

Memorandum

MIAMI-DADE
COUNTY

Date: April 4, 2011
To: Honorable Chairman Joe A. Martinez
and Members, Board of County Commissioners
From: George W. Burgess
County Manager
Subject: Amendment to Lease Agreement with the State of Florida, through the State Attorney,
Eleventh Judicial Circuit of Florida, for property located at Overtown Transit Village II
(South), 601 NW 1 Court, Miami

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

RECOMMENDATION

It is recommended that the Board approve the attached resolution authorizing execution of an Amendment to Lease Agreement with the State of Florida, through the State Attorney, Eleventh Judicial Circuit of Florida, for property located at Overtown Transit Village 2 (South), 601 NW 1 Court, Miami, FL. The attached Amendment to Lease Agreement has been prepared by the General Services Administration.

SCOPE:

PROPERTY: Overtown Transit Village 2, South (OTV 2), 601 NW 1 Court, Miami, Florida

COMMISSION DISTRICT: 3

OWNER: Miami-Dade County

TENANT: State of Florida, through the State Attorney, Eleventh Judicial Circuit of Florida

COMPANY PRINCIPALS: State of Florida

TENANT'S TRACK RECORD: State of Florida

USE: 85,997 square feet of air conditioned office space.

PURPOSE OF AMENDMENT:

- a) To change the location of the space to be leased by the State Attorney's Office for use by the Child Support Enforcement Division. Commencing upon approval of the Miami-Dade Board of County Commissioners and completion of all tenant improvements by Landlord, the leased space shall be the same size and the same rent, but shall now be located in the new Overtown Transit Village II(South) Building instead of the 140 W. Flagler Street Office Building as originally planned.
- b) To adjust the Commencement date to be when all tenant improvements are complete, when all furniture and equipment is in place on the premises and when the premises are in tenant ready condition, but in no event later than July 1, 2011.

- c) To adjust Tenant's Percentage Share of the new OTV2 building to be 28.11% of the total area of the building of 305,872 square feet, instead of 69.15% of the total area of the smaller 140 W. Flagler Building which is 124,356 square feet.
- d) To make other minor technical changes, as described in the attached Amendment, to the original lease at 140 West Flagler Street to reflect the Tenant's planned occupancy in the new OTV 2 Building.

BACKGROUND:

On July 7, 2005, by Resolution No. R-834-05, the Board authorized the approval of a Lease Agreement with the State of Florida, through the State Attorney, Eleventh Judicial Circuit, for the Child Support Enforcement Office of the State Attorney's Office to move, along with the Clerk of Courts and Administrative Office of the Courts, from their present privately-leased location at 100 South Biscayne Blvd., Miami to a renovated County-owned 140 West Flagler Building.

After a thorough evaluation performed by an independent engineer indicated that the cost to renovate the 140 Building far exceeded initial estimates, staff identified this economical option. This move to the Overtown 2 Building can be accomplished due to the Board's approval of additional funding to increase the square footage of the Childrens Courthouse to accommodate State Attorney, Public Defender and Guardian Ad Litem staff at that location. The Child Enforcement Program will now occupy space that had been previously programmed for the above mentioned staff in the Children's Courthouse. Attached for your information is a copy of the previously approved resolution and memorandum.

RENTAL RATE:

The per square foot, full service rent at the commencement of the lease is \$21.80. The rent is divided into two components:

- (i) Operating rent included 10.08 per rentable square foot to be adjusted annually in accordance with the actual audited expenses submitted by the County subject to the State's annual review and approval, with the exclusion of security expenses except for the services of one security guard during normal business hours, and insurance premiums. Annual operating expense increases cannot exceed four percent (4%) in any one year or eight percent (8%) in any two consecutive years.

(ii) Base rent of \$11.72 per rentable square foot primarily for debt service and any residual revenue subject to an annual adjustment of two percent in each of the first through the tenth years of the lease and two percent per year in each of the extension terms of the lease. The County is responsible for all utilities except telecommunication services.

(iii) At the per square foot rental rate of \$21.80, the annual rental in the first year is \$1,874,745.

FINANCIAL IMPACT:

There is a positive fiscal impact to the County. The State of Florida will be paying the County \$1,874,745 for the first lease year.

**EFFECTIVE DATES
OF AMENDMENT:**

This Amendment to Lease Agreement shall become effective upon the passage of the resolution of the Miami-Dade County Board of County Commissioners approving this Amendment to Lease Agreement.

CURRENT LEASE:

Resolution No. R-834-05 adopted by the Board on July 7, 2005, authorized the approval of a Lease Agreement with the State of Florida, through the State Attorney, Eleventh Judicial Circuit, for ten (10) years with two five (5) year renewals. This Amendment does not change the term of the Lease.

MONITOR:

Leland Salomon, Director, Real Estate Development and Services Division

DELEGATED AUTHORITY:

Authorizes the County Mayor or County Mayor's designee to execute the Amendment to Lease Agreement and exercise any and all other rights conferred therein.


