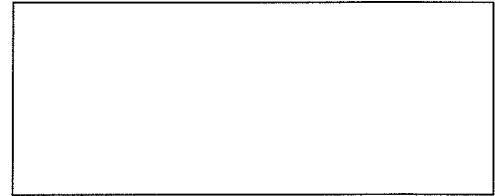


Memorandum



Date:

To: Honorable Chairman Dennis C. Moss
and Members, Board of County
Commissioners



From: George M. Burgess
County Manager

Subject: *Building Better Communities* General Obligation Bond Program - Deletion of Project Number 181 "Miami-Dade County Courthouse HVAC Repairs", Project Number 184 "Miami-Dade County Courthouse Electrical System Refurbishment", and Project Number 185 "Miami-Dade County Courthouse Plumbing Riser Refurbishment", and Addition of new Project Number 181.1 "Miami-Dade County Courthouse Façade Restoration Project".

Recommendation

It is recommended that the Board of County Commissioners (the "Board") adopt the attached resolution, which approves the deletion of Building Better Communities General Obligation Bond Program (the "BBC GOB Program") Project Number 181 "Miami-Dade County Courthouse HVAC Repairs", Project Number 184 "Miami-Dade County Courthouse Electrical System Refurbishment", and Project Number 185 "Miami-Dade County Courthouse Plumbing Riser Refurbishment" from Appendix A to Resolution No. R-915-04 ("Authorizing Resolution") after a public hearing; the deletion of Project Number 181 "Miami-Dade County Courthouse HVAC Repairs" from Appendix A to Resolution No. R-1154-08, which lists projects eligible for funding from the BBC GOB Program's Series 2008B Bond proceeds (the "Series 2008B Resolutions"); the waiver of the requirements regarding adding new projects of Implementing Order 3-47; and the addition of a new BBC GOB Program Project Number 181.1 "Miami-Dade County Courthouse Façade Restoration Project" to the Authorizing Resolution, after a public hearing

Deletion of BBC GOB Project Number 181 "Miami-Dade County Courthouse HVAC Repairs"

Item	Original BBC Project	Modified BBC Project
Project Name	Miami-Dade County Courthouse HVAC Repairs	Deletion
Project Number	181	
Project Location	73 W. Flagler Street, Miami, FL 33128	

Project Description	Replace or refurbish severely obsolete and failing mechanical/heating ventilation air-conditioning (HVAC) systems, improve indoor air quality and reduce operating costs. Replace aging chilled water lines and valves and clean, sanitize and/or replace air ducts. This is the main Civil Courthouse built in 1925 and registered as a historical site. The Dade County Courthouse is a 27-story building employing more than 700 and servicing over 1,200 daily visitors.
Total BBC allocation	\$5.7 Million

Deletion of BBC GOB Project Number 184 "Miami-Dade County Courthouse Electrical System Refurbishment"

Item	Original BBC Project	Modified BBC Project
Project Name	Miami-Dade County Courthouse Electrical System Refurbishment	Deletion
Project Number	184	
Project Location	73 W. Flagler Street, Miami, FL 33128	
Project Description	Upgrade electrical systems to meet Building code. Electrical wiring and panels are more than 50 years old. This is the main Civil Courthouse built in 1925 and registered as a historical site. The Dade County Courthouse is a 27 story building employing over 700 and servicing over 1,200 daily visitors.	
Total BBC allocation	\$2.8 Million	

Deletion of BBC GOB Project Number 185 "Miami-Dade County Courthouse Electrical System Refurbishment"

Item	Original BBC Project	Modified BBC Project
Project Name	Miami-Dade County Courthouse Plumbing Riser Refurbishment	Deletion

Project Number	185
Project Location	73 W. Flagler Street, Miami, FL 33128
Project Description	Replace sanitary and domestic piping. Piping date back to the 1920's, and are in need of replacement. This is the main Civil Courthouse built in 1925 and registered as an historical site. The Dade County Courthouse is a 27-story building employing over 700 and servicing over 1,200 daily visitors.
Total BBC allocation	\$9.6 Million

Addition of new BBC GOB "Miami-Dade County Courthouse Façade Restoration Project"

Item	New BBC Project
Project Name	Miami-Dade County Courthouse Terra Cotta Façade Restoration Project
Project Number	181.1
Project Location	73 W. Flagler Street, Miami, FL 33128
Project Description	Restoration of the Miami-Dade County Courthouse Façade, to include replacement of the Courthouse windows and restoration of the Courthouse Plaza.
Total BBC allocation	\$18.1 million

Scope

Both projects are located within Miami-Dade County Commission District 5.

