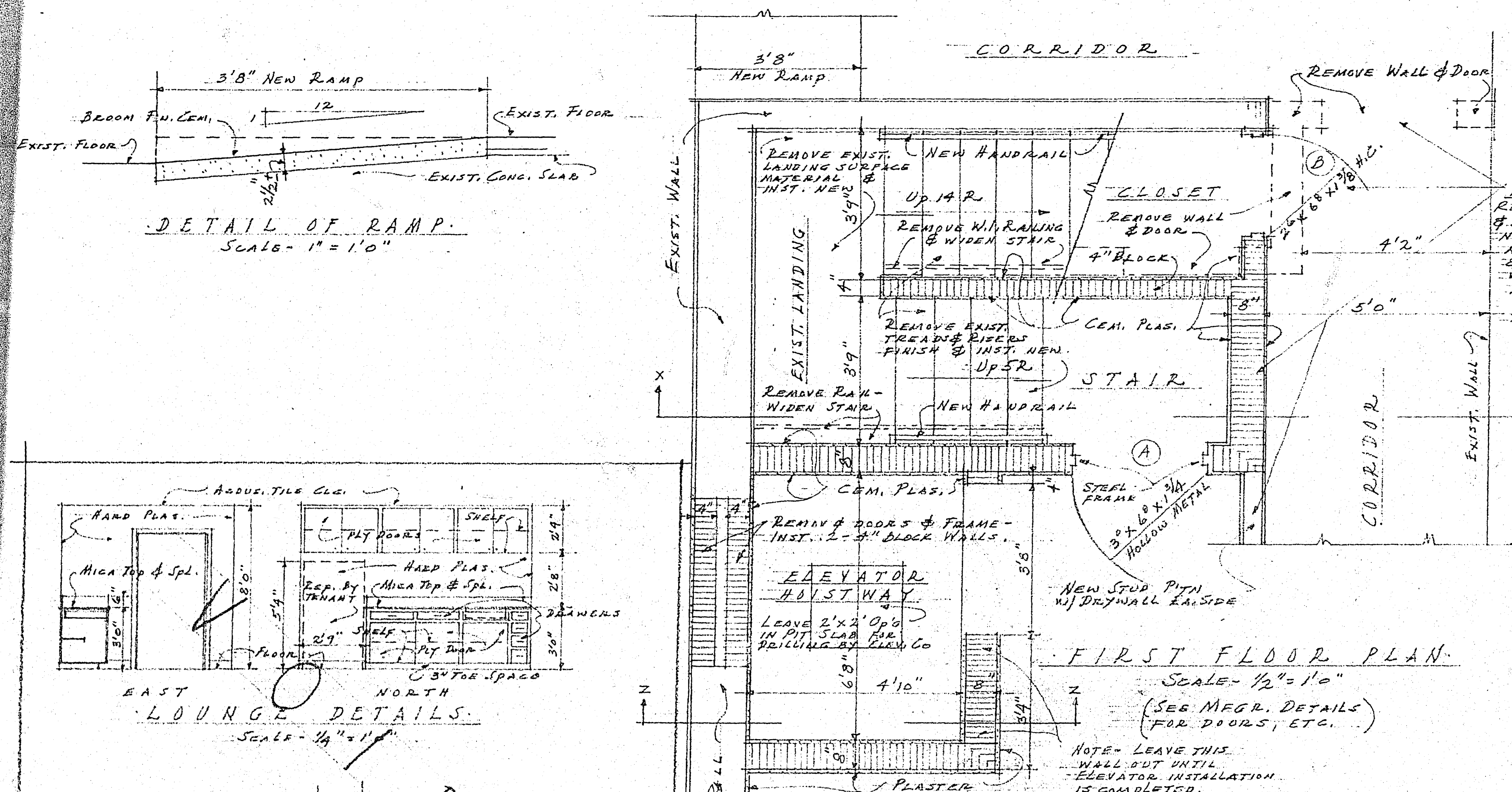


**SNACK RM. DETAIL**  
 SCALE - 1/4" = 1'0"



ALTERATIONS TO CITY HALL ANNEX		
COMM. NO. 7703	CITY OF CORAL GABLES	SHEET NO. 3
DRAWN BY W. H. M.	WM. H. MERRIAM-A.I.A. ARCHITECT	DATE 5-6-77
TRACED BY W. H. M.	401 BUILDING 401 CORAL WAY, CORAL GABLES, FLA.	REVISED 5-12-77
THIS DRAWING IS THE PROPERTY OF THE ARCHITECT AND MUST BE RETURNED TO HIM ON COMPLETION OF THE WORK.		

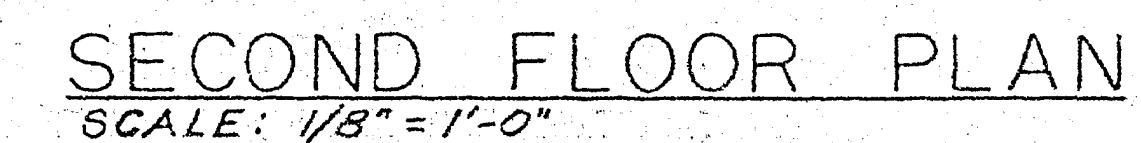
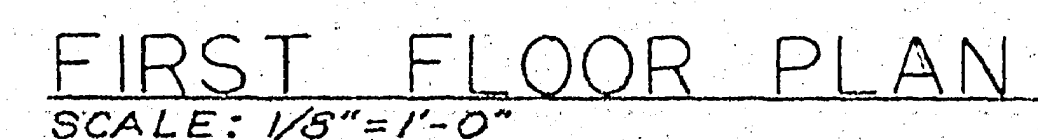




ALTERATIONS TO CITY HALL ANNEX.			
COMM. NO. 7703	CITY OF CORAL GABLES CORAL GABLES - FLORIDA	SHEET NO. 4	
DRAWN BY W.H.M.	WM. H. MERRIAM-A.I.A. ARCHITECT	DATE 4-1-77	
CHECKED BY W.H.M.	401 BUILDING 401 CORAL WAY - CORAL GABLES, FLA.	REVISED 4-15-77 5-12-77	
<small>THIS DRAWING IS THE PROPERTY OF THE ARCHITECT AND MUST BE RETURNED TO HIM ON COMPLETION OF THE WORK.</small>			

24 733 B





_____	NEW SANITARY LINE
_____	EXIST. SANITARY LINE
-----	VENT PIPE
-----	COLD WATER LINE
-----	HOT WATER LINE
_____	CLEAN-OUT
CO	FLOOR DRAIN
FD	KITCHEN SINK
KS	LAVATORY
L	SERVICE SINK
SS	URINAL
UR	VENT
V	VENT THRU ROOF
VTR	WATER CLOSET
WC	ELECTRIC WATER COOLER
EWG	GOLD WATER
CW	HOT WATER
NW	

FIXTURE CONNECTION SCHEDULE				
SYMBOL	CW	HW	WASTE	REMARKS
L	1/2"	-	1 1/4"	COUNTER TOP
EWG	1/2"	-	1 1/4"	(NONE)
KS <sup>(1)</sup>	1/2"	1/2"	1 1/4"	2 COMPARTMENT
UR	3/4"	-	2"	
WC	1 1/2"	-	3"	FLOOR MOUNTED
S-S <sup>(2)</sup>	1/2"	-	2"	(2) BELOW

(1) AMERICAN STANDARD # 3258.233 W/ 2 - 4331.013 STRAINERS.  
HERITAGE BOTTOM MOUNT FAUCET #4146.015. THIS NOTE  
VOIDS KS DESCRIPTION IN SPECIFICATIONS.

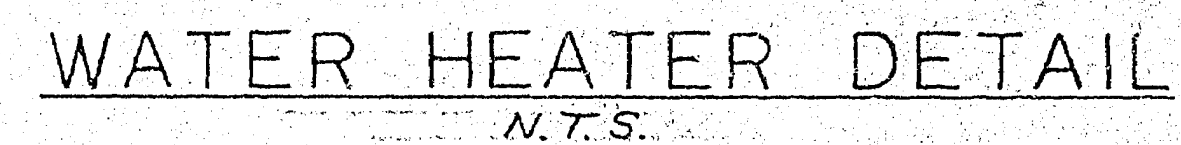
(2) AMERICAN STANDARD #7692.049 W/WALL HANGER.  
SINGLE FAUCET #4229.027, 5 FAUCET HOLE COVER.

1. BASE PROPOSAL TO DO THE WORK ON A COMPLETE INSPECTION OF ACTUAL CONDITIONS AT THE SITE. CONTRACTOR SHALL BE FAMILIAR WITH LOCATION OF EXISTING SANITARY AND WATER LINES FOR CONNECTION OF NEW WORK.
2. REMOVE EXISTING PIPING AND FIXTURES WHICH CONFLICT WITH NEW WORK AS NOTED IN CONTRACT DRAWINGS. PLUG OR CAP ALL OPEN ENDS OF PIPE TO REMAIN.
3. FIXTURES TO BE AS SPECIFIED, UNLESS NOTED OTHERWISE ON DRAWINGS, OR APPROVED EQUAL.

*Victor G. Reeve*  
VICTOR G. REEVE, P.E.

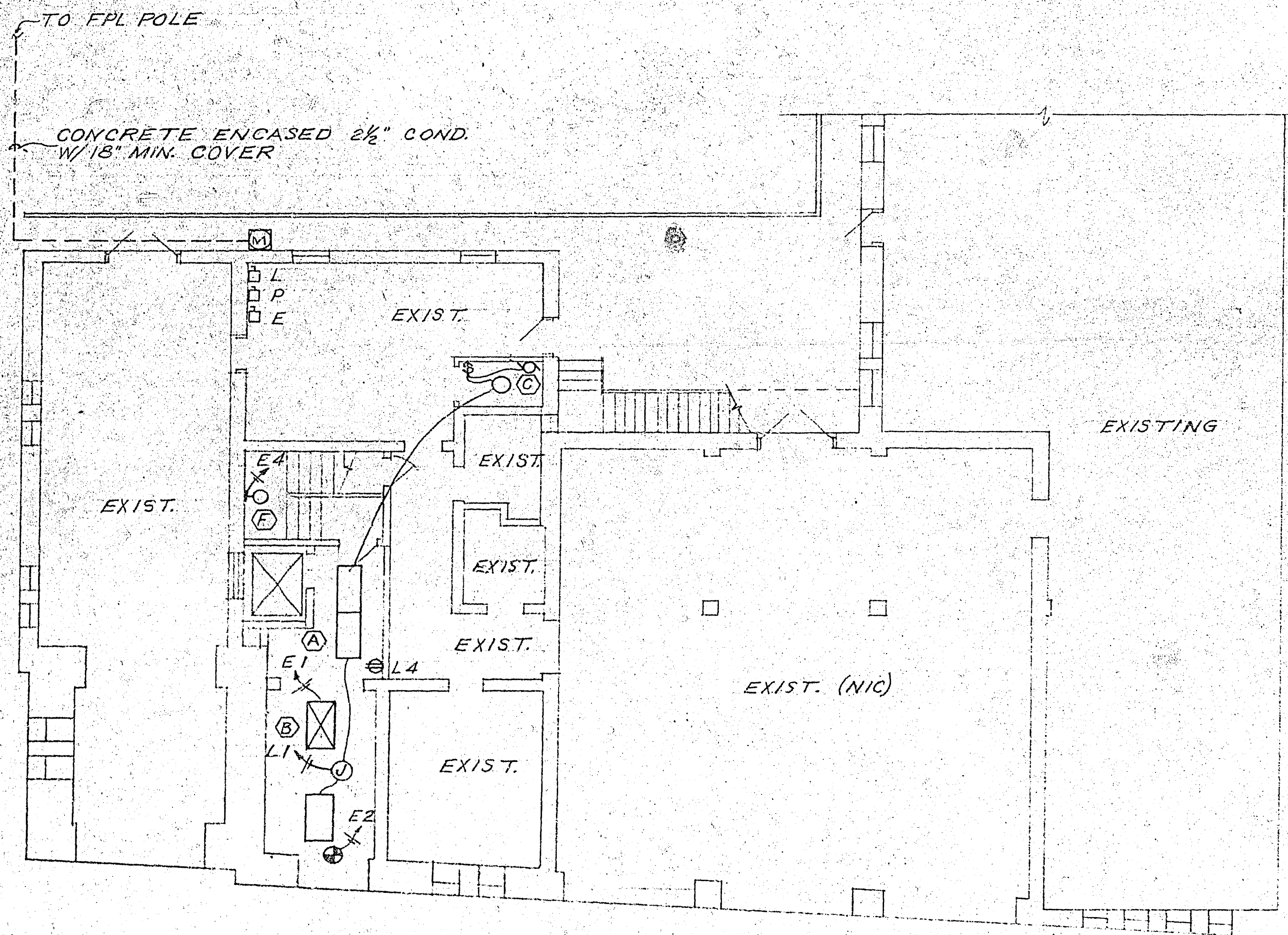
ALTERATIONS TO CITY HALL ANNEX		SHEET
CONNO. NO. 7703	CITY OF CORAL GABLES CORAL GABLES - FLORIDA	P-1
DRAWN BY S.G.R.	WM. H. MERRIAM-A.I.A. ARCHITECT 401 BUILDING CORAL WAY - CORAL GABLES, FLA.	CHECKED 5-17-22 H.W.L.
THIS DRAWING IS THE PROPERTY OF THE ARCHITECT AND MUST BE RETURNED TO HIM ON COMPLETION OF THE WORK.		
CONTRACTORS MUST VERIFY ALL DIMENSIONS AT THE BUILDING BEFORE PROCEEDING WITH THE WORK.		



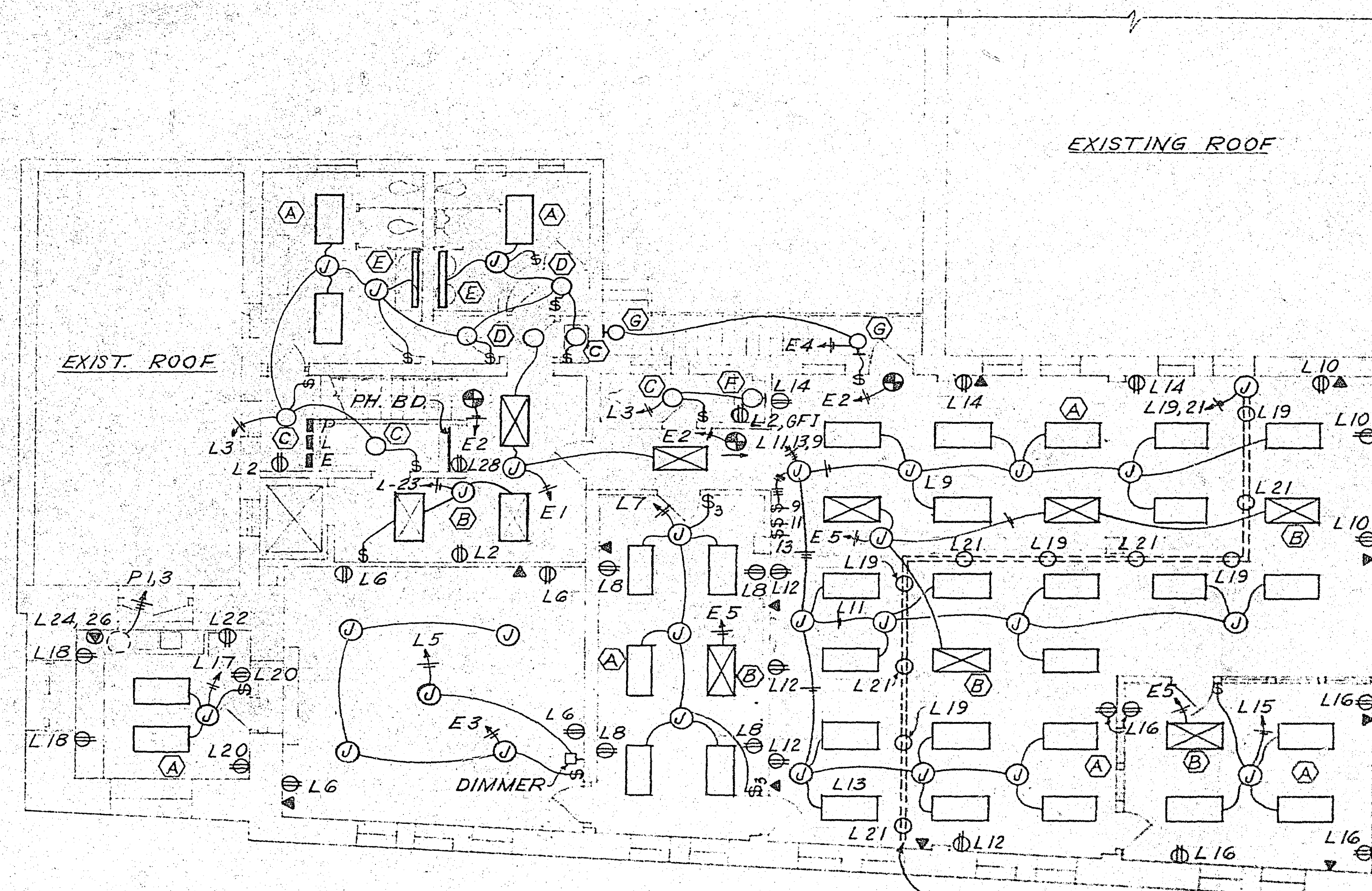


VICTOR G. REEVE, P.E.





FIRST FLOOR PLAN  
SCALE: 1/8" = 1'-0"




SECOND FLOOR PLAN  
SCALE: 1/8" = 1'-0"

ALTERATIONS TO CITY HALL ANNEX		
COMM. NO. 7703	CITY OF CORAL GABLES Coral Gables - Florida	SHEET NO. E-1
DRAWN BY V.G.R.	WM. H. MERRIAM-A.I.A. ARCHITECT 401 BUILDING 401 CORAL WAY - CORAL GABLES, FLA.	DATE 5-17-77
CHECKED BY V.G.R.		REVISED
THIS DRAWING IS THE PROPERTY OF THE ARCHITECT AND MUST BE RETURNED TO HIM BY COMPLETION OF THE WORK.		

*Victor G. Reeve*  
VICTOR G REEVE, P.E.

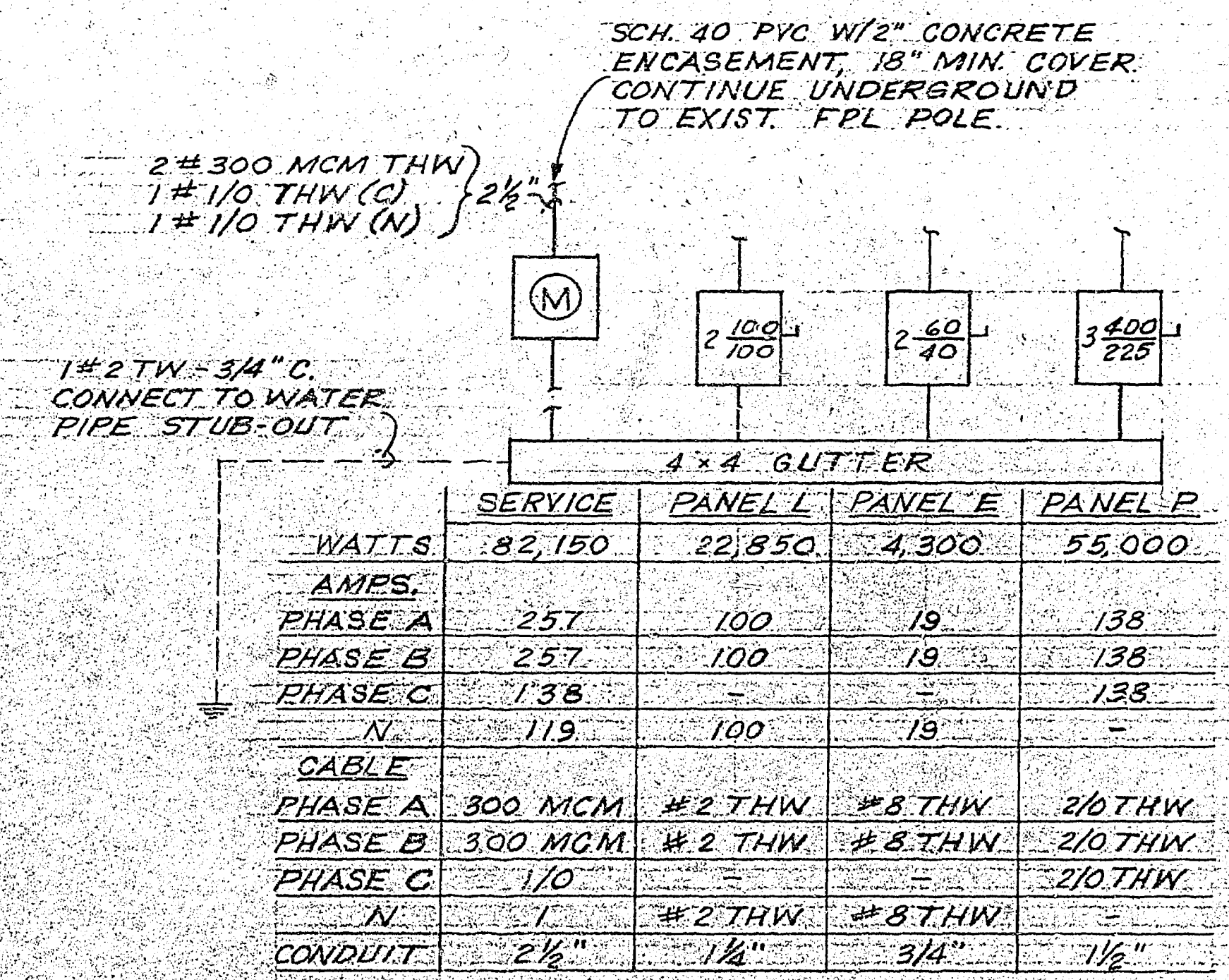
24/733/B



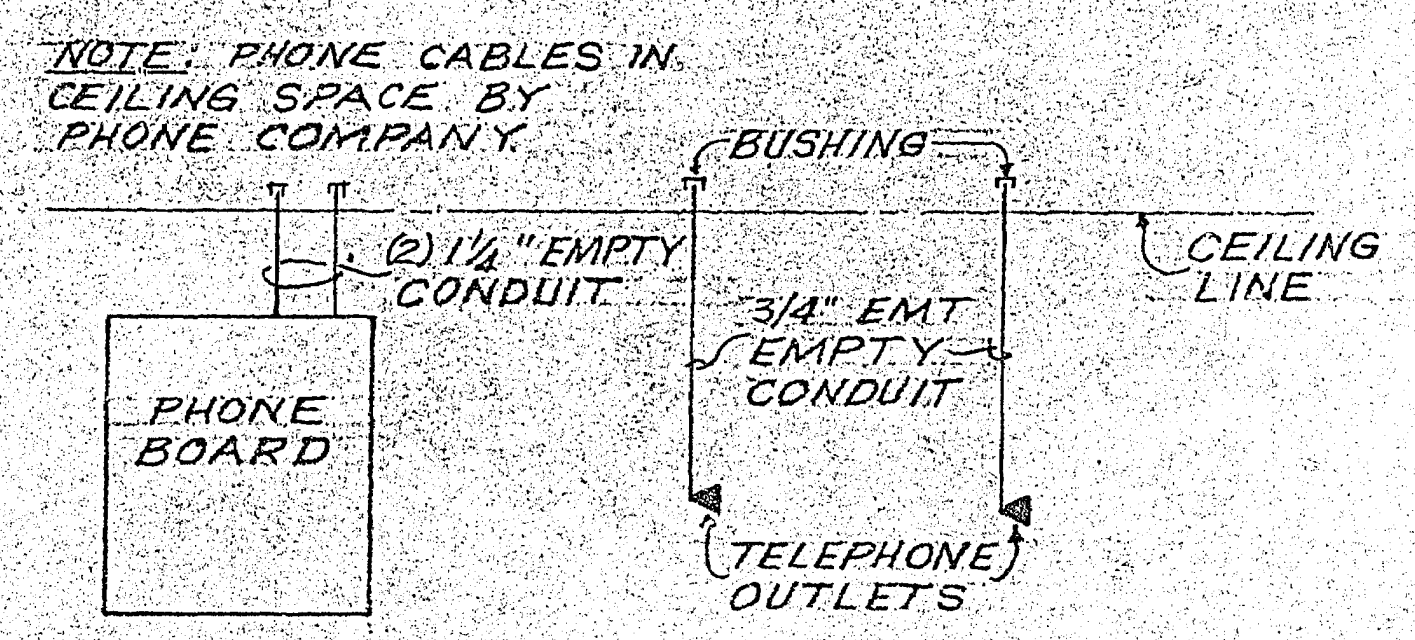
TYPE: CIRC. BRK. PANEL BOARD SERVICE: POWER VOLTAGE: 240V. / 3 $\phi$ MOUNTING: SURFACE							PANEL - P							MAIN BUS: 225 NEUTRAL: - MAINS: LUGS ONLY LOCATION: ELECT. RM.						
AMPS	POLES	TOTAL KVA	CON. DUIT	WIRE	REMARKS	CKT. NO.		CKT. NO.	REMARKS	WIRE	CON. DUIT	TOTAL KVA	POLES	AMPS						
20	2	2.5			WATER HEATER SPACE	1 3 5 7 9 11		2 4 6 8 10 12	AIR CONDIT. UNIT ELEVATOR			32.5 20	3 3	150 125						
CONNECTED LOAD: 55 KW = 138 AMPS.							FEEDER: 2/0 THW FED FROM: MAIN PANEL													

TYPE: LOAD CENTER SERVICE: LIGHTS & RECEPTS VOLTAGE: 240/120 MOUNTING: SURFACE						PANEL - L (ALL 20'A. 1/P. CIRCUITS)						MAIN BUS: 100'A. NEUTRAL: 100'A. MAINS: LUGS ONLY LOCATION: ELECT. RM.					
AMPS	POLES	TOTAL V.A.	CON- DUIT	WIRE	REMARKS	CKT. NO.	CKT. NO.	REMARKS	WIRE	CON- DUIT	TOTAL V.A.	POLES	AMPS				
		600			1 <sup>ST</sup> FL'R. LIGHTS	1	2	RECEPT. TOILET			600						
		1400			TOILETS	3	4	RECEPT. 1 <sup>ST</sup> FL'R.			150						
		500			CONSUL	5	6	RECEPT. CONSUL			600						
		1000			FILES	7	8	RECEPT. FILES			600						
		1400			SECRETARIES	9	10	RECEPT. SECRET			600						
		1400				11	12				600						
		1400				13	14				450						
		800			ASST. CONSUL	15	16	RECEPT. ASST. C.			600						
		400			SNACK R.M.	17	18	RECEPT. SNACK			1500						
		500			FL'R. OUTLETS	19	20	" "			1500						
		500			" "	21	22	REFRIG			600						
		500			SPARE	23	24	COUNTER			2300						
		500				25	26	COOKING UNIT									
		500				27	28	RECEPT. PHONES			150						
		500				29	30	SPARE			500						
CONNECTED LOAD: 22,850 W. = 100 A.						FEEDER: # 2 THW FED FROM: SERVICE PNL											

TYPE: LOAD CENTER SERVICE: EMERGENCY LIGHTS VOLTAGE: 240/120 MOUNTING: SURFACE						PANEL - E (ALL 20A, 1 P. CIRCUITS)						MAIN BUS: 100 A. NEUTRAL: 100 A. MAINS: LUGS ONLY LOCATION: ELECT. RM.					
AMPS.	POLES	TOTAL V.A.	CON- DUIT	WIRE	REMARKS	CKT. NO.	CKT. NO.	REMARKS	WIRE	CON- DUIT	TOTAL V.A.	POLES	AMPS.				
		1100			LOBBY	1	2	EXIT LIGHTS			200						
		600			CONSUL	3	4	STAIRS			600						
		1200			SECRETARIES	5	6	SPARE			600						
CONNECTED LOAD: 4,300 W. = 19 A.						FEEDER: # 8 THW FED FROM: SERVICE PNL											



POWER RISER DIAGRAM



PHONE RISER DIAGRAM

TYPE	DESCRIPTION
(A)	2' x 4' RECESSED LAY-IN TROFFER W/4-40W F40T12 COOL WHITE, 120 V. GUTH CAT. NO. FSI-2444G-3AOK-1
(B)	SAME AS (A) W/BATTERY OPTD. EMERGENCY LIGHTING FOR ONE TUBE, & TEST SW. GUTH CAT. NO. FSI-2444G-3AOK-1-BEF
(C)	SURFACE MOUNTED INCANDESCENT W/ONE 100W, 120 V. A19 LAMP. GUTH CAT. NO. B1230.
(D)	HIGH HAT INCANDESCENT W/ONE 75W. R30 120 V. LAMP. GUTH CAT. NO. B11-051/PR
(E)	FLUORESCENT WALL BRACKET W/TWO 20W. LAMPS, 120 V. GUTH CAT. NO. APG 6280/120.
(F)	INCANDESCENT WALL BRACKET W/TWO 100W. A19, 120 V. LAMPS. GUTH CAT. NO. B1340.
(G)	OUTDOOR TYPE INCANDESCENT WALL BRACKET W/ONE 100 W. A19, 120 V. LAMP. GUTH CAT. NO. B17-563/120
(H)	EXIT LIGHT W/BUILT-IN BATTERY AND BATTERY CHARGER. 120 V.

