

Memorandum



Date: November 2, 2022

Agenda Item No. 2(B)(2)

February 7, 2023

To: Honorable Chairman Jose "Pepe" Diaz
and Members, Board of County Commissioners

From: Daniella Levine Cava
Mayor

A handwritten signature in blue ink that reads "Daniella Levine Cava".

Subject: Report Regarding Repairing and Resolving Safety Issues at the Intracoastal and Hammocks District Police Stations - Directive 222096

Executive Summary

The following information is provided in response to a verbal request from Commissioner Sally A. Heyman at the Community Safety and Security Meeting, held on September 15, 2022, directing the County Mayor or County Mayor's designee to provide a report regarding repairing and resolving safety issues, such as mold and plumbing, at the Miami-Dade Police Department's (MDPD) Intracoastal and Hammocks District Police Stations.

Background

The Intracoastal District Station, located at 15665 Biscayne Boulevard, North Miami, Florida, 33160, was built in 1975. While routine maintenance is performed by MDPD's Facilities Maintenance Section (FMS) staff, the building is showing its age and years of wear and tear. Throughout these past 47 years, no funding was awarded for major improvements to the facility. However, due to the implementation of the Capital Infrastructure Improvement Program and the reassignment of construction managers to MDPD in 2019, the Department has begun numerous improvements to address notable deficiencies.

At this time, the District's air conditioning system has been completely overhauled, including the cleaning and sanitation of the air handler and all ducts. During this process, several items recommended on the November 16, 2021, air quality test performed by Wood Environment & Infrastructure Solutions, Inc., were addressed.

The elevator has been modernized, and a temporary operations permit will be issued for the fire alarm system upgrades linked to the elevator modernization; thereby, allowing both systems to operate.

Roof replacement, exterior concrete restoration, and weatherproofing are currently in the permitting process with the City of North Miami under Process Number BBCOO-2022-00132, which will address current roof leaks and water intrusion, and will remedy the cause of the stained ceiling tiles.

Black mold and stained wallboards in the men's locker room and associated areas, which were also identified in the air quality study, will be addressed as part of the restroom renovation project.

The Hammocks District Station, located at 10000 SW 142 Avenue, Miami, Florida, 33186, was built in 1992. The structure was impacted by Hurricane Andrew later that same year and sustained structural damages. At that time, the roof was replaced, along with various other hurricane related repairs. Since then, FMS staff have provided routine maintenance of the building. In October 2019, the Station experienced a critical plumbing failure that was addressed as an emergency repair. During this process, other structural problems presented themselves, including the collapse of the building's exterior façade, which has since been removed and made safe, pending renovation. Additionally, the station's air conditioning unit was replaced, despite extensive manufacturing and delivery delays, and the restrooms on the first floor were renovated to address decay and drainage issues that had been a consistent problem.

The Hammocks District Station still has several other structural and infrastructure deficiencies, including fire alarm and security systems, inadequate bathroom facilities that are not Americans with Disabilities Act compliant, exterior concrete and weatherproofing deficiencies, and inadequate electrical and network infrastructure. MDPD has been looking for leasing opportunities to temporarily house staff while renovations occur, and has recently identified a facility inside the Tamiami Airport which has potential for a temporary lease or permanent relocation.

The MDPD will continue to address deficiencies at all facilities in order to provide safe and comfortable work environments for employees and visitors.

Should you require additional information, please contact Director Alfredo "Freddy" Ramirez III, Miami-Dade Police Department, at 305-471-3272.

c: Geri Bonzon-Keenan, County Attorney
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