Memorandum

MIAMI-DADE COUNTY

Date: May 5, 2009

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

Agenda Item No. 8(F)(1)(C)

From: George M. Burgess
County Manager

Subject: Amendment to Lease Agreement Located at 17050 N.E. 19 Avenue, North Miami Beach for the Miami-Dade Fire Rescue Department
Property # 2209-00-00

RECOMMENDATION

It is recommended that the Board approve the attached resolution authorizing the execution of an Amendment to Lease Agreement located at 17050 N.E.19 Avenue with the City of North Miami Beach, for premises to be utilized for the construction and operation of the Miami-Dade Fire Rescue Station Number 31. The attached Amendment to Lease Agreement has been prepared by the General Services Administration at the request of the Miami-Dade Fire Rescue Department.

PROPERTY:	17050 N.E.19 Avenue, North Miami Beach
COMMISSION DISTRICT:	4
COMMISSION DISTRICTS IMPACTED:	4
OWNER:	City of North Miami Beach, a political subdivision of the State of Florida
OWNER'S TRACT RECORD:	The County has no record of negative performance issues with the City of North Miami Beach.
USE:	The Miami-Dade Fire Rescue Department plans to renovate and operate the fire rescue station to provide fire protection and emergency medical rescue services.
JUSTIFICATION:	There has been tremendous growth in the North Miami Beach area which has resulted in the need to construct a 2,324 square foot one-story addition to the existing two-story 5,979 square foot fire rescue station. An existing 1,002 square foot one-story portion of the building will be demolished in order to accommodate the addition. The new total square footage of the premises will be 7,301 square feet. This amendment allows for the construction of a 2,324 square foot addition to the existing fire rescue station.
LEASE TERM:	The current lease term is through March 31, 2013 with four successive five year renewal option periods.

EFFECTIVE DATES: Commencing upon the effective date of the resolution of the Board of County Commissioners approving this lease amendment and terminating March 31, 2033.

RENTAL RATE: The annual rental rate is zero.

FINANCIAL IMPACT: The total financial impact for the first lease year is estimated to be $539,240.00, which is comprised of the following:

First Year Occupancy Cost:

	Total Dollars	PSF
Annual Base Rent		
Annual Base Rent	$ 0	
Direct Expense:		
Electricity	$ 10,200.00	$1.39
Trash	$ 1,800.00	$4.05
Water	$ 27,240.00	$3.73
Total Base Rent	$ 39,240.00	$9.17
Construction Costs:	$ 500,000.00	
Total Cost to County first year:	**$539,240.00**	

The total cost for the renovation/expansion of the fire station will be $1 million dollars ($500,000 in FY 09-10 and $500,000 in FY 10-11).

LEASE CONDITIONS: The County is responsible for all improvements and construction of the facility. The County is responsible for all utilities, repairs or replacements to HVAC serving the office area, lawn maintenance, trash disposal services, roof, plumbing and structural elements.

CANCELLATION PROVISION: The County may cancel the lease by giving Landlord not less than 180 days prior written notice.

FUNDING SOURCE: Operating Expenses: MDFR Operating Budget
Renovation/Expansion: MDFR 2005 Sunshine Loan.
This item has been budgeted by the Miami-Dade Fire Rescue Department.

CURRENT LEASE: On January 16, 1979, by Resolution No. R-101-79, the Board approved a lease agreement for a 25-year term with five successive five-year renewal option periods under the same terms and conditions. The County does not pay any rent to the City of North Miami Beach. The lease is currently in the first year of the second renewal option period.

MONITOR: Jane Marie Hundertmark, Real Estate Officer

DELEGATED AUTHORITY: Authorizes the County Mayor or County Mayor's designee to execute the amendment to lease agreement, exercise the cancellation provision, and exercise the four additional five-year renewal option periods.

Wendi J. Norris
Director
General Services Administration

MEMORANDUM

(Revised)

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

DATE: May 5, 2009

FROM: R. A. Cuevas, Jr. County Attorney

SUBJECT: Agenda Item No. 8(F)(1)(C)

Please note any items checked.