ALTERATIONS TO CITY HALL ANNEX

COMM. NO. 7703

CITY OF CORAL GABLES

DATE 5-17-57

REVIEWED

WM. H. MERRIAM-AIA

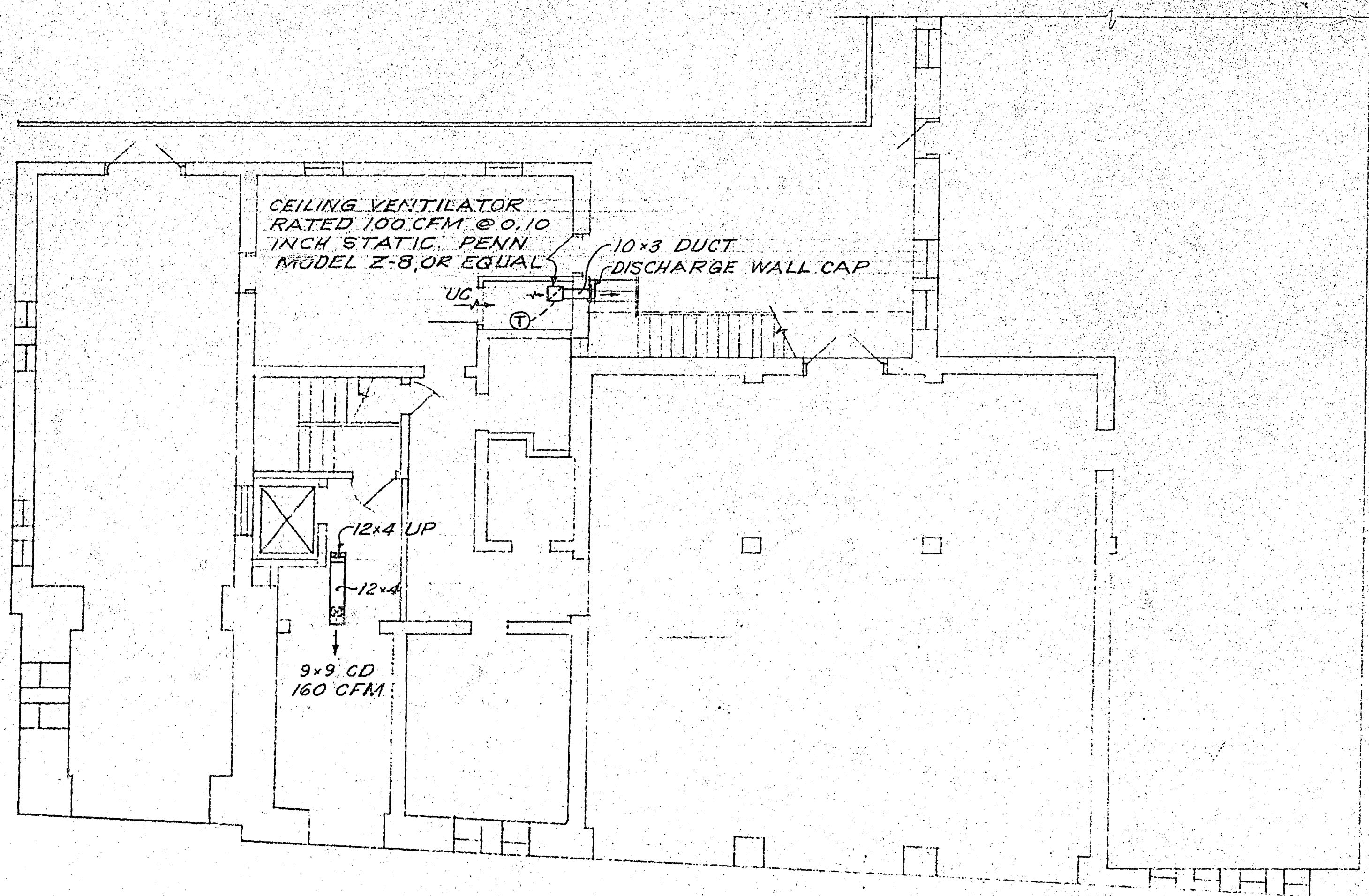
ARCHITECT

401 BUILDING

401 CORAL WAY - CORAL GABLES, FLA.

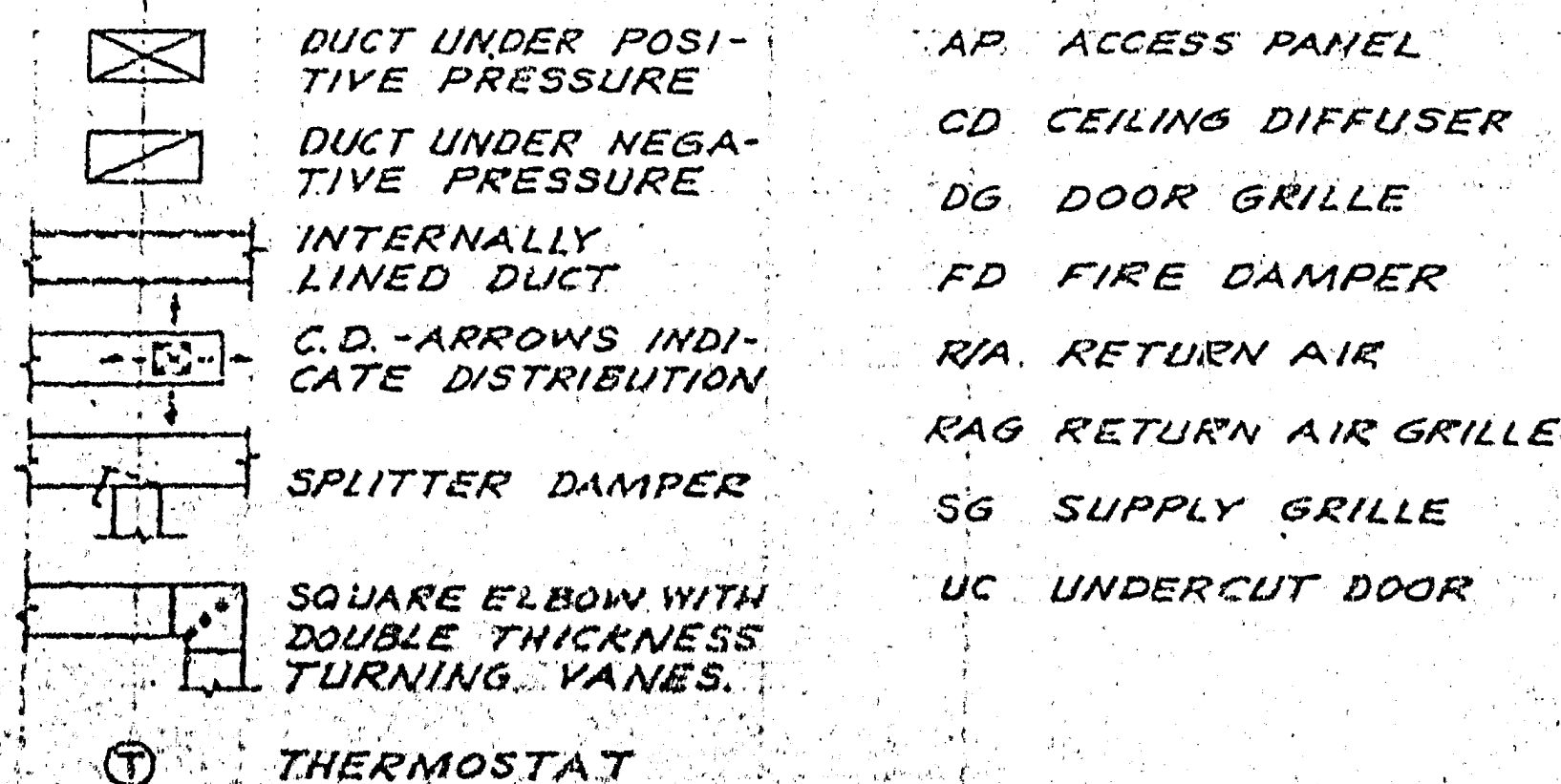
VICTOR G. REEVE, PE





FIRST FLOOR PLAN  
SCALE: 1/8" = 1'-0"

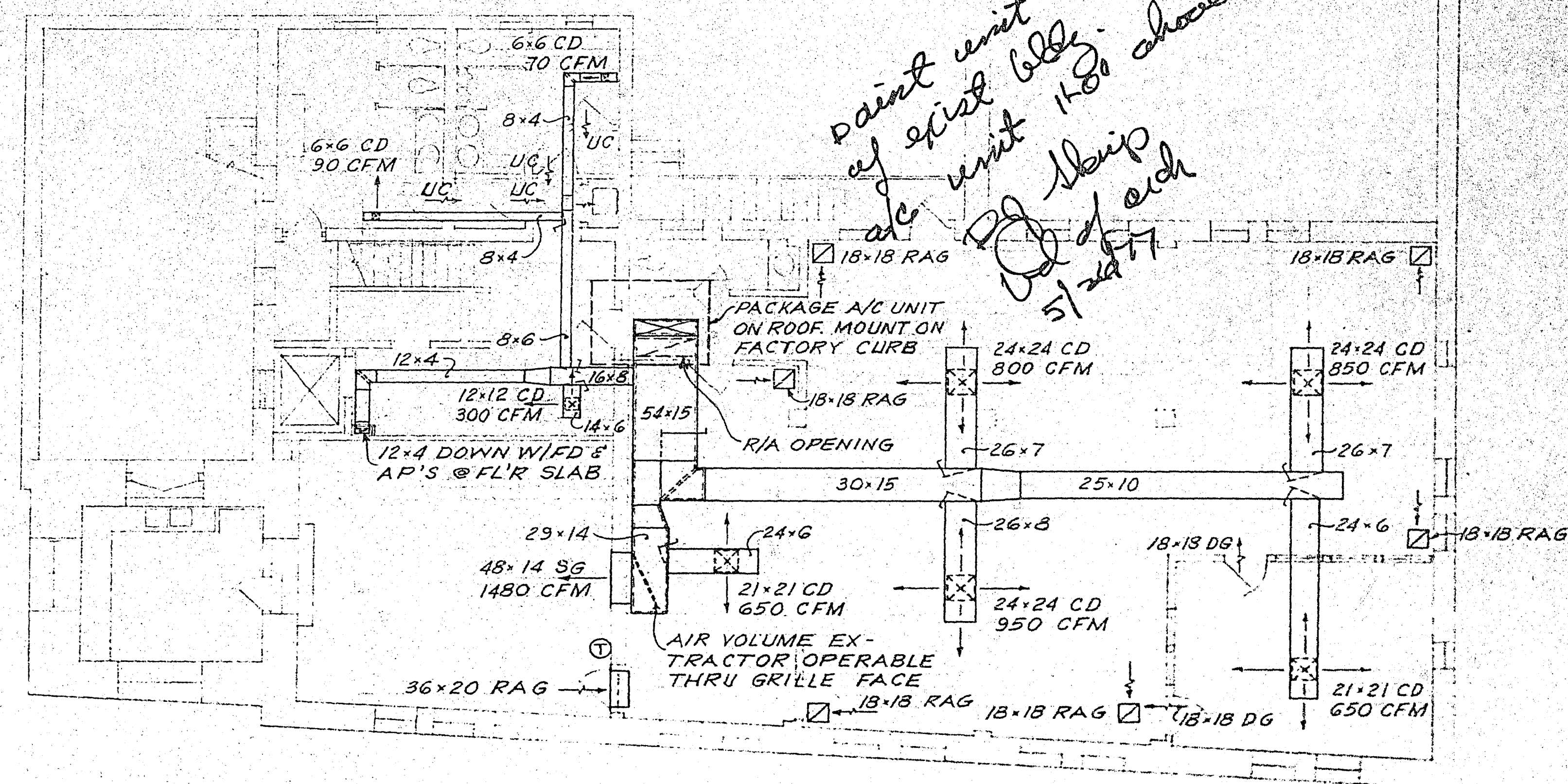
LEGEND



PACKAGE A/C UNIT		
	SENSIBLE LOAD, BTUH	132,000
	TOTAL LOAD, BTUH	149,900
	ENT. AIR, °F DB/WB	77.0/64.5
	OUTDOOR AIR, CFM	350
FAN F.W.	SUPPLY AIR, CFM	6,000
	EXT. STATIC, IN. W.G.	0.45
	FAN SPEED, RPM	1080
	MOTOR HP	5
	ELECTRIC HEATER, KW.	15
COMP.	TYPE	SEMI-HERM.
	NO.	1
COND.	FLA EACH	57.5
	NO. OF FANS	2
	MOTOR HP EACH	3/4
	ENT. AIR, °F	95
	ELECTRIC SERVICE, V/PH.	230/3
	DESIGN SELECTION	CARRIER 50DD016

## GENERAL NOTES

1. BASE PROPOSAL TO DO THE WORK ON A COMPLETE INSPECTION OF ACTUAL CONDITIONS AT THE SITE.
2. DUCT SIZES SHOWN ARE SHEET METAL DIMENSIONS.
3. PROVIDE FIRESTATS FOR INSTALLATION IN ACCORDANCE WITH NFPA 90A.
4. COORDINATE ALL WORK WITH OTHER TRADES, PROVIDE ACCESS PANELS AS REQUIRED FOR SERVICING DAMPERS AND CONTROLS.
5. ALL HORIZONTAL DUCTWORK TO BE CONTAINED BETWEEN NEW CEILING & BOTTOM OF EXISTING BEAMS.

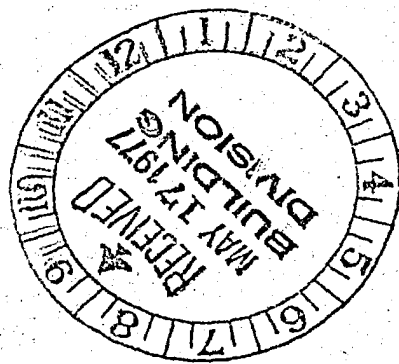


SECOND FLOOR PLAN  
SCALE: 1/8" = 1'-0"

Paint unit to match color  
of exist bldg. above exist parapet  
ac unit 1400  
29 Strip  
1/2" each  
5/12/17

ALTERATIONS TO CITY HALL ANNEX.		
COPIED NO. <b>7703</b>	<b>CITY OF CORAL GABLES</b> CORAL GABLES - FLORIDA	SHEET NO. <b>AC-1</b>
DRAWN BY <b>V.C.R.</b> TRACED BY	<b>WM. H. MERRIAM-A.I.A.</b> ARCHITECT 401 BUILDING 401 CORAL WAY, CORAL GABLES, FLA.	DATE <b>5-17-77</b> REVISION
CHECKED BY <b>M.C.B.M.</b>		
THIS DRAWING IS THE PROPERTY OF THE ARCHITECT AND MUST BE RETURNED TO HIM ON COMPLETION OF THE WORK.		
CLERK: ONE MUST VERIFY ALL DRAWINGS AT THE BUILDING BEFORE PROCEEDING WITH THE WORK.		





The design of this structure shall not be altered in any respect without prior approval of the BOARD OF SUPERVISING ARCHITECTS. A complete list of all Contractors who work on the job must be furnished to the City. All such Contractors must have current occupational licenses in Coral Gables. NO CERTIFICATE OF INSPECTION OR CERTIFICATE OF OCCUPANCY will be issued until the above has been complied with.

I hereby certify that I have read, understand, and agree to abide by this notice shown to me by the City of Coral Gables.

Owner or Contractor: [Signature]  
APPROVED

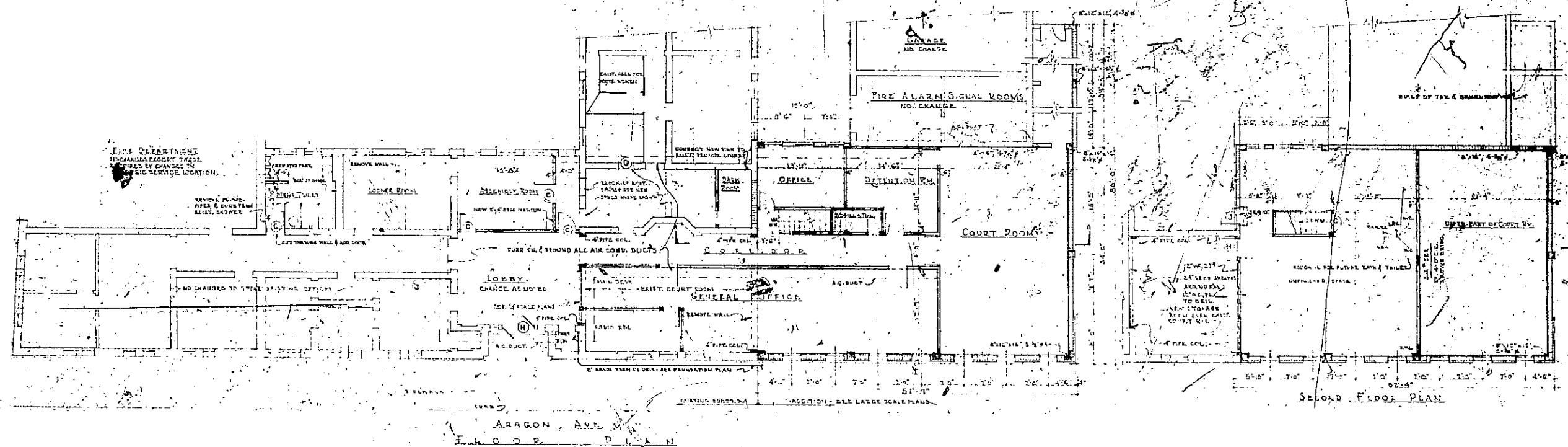
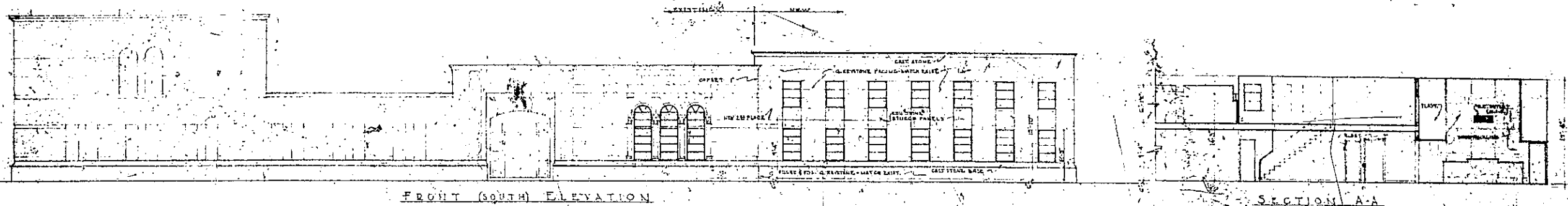
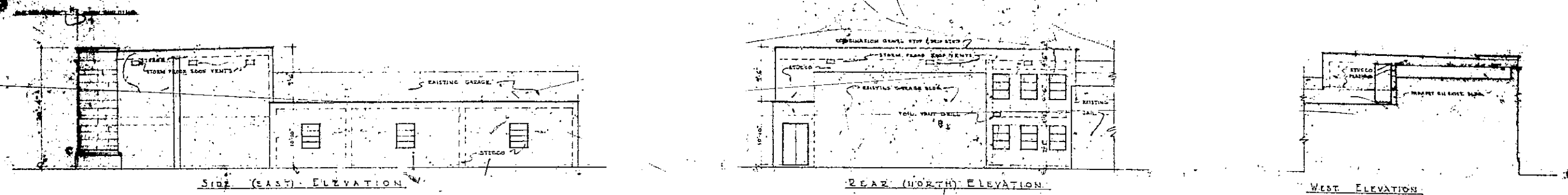
ARCHITECTURAL DESIGN	<u>CO</u>
DATE	<u>5/20/77</u>
DATE ISSUED	<u>5/20/77</u>
BUILDING PERMIT NUMBER	<u>24733-B</u>
BUILDING OFFICE	<u>[Signature]</u>

ZONING	<u>CO</u>
ELECTRICAL	<u>[Signature]</u>
PLUMBING	<u>[Signature]</u>
HEAT AIR COND.	<u>[Signature]</u>
STRUCTURAL ENGR.	<u>[Signature]</u>
FIRE DEPT.	<u>[Signature]</u>
PUBLIC WORKS	<u>[Signature]</u>

"Exposed piping of any type (Plumbing, Electrical etc.) will not be permitted without prior approval of the Board of Architects."

→ approved for int. alt. and Bas. Stair & Door only.  
to code  
to code

24733 B



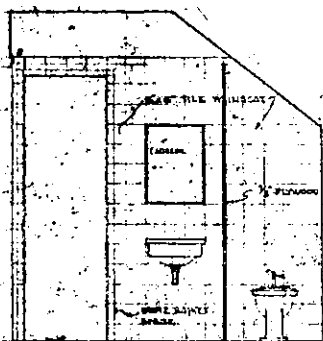
NOTE:  
AIR CONDITIONING EQUIPMENT, DUCTS, GRILLS, ETC. TO BE UNDER SEPARATE  
CONTRACT-GENERAL CONTRACTOR TO COOPERATE & PROVIDE FOR  
ALL CUTTING & PATCHING REQUIRED FOR INSTALLATION BY THE AIR  
CONDITIONING CONTRACTOR.

STRUCTURAL NOTES  
ALL WALL COLS. TO BE 12" X 12"  
WITH 4-#4 BARS, EACH END  
NOTES: SHOWN INTO WALL, ALL  
DELS. TO HAVE 4" MIN. THICK.