Wendi J. Norris, Director
General Services Administration

Approved by _____ Mayor
Veto _____
Override _____

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

07-07-05

OFFICIAL FILE COPY
CLERK OF THE BOARD
OF COUNTY COMMISSIONERS
MIAMI-DADE COUNTY, FLORIDA

RESOLUTION NO. R-834-05

RESOLUTION APPROVING A LEASE AGREEMENT, IN SUBSTANTIALLY THE FORM ATTACHED HERETO, AT 140 WEST FLAGLER STREET, MIAMI WITH THE STATE OF FLORIDA, THROUGH THE STATE ATTORNEY, ELEVENTH JUDICIAL CIRCUIT OF FLORIDA, FOR PREMISES TO BE UTILIZED BY THE STATE FOR ADMINISTRATIVE OFFICES OF THE CHILD SUPPORT ENFORCEMENT PROGRAM, UPON PROPER EXECUTION BY THE STATE OF FLORIDA; AUTHORIZING THE COUNTY MANAGER TO EXECUTE SAME FOR AND ON BEHALF OF MIAMI-DADE COUNTY; AND AUTHORIZING THE COUNTY MANAGER 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 the form of a Lease Agreement at 140 West Flagler Street, Miami with the State of Florida, through the State Attorney, Eleventh Judicial Circuit of Florida, for premises to be utilized by the State for administrative offices of the Child Support Enforcement Program, upon proper execution by the State of Florida, authorizes the County Manager to execute same for and on behalf of Miami-Dade County, and authorizes the County Manager to exercise any and all other rights conferred therein. This resolution also delegates to the County Manager the authority to finalize the terms of the Agreement after consultation with the County Attorney in a manner which is consistent with the terms described in this memorandum, authorizes the County Manager to execute the Agreement and authorizes the County Manager to exercise provisions contained therein.

The foregoing resolution was offered by Commissioner ~~Dr. Barbara Carey-Shuler~~
moved its adoption. The motion was seconded by Commissioner ~~Dennis C. Moss~~
and upon being put to a vote, the vote was as follows:

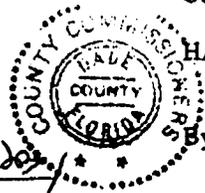
Joe A. Martinez, Chairman	absent		
Dennis C. Moss, Vice-Chairman	aye		
Bruno A. Barreiro	aye	Dr. Barbara Carey-Shuler	aye
Jose "Pepe" Diaz	absent	Carlos A. Gimenez	aye
Sally A. Heyman	aye	Barbara J. Jordan	aye
Dorin D. Rolle	absent	Natacha Seijas	aye
Katy Sorenson	aye	Rebeca Sosa	absent
Sen. Javier D.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

The Chairperson thereupon declared the resolution duly passed and adopted this
7th day of July, 2005. This Resolution and contract, if not vetoed, shall become effective
in accordance with Resolution No. R-377-04.

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

HARVEY RUVIN, CLERK

Approved by County Attorney as
to form and legal sufficiency.



By: KAY SULLIVAN
Deputy Clerk

Hugo Benitez

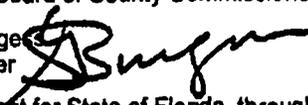
Memorandum



Date: July 07, 2005

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

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

From: George M. Burge
County Manager 

Subject: Lease Agreement for State of Florida, through State Attorney, Eleventh Judicial
Circuit of Florida at 140 West Flagler

RECOMMENDATION

It is recommended that the Board authorize execution of a lease agreement, in substantially the form attached hereto, between Miami-Dade County and the State of Florida for the State Attorney, Eleventh Judicial Circuit of Florida for the Child Support Enforcement Division. The resolution also delegates to the County Manager the authority to finalize the terms of the Agreement after consultation with the County Attorney in a manner which is consistent with the terms described in this memorandum, authorizes the County Manager to execute the Agreement and authorizes the County Manager to exercise provisions contained therein.

It should be noted that this is one of six action items on today's agenda which are solely dependent on each other. There are a series of actions addressed by the items which rely on each other (lease of Overtown II is necessary to relocate 140 West Flagler tenants and CAA to allow the State Attorney and the Courts to consolidate their Child Support Enforcement Program into 140 West Flagler, etc.) Should any one of the six not be approved by the Board, all the items would have to be withdrawn and approvals sought at another time for items pertaining to the continuing development of Overtown I and the leases for the Florida State Attorney's Office, the Clerk of the Courts and the Administrative Office of the Courts at 100 South Biscayne Blvd., Miami, FL.

PROPERTY: 140 West Flagler, Miami

OWNER: Miami-Dade County

USE: 85,997 square feet for offices, courts and ancillary uses for the Child Support Enforcement Division, State Attorney's Office, which includes 2,000 square feet of storage space. This location will become the future (permanent) consolidated offices of the State's Child Support Enforcement Program, which is administered by the collective efforts of the State Attorney's Office, Clerk of the Court and Administrative Office of the Courts.