Fiscal Impact/Funding Source

There is no fiscal impact to the existing BBC Program allocations as a result of this modification. The funding for new Project No. 181.1 will be re-allocated from deleted Project Numbers 181, 184, and 185. Additional funding from Capital Asset Acquisition Bond 2004B Proceeds, as shown in the Adopted Capital Budget for FY 2008-09, will complete the \$33.1 million required for the completion of this project.

Track Record/Monitor

The implementing agency is the Miami-Dade General Services Administration (GSA), Humberto Contreras, Manager, Project Management Section. The responsible party for monitoring this project is the Office of Capital Improvements (OCI), Johnny Martinez, P.E., Director.

Background

On November 2, 2004 voters overwhelmingly approved the eight (8) referendum questions to fund more than 300 capital improvements throughout the County over the next 15 to 20 years. Appendix A to each resolution approving the referendum question listed projects eligible for funding from the BBC GOB Program by number, name and project description. All additions, deletions and significant modifications to Appendix A require a majority vote of the Board following a public hearing. BBC GOB Project Number 181 "Miami-Dade County Courthouse HVAC Repairs", Project Number 184 "Miami-Dade County Courthouse Electrical System Refurbishment", and Project Number 185 "Miami-Dade County Courthouse Plumbing Riser Refurbishment" were GSA projects listed in Appendix A to the Authorizing Resolution with a total allocation of \$18.1 million between all three projects.

Additionally, on November 20, 2008, the Board adopted the Series 2008B Resolution. Appendix A to the Series 2008B Resolution itemized the list of projects eligible for funding from the BBC GOB Program's Series 2008B bond proceeds. This list included Project Number 181 "Miami-Dade County Courthouse HVAC Repairs", which needs to be deleted from this list.

The Miami-Dade County Courthouse (Courthouse) is located at 73 West Flagler Street, and was built in 1928. It is a 27-story structure that occupies the entire city block bounded by West Flagler Street, NW 1st Avenue, NW 1st Street, and NW Miami Court. The Courthouse was designed by A. Ten-Eyck Brown and August Geiger, and construction began in 1926 and was completed in January 1928. At 360 feet in height, it was the tallest building south of Washington D.C. at the time of its completion. The Courthouse was placed on the National Register of Historic Places in 1989 for its historic importance and architectural significance; therefore, any and all repair and restoration efforts must conform to the Secretary of the Interior's Standards for the Treatment of Historic Properties.

The Courthouse façade primarily consists of flat as well as ornamental terra cotta units, which are glazed to resemble white granite stone. Prior to 1979, selective repairs were made to the Courthouse terra cotta façade, and a "Façade Inspection and Conceptual Repair Recommendations Report" was prepared in 2002. This report provided a preliminary cost estimate of \$8.5 million dollars in actual restoration costs, with an additional figure of \$1.3 million (to include architectural fees, testing, laboratories, and construction administration services) for a total of \$9.8 million. Based on this preliminary estimate, and accounting for possible costs escalation, the General Services Administration (GSA) determined that the restoration of the Courthouse façade would cost approximately \$15 million. These funds are to be provided from Capital Asset Acquisition Bond 2004B Proceeds.

Subsequently, a Building Conditions Report was conducted, which detailed the condition of the Courthouse. The report also projected a revised restoration cost of \$33 million, and as a result, \$18 million of additional funding would be required. In order to address this project shortfall, monies previously allocated in the BCC GOB Program for the restoration of the Courthouse interiors have been identified as possible funding for the restoration of the terra cotta façade, replacement of the Courthouse windows, and restoration of the Courthouse Plaza. Thus, it is necessary to delete Project Number 181 "Miami-Dade County Courthouse HVAC Repairs", Project Number 184 "Miami-Dade County Courthouse Electrical System

Refurbishment”, and Project Number 185 “Miami-Dade County Courthouse Plumbing Riser Refurbishment” in order to take the combined funding for these 3 projects and allocate it towards the restoration of the Miami-Dade County Courthouse façade. These efforts are considered essential in “sealing” the building envelope, prior to address the interior refurbishments.

The addition of Project Number 181.1 “Miami-Dade County Courthouse Façade Restoration Project” requires the waiver of the requirement of Implementing Order 3-47, Section C, which that surplus funds may fund new projects only after all Projects have been completed or necessary funding for completion of all Projects has been identified to the satisfaction of this Board. The financing strategy involves complementing the BCC GOB Program allocation with additional funding from Capital Asset Acquisition Bond 2004B Proceeds, as shown in the Adopted Capital Budget for FY 2008-09. The new Project is within the general scope of the voter-approved bond question “To Construct And Improve Public Safety Facilities”. The project is currently under design, at 25% completion, and the building is operated and managed by GSA.