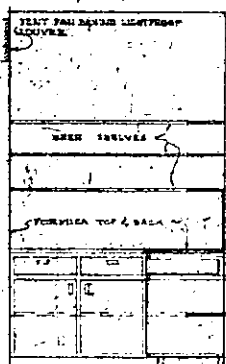
AN ADDITION TO THE POLICE STATION FOR THE CITY OF CORAL GABLES ARAGON AVE. CORAL GABLES, FLA.	
COMM. NO. 52-20	ARCHITECT EDWARD T. REMPE, AIA 158 SEVILLA AVE., CORAL GABLES
CONTRACTOR: WALL VERDY ALL DIMENSIONS BY SURVEY	ENGINEER EDWARD T. REMPE, AIA 158 SEVILLA AVE., CORAL GABLES
DATE: 1-1-50	PLAN & ELEVATIONS

12472

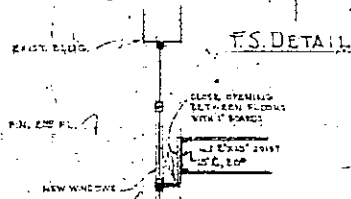




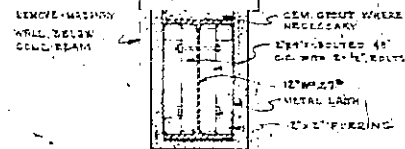
ELEVATION OF WOMEN'S TOILET  
SCALE: 1/4" = 1'-0"



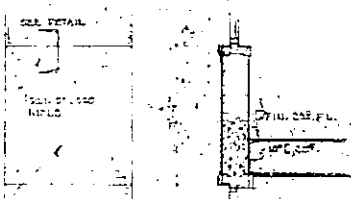
DARK ROOM CABINETS  
SCALE: 1/4" = 1'-0"  
(STANDARD ARCHITECT CABINET DATA)



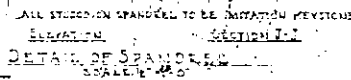
SECTION G-G  
SCALE: 1/4" = 1'-0"



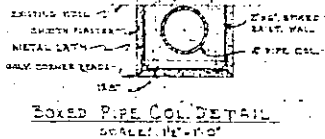
DETAIL OF NEW STEEL BEAMS AT OLD COURT ROOM  
SCALE: 1/4" = 1'-0"



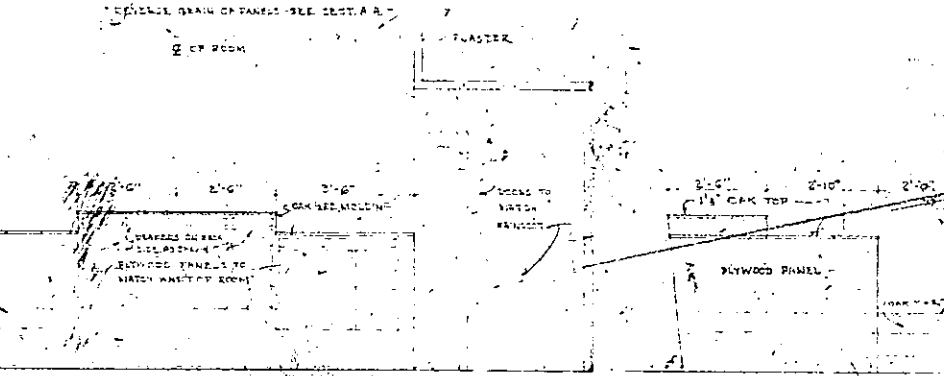
ELEVATION OF COUNTER FROM LOBBY  
SCALE: 1/4" = 1'-0"



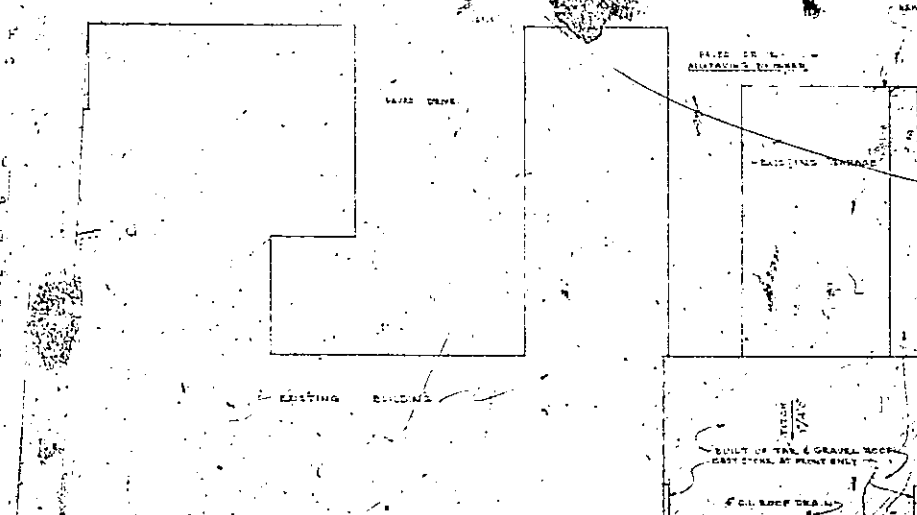
DETAIL OF SPANDREL  
SCALE: 1/4" = 1'-0"



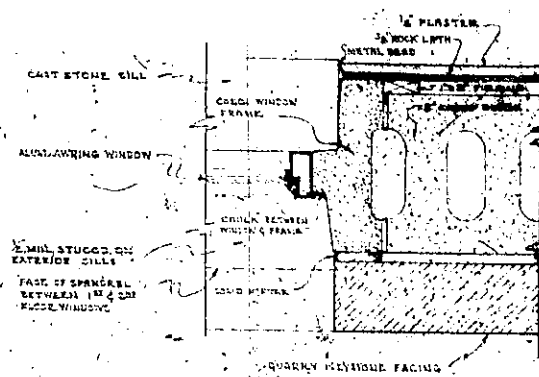
Boxed PIPE COL DETAIL  
SCALE: 1/4" = 1'-0"



ELEVATIONS & DETAILS OF JUDGE BENCH  
SCALE: 1/4" = 1'-0"  
(WILL TO FURNISH SHOP DRAWINGS FOR APPROVAL)



AVE. ARAGON  
SITE & ZOO PLAN  
SCALE: 1/4" = 1'-0"  
LOTS 41, 42, 44, 45, 46, 47, 48, BLOCK 38, OF SECTION 24  
CITY OF CORAL GABLES, Dade County, Florida



WINDOW JAMB DETAIL  
SCALE: 1/4" = 1'-0"

TRIM & BASE DETAILS  
SCALE: 1/4" = 1'-0"

NO.	SIZE	DESCRIPTION
1	3'-0" x 8'-0"	SOLID PANEL - MATCHED K.M.
2	3'-0" x 8'-0"	DO.
3	3'-0" x 8'-0"	FLUSH PANEL
4	3'-0" x 8'-0"	DO.
5	3'-0" x 8'-0"	GLASS PANEL
6	3'-0" x 8'-0"	FLUSH PANEL (Floor Joist)
7	3'-0" x 8'-0"	DO.
8	3'-0" x 8'-0"	GLASS PANEL - R.K. DOUBLE SW.
9	3'-0" x 8'-0"	MILAMINE DOOR & FRAME
10	3'-0" x 8'-0"	DO.

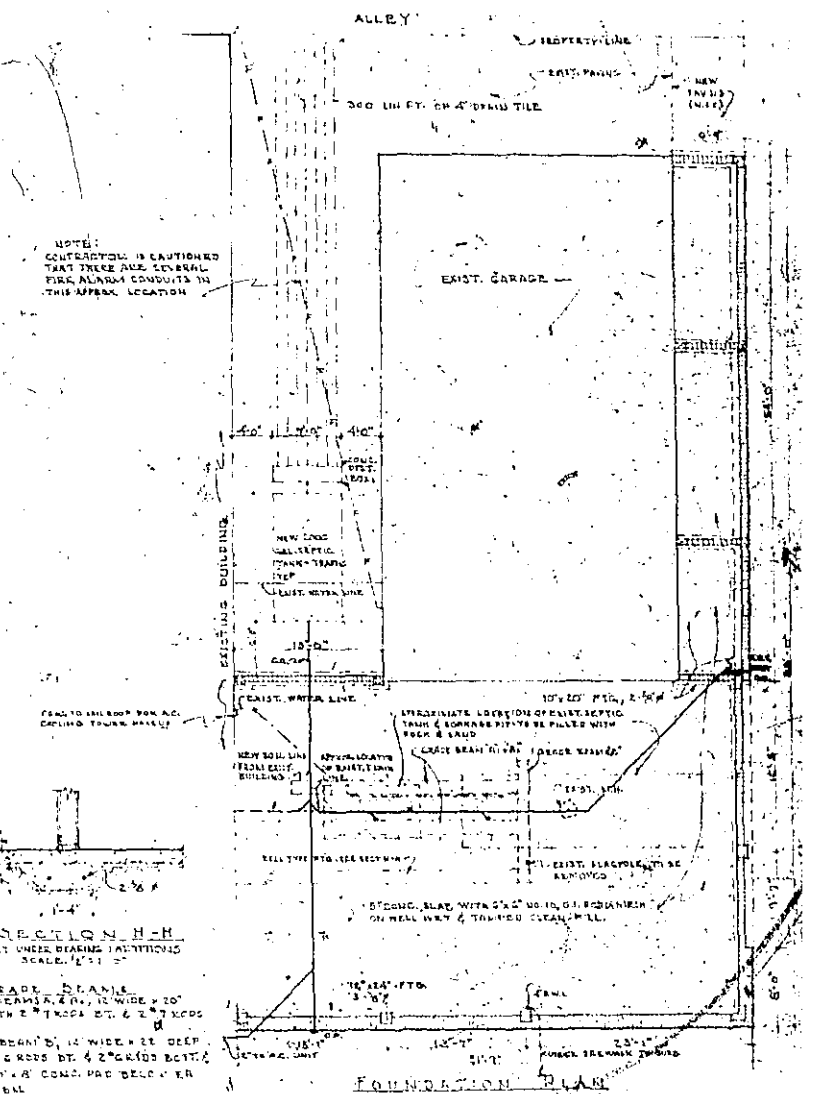
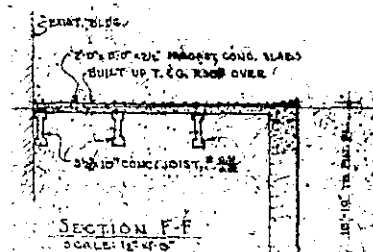
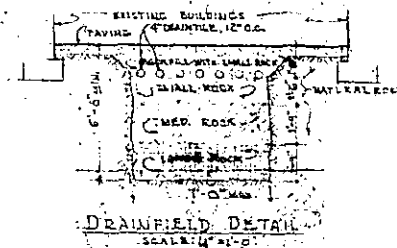
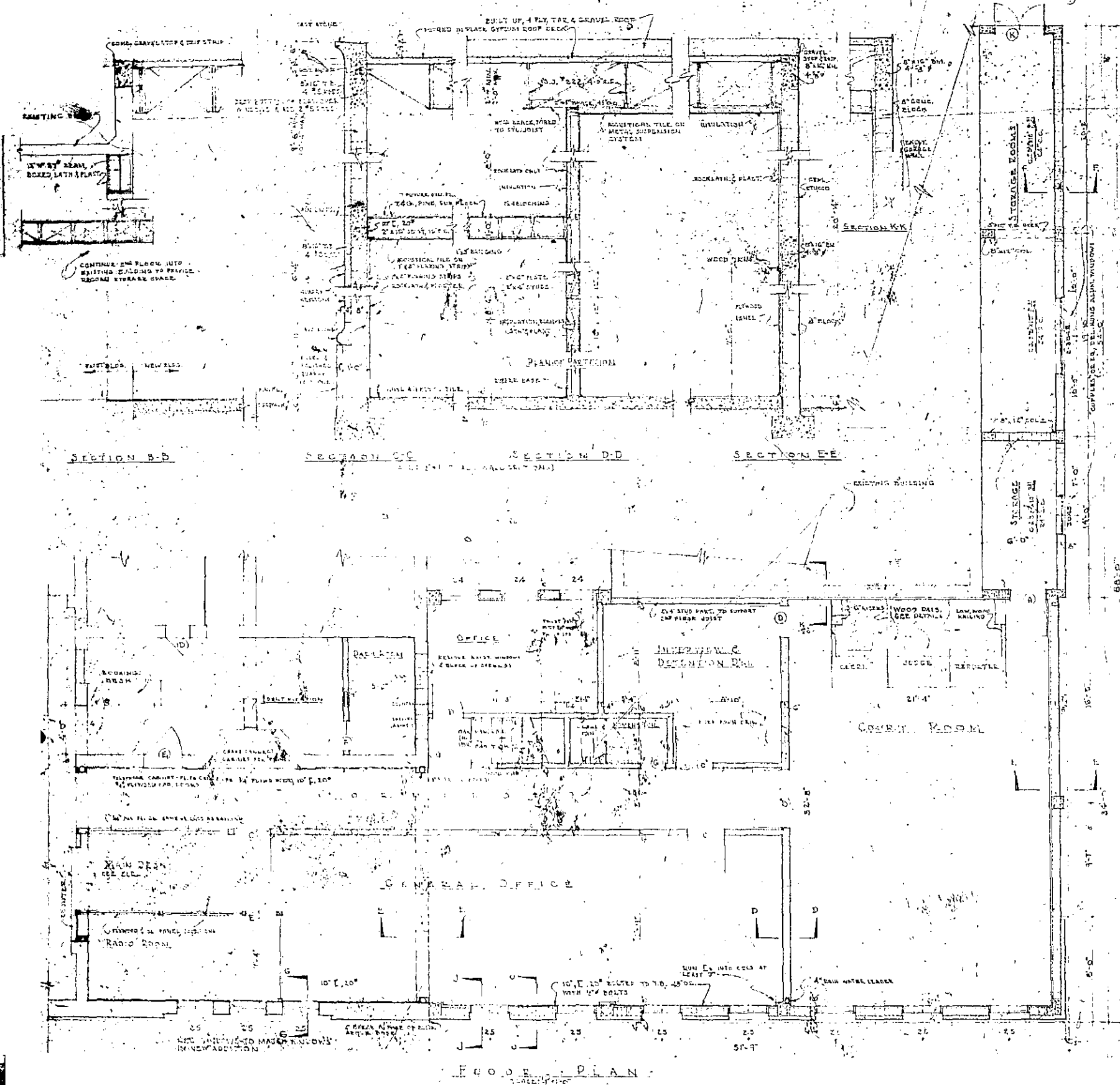
ALL DOORS BETWEEN MAIN CORRIDOR AND OFFICE ARE TO HAVE LOUVERS FOR AIR COND. RETURN AIR - LOUVERS TO BE SUPPLIED BY AIR COND. CONTRACTOR & INSTALLED THEREIN.

AREA	FLOOR	WALL	CEILING	TRIM
COURT ROOM	WOOD	WOOD	WOOD	WOOD
OFFICE	WOOD	WOOD	WOOD	WOOD
RADIO ROOM	WOOD	WOOD	WOOD	WOOD
RECORD ROOM	WOOD	WOOD	WOOD	WOOD
STORAGE	WOOD	WOOD	WOOD	WOOD
RESTROOM	WOOD	WOOD	WOOD	WOOD
TOILET	WOOD	WOOD	WOOD	WOOD
STAIRS	WOOD	WOOD	WOOD	WOOD
REAR PORCH	WOOD	WOOD	WOOD	WOOD
ALL NEW	WOOD	WOOD	WOOD	WOOD

ALL NEW WORK SHALL BE DONE IN ACCORDANCE WITH THE LATEST EDITION OF THE AIA CODE OF BEST PRACTICES.

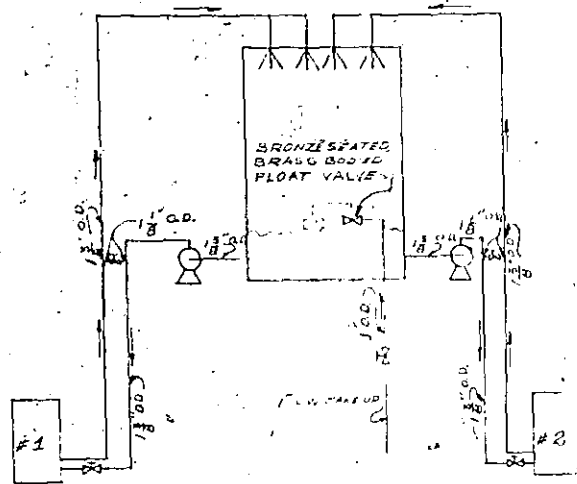
AN ADDITION TO THE POLICE STATION  
FOR THE CITY OF CORAL GABLES  
ARAGON AVE. CORAL GABLES, FLA.  
COMM. NO. 52-20  
ARCHITECT: EDWARD T. REMPE, JR.  
CONTRACTOR: SHAW-WATSON  
SCALE: 1/4" = 1'-0"  
NOTES:

12472



AN ADDITION TO THE POLICE STATION FOR THE CITY OF CORAL GABLES	
ADDISON AVE., CORAL GABLES, FLA.	
OWNER: EDWARD J. BRIDGES	DATE: MAY 1934
52-20	ARCHITECT: EDWARD J. BRIDGES
135 SEVILLA AVE., CORAL GABLES	
CONTRACTOR SHALL VERIFY ALL DIMENSIONS & LOCATIONS	
CREATED BY: EDWARD J. BRIDGES	SECTIONS, PLAN & DETAILS
SCALE: 1/4" = 1'-0"	AS NOTED

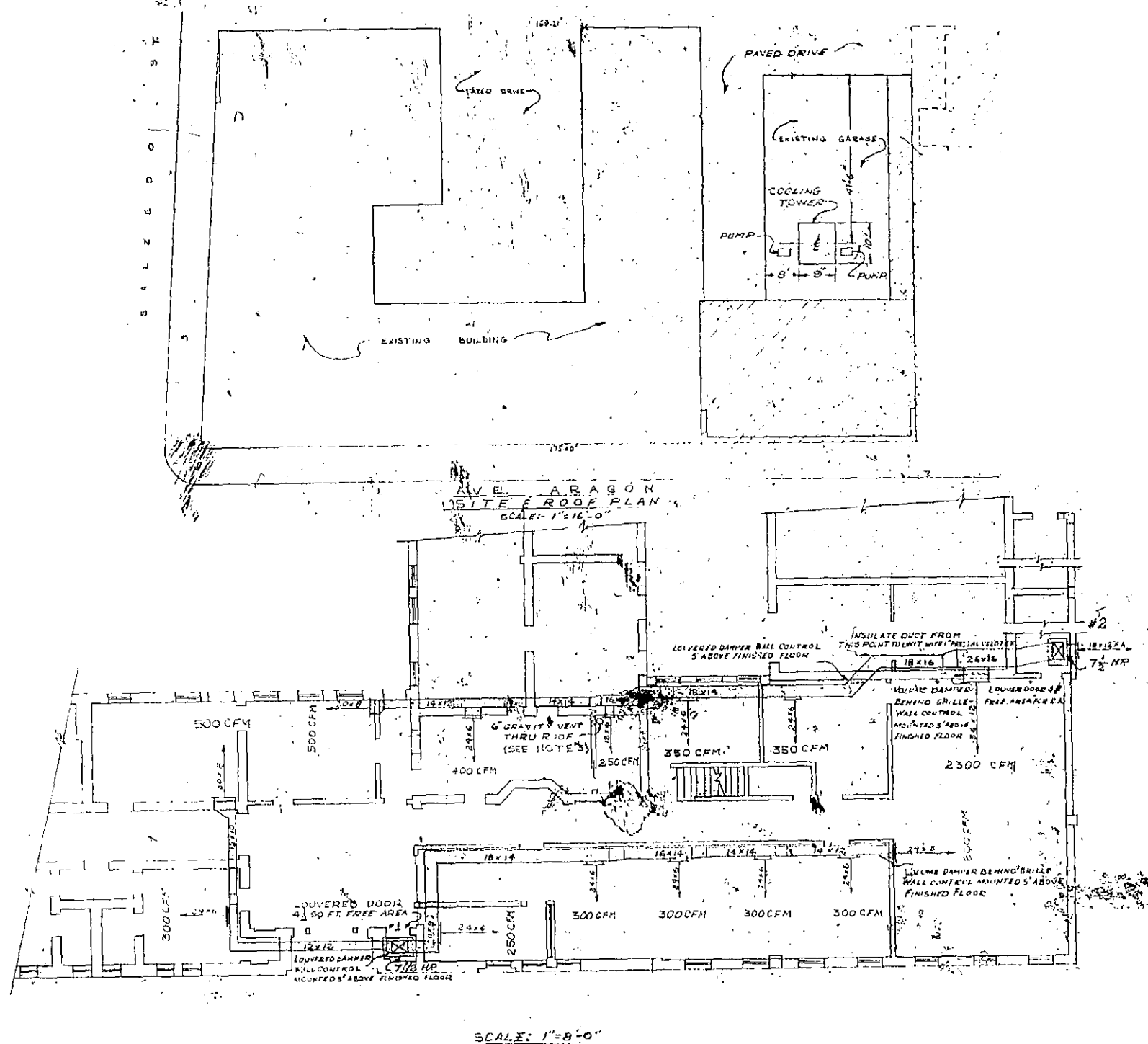
12472



COOLING TOWER & PUMP SYSTEM  
SCALE: NONE

NOTE:

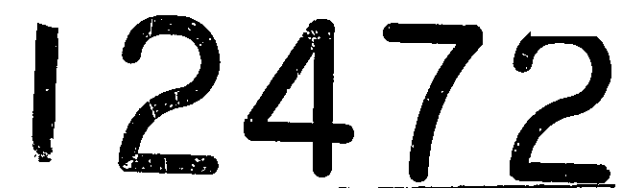
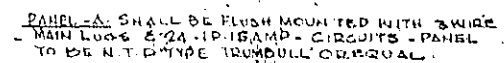
1. ALL SUPPLY & RETURN LINES TO BE TYPE "L" COPPER, OF SIZES SHOWN, EXCEPT AS NOTED.
2. ALL VALVES ON SUPPLY & RETURN LINES TO BE BRONZE SEATED, BRASS BODIED GATE VALVES, HAND OPERATED, EXCEPT AS NOTED.
3. VENTILATOR TO BE BURT STANDARD GRAVITY VENTILATOR OR EQUAL



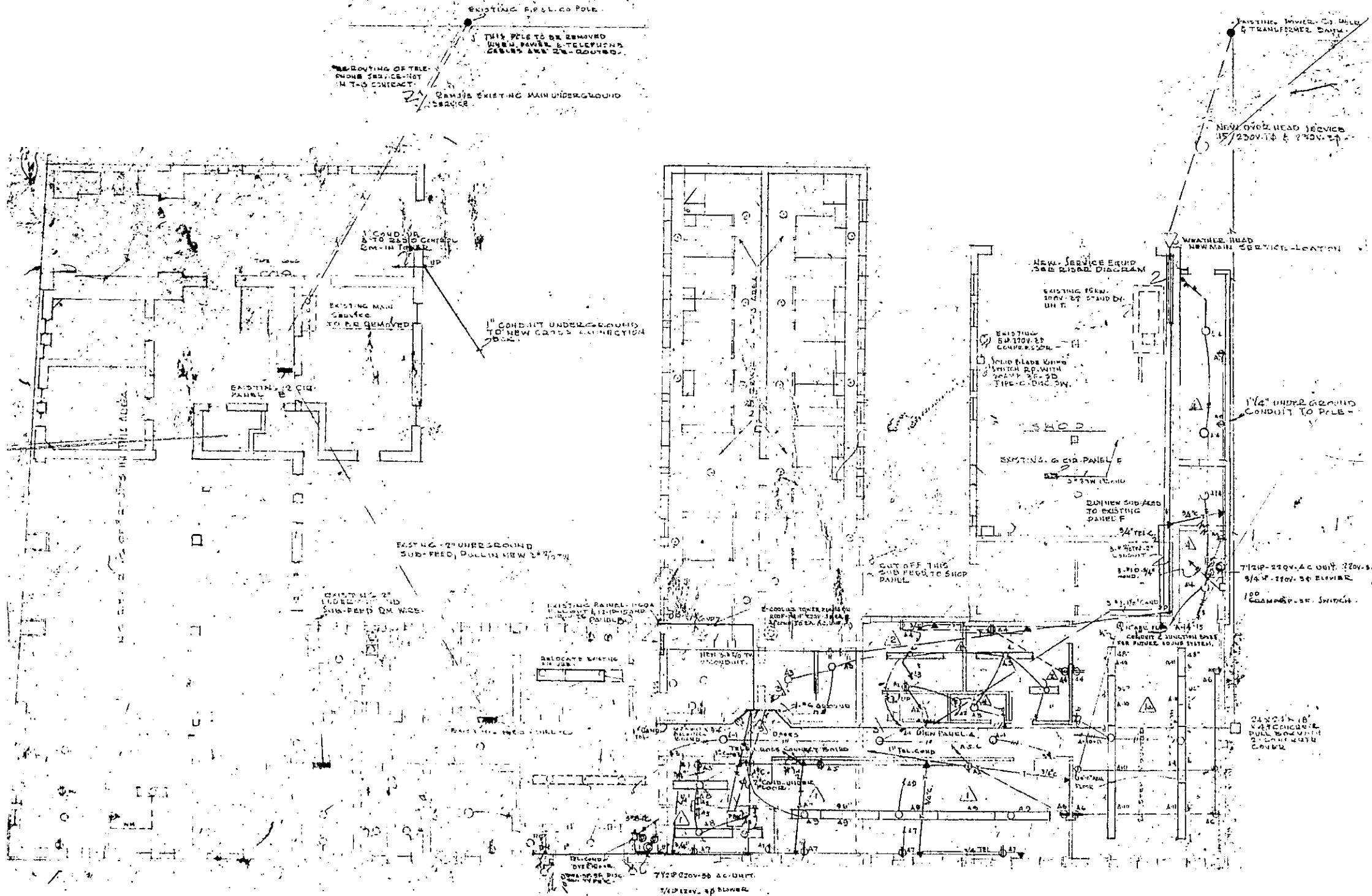
12472

POLICE STATION-CORAL GABLES AIR CONDITIONING SYSTEM (BASIC PLAN)			
SECTION	A	BLOCK	5A
DATE	3-20-59	LOTS	46-47-48
DESIGNED BY	AS	SCALE	AS SHOWN
APPROVED		DEPARTMENT OF PUBLIC WORKS CITY OF CORAL GABLES CORAL GABLES, FLA.	512



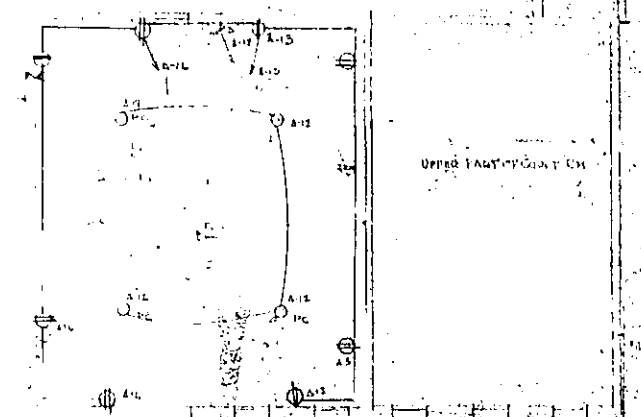


AN ADDITION TO THE POLICE STATION.  
FOR THE CITY OF COCAL GABLES  
ADAMSON AVE. COCAL GABLES, FLA.  
COMM NO. EDWARD T. RAMPE, AIA  
52-20 ARCHITECT  
115 REVILLA AVE., Coral Gables  
CONTRACTOR SHALL INDICATE ALL DIMENSIONS AT BOTTOM  
DRAWN BY  
SCALE  
1"=10'



FIXTURE SCHEDULE

QTY	DESC.	CATALOG	VOLTAGE	MOUNTING	REMARKS
1	STANDARD	BSL-2-9W	450MA	CEILING	PLASTIC COVER
1	STANDARD	BSL-2-4B	155MA	CEILING	
1	MOD.	M-410	2-75		
1	GEN.	6441-200	100W		DIS. MOUNTED



SECOND FLOOR PLAN  
SCALE 1/8" = 1'-0"

ARAGON AVE.  
FLOOR PLAN  
SCALE 1/8" = 1'-0"

ELECTRICAL NOTE - NO WIRE SMALLER THAN #12 AND SHALL BE USED IN ANY BRANCH CIRCUIT OR NEW WIRING & SHALL BE INSTALLED IN RIGID & CONDUIT ALL WIRING TO BE DONE IN ACCORDANCE WITH THE LOCAL CODE - ALL OLD WIRE REMOVED TO REMAIN THE PROPERTY OF THE CITY OF CORAL GABLES.