LEASE TERM: Ten (10) years, with two five (5) year renewals.

EFFECTIVE DATE: Commencing 180 days from the date that the County delivers the Premises to the State to perform the Tenant Work but in no event earlier than the termination date of

the Tenant's lease at 100 South Biscayne Boulevard, Miami, Florida (approximately 5 years from now).

RENTAL RATE:

The per square foot, full service rent at the commencement of the lease is \$21.80. The rent is divided into two components:

- (i) Operating rent includes \$10.08 per rentable square foot to be adjusted annually in accordance with the actual audited expenses submitted by the County subject to the State's annual review and approval, with the exclusion of security expenses except for the services of one security guard during normal business hours, and insurance premiums. Annual operating expense increases cannot exceed four percent (4%) in any one year or eight percent (8%) in any two consecutive years.
- (ii) Base rent of \$11.72 per rentable square foot primarily for debt service and any residual revenue subject to an annual adjustment of two percent in each of the first through the tenth years of the lease and two percent per year in each of extension terms of the lease. The County is responsible for all utilities except telecommunications service.
- (iii) At the per square foot rental rate of \$21.80, the annual rental in the first year is projected to be approximately \$1,874,745.

CANCELLATION:

The State has the right of termination if the annual appropriation by the Florida Legislature or the Florida Department of Revenue fails to appropriate or authorize the expenditure of sufficient funds to provide for the continuation of the lease.

COMMENTS:

Several of the Departments located in the 140 West Flagler Street Building, including Building Code Compliance, Consumer Services Department, Finance Department (Tax Collector) and the Office of Community and Economic Development, have requested additional space due to growth or a need to decompress presently overcrowded offices. To house these departments, GSA has negotiated a lease for a second tower with the developers of Overtown Transit Village.

Honorable Chairman Joe Martinez
and Members, Board of County Commissioners
Page 3

The Child Support Enforcement Office of the State Attorney's Office ("SAO") along with the Clerk of the Courts ("COC") and Administrative Office of the Courts ("AOC") are presently located in, and will continue to occupy for the next five years, 96,000 square feet at 100 South Biscayne Boulevard, Miami, a privately owned building.

The space will be delivered to the State "turnkey," with the County providing all furniture, fixtures and equipment.


Assistant County Manager



MEMORANDUM

(Revised)

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

DATE: April 4, 2011

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

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

Please note any items checked.

- "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
- Ordinance creating a new board requires detailed County Manager's report for public hearing
- No committee review
- Applicable legislation requires more than a majority vote (i.e., 2/3's ____, 3/5's ____, unanimous ____) to approve
- Current information regarding funding source, index code and available balance, and available capacity (if debt is contemplated) required

Approved _____ Mayor
Veto _____
Override _____

Agenda Item No. 8(F)(1)(B)
4-4-11

RESOLUTION NO. _____

RESOLUTION APPROVING AN AMENDMENT TO LEASE AGREEMENT AT OVERTOWN TRANSIT VILLAGE II (SOUTH), 601 NW 1ST COURT, MIAMI, FLORIDA, WITH THE STATE OF FLORIDA, THROUGH THE STATE ATTORNEY, ELEVENTH JUDICIAL CIRCUIT OF FLORIDA FOR PREMISES TO BE UTILIZED AS OFFICES FOR THE STATE ATTORNEY, CHILD SUPPORT ENFORCEMENT DIVISION; AND AUTHORIZING THE COUNTY MAYOR OR THE COUNTY MAYOR'S DESIGNEE TO EXECUTE SAID AMENDMENT AND 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 ratifies and adopts those matters set forth in the foregoing recitals and approves the Amendment to Lease Agreement at Overtown transit Village II(South) , 601 NW 1st. Court, Miami, Florida, with the State Attorney, Eleventh Judicial Circuit of Florida for premises to be utilized as offices for the State Attorney, Child Support Enforcement Division and authorizes the County Mayor or the County Mayor's Designee to execute said amendment and exercise any and all other rights conferred therein.

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:

	Joe A. Martinez, Chairman	
	Audrey M. Edmonson, Vice Chairwoman	
Bruno A. Barreiro		Lynda Bell
Jose "Pepe" Diaz		Carlos A. Gimenez
Sally A. Heyman		Barbara J. Jordan
Jean Monestime		Dennis C. Moss
Rebeca Sosa		Sen. Javier D. Souto

The Chairperson thereupon declared the resolution duly passed and adopted this 4th day of April, 2011. 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.