_____ **"4-Day Rule" ("3-Day Rule" for committees) applicable if raised**

_____ **6 weeks required between first reading and public hearing**

_____ **4 weeks notification to municipal officials required prior to public hearing**

_____ **Decreases revenues or increases expenditures without balancing budget**

_____ **Budget required**

_____ **Statement of fiscal impact required**

_____ **Bid waiver requiring County Mayor's written recommendation**

_____ **Ordinance creating a new board requires detailed County Manager's report for public hearing**

_____ **Housekeeping item (no policy decision required)**

_____ **No committee review**

Approved _____ Mayor
Veto _____
Override _____

Agenda Item No. 8(F)(1)(C)
5-5-09

RESOLUTION NO. _____

RESOLUTION AUTHORIZING EXECUTION OF AN AMENDMENT TO LEASE AGREEMENT AT 17050 NE 19 AVENUE, NORTH MIAMI BEACH, WITH THE CITY OF NORTH MIAMI BEACH FOR PREMISES TO BE UTILIZED BY THE MIAMI-DADE FIRE RESCUE DEPARTMENT FOR ITS MIAMI-DADE FIRE RESCUE STATION NUMBER 31 WITH TOTAL FISCAL IMPACT TO MIAMI-DADE COUNTY NOT TO EXCEED $3,000,000.00 FOR THE TERM OF THE LEASE INCLUDING OPTION RENEWAL TERM; AND AUTHORIZING THE COUNTY MAYOR OR COUNTY MAYOR'S DESIGNEE TO EXERCISE ANY AND ALL OTHER RIGHTS CONFERRED THEREIN

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

NOW THEREFORE, BE IT RESOLVED BY THE BOARD OF COUNTY COMMISSIONERS OF MIAMI-DADE COUNTY, FLORIDA, that this Board hereby approves an Amendment to Lease Agreement between Miami-Dade County (the "County"), and City of North Miami Beach, a municipal corporation of the State of Florida, for premises located at 17050 N.E.19 Avenue, North Miami Beach, for premises to be utilized by the Miami-Dade Fire Rescue Department for its Miami-Dade Fire Rescue Station Number 31 with a total fiscal impact to Miami-Dade County not to exceed $3,000,000.00 for the term of the lease, including optional renewal term, in substantially the form attached hereto and made a part hereof; authorizes the County Mayor or County Mayor's designee to execute same for and on behalf of the County; and authorizes the County Mayor or County Mayor's designee to exercise any and all other rights conferred therein.

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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
Dorrin D. Rolle	Natacha Seijas
Katy Sorenson	Rebeca Sosa
Sen. Javier D. Souto	

The Chairperson thereupon declared the resolution duly passed and adopted this 5th day of May, 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. MR

Monica Rizo

AMENDMENT TO LEASE

THIS AGREEMENT made this day of , 2008, by and between, CITY OF NORTH MIAMI BEACH, political subdivision of the State of Florida, hereinafter referred to as the "LANDLORD," and MIAMI-DADE COUNTY, a political subdivision of the State of Florida, herein referred to as the "TENANT,"

WITNESSETH:

WHEREAS, by Resolution No. R-101-79, adopted by the Board of County Commissioners on January 16, 1979, the Board authorized a Lease between the above named parties for that certain property located at 17050 N.E. 19th Avenue, North Miami Beach Florida; and

WHEREAS, both LANDLORD and TENANT are desirous of amending said Lease as set forth below (hereinafter referred to as "Amendment"); and

WHEREAS, the existing Fire Rescue Station consisting of 5,979 square feet of total square footage, also has an existing 1,002 square foot one-story portion of the building that will be demolished to accommodate the proposed addition, and the new construction shall be increased by approximately 2,324 square feet located at 17050 N.E. 19th Avenue, The new total square footage of the demised premises will be 7,301 square feet.

WHEREAS, by Resolution No. , adopted , 2008, the Board of County Commissioners has authorized the amending of said Lease;

NOW, THEREFORE, in consideration of the restrictions and covenants herein contained, it is agreed that the said Lease is hereby amended as follows:

1. RECITALS: The foregoing recitals are true and correct and incorporated herein by this reference.

2. RENOVATIONS: TENANT requests approval to construct a 2,324 square foot one-story addition to an existing two-story Fire Rescue Station, located at 17050 N.E. 19th Avenue, where an existing 1,002 square foot one-story portion of the building will be demolished to accommodate the proposed addition.

CAO: ME

The TENANT shall adhere to the requirements of Miami Dade County Implementing Order 8-8 (Resolution #1309-07) on Green Buildings and construct the subject project consistent with the United States Green Building Council (USGBC) Leader in Environmental and Energy Design LEED-NC Rating System to a Silver certification or higher. The parties agree that there will be no exemption, modification or substitution of standard that would exempt the project from achieving the LEED silver or higher level rating under the LEED-NC Rating System.

3. DEMOLITION: The LANDLORD and TENANT have agreed that TENANT may demolish the existing improvements presently located on the demised premises, at the expense of the TENANT, and shall have the right to construct a 2,324 square foot one-story addition to an existing two-story Fire Rescue Station.

