

Memorandum



DATE: July 7, 2005

TO: Honorable Chairman Joe A. Martinez and
Members, Board of County Commissioners

FROM: George M. Burgess
County Manager

SUBJECT: Additional Information for MDPD's lease agreement at 2560 NW 89th Court, Miami
with M.A.S.H Real Estate

Supplement to
Agenda Item No. 8 (F) 1a

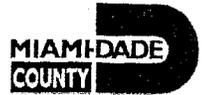
The attached memorandum from Miami-Dade Police Department (MDPD) Director Robert Parker provides additional information regarding the department's request to enter into a lease agreement at 2560 NW 89th Court, Miami with M.A.S.H Real Estate.

The lease agreement will be considered at the June 15 Community Outreach, Safety, and Healthcare Administration committee meeting and the July 7 Board of County Commissioners meeting.

A handwritten signature in black ink, appearing to read "Susanne M. Torriente". The signature is fluid and cursive, with a large initial "S" and "T".

Susanne M. Torriente
Assistant County Manager

Memorandum



Date: May 26, 2005

To: Susanne M. Torriente
Assistant County Manager

From: Robert Parker, Director
Miami-Dade Police Department 

Subject: Proposed Headquarters Annex Lease

The Miami-Dade Police Department is recommending approval of the subject lease to: enhance efficiency and productivity through the centralization of various investigative services units; provide additional secured storage for homeland security equipment; and, provide additional parking spaces. The increased lease costs will be offset by related cost savings resulting in no financial impact to the County.

The consolidation of various investigative units in one centrally located site adjacent to Police Headquarters will result in significant efficiency improvements. The consolidation will enhance communications, coordination and timely sharing of case information in the resolution of related cases. The nature of investigative police work always suggests a preference for personal interaction as opposed to telephonic and written communication as geographically separate locations now require. Additionally, productivity will increase by eliminating the frequent intra-agency travel between diverse locations and Headquarters and allow for a more centralized command and control of complex investigations. Furthermore, security will be enhanced as resources can be allocated in one location versus various diverse locations.

Besides a consolidation of services to serve the community and improved operations, the new lease will also provide additional office space (5,248 sq. ft.) and much needed warehouse space (14,497 sq. ft.), required to store grant funded homeland security equipment that is currently being purchased. In addition, the new building will provide 90 parking spaces in excess of what is required for the investigative units that will serve to alleviate the current parking shortage at Headquarters. The three stories of parking right next door will relieve some of the current and future parking concerns without the need to construct or purchase additional land.

As a result of this consolidation, the Department will be able to reduce expenses related to the consolidation totaling \$259,000; such as vehicle usage (\$48,000) including four less civilian pool cars; office supplies and replacement furniture (\$20,000); and the reduction of four support positions, three secretary and one steno reporter positions (\$191,000). The cost savings noted above offset the increased annual lease cost of \$247,000, resulting in no fiscal impact to the County and significant operational efficiencies and improvements.

RP/is