NOTE - TELEPHONE TO BE LOCATED BY OWNER. LOCATION SHOWN ARE APPROX.

AN ADDITION TO THE POLICE STATION  
FOR THE CITY OF CORAL GABLES  
ARAGON AVE. CORAL GABLES FLA.

CONNO EDWARD TREMPER AIA  
32-20 ARCHITECT  
183 SEVILLA AVE. S. CORAL GABLES

CONTRACTOR SUBMITTALS TO BE SUBMITTED BY  
DRAWN BY  
SCALE  
1/8" = 1'-0"

12472

## Microfilm of Permit History

Permit#:	App. Date	Street Address	Type	Description	Status	Issue Date	Final Date	Fees Due
CE-21-10-7728	10/27/2021	285 ARAGON AVE	CODE ENFORCEMENT OFFICER SPECIAL EVENT	SPECIAL EVENT - ANNUAL GALA AT THE CORAL GABLES MUSEUM ON 11/6/21 FROM 6:00PM-11:00PM	final	11/19/2021	11/19/2021	0.00
EL-21-09-6564	09/28/2021	285 ARAGON AVE	ELEC SPECIAL EVENT	SPECIAL EVENT ON NOV 6 ( SAT )	final	09/30/2021	11/06/2021	0.00
EL-21-09-6563	09/28/2021	285 ARAGON AVE	ELEC SPECIAL EVENT	SPECIAL EVENT ON OCT 2 (SAT)	final	09/30/2021	10/04/2021	0.00
CE-21-09-6584	09/28/2021	285 ARAGON AVE	CODE ENFORCEMENT OFFICER SPECIAL EVENT	SPECIAL EVENT - FLORIDA BAR ASSOCIATION DINNER 10/2/21 7:00PM-11:00PM AT THE CORAL GABLES MUSEUM	approved			0.00
BL-20-05-6621	05/19/2020	285 ARAGON AVE	ROOF / LIGHT WEIGHT CONC	***HISTORICAL*** RE-ROOF FLAT-\$650,000 MISSING HVHZ ROOFING DOCUMENTATION	pending			0.00
BL-19-11-4868	11/22/2019	285 ARAGON AVE	MISCELLANEOUS WORK	TEMPORARY PUBLIC ART INSTALLATION @ CORAL GABLES MUSEUM PLAZA \$	pending			0.00
CE-19-02-4065	02/21/2019	285 ARAGON AVE	CODE ENFORCEMENT OFFICER SPECIAL EVENT	CODE ENFORCEMENT OFFICER CHARGE FOR WHEELER-PIMENTEL WEDDING SATURDAY 3/23/2019 AT CG MUSEUM COURTYARD AND LOGGIA 7:00PM-11:00PM	final	03/05/2019	03/05/2019	0.00
EL-18-12-2835	12/11/2018	285 ARAGON AVE	ELEC SPECIAL EVENT	SPECIAL EVENT PERMIT "HOLIDAY EXTRAVAGANZA" DECEMBER 14, 2018 CITY EVENT	final	12/12/2018	12/17/2018	0.00
CE-18-12-2777	12/10/2018	285 ARAGON AVE	CODE ENFORCEMENT OFFICER SPECIAL EVENT	CODE ENFORCEMENT OFFICER CHARGE FOR A HOLIDAY EXTRAVAGANZA FRIDAY, 12/14/2018 MUSIC FROM 6-10PM	final	12/17/2018	12/17/2018	0.00
EL-18-10-4093	10/31/2018	285 ARAGON AVE	ELEC SPECIAL EVENT	ELECTRICAL FOR EVENT FOOD, WINE AND SPIRITS 11/3/18	final	11/02/2018	11/05/2018	0.00
CE-18-10-4144	10/31/2018	285 ARAGON AVE	CODE ENFORCEMENT OFFICER SPECIAL EVENT	CODE ENFORCEMENT CHARGE FOR SPECIAL EVENT FOOD, WINE AND	final	11/08/2018	11/08/2018	0.00



				SPIRITS 11/3/18 - 4 HOURS				
BL-18-10-4035	10/30/2018	285 ARAGON AVE	MISCELLANEOUS WORK	**SPECIAL EVENT** TEMPORARY TENTS 2 (20 x 80) FOR CORAL GABLES FOOD WINE & SPIRITS FESTIVAL SATURDAY 11/3/18 LOCATED ON SALZEDO AVE ADJACENT TO THE CG MUSEUM INSTALL ON 11/2 TAKEDOWN ON 11/3 \$ 500.00	final	11/02/2018	11/15/2018	0.00
SE-18-10-3993	10/29/2018	285 ARAGON AVE	SPECIAL EVENTS	CORAL GABLES FOOD WINE & SPIRITS FESTIVAL FOR: CORAL GABLES FIREFIGHTERS BENEVELENT ASSOCIATION LOCATED AT 285 ARAGON AVE NO RESOLUTION NUMBER PER CHARLES WU & PETER IGLESIAS	final	10/29/2018	10/29/2018	0.00
EL-17-12-1584	12/13/2017	285 ARAGON AVE	ELEC COMMERCIAL / RESIDENTIAL WORK	SPECIAL EVENTS "HOLIDAY MARKET" - 2 GENERATORS & 5 CIRCUITS \$ 500	final	12/13/2017	12/18/2017	0.00
EL-17-12-1422	12/08/2017	285 ARAGON AVE	ELEC SPECIAL EVENT	SPECIAL EVENT PERMIT "HOLIDAY EXTRAVAGANZA" DECEMBER 15, 2017	final	12/15/2017	12/15/2017	0.00
EL-17-12-1084	12/01/2017	285 ARAGON AVE	ELEC COMMERCIAL / RESIDENTIAL WORK	TEMPORARY ELECTRICAL FOR A GENERATOR TO POWER VIDEO PROJECTION EQUIPMENT @ MUSEUM EVENT 12/4/17 FROM 6:00PM - 10:00PM \$500	final	12/04/2017	12/05/2017	0.00
EL-17-05-2547	05/30/2017	285 ARAGON AVE	ELEC COMMERCIAL / RESIDENTIAL WORK	ELECTRICAL PERMIT FOR THE TASTE OF THE GABLES SPECIAL EVENT AT THE CG MUSEUM \$500	final	06/01/2017	06/09/2017	0.00
RC-17-05-1554	05/10/2017	285 ARAGON AVE	BLDG RECERT / CRB	BUILDING RECERTIFICATION (1935)	issued	05/10/2017		0.00
EL-17-02-1098	02/21/2017	285 ARAGON AVE	ELEC COMMERCIAL / RESIDENTIAL WORK	THURSDAY SPECIAL EVENT 3-2-17 *ARTOPIA* MUSEUM PLAZA AND SALZEDO ST \$500 7:00-10:00PM	final	02/21/2017	03/03/2017	0.00
SE-17-02-0965	02/16/2017	285 ARAGON AVE	SPECIAL EVENTS	CORAL GABLES MUSEUM CORPORATION FOR: ARTOPIA LOCATION: 285 ARAGON AVE & SALZEDO ST FROM GIRALDA AVE TO ARAGON AVE RESOLUTION NO.: 2017-14	final	02/17/2017	02/17/2017	0.00
PU-17-01-0533	01/13/2017	285 ARAGON AVE	PUBLIC RECORDS SEARCH	REQUEST FOR LATEST PLANS OF MUSEUM FOR STUDENT USE ON CD	pending			0.00
BL-16-11-7325	11/17/2016	285 ARAGON AVE	MISCELLANEOUS WORK	CANCELLED **** *HISTORIC* RANDOM PLACED NAMED BRICKS ON EXISTING PAVED AREAS @CORAL GABLES MUSEUM* \$2,000	canceled		08/20/2019	0.00
AB-16-11-6984	11/10/2016	285 ARAGON AVE	BOA COMPLETE (LESS THAN \$75,000)	CANCELLED *** COMMERCIAL*HISTORIC* CORAL GABLES MUSEUM* RANDOM PLACED NAMED BRICKS ON EXISTING PAVED AREAS \$2,000	canceled	11/15/2016	08/20/2019	0.00
BL-15-12-5802	12/22/2015	285	SIGNS	**HISTORICAL** (2)	final	01/12/2016	01/13/2016	0.00

		ARAGON AVE		BANNERS EVENT SIGNS COLUMN BANNERS (JAZZ IN THE GABLES) \$200				
AB-15-12-5736	12/21/2015	285 ARAGON AVE	BOA COMPLETE (LESS THAN \$75,000)	**HISTORICAL** BANNER (JAZZ IN THE GABLES)	final	12/21/2015	01/13/2016	0.00
PW-15-07-5913	07/28/2015	285 ARAGON AVE	OBSTRUCTION OF ROW PERMIT	INSTALLATION OF CITY OWNED STREET LIGHT (NO FEE PERMIT MUSEUM)	final	07/28/2015	03/27/2017	0.00
BL-15-04-5191	04/23/2015	285 ARAGON AVE	INT / EXT ALTERATIONS	CANCELLED DOES NOT EXIST -TEMPORARY ARTIFICIAL TURF \$8,000 *** FROM JUNE 2ND - AUG. 25TH ***	canceled		02/19/2016	0.00
SD-15-03-5263	03/30/2015	285 ARAGON AVE	SHOP DRAWINGS	SHOP DRAWINGS GATE-CITY JOB	final	04/16/2015	04/16/2015	0.00
AB-15-03-5071	03/25/2015	285 ARAGON AVE	BOA COMPLETE (LESS THAN \$75,000)	TEMPORARY ARTIFICIAL TURF \$8,000 **TIME CERTAIN 10AM**	final	03/25/2015	01/12/2017	0.00
PL-15-02-1297	02/25/2015	285 ARAGON AVE	PLUMB COMMERCIAL / RESIDENTIAL WORK	ADDRESS TAGGED *CITY OF CORAL GABLES MUSEUM* PORTABLE TOILET FOR "CARNAVAL AT THE MILE" EVENT \$1,898	final	02/25/2015	03/05/2015	0.00
PW-15-01-0579	01/15/2015	285 ARAGON AVE	OBSTRUCTION OF ROW PERMIT	OBSTRUCTION OF SWK (EXTENDED TILL 4/1/15 WORK NOT BEGUN)	final	01/28/2015	03/31/2015	0.00
BL-14-11-3654	11/05/2014	285 ARAGON AVE	SIGNS	**HISTORICAL** (2) SIGNATURE EVENT SIGNS-COLUMN BANNERS (JAZZ IN THE GABLES)	final	12/10/2014	04/13/2015	0.00
AB-14-11-3640	11/05/2014	285 ARAGON AVE	BOA COMPLETE (LESS THAN \$75,000)	**HISTORICAL** BANNER (JAZZ IN THE GABLES)	final	11/05/2014	04/13/2015	0.00
BL-14-09-2153	09/10/2014	285 ARAGON AVE	SIGNS	CITY PROJECT (DONE BY ECONOMIC SUSTAINABILITY) - **COMM** HISTORICAL BLADE SIGN (CORAL GABLES VISITOR CENTER) LOCATED AT CORAL GABLES MUSEUM (CITY PROJECT-VG)	final	03/06/2015	04/09/2015	0.00
AB-14-09-1856	09/04/2014	285 ARAGON AVE	BOA COMPLETE (LESS THAN \$75,000)	**COMM** HISTORICAL BLADE SIGN (CORAL GABLES VISITOR CENTER) LOCATED AT CORAL GABLES MUSEUM (CITY PROJECT-VG)	final	09/05/2014	04/09/2015	0.00
EL-14-08-2615	08/12/2014	285 ARAGON AVE	ELEC COMMERCIAL / RESIDENTIAL WORK	GATE AND ADDITIONAL EXTERIOR LIGHTING @ CORAL GABLES MUSEUM 35 LIGHT FIXTTURES OUTDOOR - CITY PROPERTY- NO FEE LED AROUND TOP OF TOWER AND REPLACE FIXTURE WITH HISTORICAL	final	05/19/2015	11/20/2015	0.00
BL-14-08-2595	08/11/2014	285 ARAGON AVE	FENCE/GATE/WALL	GATE AND ADDITIONAL EXTERIOR LIGHTING @ CORAL GABLES MUSEUM \$75,000	final	03/18/2015	03/28/2017	0.00
AB-14-05-4125	05/29/2014	285 ARAGON AVE	BOA PRELIMINARY/MED BONUS/FINAL	REV #1 FINAL FOR GATE AND ADDITIONAL EXTERIOR LIGHTING @ CORAL GABLES MUSEUM \$75000	final	06/04/2014	03/28/2017	0.00
BL-14-04-3236	04/22/2014	285 ARAGON AVE	SIGNS	DF & F ***HISTORICAL*** (1) BANNER AT THE CORNER	pending			0.00

				OF MUSUEM \$7000 C.G. ZONING ARTICLE 5, SECTION 5-1914					
AB-14-04-3072	04/18/2014	285 ARAGON AVE	BOA COMPLETE (LESS THAN \$75,000)	***HISTORICAL*** BANNERS	issued	04/18/2014			0.00
BL-14-02-2122	02/10/2014	285 ARAGON AVE	SIGNS	CANCELLED BANNER WAS REMOVED-SEE BL14113654-*** DF & F *** C.G. MUSEUM BANNER (1) ON BUILDING COLUMN \$120	canceled	02/26/2014	03/16/2015		0.00
AB-14-01-3030	01/30/2014	285 ARAGON AVE	BOA COMPLETE (LESS THAN \$75,000)	BANNER \$120	final	01/30/2014	04/13/2015		0.00
BL-13-12-1965	12/09/2013	285 ARAGON AVE	SIGNS	CANCELLED BANNER WAS REMOVED- BANNER INSTALLED WITHOUT A PERMIT-SIGNATURE EVENT SIGN-MUSEUM TEMPORARY (1) ONE BANNER \$100 (PROPOSED ALTERATION TO A BANNER WHOSE PERMIT HAS NOT ISSUED SEE BL12048880) (THIS PERMIT SHALL NOT BE ISSUED AS A NEW PERMIT BUT SHALL BE INCORPORATED TO BL12048880 PRIOR TO PERMIT PROCESS AND ISSUANCE)	canceled		11/18/2014		0.00
AB-13-10-0526	10/09/2013	285 ARAGON AVE	BOA COMPLETE (LESS THAN \$75,000)	CANCELLED BANNER WAS REMOVED*** COMMERCIAL **TEMPORARY (1) ONE BANNER \$100	canceled	10/09/2013	12/17/2014		0.00
BL-12-05-9067	05/25/2012	285 ARAGON AVE	MISCELLANEOUS WORK	CITY PROJECT - FILL IN GAP BETWEEN FEWELL GALLERY (CG MUSEUM) AND ADJACENT PROPERTY \$1,600	final	06/13/2012	12/13/2021		0.00
AB-12-05-8605	05/18/2012	285 ARAGON AVE	BOA COMPLETE (LESS THAN \$75,000)	FILL IN GAP BETWEEN FEWELL GALLERY (CG MUSEUM) AND ADJACENT PROPERTY \$1600 ++++HISTORICAL++++	final	05/22/2012	12/13/2021		0.00
BL-12-04-8880	04/23/2012	285 ARAGON AVE	SIGNS	CANCELLED BANNER REMOVED-BANNER INSTALLED WITHOUT A PERMIT-INSTALLATION OF BANNER ON ARAGON ELEVATION OF CORAL GABLES MUSEUM	canceled		11/18/2014		0.00
AB-12-04-8809	04/20/2012	285 ARAGON AVE	BOA COMPLETE (LESS THAN \$75,000)	CANCELLED BANNER REMOVED-INSTALLATION OF BANNER ON ARAGON ELEVATION OF CORAL GABLES	canceled	04/20/2012	12/17/2014		0.00
BL-12-04-7868	04/09/2012	285 ARAGON AVE	SIGNS	CANCELLED -BANNER TAKEN DOWN-INSTALLED WITHOUT A PERMIT- TEMPORARY BANNERS (2) \$300	canceled		10/17/2014		0.00
AB-12-04-7792	04/06/2012	285 ARAGON AVE	BOA COMPLETE (LESS THAN \$75,000)	CANCELLED -BANNER TAKEN DOWN- TEMPORARY BANNERS (2) \$300	canceled	04/06/2012	12/17/2014		0.00



Permit#:	App. Date	Street Address	Type	Description	Status	Issue Date	Final Date	Fees Due
<a href="#">EL-12-02-6505</a>	02/03/2012	285 ARAGON AVE	ELEC COMMERCIAL / RESIDENTIAL WORK	NEW DEDICATED OUTLET 208/230 V 30 AMPS \$1,500	final	02/03/2012	02/06/2012	0.00
<a href="#">BL-12-01-6114</a>	01/05/2012	285 ARAGON AVE	SIGNS	(HISTORICAL) BANNERS @ CG MUSEUM @ JAZZ IN THE PARK \$300	final	01/09/2012	01/12/2012	0.00
<a href="#">AB-12-01-6050</a>	01/04/2012	285 ARAGON AVE	BOA COMPLETE (LESS THAN \$75,000)	(HISTORICAL) BANNERS @ CG MUSEUM @ JAZZ IN THE PARK \$300	final	01/05/2012	12/17/2014	0.00
<a href="#">AB-11-09-7092</a>	09/27/2011	285 ARAGON AVE	BOA COMPLETE (LESS THAN \$75,000)	CANCELLED NO RESULTS -SIGN (ROBERT AND MARIAN FEWELL GALLERY) \$2,400 (HISTORICAL)	canceled	09/27/2011	12/17/2014	19.20
<a href="#">BL-11-09-6706</a>	09/21/2011	285 ARAGON AVE	SIGNS	SIGNAGE - (ROBERT AND MARIAN FEWELL GALLERY) \$2999	final	10/13/2011	01/12/2012	0.00
<a href="#">HI-11-08-7349</a>	08/30/2011	285 ARAGON AVE	CERTIFICATE OF APPROPRIATENESS - SPECIAL	SIGN W/ VARIANCE	final	09/26/2011	09/26/2011	0.00
<a href="#">AB-11-08-7268</a>	08/29/2011	285 ARAGON AVE	BOA COMPLETE (LESS THAN \$75,000)	SIGNAGE \$2999	final	08/29/2011	12/17/2014	0.00
<a href="#">EL-11-08-6547</a>	08/18/2011	285 ARAGON AVE	ELEC COMMERCIAL / RESIDENTIAL WORK	6 ROUGH IN OUTLETS-HI HATS TO TRACKS	final	09/23/2011	02/14/2012	0.00
<a href="#">PL-11-08-5390</a>	08/03/2011	285 ARAGON AVE	PLUMB COMMERCIAL / RESIDENTIAL WORK	INSTALL 2 HOSEBIBBS \$900	final	08/04/2011	08/19/2011	0.00
<a href="#">CE-11-08-5432</a>	08/03/2011	285 ARAGON AVE	CODE ENF WARNING PROCESS	VERBAL WARNING SEC 5-1902 ZONING CODE (SNA) MUSEUM PORTABLE SIGN PROHIBITED	final	08/03/2011	08/03/2011	0.00
<a href="#">BL-11-02-6232</a>	02/28/2011	285 ARAGON AVE	SIGNS	3 EXT WALL SIGNS 2-(CORAL GABLES MUSEUM) 1-(ROBERT AND MARIAN FEWELL GALLERY) \$2,400	final	04/05/2011	01/12/2012	0.00
<a href="#">AB-11-02-5541</a>	02/17/2011	285 ARAGON AVE	BOA COMPLETE (LESS THAN \$75,000)	EXT SIGNS (CORAL GABLES MUSEUM) \$2,400	final	02/24/2011	12/17/2014	0.00

PW-10-12-4358	12/16/2010	285 ARAGON AVE	UTILITIES (AT & T) PERMIT	INSTALLATION OF BURIED CABLE IN ALLEY	final	12/20/2010	09/30/2011	0.00
RV-10-09-4854	09/22/2010	285 ARAGON AVE	REVISION TO PERMIT	REVISION (BUILDING - PARTITION LAYOUT 2 FL)	final	09/23/2010	09/23/2010	0.00
HI-10-09-3778	09/03/2010	285 ARAGON AVE	CERTIFICATE OF APPROPRIATENESS - SPECIAL	EXTERIOR SIGN	final	07/26/2013	07/26/2013	0.00
BL-10-09-3282	09/01/2010	285 ARAGON AVE	SIGNS	CANCEL DUPLICATE SEE BL11026232----- -SIGNS "CORAL GABLES MUSEUM"285 ARAGON & ROBERT & MARIAN FEWELL GALLERY \$3500	final	07/05/2011	07/05/2011	0.00
AB-10-08-5050	08/31/2010	285 ARAGON AVE	BOA COMPLETE (LESS THAN \$75,000)	SIGNS "CORAL GABLES MUSEUM"285 ARAGON & ROBERT & MARIAN FEWELL GALLERY \$3500	final	08/31/2010	03/23/2011	0.00
SD-10-08-3761	08/10/2010	285 ARAGON AVE	SHOP DRAWINGS	SHOP DRAWINGS RAILINGS	final	10/22/2010	10/22/2010	0.00
RV-10-06-3436	06/01/2010	285 ARAGON AVE	REVISION TO PERMIT	REVISION (AS - BUILT)	final	09/24/2010	09/24/2010	0.00
RV-10-03-4756	03/31/2010	285 ARAGON AVE	REVISION TO PERMIT	REVISION TO PERMIT: BACKDROP (SW 7025), SOFT APRICOT (SW6352), CAMOFLAUGE (BM 2143-40), HOMESTEAD GREEN (BM AC-19) -- EXTERIOR PAINT SAILCLOTH (OFF WHITE)	final	03/31/2010	03/31/2010	0.00
EL-10-03-3492	03/09/2010	285 ARAGON AVE	ELEC COMMERCIAL / RESIDENTIAL WORK	ADDITIONAL LOW VOLTAGE PHONES AND DATA. PERMIT # EL-09-11-2714	final	04/12/2010	07/07/2010	0.00
BL-10-03-3286	03/05/2010	285 ARAGON AVE	ROOF / LIGHT WEIGHT CONC	SUPPLEMENT TO PERMIT #BL09063017 TO ADD NEW TEJAS BORJAS MISSION 50 CLAY TILE OVER BREEZEWAY AREA (TO MATCH)	final	03/05/2010	03/05/2010	30.45
AB-10-03-3287	03/05/2010	285 ARAGON AVE	BOA COMPLETE (LESS THAN \$75,000)	INSTALL ROOF AT CORAL GABLES ACCORDING TO ENCLOSED SPECIFICATION. ROOF OVER BREEZEWAY , NEW ROOF SAME TYPE OF ROOF AS MASTER PERMIT. TEJAS BORJAS / MISSION 50 CLAY BARREL ROOF TILE.	final	03/05/2010	04/13/2010	0.00
EL-10-02-3534	02/18/2010	285 ARAGON AVE	ELEC COMMERCIAL / RESIDENTIAL WORK	THIS IS A SUPPLEMENT TO ELECTRICAL FIRE	final	02/18/2010	03/02/2010	0.00

				ALARM PERMIT EL09063124					
HI-10-02-3224	02/11/2010	285 ARAGON AVE	CERTIFICATE OF APPROPRIATENESS - STANDARD	EXTERIOR PAINT AT NEW GALLERY	final	08/05/2010	08/05/2010	0.00	
EL-10-02-3019	02/09/2010	285 ARAGON AVE	ELEC COMMERCIAL / RESIDENTIAL WORK	DUPLICATE PERMIT - SEE EL10023017	final	02/09/2010	02/09/2010	0.00	
EL-10-02-3017	02/08/2010	285 ARAGON AVE	ELEC COMMERCIAL / RESIDENTIAL WORK	TEMP FOR TEST FOR COMM REMODEL & ADDITION TO CORAL GABLES OLD FIRE STATION (CORAL GABLES MUSEUM)	final	02/08/2010	02/09/2010	0.00	
PW-10-02-2881	02/05/2010	285 ARAGON AVE	SIDEWALK REPLACEMENT PERMIT	REVISION TO CURBING ON ARAGON AVE. NO CHARGE CITY WORK	final	02/16/2010	04/06/2010	0.00	
ZN-10-01-3427	01/20/2010	285 ARAGON AVE	PAINT / RESURFACE FL / CLEAN	EXT PAINT OFF WHITE (SAILCLOTH)	final	01/20/2010	04/02/2010	0.00	
SD-10-01-3263	01/19/2010	285 ARAGON AVE	SHOP DRAWINGS	SHOP DRAWINGS ENTRANCE DOORS	final	05/03/2010	05/03/2010	0.00	
RV-10-01-3262	01/19/2010	285 ARAGON AVE	REVISION TO PERMIT	****CANCELLED- LOGGED IN UNDER WRONG CODE***	final	01/19/2010	01/19/2010	0.00	
RV-10-01-3222	01/15/2010	285 ARAGON AVE	REVISION TO PERMIT	REVISION (STRUCTURAL)	final	01/22/2010	01/22/2010	0.00	
AB-10-01-3237	01/15/2010	285 ARAGON AVE	BOA COMPLETE (LESS THAN \$75,000)	REV TO PERMIT {SAILCLOTH EXT RM (BM), BACKDROP (SW 7025), SOFT APRICOT (SW6352), CAMOFLAUGE (BM 2143-40), HOMESTEAD GREEN (BM AC- 19)} EXTERIOR PAINT SAILCLOTH (OFF WHITE)	final	01/19/2010	01/14/2011	0.00	
PL-10-01-3117	01/13/2010	285 ARAGON AVE	PLUMB COMMERCIAL / RESIDENTIAL WORK	THIS IS A SUPPLEMENT ADDING INDOOR PIPING FOR IRRIGATION	final	01/13/2010	01/13/2010	0.00	
PL-10-01-3092	01/13/2010	285 ARAGON AVE	PLUMB IRRIGATION / SPRINKLER SYSTEM	LAWN SPRINKLER INSTALLATION \$5,000	final	01/21/2010	03/11/2010	0.00	
PW-10-01-2741	01/06/2010	285 ARAGON AVE	UTILITIES (MIAMI DADE WATER & SEWER) PERMIT	REPAIR LEAK ON WATER MAIN EMGERGENCY PERMIT RESTORATION AS PER CITYS SPECS	final	01/06/2010	09/03/2019	111.00	
SD-09-12-3062	12/29/2009	285 ARAGON AVE	SHOP DRAWINGS	SHOP DRAWING (A/C STAND)	final	02/02/2010	02/02/2010	0.00	
ME-09-12-3108	12/29/2009	285 ARAGON AVE	MECH COMMERCIAL / RESIDENTIAL WORK	THIS IS A CHANGE OF CONTRACTOR FROM #ME-09- 04-1981 -- INSTALL A/C WITH HEATING UNIT, A/C DUCT WORK & VENTILATION FOR	final	12/30/2009	10/08/2010	0.00	