4. INDEMNIFICATION AND HOLD HARMLESS: In accordance with Chapter 725, Florida Statutes, the Contractor shall indemnify and hold harmless the City and its officers, employees, agents and instrumentalities from any and all liability, losses or damages, in an amount not less than $1,000,000 per occurrence which shall include attorneys' fees and costs of defense, which the City or its officers, employees, agents or instrumentalities may incur as a result of claims, demands, suits, causes of actions or proceedings of any kind or nature arising out of, relating to or resulting from the performance of this Agreement by the Contractor or its employees, agents, servants, partners principals or subcontractors. Furthermore, the Contractor shall pay all claims and losses in an amount not less than $1,000,000 per occurrence in connection therewith and shall investigate and defend all claims, suits or actions of any kind or nature in the name of the City, where applicable, including appellate proceedings, and shall pay all costs, judgments, and attorney's fees which may issue thereon. The Contractor expressly understands and agrees that any insurance protection required by this Agreement or otherwise provided by the Contractor shall cover the City, its officers, employees, agents and instrumentalities and shall include claims, or damages resulting from and/or caused by the negligence, recklessness or intentional wrongful

misconduct of the indemnifying party and persons employed by or utilized by the indemnifying party in the performance of the contract. . However, TENANT will not indemnify the LANDLORD from any liability or claim arising out of the negligent performance or failure of performance of the LANDLORD, LANDLORD'S agents or employees, or third parties.

5. UTILITIES: TENANT, during the term hereof, shall pay all charges for water, waste, trash and refuse disposal services, electricity, telephone, cable and other utility and communication services used by the TENANT. TENANT agrees to install separate water and electrical meters.

In all other respects the said Lease, as amended, shall remain in full force and effect in accordance with the terms and conditions specified therein.

CAO:

IN WITNESS WHEREOF, the LANDLORD and TENANT have caused this Lease Agreement to be executed by their respective and duly authorized officers the day and year first above written.

(CORPORATE SEAL)

WITNESS

WITNESS

CITY OF NORTH MIAMI BEACH, A POLITICAL SUBDIVISON OF THE STATE OF FLORIDA

By: _____
Kelvin L. Baker, (LANDLORD)
City Manager

(OFFICIAL SEAL)

ATTEST:

HARVEY RUVIN, CLERK

By: _____
Deputy Clerk

DADE COUNTY FLORIDA
BY ITS BOARD OF
COUNTY COMMISSIONERS

By: _____
Carlos Alvarez (TENANT)
County Mayor

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

Prepared by: General Services Administration, Jane Marie Hundertmark, Real Estate Officer

CAO: MB

RAG/db

Agenda Item No. 5 (e)(1)
1-16-79

RESOLUTION NO. R-101-79

RESOLUTION AUTHORIZING EXECUTION OF TWO (2) RETROACTIVE LEASE AGREEMENTS AT 16899 N.E. 3RD COURT AND 17050 N.E. 19TH AVENUE, WITH THE CITY OF NORTH MIAMI BEACH, FOR PREMISES TO BE USED BY THE FIRE DEPARTMENT FOR FIRE STATIONS; AND AUTHORIZING COUNTY MANAGER TO EXERCISE RENEWAL AND CANCELLATION PROVISIONS CONTAINED THEREIN

WHEREAS, this Board desires to accomplish the purposes outlined in the memorandum from the County Manager, a copy of which is attached to this resolution, for the reasons delineated therein,

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF COUNTY COMMISSIONERS OF DADE COUNTY, FLORIDA, that this Board approves the two (2) retroactive lease agreements between Dade County and the City of North Miami Beach, for premises to be used by the Fire Department for fire stations, in substantially the forms attached hereto and made a part hereof; authorizes the County Manager to execute same for and on behalf of Dade County; and to exercise the renewal and cancellation provisions contained therein.

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

Neal F. Adams	Aye
Clara Oesterle	Aye
William G. Oliver	Aye
Beverly B. Phillips	Aye
James F. Redford, Jr.	Aye
Harvey Ruvin	Aye
Barry D. Schreiber	Aye
Ruth Shack	Aye
Stephen P. Clark	Aye

The Mayor thereupon declared the resolution duly passed and adopted this 16th day of January, 1979.

DADE COUNTY, FLORIDA
BY ITS BOARD OF
COUNTY COMMISSIONERS

RICHARD P. BRINKER, CLERK

By: RAYMOND REED
Deputy Clerk

Approved by County Attorney as to form and legal sufficiency. R A G

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S(e)(1)
1-16-79
R-101-79

LEASE AGREEMENT

THIS LEASE AGREEMENT, made and entered into this 16th day of January, A.D., 1979, by and between the CITY OF NORTH MIAMI BEACH, a municipal corporation of the State of Florida, hereinafter called the "CITY", and DADE COUNTY, a political subdivision of the State of Florida, hereinafter called the "COUNTY",

W I T N E S S E T H :

WHEREAS, the governing bodies of the CITY and the COUNTY have adopted appropriate resolutions, approving in principle the transfer of the CITY's fire protection services to the COUNTY.