Bruce Libhaber

AMENDMENT TO LEASE

THIS AGREEMENT made this _____ day of _____, 2011, by and between MIAMI-DADE COUNTY, a political subdivision of the State of Florida, hereinafter called the "LANDLORD," and STATE OF FLORIDA, through the State Attorney, Eleventh Judicial Circuit of Florida, herein called the "TENANT,"

WITNESSETH:

WHEREAS, by Resolution No. R-834-05, adopted by the Board of County Commissioners on July 7, 2005, the Board authorized a Lease between the above named parties for that certain property located at 140 W. Flagler Street, Miami, Florida; and

WHEREAS, both LANDLORD and TENANT are desirous of amending said Lease as set forth below; and

WHEREAS, by Resolution No. _____, adopted _____, 2011, 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. The title of the Lease on the cover page shall be changed from "140 W. Flagler Street, Miami, Florida" to Overtown Transit Village South, 601 N.W. 1st. Court, Miami, Florida.
2. On page "i", Table of Contents, the title shall be changed from 140 West Flagler to Overtown Transit Village South, 601 N.W. 1st. Court. In addition the following changes are also made to the Table of Contents on page "i":

Article 25, listed as page 27, shall be changed to page 29

Article 26, listed as page 28, shall be changed to page 30

Article 27, listed as page 28, shall be changed to page 30

Article 28, listed as page 28, shall be changed to page 30

Article 29, listed as page 29, shall be changed to page 31

Article 30, listed as page 29, shall be changed to page 31

Article 32, listed as page 33, shall be changed to page 35

3. In Article 1.1(b), the term “124,356 square feet” shall be changed to “305,872 square feet” and located at “140 W. Flagler Street” shall be changed to “601 N.W. 1st. Court”.

4. In Article 1.1(e), the words “1st through the 7th floors of the Building” shall be deleted and the words, “Overtown Transit Village site” shall be substituted.

5. In Article 1.2(a), the first two sentences shall be deleted in their entirety and the following language shall be substituted: “The term of the this Lease (the “**Term**”) shall commence (the “**Commencement Date**”) when the Tenant Improvements built in accordance with the Tenant-approved plans are complete and when all furniture and equipment is in place on the premises, but in no event earlier than the termination date of Tenant’s original lease or the extension thereof, at 100 South Biscayne Boulevard, and in no event later than July 1, 2011.

6. In Article 1.6, Restrictions on Use, the words “call center” shall be deleted.

7. In Article 2.1, the words “subject to the provisions of ARTICLE 18, “**Construction and Improvements.**” ” shall be deleted.

8. In Article 2.2, the words, “one hundred and eighty (180) days shall be deleted and the words, “thirty (30) days” shall be substituted.

9.. In Article 2.3, the first sentence shall be deleted in its entirety and the following shall be substituted, “Within five (5) business days after the date of Premises Delivery Date (defined in Article 18), Tenant shall execute and deliver to Landlord a Tenant Acceptance Agreement in the form attached hereto as Exhibit “D”.”

10. In Article 3.2, the following words shall be added to the end of the Article, “Landlord shall, for all such Rent and other charges, provide Tenant with written invoices and sufficient supporting documentation, in a format acceptable by the State of Florida, Department of Revenue, to allow the Florida Department of Financial Services to audit and process same for payment. Landlord and Tenant both agree that all payments shall be made as a check or wire transfer.”

11. Article 5 is deleted in its entirety and the following is substituted: “**ARTICLE 5 ALTERATIONS BY TENANT** Tenant may not make any alterations, additions, or improvements in or to the Premises without the prior written consent of Landlord not to be unreasonably withheld or delayed. All additions, fixtures or improvements shall be and remain a part of the Premises at the expiration of this Lease Agreement.”

12. Article 17 shall be changed as follows: the words, “100 S. Biscayne Boulevard, Suite 3100, Miami, Florida 33131 shall be deleted and the words, “Overtown Transit Village South, 601 N.W. 1st. Street, Suite 1510, Miami, Florida 33136” shall be substituted.

13. Article 18 shall be deleted in its entirety and the following language shall be substituted:

“Landlord will complete all the Base Improvements to the Premises, all the Tenant Improvements to the Premises and will provide all the furniture and fixtures for the Premises (collectively “Improvements”). All Improvements and furniture to be provided by Landlord, at its expense, will be in accordance with Tenant approved plans and specifications (attached hereto as Exhibit “A”) as evidenced by written acceptance of such plans and specifications. Landlord will complete all these Improvements, including furniture and fixtures, at least thirty (30) days prior to the expiration of Tenant’s current lease, including any extensions at 100 South Biscayne Boulevard, Miami, Florida (the “**Premises Delivery Date**”). On this date the Premises will be delivered in a “Tenant Ready” condition and will be the date the Premises are ready for occupancy. For the purposes of this article, the term Tenant Ready shall also mean that all the improvements, furniture and fixtures provided are adequate enough to provide the Tenant’s Premises with services including, but not limited to, power, telephone, telecommunication and computer cabling and HVAC which would normally be provided for like type office space and use in the downtown Miami business district. Landlord will pay moving costs. Landlord shall keep Tenant reasonably informed of the likely date the Premises will be Tenant Ready, which date may change depending on force majeure and other issues beyond Landlord’s control (subject to Section 2.2, as modified herein) that prevent Landlord from completing all the Improvements defined above by the Premises Delivery Date.”