				THE COMM REMODEL & ADDITION TO CORAL GABLES OLD FIRE STATION (CORAL GABLES MUSEUM)				
PW-09-12-2835	12/22/2009	285 ARAGON AVE	LANDSCAPE ENCROACHMENT PERMIT	INSTALLATION OF LANDSCAPE ON ROW ON NORTH SIDE OF ARAGON AVENUE AND ON SALZEDO STREET. MOT BY DOOLEY MACK AND CIVIL WORK BY ROCK POWER.. NO CHARGE AS PER RAD.	final	12/29/2009	05/04/2010	0.00
RV-09-12-1828	12/02/2009	285 ARAGON AVE	REVISION TO PERMIT	REVISIN (STRUCTURAL)	final	12/04/2009	12/04/2009	0.00
EL-09-11-2714	11/30/2009	285 ARAGON AVE	ELEC COMMERCIAL / RESIDENTIAL WORK	INSTALL LOW VOLTAGE (BURGLAR ALARM, ACCESS CONTROL & CCTV) FOR THE COMM REMODEL & ADDITION TO CORAL GABLES OLD FIRE STATION (CORAL GABLES MUSEUM)	final	12/02/2009	06/16/2010	0.00
BL-09-11-2549	11/24/2009	285 ARAGON AVE	WATERPROOFING	WATERPROOFING @ LEVEL 2 TERRACE- CARLISLE COATINGS & WATERPROOFING, CCW 500 R HOT APPLIED LIQUID MEMBRANE	final	11/24/2009	02/05/2010	0.00
PS-09-11-2133	11/17/2009	285 ARAGON AVE	TREE REMOVAL/RELOCATION - PUBLIC SERVICE	REMOVE PTYCOSPERMA PALM TO MAKE WAY FOR NEW WATER LINE.	final	11/17/2009	11/17/2009	0.00
SD-09-11-1701	11/09/2009	285 ARAGON AVE	SHOP DRAWINGS	TRUSSES	final	11/18/2009	11/18/2009	0.00
RV-09-10-3271	10/22/2009	285 ARAGON AVE	REVISION TO PERMIT	REVISION TO PERMIT	final	12/17/2009	12/17/2009	0.00
RV-09-10-2494	10/09/2009	285 ARAGON AVE	REVISION TO PERMIT	STRUC REVISION	final	10/19/2009	10/19/2009	0.00
PW-09-10-2339	10/07/2009	285 ARAGON AVE	OBSTRUCTION OF ROW W/FENCE PERMIT	OBSTRUCTION OF R.O.W. W/FENCE NO FEE AS PER ALBERTO DELGADO	final	10/12/2009	05/04/2010	0.00
RV-09-09-2880	09/24/2009	285 ARAGON AVE	REVISION TO PERMIT	STRUCTURAL REVISION- DETAILS	final	10/07/2009	10/07/2009	0.00
PL-09-09-2918	09/24/2009	285 ARAGON AVE	PLUMB SITE UTILITIES- LIFT STATION/MANHOLE/STORM	INSTALL STORM & SANITARY COLLECTOR LINE FOR THE COMM REMODEL & ADDITION TO CORAL GABLES OLD FIRE STATION (CORAL GABLES MUSEUM)	final	09/24/2009	02/05/2010	0.00
PW-09-09-2079	09/11/2009	285	SEWER PERMIT-WATER	SEWER	final	09/11/2009	03/18/2010	0.00

ARAGON LINES BY PRIVATE CONNECTION IN  
 AVE CONTRACTORS ALLEY NO  
 CHARGE PERMIT  
 AS PER JIM KAY

Permit#:	App. Date	Street Address	Type	Description	Status	Issue Date	Final Date	Fees Due
PW-09-09-1676	09/03/2009	285 ARAGON AVE	SEWER PERMIT- WATER LINES BY PRIVATE CONTRACTORS	WATER CONNECTION NO CHARGE PERMIT AS PER JIM KAY	final	09/09/2009	02/11/2010	0.00
CE-09-07-3208	07/24/2009	285 ARAGON AVE	CODE ENF TICKET PROCESS - NO RUNNING FINE	T38927 SEC 105-26 CITY CODE- PERFORMING WORK OUTSIDE OF ALLOWABLE CONSTRUCTION HOURS.	final	07/24/2009	08/18/2009	0.00
PW-09-07-3010	07/21/2009	285 ARAGON AVE	UTILITIES (FPL) PERMIT	DUCT JOB 4 EXISTING CUST. ADING LOAD 120/208V \$544	final	08/10/2009	01/11/2011	0.00
SD-09-07-2756	07/17/2009	285 ARAGON AVE	SHOP DRAWINGS	SHOP DRAWING WINDOWS	final	09/28/2009	09/28/2009	0.00
RV-09-07-2013	07/06/2009	285 ARAGON AVE	REVISION TO PERMIT	MEP REVISION	final	07/31/2009	07/31/2009	0.00
RV-09-07-2012	07/06/2009	285 ARAGON AVE	REVISION TO PERMIT	REVISION-ARCHTECTURAL	final	04/12/2010	04/12/2010	0.00
CE-09-07-1863	07/02/2009	285 ARAGON AVE	CODE ENF WARNING PROCESS	CH.105-26 CITY CODE CONSTRUCTION PRIOR TO 7:30 AM DURING THE WORK WEEK (THURSDAY)	pending	07/02/2009		0.00
EL-09-06-3124	06/24/2009	285 ARAGON AVE	ELEC COMMERCIAL / RESIDENTIAL WORK	INSTALL FIRE ALARM FOR THE COMM REMODEL & ADDITION TO CORAL GABLES OLD FIRE STATION (CORAL GABLES MUSEUM)	final	06/24/2009	03/18/2010	0.00
BL-09-06-3017	06/23/2009	285 ARAGON AVE	ROOF / LIGHT WEIGHT CONC	NEW FLAT ROOF SIKA SARNAFIL PVC SINGLE PLY ROOF MEMBRANE OVER CONC DECKS, OVER WOOD DECKS & OVER LIGHTWEIGHT INSULATING CONC, TEJAS BORJAS, MISSION 50 CLAY BARREL TILE	final	08/24/2009	04/13/2010	0.00
SD-09-06-2893	06/19/2009	285 ARAGON AVE	SHOP DRAWINGS	SHOP DRAWINGS - DOORS	final	01/12/2010	01/12/2010	0.00
RV-09-06-2890	06/19/2009	285 ARAGON AVE	REVISION TO PERMIT	REVISION (STRUCTURAL)	final	07/31/2009	07/31/2009	0.00
RV-09-06-2544	06/15/2009	285 ARAGON AVE	REVISION TO PERMIT	STRUCTURAL REVISION	final	06/24/2009	06/24/2009	0.00
SD-09-06-2253	06/09/2009	285 ARAGON AVE	SHOP DRAWINGS	SHOP DRAWINGS TRUSSES	final	10/06/2009	10/06/2009	0.00
PW-09-06-1722	06/01/2009	285 ARAGON AVE	SIDEWALK REPLACEMENT PERMIT	INSTALLATION OF SIDEWALK (FEE WAIVED) FOR 2300 SF AND 16 PAGES THOUGH WAI VED CONTRACTOR PAID FOR PERMIT	final	06/09/2009	04/06/2010	0.00
RV-09-05-3123	05/28/2009	285 ARAGON AVE	REVISION TO PERMIT	REVISION (STRUCTURAL)	final	06/01/2009	06/01/2009	0.00
FD-09-05-3074	05/28/2009	285 ARAGON AVE	FIRE ALARM SYSTEM	CORAL GABLES MUSEUM	final	02/17/2010	02/26/2010	0.00
RV-09-05-3028	05/27/2009	285 ARAGON AVE	REVISION TO PERMIT	REVISION TO PERMIT	final	09/24/2009	09/24/2009	0.00
PL-09-05-2424	05/14/2009	285 ARAGON AVE	PLUMB COMMERCIAL / RESIDENTIAL WORK	INSTALL CATCH BASINS & FRENCH DRAINS FOR THE COMMERCIAL REMODEL & ADDITION TO CORAL GABLES OLD FIRE STATION (CORAL GABLES MUSEUM)	final	05/15/2009	03/17/2010	0.00
PW-09-05-2014	05/07/2009	285	UTILITIES (FPL)	OVERHEAD EXTEND 3 PHASES TO SERVE	final	08/03/2009	05/04/2010	0.00

		ARAGON AVE	PERMIT	CUSTOMER ADDED LOAD (NEW POLE) 514					
PW-09-05-1744	05/01/2009	285 ARAGON AVE	UTILITIES (FPL) PERMIT	EXISTING CUST. ADDING LOAD NEEDS 120/208V \$513	final	08/04/2009	01/11/2011	0.00	
PW-09-04-3086	04/28/2009	285 ARAGON AVE	SEWER PERMIT- WATER LINES BY PRIVATE CONTRACTORS	WATER AND SEWER REFER TO PERMIT NO PW09091676 WATER AND PW09092079 SEWER	canceled	03/18/2010		0.00	
DR-09-04-3001	04/27/2009	285 ARAGON AVE	DEVELOPMENT REVIEW COMMITTEE	CITY PROPOSES VACATING THE ALLEY BEHIND THE BUILDING FOR THE CORAL GABLES MUSEUM PROJECT.	final	04/29/2009	07/27/2009	0.00	
PW-09-04-2706	04/22/2009	285 ARAGON AVE	OBSTRUCTION OF ROW W/COVERED WALKWAY PERMIT	OBSTRUCTION OF R.O.W. W/COVERED WALKWAY NO CHARGE AS PER LIS	final	04/28/2009	05/04/2010	0.00	
ME-09-04-1981	04/07/2009	285 ARAGON AVE	MECH COMMERCIAL / RESIDENTIAL WORK	CHANGE OF CONTRACTOR TO # ME-09-12-3108 - INSTALL AIR CONDITIONER WITH HEATING UNIT, A/C DUCT WORK & VENTILATION FOR THE COMM REMODEL & ADDITION TO CORAL GABLES OLD FIRE STATION (CORAL GABLES MUSEUM)	final	04/15/2009	12/29/2009	0.00	
RV-09-03-2816	03/31/2009	285 ARAGON AVE	REVISION TO PERMIT	REVISION (BUILDING)	final	05/15/2009	05/15/2009	0.00	
FD-09-02-2269	02/24/2009	285 ARAGON AVE	FIRE SPRINKLER SYSTEM	CORAL GABLES MUSEUM	final	12/16/2009	04/08/2010	0.00	
FD-09-01-2140	01/22/2009	285 ARAGON AVE	FIRE HYDRANT FLOW TEST		final	01/22/2009	01/22/2009	0.00	
EL-09-01-1798	01/13/2009	285 ARAGON AVE	ELEC COMMERCIAL / RESIDENTIAL WORK	COMMERCIAL REMODEL & ADDITION TO CORAL GABLES OLD FIRE STATION (CORAL GABLES MUSEUM)	final	01/14/2009	06/09/2010	0.00	
ZN-08-12-0861	12/09/2008	285 ARAGON AVE	DUMPSTER / CONTAINER	ROLL OFF DUMPSTER	final	12/11/2008	12/11/2008	0.00	
PL-08-11-1262	11/26/2008	285 ARAGON AVE	PLUMB COMMERCIAL / RESIDENTIAL WORK	SET DISHWASHER, ROUGH & SET DRINKING FOUNTAIN/FLOOR DRAIN/ICE MAKER/LAVATORY/SHOWER/URINAL/WATER CLOSET/WATER HEATER, WATER SERVICE CONNECTION, SEWER CONNECTION, BACK FLOW PREVENTORS, INTERCEPTOR	final	12/04/2008	06/07/2010	0.00	
ZN-08-11-0286	11/06/2008	285 ARAGON AVE	CHAIN LINK FENCE / FENCE REPAIRS / TEMP FENCE	TEMPORARY CONSTRUCTION FENCE WITH GATES, WIND DUST BARRIER MOUNTED ON INSIDE OF FENCE	final	11/06/2008	03/19/2010	0.00	
PS-08-10-0856	10/16/2008	285 ARAGON AVE	TREE REMOVAL/MITIGATION	REMOVE 17 ALEXANDER PALMS, REMOVE 1 SABOL PALM	final	10/24/2008	10/24/2008	0.00	
BL-08-10-0365	10/06/2008	285 ARAGON AVE	CONSTRUCTION STAGING PLAN	CONSTRUCTION STAGING SUBMITTAL FOR COMMERCIAL ADDITION & REMODEL	final	11/10/2008	11/10/2008	0.00	
BL-08-05-0557	05/09/2008	285 ARAGON AVE	COMMERCIAL ADDITION	COMM REMODEL & ADDITION TO CORAL GABLES OLD FIRE STATION (CORAL GABLES MUSEUM) \$5,000,000	final	11/21/2008	01/14/2011	0.00	
AB-08-04-1532	04/29/2008	285 ARAGON AVE	BOA PRELIMINARY/MED BONUS/FINAL	REV.REV.RESUBMITTAL FOR MED BONUS-REMODEL & ADDITION TO CORAL GABLES FIRE STATION(PREVIOUSLY APPROVED (PRE) ON 12.15.05 W/BOA#30364) POSTED FOR 5.8.08	final	04/29/2008	01/14/2011	0.00	
EL-08-04-1390	04/25/2008	285 ARAGON AVE	ELEC COMMERCIAL / RESIDENTIAL WORK	PROVIDE TEMPORARY ELECTRICAL PANELS WITH 20 AMP CIRCUITS INTO EXISTING ELECTRIC SERVICE \$200	final	04/25/2008	05/01/2008	0.00	
BL-08-04-0537	04/09/2008	285 ARAGON AVE	TEMPORARY TENT	TEMPORARY TENT FOR FUND RAISER AT THE CITY OF CORAL GABLES MUSEUM \$1,200	final	05/01/2008	05/01/2008	0.00	



**AMENDED AND RESTATED AGREEMENT FOR OPERATION  
OF THE CORAL GABLES MUSEUM**

This Amended and Restated Agreement for Operation of the Coral Gables Museum ("Agreement") is effective as of this 8<sup>th</sup> day of February 2011, by and between the City of Coral Gables, a municipal corporation of the State of Florida, hereinafter referred to as "City," and the Coral Gables Museum, Corp., a non-profit Florida corporation, hereinafter called "CGM."

WHEREAS, the City has one of the oldest and most successful historic preservation programs in Florida, and

WHEREAS, CGM has as its mission statement the "Mission Statement" attached hereto as Exhibit "A" (the "Mission Statement"), and

WHEREAS, the City's multinational business community comprises an array of corporations with diverse interests due to the strong municipal services, high quality of life, convenient access, responsible growth, and a diversified economy making Coral Gables a highly desirable location, and

WHEREAS, Coral Gables has such a fascinating history, the success of a museum is insured by good public policy and enlightened private interest, and

WHEREAS, the City has dedicated the historic municipal building at 285 Aragon Avenue, known as the Old Police and Fire Station as a general museum, and

WHEREAS, CGM will use the building as a museum and performing arts center promoting the artistic, educational, historic, cultural, civic and charitable qualities of the City of Coral Gables and its residents, and

WHEREAS, CGM has secured dedicated funding in the amount of two million dollars (\$2,000,000) to construct a new exhibition gallery at the corner of Salzedo Street and Giralda Avenue by virtue of that Agreement of Gift dated April 30, 2008, by and between CGM and Robert J. Fewell and Marian Fewell (the "Donors Agreement"), which building is being constructed by the City and is connected to the historic municipal building collectively comprising the "Coral Gables Museum", and

WHEREAS, the City and CGM agree that they entered into that Agreement for Operation of the Coral Gables Museum dated as of December 14, 2006 (the "Original Agreement"), and

WHEREAS, the City and CGM are desirous of entering into an Amended and Restated Agreement for Operation of the Coral Gables Museum upon the terms and conditions contained herein, which amended and restated agreement is intended to replace and supersede the Original Agreement in its entirety and to define their respective relationship and responsibilities relative the museum facilities; and

WHEREAS, it is the purpose and intent of this agreement for the City to provide the Facility (as defined below) owned by the City to the Coral Gables Museum to operate a museum and related activities exhibiting and supporting the City's culture, history and other exhibits for the benefit of the general public, and

WHEREAS, it is the desire of CGM that the museum be independent of the City with regard to the museum operation, and staff as set forth herein,

NOW THEREFORE, in consideration of the promises and covenants contained herein, the parties agree that the Original Agreement shall be and is hereby amended and restated in its entirety as follows:

## ARTICLE I

### Recitals and Prior Agreements

This Agreement shall supersede all prior agreements between the parties said hereto. The foregoing recitals are incorporated herein in their entirety. This Agreement contains the entire agreement between the parties hereto and all previous negotiations leading thereto, and it may be modified only by an agreement in writing signed and sealed by CGM and City. CGM and the City acknowledge and agree that neither CGM nor the City has relied upon any statement, representation, prior written or prior or contemporaneous oral promises, agreements or warranties except such as are expressed herein.

## ARTICLE II

### Facilities and Acceptance

The City hereby allows CGM to operate the property described and delineated as that shaded areas shown on Exhibit "B" (hereinafter such shaded portion is referred to as the "Facility"), under the terms and conditions of this Agreement. In addition, any building, land or other capital improvement which CGM acquires or builds on City property shall become part of the Facility. CGM shall have the exclusive use of the Facility as exhibit space for its museum

and related activities as set forth in Article V and subject to the terms of this Agreement. In addition, CGM shall have the non-exclusive right to use portions of the site deemed to be "Shared Facilities" including but not limited to the courtyard and the garden plaza for their intended purposes in accordance with the terms of this Agreement. The "Shared Facilities" are delineated as those shaded areas shown on Exhibit "C". The City is retaining certain portions of the facilities for the exclusive use of the City, which portions are delineated as the shaded portions on Exhibit "D" and hereinafter referred to as the "City's Portion". The Shared Facilities, the Facility and the City's Portion shall be referred to as the "Entire Facility". This Agreement does not grant any right to light or air over or about the Premises.

CGM acknowledges and agrees that it shall inspect the Facility and conduct its own due diligence with regard to the conditions of the Facility prior to the Commencement Date, and that it is accepting the Facility in "as is" condition. CGM further acknowledges and agrees that the taking of possession of the Facility by CGM shall be conclusive evidence against CGM that the Facility was in satisfactory condition when possession was taken, with the exception of any punchlist items that CGM provides in writing to the City upon taking possession.

### ARTICLE III

#### Term of Agreement

The term of this Agreement shall be for a period of twenty (20) years commencing on the date of issuance of the final Certificate of Occupancy for the Entire Facility (the "Commencement Date") and terminating twenty (20) years thereafter (the "Termination Date"). Upon determination of the Commencement Date and the Termination Date, the parties shall execute the certificate attached hereto as Exhibit "E".

### ARTICLE IV

#### Consideration

As consideration of the City providing the Facility, access to the Shared Facilities and the services set forth herein, the CGM agrees to operate a general museum consistent with the provisions of the "Mission Statement" attached hereto as Exhibit "A."

## ARTICLE V

### Option to Renew

Provided CGM is not in default of this Agreement at the time of the applicable renewal, CGM shall have an option to renew this Agreement for two (2) additional twenty (20) year periods, and this option shall be deemed automatically exercised unless either party notifies the other of its intention not to renew the Agreement within one hundred-eighty (180) days from expiration of initial Term or the first renewal term, as applicable. Notwithstanding the foregoing, if the first renewal term is not exercised, the second renewal term shall become void.

## ARTICLE VI

### Use of Facilities; Right to Charge Fees

A. Use of the Facility and Shared Facilities by CGM. In conjunction with operation of a museum in the Facility and Shared Facilities in accordance with the Mission Statement set forth in Exhibit "A", and subject to the provisions of this Agreement: (1) CGM may undertake fundraising activities in the Facility such as, but not limited to, parties, and benefits; (2) CGM may sublet meeting rooms and charge reasonable fees as it deems appropriate for classes, lectures, shows, tours, special exhibits, and other activities; and (3) CGM may operate a retail museum store in the location shown on Exhibit "B" as a gift shop (the "Store"); provided that the primary operation of the Facility and Shared Facilities shall be that of a museum. CGM shall not operate the Facility or Shared Facility for uses other than those expressly stated herein. In connection with its activities, programs or fund raising events, CGM may sell and serve food and beverages including alcoholic drinks on the Facility and Shared Facilities subject to applicable Federal, State, or City laws, statutes, codes, ordinances, rules, regulations or agreements (collectively "Law" or "Laws"). Any other auxiliary sale of food or drink on a regular basis shall require City approval, except that CGM may have a soda machine, with the location of such machine to be subject to City's approval.

CGM may operate programs, exhibits, fund raising events, and other activities at locations other than the Entire Facility in line with the goals as stated in its by-laws and as generally accepted by the American Association of Museums, for an accredited museum. CGM



may seek support, undertake mutual programs, and enter into contracts with other governmental or private entities in pursuit of its goals.

The City may at its expense supply the Store with City merchandise which shall be sold by CGM. CGM may retain net profits from such sales, but shall remit to the City in reimbursement the cost of the items sold on a quarterly basis (i.e. by January 1, April 1, July 1, and October 1 each year), along with a statement reasonably acceptable to the City documenting the sales made during the prior quarter.

CGM agrees to maintain exhibitions at the Facility open to the public no less than 1,000 hours a year. CGM shall determine the hours of operations and admission fees. CGM shall not have the right to name the exterior of the historic building located at 285 Aragon Avenue, Coral Gables, Fl and known as the Municipal Building; however, CGM shall have the right to name the new gallery building, plazas and courtyards with exterior signage and other interior building that form part of the Facility as well as portions of the Shared Facilities, provided CGM obtains the City's approval for such names, and such naming is, subject to compliance with State, Federal, and City statutes, codes, rules, ordinances and regulations. CGM shall remove any donor's name who does not complete his or her gift in full in accordance with the applicable donor agreement. CGM shall be permitted to install interior signage in the Facility, and with regard to naming of the Shared Facilities in the Shared Facilities, without City's prior consent provided such signage is professionally prepared, and CGM removes any signage to which the City reasonably objects.

B. Use of the Shared Facilities. It is intended that the Shared Facilities shall be available to the City without charge for public meetings, as well as for City boards and committees. CGM will handle scheduling the Shared Facilities, and shall give priority to regularly scheduled City board and committee meetings, which may be conducted during the day or in the evenings until conclusion of such meetings. Any discrepancy regarding which event shall have priority shall be resolved by the City. With regard to the Community Room located as shown on Exhibit C, CGM shall provide portable chairs as needed for meetings, and the City may provide a portable dais which dais shall be stored in the Shared Facilities or Facility in a location acceptable to CGM. The City will consider the ease of storage and set up when procuring a dais. The City may provide to CGM during the Term of this Agreement, the use of approximately 150 stackable chairs owned by the City. The Archive Room located as shown on Exhibit C shall be available

to the City and visitors to the City's historical department at no charge for the review of archive materials, and shall be equipped by with appropriate tables and chairs for such use. The City will provide to CGM up to \$10,000 for furnishing the Archive Room, such items purchased with funds provided by the City to remain owned by the City, with the Museum's right to use such items for the Archive Room during the Term. Any cost of furnishing the Archive Room in excess of \$10,000 shall be covered by CGM. The City may also, in its discretion, display items owned by the City in the Archive Room. CGM shall be permitted to schedule the Shared Facilities for use of others not in conflict with the City's use as set forth above.

C. The City Portion. The City Portion of the Entire Facility is reserved to the City for its own use in its discretion.

Disputes arising out of this Article VI shall be resolved by the City, whose determination shall be final and binding on the parties. All use of the Entire Facility by CGM shall be in accordance with Laws.

## ARTICLE VII

### Right to Permit Use of the Facility and Shared Facilities

CGM may not directly or indirectly assign, transfer, mortgage, pledge or otherwise encumber or dispose of this Agreement or sublet the Facility or any part thereof unless approved in writing by City, which consent shall be in the sole discretion of the City. This prohibition includes, without limitation, any transfer which would otherwise occur by operation of law, merger, consolidation, reorganization, transfer or other change of CGM's structure or ownership. Notwithstanding the foregoing, CGM may permit other organizations and individuals to license portions of the Facility and Shared Facilities to the extent not in conflict with the City's use thereof for the periods not to exceed one (1) week, unless extended in writing by the City, under reasonable terms and conditions and for reasonable charges. Such third parties and/or CGM shall provide insurance and indemnification as required by the City policies.

Notwithstanding anything to the contrary herein, CGM may license the operation of the Store to an operator who has at least five (5) years' experience in the retail gift or book store

business with the consent of the City, such consent not to be unreasonably withheld. Such operator and/or CGM shall provide insurance covering the operation of the Store in accordance with the requirements of Article XIII below. The license agreement shall provide that City is entitled to collect and retain any payments under the license in the event that CGM is in default of this Agreement beyond applicable notice and cure periods such that City is entitled to terminate this Agreement, and that no such collection or acceptance shall be construed as or implied to be, a release of CGM from the further observance and performance by the CGM of the terms, provisions, covenants and conditions herein contained. Consent by City to any license shall not constitute a waiver of the requirement for such consent to any subsequent license.