WHEREAS, the COUNTY did enter into an agreement with the CITY dated 27th day of February, 1978, for the COUNTY's Fire Department to provide fire protection and emergency medical rescue services, utilizing the CITY's fire stations as COUNTY fire stations for providing fire protection services to the residents of the CITY OF NORTH MIAMI BEACH and the surrounding area; and

WHEREAS, it is the desire of the parties hereto to enter into certain agreements relative hereto,

NOW, THEREFORE, in consideration of the covenants and agreements of the parties hereinafter contained, it is agreed by and between the CITY and COUNTY herein that the CITY does lease unto the COUNTY and the COUNTY does hire from the fire station of the CITY, more particularly described as follows:

5,979 square foot of space in a building located at 17050 N.E. 19 Avenue, North Miami Beach, Florida.

TO HAVE AND TO HOLD unto the said COUNTY for a term of Twenty-Five (25) years, commencing on April 1, 1978, and ending on March 31, 2003, without rent being charged for the use of said premises.

IT IS FURTHER MUTUALLY UNDERSTOOD AND AGREED BY THE RESPECTIVE PARTIES HERETO:

ARTICLE I
USE

That the demised premises shall be used by the COUNTY as a fire station for providing fire proection services to the residents of the CITY OF NORTH MIAMI BEACH, and the surrounding area and for the performance of work incidental thereto, which will necessarily entail service performed for the general public.

ARTICLE II
CONDITION OF PREMISES

The COUNTY hereby accepts the demised premises in the condition they are in at the beginning of this Lease and agrees to keep said premises in as good order as they are in at the commencement of said term, excepting only reasonable wear and tear from the use thereof under this Lease.

ARTICLE III
UTILITIES

The COUNTY during the term hereof, shall be obligated for and shall pay 35% of all utilities charged to 17050 NE 19 Avenue, North Miami Beach. The CITY hereby agrees that the air-conditioning equipment shall be in good and effective working condition at the beginning of the term of this Lease. The COUNTY hereby agrees to maintain the air-conditioning equipment in the demised premises during the term of this Lease or any renewal or extension thereof.

ARTICLE IV
ASSIGNMENT

Without the written consent of CITY first obtained in each case, COUNTY shall not assign, transfer, mortgage, pledge, or dispose of this Lease or the term hereof.

ARTICLE V
ALTERATIONS BY COUNTY

COUNTY will make no permanent additions or improvements to the premises without the written consent of CITY and all additions, fixtures, or improvements (except only office furniture which shall be readily removable) shall be and remain a part of the premises at the expiration of this Lease. The CITY shall not unreasonably withhold such consent.

ARTICLE VI
NO LIABILITY FOR PERSONAL PROPERTY

All property placed or mobed on to the premises above described shall be at the risk of COUNTY or the owner thereof. The CITY shall not be liable to COUNTY for any damage to said personal property unless caused by or due to negligence of CITY, CITY's agents or employees.

ARTICLE VII
MERGER AGREEMENT

It is understood and agreed that the Agreement made and entered into the 27th day of February, 1978, by and between the CITY OF NORTH MIAMI BEACH and DADE COUNTY pertaining to the transferring of the Fire Department and Emergency Medical Services of the said CITY to DADE COUNTY, is made a part of this Lease Agreement by reference.

ARTICLE VIII
RIGHT OF ENTRY

CITY, or any of its agents, shall have the right to enter upon said premises during all reasonable working hours to examine the same.

ARTICLE IX
LIABILITY FOR DAMAGE OR INJURY

The CITY shall not be liable for any damage which may be sustained by the COUNTY or other persons (including COUNTY employees and agents) other than for any damage or injury resulting from the carelessness, negligence, or improper conduct on the part of the CITY, its agents, or employees, or failure of the CITY to perform its covenants under this Lease Agreement.

ARTICLE X
NOTICES

It is understood and agreed between the parties hereto that written notice addressed to COUNTY and mailed or delivered to the Director, General Services Administration, 140 W. Flagler Street, Miami, Florida 33130, shall constitute sufficient notice to the COUNTY, and written notice addressed to CITY and mailed or delivered to the address of CITY Manager, CITY OF NORTH MIAMI BEACH, 17011 N.E. 18th Avenue, North Miami Beach, Florida 33162, shall constitute sufficient notice to the CITY, to comply with the terms of this Lease. Notices provided herein in this paragraph shall include all notices required in this Lease or required by law.