This recommendation was presented to the BBC-GOB Advisory Committee (CAC) at its meeting of June 25, 2009. This item was forwarded to the BCC with a favorable recommendation by the BBC-GOB CAC.

Wendi J. Norris
Director, General Services Administration

Approved _____ Mayor

Agenda Item No.

Veto _____

Override _____

RESOLUTION NO.

RESOLUTION APPROVING DELETION OF BUILDING BETTER COMMUNITIES GENERAL OBLIGATION BOND PROGRAM PROJECT NUMBER 181 - "MIAMI-DADE COUNTY COURTHOUSE HVAC REPAIRS", PROJECT NUMBER 184 - "MIAMI-DADE COUNTY COURTHOUSE ELECTRICAL SYSTEM REFURBISHMENT", AND PROJECT NUMBER 185 - "MIAMI-DADE COUNTY COURTHOUSE PLUMBING RISER REFURBISHMENT" IDENTIFIED IN APPENDIX A TO RESOLUTION NO. R-915-04 AFTER A PUBLIC HEARING; DELETION OF PROJECT NUMBER 181 - "MIAMI-DADE COUNTY COURTHOUSE HVAC REPAIRS" FROM APPENDIX A TO RESOLUTION NO. R-1154-08; APPROVING ADDITION OF PROJECT 181.1 - "MIAMI-DADE COUNTY COURTHOUSE FAÇADE RESTORATION PROJECT" TO APPENDIX A TO RESOLUTION NO. R-915-04 AFTER A PUBLIC HEARING; WAIVING REQUIREMENTS OF IMPLEMENTING ORDER 3-47 REGARDING ADDING NEW PROJECTS.

WHEREAS, this Board desires to accomplish the purposes outlined in the accompanying memorandum, a copy of which is incorporated in this Resolution by this reference,

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF COUNTY COMMISSIONERS OF MIAMI-DADE COUNTY, FLORIDA, that:

Section 1. The deletion of Building Better Communities General Obligation Bond Program (the "BBC GOB Program") Project Number 181 - "Miami-Dade County Courthouse HVAC Repairs", Project Number 184 - "Miami-Dade County Courthouse Electrical System Refurbishment", and Project Number 185 - "Miami-Dade County Courthouse Plumbing Riser Refurbishment" from Appendix A to Resolution No. R-915-04 after a public hearing, all as more particularly described in the accompanying memorandum, is approved.

Section 2. The addition of BBC GOB Program Project No. 181.1 - "Miami-Dade County Courthouse Façade Restoration Project" to Appendix A to Resolution No. R-915-04 after a public hearing, all as more particularly described in the accompanying memorandum, is approved.

Section 3. The deletion of BBC GOB Program Project No. 181 - "Miami-Dade County Courthouse HVAC Repairs" identified in Appendix A to Resolution No. R-1154-08, all as more particularly described in the accompanying memorandum, is approved.

Section 4. For BBC GOB Program Project No. 181.1, the waiver of the requirements that surplus funds may fund new projects only after all Projects have been completed or necessary funding for completion of all Projects has been identified to the satisfaction of the Board of Implementing Order 3-47 is hereby approved.

The foregoing resolution was offered by Commissioner _____, who moved its adoption. The motion was seconded by Commissioner _____ and upon being put to a vote, the vote was as follows:

Dennis C. Moss, Chairman	
Jose "Pepe" Diaz, Vice-Chairman	
Bruno A. Barreiro	Audrey M. Edmonson
Carlos A. Gimenez	Sally A. Heyman
Barbara J. Jordan	Joe A. Martinez
Dorin D. Rolle	Natacha Seijas
Katy Sorenson	Rebeca Sosa
Sen. Javier D. Souto	

The Chairperson thereupon declared the resolution duly passed and adopted this _____, 2009. This resolution shall become effective ten (10) days after the date of its adoption unless vetoed by the Mayor, and if vetoed, shall become effective only upon an override by this Board.

MIAMI-DADE COUNTY, FLORIDA
BY ITS BOARD OF
COUNTY COMMISSIONERS

HARVEY RUVIN, CLERK

By: _____
Deputy Clerk

Approved by County Attorney as
to form and legal sufficiency. _____

Monica Rizo