## ARTICLE VIII

### Hazardous Materials

With the exception of minor amounts of Hazardous Materials customarily and lawfully used in conjunction with the uses permitted under this Agreement, CGM, its employees, contractors, agents, and any party acting on behalf of CGM, shall not store, use, treat, generate, or dispose of Hazardous Materials at the Entire Facility or other property owned by City. "Hazardous Material(s)" means any substance that, by itself or in combination with other materials, is either (i) generally regarded injurious to public health, safety, or the environment; or (ii) now or in the future regulated by any federal, state, or local governmental authority as potentially injurious to public health, safety, or the environment. CGM, its employees, contractors, agents, and any party acting on behalf of CGM shall comply, and shall keep the Facility and Shared Facilities in compliance, with all laws and regulations relating to Hazardous Materials ("Environmental Laws"); and in addition CGM shall:

- (i) Promptly provide City with copies of any document, correspondence, report or communication, written or oral, relating to Hazardous Materials at or affecting the Entire Facility (x) to or from any regulatory body, or (y) stating a basis for any potential liability or responsibility of CGM, City, or the Entire Facility; including all such documents, correspondence, reports or communications prepared by or on behalf of CGM. In addition to the above, at City's request, CGM shall provide copies of any and all records



and communications whatsoever relating to Hazardous Materials at or affecting the Entire Facility.

- (ii) Immediately notify City in the event of a suspected or confirmed release of a Hazardous Material or violation of Environmental Laws at or affecting the Entire Facility or other property owned by City and caused by or related to the operations of CGM, its employees, contractors, agents, or any party acting on behalf of CGM and, at City's sole option, either promptly remediate or correct such release or violation to City's satisfaction or reimburse City's cost of remediation (including reasonable attorneys' and consultants' fees); and compensate City and/or third parties for all resultant damage.
- (iii) Permit City reasonable access to the Facility and Share Facilities for the purpose of conducting an environmental audit or testing, the cost of which shall be borne by City unless the results indicate activity prohibited by Environmental Laws or hereunder.
- (iv) Upon expiration or other termination of this Agreement, remove all Hazardous Materials from the Facility caused by the acts or omissions of CGM, its officers, agents, contractors, employees or invitees, and at City's option cause to be performed and provided to City an environmental audit of the Premises, using a consultant reasonably acceptable to City, and correct, at its expense, any deficiencies noted by the audit.

The provisions regarding Hazardous Materials shall survive the expiration or other termination of this Agreement.

## ARTICLE IX

### Ownership of Personal Property

Subject to Articles X, XXII, and XXXIII below, title to all personal property including collections now owned or hereafter acquired by CGM shall remain in CGM ownership even though placed within the City's Portion or Shared Facilities, unless CGM, by appropriate instrument shall divest itself of such ownership or unless a donor by express written statement provides that the donation shall be given to the City under certain circumstances. This shall

include temporary and permanent displays and exhibits including cases and display materials and non-artifact items built for the Facility even though they may be of a built-in or quasi-permanent nature. Title to all personal property including collections now owned or hereafter acquired by the City and placed in the Facility or Shared Facilities shall remain in the City ownership unless the City, by appropriate instrument, shall divest itself of such title. The City and CGM will each clearly label its personal property, and maintain an annual inventory of the same.

## ARTICLE X

### Collections, Exhibits, Artifacts, and Displays

CGM will accept and/or acquire collections, artifacts, documents, images, and historic property and loan of said property only in accordance with established Collections and Loan Policies developed by CGM. CGM's policies must include a provision establishing that operation of the museum shall be in the public interest, and consistent with the Mission Statement. Such policy shall at a minimum track all donations to the collection and loans to the museum for exhibition, research or study, with regard to ownership of each item and location where each item is either displayed or stored. The rights to the name "Coral Gables Museum" and the furniture, fixtures, equipment, displays, and all other personal property owned by CGM, including the collections (subject to the rights of others), whether stored at the Entire Facility or not, shall be conveyed to the City if CGM ceases to exist to operate within a City facility, or if CGM is in default of this Agreement such that the City is entitled to terminate this Agreement. CGM shall provide the City with such policies and any amendments made to such policies. The accession and de-accession system and the records documenting its functioning shall meet prescribed standards required for accreditation by the American Association of Museums. The City, other governmental agencies, and private citizens may have access, upon request and under reasonable terms established by CGM, to the CGM collections. CGM shall have sole control of exhibit contents. The City will retain all licensing and intangible property rights, including but not limited to copyright, that it may have with regard to items loaned to CGM by the City. Any reproduction of City owned property or images published by CGM shall acknowledge that such item is reproduced with the permission of the City of Coral Gables.

## ARTICLE XI

### Structural Changes and Alterations

The City shall have the right to make such additions to or modifications of the Entire Facility as may be reasonably necessary or desirable in accordance with the City's responsibilities as set forth in Article XII, provided, however, that such modifications or improvements shall not change the primary use, nature and purpose of the existing Entire Facility. Such additions and/or modifications shall not alter the historic integrity of the building and shall be performed in accordance with all applicable Laws. The City shall exercise the right in such a manner as to create a minimum of interference with the operation of the museum and related programs and only upon consultation and approval of CGM, which approval shall not be unreasonably withheld.

CGM will not make any alterations, renovations, improvements or other installations in, on or to any part of the Facility or Shared Facilities (including, without limitation, any alterations of the structural alterations, or any cutting or drilling into any part of the Entire Facility or any securing of any fixture, apparatus, or equipment of any kind to any part of the Entire Facility) unless and until CGM shall have caused plans and specifications therefor to have been prepared, at CGM's expense, by an architect or other duly qualified person and shall have obtained City's approval (not to be unreasonably withheld or delayed) thereof, including, but not limited to, all appropriate approvals required for any change to the historical portions of the Facility. If such approval is granted, CGM shall cause the work described in such plans and specifications to be performed, at its expense, promptly, efficiently, competently and in a good and workmanlike manner by duly qualified and licensed persons or entities, using first grade materials, without disruption to the operations of neighboring occupants. All such work shall comply with all applicable codes, rules, regulations and ordinances. Notwithstanding the foregoing, subject to approval by the City's Historical Preservation Officer, CGM shall have the right to make interior repairs or replacements to the Facility under twenty-five thousand dollars (\$25,000), which do not require any structural alteration or impose any greater load on any structural portion of the Entire Premises, and are in accordance with CGM's originally approved plans.

### ARTICLE XII

#### Taxes, Assessments, Maintenance and Utilities



A. Repairs and Maintenance by CGM: Except to the extent City is obligated to maintain or repair as set forth in subsection B. below, CGM, at CGM's own expense, will keep and maintain the Facility and Shared Facilities continuously in a neat and attractive manner, in good repair and condition during the Term. CGM, at its sole cost and expense, during the entire Term, shall be responsible for the painting and cleaning of the interior of the Facility, and the cleaning of the Shared Facilities, as well as minor plumbing repairs to the bathrooms in such areas such as cleaning out clogged pipes. CGM warrants that it shall be solely responsible for the cost to repair of any damages to any portion of the Entire Facility caused by CGM, its employees, representatives, contractors and/or agents. No changes shall be made of any nature or kind to the historic portions of the Entire Facility without the approval of the Historic Resources Department in each instance.

B. Repairs and Maintenance by City: City agrees to make any and all repairs reasonably required with regard to the Entire Facility to: (1) exterior walls, doors and windows (2) the foundation and structural portions, (3) major building systems (plumbing, electrical, HVAC), except as set forth above with regard to minor plumbing issues, (4) courtyards and plazas, (5) floors, walls, ceilings, (6) alarm systems as expressly set forth below; and (7) the roof, the cost of such repair to be reimbursed by CGM to the extent CGM, its employees, representatives, contractors and/or agents caused damage to any portion of the Entire Facility. City shall have thirty (30) days after receipt of written notice from CGM to perform such repairs of the items described in the foregoing sentence, or such additional time as may be reasonably required for the nature of the repair; provided however, it is acknowledged that the City will respond promptly to emergency situations, and will take remedial measures deemed necessary by the City in the interim before emergency repairs are completed. The City will respond to loss of HVAC service within 24 hours. The City also shall maintain and make repairs to landscaping components of the Entire Facility, including fountains. All maintenance and repairs shall comply with Laws. The City will paint the exterior of the Entire Facility (excluding the historic building) when, in the judgment of the City, such renovations are considered necessary and to the extent available resources permit.

The City shall not be responsible for costs incurred by CGM and not identified in the City operating budget or for the maintenance of permanent or temporary exhibits, the Store, Museum store displays or items related thereto, such as, but not limited to exhibit lighting, and interior security systems (other than the base alarm system as expressly stated below). CGM shall be responsible for costs for programming including but not limited to educational programs and permanent and temporary exhibits. Further, CGM shall be responsible for maintenance and upkeep caused by the installation and removal of exhibits. The operation of the Facility and Shared Facilities by CGM shall comply with all reasonable rules and regulations required by City from time to time with regard to operation of a City owned building.

In the event of tropical depressions, hurricanes, or other naturally occurring phenomenon, the City shall make such reasonable preparations and take such precautionary steps to secure the Entire Facility as it would in the preparation of other City property. CGM shall be responsible for securing / removing all temporary exterior exhibit installations in such situations.

C. Utilities and Trash.

The City will provide water, and sewer. The City will provide its own telephone, information technology (IT) needs, and janitorial in the City Portion, and at its option, may install card access readers for the Entire Facility (in which case appropriate access rights shall be programmed with regard to the Facility and Shared Facilities). The City will also install, monitor and maintain the base fire monitoring and alarm systems at the City's cost for the Entire Facility; provided, however, that the City shall undertake no liability with regard to failure of such systems for any reason whatsoever. It is understood and agreed that the City is not an insurer, and that its sole obligation hereunder shall be to pay for the cost of such monitoring and repairs. It shall be the obligation of CGM to notify the City of any repairs required to the Facility or Shared Facilities, and that CGM shall carefully and properly test the alarm systems with reasonable frequency to determine whether repairs are necessary. IT IS FURTHER UNDERSTOOD AND AGREED THAT CITY IS NOT AN INSURER AND THAT ANY INSURANCE, IF ANY, COVERING PERSONAL INJURY AND PROPERTY LOSS OR DAMAGE ON THE FACILITY OR SHARED FACILITIES AS A RESULT OF AN ERROR OR OMISSION INVOLVING AN ALARM OR MONITORING SYSTEM SHALL BE

OBTAINED BY CGM; THE CITY IS MERELY PAYING FOR MONITORING AND REPAIR SERVICES FOR SYSTEMS DESIGNED TO REDUCE CERTAIN RISKS OF LOSS BUT THE PROVISION OF SUCH SYSTEMS IS NOT A GUARANTY THAT NO LOSS WILL OCCUR. THE CITY IS NOT ASSUMING RESPONSIBILITY FOR ANY LOSSES WHICH MAY OCCUR EVEN DUE TO CITY'S NEGLIGENT PERFORMANCE OR FAILURE TO PERFORM WITH REGARD TO ANY ALARM OR SECURITY SYSTEMS, AND CITY HEREBY DISCLAIMS ALL REPRESENTATIONS AND WARRANTIES, EXPRESS OR IMPLIED, INCLUDING THOSE OF MERCHANTABILITY FOR FITNESS THAT THE SYSTEMS INSTALLED OR THE SERVICE SUPPLIED MAY NOT BE COMPROMISED OR THAT SERVICES WILL IN ALL CASES PROVIDE THE PROTECTION FOR WHICH IT IS INTENDED. CGM AGREES TO AND SHALL INDEMNIFY AND SAVE HARMLESS THE CITY, ITS EMPLOYEES AND AGENTS, FOR AND AGAINST ALL THIRD PARTY CLAIMS, LAWSUITS, AND LOSSES ALLEGED TO BE CAUSED BY THE CITY'S PERFORMANCE, NEGLIGENT PERFORMANCE, OR FAILURE TO PERFORM ITS OBLIGATIONS WITH REGARD TO ANY ALARM OR SECURITY SYSTEMS.

CGM will be responsible for the cost of telephone, janitorial, and any additional security systems above the base security/alarm system CGM requires for its operation of the museum. CGM will be also be responsible for the costs of IT infrastructure needs such as voice, data, video, cable TV, security, space, conduits, low-voltage cabling, UPS, servers, computers, handsets, internet connections, onetime and recurring charges, and telecommunications services.

The cost of electrical service to Entire Premises will be shared by CGM and the City with the City paying 75% and CGM paying 25%, which is intended to cover a portion of CGM's electricity usage. CGM shall pay its proportion of the cost no more than fifteen (15) days after receipt of the bill, payable to the City of Coral Gables and delivered to the Finance Department at 405 Biltmore Way, Coral Gables, Florida, 33134.

The City believes that pursuant to that Solid Waste and Recycling Collection Franchise Agreement dated September 20, 2000 by and between the City and Waste Management, Inc., as such agreement may be amended from time to time, the City should not be charged for the solid waste and recycling collection services for the Entire Facility. However, in the event of a charge, CGM shall be responsible for the cost of all removal of waste from the Facility and Shared Facilities.



D. Assessments and Taxes. CGM and City acknowledge that while CGM is currently exempted from various taxes by virtue of being a qualified non-profit organization, CGM is responsible for and shall pay before delinquency all applicable municipal, county or state taxes and assessments, without limitation, assessed during the Term of this Agreement against any occupancy interest, payments or personal property of any kind, owned by or placed in, upon or about the Facility and Shared Facilities by CGM. If applicable, CGM shall be solely responsible for its portion of the real property taxes that are subject to ad valorem taxation. CGM shall be responsible to pay all amounts due hereunder to City within thirty (30) days after receipt of an invoice therefor. CGM shall have the right to contest, at its sole expense, from time to time, any taxes or tax assessments levied against the Facility and Shared Facilities by legal proceedings; provided, however, that such protest is made in accordance with applicable law and that all such taxes or assessments are paid as and when due pursuant to such legal proceedings and further provided that the City is held harmless by CGM in connection with such tax contest. In the event that CGM fails to make the appropriate payment for taxes when due, CGM shall be responsible for any penalties imposed on the City as a result of CGM's delinquency in the payment of said taxes.

CGM also agrees to be responsible its proportionate share of all assessments, to the extent applicable and including any Business Improvement District (BID) assessments that may be assessed to the Facility and Shared Facilities. CGM shall be responsible to pay all amounts due hereunder to City within thirty (30) days after receipt of an invoice therefor. In the event that CGM fails to make the appropriate payment for assessments when due, CGM shall be responsible for any penalties imposed on the City as a result of CGM's delinquency in the payment of said assessments.

Any disputes regarding the provisions of this Article XII shall be resolved by the City whose determination shall be final and binding on the parties.

### ARTICLE XIII

#### Insurance by CGM

Without limiting the CGM's indemnification of the City, and during the Term of this Agreement, CGM shall provide and maintain at its own expense the below described programs of insurance. Such programs and evidence of insurance shall be satisfactory to the City and shall be primary to and not contributing with any other insurance or self-insurance program maintained by the City. All certificates of insurance or other forms evidencing coverage to the City must be acceptable to the City. The certificate holder should read and all coverage shall be evidenced to:

City of Coral Gables  
Risk Management Division  
2801 Salzedo Street, 2<sup>nd</sup> Floor  
Coral Gables, Florida 33134

Such certificates or other document evidencing all insurance coverage shall be delivered prior to taking possession of the Facility under this Agreement, and at a minimum evidence of Commercial General Liability Insurance shall be provided prior to the City executing this Agreement. All insurance coverage evidenced to the City shall specifically identify this Agreement, and shall contain the express condition that the City is to be given written notice, by receipted delivery, at least thirty (30) days in advance of any cancellation, non-renewal or material change of any insurance policy.

A. CGM shall maintain during the Term of this agreement, except as noted, the following insurance:

1. A Commercial General Liability insurance with broad form endorsement or equivalent, products liability, contractual liability, personal and advertising injury, severability of interests with cross liability provision, and personal injury and property damage liability with limits no less than \$1,000,000 per occurrence for bodily injury and property damage, and \$2,000,000 in the aggregate, with a deductible not to exceed Five Thousand Dollars (\$5,000.00) covering all actions of CGM, and all acts or omissions within the Facility and/or Shared Facilities. Said policy or policies shall name the City as an additional insured on a primary and non-contributory basis and shall reflect the hold harmless provisions contained herein. If CGM serves alcohol of

any kind, Liquor Liability, with a limit of \$1,000,000 per occurrence shall be required in addition to the coverage outlined above.

2. Worker's Compensation Insurance for all employees of CGM including statutory limits for employer's liability insurance contained in Florida Statutes Section 440.
3. Automobile Liability insurance covering all owned, non-owned and hired vehicles of CGM with a Combined Single Limit of no less than one million dollars per occurrence. If vehicles are not owned or leased (long term) by CGM, then only hired and non-owned coverage applies.
4. Property insurance covering all of CGM's furniture, equipment, security systems, displays, collections, personal property of CGM, and items on loan to CGM, on a replacement cost basis using as a minimum standard the equivalent terms and conditions included in the most recent edition of an unendorsed ISO (Insurance Services Office, Inc.) "Cause of Loss-Special Form." In addition, business interruption coverage in an amount sufficient to reimburse CGM for a minimum of one year's income for direct or indirect loss on an actual loss sustained basis shall be provided. In any event, CGM waives any claim it may have against the City and any insurer of the City for any type of property insurance loss, whether owned by CGM or owned by others in the care, custody or control of CGM, and for any claim for business interruption. Failure to maintain adequate insurance coverage shall not relieve CGM of its obligations as set forth in this Agreement, including, but not limited to, CGM's obligation to rebuild and reopen as set forth in this Agreement. City may require CGM to provide an appraisal to determine or substantiate that an appropriate amount of insurance coverage has been purchased. The deductible for any type of property insurance or inland marine insurance shall not exceed five thousand dollars (\$5,000) for all other perils and five percent (5%) for windstorm/hail coverage.
5. Comprehensive Boiler and Machinery and/or Equipment Breakdown Insurance, including electrical apparatus, with a deductible not to exceed five thousand dollars



(\$5,000). The limit of insurance shall be the same limit of insurance evidenced to City on the property insurance policy and shall include coverage for business interruption in an amount sufficient to reimburse CGM for a minimum of one year's income on an actual loss sustained basis for direct or indirect loss, including overhead power lines.

6. Other (or increased amounts of) insurance which City shall from time to time deem advisable or appropriate. Such new or additional insurance to be effective as of the sooner of ninety (90) days after notice thereof or the next annual renewal of any policy being increased (as applicable).

All applicable policies shall name the City as an additional insured on a primary and non-contributory basis, and all applicable policies shall name the City as a loss payee.

All insurance policies evidenced to the City shall contain a waiver of subrogation endorsement in favor of the City.

All insurance policies evidenced to the City shall contain provisions and/or be endorsed so that the City will receive written notice, by receipted delivery, at least thirty (30) days in advance of any cancellation, non-renewal or material change of any insurance policy that has evidenced to the City. The City will accept the State of Florida statutory notice provisions (including 10 day notice for cancellation due to non-payment of premium) provided such notice is provided to the City in the same manner it is provided to the first named insured, the CGM. **The standard cancellation language on a certificate of insurance does not meet this requirement.**

All of the above insurance policies evidenced to the City shall be placed insurance companies with an A.M. Best or equivalent rating of "A-", "VI" or better, qualified to do business under laws of the State of Florida.

Said policies shall contain a "severability of interest or "cross liability" clause without obligation for premium payment of the City. The City reserves the right to request a copy of the required policies directly from their insurance representative for review at any time.

CGM shall provide evidence of all insurance required under this Article X to City, along with applicable copies of all applicable endorsements prior to occupying the Facility, and at a minimum, evidence of Commercial General Liability Insurance coverage shall be provided prior to execution of this Agreement by City.

Failure on the part of the CGM to obtain and maintain all required insurance coverage is a material breach upon which the City may, in its sole discretion, immediately terminate this Agreement or obtain such insurance on behalf of CGM and charge the cost therefor to CGM, along with a twenty percent (20%) administration fee. CGM agrees to pay any increase in City's insurance premiums, resulting from CGM's activities, whether or not City has consented to such activity.

If City's insurance premiums for any separate insurance carried by City exceed the standard premium rates for similar property because the nature of CGM's operation results in extra hazardous exposure, then CGM shall reimburse City, immediately upon receipt of appropriate invoices from City, for such increase in premiums.

B. City shall provide Commercial General Liability insurance with regard to the City Portion up to the limits contained in Florida Statutes Section 768.28. City, at its cost, shall insure the building, structure, roof, and major building systems of the Entire Facility on a 100% replacement cost basis, and shall cover the cost of any deductible for claims that are not caused directly or indirectly by CGM, its agents, employees or contractors.

C. CGM's contractors and subcontractors shall provide evidence of insurance, and CGM shall include or cause to be included in each contract for work to be performed at the Entire Facility on behalf of CGM the following insurance requirements:

(a) Installation, floater or builder risk-completed value fire and extended coverage form covering damage to the construction and improvements to be made by CGM in amounts at least equal to the estimated complete cost of the construction and improvements with one hundred percent (100%) coinsurance protection. City and CGM shall be named as an additional insured and loss payee.

- (b) Commercial General Liability insurance with broad form endorsement or equivalent, product liability, contractual liability, personal and advertising injury, severability of interests with cross liability provision, and personal injury and property damage liability with limits no less than \$1,000,000 per occurrence for bodily injury and property damage, and \$2,000,000 in the aggregate, and with a deductible not to exceed Five Thousand Dollars (\$5,000.00). Said policy or policies shall name the CGM and City as an additional insured on a primary and non-contributory basis and shall reflect the hold harmless provisions contained herein.
- (c) Worker's Compensation Insurance for all employees of contractor including statutory limits for employer's liability insurance contained in Florida Statutes Section 440.
- (d) Automobile Liability insurance covering all owned, non-owned and hired vehicles with a Combined Single Limit of no less than one million per occurrence. If vehicles are not owned or leased (long term) by the contractor, then only hired and non-owned coverage applies.

Evidence of insurance of all contractors and subcontractors working under this Agreement shall be maintained and kept for a period of time no less than the applicable statute of limitations and/or statute of repose for any claim that could be brought against CGM and/or City and/or for any claim that could be made against the contractor as a result of the work performed. These records must be made available to the City upon request. Evidence of insurance shall include a Certificate of Insurance and copies of all applicable endorsements evidencing the required coverage. The Certificate of Insurance alone does not evidence insurance adequately. This includes, but is not limited to, endorsements evidencing additional insured status on a primary and non-contributory basis, waivers of subrogation, and endorsements amending the standard cancellation clause. The obligations set forth in this paragraph shall survive expiration or earlier termination of this Agreement.

CGM and its contractors and/or subcontractors shall comply with Florida Statutes Section 255.05, as applicable.

## ARTICLE XIV

### Indemnification



A. CGM hereby covenants and agrees that it will hold City harmless from and indemnify City against any claim, loss or expense sustained by City arising directly or indirectly out of the performance by CGM (or City) of this Agreement relative to claims for personal injury, disease, death, loss of use, advertising injury, or property damage on the part of any third party (including employees and agents of CGM) or relative to any loss or damage or both to CGM's or City's property from any cause whatsoever, excluding only the gross negligence of City, its agents, representatives or employees occurring within the Facility and/or Shared Facilities. In amplification of the foregoing, CGM shall be required to indemnify City against or hold City harmless even from any such liability (other than any liability for accidents or events occurring outside of the immediate vicinity of the Facility and Shared Facilities) which results from the negligence (but excluding the gross negligence) of City, its agents, representative or employees. The obligations of CGM under this Article XIV shall not be limited in any respect by the requirements of Article XIII.

At CGM's expense, CGM shall promptly and diligently settle or defend any claim, action, or proceeding brought against City or CGM jointly or severally arising out of or connected with any of the foregoing, and CGM shall hold City harmless from and fully indemnify City against any judgment, loss or settlement on account thereof, regardless of the jurisdiction in which any such claims, actions, or proceedings may be brought. In amplification of the foregoing, CGM shall be required to indemnify City against or hold City harmless even from any such liability (other than any liability for accidents or events occurring outside of the immediate vicinity of the Facility and/or Shared Facilities) which results from the negligence (but excluding the gross negligence) of City, its agents, representatives or employees. The obligation of City under this Article XIV shall not be limited in any respect by the requirements of Article XIII.

CGM shall reimburse City upon demand for any money or other property which City is required to pay out for any reason whatsoever, except as is otherwise expressly provided herein, including without limitation, charges or debts incurred or assumed by City relative to judgments, settlement, or expenses in defense of any claim, civil or criminal action, proceeding, charge, or prosecution instituted or maintained against City or CGM, jointly or severally, related to or arising out of (a) the condition or use of the Facility and/or Shared Facilities; (b) acts or omissions on the part of the CGM, or employees of the CGM; (c) events arising out of, or based

upon any law, regulation, requirement, contract or award relating to the hours of employment, working conditions, wages and/or compensation of employees or former employees of CGM; or (d) any other cause in connection with the Facility and/or Shared Facilities; including (in each instance) any claims which are caused by the negligence (but excluding the gross negligence) of City, or its agents, representatives or employees.

Notwithstanding any other provision of this Agreement, in no event shall CGM make any claim against the City on account of any alleged errors of judgment made in good faith in connection with the Entire Facility or the implementation of its rights or obligations under this Agreement, and CGM hereby releases City from any liability for such errors.

CGM is and shall be deemed to be in control and possession of the Facility and/or Shared Facilities and the museum operations, and the City shall not, in any event whatsoever, be liable for any injury or damage to any property or to any person happening in, on or about the Facility and/or Shared Facilities, nor for any injury or damage to any property of CGM, or of any other person or person contained therein.

B. Notwithstanding anything herein to the contrary, City acknowledges and agrees that, with respect to any claims or causes of action which may be asserted against City solely in its capacity as the municipality in which the museum exists (i.e., those actions or claims which could have been brought against the City even if the City did not own the demised property), shall not be subject to indemnifications by CGM under any applicable provision of this Agreement.

## ARTICLE XV

### CGM Budget

CGM shall fund its own museum operating budget, which shall not include any operating or capital expenses that are the responsibility of the City pursuant to this Agreement. Any contribution made by the City toward the CGM budget shall be based on a yearly grant as approved by the City Commission in its sole discretion. To qualify for funding by the City, the CGM shall at a minimum, prepare and submit a proposed budget to the City Manager no later than March 1, of each year in which CGM is seeking funding from the City. This will include anticipated and/or projected revenues (including contributions from the City) and expenses.