ARTICLE XI
WRITTEN AGREEMENT

This Lease contains the entire agreement between the parties hereto, and it may be modified only by an agreement in writing signed and sealed by CITY and COUNTY.

ARTICLE XII
PEACEFUL POSSESSION

Subject to the terms, conditions and covenants of this Lease, CITY agrees that COUNTY shall and may peaceably have, hold and enjoy the premises above described, without hindrance or molestation by CITY. At the expiration of this Lease, the COUNTY shall, without demand, quietly and peaceably deliver up possession of the demised premises in as good condition as they are now, normal wear and damage by the elements (including fire, windstorm, Acts of God) only excepted.

ARTICLE XIII
MAINTENANCE

The COUNTY hereby agrees to maintain the interior of the demised premises and to keep the interior in a clean and sightly condition, during the term of this Lease or any renewal thereof. The CITY shall maintain the entire exterior of the building, including the roof and all underground electrical and plumbing installations and lines.

ARTICLE XIV
CANCELLATION

All other terms, convenants, conditions, and agreements contained herein, notwithstanding, the TENANT reserves the right to cancel this Lease, by giving notice to the LANDLORD not less than One Hundred Eighty (180) days prior thereto.

ARTICLE XV
OPTION TO RENEW

The COUNTY is hereby granted the option to renew this Lease for Five (5) successive Five (5) year periods under the same terms and conditions by giving the CITY notice in writing at least Sixty (60) days prior to the expiration of this Lease or any extension thereof.

IN WITNESS WHEREOF, the CITY and COUNTY have caused this Lease Agreement to be executed by their respective and duly authorized officers the day and year first above written.

(SEAL)

ATTEST:

By: Jeanne E. Crawford
Deputy CITY Clerk

CITY OF NORTH MIAMI BEACH

By: _____
CITY Manager

(SEAL)

ATTEST:
RICHARD P. BRINKER, Clerk

By: Raymond Reed
Deputy Clerk

COUNTY COMMISIONERS DADE COUNTY FLORIDA

By: _____
COUNTY Manager

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STATE OF FLORIDA)
) SS:
COUNTY OF DADE)

I, RICHARD P. BRINKER, Clerk of the Circuit Court in and for Dade County, Florida, and Ex-Officio Clerk of the Board of County Commissioners of said County, DO HEREBY CERTIFY that the above and foregoing is a true and correct copy of Resolution No. R-101-79, adopted by the said Board of County Commissioners at its meeting held on January 16, 1979

IN WITNESS WHEREOF, I have hereunto set my hand and official seal on this 18th day of January, A. D. 1979.

RICHARD P. BRINKER, Ex-Officio Clerk
Board of County Commissioners
Dade County, Florida