14. In Article 22.3, the second sentence, “Access to the Public will terminate at 4:00 P.M.,” shall be

deleted.

15. Article 24 shall be deleted.

16. In Article 38.15(b), the words, "Section 18.2" shall be deleted and the words, "Section 18" shall be substituted.

17. Schedule 1, Lease Summary shall be changed as follows:

The Title shall be changed from "140 W. Flagler Street, Miami, Florida to "Overtown Transit Village South, 601 N.W. 1st. Court, Miami, Florida"

Area of the Premises: the words, "including 2,000 square feet of storage Rentable Area on the 7th. Floor (subject to confirmation per Article 1.4(b) of the Lease)" shall be deleted.

Area of the Building: the number, "124,356", shall be deleted and the number "305,872" shall be substituted.

Tenant's Percentage Share: the number, "69.15%" shall be deleted and the number "28.11%" shall be substituted.

18. Exhibit A – new "Floor Plans" attached.

19. Exhibit C – new "The Land" attached

20. Exhibit D – Tenant Acceptance Agreement – the title "140 W. Flagler Street, Miami, Florida," shall be changed to "Overtown Transit Village South, 601 N.W. 1st. Street, Miami, Florida.

21. Exhibit D – Tenant Acceptance Agreement – in the first Whereas clause, the words, "140 West Flagler Street, Miami, Florida," shall be changed to "Overtown Transit Village South, 601 N.W. 1st. Street, Miami, Florida."

22. Exhibit D – Tenant Acceptance Agreement – on page D-1, Number 3, the words "pursuant to Section 18.2 (c)" shall be deleted and the words "pursuant to the substituted Section 18 as described in item number 13 of the Amendment to Lease" shall be added.

23. Exhibit D – Tenant Acceptance Agreement – on page D-2, the signature line should be changed from the words, "County Manager" to "County Mayor".

24. Exhibit E – Rules and Regulations - the title "140 West Flagler Street, Miami, Florida," shall be changed to "Overtown Transit Village South, 601 N.W. 1st. Street, Miami, Florida.

25 Exhibit H – new “Base Improvements, Tenant Improvements and Furniture Plans” attached.

26. Exhibit I – Cleaning Specifications - the title “140 West Flagler Street, Miami, Florida,” shall be changed to “Overtown Transit Village South, 601 N.W. 1st. Street, Miami, Florida. In all other respects the said Lease shall remain in full force and effect in accordance with the terms and conditions specified therein.

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

(OFFICIAL SEAL)

STATE OF FLORIDA, through the
State Attorney, Eleventh Judicial
Circuit of Florida

WITNESS

WITNESS

By: _____
(TENANT)

(OFFICIAL SEAL)

ATTEST:
HARVEY RUVIN, CLERK

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

By: _____
Deputy Clerk

By: _____
Carlos Alvarez
Mayor
(LANDLORD)