The City shall either hire or fund, at the City's discretion, a receptionist to provide agreed upon services to the museum under the direction of the Historical Resource Department for not more than forty (40) hours a week.

The final balanced budget for CGM is subject to final approval by the Museum Board of Trustees.



## ARTICLE XVI

### Accounting

CGM shall submit to the City, by March 1 of each year, a reviewed statement prepared by a Certified Public Accountant covering the previous fiscal year. The City shall have the right to audit the books and records of CGM at all times. CGM shall maintain accurate and complete records of its activities and operations relating to this Agreement in accordance with generally accepted accounting principles. CGM agrees that the City or its agents shall have access to and the right to examine, audit, excerpt, or copy any pertinent transaction, activity, records, software and any records in electronic form relating to this Agreement including but not limited to financial statements, invoices, documents, receipts, costs, and any and all other agreement or sources of information that may in the City's judgment have any bearing on or pertain to any matters, rights, duties or obligations under or covered by this Agreement. All costs shall also be supported by properly executed payrolls, time records, invoices, contracts or vouchers, or other official documentation evidencing in proper detail the nature and propriety of other accounting documents pertaining in whole or in part to this Agreement and shall be clearly identified and readily accessible. The City or its designee shall be allowed to interview all current or former employees to discuss matters pertinent to the performance of this Agreement.

CGM agrees to make such records, books of account, and other materials available to City at its office during normal business hours and upon three (3) days notice at a location in Miami-Dade County, Florida, provided that if any such material is located outside Miami-Dade County, then, at City's option CGM shall pay the City for the travel, per diem, and other costs incurred by the City to examine, audit, excerpt or copy such material at such other location. At such times and in such form as the City may require, there shall be furnished to City such statements, records, reports, data, and information as the City may request pertaining to matters covered by this Agreement. All records, books of account, and other materials will be made available to City during the term of this Agreement including any and all renewals thereof and for a period of three (3) years after receipt of final payment or all pending matters are closed, whichever is later. If an audit, litigation or other action involving this Agreement is started before the end of the three year period, the records shall be retained until all issues arising out of

the action are resolved or until the end of the three year period, whichever is later. Any contract or other agreement issued by CGM or its contractors related to this Agreement for work and/or any use of the Facility or Shared Facilities exceeding one (1) week shall have an audit clause similar in form and execution to this clause.

Such inspection and audit shall be at City's expense unless it shall disclose a cumulative variance of more than five percent (5%) from the payments due to the City for any period covered by the inspection or audit, or if the audit reveals that the condition of CGM's records is such that the revenue due the City cannot be properly determined. In the event of either condition described above, the cost of such inspection or audit, including any applicable travel costs, shall be at CGM's expense and shall be immediately paid to the City within five business days of receipt of invoice.

In the event that an audit is conducted by CGM specifically regarding this Agreement by any Federal or State auditor, or by any auditor or accountant employed by the CGM, then CGM shall file a copy of the audit report with the City's auditor within thirty (30) days of CGM's receipt thereof, unless otherwise provided by applicable Federal or State law. City shall make a reasonable effort to maintain confidentiality of such audit report(s).

This audit right clause shall not construed to limit, revoke, or abridge any other rights, powers, or obligations relating to audit which the City may have by State, City, or Federal statute, ordinance, regulation, or agreement, whether those rights, powers, or obligations are express or implied.

## ARTICLE XVII

### Relationship of Parties

Nothing herein contained to the contrary shall be deemed or construed by the parties hereto or by any third party to create the relationship of principal and agent or of partnership or of joint venture or of any association whatsoever between City and CGM. Notwithstanding the City's role under this Agreement, CGM acknowledges that this Agreement does not grant CGM any rights or create any exceptions to its obligation to comply with and meet the requirements of all the City's ordinances, resolutions and codes, and that this contractual relationship shall have no effect upon the jurisdiction and governing rights of the City over the Entire Facility and CGM shall be required to fulfill and comply with all applicable laws, rules and regulations, ordinances

and resolutions of the City as though no such contractual relationship existed, including, without limitation, all requirements of the City's Building and Zoning Department or other pertinent City agencies.

The City designates the City Manager (or his/her designee) as City's authorized representative to CGM on all matters in connection with this Agreement. This will remain as the official and primary means of communication between the respective parties to this Agreement; notwithstanding, there will be communications between City personnel, the City Commission, CGM Trustees and officers, etc. All requests for action or approvals by the City shall be sent to the City Manager for decision as to whom within the City, including the City Commission, must act or approve the matter of behalf of the City. If the City Manager's office shall be vacant or if the City Manager shall not have the full authority to act or approve matters required of the City pursuant to this Agreement, then the City shall promptly, upon written request by CGM, designate such other officer or department as may be appropriate to perform the City's obligations. The City Commission may designate one of its members as a non-voting member of the Board of Trustees of CGM.

In the event that CGM has a vacancy or long term temporary absence of its museum director, CGM may request from the City that the City provide administrative staff assistance for a short period of time acceptable to City to assist with administration of the museum, during which time CGM shall work in good faith to procure the services of a new museum director or interim museum director. The City may provide such interim assistance, or not, in its sole discretion. In the event that the City elects to provide such interim assistance, it shall incur no liability therefor, regardless of the City's negligent performance or failure to perform with regard to the provision of such assistance, and shall have the right to terminate such services at any time. CGM agrees to and shall indemnify and save harmless the City, its employees and agents, for and against all third party claims, lawsuits, and losses alleged to be caused by the City's performance, negligent performance, or failure to perform with regard to such assistance.

## ARTICLE XVIII

### Non-Compete

The City will attempt not to undertake, through its agencies or through other entities, programs, which will conflict with or duplicate specific CGM programs. It will be in the City's sole discretion to determine whether such a conflict exists. This Article in no way is meant to restrict either party's ongoing efforts to assist proposed or existing programs.

## ARTICLE XIX

### Mutuality of Interest

The City and CGM agree that the creation and success of a local museum is of mutual interests to the parties. The program(s) delivered to the public cannot be achieved without the mutual cooperation in fact and spirit of both parties. The City and CGM will work to ensure that both governing bodies and employees will work to achieve the most favorable program(s) and image of the City and Museum possible in the eyes of the public. CGM acknowledges that a portion of the cost of construction and development of the Coral Gables Museum was funded with the proceeds of governmental bonds the interest on which is excluded from gross income for federal income tax purposes. CGM and the City acknowledge that they will not enter into any agreement or take any action that would adversely affect such exclusion from gross income for federal income tax purposes of the interest on such bonds.

## ARTICLE XX

### Conformance with City Policy

CGM shall comply with all federal, state and local statutes and laws with the City's established policy concerning no discrimination in employment, CGM membership, or in the use of CGM facilities by the general public.

## ARTICLE XXI

### Notices



It is understood and agreed upon between the City and CGM that written notice addressed to the City and mailed or delivered to:

As to City:

City Manager  
405 Biltmore Way  
Coral Gables, FL 33134

With Copy to:

City Attorney  
City of Coral Gables  
405 Biltmore Way  
Coral Gables, FL 33134

As to CGM:

Executive Director  
Coral Gables Museum  
285 Aragon Avenue  
Coral Gables, FL 33134

Any notice to be given City as provided for in this Agreement shall be in writing and shall be sent to City by United States certified mail, postage prepaid, return receipt requested, addressed to City at City's office at the notice address, or hand delivered or sent by a nationally recognized overnight courier to City at such offices. Any notice to be given CGM under the terms of this Agreement shall be in writing and shall be sent by United States certified mail, postage prepaid, return receipt requested, or hand delivered or sent by a nationally recognized overnight courier to CGM at the Facility (except that prior to commencement of the Term, notices to the CGM shall be sent to the address set to PO Box 141687, Coral Gables, FL 33114. Either party, from time to time, by such notice, may specify another address to which subsequent notice shall be sent. Any notice given by mail shall be deemed given on delivery or refusal.

## ARTICLE XXII

### Default and Termination

In the event the City determines that it is in the public interest to terminate this Agreement, the City may cancel this Agreement upon issuing a sixty (60) day advance written notice to CGM; provided, however, that CGM shall be given reasonable access and adequate time to vacate the Facility. CGM was created as a not-for-profit organization to operate the Coral Gables museum at the Facility as its primary location, and the parties agree that the

primary purpose of this Agreement is provide for a museum in the City for the benefit of the City and its residents. If the City determines that CGM has failed to continue with its primary purpose as provided herein, then this agreement shall terminate in its entirety, subject to Article XLII.

The City and CGM acknowledge that upon termination, all furniture, fixtures, collections, exhibits, displays, and any other items owned by CGM or the City will remain with the Facility. In the event the City elects to terminate, CGM shall have the right to present any objections to the City Commission, however the right to present any objections shall not diminish the City's right to terminate in its sole discretion. In the event the City exercises such right of termination and ceases using the Facility as a museum, the City shall have no further liability; provided, however, that the City shall commit to invest in other historic uses within the City of Coral Gables an amount equal to the unamortized value of any land, real property or permanent improvements incorporated into the Facility [amortized over a twenty (20) year period] of funds donated to CGM expressly for the purpose of construction of a museum. It is acknowledged that money received for grants shall not be considered donations hereunder. Upon written notice canceling this Agreement, CGM agrees to vacate the Facility and Shared Facilities with due diligence, but in no event more than one hundred and eighty (180) days.

CGM shall be in default if any one or more of the following events (herein sometimes called "Events of Default") shall happen:

- A. if CGM fails to make any payments due to City after thirty (30) days' written notice under the Agreement at the time and in the manner required by the Agreement;
- B. if default shall be made by CGM in the performance of, or compliance with, any of the covenants, agreements, or terms or conditions contained in this Agreement or default be made by CGM in compliance or non-compliance with any and all Laws now in force or which may hereafter be in force, and such default shall continue for a period of thirty (30) days after written notice thereof from City to CGM; provided, however, that if CGM is unable to cure such default within such thirty (30) day period and such default results solely from the failure to obtain a building permit after diligent effort and such need for a building permit is not the result of any actions of CGM, then, and in that event, CGM shall have such additional reasonable time as is necessary;

C. if CGM shall file a voluntary petition in bankruptcy or shall be adjudicated a bankrupt or insolvent, or shall file any petition or answer seeking any reorganization, arrangement, composition, readjustment, liquidation, wage earner's plan, dissolution or similar relief under the present or any future federal bankruptcy act or any other present or future applicable federal, state or other debtor's relief statute or law, or shall seek or consent to or acquiesce in the appointment of any trustee, receiver or liquidator of CGM or of all or any substantial part of CGM's properties or of the Facility; or

D. if within ninety (90) days after commencement of any proceeding against CGM seeking any reorganization, arrangement, composition, readjustment, liquidation, dissolution or similar relief under the present or any future federal bankruptcy act or any other present or future applicable federal, state or other debtor's relief statute or law, such proceeding shall not have been dismissed, or stayed on appeal, or if, within ninety (90) days after the appointment, without the consent or acquiescence of CGM, of any trustee, receiver or liquidator of CGM or of all or any substantial part of CGM's properties or of the Facility, such appointment shall not have been vacated or stayed on appeal or otherwise, or if, within ninety (90) days after the expiration of any such stay such appointment shall not have been vacated; or

E. if the Facility shall be seized under any levy, execution, attachment or other process of court and the same shall not be promptly vacated or stayed on appeal or otherwise, or if the CGM's interest in the Entire Facility is sold by judicial sale and the sale is not promptly vacated or stayed on appeal or otherwise; or

F. if CGM:

1. fails to open to the public within 200 days of the Commencement Date, or
2. vacates, abandons, or deserts the Facility, or
3. ceases the continual operation of CGM's business at the Facility for fifteen (15) continuous days and forty-five (45) days (in the aggregate)

in any one year during the Term, unless prevented from operating said business as a result of the occurrence of Force Majeure, or

4. ceases the primary operation as a museum; or
5. violates any terms or conditions of this Agreement more than two (2) times during the term of the Agreement stated herein within any four (4) consecutive years, or
6. loses its 501c3 non-profit designation.

The term "Force Majeure" as used in this Agreement shall mean "Acts of God", labor disputes (whether lawful or not), material or labor shortages, restrictions by any governmental or utility authority, civil riots or floods, but shall not mean financial inability.

In the Event of a Default, City may, at its option:

1. terminate this Agreement and retake possession;
2. cure the default and charge CGM the cost to cure such default along with a twenty percent (20%) administrative fee;
3. deem all of CGM's personal property, including, but not limited to CGM's furniture, fixture and equipment, collections, displays, goods and chattels from the Facility and Shared Facilities abandoned, and therefore the property of City, it being the intent of the parties that all such items shall belong to the City upon expiration or earlier termination, including termination for an Event of Default, of this Agreement, and otherwise enforce City's lien on such items by distress, foreclosure or otherwise; and/or
4. pursue any other right or remedy available at law or equity;

In addition to the foregoing, in the event CGM defaults three or more times during any four (4) consecutive years of the Term of this Agreement, City, at its option, may terminate this Agreement.

All rights and remedies granted in this Agreement to City or available at law or equity shall be cumulative and not mutually exclusive. In no event shall the City be liable for indirect,



consequential, or punitive damages or for damages based on lost profits. Upon an Event of Default, City shall be permitted to place a leasing sign on the Facility.

CGM agrees that, in exchange for the promises made in this Agreement and other good and valuable consideration received from City, in the event CGM files a voluntary petition in bankruptcy or is the subject of an involuntary bankruptcy at any time during the Term or any extensions hereof, City shall not be subject to the provisions of 11 U.S.C. §362, and shall automatically and immediately be entitled to relief from the stay imposed thereby without necessity of further action or court approval. Nothing contained in this Agreement shall limit or prejudice the right of City to prove for and obtain, in proceedings for the termination of this Agreement by reason of bankruptcy or insolvency, an amount equal to the maximum allowed by any statute or rule of law in effect at the time when, and governing the proceedings in which, the damages are to be proved, whether or not the amount be greater, equal to, or less than the amount of the loss or damages referred to above. The failure or refusal of City to relet the Premises or any part or parts thereof shall not release or affect CGM's liability for damages.

### ARTICLE XXIII

#### Successors and Assigns

All terms and provisions of this Agreement to be observed and performed by CGM shall be applicable to and binding upon CGM's respective heirs, personal representatives, successors and assigns, subject, however, to the restrictions as to assignment and subletting by CGM as provided herein.

### ARTICLE XXIV

#### City's Control of Lawsuits

The parties agree that in any lawsuit brought in its name or defended in its name, City must retain all final control and authority of the lawsuit. Therefore, in any lawsuit envisioned in this agreement in which City is a party, City retains full control of the lawsuit, including full authority to determine what legal actions or positions may be asserted to the courts in the name of City and the full authority to settle or compromise any claim on behalf of City. CGM agrees that its responsibilities under this Agreement continue in full force and effect regardless of any decision of City in this regard.

## ARTICLE XXV

### Mechanic's Liens

CGM shall keep the Entire Facility and all parts thereof at all times free of mechanic's liens and any other lien for labor, services, supplies, equipment or material purchased or procured, directly or indirectly, by or for CGM. CGM further agrees that CGM will promptly pay and satisfy all liens of contractors, subcontractors, mechanics, laborers, materialmen, and other items of like character, and will indemnify City against all expenses, costs and charges, including bond premiums for release of liens and attorneys' fees and costs reasonably incurred in and about the defense of any suit in discharging the Entire Facility or any part thereof from any liens, judgments, or encumbrances caused or suffered by CGM. In the event any such lien shall be made or filed, CGM shall bond against or discharge the same within ten (10) days after the same has been made or filed. It is understood and agreed between the parties hereto that the expenses, costs and charges above referred to shall be immediately due upon invoice.

CGM shall not have any authority to create any liens for labor or material on the City's interest in the Entire Facility and all persons contracting with CGM for the construction or removal of any facilities or other improvements on or about the Entire Facility, and all materialmen, contractors, mechanics, and laborers are hereby charged with notice that they must look only to CGM and to CGM's interests in the Entire Facility to secure the payment of any bill for work done or material furnished at the request or instruction of CGM. The provisions of this Article shall survive expiration or earlier termination of this Agreement.

## ARTICLE XXVI

### Loss; Damage

City shall not be liable for any injury or damage to persons or property resulting from fire, explosion, falling plaster, gas, electricity, water, rain or leaks or from the pipes, appliances or plumbing works or from the roof, street or sub-surface or from any other place or by dampness, humidity or by any other cause or nature whatsoever, unless due to the gross negligence of City, its agents, or employees; nor shall City or its agents be liable for any such damage caused by other tenants or persons or caused by construction of any private, public or quasi-public work; nor shall City be liable for any latent defect in the Entire Facility. CGM shall give immediate notice to City in case of fire or accidents in the Entire Facility or of defects

therein or in any fixtures or equipment. City shall not be responsible or liable for the theft, loss or damage to person or property in, on or about the Facility or Shared Facilities.

## ARTICLE XXVII

### Estoppels

CGM agrees that from time to time, upon not less than ten (10) days' prior request by City, CGM will deliver to City a statement in writing certifying (a) that this Agreement is unmodified and in full force and effect (or, if there have been modifications, that the Agreement as modified is in full force and effect and stating the modifications); (b) the dates to which any charges have been paid; (c) that City is not in default under any provisions of this Agreement, or, if in default, the nature thereof in detail; and ( d) other matters reasonably requested by City. Failure to provide such estoppel statement as required shall be a material default of this Agreement.

## ARTICLE XXVIII

### Casualty

If any improvements on the Entire Facility shall be destroyed or damaged in whole or in part during the Term as a result of fire or other casualty not covered under the hazard insurance maintained by City, or as a result of the gross negligence or willful misconduct of CGM or any person occupying the Facility or Shared Facilities under CGM, then City shall have the option of not rebuilding the Entire Facility and canceling the terms of this Agreement. In the event that City does not elect to terminate the Agreement, then City shall repair, rebuild, restore, or reconstruct the structure of the Entire Facility, but only to the extent of the insurance proceeds available therefor. CGM shall at its own expense promptly repair, restore, or reconstruct those portions of Facility and Shared Facilities required to be insured by CGM. CGM shall have the right to use for such purposes the proceeds of any hazard insurance policy(ies) maintained by CGM, however, CGM shall be responsible for any amounts not covered by CGM's insurance coverage. If CGM fails, within thirty (30) days following written notice from City, to commence such repair, restoration or reconstruction or fails thereafter diligently to prosecute the same to completion, then upon written notice to CGM, City shall have the right (but not the obligation) to assume full and exclusive control of CGM's insurance proceeds and cause such repair,

restoration or reconstruction to be done; provided, however that CGM shall have such additional reasonable time as is necessary in order to coordinate its reconstruction efforts with any reconstruction being or to be done by City. CGM hereby expressly authorizes City to enter the Facility and Shared Facilities for such purposes and CGM agrees that such entry by City shall have no other legal consequences. If the damage or destruction resulted from the gross negligence or willful misconduct of CGM or any person occupying the Facility or Shared Facilities or portion thereof under CGM, then all costs and expenses incurred in accomplishing repairs, restoration or reconstruction in excess of the insurance proceeds available therefor (if any) shall be paid by CGM, and if City shall advance any sums for such excess costs and expenses, then CGM shall repay and reimburse City therefor promptly upon demand and said sums shall be considered due. Nevertheless, to the extent that any of the above-described property damage is covered by valid, collectible insurance, the City hereby waives any subrogation rights against the City, and CGM likewise agrees to waive any subrogation rights against the City. In no event shall City be liable for interruption to CGM's business or for damage to or replacement or repair of CGM's personal property, trade fixtures, and inventory.

#### ARTICLE XXIX

##### Condemnation

In the event that the Entire Facility or any material part thereof is taken for any public or quasi-public use by condemnation or by right of eminent domain, or purchase in avoidance or settlement of a condemnation or eminent domain proceeding, City and CGM agree that this Agreement shall be cancelled. Any and all condemnation awards shall be the property of the City.

#### ARTICLE XXX

##### No Waiver

Failure of City to declare any default immediately upon occurrence thereof, or delay in taking any action in connection therewith, shall not waive such default, but City shall have the right to declare any such default at any time and take such action as might be lawful or authorized hereunder, in law and/or in equity. No waiver of any term, provision, condition or covenant of this Agreement by City nor the failure of City to insist upon strict performance of



one or more covenants or conditions of this Agreement shall be deemed to imply or constitute a further waiver by City of any other term, provision, condition or covenant of this Agreement, and no acceptance of payment shall be deemed a waiver of any default hereunder, nor shall such acceptance operate as a waiver of any provisions of the Agreement or any of City's rights, remedies, privileges or options.

#### ARTICLE XXXI

##### Right of Entry

City, or any of its agents, shall have the right to enter the Facility during all reasonable hours and after twenty-four (24) hours notice to CGM (except in the event of an emergency, to be determined in City's sole discretion, in which event no notice shall be required) to examine the same or to make such repairs, additions or alterations as may be deemed necessary for the safety, comfort, or preservation thereof or to otherwise exhibit the Facility to third parties, including, without limitation, mortgagees, insurance examiners and building inspectors. Said right of entry shall likewise exist for the purpose of removing placards, signs, fixtures, alterations, or additions which do not conform to this Agreement. City and CGM agree that any restriction on City's right of entry to the Facility applies solely to City in its capacity under this Agreement and does not apply to City in its capacity as a municipality with jurisdiction over the Facility and the property where it is located.

#### ARTICLE XXXII

##### Surrender

CGM agrees to surrender to City, at the end of the Term of this Agreement and/or upon any cancellation or early termination of this Agreement, the Facility, furniture, fixtures, equipment, collections, displays, and exhibits in as good condition as the Facility was at the beginning of the Term of this Agreement, ordinary wear and tear, and damage by fire, or other casualty not caused by CGM's negligence excepted. CGM agrees that if CGM does not surrender the Facility to City at the end of the Term of this Agreement, then CGM will pay to City, to the extent permitted by law and as liquidated damages, five thousand dollars (\$5,000) for each month or portion thereof that CGM holds over, plus all damages that City may suffer on account of CGM's failure to so surrender to City possession of the Facility, and will indemnify

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and save City harmless from and against all claims made by any succeeding occupant of the Facility against City on account of delay of City in delivering possession of the Facility to the succeeding occupant so far as such delay is occasioned by failure of CGM to so surrender the Facility in accordance herewith or otherwise. No receipt of money by City from CGM after termination of this Agreement or the service of any notice of commencement of any suit or final judgment for possession shall reinstate, continue or extend the Term of this Agreement, affect any such notice, demand, suit or judgment, or waive any of City's rights and remedies set forth in this Agreement. No act or thing done by City or its agents during the Term hereby granted shall be deemed an acceptance of a surrender of the Facility, and no agreement to accept a surrender of the Facility shall be valid unless it be made in writing and signed by a duly authorized officer or agent of City. Any personal property, furniture, fixtures, goods or chattels remaining in the Facility or Shared Facilities after the Termination Date shall be deemed abandoned. No surrender of the Facility prior to the end of the Term shall terminate this Agreement unless City agrees to such termination in writing.

#### ARTICLE XXXIII

##### Trial By Jury

It is mutually agreed by and between City and CGM that the respective parties hereto shall and they hereby do waive trial by jury in any action, proceeding or counterclaim brought by either of the parties hereto against the other on any matters arising out of or in any way connected with this Agreement, the relationship of City and CGM, and CGM's use or occupancy of the Facility and Shared Facilities. CGM further agrees that CGM shall not interpose any noncompulsory counterclaim(s) in a summary proceeding or in any action based upon non-payment hereunder. CGM expressly waives any and all rights of redemption granted by or under any present or future laws.

#### ARTICLE XXXIV

##### Invalidity of Provision

If any term or provision of this Agreement or the application thereof to any person or circumstance shall, to any extent, be invalid or unenforceable, the remainder of this Agreement or the application of such term or provision, to persons or circumstances other than those as to

which it is held invalid or unenforceable shall not be affected thereby and each term and provision of this Agreement shall be valid and be enforceable to the fullest extent permitted by law. This Agreement shall be construed in accordance with the laws of the State of Florida and venue shall be in Miami-Dade County.

#### ARTICLE XXXV

##### Time of Essence

It is understood and agreed between the parties hereto that time is of the essence of all the terms and provisions of this Agreement.

#### ARTICLE XXXVI

##### Attorney's Fees

If either party defaults in the performance of any of the terms or provisions of this Agreement and by reason thereof the other party employs the services of an attorney to enforce performance of the covenants, or to perform any service based upon defaults, or in the event a party successfully defends an action against them for breach under this Agreement, then in any of said events the prevailing party shall be entitled to receive from the other party reasonable attorneys fees and expenses and costs incurred by the prevailing party pertaining thereto (including costs and fees relating to any appeal) and in enforcement of any remedy.

#### ARTICLE XXXVII

##### Miscellaneous

The terms CGM and City as herein contained shall include singular and/or plural, masculine, feminine and/or neuter, heirs, successors, personal representatives and/or assigns wherever the context so requires or admits. The terms and provisions of this Agreement are expressed in the total language of this Agreement and the Article or article headings are solely for the convenience of the reader and are not intended to be all-inclusive and shall not be deemed to limit or expand any of the provisions of this Agreement. Anything herein to the contrary notwithstanding, City shall not be or be deemed to be in default hereunder unless it has failed to cure its default within a reasonable time following its receipt of notice thereof. All exhibits attached to this Agreement, if any, are hereby incorporated in and made a part hereof. Neither

this Agreement nor any memorandum or short form thereof shall be recorded in the Public Records of Miami-Dade County, Florida. CGM certifies that it is not acting directly or indirectly for or on behalf of any person, group, entity or nation named by any Executive Order or the United States Treasury Department as a terrorist, "Specially Designated National and Blocked Person," or other banned or blocked person, entity, nation or transaction pursuant to any law, order, rule or regulation that is enforced or administered by the Office of Foreign Assets Control; and that it is not engaged in this transaction, directly or indirectly on behalf of any such person, group, entity or nation. CGM agrees to defend, indemnify and hold harmless City from and against any and all claims, damages, losses, risks, liabilities, and expenses (including attorney's fees and costs) arising from or related to any breach of the foregoing certification; this indemnity shall survive expiration or earlier termination of this Agreement. The drafting and negotiation of this Agreement have been participated in by each of the parties, and for all purposes, therefore, this Agreement shall be deemed to have been drafted jointly by each of the parties.