By G. Crowell
Deputy Clerk

SEAL

Board of County Commissioners
Dade County, Florida

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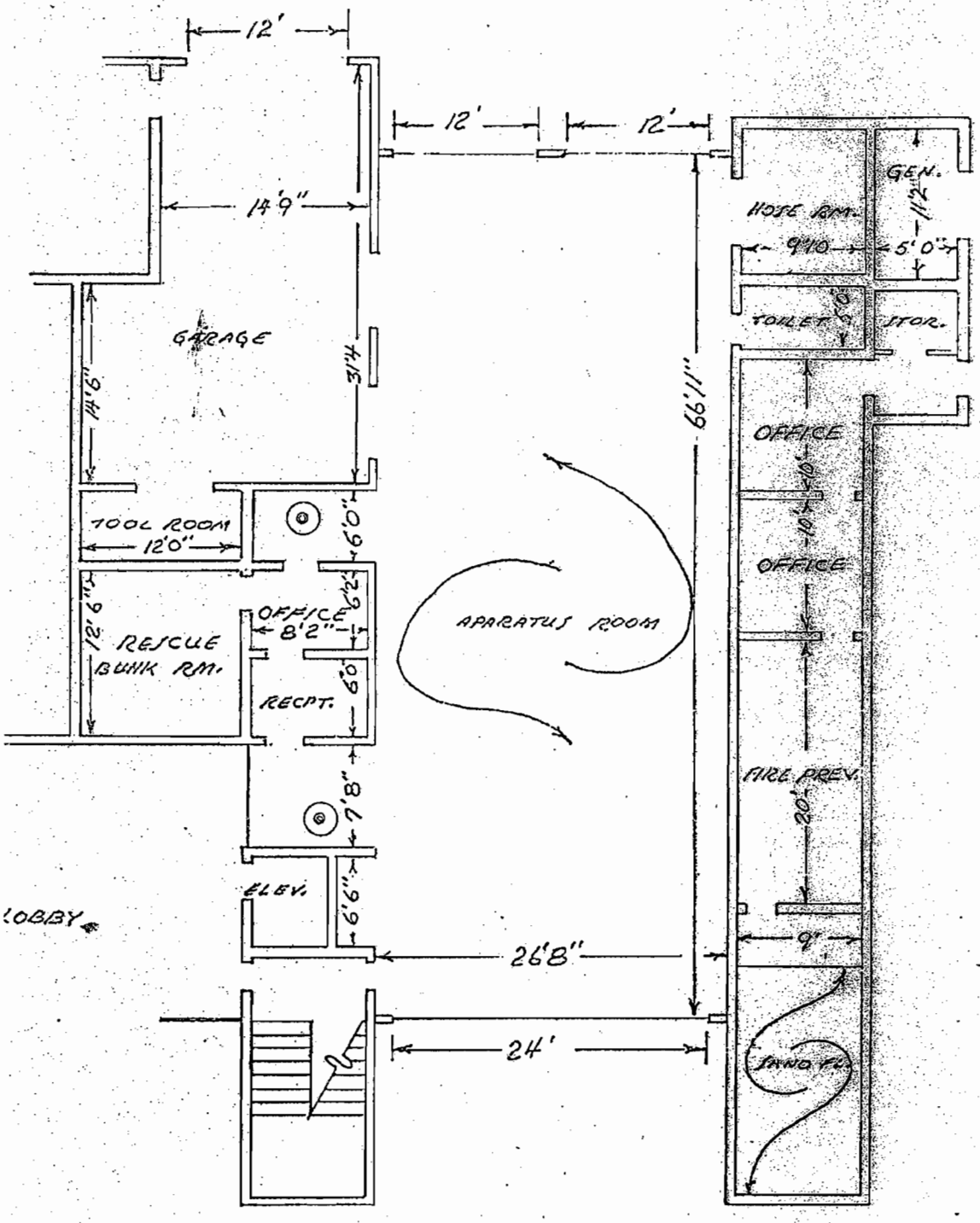
102.01-3 REV. 11/72

FIRE STATION #31 - 17050 N.E. 19 Ave., NMB



FIRST FLOOR 1/8" = 1'

Total Building (USED BY FIRE DEPARTMENT)

