

Memorandum



Date: July 20, 2010

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

From: George M. Burgess
County Manager 

Subject: Supplement to Limited Motor Vehicle Parking License Agreement

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

This report is in response to questions raised at the June 8, 2010 Government Operations Committee meeting regarding the need to construct additional office space to accommodate the Tax Collector.

In an effort to control and reduce long-term occupancy costs by shifting away from private leaseholds into County-owned properties, staff negotiated a series of real estate development deals including the lease and option to purchase of two office towers at Overtown Transit Village. The Board's approval of the actions noted below enabled the Department of Environmental Resources Management (DERM) to move out of privately leased space into County-owned space; consolidate Miami-Dade Transit's (MDT) administrative functions; centralize the Community Action Agency's operation; relocate the Miami-Dade Public Housing Agency from their less than optimal office space into a central location on the rail line; and accommodate the agencies located in the 140 West Flagler building in order to move the State Attorney's Child Support Enforcement Unit from privately leased space into County space for which they will pay rent.

On December 7, 2000, the Board approved Resolution R-1328-00 enabling commercial development at the Overtown Metrorail Station.

On December 3, 2002, the Board approved Resolution Number R-1390-02 authorizing the County Manager to execute a space lease agreement and option to purchase the Overtown Station I building. The building is currently occupied by Miami-Dade Transit, the Department of Environmental Resources Management, Miami-Dade Public Housing Agency, Community Action Agency, and Housing and Community Development.

On July 7, 2005 Resolution Number R-836-05 authorized the purchase of Overtown I and II Buildings including a 360 space parking garage and their build-out. In addition, an amount of \$9.423 million was established for the build-out at 140 West Flagler for the future occupancy of the State Attorney's Child Support Enforcement Unit and related agencies. The current 140 Building occupants would be accommodated in Overtown II. At that same meeting, the Board approved Resolution Number R-834-05 authorizing execution of a lease with the State Attorney's Office for the Child Support Enforcement Unit at the 140 Building.

On April 25, 2006, the Board approved Resolution Number R-415-06 adding three floors to Overtown II in order to accommodate office space that was removed from the Children's Courthouse due to budget constraints.

On July 6, 2006 the Board directed the Manager to provide office space for the State Attorney and Public Defender in the Children's Courthouse. By that time, Overtown II had already been modified to accommodate those functions pursuant to the above noted resolution.

Staff subsequently conducted an engineering/design study of the requirements to bring the 140 West Flagler Building up to the required building codes and determined that the cost (including the interior modifications required by the State Attorney) would exceed the authorized expenditure by approximately \$17 million. At the same time, staff was developing the specifications for the garage to be built on the West Lot to replace the parking located on the site of the future Children's Courthouse. Although staff determined that up to three floors of office space could be built above the West Lot garage, the Child Support Enforcement Unit (including the supporting functions from the Administrative Office of the Courts and the Clerk of Courts), required more than double the approximately 45,000 square feet of office space that could be included. In evaluating available options, staff concluded that the West Lot facility was a more suitable location for the Tax Collector, with ground floor storefront space easily accessible by the public served. The space previously programmed for the Tax Collector in Overtown II, combined with the additional floors that were freed up by authorizing additional funding to accommodate the State Attorney and Public Defender in the Children's Courthouse, was now available for the State Attorney's Child Support Enforcement Unit and related agencies.

As a result, on July 21, 2009 the Board approved Resolution R-946-09 deleted Building Better Communities General Obligation Bond (BBC GOB) Project Number 228 "Metro Flagler Building Facility Refurbishments" and added BBC GOB Project Number 228.1 "West Lot Multi-Use Facility." The item indicated that the new project description was to construct 45,000 square feet of office space to house the Tax Collector's Office currently located at the Metro (140) Flagler Building and an 810 space parking garage to replace the existing parking on the lot on which the Children's Courthouse will be built.

On June 3, 2010, the Board approved Resolution R-621-10, ratifying capital improvement projects included in the Economic Stimulus Plan including design-build services for the West Lot Multi-Use Facility and design is underway. By relocating the Tax Collector to the West Lot facility instead of keeping them as the sole remaining tenant in the 140 West Flagler Building, we will save more than one million dollars annually in operating costs.

While it may seem unnecessary to build additional space when the County workforce has decreased, the reductions have not been concentrated in one location; rather, they have resulted in scattered pockets of available office space. Staff is constantly evaluating available county-owned space as operational needs change. In fact, due to reduced staffing, both DERM and MDT compressed their allocated office space in Overtown I. As a result, we were able to accommodate the Department of Housing and Community Development (they were originally slated for Overtown II) which was assuming expanded responsibilities as well as consolidate into one location the Miami-Dade Public Housing Agency in order to meet our obligation under the Memorandum of Understanding with the United States Department of Housing and Urban Development. Staff will continue to pursue similar opportunities in order to maximize the use of County-owned space.



Director, General Services Administration