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

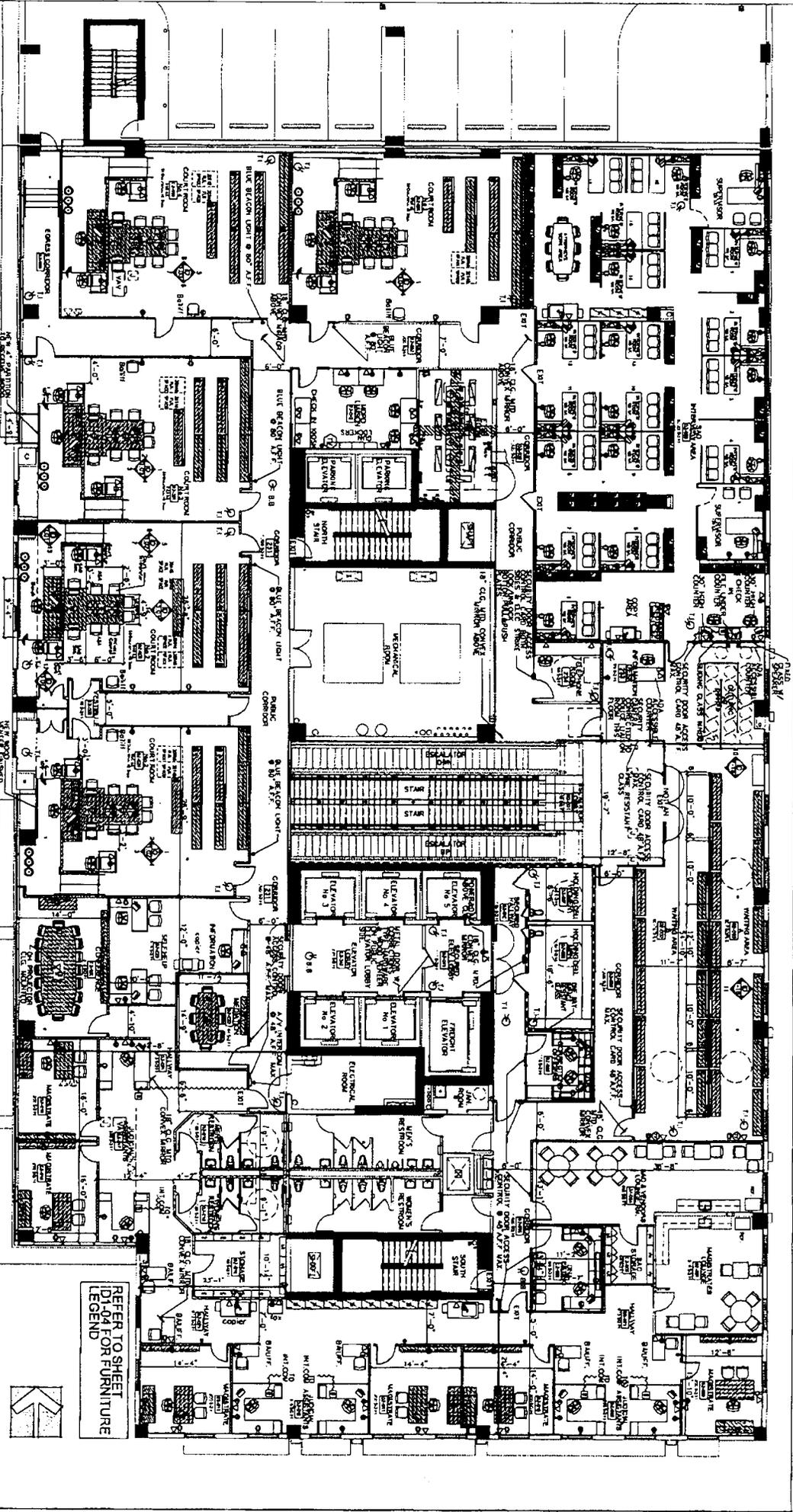
EXHIBIT "A"