#### ARTICLE XXXVIII

##### Brokerage

CGM represents and warrants that it has dealt with no broker, salesman, agent or other person in connection with this transaction and that no broker, salesman agent or other person brought about this transaction, and CGM agrees to indemnify and hold City harmless from and against any claims by any other broker, salesman, agent or other person claiming a commission or other form of compensation by virtue of having dealt with CGM with regard to this leasing transaction. The provisions of this Article shall survive the termination of this Agreement.

#### ARTICLE XXXIX

##### Authority to Execute

CGM hereby represents and warrants to City that the Agreement has been duly authorized, executed and delivered by and on behalf of CGM and constitutes a legal, valid and binding agreement of CGM enforceable in accordance with its terms. Simultaneously with the execution of the Agreement, CGM shall deliver to City a certified resolution of the Board of Trustees of CGM authorizing the execution and delivery of the Agreement by CGM and the performance of CGM's obligations hereunder.



## ARTICLE XL

### Radon Gas

RADON IS A NATURALLY OCCURRING RADIOACTIVE GAS THAT, WHEN IT HAS ACCUMULATED IN A BUILDING IN SUFFICIENT QUANTITIES, MAY PRESENT HEALTH RISKS TO PERSONS WHO ARE EXPOSED TO IT OVER TIME. LEVELS OF RADON THAT EXCEED FEDERAL AND STATE GUIDELINES HAVE BEEN FOUND IN BUILDINGS IN FLORIDA. ADDITIONAL INFORMATION REGARDING RADON TESTING MAY BE OBTAINED FROM YOUR COUNTY PUBLIC HEALTH UNIT.

## ARTICLE XLI

### Counterparts

This Agreement may be executed in multiple counterparts, each of which shall be deemed to be an original, but all of which, together, shall constitute but one and the same instrument.

## ARTICLE XLII

### Survival

All provisions of this Agreement intended by their terms to survive expiration or earlier termination shall survive including, but not limited to all indemnification obligations contained herein.

IN WITNESS WHEREOF, the parties hereto have signed, sealed and delivered this Agreement at Miami-Dade County, Florida, as of the day and year first above written.

CITY OF CORAL GABLES, a  
municipal corporation of the State of  
Florida

By: Patrick Salerno  
Patrick Salerno  
City Manager

ATTEST:

By: Walter Foeman  
Walter Foeman  
City Clerk 2/16/10

Approved as to form and legal  
sufficiency:

By: Louderes Alfonso-Ruiz  
Louderes Alfonso-Ruiz  
Acting City Attorney

Coral Gables Museum, Corp., a Florida not-  
for profit corporation

By: [Signature]  
Name: CHAIRMAN  
Title: \_\_\_\_\_

ATTEST/WITNESS:

By: [Signature]  
Name: Cynthia Budsill

By: [Signature]  
Name: OSCAR MATEO

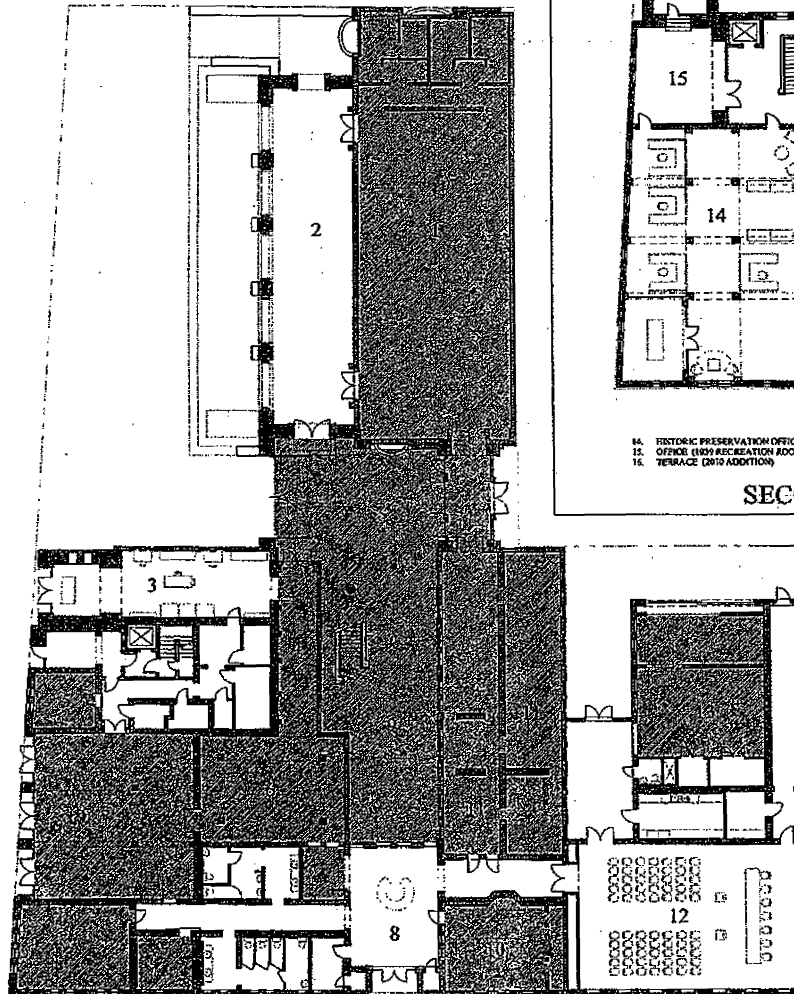
40

## **EXHIBIT A**

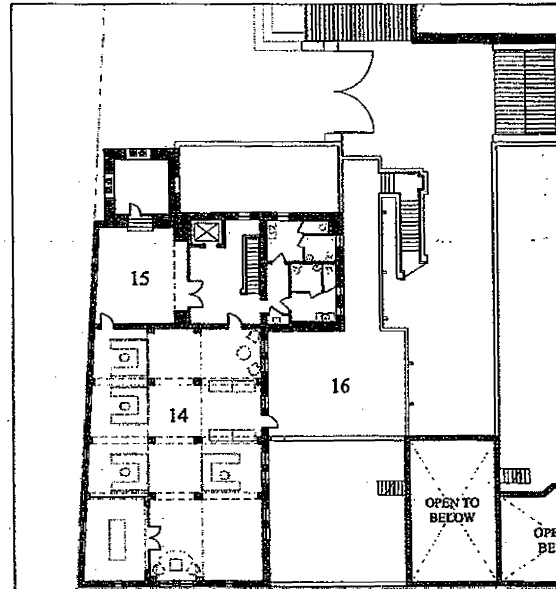
### **MISSION STATEMENT**

The Museum's mission is to celebrate, investigate and explore the civic arts of architecture and urban and environmental design, including fostering appreciation for the history, vision, and cultural landscape of Coral Gables to promote beauty and planning as well as historic and environmental preservation for a broad audience, including children, families, and community members, as well as local, regional, national and international visitors. The museum optimizes its mission by cultivating effective partnerships, and providing programming that includes exhibitions, collections, educational offerings, lectures, tours, publications, and special events.

# EXHIBIT B: FACILITY



FIRST FLOOR



## LEGEND

- 14. HISTORIC PRESERVATION OFFICE (1939 DOBMITORY)
- 15. OFFICE (1939 RECREATION ROOM)
- 16. TERRACE (2010 ADDITION)

SECOND FLOOR

## LEGEND

- 1: FEWELL GALLERY (2010 ADDITION)
- 2: LOGGIA (2010 ADDITION)
- 3: ARCHIVE (1939 HOOK & LADDER ROOM)
- 4: DISPLAY (2010 ADDITION)
- 5: VAULT (1939)
- 6: GALLERY (2010 ADDITION)
- 7: GALLERY (1939 APPARATUS ROOM)
- 8: LOBBY (1939)
- 9: SCULPTURE GARDEN
- 10: GIFT SHOP (1939 COURT ROOM)
- 11: CORAL GABLES EXHIBIT (1939 JAIL)
- 12: COMMUNITY ROOM (1952 COURT ROOM)
- 13: WORK ROOM (1939 WORK ROOM)

DRAWING:

DATE:

SHEET:

REVISIONS:



**JORGE L. HERNANDEZ**  
Architect

FLORIDA REGISTRATION #1665

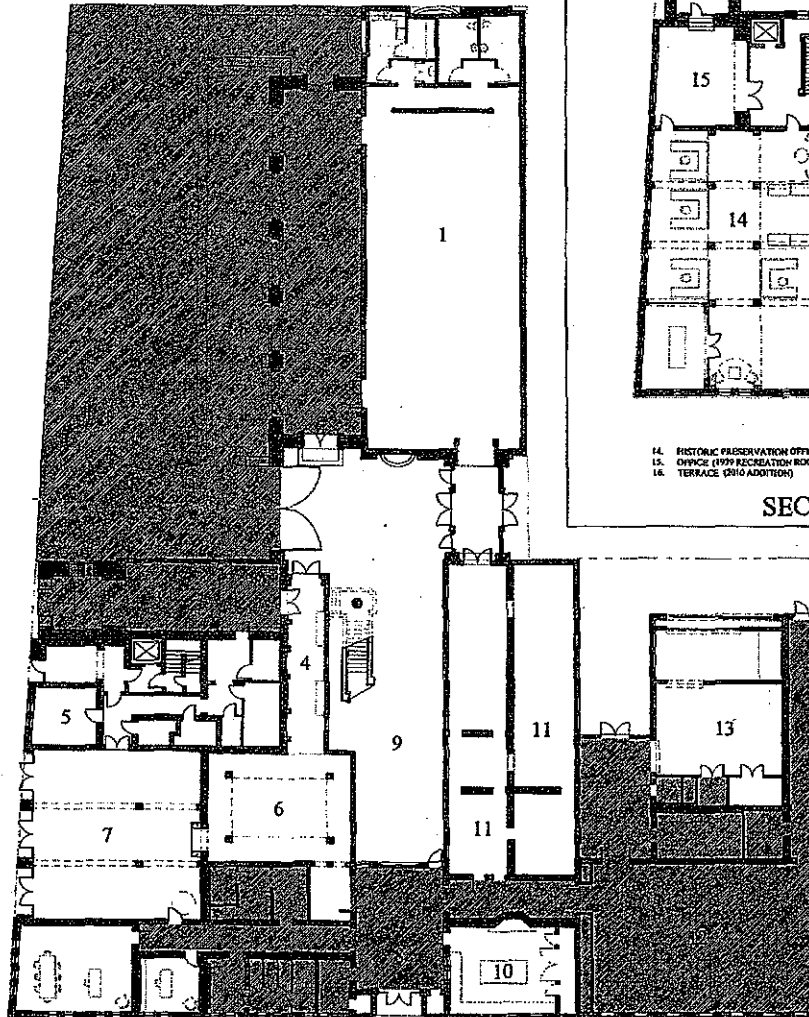
337 Palermo Avenue, Coral Gables, Florida 33134 (305) 774-0022

PROJECT:  
C.G. MUSEUM

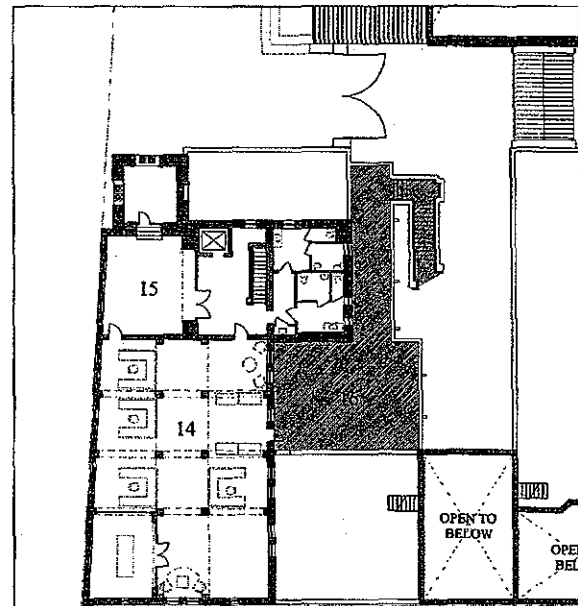
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# EXHIBIT C: SHARED FACILITIES



FIRST FLOOR



## LEGEND

- 14. HISTORIC PRESERVATION OFFICES (1939 DORMITORY)
- 15. OFFICE (1939 RECREATION ROOM)
- 16. TERRACE (2010 ADDITION)

SECOND FLOOR

## LEGEND

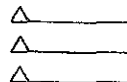
- 1: FEWELL GALLERY (2010 ADDITION)
- 2: LOGGIA (2010 ADDITION)
- 3: ARCHIVE (1939 HOOK & LADDER ROOM)
- 4: DISPLAY (2010 ADDITION)
- 5: VAULT (1939)
- 6: GALLERY (2010 ADDITION)
- 7: GALLERY (1939 APPARATUS ROOM)
- 8: LOBBY (1939)
- 9: SCULPTURE GARDEN
- 10: GIFT SHOP (1939 COURT ROOM)
- 11: CORAL GABLES EXHIBIT (1939 JAIL)
- 12: COMMUNITY ROOM (1932 COURT ROOM)
- 13: WORK ROOM (1939 WORK ROOM)

DRAWING:

DATE:

SHEET:

REVISIONS:



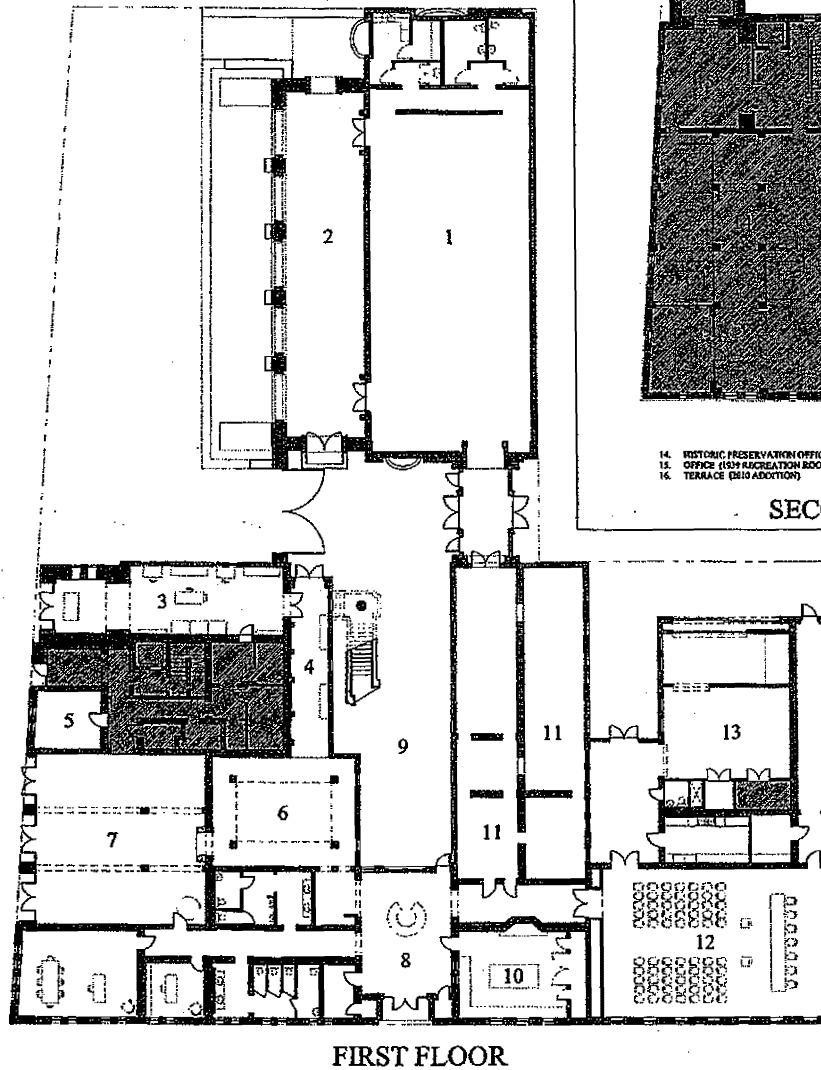
**JORGE L. HERNANDEZ**  
Architect

FLORIDA REGISTRATION # 8643  
337 Palermo Avenue, Coral Gables, Florida 33134 (305) 774-0022

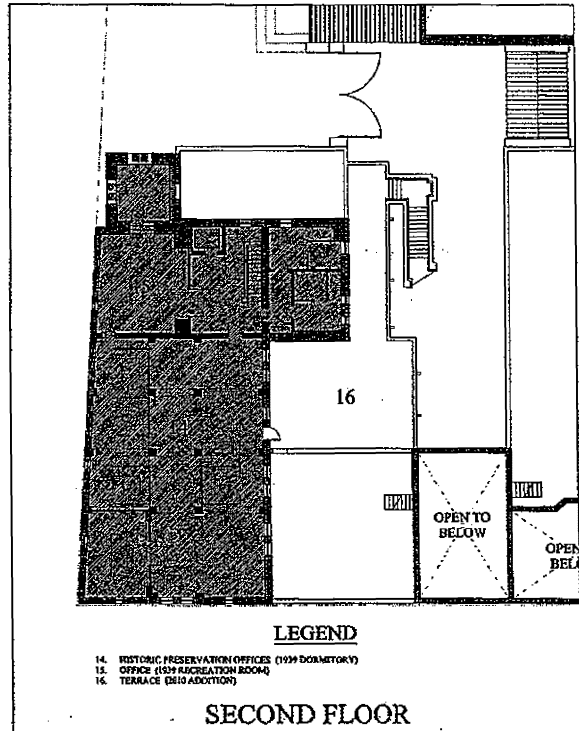
PROJECT:  
C.G. MUSEUM

NO.

# EXHIBIT D: CITY PORTION



FIRST FLOOR



SECOND FLOOR

## LEGEND

- 14. HISTORIC PRESERVATION OFFICES (1939 DOMESTORY)
- 15. OFFICE (1939 RECREATION ROOM)
- 16. TERRACE (2010 ADDITION)

## LEGEND

- 1: FEWELL GALLERY (2010 ADDITION)
- 2: LOGGIA (2010 ADDITION)
- 3: ARCHIVE (1939 HOOK & LADDER ROOM)
- 4: DISPLAY (2010 ADDITION)
- 5: VAULT (1939)
- 6: GALLERY (2010 ADDITION)
- 7: GALLERY (1939 APPARATUS ROOM)
- 8: LOBBY (1939)
- 9: SCULPTURE GARDEN
- 10: GIFT SHOP (1939 COURT ROOM)
- 11: CORAL CABLES EXHIBIT (1939 TAIL)
- 12: COMMUNITY ROOM (1932 COURT ROOM)
- 13: WORK ROOM (1939 WORK ROOM)

DRAWING:

DATE:  
11.25.09

SHEET:

REVISIONS:

△  
△  
△

**JORGE L. HERNANDEZ**  
Architect

FLORIDA REGISTRATION # 9411

337 Palermo Avenue, Coral Gables, Florida 33134 (305) 774-0022

PROJECT:  
C.G. MUSEUM

NO.

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## EXHIBIT E

### CERTIFICATE AFFIRMING DATES

This Certificate is being provided pursuant to that certain Amended and Restated Agreement for Operation of the Coral Gables Museum dated as of December 15, 2009 (the "Agreement"), by and between the City of Coral Gables ("City") and Coral Gables Museum, Inc. ("CGM"). The parties to the Agreement desire to confirm the following:

1. The Commencement Date under the Agreement is \_\_\_\_\_
2. The Expiration Date under the Agreement is \_\_\_\_\_
3. The Date to Exercise the Right NOT to renew the Agreement for the first renewal term of 20 years is \_\_\_\_\_
4. The Date to Exercise the Right NOT to renew the Agreement for the second renewal term of 20 years is \_\_\_\_\_

WITNESS WHEREOF City and CGM have executed this Certificate under seal on \_\_\_\_\_, 20\_\_\_\_.

CITY OF CORAL GABLES, a  
municipal corporation of the State of  
Florida

By: \_\_\_\_\_  
Patrick Salerno  
City Manager

ATTEST:

By: \_\_\_\_\_  
Walter Foeman  
City Clerk

Approved as to form and legal  
sufficiency:

By: \_\_\_\_\_  
City Attorney

Coral Gables Museum, Corp., a Florida not-  
for profit corporation

By: \_\_\_\_\_  
Name: \_\_\_\_\_  
Title: \_\_\_\_\_

ATTEST/WITNESS:

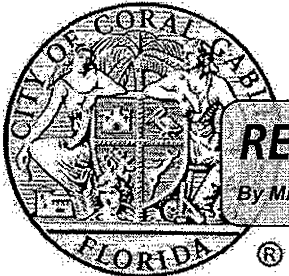
By: \_\_\_\_\_  
Name: \_\_\_\_\_

By: \_\_\_\_\_  
Name: \_\_\_\_\_



# Insured Info

Compliant with Waived Deficiencies.

Account Number	CE00000261	
Risk Type	Lease Agreement	
Do Not Call	<input type="checkbox"/>	
	<b>Mailing Address</b>	<b>Physical Address</b>
Insured Name	Coral Gables Museum Corp	
Address 1	Po Box 141687	
Address 2		
City	Miami	
State	FL	
Zip	33134	
Country		
Contact Name		
Phone Number		
Fax Number		
E-Mail Address		
Approval Date		
Rush		
Contract On File	NO	<div><div><b>APPROVED</b></div><div><b>REVIEWED</b> By Michael S. Sparber, CIC CRM CAIP at 9:20 am, Nov 09, 2010</div><div><b>Risk Management</b> Human Resources Department</div></div>
Indemnification Agreement	No	
Tax ID		
Lot Number		
Contract Number		
Contract Start Date		
Contract End Date		
Contract Effective Date		
Contract Expiration Date		
Description of Services		
Safety Form II	NO	

This Account created by Ebix on 9/14/2009 2:58:43 PM.

**CITY OF CORAL GABLES, FLORIDA**

**ORDINANCE NO. 2011-04**

AN ORDINANCE OF THE CITY OF CORAL GABLES COMMISSION AUTHORIZING ENTERING INTO AN AMENDED AND RESTATED AGREEMENT FOR OPERATION OF THE CORAL GABLES MUSEUM WITH CORAL GABLES MUSEUM, CORP., WITH REGARD TO CITY OWNED PROPERTY AT 285 ARAGON AVENUE, CORAL GABLES, FLORIDA; AND PROVIDING FOR SEVERABILITY, REPEALER, CODIFICATION AND AN EFFECTIVE DATE.

**WHEREAS**, as authorized by Resolution No. 2006-184 (as Amended), the City entered into an Agreement for Operation of the Coral Gables Museum with Coral Gables Museum, Corp. ("CGM"), for City-owned property located at 285 Aragon Avenue, Coral Gables, Florida, for the development, construction and operation of City museum (the "Original Agreement"), which Resolution and actions are ratified by this Ordinance; and

**WHEREAS**, CGM and City are desirous of entering into an Amended and Restated Agreement for Operation of the Coral Gables Museum to clarify the rights and obligations of the parties as described in the proposed draft Amended and Restated Agreement for Operation of the Coral Gables Museum; and

**WHEREAS**, the Property Advisory Board reviewed the terms of the proposed draft Amended and Restated Agreement for Operation of the Coral Gables Museum on November 2, 2010, and recommended approval; and

**WHEREAS**, CGM's board has agreed to the proposed Amended and Restated Agreement for Operation of the Coral Gables Museum (A copy of the proposed Amended and Restated Agreement is attached hereto and incorporated herein as Exhibit "A");

**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 Ordinance upon the adoption hereof.

**SECTION 2.** That the City Commission does hereby authorize the City Manager to negotiate and sign an Amended and Restated Agreement for Operation of the Coral Gables Museum with CGM with such modifications from the terms set forth in the Proposed Amended and Restated Agreement for Operation of the Coral Gables Museum as may be approved by the City Manager and the City Attorney.

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**SECTION 3.** That any further amendments to this Amended and Restated Agreement for Operation of the Coral Gables Museum, other than to the term, shall be accomplished by resolution.

**SECTION 4.** That all ordinances or parts of ordinances that is inconsistent or in conflict with the provisions of this Ordinance are repealed.

**SECTION 5.** That if any section, clause, sentence or phrase of this Ordinance is for any reason held invalid or unconstitutional by any court of competent jurisdiction, then said holding shall not affect the validity of the remaining portions of this Ordinance.

**SECTION 6.** That it is the intention of the City Commission that the provisions of this Ordinance shall become and be made a part of the City of Coral Gables Code of Ordinances; and that the sections of this Ordinance may be renumbered or relettered to accomplish such intention, and the word "ordinance" may be changed to "section", "article" or such other appropriate word or phrase in order to accomplish such intentions.

**SECTION 7.** This ordinance shall become effective within ten (10) days following the date of its passage and adoption herein.

PASSED AND ADOPTED THIS EIGHTH DAY OF FEBRUARY, A.D., 2011.

(Moved: Withers / Seconded: Kerdyk)

(Yeas: Withers, Anderson, Kerdyk, Slesnick)

(Majority: (4-0) Vote)

(Absent: Cabrera)

(Agenda Item: E-1)

APPROVED:



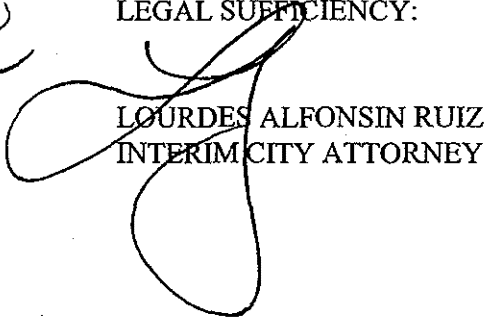
DONALD D. SLESNICK II  
MAYOR

ATTEST:



WALTER J. FOEMAN  
CITY CLERK

APPROVED AS TO FORM AND  
LEGAL SUFFICIENCY:



LOURDES ALFONSIN RUIZ  
INTERIM CITY ATTORNEY

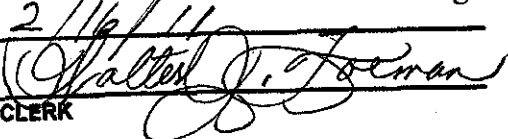
STATE OF FLORIDA • COUNTY OF MIAMI DADE

I, HEREBY CERTIFY that the foregoing  
(Pages 1 - 49, inclusive)  
is a true and correct copy of the original  
on file in this office.

Page 2 of 2 - Ordinance No. 2011-04

DATE

CITY CLERK



(49)