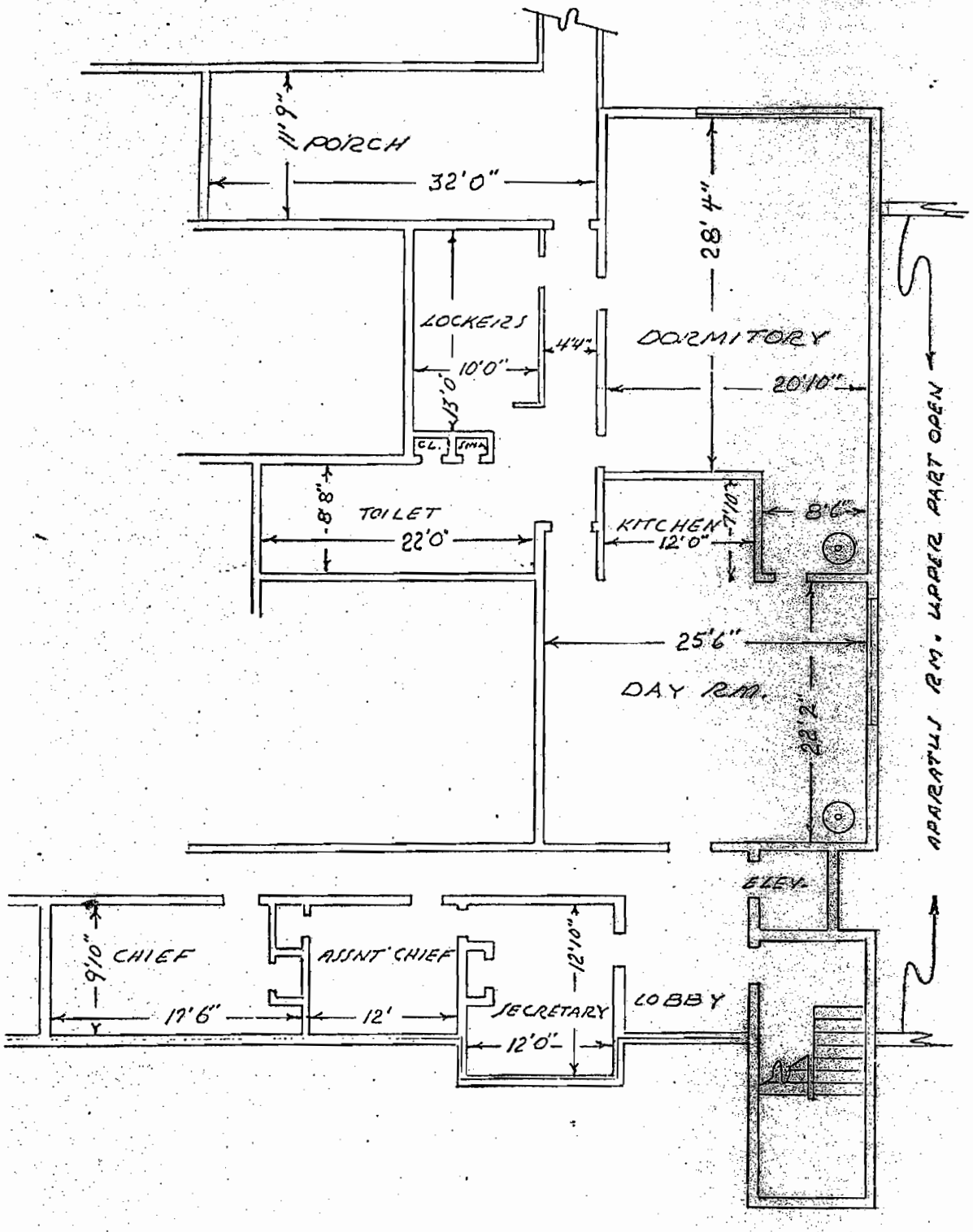
5,979 ☐

39.7% of area

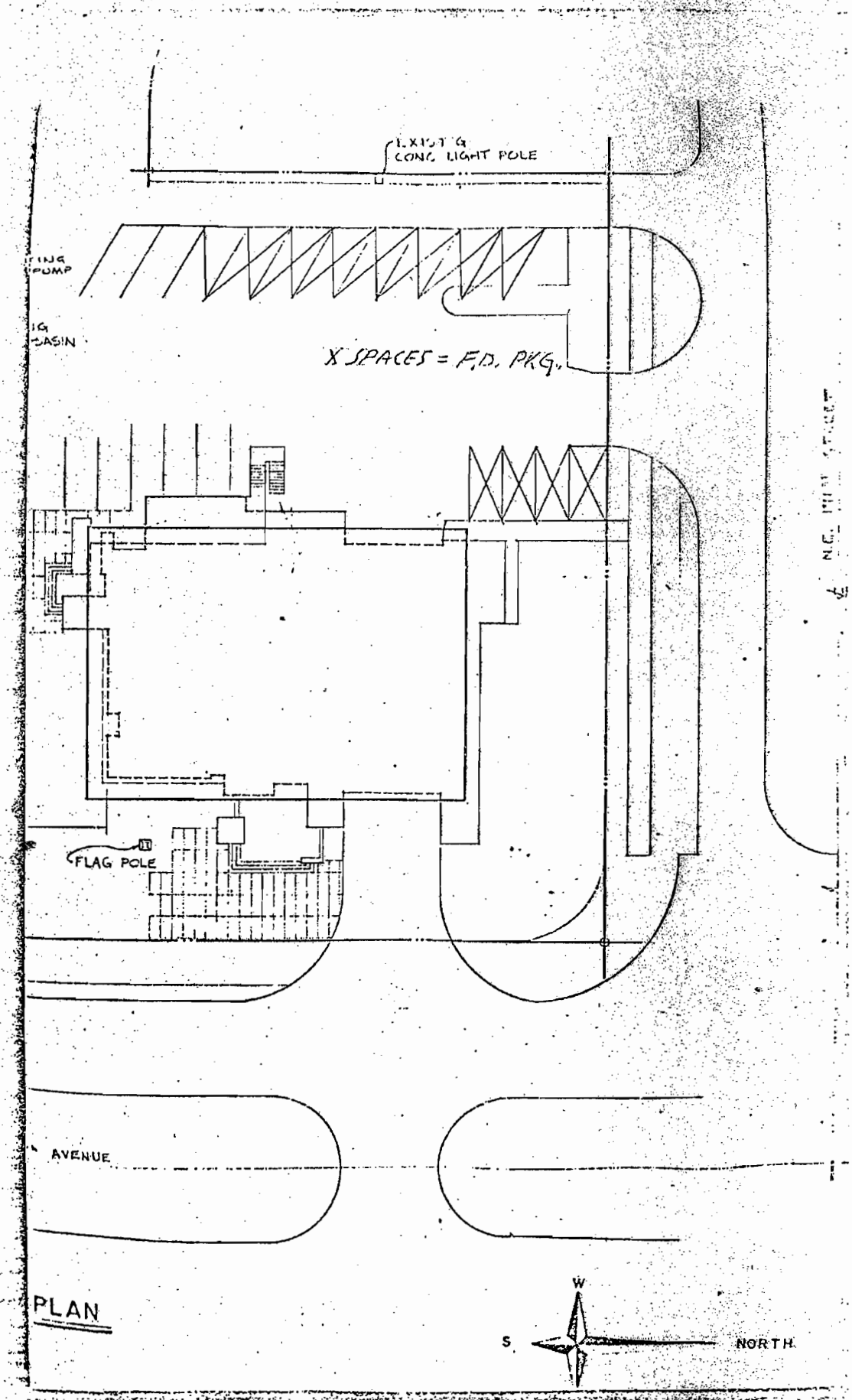
34.4% of a/c

JB BOYLE
3/6/78

a/c load
25.25 H.P.



SECOND FLOOR 1/8" = 1'


EXISTING
CONC. LIGHT POLE
X SPACES = F.D. PKG.
FLAG POLE
AVENUE
PLAN
W
S
NORTH

MIAMI-DADE COUNTY
BOARD OF COUNTY COMMISSIONERS
OFFICE OF THE COMMISSION AUDITOR

Legislative Notes

Agenda No.: 8(F)1(C)

File Number: 090701

Committee(s) of Reference: Board of County Commissioners

Date of Analysis: April 23, 2009

Commission District: 4

Type of Item: Lease Agreement

Summary

This resolution approves the execution of an amendment to a lease agreement between Miami-Dade County and the City of North Miami Beach located at 17050 N.E. 19 Avenue. The Miami-Dade Fire Rescue Department (MDFR) plans to renovate and operate Fire Station No. 31. The amendment allows for the construction of a 2,324 square foot addition to the existing two-story 5,979 square foot fire station.

Scrivener's Error

There is a scrivener's error under the Lease Term bullet that should read "the current lease term is through March 31, 2013 with four successive five year renewal option periods." The terms currently state the lease term is through March 31, 2013 with three successive five year renewal option periods.

Comments

MDFR Capital Project No. 374900 (Fire Rescue Station Renovations) includes funding in the amount of $1 million for Station No. 31 ($500,000 in FY 2009-10 & $500,000 in FY 2010-11). The overall budgeted amount for Capital Project No. 374900 totals $4.05 million and is funded by prior Sunshine State Financing. Capital funding also covers the following stations: 1, 11, 17, 19, 20, 22, 26, 29, 35, 37 and 38.

According to MDFR staff, the annual operating costs provided in the resolution for electricity and trash is incorrect. The trash disposal is correct, but the electricity is closer to $2000 per month or $24,000 per year, and the water is only about $50-60 per month, or about $700 per year.