AMENDMENT TO LEASE

**MIAMI-DADE COUNTY to STATE OF FLORIDA, STATE ATTORNEY, 11th. JUDICIAL
CIRCUIT OF FLORIDA**

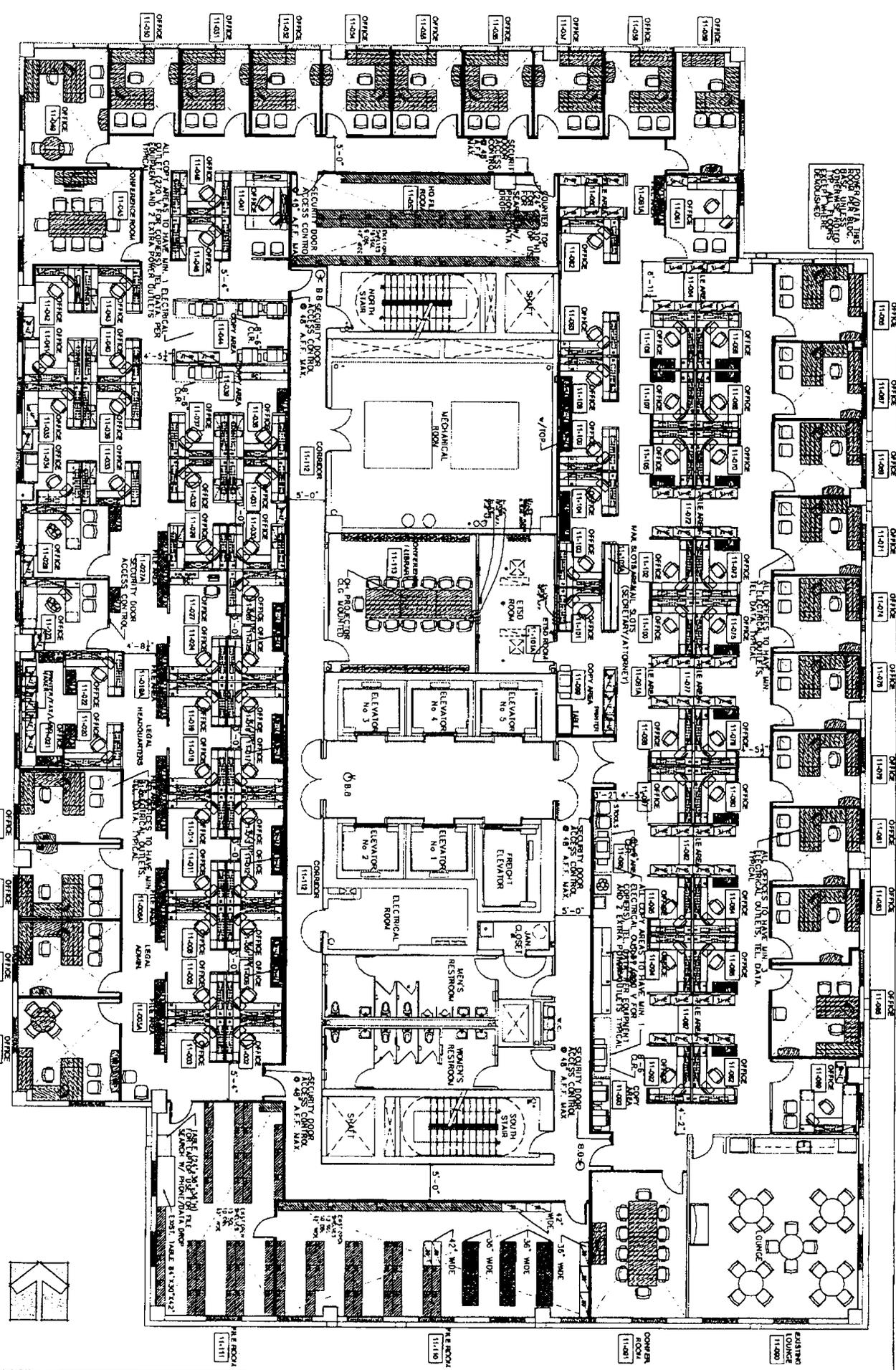
FLOOR PLANS

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



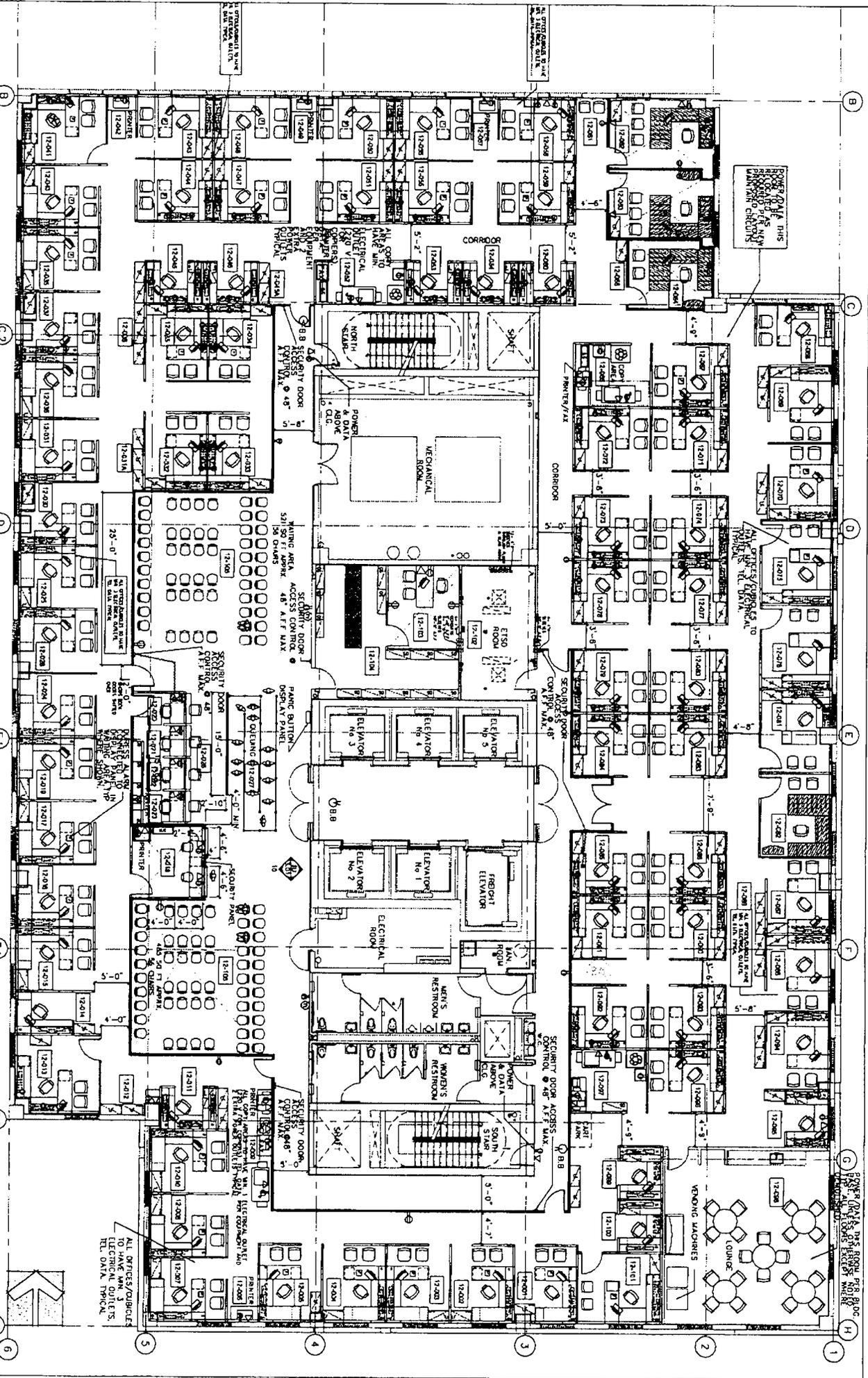
REFER TO SHEET
ID1-04 FOR FURNITURE
LEGEND