Direct Expenses	Resolution	MDFR Estimates

Electricity	$10,200	$24,000
Trash	$1,800	$1,800
Water	$27,240	$700
Total	**$39,240**	**$26,500**

The Office of the Commissioner Auditor requested clarification of the direct expenses and a breakdown of the $3 million from General Services Administration (GSA).

A response from staff was not provided by time of print.

- **The resolution reads that the total impact to Miami-Dade County will not exceed $3,000,000. The Board of County Commissioners may consider reducing the $3,000,000 capacity, if all the direct expenses are not accounted for. Increasingly, staff, and more importantly the BCC are relying on accurate calculations when considering lease agreements and contract awards.**

The first chart illustrates call volumes and number of units dispatched and the second chart shows other fire stations responding to the City of North Miami Beach, including Station No. 31:

MDFR Responses to the City of North Miami Beach
Calendar Years 2007 and 2008

	Incidents	
Call Type	**2008**	**2007**
Life Threatening Emergencies	2,919	2,844
Non-Life Threatening Emergencies	1,034	1,247
Structure & Other Fires	653	661
Other	1,010	915
Total Incidents	**5,616**	**5,667**
Total Units Dispatched	**9,513**	**9,150**

MDFR Stations/Units responding into City of North Miami Beach
Calendar Years 2007 and 2008

	2008		2007	
Responses provided by:	**Incidents**	**%**	**Incidents**	**%**
Station 31 - North Miami Beach	2,079	37%	2,068	37%
Station 32 - Uleta	1,231	21%	1,265	22%
Station 22 - Interama	512	9%	493	9%
Station 63 - Highland Oaks	505	9%	466	8%
Eastern Shores - AMR	337	6%	390	7%
Station 20 - North Miami East	267	5%	221	4%
Station Unknown	261	5%	248	4%
Station 33 - Aventura South	212	4%	220	4%
Other Stations	212	4%	296	5%
Total Incidents	**5,616**	**100%**	**5,667**	**100%**

Source: MDFR

Prepared by: Michael Amador-Gil