1
11TH FLOOR PLAN - STATE ATTORNEY-LEGAL FLOOR
SCALE: 1/8" = 1'-0"

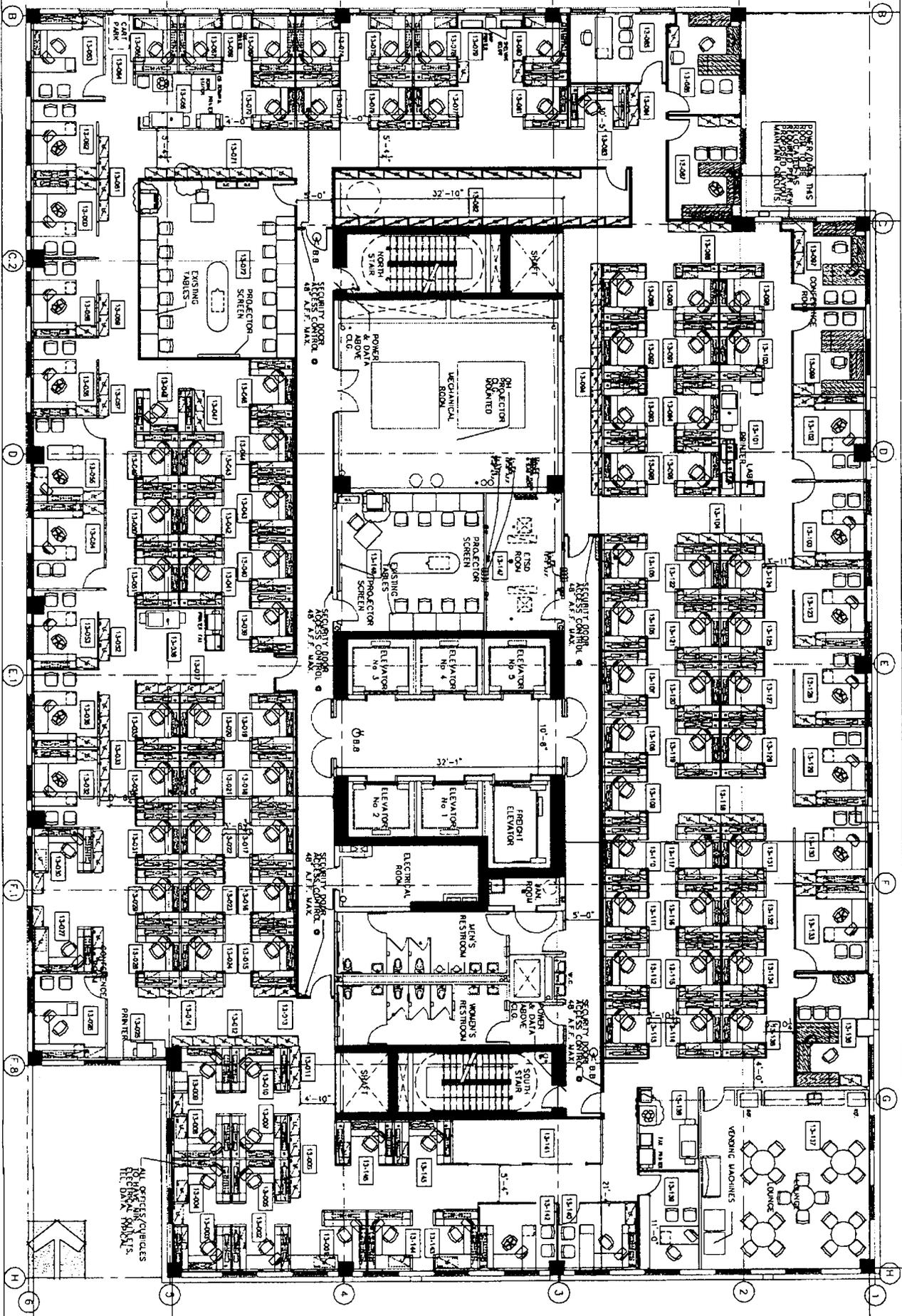


12TH FLOOR PLAN - STATE ATTORNEY - SUPPORT STAFF

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



1 13TH FLOOR PLAN - STATE ATTORNEY - SUPPORT STAFF
SCALE: 1/8" = 1'-0"



ROOM 8/0/0/0 THIS ROOM IS RESERVED FOR THE STATE ATTORNEY'S OFFICE

SECURITY DOOR ACCESS CONTROL

ALL OFFICES/WORKSTATIONS TO BE FINISHED WITH 13'x18' CARPET

